22.55 HO1926: BONA VISTA HERITAGE AREA

28/01/2010
C129(Part 1)

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

Policy Basis

The Bona Vista Heritage Precinct is significant as an intact residential area fronting the eastern side of Shannon Avenue, south of Noble Street. It is especially identified by interwar Bungalow styled dwellings, but also by a smaller number of Edwardian and postwar Bungalow dwellings. Most of the dwellings in the area are conventional in design, reflecting the middle and particularly working class population for which they were built. The architectural qualities of the area include the single storey detached compositions, hipped and/or gabled roof forms, front verandahs, horizontal timber weatherboard wall cladding, corrugated sheet metal roof cladding, narrow or wide eaves, timber framed windows and doors and rudimentary detailing consistent with the stylistic era in which the dwellings were built. While the area had been subdivided for residential development in the 19th century, it was the subdivision in 1909 known as the Bona Vista Estate that had the greatest impact on this part of Shannon Avenue. Most building development occurred after the First World War until the late 1940s.

Objectives

- To retain and enhance the intact examples of detached interwar Bungalow styled dwellings and the smaller number of Edwardian and postwar Bungalow styled dwellings as identified in the *Newtown Heritage Review Report*, Volume 2 (2008);
- To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey building height, modest scale, 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, narrow or 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 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 or 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 roof cladding;
- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Edwardian interwar and postwar 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;
  - 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).