

22.6615/03/2018
C365**NEWTOWN WEST HERITAGE AREA**

This policy applies to land included in the Newtown West Heritage Area shown as HO2006 on the planning scheme map.

Policy Basis

The Newtown West Heritage Precinct, Newtown, has significance as a Victorian, Federation and interwar era residential heritage area of moderate-high integrity. Most dwellings are single storey (some being more elevated due to the topography of the sites), with hipped and/or gabled roof forms, front, side or return verandahs, broad eaves, corrugated sheet metal or tiled roof cladding, brick or timber wall construction, timber framed windows and verandah detailing commensurate with the era of the dwelling. The architectural and historical core of the precinct is 'Newtown Brae', 15 Stephen Street, the earliest surviving dwelling first built in c.1851 (extended in 1885). Subdivisions surrounding and nearby this property have occurred from the mid 19th century but building development occurred mostly during the Federation period and especially during the interwar era. In Aphrasia Street is an homogenous row of interwar Bungalows (aside from 'Brooklyn', a two storey Late Victorian brick dwelling on a large site at 132-134 Aphrasia Street). The scale and design of the dwellings in Nantes and Stephen Streets are more diverse. The streets within the precinct: Aphrasia, Stephen, Nantes and Formosa Streets, date from the mid 19th century, with residential development conforming to the rectangular layout of these streets as well as the steeply-sloping topography of the northern slope of Newtown Hill west. Formosa Street continues to serve its original purpose as a vehicular access lane for some properties in Nantes and Stephen Streets. Most allotments are regular in size and rectangular in layout, with largely regular front and side setbacks. The allotments on the north side of Stephen Street are contextually larger, the dwellings exploiting the northern views to Corio Bay and the You Yangs, with principal facades facing onto large landscaped rear yards (and not Stephen Street, where garaging is located on or near the street boundaries). The majority of the dwellings have garaging located at the rear of the dwellings. A smaller number of original or early front fences survive, being those at 112, 114 and 126 Aphrasia Street. The mature Cypresses at the front of 'Brooklyn' at 132-134 Aphrasia Street are a legacy its early setting.

Objectives

- To retain and enhance the mix of significant Victorian, Federation and interwar era dwellings as identified in the Newtown West Heritage Review, Volume 2 (2016) (the demolition of these dwellings is therefore discouraged);
- To retain the mature Cypresses at the front of the property at 132-134 Aphrasia Street;
- To retain the substantial rear (northern) garden settings to the properties on the north side of Stephen Street;
- To retain the rectangular allotment configurations;
- To retain early front fences;
- To retain the regular front and side setbacks to the dwellings in Aphrasia, Nantes and the south side of Stephen Streets;
- To retain the one and two storey building heights, including the predominantly single storey building heights in Aphrasia Street and the mix of one and two storey building heights in Nantes and Stephen Streets;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage the innovative interpretation of traditional residential design within the Heritage Overlay Area for additions and new dwellings;
- To encourage the use of traditional construction materials;

- To encourage the construction of fence types, designs, locations and heights that are applicable to the era, construction and scale of the dwelling;
- To encourage the appropriate development, form, scale and rear locations for garages and/or carports;

Policy

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

- Encourage culturally significant Victorian, Edwardian/Federation and interwar era dwellings to be retained (demolition of dwellings identified as having regional, local or contributory significance in the Newtown West Heritage Review 2016 is discouraged);
- Encourage the accurate reconstruction of missing architectural details to existing significant dwellings where historic photographic and/or physical evidence survives;
- Encourage the retention of the substantial landscaped settings to the rear (northern) yards of the properties on the north side of Stephen Street;
- Encourage the retention of the mature Cypresses at the front of the property at 132-134 Aphrasia Street;
- Encourage the retention of the early front fences at 112, 114 and 126 Aphrasia Street;
- Encourage the retention of existing allotment configurations;
- Promote new dwellings & additions to existing dwellings that are contemporary in appearance and incorporate the following design characteristics:
 - Architectural characteristics that have drawn on the traditional designs of the area in an innovative way;
 - Detached, single or double fronted compositions;
 - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
 - Narrow or wide eaves;
 - Front, side or return 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, pressed face brick wall construction, and smooth-rendered wall finishes. Consideration may be given to more contemporary materials that are non-reflective and where they will have no visual prominence when viewed from the public realm;
 - Galvanised corrugated steel or tiled roof cladding, the choice of roof cladding being dependent on the significant roofs that predominate in that part of the area;
- Encourage additions to existing dwellings to be located at the rear. The visual prominence and integrity of existing roof forms should be maintained in the design of additions, by being highly recessive and of subservient proportions. For dwellings on the north side of Stephen Street (where the principal facades may be at the front or rear or both), particular consideration needs to be given to the integrity of the building fabric. Design solutions that minimise negative impacts on the integrity of principal facades are encouraged;
- 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;

- Encourage side vehicular access and driveways that follow the traditional pattern in that part of the street;
- Encourage building heights to be one and two 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 significant 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;
 - For new dwellings, the wall heights as viewed from the public realm should be equivalent to the wall heights of the neighbouring significant dwellings that predominate in that part of 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;
 - The principal roof form and massing of the new work 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 the retention (and where applicable restoration) of existing asphalt footpaths in Nantes and Stephen Streets;
- Encourage the retention of bluestone channels
- Encourage new front fences to be visually permeable and reflective of the era, construction and scale of the dwelling and the streetscape. In Aphrasia Street, front fences no higher than 1300 mm are encouraged. On the south side of Stephen Street, and in Nantes Street, front fences should be between 1300 and 1500 mm, and no higher than immediately adjacent front fencing. In Nantes Street, front fences may also include low retaining walls. Fences fronting the north side of Stephen Street may be up 1800 mm high. Fence designs reflective of the era and construction of the dwelling are encouraged. The reconstruction of early fence designs where historic evidence survives is also encouraged;
- Encourage the appropriate development, form, scale and location of garages and/or carports. For Aphrasia, Nantes and the south side of Stephen Streets, rear locations are encouraged. Highly recessive side locations for single vehicle garages and/or carports may be considered. For the north side of Stephen Street where garaging has traditionally been located near the Stephen Street boundary, single storey garaging in these locations may be considered;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References

Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant (October 2016).

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