

22.4628/01/2010
C129(Part 1)**HO1917: EYRE HERITAGE AREA**

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

Policy Basis

The Eyre Heritage Precinct is significant for its notable concentration of Victorian, and particularly Edwardian/Federation, interwar and postwar buildings constructed between c.1864 and c.1953. Parts of the area were initially laid out from the 1840s and 1850s, but the precinct largely reflects important eras of building development from the late 19th and early 20th centuries and during the interwar period. The majority of the dwellings of heritage value are single storey and are typical examples of Edwardian, Federation, interwar and postwar Bungalow styles. Most are built of timber weatherboard wall construction with slate or more particularly corrugated sheet metal hipped and gabled roofs, and front or return verandahs. Carports and garages are located towards the rear. The precinct is also identified by a small number of commercial buildings that form local landmarks in Skene Street, including the Gold Diggers Hotel at 87 Skene Street, former shop at 89 Skene Street, corner shops at 105 Skene Street and the shop at 125 Skene Street. Kenwith Park, which was laid out in c.1909, forms an important landscaped public park in the area, while the stone pine tree at the rear of the Gold Diggers Hotel represents another notable landscape feature. Also contributing to the significance of the area are the asphalt footpaths, as well as the bluestone kerbs and channels in Manning and Pescott Streets.

Objectives

- To retain the surviving early streetscape qualities of the area, including the asphalt footpaths and the bluestone kerbs and channels in Manning and Pescott Streets;
- To retain and enhance the intact examples of detached, Victorian, Edwardian, Federation, interwar Bungalow and postwar era dwellings, as identified in the *Newtown Heritage Review Report, Volume 2 (2008)*;
- To retain and enhance the small number of intact Victorian, interwar and postwar era commercial buildings, as identified in the *Newtown Heritage Review Report, Volume 2 (2008)*;
- To retain the Stone Pine tree at the rear of the Gold Diggers Hotel, 87 Skene Street, and Kenwith Park, as important landscape features in the area;
- To retain the modest residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including single storey height, regular front and side setbacks and rear or 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, pressed face brick wall construction, 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 mm;

- 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, smooth-rendered finish or pressed face brick (the choice of construction will be dependent on the construction of adjoining significant dwellings);
 - Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage the retention of existing allotment configurations;
- Encourage the retention of culturally significant Victorian, Edwardian, Federation, interwar Bungalow and postwar dwellings and commercial buildings;
- Encourage the retention of the Stone Pine tree at the rear of the Gold Diggers Hotel, 87 Skene Street, and Kenwith Park, as important landscape features in the area;
- 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. 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;
 - 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 mm 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

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).