

22.3428/01/2010
C129(Part 1)**HO1643: POST WORLD WAR 1 RESIDENTIAL HERITAGE AREA**

This policy applies to all land included in the Post World War 1 Residential Heritage Area.

Policy Basis

This Heritage Area demonstrates post first war twentieth century residential development in Geelong. It is dominated by Californian Bungalow style buildings with minimal inclusion of Edwardian timber villas. It also includes representative examples of State Bank Housing. The area contains a significant proportion of its original buildings which have undergone some alteration and is significant for its streetscape cohesion and integrity. Houses are typically modestly proportioned, single-storey and timber with minimal timber ornamentation. The streets are uniform widths and allotment subdivision is regularly spaced to include garden settings, nature strips, street planting and footpaths. Historically, the uniformity or cohesion of the area demonstrates Geelong's population growth and expanding middle-class.

Objectives

- To retain the characteristics of the area dominated by Californian Bungalow residential development with a minimal inclusion of Edwardian timber villas.
- To retain representative examples of State Savings Bank Housing in the area.
- To retain the uniformity and cohesion of the streetscape, including uniform width to streets, regular building setbacks, building separation and subdivision.
- To retain the garden settings, nature strips, street planting and footpaths.
- 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, 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 buildings.
 - Hipped and/or gable roofs with a pitch between 20-35 degrees.
 - Narrow or wide eaves and verandah's (some recessed).
 - Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
 - Minimal ornamental detail designed in a contemporary manner.
 - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
 - Timber framed windows.
 - Non-zincalume corrugated sheet metal roofing.

- Encourage existing allotment frontages 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 Edwardian, and Californian Bungalow places to be retained.
- Encourage building heights that are single storey and that 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

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).

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