

22.2428/01/2010
C129(Part 1)**HO1632: GIRTON CRESCENT HERITAGE AREA**

This policy applies to all land included in the Girton Crescent Heritage Area.

Policy Basis

The Girton Crescent Heritage Area is significant for its "Garden City" street planning focussing on the central recreation reserve. The area was first subdivided in 1924 using the "Garden City" concept as the basis of the design, following town planning influences of the 1920's. The houses are freestanding and predominantly single storey timber Bungalow style. Allotment sizes are universal with a 50' frontage and 140' depth, varying only to accommodate the recreation reserve. The central reserve is unfenced and contains many cypress trees and some playground equipment.

Several varieties of the State Savings Bank (SSB) designed bungalows are represented with some good examples of the standard designs once promoted by the State Savings Bank. A number of woven wire fences, garages and outbuildings complement the individual buildings. The original character of the subdivision including nature strips and street tree planting remains.

Objectives

- To retain the urban foci in the precinct, including the central reserve/recreation area and landscape qualities including cypress trees.
- To retain the intact examples of Californian Bungalow and SSB styles.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1200mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

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

- Promote buildings that incorporate the following design characteristics:
 - Detached, single storey, double fronted buildings.
 - Hipped and/or gable roofs with a pitch between 20-35 degrees.
 - Narrow or wide eaves and recessed verandahs.
 - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
 - minimal timber detailing.
 - Ornamental detail designed in a contemporary manner.
 - Pressed evenly coloured red or clinker brick.
 - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
 - Timber framed windows.

- Terra-cotta tiles or non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Californian Bungalow and State Savings Bank (SSB) and other significant places to be retained.
- Encourage building heights to be single storey and to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
 - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).

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).