

HO1618: WOOLLEN MILLS HERITAGE AREA

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

Policy Basis

The Woollen Mills Heritage Area is historically significant for its extant mill buildings and complexes (Returned Sailors & Soldiers Woollen Mill, Albion Woollen Mill, Office of Collin's Union Mill). It also has a number of individual grand houses ("Barwon Grange", "Sladen House" and "Rosebank") and small cottages remaining with more recent industrial buildings in the area.

The area contains substantial remains of significance: Geelong Woollen Mills - Albion (c1869), office of Collin's Union Mill (works 1874, office 1910, 1940) and Returned Sailors & Soldiers Woollen Mills (c1922). Albion Mill is the oldest remaining Geelong woollen mill, one of a group of four that largely dominated the industry in Geelong in the 19th century.

The area demonstrates the importance of wool manufacturing to Geelong's (Newtown's) development and reflects the economic fortunes of the town. The proximity, vista and orientation of the area to the Barwon River and the nearby wool scouring works reflect its industrial heritage. The Woollen Mills are constructed from stone and brick, are of massive construction, rise to two storeys and are constructed close to the street with little setback.

Objectives

- To retain the early concrete kerb and channel and concrete paving in Rutland Street and bluestone kerb and channels and street tree planting in Pakington Street.
- To retain the combination of residential and industrial uses represented by the type and style of existing buildings.
- To ensure that new uses are compatible with the retention of the heritage value of significant buildings.
- To retain the significant urban foci in the area, including the brick chimney at the Returned Sailor's & Soldiers Woollen Mills, the street planting and bluestone kerb and channel in Pakington Street and the visual relationship of the area with the Barwon River.
- To retain the Albion Mill, office of Collin's Union Mill, Sladen House and Returned Sailor's & Soldiers Woollen Mills.
- To retain the uniformity of scale throughout the area, including the two-storey height limit, minimal front setback, building separation and subdivision pattern.
- To encourage contemporary interpretation of traditional building design.
- To encourage the use of traditional construction materials.
- To encourage the establishment of a mixed range of uses including residential, semi-commercial and industrial within the area.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
 - masonry construction with limited regular spaced openings
 - clear glazing
 - smooth rendered masonry
 - pressed, evenly coloured brick
 - non-zincalume corrugated sheet metal roofing
- Promote the retaining of existing allotment setbacks.

GREATER GEELONG PLANNING SCHEME

- 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 the highest point of the roof to be no greater than the highest point of an adjacent building.
- Encourage buildings to be well separated from adjacent buildings.
- Encourage existing and intact culturally significant places to be retained.
- Encourage a mixed range of uses.

References

City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown, (1991).

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