

**22.58****BALLINASLOE HERITAGE AREA**21/07/2011  
C196

This policy applies to land included in the Ballinasloe Heritage Area shown as HO1958 on the planning scheme map and land at 201 Autumn Street and 13, 15, 17, 19, 21, 23, 25 and 27 George Street in Geelong West.

**Policy Basis**

The Ballinasloe Heritage Area is significant as a predominantly intact 19th and early 20th century era residential area defined by modestly scaled, detached, single storey, timber dwellings of conventional Victorian, Edwardian and interwar Bungalow designs. The modest and rudimentary nature of the majority of the dwellings in the area reflects the predominant working class population for whom they were originally built. The significance of the precinct also lies in the grid layout of the streets and rectangular allotments, initially laid out as the Ballinasloe subdivision estate in January 1854. The area does not appear to have been developed with housing until the 1880s, with a further period of growth in the 1910s. It was especially after the First World War in the 1920s when the precinct was transformed as a residential area, with the construction of a contextually large number of interwar Bungalows. While the streetscapes present a mix of Victorian, Edwardian and interwar dwellings, there are portions of the precinct with homogenous streetscapes, some of which appear to be a consequence of the building developments of the known local builders, including the row of Edwardian dwellings at 13-27 George Street (G.F. Moreland) and the row of interwar Bungalows in Laira Street (Michael Denno). Other homogenous stretches of housing include the row of five Edwardian dwellings and six interwar Bungalows in Gertrude Street, and the rows of interwar Bungalows in Crofton Street and the northern portion of George Street. Further contributing to the significance of the precinct is the remnant early engineering infrastructure, including the bluestone pitcher and concrete channels in Crofton Street (east of George Street). The narrow grassed nature strips in Autumn, French, Crofton and Gertrude Streets provide the only early public landscaping to the precinct.

**Objectives**

- To retain the surviving early streetscape qualities of the area, including the grid layout of the streets, remnant bluestone kerbs and concrete channels on both sides of Crofton Street (east of George Street only) and the narrow grassed nature strips in Autumn, French (north side), Crofton and Gertrude Streets;
- To retain the modestly scaled residential buildings within the Heritage Area;
- To retain and enhance the intact examples of single storey, detached, Victorian, Edwardian and interwar Californian Bungalow dwellings, including the homogenous portions of streetscapes in George, Laira, Crofton and Gertrude Streets, as identified in the *Ashby Heritage Review Stage 2, Volume 2* (2010);
- To retain the uniformity of scale throughout the Heritage 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 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 1300mm. The reconstruction of early fences is also encouraged where photographic evidence of the fences survives;
- 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 and 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 culturally significant Victorian, Edwardian and interwar Bungalow dwellings to be retained;
- 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 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 and 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 the retention (and where applicable restoration) of existing early bluestone kerbs and concrete channels on both sides of Crofton Street (east of George Street only);
- Encourage the retention of the narrow grassed nature strips in Autumn, French (north side), Crofton and Gertrude Streets;
- 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 (except for the southern boundary fencing to the properties fronting Autumn Street, where these fences screen private open space). Also encourage the reconstruction of early fence designs where historic photographic evidence survives;
- 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 Geelong West Urban Conservation Study*, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West (1986).

*Ashby Heritage Review Stage 2*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, for the City of Greater Geelong (2010).

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