

22.36

28/01/2010
 C429(Part 4)
 Proposed C375

HO1649: FLINDERS HERITAGE AREA

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

Policy Basis

The precinct is significant for its seaside character, formed by the strong visual connections with the Barwon River, ocean, bridge, jetties and with the Barwon Heads Park and Frank Ellis Reserve (with several tea trees and some exotic cypress trees). The precinct also has a combination of large, medium and small scale Late Victorian, Edwardian, Federation and interwar Bungalow houses. The area has a high, notable proportion of intact, detached, single and double storey horizontal weatherboard houses in good condition. The precinct also has substantial front and side setbacks, rear and/or side vehicular access, and two narrow gravel pedestrian lanes off Flinders Parade. The area is also characterised by the pitched gabled and/or hipped roofs adorned with early chimneys. The seaside character is further enhanced by the combination of early short span concrete kerbing and paving, and/or the gravel verges and no concrete paving, grassed nature strips, open drains and at least one gravel road, which make the precinct particularly visually diverse yet distinctive.

Historically, the area has a close association with the earliest urban developments in Barwon Heads from the latter 19th century, including the Barwon Heads Hotel site (formerly the Coffee Palace in the late nineteenth and early twentieth centuries) and particularly with the Flinders Estate subdivision of 1887, and the Barwon Heads Estate Company subdivisions of 1891 and 1901. The precinct is also notable for its strong associations with several prominent citizens of Geelong and the Western District, whose seaside homes reflect the growth of Barwon Heads as a tourist/holiday destination from the late nineteenth century. The small numbers of former boat sheds within the precinct are also an important legacy of Barwon Heads as a holiday resort from the turn of the century.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, gravel verges, open drains, short span concrete kerbing and paving, and the important visual connections with the Barwon Heads Park and the tea-tree reserve fronting Flinders Parade;
- To retain and enhance the significant urban foci in the precinct, including: the Morton Bay Fig and Pine trees immediately south of the Barwon Heads Hotel fronting Ewing Blyth Drive; Palm Tree at 17 Ozone Road; Norfolk Pine and Monkey Puzzle trees at 1-3 Ozone Road; jetties at the eastern end of Ozone Road and east of the Barwon Heads Park, corner store at 1 Flinders Parade, and the substantial pine trees along the northern end of the Reserve (Frank Ellis) and along the southern end of Seaview Avenue;
- To retain and enhance the important treed landscapes along the Barwon River frontage: Barwon Heads Park and the Reserve (Frank Ellis);
- To retain and enhance the range of large, medium and small scale residential buildings and the medium scale corner store within the Heritage Overlay Area;
- To retain and enhance the intact examples of Late Victorian, Edwardian, Federation and interwar Bungalow style, single and double storey detached buildings;
- To retain the uniformity of large front and side setbacks and side driveways, building separation and subdivision, and single and double storey heights throughout the Heritage Overlay Area;
- To retain and enhance the existing topography and widths of the streets within the Heritage Overlay Area;

- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gabled roofs, verandahs, and minimal timber detailing;
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows, brick chimneys and unpainted, non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations, with a height no greater than 1300mm [on a side or rear boundary](#);
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear or recessed at the side of the significant 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;
 - Detached, single storey or double storey buildings;
 - Hipped and/or gabled roof forms with a pitch between 25 and 35 degrees;
 - Narrow or wide eaves,
 - Rectangular timber framed windows (where the vertical dimension is greater than the horizontal dimension) or as a horizontal bank if grouped;
 - Employs traditional building materials, including horizontal timber weatherboard wall cladding or an alternative to horizontal weatherboard cladding is a smooth render over masonry;
 - Encourage non-zincalume (non-highly reflective zincalume), corrugated sheet metal roofing.
- Encourage the retention of existing allotment configuration;
- 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 and have a side driveway or rear access;
- Encourage the retention of the narrow, gravel pedestrian lanes off Flinders Parade for their existing pedestrian purpose;
- Restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration.
- Encourage the retention of gravel verges and any works shall reflect existing form/s and coloration;
- Encourage the retention of nature strips (without kerbing and/or paving), and open drains;
- Encourage existing and intact culturally significant Victorian / Federation / Edwardian / Interwar Bungalow and other heritage places to be retained;
- Encourage existing significant visual connections, from existing thoroughfares and significant buildings, particularly those views to the Barwon River, bridge, jetties, Reserve (Frank Ellis) fronting Flinders Parade and the Barwon Heads Park from the culturally significant buildings to remain unobstructed;

- Encourage the significant Morton Bay Fig and Pine trees neighbouring the Barwon Heads Hotel in Ewing Blyth Drive (to the south), and the substantial pine trees in the tea-treed reserve and the substantial pine tree along the southern end of Seaview Avenue to be retained and when and if required, should be replaced with the same or an appropriate equivalent species;
- Encourage building heights to be single or double storey, and to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the 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 new garages and/or carports be located at the rear or recessed at the side of existing significant and/or infill buildings;
- Buildings and works and fence types, 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 Volumes 1, 2 & 4, prepared by Authentic Heritage Services Pty Ltd (2000).

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