

22.5128/01/2010
C129(Part 1)**HO1922: BAREENA ESTATE HERITAGE AREA**

This policy applies to all land included in the Bareena Estate Heritage Area.

Policy Basis

The Bareena Estate Heritage Precinct is significant as a distinctive residential area defined by intact Edwardian/Federation and interwar era dwellings, and to a lesser degree, Late Victorian and postwar era dwellings. Two primary schools in the area (Chilwell Primary, built c.1878 and St. Robert's Primary, built c.1942) form important local landmarks, as do the bowling greens to the Bareena Bowling Club, Noble Street, and the row of Canary Island Palm trees in the Council reserve in Noble Street. Most of the dwellings are detached and single storey, although there are a few significant larger, two storey houses in Miles Street. Contributing to the characteristics of the area are the hipped and/or gabled roof forms clad in corrugated sheet metal, front and side verandahs, horizontal timber weatherboard wall cladding or face brick or rendered wall finishes, broad eaves (often with exposed timber rafters) and architectural detailing consistent with the architectural era in which the dwellings were built. Also contributing to the significance of the area is the Edwardian era Bareena Bowling Clubhouse.

Objectives

- To retain and enhance the intact examples of detached, Late Victorian, Edwardian, Federation and interwar and postwar Bungalow styled dwellings as identified in the *Newtown Heritage Review Report, Volume 2 (2008)*;
- To retain the important landscape qualities in the area, including the row of Canary Island palm trees in the Council reserve, Noble Street, and the bowling greens to the Bareena Bowling Club, Noble Street;
- To retain the Chilwell and St. Robert's Primary Schools, and the Bareena Bowling Clubhouse as local heritage landmarks in the Heritage Overlay Area;
- To retain the medium to large residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey appearance (when viewed from the front of the dwellings), regular front and side setbacks; and building separation;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or return verandahs, broad eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding and face brick or rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300 mm;
- 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 new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
 - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
 - Detached, single storey compositions;
 - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
 - Broad eaves;
 - Front 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 smooth-rendered finish, or face brick (pressed evenly coloured brick). The choice of construction will be dependent on the construction of adjoining significant dwellings;
 - Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;
- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Late Victorian, Edwardian, Federation and interwar and postwar Bungalow styled dwellings;
- Encourage the retention of the row of Canary Island palm trees in the Council reserve in Noble Street, and the bowling greens of the Bareena Bowling Club, Noble Street;
- Encourage the retention of the Chilwell and St. Robert's Primary Schools, and the Bareena Bowling Clubhouse as the local heritage landmarks in the Heritage Overlay Area;
- 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 Overlay Area;
- Encourage building heights to be single 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 single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher atypical dwelling, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
 - 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 principal roof form and massing of the new work to 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 new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to 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

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

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).

Newtown Heritage Study, Volumes 1-3, prepared by the City of Greater Geelong (2008).

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