22.15 HO1622: LATROBE TERRACE HERITAGE AREA

28/01/2010
C129(Part 1)

This policy applies to all land included in the Latrobe Terrace Heritage Area.

Policy Basis

The Latrobe Terrace Heritage Area situated on the fringe of the City's commercial centre, comprises substantial dwellings on Latrobe Terrace with a group of significant church buildings in Aberdeen Street.

This area is distinguished by elite dwellings built for professional and business families. The area is in a prime location and is sited on a ridge with views to Corio Bay, and on travel routes to the south and west. The area has examples of nineteenth and twentieth century architectural styles. The buildings are of high quality, reflecting Geelong's regional importance and prosperity.

The area has a high retention of original housing stock, with excellent representative examples from early Victorian to the contemporary period. Typically, the houses are substantial and include the following characteristics; single or double storey buildings, of brick, timber or rendered materials, on sizeable blocks with generous proportions and street and boundary setbacks.

Its location as an entry to Newtown and the vistas to and from Geelong, give the area considerable visual and landmark importance.

Objectives

- To retain the street tree planting, traditional garden settings and the significant views of LaTrobe Terrace to and from the City and Corio Bay.
- To retain the modest to large scale Victorian and Edwardian residential buildings, contemporary religious and domestic/professional buildings (especially fronting Aberdeen Street) and mixed professional businesses and other significant buildings within the area.
- To retain the uniformity of scale of the area including single and double storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1000mm along Latrobe Terrace between Aberdeen Street and Roebuck Street), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.
- To encourage the long term redevelopment of the site at the south-west corner of Aberdeen Street and LaTrobe Terrace in a manner consistent with its heritage value and its importance as an entry to Newtown and Geelong;

Policy

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

- Promote buildings that incorporate the following design characteristics:
  - Detached, single or two storey, double fronted buildings.
  - Hipped and/or gable roofs with a pitch between 25-35 degrees.

  - Narrow or wide eaves and recessed verandahs.
  - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped) and parapet forms.
  - Rich ornamental detail designed in a contemporary manner.
  - Pressed evenly coloured brick.
  - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Slate, clay tiles or non-zincalume corrugated sheet metal roofing.
- Promote existing allotment configuration.
- Discourage buildings that are constructed boundary to boundary.
- Encourage vehicle access to properties from the rear laneway.
- Encourage separation between buildings equivalent to neighbouring buildings.
- Encourage the front setback to be equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.
- Encourage building heights that incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, so that the height of the roof and/or parapet should not be greater than 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 from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings.
- Buildings works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

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

City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).

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

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