

22.3910/06/2010
C226**HO1903: WIMMERA HERITAGE AREA**

This policy applies to all that land included in the Wimmera Heritage Area.

Policy Basis

The Wimmera Heritage Area has significance for its notable concentration of interwar housing stock constructed in the 1920s and 1930s, and for its smaller number of postwar Bungalows built after the Second World War. These dwellings are a physical embodiment of the aspirations of original low-middle income population of the area. The dwellings are single storey with detached and mainly asymmetrical compositions and feature hipped and gabled roof forms, front and/or side verandahs, timber weatherboard wall construction (there are a small number of dwellings of brick construction), corrugated sheet metal roof cladding and timber framed double hung windows. The dwellings are situated on mainly regular, rectangular allotments. An historic landmark in the area is the former 'Sunnyside' property at 206 High Street. Although altered and extended, the front Edwardian design qualities are clearly discernible. The regular front setbacks, visually permeable flat and capped timber picket, timber post and woven wire and low solid brick front fencing – which allow views to front garden settings – and the grassed nature strips, contribute to the streetscape qualities of the area. Although initially subdivided as the Belmont Hill Estate in 1911 (south of Roslyn Road) and Belmont Heights Estate in 1913 (north side of Roslyn Road), it was not until after the First World War when housing development progressed. From the interwar period the area became more attractive as a result of electricity and mains water supplies and its close proximity to bus and tram services.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, street tree planting (in Cambridge and Oxford Streets) and the front garden settings.
- To retain the modest-medium building scale within the Heritage Overlay Area.
- To retain and enhance the significant interwar and postwar housing stock in the area, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- To retain the uniformity of scale throughout the heritage area, including single storey height, detached and double fronted compositions, regular front and side setbacks and side driveways; building separation and rectangular allotment configuration.
- To encourage innovative, contemporary interpretation of traditional building design within the heritage area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 20 and 35 degrees), front or side verandahs, and minimal timber detailing.
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, face brick wall construction (and a lesser proportion of face brick wall construction), timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing or roof tiles.
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm.
- 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 buildings that incorporate the following design characteristics:
 - Draws on traditional architectural characteristics in an innovative, contemporary manner;

- Detached, single storey and double fronted buildings;
 - Hipped and/or gabled roofs with a pitch between 20 to 35 degrees;
 - Narrow or wide eaves;
 - Front or side verandahs;
 - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
 - Employs traditional building materials, including horizontal timber weatherboard wall cladding, rendered masonry wall finishes or evenly coloured pressed brick wall construction (depending on the construction of neighbouring significant dwellings);
 - Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage the retention of the existing rectangular allotment configuration.
 - Encourage the retention of existing significant interwar and postwar housing stock, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
 - 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 area and have a side driveway or rear access.
 - Encourage building heights to be single storey, and comply with 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 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 the restoration to concrete kerb and channel, and concrete paths, to be carried out to reflect existing form/s and coloration.
 - Encourage new garages and/or carports should 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

Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

Belmont Heritage Areas: Inventory of Places, Volume 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007) & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant.

Belmont Heritage Report: Individual Citations, Volume 3, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

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