

22.4528/01/2010
C129(Part 1)**HO1916: ABERDEEN STREET (NEWTOWN) HERITAGE AREA**

This policy applies to all land included in the Aberdeen Street (Newtown) Heritage Area.

Policy Basis

The Aberdeen Street Heritage Precinct is significant for its select and notable concentration of intact Federation/Edwardian and especially interwar era dwellings. While the allotments fronting Aberdeen Street were initially laid out in the mid 19th century, it was not until the early 20th century and particularly during the interwar (c.1920-45) period when the area was transformed by the dwellings that survive today. These dwellings are predominantly single storey with detached compositions, hipped and gabled roof forms, front or return verandahs, corrugated sheet metal roof cladding, horizontal timber weatherboard wall cladding, timber framed windows and detailing consistent with Edwardian, Federation and interwar Bungalow styles. Also contributing to the significance of the area is the rear location of carports and garaging.

Objectives

- To retain and enhance the intact examples of single storey, detached, Edwardian, Federation and interwar Bungalow dwellings, as identified in the *Newtown Heritage Review Report*, Volume 2 (2008);
- To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height, regular front and side setbacks and side driveways; building separation and subdivision;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300-1500 mm (at the very least, the fence should be no higher than adjoining fences);
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

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

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
 - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
 - Detached, single storey compositions;
 - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
 - Narrow or wide eaves;

- Front verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage the retention of existing allotment configurations;
- Encourage the retention of culturally significant Edwardian, Federation and interwar Bungalow dwellings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway or rear access;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof 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 principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1300-1500 mm (or at the very least, no higher than adjoining fences) and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the *City of Greater Geelong Heritage and Design Guidelines 1997*, which is an incorporated document.

References

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

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).

Newtown Heritage Study, Volumes 1-3, prepared by the City of Greater Geelong (2008).

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