

22.3028/01/2010
C129(Part 1)**HO1639: CITY FRINGE HERITAGE AREA**

This policy applies to all land included in the City Fringe Heritage Area.

Policy Basis

This precinct is distinguished by historically elite residential areas and associated religious institutions, situated on the fringe of the City's commercial centre and responding to the topography. It is significant for its diversity of nineteenth and twentieth century architectural styles and buildings of consistently high quality, reflecting Geelong's regional importance and prosperity. Many of the residences, churches and schools have historical associations with prominent Geelong identities and the area includes some of Geelong's earliest development.

The area has a high retention of original housing stock, with excellent representative examples from the early and late Victorian and Edwardian periods, and many substantially intact streetscapes of buildings of high integrity. Typically, the houses are substantial and include the following characteristics; single or double storey buildings of either brick or timber, located on wide, tree-lined streets on sizeable blocks with generous proportions and street and boundary setbacks. The houses have complex building forms and rich ornamental detail.

The area includes some distinctive elements and precincts including the formal street planning of Pevensey Crescent and Sydney Place East and West, the narrow streets and subdivisions and single storey housing within Little Myers and England Streets and grouped church buildings, particularly in Fenwick Street near Ryrie Street.

Objectives

- To maintain the streetscape qualities of the area which include wide, tree-lined streets with sizeable allotments, building setbacks to the front and side boundaries and garden settings.
- To retain the distinctive street planning of Pevensey Crescent and Sydney Place East and West and the distinctive precincts of narrow streets and subdivisions, and single storey housing within Little Myers and England Streets.
- To protect the relationship of residences, churches and schools found within the area and responding to the topography, including grouped Church buildings in Fenwick Street, near Ryrie Street.
- To maintain intact streetscapes of high integrity, original housing stock, including representative examples of early and late Victorian and Edwardian residential development and examples of some of Geelong's earliest development.
- To retain the special character of the area which includes a number of architecturally and socially significant residential buildings.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

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

- Promote buildings that incorporate the following design characteristics:
 - Detached buildings with complex building forms.
 - Hipped and/or gable roofs with a pitch between 20-35 degrees.
 - Narrow or wide eaves.
 - Verandahs.
 - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
 - Rich ornamental detail designed in a contemporary manner.
 - Pressed evenly coloured bricks.
 - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
 - Timber framed windows.
 - Slate, tiles or non-zincalume corrugated sheet metal roofing.
- Encourage existing allotment frontages 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 existing and intact culturally significant Victorian and Edwardian places to be retained.
- Encourage building heights to be single storey and to 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, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

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

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).

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