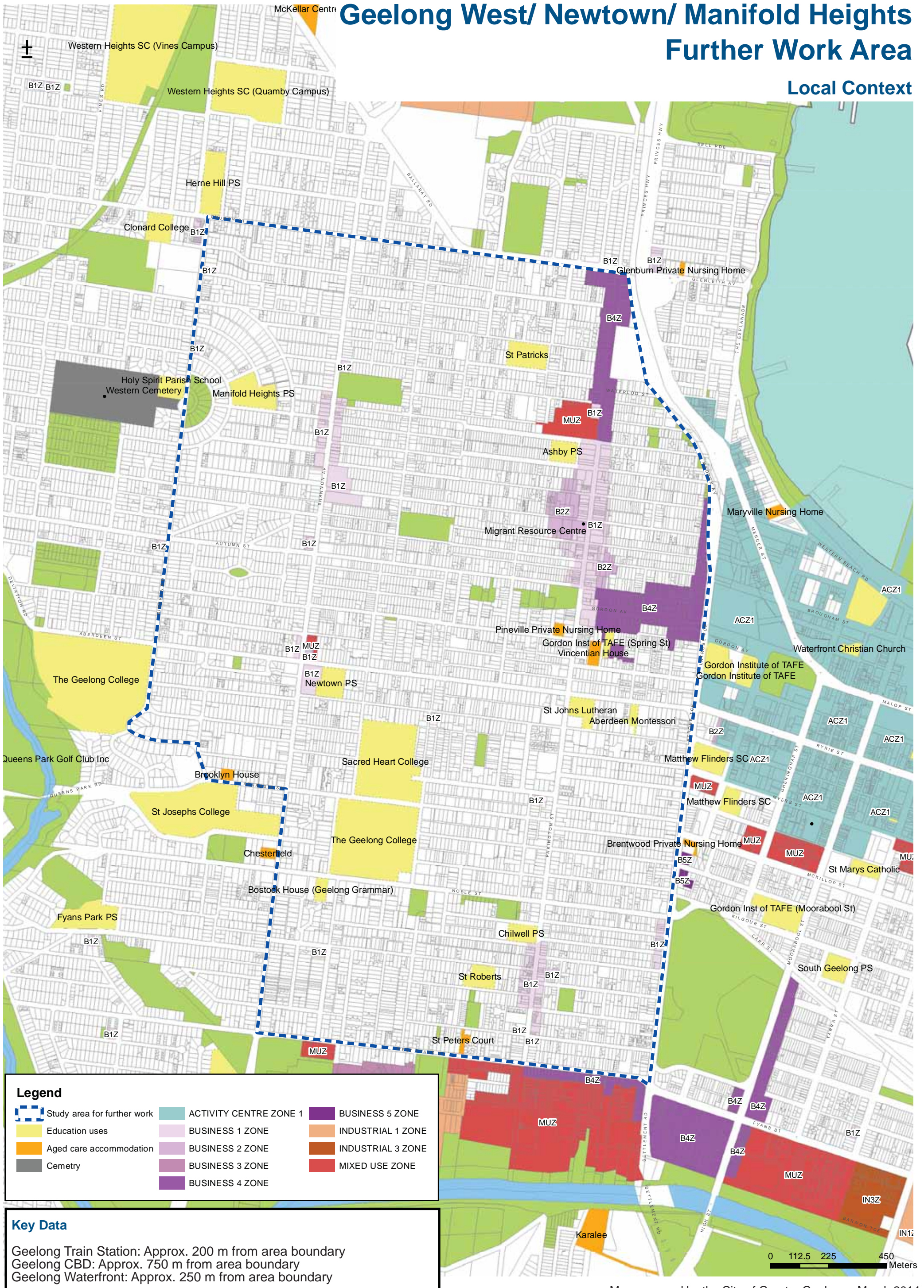


# Geelong West/ Newtown/ Manifold Heights Further Work Area

## Local Context



Legend					
	Study area for further work		ACTIVITY CENTRE ZONE 1		BUSINESS 5 ZONE
	Education uses		BUSINESS 1 ZONE		INDUSTRIAL 1 ZONE
	Aged care accommodation		BUSINESS 2 ZONE		INDUSTRIAL 3 ZONE
	Cemetery		BUSINESS 3 ZONE		MIXED USE ZONE
			BUSINESS 4 ZONE		

**Key Data**

Geelong Train Station: Approx. 200 m from area boundary  
 Geelong CBD: Approx. 750 m from area boundary  
 Geelong Waterfront: Approx. 250 m from area boundary

The Geelong West Further Work Area is only a short distance from Central Geelong, the inner Geelong Stations and the Waterfront. It is well positioned to take advantage of the employment and recreation opportunities afforded by these areas. Within the review area there is also a plethora of retail, education and civic services. The retail centres within the review area are Pakington Street (Geelong West), Pakington Street (Newtown), Shannon Avenue (Geelong West/Manifold Heights) and Aberdeen Street (Newtown).

The existing housing stock across the review area varies from stately homes, worker cottages, California bungalows, modern townhouses and apartment buildings.

The area is rich with heritage properties and precincts that add to the character and popularity of this inner area.

## Statistical Data

### Geelong West

SLA Household Size 2.2 persons  
 Family households 58.4% Geelong West (SAL 2)  
 Single Person Households 36.1%  
 Separate housing stock 74.2%  
 Semi-detached, townhouses housing stock 8.7%  
 Units or apartments housing stock 16.9%  
 Median House Price \$330,000 (Economic Indicators Bulletin 2011)  
 Weekly Rental Value (3BR House) \$330.00 (EIB 2011/2012)

### Newtown

SLA Household Size 2.4 persons  
 Family households 65.8% Newtown (SAL 2)  
 Single Person Households 30.4%  
 Separate housing stock 77.4%  
 Semi-detached, townhouses housing stock 12.2%  
 Units or apartments housing stock 0.2%  
 Median House Price \$360,000 (EIB 2011)  
 Weekly Rental Value (3BR House) \$360.00 (EIB 2011/2012)

### Manifold Heights

SLA Household Size 2.4 persons  
 Family households 64.2% Newtown (SAL 2)  
 Single Person Households 31.9%  
 Separate housing stock 74.5%  
 Semi-detached, townhouses housing stock 12.8%  
 Units or apartments housing stock 12.5%  
 Median House Price \$444,000 (EIB 2011)  
 Weekly Rental Value (3BR House) \$330.00 (EIB 2011/2012)

## Previous Residential Character Study Findings (2001)

### Geelong West

The Geelong West area is distinctive in due to its mixture of older style dwellings, compact urban form and dominance of weatherboard in many streets. Some of the area has identified heritage significance due to the high number of intact and similarly proportioned Victorian, Edwardian and Californian Bungalow styles, and the remainder of the area contains many examples of modest pre and inter-war buildings which are valued by the community. The dominance of these styles of architecture and the use of weatherboard, small scale of buildings, pitched roofs, and modest garden settings create a 'cottage' feel to the streetscapes.

- Architectural styles include a mix of Victorian, Edwardian, Inter-war and 1950s dwellings.
- Predominantly single storey in height.
- Gardens are either low-level or established.
- Front and side dwelling setbacks are small to medium in size.
- Building materials used are a mixture of timber and brick.
- Front fences are generally mixed in style with pockets of low and average height fences.
- Standard road and kerb treatments, some bluestone.

### Newtown

The Newtown area is distinctive in Geelong due to its larger than average older style dwellings set within established gardens. Much of the area is considered to have heritage significance and the remainder contains many fine examples of pre and interwar architecture. The character of the area is largely derived from these styles of architecture and by their relatively spacious settings, allowing space for established gardens. The dominance of particular building materials within each street or streets, whether timber or brick, provides a consistency that is important in the heritage context.

The Newtown area south of Noble Street is distinctive due to its older style dwellings and dominance of weatherboard in most streets. Some of the area has heritage significance due to the high proportion of intact and similarly proportioned Victorian, Edwardian and California Bungalow styles, and the remainder of the area contains many examples of modest pre and interwar buildings. The dominance of these styles of architecture and the use of weatherboard, small scale of buildings, pitched roofs and modest garden settings create a 'cottage' feel to the streetscapes.

The character of Newtown west of Shannon Avenue is derived from the modest sized, regularly spaced and generally low scale housing styles set within established gardens. The sloping landform provides the opportunity for views across the creek valley, which has in some cases encouraged the development of two storey dwellings. The housing styles, with low pitched roofs, building materials and setbacks are all relatively consistent throughout the area, creating a cohesiveness. The setbacks accommodate established gardens with occasional trees. The typically low front fences add to the openness of the streetscape.

- Architectural styles are a mixture of Victorian, Edwardian/Federation and interwar with some 1950s.
- In Newtown west of Shannon Avenue architectural styles are predominantly 1950s-1970s with some pockets of 60s -80s development.
- Predominantly single storey with pockets of frequent 2 storey.
- Gardens are generally established with small areas of low-level gardens.
- In Newtown west of Shannon Avenue gardens are predominantly established with a mixture of native and exotic vegetation and some low level vegetation.
- Front setbacks are moderately sized with generous side setbacks, and some houses have very large setbacks.
- In Newtown west of Shannon Avenue front setbacks are generally standard with regular side setbacks.
- In the area south of Noble Street, front setbacks are moderately sized with small-average side setbacks.
- Building materials are usually consistent within a street and are either timber or brick.
- In Newtown west of Shannon Avenue buildings are usually constructed of brick with pockets of timber and a mixture of roof materials.
- Front fences are provided and are usually of average height, with some areas having low fences.
- Standard road and kerb treatments.

### Manifold Heights

The character of the Manifolds Height area is derived from the modest sized, regularly spaced and generally low scale housing styles set within established gardens. The dominant California Bungalow housing styles, the mixture of brick and timber building materials and moderate setbacks are all relatively consistent throughout the area, creating a cohesiveness. The setbacks accommodate established gardens with occasional trees. The typically low front fences add to the openness of the streetscape.

- Architectural styles are predominantly interwar, but include some 50s examples.
- Dwellings are predominantly single storey.
- Gardens are generally established with pockets of low-level front gardens.
- Front and side setbacks are consistently standard - generous distance.
- Building materials are mixed brick, timber and fibro, with pockets where timber predominates.
- Front fences generally low.
- Standard road and kerb treatments.

## Preferred Future Character - Key Design Recommendations

- Retain the identified heritage buildings and Newtown Hill Heritage Area, Latrobe Terrace Shops Heritage Area, Chilwell and Saffron Street Heritage Area, Aberdeen Heritage Area, George and Skene Streets Heritage Area, Aphrasia Street Heritage Area, Girton Crescent Heritage Area, Lawton Avenue Heritage Area, Pakington Street Commercial Heritage Area, Villamanta Street Heritage Area, Eyre Heritage Area, Hermitage Heritage Area, Williams and Margaret Streets Heritage Area, Shannon Avenue Heritage Area, Clarkes Hill Heritage Area, Bareena Estate Heritage Area, Mercer's Hill Heritage Area, Cairns Avenue Heritage Area, Fairview Avenue Heritage Area, Bona Vista Heritage Area, Ballinasloe Heritage Area, Great Western Road Heritage Area, Milton Heritage Area, Pineville Heritage Area, and Waterloo Heritage Area by ensuring adjacent dwellings respect the form, scale and materials of the buildings and streetscapes;
- Ensure dwellings sit within the landscape and allow for sharing of distant views to the Barwon River (particularly from Newtown), Corio Bay (particularly from Manifold Heights), the sea and CBD;
- Encourage a balance between roof tops and vegetation in long distance views of the town from Manifold Heights and Newtown west of Shannon Avenue;
- In Geelong West and Newtown avoid flat roof forms that will interrupt the rhythm of the streetscape.
- In Newtown west of Shannon Avenue encourage buildings to include low pitched dominant roof forms.
- Encourage the use of lighter looking building materials and finishes (i.e. particularly timber and other non-masonry cladding or rendered brickwork);
- Avoid exposed brick in a street with predominantly timber dwellings.
- Encourage recessive elements for buildings three storeys or more;
- In Newtown west of Shannon Avenue ensure buildings are off-set from side boundaries;
- Encourage development within 100 metres of the activity areas along Pakington Street and Shannon Avenue to be adaptable for potential future use other than residential;
- Encourage the planting of trees where possible;
- Encourage low or no front fencing only where this occurs. Avoid fencing in other areas.

# Geelong West/ Newtown/ Manifold Heights Further Work Area

Site Context



- Legend**
- Winter sun path
  - Summer sun path
  - 2.5 m contours
  - Long range view
  - Activity centre core

**Key Data**

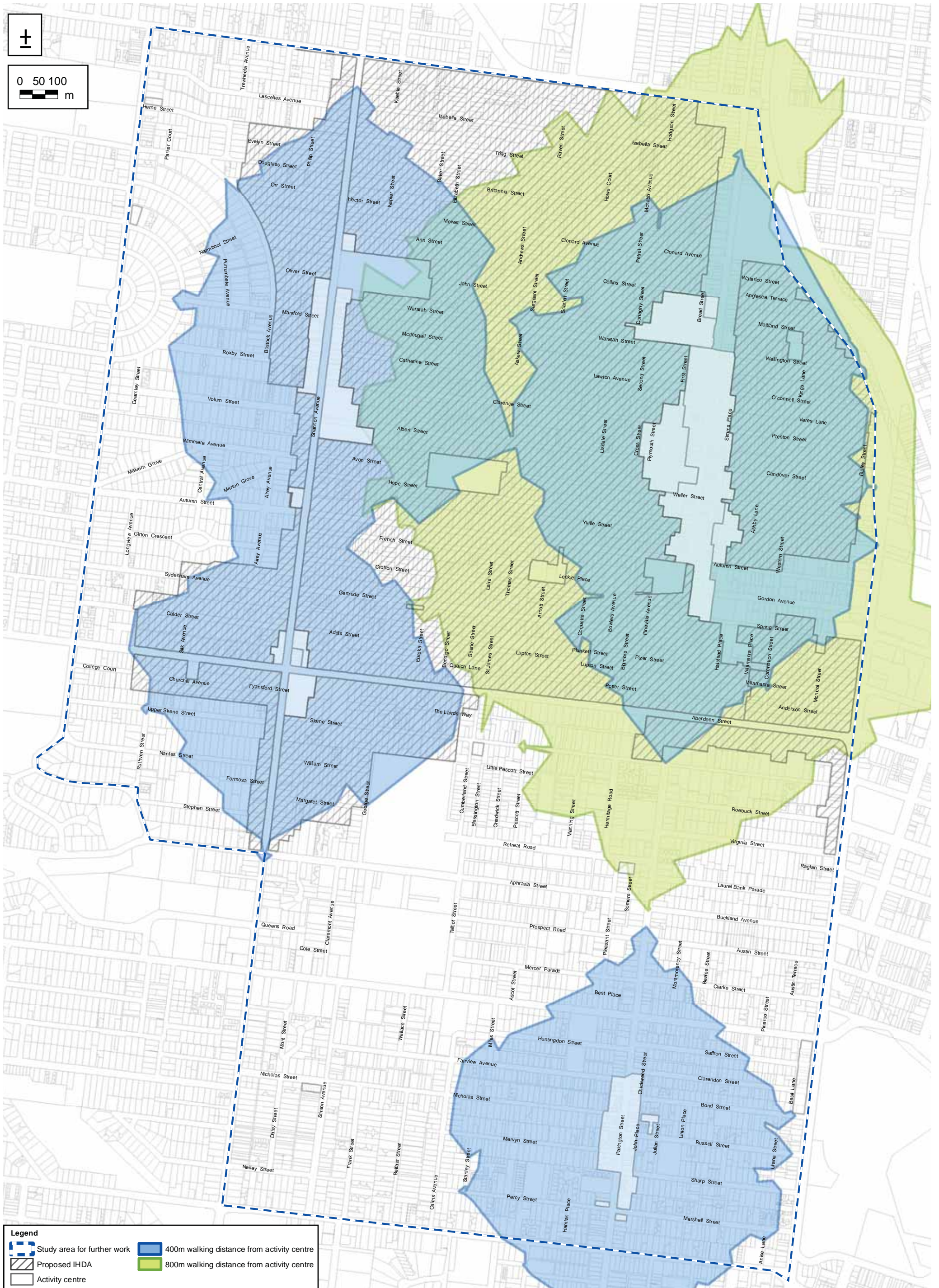
Study area size: 546.9 ha  
 No. of Dwellings: 7452  
 Population (UPR) (ABS 2011): 15686 persons



Above: Activity area landmarks and views

# Geelong West/ Newtown/ Manifold Heights Further Work Area

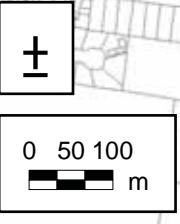
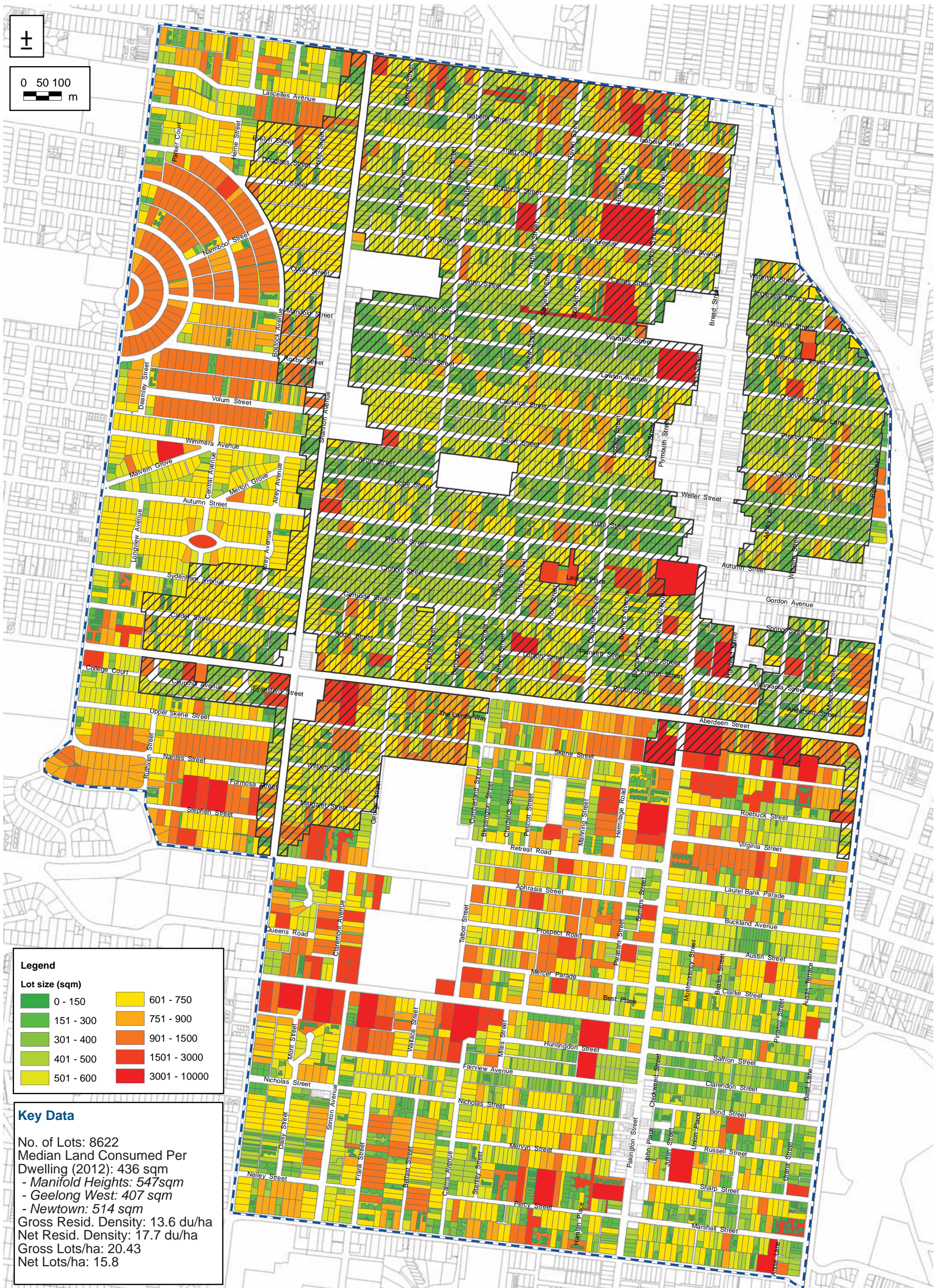
## Walkable Catchments



Source: Map prepared by the City of Greater Geelong. The walkable catchments shown have been calculated using Network Analyst in ArcMap. This distance is based on the actual walking distance including informal links such as through car parks and parks.

# Geelong West/ Newtown/ Manifold Heights Further Work Area

## Lot Size & Density



Legend	
Lot size (sqm)	
0 - 150	601 - 750
151 - 300	751 - 900
301 - 400	901 - 1500
401 - 500	1501 - 3000
501 - 600	3001 - 10000

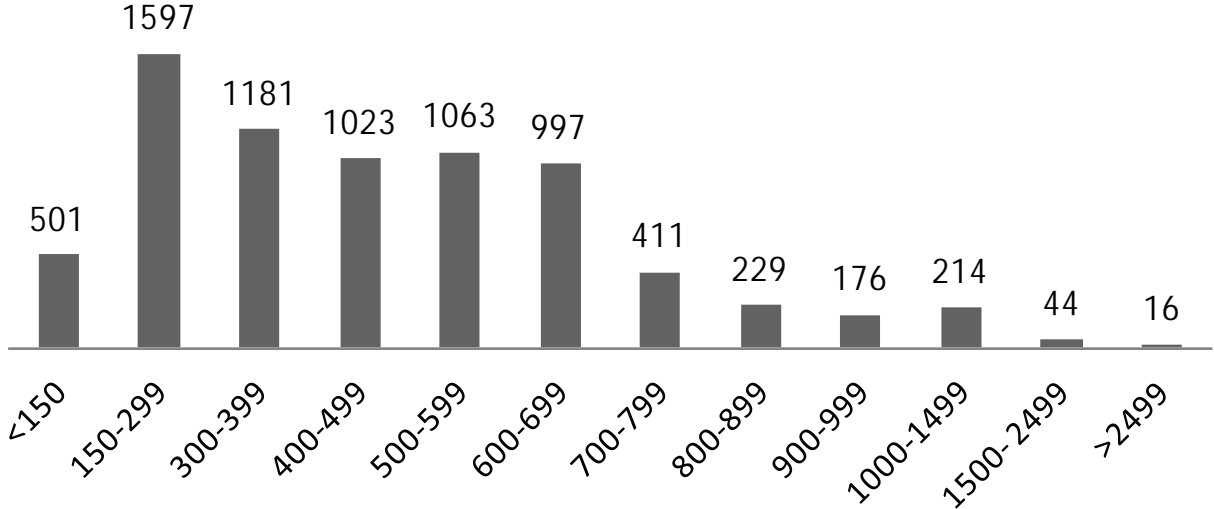
**Key Data**

No. of Lots: 8622  
 Median Land Consumed Per Dwelling (2012): 436 sqm  
 - Manifold Heights: 547sqm  
 - Geelong West: 407 sqm  
 - Newtown: 514 sqm  
 Gross Resid. Density: 13.6 du/ha  
 Net Resid. Density: 17.7 du/ha  
 Gross Lots/ha: 20.43  
 Net Lots/ha: 15.8

Source: Map prepared by the City of Greater Geelong - March 2014. Lot size has been calculated by City of Greater Geelong using ArcMap GIS software



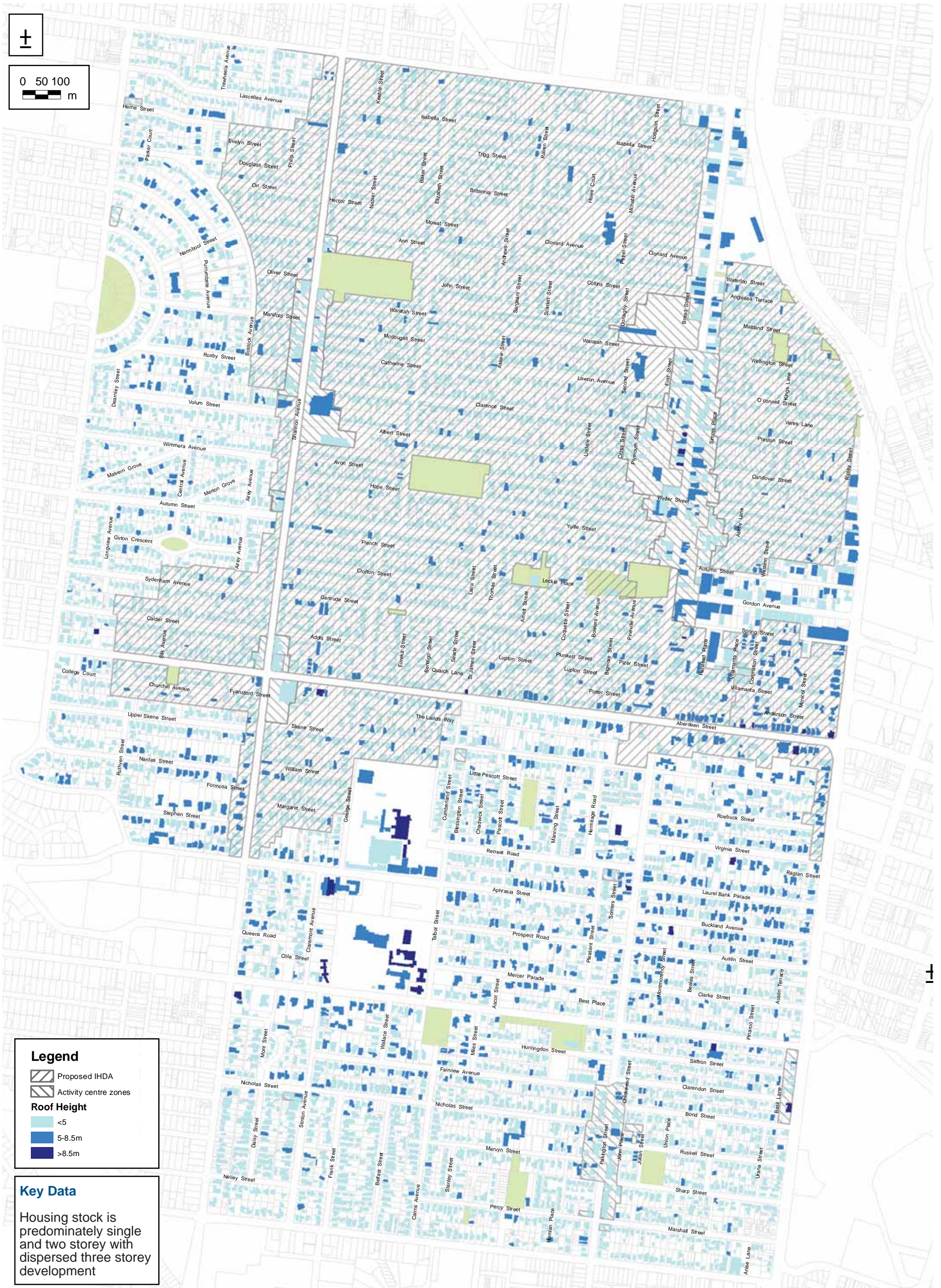
Above: Typical housing stock throughout IHDA



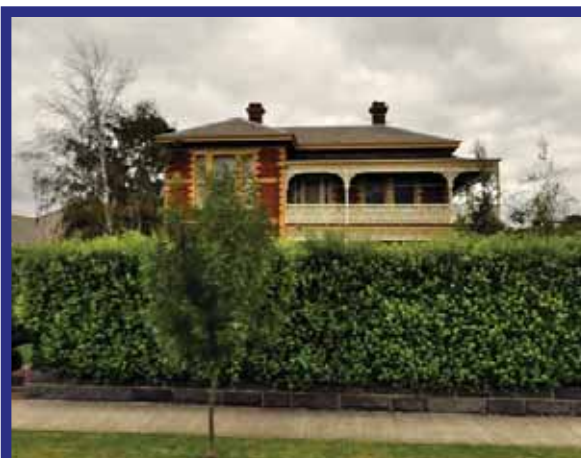
Above: Dwelling Density Cohorts 2012 (m2)  
 Source: Spatial Economics, Housing Development Data (2005 - 2012).

# Geelong West/ Newtown/ Manifold Heights Further Work Area

## Building Heights



Source: Map prepared by the City of Greater Geelong - March 2014. Building heights of all buildings in the municipality where captured in 2013.



Above: Typical built form throughout IHDA

# Geelong West/ Newtown/ Manifold Heights Further Work Area

## Street Setbacks

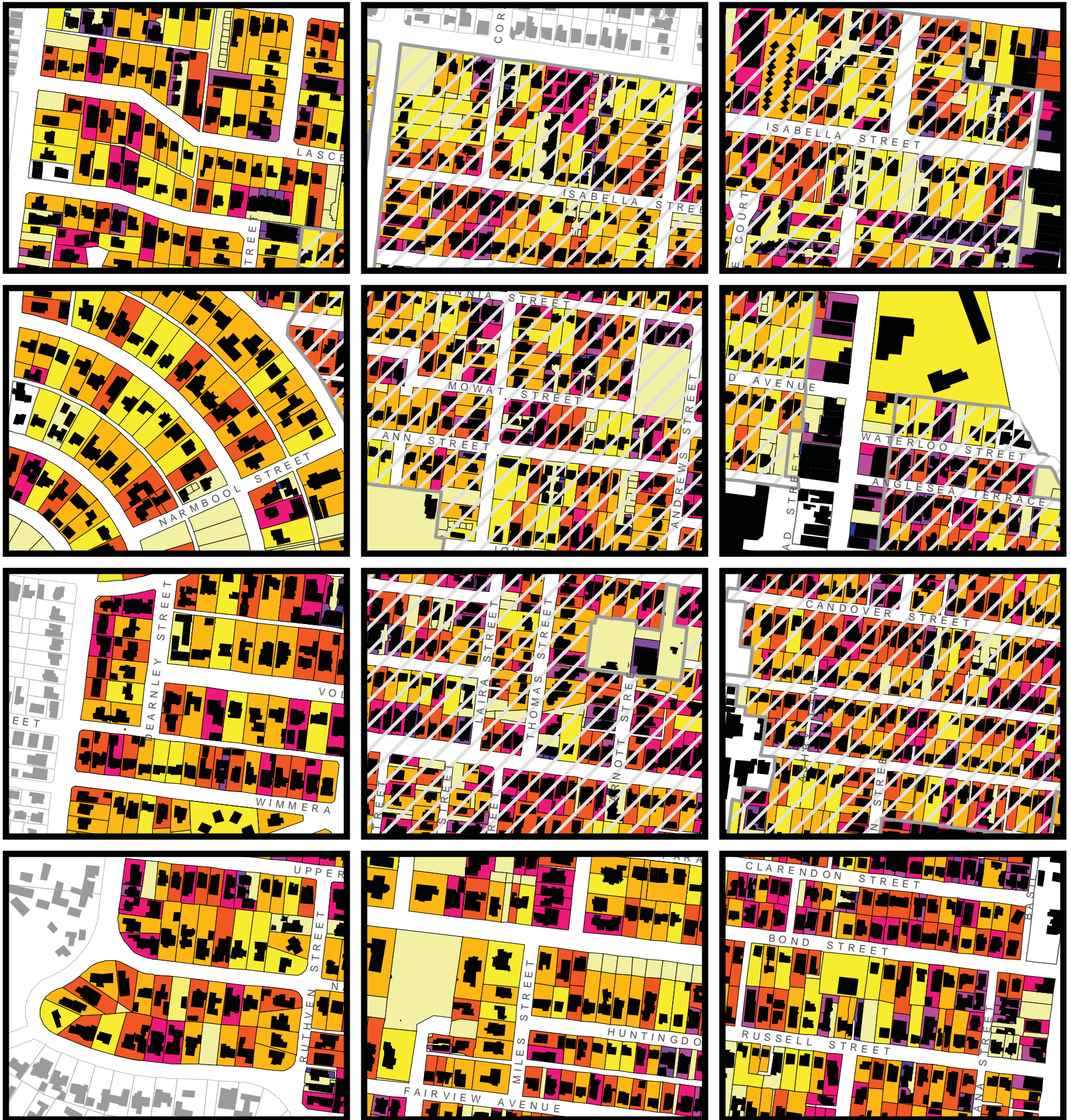




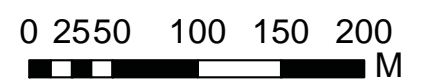
# Geelong West/ Newtown/ Manifold Heights Further Work Area

## Site Coverage





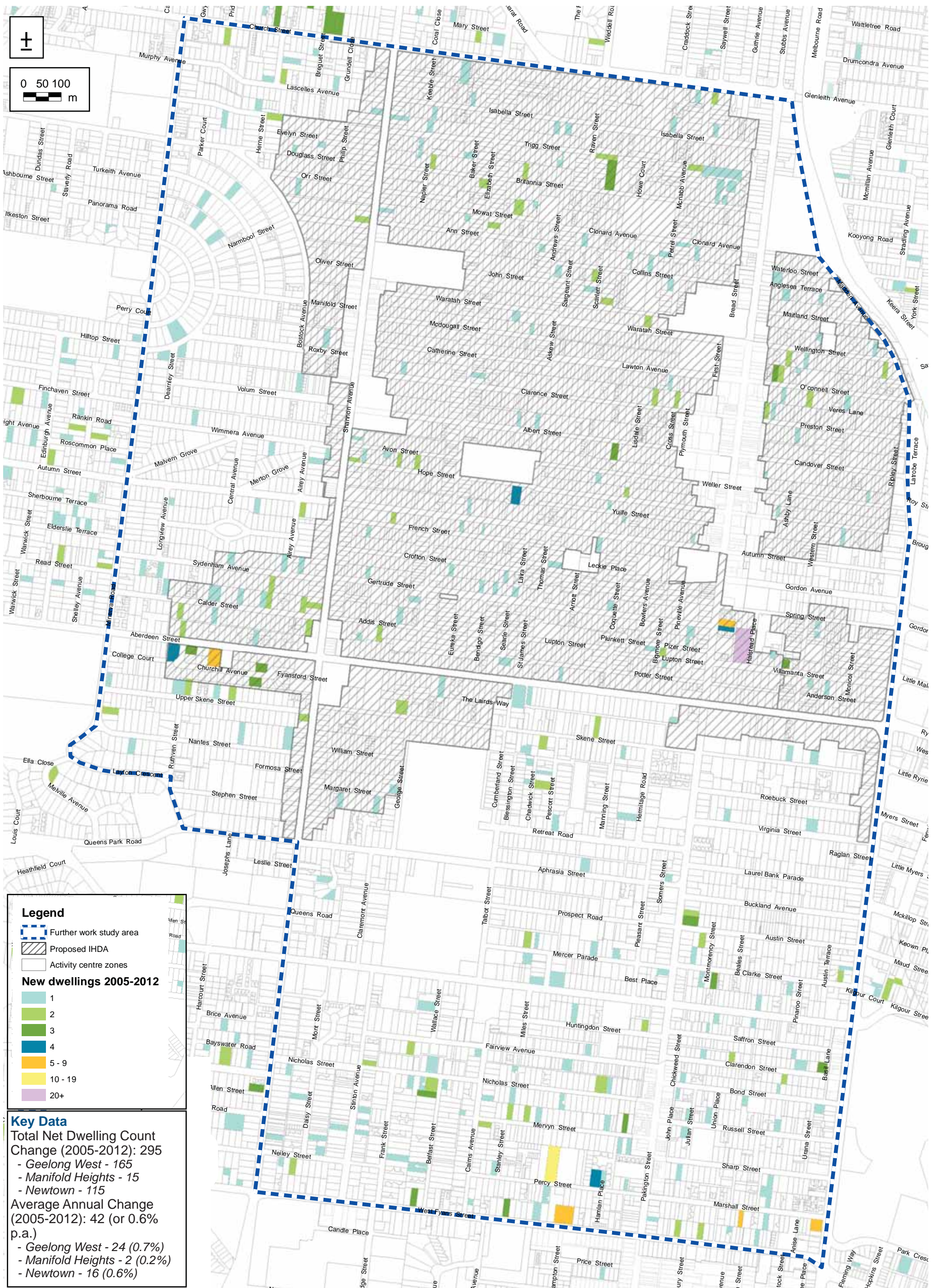
Above: Close-up of various blocks within the IHDA



Source: Map prepared by the City of Greater Geelong - March 2014. Site coverage has been calculated using ArcMap using the size of the building footprint and lot size.

# Geelong West/ Newtown/ Manifold Heights Further Work Area

## Recent Residential Development





Above: Typical residential construction

## New Residential Construction

Number of New Residential Construction Projects by Dwelling Yield Range (2005-2012):

1:1 Replacement	1	2	3	4	5-9	10-19	20+	Total
139	99	76	18	3	5	1	1	342

Source: Spatial Economics, Housing Development Data (2005 - 2012)

## Residential Dwelling Stock

Residential Dwelling Stock (2005-2012):

2005	2006	2007	2008	2009	2010	2011	2012
7,157	7,192	7,213	7,294	7,313	7,345	7,376	7,452

Source: Spatial Economics, Housing Development Data (2005 - 2012)





Above: Typical public realm throughout IHDA

# Geelong West/ Newtown/ Manifold Heights- Further Work Area Constraints

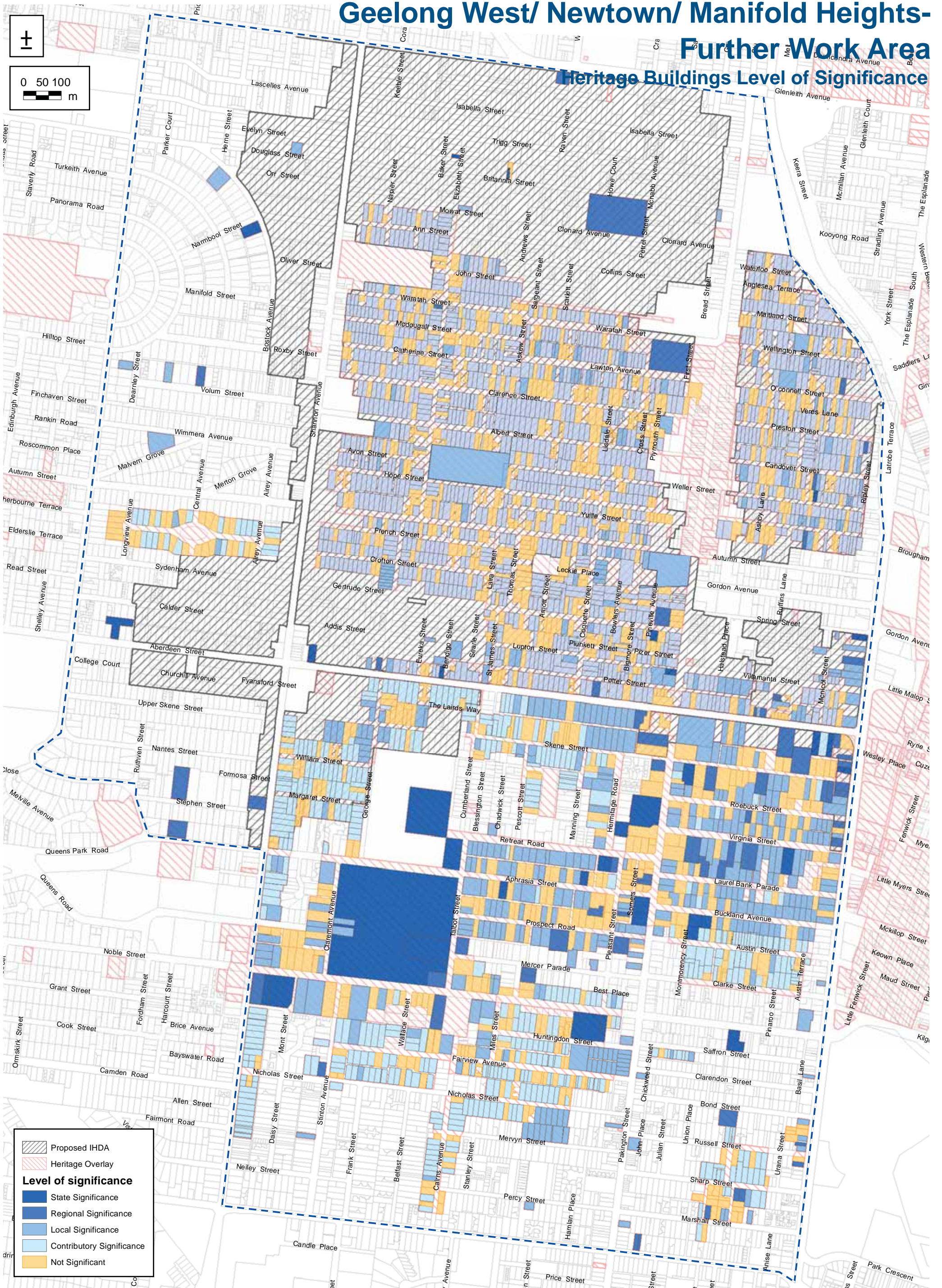


**Legend**

- Business zones
- Design Development Overlay
- Heritage Overlay
- Special Building Overlay

Source: Map prepared by the City of Greater Geelong - March 2014 using DTPLI overlay data

# Geelong West/ Newtown/ Manifold Heights- Further Work Area Heritage Buildings Level of Significance



## Relevant Design Objectives

### DDO14: DWELLINGS OVER 7.5 METRES IN AREAS WITH ACCESS TO VIEWS

Ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

### DDO17: CENTRAL GEELONG ACTIVITY CENTRE - WESTERN WEDGE PERIPHERAL PRECINCTS

- Encourage excellence in architecture that enhances the streetscape and complements the existing heritage and waterfront character.
- Encourage higher buildings and maximise the overall intensity of development throughout the precincts that are peripheral to the Central Geelong Activity Centre.
- Ensure built form shares key views, respects heritage areas, protects residential amenity, protects the amenity of public spaces and maintains the general step down of built form to Corio Bay.
- Allow taller buildings to punctuate above the predominant built form where it is of slender design, demonstrates design excellence, provides increased pedestrian permeability and spaces, retains generous visual permeability between taller buildings and retains key views.
- Encourage retention and creation of viable development sites by supporting consolidation and avoiding fragmentation.
- Encourage increased development densities and discourage under development.
- Create a network of attractive public streets and walkways connecting conveniently throughout the precincts that are peripheral to the Central Geelong Activity Centre and connect into the Geelong Western Wedge and which achieve efficient access for essential vehicle traffic.
- Encourage design that promotes active frontages to streets, contributes to open spaces and pedestrian routes and supports pedestrian generating activities.
- Ensure that the location and design of car parks, loading bays and services areas promotes active street frontages, does not dominate the public domain and supports safe use and access.
- Encourage use of innovative, best practice, urban design and building techniques that incorporate environmentally sustainable design principles.

#### Latrobe Terrace: Precinct 1

- Provide robust built form responding to highway frontage along the Latrobe Terrace western frontages.
- Promote outstanding architecture that reflects the high profile of Latrobe Terrace.
- Address sensitivity of adjacent residential development through low rise development.
- Preferred height limit of 12 metres, reducing to the west when required to protect residential amenity. Where not separated by a lane or road, development should be not greater in height than the adjoining residential development within 6 metres of the common boundary.
- 0 metre setbacks required except where appropriate on corner sites.

#### COMMON TO ALL HO

- Encourage contemporary interpretation of traditional building design.
- Encourage use of traditional construction materials.

#### HO1623: NEWTOWN HILL HERITAGE AREA

- Retain bluestone lanes, nature strips, street tree planting, and traditional garden settings.
- Retain intact examples of Victorian, Edwardian, Federation and interwar Californian Bungalow style predominately single storey double fronted detached houses and discrete building type groupings.
- Retain uniformity of scale of the area including predominantly single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- Encourage use of appropriate fence types (< 1400mm), designs and locations.
- Encourage appropriate development, form and scale of garages and/or carports.

#### HO1624: LATROBE TERRACE SHOPS HERITAGE AREA

- Retain moderate footpath widths.
- Retain intact examples of the early Victorian and Edwardian commercial buildings.
- Retain uniformity of scale of the area including single storey scale, little or no separation between buildings and minimal street setbacks (commercial buildings), early and original shopfront detail and skillion timber verandahs.
- Encourage use of appropriate fence types (front height < 1200mm), designs and locations.
- Encourage appropriate development, form and scale of garages and/or carports.

#### HO1625: CHILWELL AND SAFFRON STREET HERITAGE AREA

- Retain bluestone kerb and channel, street tree planting and narrow nature strips.
- Retain intact examples of Victorian, Edwardian and to a lesser extent Californian Bungalow style detached houses and other significant buildings.
- Retain uniformity of scale of the area including single storey height, regular front and side setbacks (often with minimal separation from the front and side), narrow frontage allotments and site areas and varying subdivisional patterns.
- Encourage use of appropriate fence types (front height < 1200mm), designs and locations.

- Encourage appropriate development, form and scale of garages and/or carports.

#### HO1626: ABERDEEN, GEORGE AND SKENE STREETS HERITAGE AREA

- Retain distinctive pockets of intimately scaled streets with minimal street setbacks, nature strips, footpaths and street tree planting (in Skene and George Streets) with bluestone kerb and channel (in Skene Street) and extensive street tree planting and street setbacks in Aberdeen Street.
- Retain intact examples of Edwardian and Californian Bungalow style houses and some post war styles predominantly single storey, double fronted detached houses.
- Retain urban foci in the precinct, including: the corner shops at the Skene Street and George Street intersection and the concrete milestone set into the pavement outside 113 Aberdeen Street.
- Retain uniformity of scale of the area including single storey height limit, regular front and side setbacks (some in Skene Street with minimal separation), larger frontages and site areas (in Aberdeen Street and some in Skene Street), others small and narrow (in Skene Street and George Street), building separation and rear vehicle access/side driveways.
- Encourage use of appropriate fence types, designs and locations; and
- Encourage appropriate development, form and scale of garages and/or carports.

#### HO1627: APHRASIA STREET HERITAGE AREA

- Retain nature strips, street tree planting, bluestone kerb and channel, generous building setbacks and garden settings.
- Retain 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.
- 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.
- Encourage the use of appropriate fence types, designs and locations;
- Encourage the appropriate development, form and scale of garages and/or carports.
- 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.
- 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.

#### HO1632: GIRTON CRESCENT HERITAGE AREA

- Retain urban foci in the precinct, including the central reserve/recreation area and landscape qualities including cypress trees.
- Retain intact examples of Californian Bungalow and SSB styles.
- Retain uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- Encourage use of appropriate fence types (< 1200mm), designs and locations.
- Encourage appropriate development, form and scale of garages and/or carports.

#### HO1633: LAWTON AVENUE HERITAGE AREA

- Retain wide main roads with nature strips and street tree planting (in Waratah Street and Lawton Avenue), bluestone detailing in the rear laneway and traditional garden settings.
- Retain intact examples of Victorian, Edwardian and Californian Bungalow styles.
- Retain uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- Encourage use of appropriate fence types (< 1200mm), designs and locations.
- Encourage appropriate development, form and scale of garages and/or carports.

#### HO1634: PAKINGTON STREET COMMERCIAL HERITAGE AREA

- Retain and enhance streetscape qualities of this area including single and double storey commercial, civic and institutional buildings with varying street setbacks, use of parapets and minimal separation between buildings.
- Retain intact examples of Victorian, Edwardian and post war Bungalow style single and double storey commercial buildings together with churches, civic buildings and other culturally significant places.
- Retain uniformity of scale throughout, including single and two storey height limit, different setback distances based on the use and function of the building (commercial buildings generally abutting street frontages, civic and institutional buildings setback), building separation and subdivision.
- Encourage replacement of inappropriate cantilever verandahs with appropriately designed cantilever, or post supported verandahs.
- Undertake streetscape redevelopment works in accordance with the Pakington Streetscape Improvements Plan 1990, including powerline relocation.

#### HO1635: VILLAMANTA STREET HERITAGE AREA

- Retain bluestone detailing in Villamanta Street and the rear laneway of Potter Street, street tree planting, and traditional garden settings.
- Retain intact examples of Victorian, Edwardian and Californian Bungalow style predominately single storey double fronted detached houses.
- Retain uniformity of scale of the area including single storey height, regular front and side setbacks, rear vehicle access from Potter Street, building separation and subdivision pattern.

- Encourage use of appropriate fence types (< 1400mm), designs and locations.
- Encourage appropriate development, form and scale of garages and/or carports.

#### HO1917: EYRE HERITAGE AREA

- Retain surviving early streetscape qualities of the area, including the asphalt footpaths and the bluestone kerbs and channels in Manning and Pescott Streets.
- Retain and enhance intact examples of detached, Victorian, Edwardian, Federation, interwar Bungalow and postwar era dwellings.
- Retain and enhance the small number of intact Victorian, interwar and postwar era commercial buildings.
- Retain Stone Pine tree at the rear of the Gold Diggers Hotel, 87 Skene Street, and Kenwith Park, as important landscape features in the area.
- Retain modest residential building scale throughout.
- Retain uniformity throughout, including single storey height, regular front and side setbacks and rear or side driveways; building separation and subdivision.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials including horizontal timber weatherboard wall cladding, pressed face brick wall construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300 mm.
- Encourage appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1918: HERMITAGE HERITAGE AREA

- Retain surviving early streetscape qualities of the area, including the bluestone kerbs and channels on the east sides of Hermitage Road and Manning Street.
- Retain and enhance intact examples of detached, Late Victorian, Edwardian, Federation, and interwar era dwellings.
- Retain modest residential building scale throughout.
- Retain uniformity throughout, including single storey height, regular front setbacks and rear or side driveways.
- Retain building separation and notable settings to several of the dwellings, including those at 6 Hermitage Road, 10 Hermitage Road, 12 Hermitage Road and 22 Retreat Road.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding, pressed face brick wall construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal or terra cotta tile roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300 mm.
- Encourage appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1919: WILLIAM & MARGARET STREETS HERITAGE AREA

- Retain and enhance intact examples of detached, Edwardian and interwar and postwar era dwellings.
- Retain modest residential building scale.
- Retain uniformity throughout, including single storey height (when viewed from the front of the dwellings), regular front and side setbacks; building separation and subdivision.
- Retain surviving evidence of the former quarry behind 20-26 William Street, given the likely archaeological research potential.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or side verandahs, wide eaves, and minimal detailing.
- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding, pressed face brick or rendered wall construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300 mm.
- Encourage appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1920: SHANNON AVENUE HERITAGE AREA

- Retain and enhance intact examples of detached, Edwardian/Federation and interwar era dwellings.
- Retain modest residential building scale throughout.
- Retain uniformity throughout, including single storey height (when viewed from the front of the dwellings), regular front and side setbacks; and building separation.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or return verandahs, narrow or wide

- eaves, and minimal detailing.
- Encourage use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300-1500 mm (at the very least, the fence should be no higher than adjoining fences).
- Encourage appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1921: CLARKES HILL HERITAGE AREA

- Retain surviving early streetscape qualities of the area, including the bluestone kerbs and channels.
- Retain and enhance intact examples of detached, Victorian, Edwardian, Federation and interwar Bungalow styled dwellings.
- Retain the very modest to medium residential building scale throughout;
- Retain the uniformity throughout, including single storey appearance (when viewed from the front of the dwellings), regular front and side setbacks; and building separation.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or return verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300 mm.
- Encourage appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1922: BAREENA ESTATE HERITAGE AREA

- Retain and enhance intact examples of detached, Late Victorian, Edwardian, Federation and interwar and postwar Bungalow styled dwellings.
- Retain 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.
- Retain Chilwell and St. Robert's Primary Schools, and the Bareena Bowling Clubhouse as local heritage landmarks.
- Retain medium to large residential building scale throughout.
- Retain uniformity throughout, including the predominant storey appearance (when viewed from the front of the dwellings), regular front and side setbacks; and building separation.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, 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.
- Encourage 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.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300 mm.
- Encourage appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1923: MERCER'S HILL HERITAGE AREA

- Retain and enhance intact examples of detached, Late Victorian, Edwardian, Federation and interwar Bungalow styled dwellings.
- Conserve and enhance substantial private gardens containing elevated and mature garden settings, front fences and retaining walls along Noble Street (especially the front fences at 100-110 Noble Street).
- Retain any surviving archaeological evidence of 19th century gold mines in the area.
- Retain medium to large residential building scale throughout.
- Retain uniformity throughout, including the predominant storey appearance (when viewed from the front of the dwellings), large front setbacks and regular side setbacks.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or side verandahs, broad eaves, and minimal detailing.
- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding and rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height between 1000 mm and 1300 mm.

#### HO1924: CAIRNS AVENUE HERITAGE AREA

- Retain and enhance intact examples of detached Edwardian and interwar Bungalow styled dwellings.
- Retain modest residential building scale throughout, when viewed from Cairns Avenue.
- Retain uniformity throughout, including the predominant storey appearance (when viewed from the front of the dwellings), and regular front and side setbacks.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch

between 25 and 35 degrees), front verandahs, wide eaves, and minimal detailing.

- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding and rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height between 1200-1300 mm.
- Encourage appropriate development, form and scale of garages and/or carports, with a location at the rear or side of the existing and/or infill buildings.

#### HO1925: FAIRVIEW AVENUE HERITAGE AREA

- Retain and enhance the intact examples of detached Edwardian, Federation and interwar Bungalow styled dwellings.
- Retain the Late Victorian dwelling at 88 Fairview Avenue, which forms a local historical landmark in the area.
- Conserve and enhance the well-established front private garden settings;
- Retain the early bluestone kerbs and channels in the rear lanes.
- Retain the uniformity throughout, including the predominant storey appearance (when viewed from the front of the dwellings), generous front setbacks and narrow side setbacks.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or return verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding and rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height between 1200-1300 mm.
- Encourage appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1926: BONA VISTA HERITAGE AREA

- Retain and enhance intact examples of detached interwar Bungalow styled dwellings and the smaller number of Edwardian and postwar Bungalow styled dwellings.
- Retain uniformity throughout, including the predominant storey building height, modest scale, and regular front and side setbacks.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding and rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300-1500 mm (at the very least, the fence should be no higher than adjoining fences).
- Encourage appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1958: BALLINASLOE HERITAGE AREA

- Retain surviving early streetscape qualities, including the grid layout of the streets, remnant bluestone kerbs and concrete channels on both sides of Crofton Street (east of George Street only) and the narrow grassed nature strips in Autumn, French (north side), Crofton and Gertrude Streets.
- Retain modestly scaled residential buildings.
- Retain and enhance intact examples of single storey, detached, Victorian, Edwardian and interwar Californian Bungalow dwellings, including the homogenous portions of streetscapes in George, Laira, Crofton and Gertrude Streets.
- Retain uniformity of scale throughout, including single storey height, regular front and side setbacks and side driveways; building separation and subdivision.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence of the fences survives.
- Encourage appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1959: GREAT WESTERN ROAD HERITAGE AREA

- Retain surviving early streetscape qualities, including the asphalt footpaths and bluestone kerbs and channels.
- Retain and enhance intact examples of detached, Victorian, Edwardian, Federation and interwar Californian Bungalow styled dwellings.
- Retain contextually atypical dwellings, commercial buildings and other local landmarks, as these buildings also contribute to the significance of the place. Significant atypical dwellings include "Mapphyla" at 6 Aberdeen Street and the interwar dwelling at 40 Aberdeen Street. Local commercial landmarks include the former Argyle Hotel at 30 Aberdeen Street, former

Hooper's Grocery Store at 132 Aberdeen Street, and the two storey building at 148 Aberdeen Street.

- Retain predominantly uniform scale throughout, including single storey height (when viewed from the front of the dwellings), regular front and side setbacks; building separation and subdivision.
- Encourage accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary and/or innovative interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side and return verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives.
- Encourage appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1960: MILTON HERITAGE AREA

- Retain surviving early streetscape qualities, including the grid subdivision layout, asphalt footpaths (in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets), bluestone kerb and concrete channel (in Hope, Plymouth and Weller Streets) and the asphalt paving with central bluestone spoon drains in four lanes.
- Retain and enhance significant diversity of conventionally-designed detached and semi-detached, Victorian, Late Victorian, Edwardian, Federation, interwar Californian Bungalow, interwar and late interwar Bungalow, and early postwar Old English styled dwellings.
- Retain and enhance small number of significant Victorian, Edwardian and interwar era commercial buildings.
- Retain former places of worship, including the Salvation Army Citadel;
- Retain and enhance Sparrow Park and Baker's Oval as landmark public recreation reserves.
- Retain similar front setbacks and narrower side setbacks (in the context of the setbacks to dwellings in each particular street and different portions of the streets).
- Retain predominantly uniform scale throughout, including single storey height and building separation.
- Encourage accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary and/or innovative interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side or return verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives.
- Encourage appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1961: PINEVILLE HERITAGE AREA

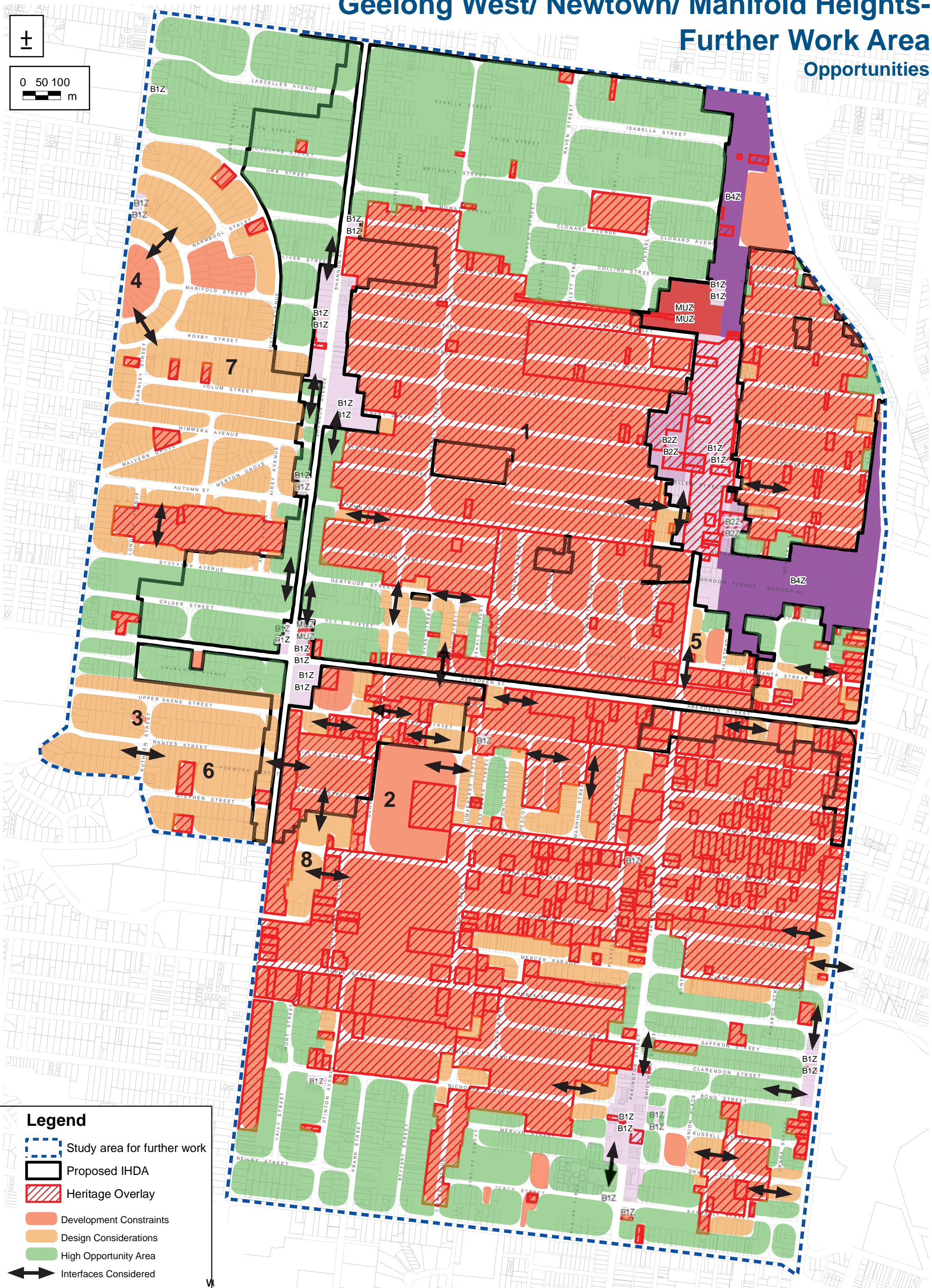
- Retain surviving early streetscape qualities including the diversity of building stock, subdivisions and allotment sizes, and the early bluestone kerbs, channels and cross overs in Bigmore Street and Leckie Place, bluestone kerbs in Thomas Street and the asphalt footpaths in Autumn, St. James (east side), Potter and Lupton Streets.
- Retain and enhance significant diversity detached Victorian, Late Victorian, Edwardian, Federation, interwar and to a lesser degree, early postwar era building stock.
- Retain and enhance small number of local heritage landmarks, including the former Wesleyan Church, Pakington Street, Memorial Sunday School, 2 Potter Street, 'Pineville', 2 Gertrude Street, 'Dumbarton', 12 Thomas Street, and the former Geelong West Fire Station, 95 Pakington Street.
- Retain and enhance Geelong West Park as an important public landscape.
- Retain and enhance Geelong West Bowling Greens as an important recreational and sporting landscape.
- Retain names of the streets that commemorate local soldiers who fought and died in the First and Second World Wars. These streets are: Bigmore, Lupton, Pizer, Plunkett and Potter Streets, and Leckie Place.
- Retain remaining physical evidence of the former Western Gully that traverses the Heritage Area, which now largely comprises a below-ground barrel drain between Pakington and Laira Streets.
- Retain predominantly uniform scale throughout, including single storey height and building separation.
- Encourage accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary and/or innovative interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side or return verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also

- encouraged where photographic evidence survives.
- Encourage appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings.

#### HO1962: WATERLOO HERITAGE AREA

- Retain surviving early streetscape qualities including the small frontage widths, 19th century bluestone kerb and channel in Weller and Picton Streets, early 20th century bluestone kerb and concrete channel in Cando-ver and Wellington Streets, asphalt footpaths and the surviving bluestone spoon drains in some of the side and rear lanes, including Kings Lane, Veres Lane and Ripley Street.
- Retain and enhance significant, predominantly-detached, modestly-scaled, standard Victorian, Late Victorian, Edwardian, Federation, and interwar Bungalow styled dwellings.
- Retain and enhance small number of non-residential buildings that continue to reflect original mixed use of the area, including the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O'Connell Street, former corner store at 31 Hope Street and Tucker's Funerals building at 57 Hope Street.
- Retain and enhance Kenworthy Reserve as an important public recreation space.
- Retain predominantly uniform modest building scale throughout, including single storey height.
- Retain modest front setbacks and narrow side setbacks throughout.
- Encourage accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives.
- Encourage additions to existing significant dwellings to be located at the rear.
- Encourage contemporary and/or innovative interpretation of traditional building design, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side or return verandahs, narrow or wide eaves, and minimal detailing.
- Encourage use of traditional construction materials, including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives.
- Encourage appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings.

# Geelong West/ Newtown/ Manifold Heights- Further Work Area Opportunities



**Legend**

- Study area for further work
- Proposed IHDA
- Heritage Overlay
- Development Constraints
- Design Considerations
- High Opportunity Area
- Interfaces Considered

1. Parcels in heritage areas



2. Parcels with significant community use



3. Established community parcels



4. Desirable open public space



5. Parcels opposite heritage areas



6. Established character areas



7. Established character areas



8. Parcels surrounded by heritage buildings and areas



# Geelong West/ Newtown/ Manifold Heights Further Work Area Opportunities



1. Large parcels with access to major road



2. Large parcels without development constraints



3. Parcels with high amenity



4. Parcels extending from activity area



5. Parcels unaffected by heritage surrounds



6. Boundary edge opposite CBD and station



7. Sites surrounding activity area and with easy access to highway

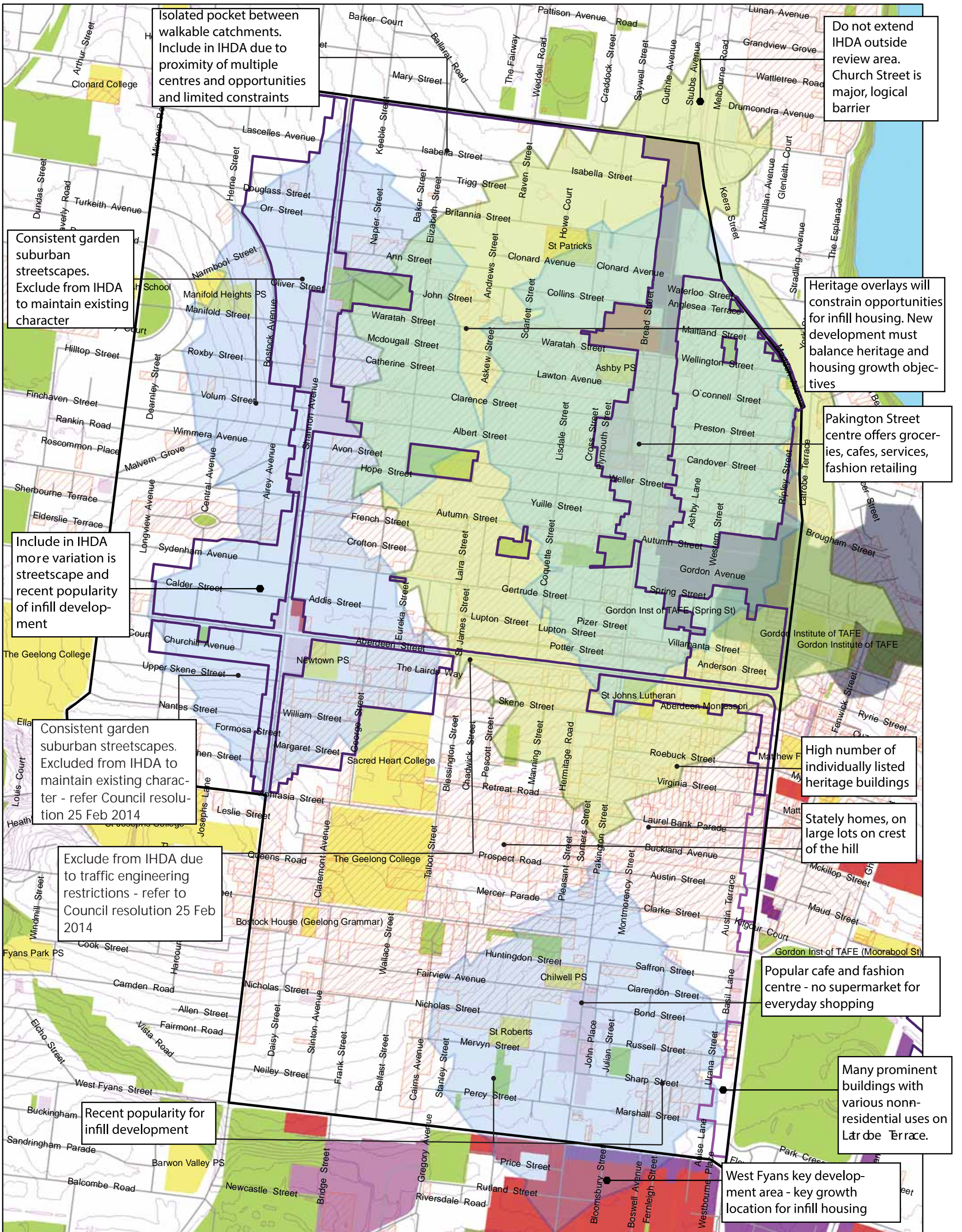


8. Parcels in areas experiencing change and with extremely high amenity



# Geelong West/ Newtown/ Manifold Heights Further Work Area

## Opportunities & constraints synthesis



### Legend

	Proposed IHDA		800m walking distance		2.5m contours
	Review area boundary		400m Geelong Station		Walking routes
	Residential growth zone - Latrobe Terrace		Heritage Overlay		Education uses
	400m walking distance				

### Geelong West, Manifold Heights and Newtown | Opportunities and constraints

