

HO1620: DRYSDALE COMMERCIAL HERITAGE AREA

This policy applies to all land included in the Drysdale Commercial Heritage Area.

Policy Basis

These streets are part of the early subdivision pattern of urban Drysdale and include both the civic and the domestic heritage of Drysdale. The area enables interpretation of Drysdale's historic role as a centre of local government and early focus for the surrounding rural community. High, Collins, Wyndham and Princess Streets and Murradoc Road are linked by the original five way intersection, which now has an altered traffic flow and a roundabout.

High Street, which is the main street of Drysdale, has many buildings that reflect important evidence of community activities over time. These include the Uniting Church, the former Free Library, the former Court House, the former Post Office, the former National Bank, the former Sunday School and the War Memorial.

Princess Street has a number of buildings including a former church school, several older Victorian and Federation houses and some Bungalow styles of a later period. This early residential part of Drysdale, close to the civic centre of High street, was used by the bush nursing and education departments to house their staff. Wyndham Street includes the Catholic Church, Presbytery and Hall and several houses. Collins Street has the former Post Office and at the Collins Street and Murradoc Road intersection there is the Drysdale Hotel.

Objectives

- To retain the diverse historic and architectural significance of the area and the mixture of domestic, commercial, public, religious and civic buildings which form the centre of Drysdale.
- To retain the semi-rural character of the streetscapes including contours, spoon drains and wide gravel verges on carriageways, street tree planting, garden beds and hedges.
- To protect and enhance the strong visual relationship of the buildings, including monumentality and uniformity of siting, and the scale, massing and construction of the buildings.
- To encourage the use of traditional construction materials.
- To retain the view at the rear of significant buildings on the north side of High Street to McLeods Waterhole, Drysdale.
- To retain the scope of setbacks, building separation and subdivision, and single and two-storey building heights of the area.
- To retain the urban foci in the precinct, at the apex of Wyndham Street, Princess Street, Murradoc Road, Collins Street and High Street.

Policy

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

- Promote buildings that incorporate the following design characteristics:
 - complex building forms
 - pressed, evenly coloured brick
 - smooth rendered masonry (incorporating traditional external muted tones)
 - stone
 - masonry construction
 - non-zincalume corrugated sheet metal or slate roofing.
- Promote the retaining of existing allotment setbacks and configuration.
- Encourage the separation between buildings equivalent to neighbouring buildings.

GREATER GEELONG PLANNING SCHEME

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant places to be retained.
- Encourage building heights that incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, so that 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.
- Ensure that buildings and works, and fences comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.
- Encourage open space between buildings to provide views to the rear of culturally significant places.
- Encourage new car parks with small scale footprints that can be interconnected with each other.
- Encourage building footprints of new developments to be in smaller lots to enable a visual view between buildings.
- Retain street trees, or where removal is unavoidable, to replant trees of a similar type, namely exotic elm street trees.
- Encourage the traditional form of streetworks by:
 - discouraging concrete kerbing to spoon drains; and
 - retaining gravel verges or alternatively providing sand colouring on the side of asphalt carriageways.
- Maintain and enhance the domestic scale and presence of the area by the planting of garden beds at the street boundary of car park areas.
- Encourage landscaping works within existing and new car parks to be undertaken by:
 - establishing native or exotic 2-3 metre high screen hedges.
 - establishing trees within the car park areas so that they protrude above the hedge and give a rural or treed appearance from outside the car park.
- Encourage the maintenance of the vista along Wyndham Street, Princess Street, Murradoc Road, Collins Street and High Street at the major roundabout of these intersections.
- Maintain the view north east of the church in High Street from Eversley Street and views south west to McLeods Waterhole by providing a footpath from Eversley Street to the church in High Street.

References

Bellarine Heritage Study, Volumes 1-3, prepared by Huddle, Howe, Lewis and Francis for the City of Greater Geelong, (1996).

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