

22.1228/01/2010
C129(Part 1)**HO1617: ROCKY POINT HERITAGE AREA**

This policy applies to all land included in the Rocky Point Heritage Area.

Policy Basis

The Barwon river frontage has been used for industry and stone quarrying since the early settlement of Newtown. Rocky Point Heritage Area is important as an early landmark along the river and as the site of early Geelong industries including tanning, icemaking, quarrying for stone, stone crushing works, soap and candle works. The importance of this area relates to the extant structures namely the significant heritage places of "Austral Paper Mill", Redpath's Woollen Mills together with "Barwon Bank" that is prominent on the site and the site of the former Harrison's ice-making reflecting it's industrial heritage.

The area has important historical associations in terms of pioneering individuals and families in the locality. The area demonstrates the important evolution of industry (in some cases world wide) and provides opportunities for interpretation. The area may also contain some sub-surface remains of earlier industries. A notable feature of this area is the lack of uniformity within the precinct with ad-hoc placement of buildings. There are significant views towards Barwon River on the Highton/Belmont side cliff face.

Objectives

- To retain early industrial fabric (including sub-surface) remains including several quarries and the Rocky Point area where many of Newtown's (and Geelong's) early industries were established.
- To retain the individually significant intact examples including Barwon Bank, the former Austral Paper Mill and the adjoining Redpath's Woollen Mill (located off Gregory's Road).
- To determine whether any sub-surface evidence of Aboriginal occupation or early industrial uses remain.
- To protect the northern escarpment of the Barwon River from visual intrusion that will impact on the Barwon River and its environs.
- To encourage contemporary interpretation of traditional building design.
- To encourage the use of traditional construction materials.
- To encourage the retention of larger allotment holdings.

Policy

Where a permit is required for a proposal, it is policy for the responsible authority to consider, as appropriate:

- The need, in the case of any activities involving major ground disturbance, for an archaeological survey to determine the impact on any Aboriginal site and whether any sub-surface evidence of early industrial fabric remains.
- Whether the proposal incorporates the following design characteristics:
 - Pressed evenly coloured bricks.
 - Smooth rendered masonry (incorporating traditional external muted tones) or contemporary lightweight construction (including the use of colourbond steel).
 - Non-zincalume corrugated sheet metal or slate roofing.

Where a permit is required for a proposal, it is policy to:

- Promote the retaining of larger allotments.
- Discourage the subdivision of existing parcels of land into smaller allotments.
- Promote the separation of buildings from adjacent buildings.
- Retain intact culturally significant places.
- Discourage buildings and works that impede significant views to and from the Barwon River.
- Ensure that building heights are no higher than those of adjacent buildings.
- Retain the traditional form of streetworks by:
 - reducing concrete kerbing to spoon drains; and
 - retaining gravel verges or alternatively provide sand colouring on the side of asphalt carriageways.

References

City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown, (1991).

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).