

22.4928/01/2010
C129(Part 1)**HO1920: SHANNON AVENUE HERITAGE AREA**

This policy applies to all land included in the Shannon Avenue Heritage Area.

Policy Basis

The Shannon Avenue Heritage precinct is significant as a distinctive residential area defined by Edwardian, Federation and particularly interwar Bungalow dwellings fronting Shannon Avenue and the western end of Aphrasia Street. These dwellings are all single storey and detached, with simple or complex hipped and/gabled roof forms clad in corrugated sheet metal or terra cotta tiles. Constructed primarily of horizontal timber weatherboard wall cladding (with a smaller number built of face brick construction), the dwellings feature front or return verandahs, brick chimneys and architectural details reflective of the stylistic era in which they were built. Shannon Avenue, earlier known as the West Melbourne Road, developed as an important transport route in the mid 19th century. Land subdivisions ensued, including further subdivisions in the early 20th century. These subdivisions, together with the arrival of the tram line in 1912 that terminated at the intersection of Aphrasia Street and Shannon Avenue, appear to have been the impetus for residential growth in the area during the Federation and interwar eras.

Objectives

- To retain and enhance the intact examples of detached, Edwardian/Federation and interwar era dwellings as identified in the *Newtown Heritage Review Report, Volume 2* (2008);
- To retain the modest residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including single storey height (when viewed from the front of the dwellings), regular front and side setbacks; and building separation;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or return verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300-1500 mm (at the very least, the fence should be no higher than adjoining fences);
- 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;

Policy

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

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
 - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
 - Detached, single storey compositions;

- Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
- Wide eaves;
- Front or side verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;
- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Edwardian/Federation and interwar era dwellings;
- 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 Overlay Area;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, 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 principal roof form and massing of the new work to be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1300-1500 mm (or at the very least, no higher than adjoining fences) and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the *City of Greater Geelong Heritage and Design Guidelines 1997*, which is an incorporated document.

References

City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown (1991).

City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).

Newtown Heritage Study, Volumes 1-3, prepared by the City of Greater Geelong (2008).

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