

22.3128/01/2010
C129(Part 1)**HO1640: CIVIC CENTRE HERITAGE AREA**

This policy applies to all land included in the Civic Centre Heritage Area.

Policy Basis

This civic precinct of institutional, transport, municipal and government buildings reflects Geelong's position as Victoria's major provincial coastal City. The area is unified by Johnstone Park and the close proximity to the Geelong Railway Station. The buildings date from the early 1850s with representative development from the nineteenth and twentieth centuries, including many individually significant places. Both individually and collectively, these places reflect significant historical and social developments of the City's civic life.

The buildings are architecturally diverse in terms of style and age. They are strongly related visually by scale, monumentality and siting, usually to the street line; the use of massive construction and substantial building materials, such as pressed, evenly coloured bricks and stucco; and ornate design including complex building forms and rich architectural detail.

Objectives

- To maintain the concentration of Geelong's major civic buildings within the Johnstone Park and the Railway Station area.
- To protect and enhance the strong visual relationship of the buildings, including monumentality and uniformity of siting, and the scale, massing and construction of the buildings within the area.
- To retain the diverse historic and architectural character of the area and mixture of institutional, transport, civic and government building types which form the civic centre of Geelong.
- To protect architecturally important examples of civic buildings dating from the early 1850s and including representative development from the nineteenth and twentieth centuries.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.

Policy

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

- Promote buildings that incorporate the following design characteristics:
 - Complex buildings.
 - Rich architectural detail designed in a contemporary manner.
 - Traditional massive construction.
 - Pressed evenly coloured bricks.
 - Stucco walls.
 - Slate, tiled or non-zincalume corrugated sheet metal roofing.
- 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 building heights to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent building unless it is not visible from the street.
 - 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.
- Buildings and works for commercial and civic buildings should comply with the 'Geelong City Urban Conservation Study Volume One – Restoration and Infill Guidelines: Commercial and Civic Buildings' which is an Incorporated Document.

References

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

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).