

City South Heritage Area Heritage Design Guidelines

City of Greater Geelong, July 2023

Heritage Place:	City South 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.

Landscape and Subdivision Character

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

- 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 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 median on that street, and garden areas between dwellings and front property boundaries.
- Retain 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.

Bulk, form and appearance

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

- Encourage existing Victorian, Edwardian, and Interwar Bungalow houses to be retained with appropriate adaptation to accommodate ongoing use.
- 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.
- 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.
- 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 façade 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 vertical format (ie height substantially exceeds width) but can be grouped to form a horizontal bank.
- Wall cladding should complement contributory historical buildings within the neighbouring block, typically horizontal timber weatherboards or rendered masonry, with face brick in limited areas.
- Roof cladding should be corrugated sheet metal in a galvanised or bonded colour finish, avoiding dark colours and bare zincalume.
- For new infill building development that is not within the front half of a lot, there may be discretion as to side and rear setbacks, form and style provided the height does not exceed two stories and the form and massing does not detract from the character of the historical contributory buildings visible at the main street frontage.

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)

This document is an incorporated document in the Greater Geelong Planning Scheme pursuant to section 6(2)(j) of
the
Planning and Environment Act 1987