

**22.52**28/01/2010  
C129(Part 1)**HO1923: MERCER'S HILL HERITAGE AREA**

This policy applies to all land included in the Mercer's Hill Heritage Area.

**Policy Basis**

The Mercer's Hill Heritage Precinct is significant as a distinctive residential area defined by Late Victorian, Edwardian, Federation and particularly interwar Bungalow styled dwellings. A large number of the dwellings have elevated and sloping landscape settings. Most of the dwellings have a single storey appearance with detached compositions, hipped and/or gabled roof forms, front and side verandahs, timber framed double hung windows, corrugated sheet metal roof cladding, timber weatherboard and rendered brick wall construction and broad eaves. The pair of brick garages at 104-106 and 108-110 Noble Street situated on the frontage boundaries, also contribute to the character of this part of the streetscape, while the remaining garages in the area are set back behind the front building lines. Further contributing to the heritage values of the area are the early front fences, including those at 100-110 Noble Street. Historically, the area is significant for its important eras of residential development after the subdivision of the area in the mid 1880s, when the Mercer's Hill Estate created a number of residential allotments fronting Noble Street and Mercers Parade. Further development occurred in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Yet, it was during the interwar period when the area was largely transformed by residential development. Historically, the area is also significant for its associations with gold mining after specks of gold were found in a gully crossing Noble Street (near Pakington Street) in 1862. Shafts were sunk on Mercer's Hill by the Geelong Gold and Coal Mining Prospecting and Mining Company, while other mining companies sunk shafts in the area in the 1860s and 1870s. None of these gold prospecting operations appear to have been successful, although archaeological evidence may survive as a legacy of the mining era.

**Objectives**

- To retain and enhance the intact examples of detached, Late Victorian, Edwardian, Federation and interwar Bungalow styled dwellings as identified in the *Newtown Heritage Review Report*, Volume 2 (2008);
- To conserve and enhance the substantial private gardens containing elevated and mature garden settings, front fences and retaining walls along Noble Street (especially the front fences at 100-110 Noble Street);
- To retain any surviving archaeological evidence of 19<sup>th</sup> century gold mines in the area;
- To retain the medium to large residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey appearance (when viewed from the front of the dwellings), large front setbacks and regular side setbacks;
- 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 or side verandahs, broad eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding and rendered wall finishes, 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 between 1000 mm and 1300 mm;

**Policy**

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

## GREATER GEELONG PLANNING SCHEME

- 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;
  - Broad eaves;
  - Front or side 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 roof cladding;
- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Late Victorian, Edwardian, Federation and interwar Bungalow styled dwellings;
- Encourage the retention and development substantial private gardens containing elevated and substantial landscaped settings;
- Encourage the retention of the front fences between 100 and 110 Noble Street;
- Where ground disturbance uncovers archaeological evidence of 19th century gold mining activity, works should cease until notification has been made with and approval given by Heritage Victoria for works to proceed, in accordance with the *Victorian Heritage Act 1995*;
- 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;
- 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 dwelling, 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 1000-1300 mm and of a design and construction reflective of the era and construction of the dwelling;

## GREATER GEELONG PLANNING SCHEME

- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings. Some opportunities may be available for modest carports and/or garages at the front (if adjacent to properties with front garages that form part of the existing front settings, and without hindering views to the dwelling and its garden);
- 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).