

22.0311/11/2010
C49**MOUNTJOY PARADE HERITAGE PRECINCT POLICY**

This policy applies to all land shown on the precinct map forming part of this schedule.

22.03-111/11/2010
C49**Policy Basis**

The Mountjoy Parade Heritage Precinct, Lorne, represents a significant and predominantly intact 19th and 20th century cultural heritage landscape which also contains a number of significant individual heritage dwellings and other buildings. The area is especially characterised by a seaside and bushland setting primarily created by indigenous blue gum trees, the number and location of which have been altered over time to conform to residential development. In addition to the native blue gums are substantial private gardens having terraced and/or sloping native and exotic landscapes together with open grassed areas. The main thoroughfares, Mountjoy Parade and Smith Street, which span the length of the area, follow the contours of the sloping ground. The significance of the area is also defined by the wide, grassed and treed nature strips along Mountjoy Parade, with its blue gum trees, grassed ground surface and scatterings of agapanthus. In Smith Street, the open gravel and grassed road verges, open drains and absence of paved footpaths also contribute to this landscape setting. Along Mountjoy Parade are significant retaining walls and fences with additional landscaping that defines the front boundaries to the properties. Varna Gully, a small, elongated natural bush reserve, further enhances the landscape values of the area.

Established mainly between the early 1880s and the 1950s as a residential area for Lorne's more affluent holiday makers (mainly prominent Western District graziers and their families), the allotments between Mountjoy Parade and Smith Street were laid out in 1871 by contract surveyor, George C. Darbyshire. The residential development between the Lorne and Pacific Hotels established a prestigious stretch of holiday homes nestled in the bushland setting and which is reflected in the remaining significant individual heritage dwellings, a significant Anglican Church and several other dwellings in the area. Varying from small to large in scale, the location and subdued finishes of most of the dwellings on sloping sites allows the landscape to dominate.

Along Mountjoy Parade and from Beal, Albert and Francis Streets are also significant views to Loutit Bay. There are also significant views to the Lorne Pier and township from Mountjoy Parade. On the Lorne foreshore is a mature Morton Bay Fig tree that survives as a legacy of the location of the beach boxes (now removed) once occupied by several owners in the precinct.

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C49**Objectives**

- To conserve and enhance the highly significant landscaped and elevated bushland setting, and particularly the blue gums and other dominant trees throughout the precinct, the scattering of agapanthus contained within the Mountjoy Parade Road Reserve and grassed and gravelled road verges in Mountjoy Parade and Smith Street.
- To conserve and enhance the 19th and 20th century detached houses and other buildings which are recognised as being individually significant for their cultural heritage values at a State, regional or local level.
- To conserve and enhance the substantial private gardens containing terraced and/or sloping native and exotic landscapes.
- To conserve the mature Morton Bay Fig tree on the Lorne foreshore.
- To conserve and enhance the significant predominantly uninterrupted views, particularly from public places including Mountjoy Parade and Beal, Albert and Francis Streets, framed between blue gums and other native vegetation.
- To conserve and enhance the broad allotment configuration.

- To conserve the substantial front and side setbacks and building separation throughout the precinct.
- To encourage new buildings to be respectful of the cultural heritage landscape values of the precinct
- To encourage the use of appropriate retaining wall and fence types, designs and locations that are compatible with others in the precinct.

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Policy

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

- Retain the highly significant elevated bushland setting, including the broad road reserves and grassed and treed nature strips (denoted by tall blue gums and other trees and plantings), open drains, gravel and grassed road verges and lack of concrete or asphalt footpaths and kerb and channel.
- Encourage the retention of existing individually significant buildings.
- Retain and encourage the development of substantial private gardens largely characterised by terraced and/or sloping landscapes having collections of native and exotic trees, shrubs and other plantings, together with open grassed areas.
- Retain the mature Morton Bay Fig tree on the Lorne foreshore.
- Retain and enhance the significant predominantly uninterrupted views (framed between blue gums) to Loutit Bay, Lorne township, Great Ocean Road (to the north-east), Lorne Pier and Pacific Hotel (to the south-east) particularly from Mountjoy Parade and Beal, Albert and Francis Streets.
- Ensure any necessary restoration to the existing asphalt footpath in Mountjoy Parade reflect existing forms and coloration.
- Encourage the existing allotment configuration to be retained, particularly the wide frontages.
- Promote new buildings that sit amongst a landscape setting, and that respect the substantial front and side setbacks and building separation found throughout the precinct.
- Discourage buildings that are constructed boundary to boundary.
- Encourage new garages and/or carports to be located at the side of existing buildings, or at the side or under infill buildings. Some opportunities may be available for modest, carports and/or garages at the front, (if visually connected to other individually significant properties with early garage outbuildings near the front boundary and contributes to the setting of the place without hindering important views to the house and its garden).
- Encourage new retaining walls along Mountjoy Parade to be of compatible construction with the existing walls and to be of equivalent heights (1300 mm to 1500 mm).
- Encourage new fences to be of compatible construction and design with existing significant fences, and to a height between 1200 and 1500 mm.

List of Individually Significant Places in the Mountjoy Parade Heritage Precinct (with individual citations)

(Places that have individual significance at a State, regional or local level that make a contribution to the heritage values of the wider municipality).

- All Saints Anglican Church, 188-190 Mountjoy Parade

- Merrillbah, 220 Mountjoy Parade
- Leighwood, 222 Mountjoy Parade
- House, 234 Mountjoy Parade
- Lower Kincaig, 236 Mountjoy Parade
- Jura, 242-244 Mountjoy Parade
- House, 246-248 Mountjoy Parade
- Varna, 101-103 Smith Street
- Upper Kincaig, 127-129 Smith Street

Any application for these places must have regard to the:

- Individual statement of significance relating to the discrete heritage place; and
- Statement of significance as it relates to the Mountjoy Parade Heritage Precinct.

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References

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Selected Lorne / Deans Marsh Heritage Place Assessments Report 2003 (Amended 2005).

Map 1 to Clause 22.03 Mountjoy Heritage Precinct Map

