

22.70 HO2017 MYERS STREET HERITAGE AREA06/12/2018
C359pt1

This policy applies to all land included in the Myers Street Heritage Area.

Policy Basis

The Myers Street Heritage Area is historically significant as a formerly prestigious residential area in central Geelong but whose former dwellings are being employed for commercial purposes. As the population has increased it has become an enclave for professional suites for medical and legal businesses. The precinct was primarily developed during the Victorian period though it includes some buildings dating from the early 20th century (Federation and Interwar periods). Unusually the development within the precinct has conformed to the original pattern of Crown allotments and the location on the high ground proved attractive for substantial houses, some of which were constructed for, or occupied by, notable residents of Geelong.

Myers Street Heritage Area is of aesthetic significance for the high standard of design/construction. It is characterised by distinctive buildings, primarily residences, from the Victorian period as well as some from the Federation and Interwar periods, several of which were designed by local architects.

The significant and contributory buildings in the precinct are relatively intact examples of their type. Their general quality, and so the desirability of the location, on the high ground close to the centre of the city, is attested by the predominant use of masonry to the walls and slate or tiled roofs (some removed). Many retain a complementary garden setting.

Objectives

- To maintain the heritage values of the Myers Street Heritage Area.
- To retain the prominence of the architecturally significant buildings.
- To maintain intact streetscape of original building stock, that is the significant or contributory examples from the Victorian, Federation and Interwar periods.
- To maintain the established character of the area which is generally defined by wide, sizeable allotments (reflecting the original subdivision pattern) and residential buildings, generally single storey with consistent setbacks to the front and side boundaries as well as garden settings.
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports.
- To encourage the use of appropriate fence types and heights.

Policy

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

- Encourage the retention of existing and intact culturally significant places primarily from the Victorian, but also Federation and Interwar periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.

- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
- Discourage buildings that are constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
 - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
 - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
 - Detached buildings with varied form.
 - Hipped and/or gable roofs with a pitch between 20 and 35 degrees.
 - Traditional roof materials: mostly slate and tiles, though some corrugated sheet metal.
 - Projecting eaves.
 - Traditional wall materials: predominantly masonry (face brick and/or rendered) with limited use of timber cladding.
 - Verandahs or porches.
 - Timber-framed windows, generally rectangular and vertically orientated.
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Discourage the introduction of crossovers to sections of the precinct where they are not typical.
- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

References

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

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

City Fringe Heritage Area Review Part 1 and Part 2, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (May 2017)(updated October 2018).