

22.62 WATERLOO HERITAGE AREA21/07/2011
C196

This policy applies to land included in the Waterloo Heritage Area shown as HO1962 on the planning scheme map and to land at:

7, 12, 18, 23, 25, 37, 53, Candover Street, Geelong West

12, 14,24,25,26,27,32,34 Hope Street, Geelong West

23, 24, 27, 46-54 O'Connell Street, Geelong West

11, 27 Preston Street, Geelong West

10, 12, 14,30,53,59 Weller Street, Geelong West

7, 25, 45 Wellington Street, Geelong West

Policy Basis

The Waterloo Heritage Area is significant as one of the earliest surviving suburban areas in Geelong West where some of the most intense building activity occurred from the 1850s. The area has further significance for its residential building activity from the second half of the 19th century until the Second World War. This is reflected in the notable concentration of modestly scaled, single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s, with the evolution of residential building development forming part of the significance of the area. Most of the dwellings are standard in design and of timber construction, reflecting the working class population for which they were built. There are a few dwellings of more substantial design and/or of brick construction. Most of the streets and allotments were laid out as part of early 1850s subdivisions. These subdivisions included the Waterloo and Shirley Estates, the eastern parts of which were punctuated by the construction of the Melbourne to Geelong railway line between 1854 and 1857. The close proximity of the railway line brought about a notable population of railway employees in the area in the 19th and early 20th centuries. Originally a mixed residential, commercial and cultural area, the only buildings associated with non-residential uses that contribute to the significance of the precinct today are the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O'Connell Street, former corner store at 31 Hope Street and Tucker's Funerals building at 57 Hope Street. Further contributing to the significance of the area is the surviving 19th and early 20th century engineering infrastructure in the rear and side lanes with bluestone spoon drains, bluestone kerbs and channels in Weller and Picton Streets, and the bluestone kerbs and concrete channels in Candover and Wellington Streets. Kenworthy Reserve, between Wellington and Maitland Street, represents the only public recreation area in the precinct, established in 1940-41, after the demolition of the Ashby Methodist Chapel on the site in 1939.

Objectives

- To retain the surviving early streetscape qualities including the small frontage widths, 19th century bluestone kerb and channel in Weller and Picton Streets, early 20th century bluestone kerb and concrete channel in Candover and Wellington Streets, asphalt footpaths and the surviving bluestone spoon drains in some of the side and rear lanes, including Kings Lane, Veres Lane and Ripley Street;
- To retain and enhance the significant, predominantly-detached, modestly-scaled, standard Victorian, Late Victorian, Edwardian, Federation, and interwar Bungalow styled dwellings, as identified in the *Ashby Heritage Review Stage 2, Volume 2* (2010);
- To retain and enhance the small number of non-residential buildings that continue to reflect original mixed use of the area, including the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O'Connell Street, former corner

store at 31 Hope Street and Tucker’s Funerals building at 57 Hope Street, as identified in the *Ashby Heritage Review Stage 2, Volume 2* (2010);

- To retain and enhance Kenworthy Reserve as an important public recreation space in the Heritage Area;
- To retain the predominantly uniform modest building scale throughout the Heritage Area, including single storey height;
- To retain the modest front setbacks and narrow side setbacks throughout the Heritage Area;
- To encourage the accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage the contemporary and/or innovative 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, side or return 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 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 or double fronted, 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, side or return 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 and smooth-rendered wall finishes;
 - Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage the retention of existing allotment configurations and contextually modest frontage widths;
- Encourage culturally significant Victorian, Late Victorian, Edwardian, Federation, interwar Bungalow styled dwellings to be retained;

- Encourage the retention of significant non-residential buildings in the Heritage Area, including the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O'Connell Street, former corner store at 31 Hope Street and Tucker's Funerals building at 57 Hope Street;
- Encourage the retention of the Kenworthy Reserve as an important public recreation space in the Heritage 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 Area;
- Encourage rear vehicular access and side driveways that follow the traditional pattern in that part of the street;
- Encourage building heights to be single storey, with consideration given to the following 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 significant 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 19th century bluestone kerb and channel in Weller and Picton Streets, early 20th century bluestone kerb and concrete channel in Candover and Wellington Streets, asphalt footpaths and the surviving bluestone spoon drains in some of the side and rear lanes, including Kings Lane, Veres Lane and Ripley Street
- 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. 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).