

22.4210/06/2010
C226**HO1906: KARDINIA HERITAGE AREA**

This policy applies to all that land included in the Kardinia Heritage Area.

Policy Basis

The Kardinia Heritage Area has significance as a substantially intact interwar residential area and for its smaller number of Victorian, Edwardian and Federation era dwellings. Most of the dwellings are single storey with detached compositions, constructed with corrugated sheet metal roof cladding and timber weatherboard wall cladding. They feature hipped and/or gabled roof forms (with a roof pitch between 20 and 35 degrees), and front or side verandahs (with details matching the style of the dwelling), timber framed windows and wide eaves (often with exposed timber rafters). The area is also distinguished by its unusual terraced layout following the contours of the topography, as identified in the properties fronting Seaview Parade, Riverview Terrace and Kardinia Street. The properties fronting Mount Pleasant Road and Collins Street form part of a more typical subdivision layout. The visually permeable timber, woven wire and cast iron palisade front fences, front garden settings, grassed nature strips (including the early concrete steps in Riverview Terrace) and flowering gum trees in Riverview Terrace, Collins Street and Seaview Parade further contribute to the heritage values of the area. It was in 1836 when Dr Alexander Thomson established his Kardinia property overlooking the Barwon River. The vast estate was initially subdivided in 1890, with subsequent subdivisions known as the Kardinia Extended Estate and Belmont Estate occurring in the late and early 20th centuries, and interwar years. Thomson's original residence, Kardinia, continues to form an important landmark in the area. A more modest local landmark is the former confectionary shop at 56A Mount Pleasant Road.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, early concrete steps in some nature strips in Riverview Terrace, street tree planting (in Riverview Terrace, Seaview Parade and Collins Street), and front garden settings.
- To retain the modest-medium building scale within the Heritage Overlay Area;
- To retain and enhance the significant Victorian, Edwardian, Federation and interwar dwellings in the area, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- To retain the historic property "Kardinia" at 1 Riverview Terrace and the former confectionary shop at 56A Mount Pleasant Road as local heritage landmarks.
- To retain the unusual terraced subdivision layout in the area as defined by Riverview Terrace, Seaview Parade and Kardinia Street.
- To retain the lineal subdivision pattern identified in Mount Pleasant Road, Collins Street, Thomson Street and McKeown Lane.
- To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height, detached compositions, regular front and side setbacks and side or rear driveways; building separation and subdivision pattern;
- To encourage innovative, contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 20 and 35 degrees); front or side verandahs, and decorative detailing reflective of the era and design of the dwelling.
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding.

- To encourage the use of appropriate fence types, designs and locations with a height no greater than 1300mm. Along the northern end of Riverview Terrace, retaining walls may be considered in a manner that retains views to the front gardens and dwellings.
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings. In Riverview Terrace and Seaview Parade, the construction of garages at the rear of existing properties (but fronting Riverview Terrace and Seaview Parade) is encouraged to retain a traditional streetscape appearance.

Policy

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

- Promote buildings that incorporate the following design characteristics
 - Draws on traditional architectural characteristics in an innovative, contemporary manner.
 - Detached, single storey, double fronted buildings;
 - Hipped and/or gabled roofs with a pitch between 20 to 35 degrees;
 - Narrow or wide eaves;
 - Front or side verandahs;
 - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
 - Employs traditional building materials, including horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
 - Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage the retention of existing significant Victorian, Edwardian/Federation and interwar era dwellings, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- Encourage the retention of the local heritage landmarks: “Kardinia” at 1 Riverview Terrace and the former confectionary shop at 56A Mount Pleasant Road.
- Encourage the retention of existing allotment configuration, including the unusual terraced layout as defined by Riverview Terrace, Seaview Parade and Kardinia Street, and the lineal layout identified by Mount Pleasant Road, Collins Street, Thomson Street and McKeown Lane.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Area and have a rear or side driveway.
- Building heights should be single storey, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the 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 the restoration to concrete kerb and channel, and concrete paths to reflect existing form/s and coloration.
- Encourage the retention of existing bluestone infrastructure in McKeown Lane and the lane off Seaview Parade (south end).
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings. Garages are also encouraged at the rear of existing properties which have a frontage to Riverview Terrace and Seaview Parade, to maintain the traditional streetscape appearance as a result of the unusual terraced subdivision layout. Any new rear garages with a frontage to Riverview Terrace are encouraged to have a single storey appearance and timber weatherboard or rendered brick wall construction, particularly where visible from the public realm.
- Buildings and works should comply with the *City of Greater Geelong Heritage and Design Guidelines 1997*, which is an Incorporated Document.

References

Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

Belmont Heritage Areas: Inventory of Places, Volume 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007) & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant.

Belmont Heritage Report: Individual Citations Volume 3, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

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