

22.2028/01/2010
C129(Part 1)**HO1627: APHRASIA STREET HERITAGE AREA**

This policy applies to all land included in the Aphrasia Street Heritage Area.

Policy Basis

The Aphrasia Street Heritage Area is distinguished by historically wealthy residential areas and private schools situated on the crest and slopes of the Newtown hill. This area is dominated by a mixture of early and late Victorian, Edwardian and later residential development with associated educational and religious buildings. The foci in the area is Geelong College with its buildings and open space areas and vista to Sacred Heart College. The area is characterised by predominantly large single and two-storey decorative timber and brick houses dating from the 1850's to the 1920's, representing the architectural quality of housing development in Newtown. Many of the houses in this precinct are particularly grand and represent the lifestyles and tastes of some of Geelong's wealthier families during the twentieth century and together create an area of architectural significance.

This area is significant for its architectural diversity and quality representing a wide range of the residential building styles evident in Newtown, and containing a number of individually important buildings, some of the finest in the Geelong region. Notably some of the residential buildings in Noble Street have strong associations with the Geelong Wool Industry. The retention of traditional street features and trees demonstrates the qualities inherent in a relatively intact streetscape.

It is historically significant as an embodiment of family life during the Victorian and Edwardian periods.

Objectives

- To retain the nature strips, street tree planting, bluestone kerb and channel, generous building setbacks and garden settings.
- To retain the intact examples of Victorian, Edwardian and interwar Bungalow style being both single and two-storey, double fronted detached houses and other buildings including educational, religious and professional buildings.
- 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.
- To protect and enhance the visual relationship between the open areas and street tree planting within Geelong College and the adjoining residential areas, and the views to Sacred Heart Convent from Retreat Road.
- To protect the special character of two distinctive precincts within the area namely Pleasant Street and the Miller's Home on the corner of Claremont Street and Aphrasia Street.

Policy

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

- Promote buildings that incorporate the following design characteristics:

- Detached, single and double storey, double fronted buildings.
- Complex roof forms.
- Hipped and/or gable roof forms with a pitch between 25-35 degrees.
- Narrow or wide eaves.
- Recessed or projecting verandahs.
- Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
- Brick chimneys.
- Timber detailing.
- Rich ornamental detail designed in a contemporary manner.
- Pressed, evenly coloured red brick construction.
- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Slate, terra-cotta tiles or non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration 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 intact culturally significant Victorian, Edwardian, and interwar Californian Bungalow places and other significant places to be retained.
- Encourage building heights 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 and works, and fences types 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).

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

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