

22.3813/11/2014
C199**HO1732: FYANS HERITAGE AREA**

This policy applies to all that land included in the shaded areas on the Fyans Heritage Area Map.

Policy Basis

This precinct is significant for its distinctive nineteenth century semi-rural town character comprising the historic core of Fyansford, centred around Hyland Street (Hamilton Highway) and Atkins Street. The layout of these roads and the predominantly linear, rectangular allotment layout are a tangible legacy of the original subdivision of 1854. Historically significant as the earliest official settlement in the Port Phillip District, the area is defined by three main nineteenth century periods of post-settlement development closely linked to the strong natural features of the two rivers, floodplains and escarpments that form the Fyansford valleys. The significance of the precinct is also physically manifested in the small number of surviving individually significant buildings and structures within the central township area of mixed design, function and materials. They demonstrate Fyansford's population growth and decline in the nineteenth century.

Objectives

- To respect the nineteenth century townscape and streetscape qualities of the Heritage Overlay Area;
- To protect and enhance the intact examples of the nineteenth century building stock;
- To promote the original track to the ford through appropriate interpretation;
- To retain the existing building scale throughout the Heritage Overlay Area;
- To retain the existing road layout of Hyland Street and Atkins Street within the Heritage Overlay Area together with a linear, rectangular allotment layout pattern;
- To encourage respectful, innovative and contemporary building design;
- To encourage the use of non-reflective building materials;
- To encourage the use of appropriate fence types, designs and locations;
- Major work should be preceded by a post-contact archaeological survey or heritage study, to determine if any sub surface archaeological artefacts are present on the site;
- Encourage new signs to be kept to a minimum size, number and respectful design;
- Develop an appropriate concept plan to enhance the cultural and environmental mix of exotic and indigenous vegetation within the precinct.

Policy

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

- Promote buildings that incorporate the following:
 - Building design that is innovative and contemporary but also respectful to the existing significant buildings;
 - Use of simple verandahs;
 - Rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
 - Use of non-reflective building materials;

- Encourage development that enhances the heritage values of the precinct;
- Encourage front setbacks along Hyland Street that are equivalent to the setback of significant neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage building heights that comply with the following:
 - The scale and height of new buildings directly fronting Hyland Street should be similar to the scale and height of the existing significant neighbouring buildings;
 - The highest points of the roofs of new buildings directly fronting Hyland Street should not be greater than the highest adjacent building, whereby the height of the roofs should not be greater than the main (overall) adjacent roof line. If the new work is adjacent to a higher building, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
 - Any new buildings or building components not fronting Hyland Street that are higher than the existing predominant building heights should not be highly visible and dominant when viewed from the principal streetscape of Hyland Street;
 - Any new rear building components to buildings fronting Hyland Street may be higher so long as they are not highly visible or dominant to the streetscape of Hyland Street, and not diminish the significance of existing individually significant buildings;
- Encourage new garages and/or carports to be located at the rear or recessed at the side of existing significant and/or infill buildings;
- Encourage the replacement of the street trees with the same or an appropriate equivalent species particularly in Hyland Street;

References

Greater Geelong Outer Areas Heritage Study Volumes 1, 2 & 4, prepared by Authentic Heritage Services Pty Ltd (2000)