

City South Residential Heritage Area Heritage Design Guidelines

City of Greater Geelong, ~~June 2022~~ July 2023

Heritage Place:	City South Residential Heritage Area	PS ref no:	HO1641
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Demolition or removal

Retain existing and intact significant places that are of moderate and major contributory value.

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Landscape and Subdivision Character

Promote conservation of the ~~wide~~ landscape and subdivision character along primary and secondary streets:

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- Encourage ongoing evolution of the existing roadways to accommodate ongoing vehicle, cycle, pedestrian, etc, traffic needs and public safety.
- Encourage street tree planting along ~~nature strips, street planting, generous or along central medians.~~
- Encourage nature strips to be grassed or otherwise treated with soft landscaping. Hard paving may be permitted to facilitate mixed use activities at former or existing corner stores but should otherwise be discouraged.
- Encourage front boundary fencing to dwellings, of an appropriate height and transparent or semi-transparent character, so as to retain visual connection between front gardens and the street.
- Encourage retention of front setbacks consistent with the contributory historical ~~building setbacks~~ median on that street, and ~~garden settings~~ areas between dwellings and front property boundaries.
- Retain ~~intact, culturally significant~~ the appearance of the historical allotment configuration in that street, typically being a detached dwelling extending across most, but not all, of each lot frontage.
- Encourage separation between neighbouring buildings consistent with the contributory historical building median on that street; discourage buildings that are constructed side boundary to side boundary.
- Encourage vehicle access to be off service lanes and minor streets when these are available. Where verge crossings have to be installed they should be kept to a single vehicle width.
- Discourage double width verge crossings, and minimise hard paved areas between the street building frontages and the street; encourage any necessary hardstand for parking or the like to occur at the rear or sides of the building.
- Consolidation or subdivision of the front halves of lots, typically incorporating the original houses, should be discouraged. Consolidation or subdivision of the rear halves of lots may be considered, on the proviso subdivision will not cause new vehicle accommodation and verge crossings to be constructed on the street frontage.

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Bulk, form and appearance

Promote conservation and appropriate adaptive reuse of the contributory historical dwellings within the area:

- Encourage existing Victorian, Edwardian, and ~~Californian~~ Interwar Bungalow ~~places~~ houses to be retained with appropriate adaptation to accommodate ongoing use.

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Bulk, form and appearance

Maintain the distinctive patterns of form and siting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation.

Encourage the contemporary interpretation of traditional building design and use of materials within the area.

Design buildings to incorporate the following:

- ~~Detached, single storey building forms.~~
- Single Encourage retention of significant character attributes and detailing, especially to exterior elements visible from the public domain.
- Discourage additions or alterations to the street frontage other than works that are restoring original details or returning the building to a form closer to its original appearance.
- Encourage additions or alterations that are reasonably visible from the public domain, excluding from service lanes of minor streets, to utilise a roof form and eave height, materials palette, architectural style and detailing, that complements the original style of the building, and which retains the original building's street frontage as the dominant visible feature of the property.
- For additions and alterations to the rear of the original building and new buildings within the rear part of the property that are not reasonably visible from the public domain, or are visible only from service lanes or minor streets, high-quality modern architectural design adaptations that complement the original style may be incorporated.
- Encourage garages or carports to be provided at the rear, otherwise at the side but setback from the front facade, of any building. Any garage doors visible from the street frontage should be single width. Carport design may either match the joinery style and form of the original building or may pursue a high-quality minimalist design with a thin fascia-less or floating roof plane that minimises visual impact on the setting of the house.
- Discourage painting of exterior surfaces that were originally unpainted, eg face brick.
- Encourage use of colour schemes on painted surfaces that are appropriate to the stylistic period of the house.

Promote conservation of the wider historical architectural character of the area through incorporating appropriate design characteristics within new infill development on the front half of the original lot:

- Present to the main street as a detached, single storey buildings, whilst allowing two storey additions or separate buildings upon the rear half of lots.
- Present single fronted, narrow facades or double fronted large facades to the main streets.
- Hipped and/or gable roofs Roof forms should complement the nearest the nearest contributory historical buildings, typically of a hipped, gabled or mixed form, with a pitch between 20-35 degrees.
- Verandahs (some recessed).
- Vertical Highest point of the roof and the eave height or the equivalent roof pitching/springing height should complement those of the nearest contributory historical buildings.
- The main street facade should incorporate an entry that addresses the street within either a full width roofed verandah, or a covered or recessed porch.
- Windows should be of a rectangular timber windows (that are vertically orientated singularly, or as vertical format (ie height substantially exceeds width) but can be grouped to form a horizontal bank if grouped).
- Horizontal timber weatherboard wall Wall cladding (an alternative to should complement contributory historical buildings within the neighbouring block, typically horizontal,

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~~weatherboard~~ timber weatherboards or rendered masonry, with face brick in limited areas.

- ~~Roof cladding is a smooth render over masonry).~~
- ~~Timber framed windows.~~
- ~~Non zincalume should be corrugated sheet metal roofing. Encourage the existing allotment configuration to be retained in a galvanised or bonded colour finish, avoiding dark colours and bare zincalume.~~

~~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 For new infill building heights to be single storey and to incorporate the following:~~

- ~~The highest point of the roof should development that is not be greater than the highest adjacent single storey building, whereby within the front half of a lot, there may be discretion as to side and rear setbacks, form and style provided the height of the roof should does not be greater than exceed two stories and 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 does not detract from the significant neighbouring~~

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~~buildings visually connected to it.~~

~~Locate garages or carports to the side or rear of buildings.~~

- ~~Encourage fences to be designed and located in a way that is sympathetic to the heritage character of the area historical contributory buildings visible at the main street frontage.~~

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Primary source

Geelong Region Historic Buildings and Objects Study Volume 2 (Allan Willingham, 1986)

Geelong City Urban Conservation Study, Volume 1 (Graeme Butler, 1993)

Geelong City Urban Conservation Study, Volumes 2-5 (Graeme Butler, 1991)

Geelong City Urban Conservation Study, Volume 4(a) (Helen Lardner, 1995)

City of Greater Geelong Heritage and Design Guidelines (Helen Lardner, 1997)

City Fringe Heritage Area Review (RBA Architects + Conservation Consultants, 2016)

[*South Geelong Urban Design Framework - Heritage Character Study \(Authentic Heritage Services, June 2020\)*](#)

[*South Geelong Urban Design Framework - Proposed Revision to HO1641 City South Heritage Area \(City of Greater Geelong, October 2021\)*](#)