

22.5328/01/2010
C129(Part 1)**HO1924: CAIRNS AVENUE HERITAGE AREA**

This policy applies to all and included in the Cairns Avenue Heritage Area.

Policy Basis

The Cairns Avenue Heritage Precinct is significant for its notable number of interwar era dwellings and smaller number of Edwardian dwellings. These dwellings are largely single storey and detached, and feature gabled and/or hipped roof forms, front verandahs, wide eaves, corrugated sheet metal roof cladding, timber weatherboard wall cladding, timber framed double hung windows and detailing reflective of the stylistic era in which they were built. Cairns Avenue was transformed into an area of interwar Bungalows after the First World War from 1923, although some Edwardian dwellings had been built before the war, including the house at 38 Cairns Avenue (built in c.1912-13), which represents the earliest surviving dwelling in the street.

Objectives

- To retain and enhance the intact examples of detached Edwardian and interwar Bungalow styled dwellings as identified in the *Newtown Heritage Review Report*, Volume 2 (2008);
- To retain the modest residential building scale throughout the Heritage Overlay Area, when viewed from Cairns Avenue;
- To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey appearance (when viewed from the front of the dwellings), and regular front and 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 verandahs, wide 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 1200-1300 mm;
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear or side 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;
 - 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 roof cladding;
- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Edwardian and interwar Bungalow styled 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;
- 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 1200-1300 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 or side 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).