

22.3528/01/2010
C129(Part 1)**HO1644: CITY SOUTH-EAST HERITAGE AREA**

This policy applies to all land included in the City South-East Heritage Area.

Policy Basis

This area is significant for its combination of architecturally diverse grand houses dating from the 1890s until the 1930s located alongside more modest residential buildings of these eras. It is dominated by late Victorian, Edwardian and Californian Bungalow styles. Historically, this combination reflects the changing fortunes of, and prospects for, Geelong. The street pattern remains unchanged since its initial subdivision, and the houses are generally intact. The area is enhanced by the garden settings, substantial street setback, street planting, and wide nature strips. Houses are fully detached, constructed from either timber or brick, often rendered and include decorative timber or cast iron work. Allotment size varies not with grandeur or width of the street, but on an irregular basis.

Objectives

- To retain the distinctive, original street planning, garden settings, street setback, and wide nature strips.
- To retain and enhance the combination of grand and modest residential buildings.
- To retain characteristics of intact houses of diverse architectural styles including late Victorian, Edwardian and California Bungalow 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, 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 verandah's (some recessed).
 - Rectangular vertical timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
 - Decorative timber and cast iron work designed in a contemporary manner.
 - Pressed evenly coloured brick.
 - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
 - Stucco walls.

- Timber framed windows.
- Slate, tiled or 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 Victorian, 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).