

HO1628: AUTUMN STREET HERITAGE AREA

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

Policy Basis

This small but distinctive heritage area has regional historical significance for its turn-of-the-century subdivision and associated housing (1912) developed by T.J. Noske, Chairman of the nearby Australian Portland Cement Ltd who also played a major role in revitalising the plant into a major regional industry. Noske may have planned the estate known as "Rhineland Heights" to provide housing for his company's growing pool of workers. The subdivider was Mr L. Messy-Rhine.

This heritage area includes a group of similar detached and semi-detached, late Edwardian timber houses that front Autumn Street, Noske Street and Warwick Street dating back to 1912. These houses are detached or in attached pairs and are double fronted, symmetrical with hipped or gambrel roofs.

Streetscape elements include early bluestone kerb and concrete channel, street tree planting and nature strips that are a feature particularly in Autumn Street. The houses are located near the Geelong Cement plant with plant infrastructure (silos) visible in the background. The houses have regular front and side setbacks, with side driveways to rear garages and carports.

Objectives

- To retain the visual connection along Autumn Street to the Geelong Cement plant at the western end of Autumn Street.
- To retain intact examples of late Edwardian timber style housing characterised by predominately single storey double fronted detached and semi-detached houses, and other significant buildings.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, buildings attached or separated, wide allotment street frontages and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1200mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

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

- Promote buildings that incorporate the following design characteristics:
 - Detached and semi-detached, single storey, single or double fronted buildings.
 - Hipped and/or gambrel roofs.
 - Narrow eaves (less than 300mm wide).
 - Verandahs.
 - Rectangular timber windows.
 - Brick chimneys.
 - Minimal timber detailing.
 - Ornamental detail designed in a contemporary manner.
 - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
 - Timber framed windows.

GREATER GEELONG PLANNING SCHEME

- Non-zincalume corrugated sheet metal roofing.
- Promote existing allotment configuration and allotment setbacks.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage the front setback to be equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant late Edwardian places to be retained.
- Encourage building heights to be single storey and to 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.
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings.
- Buildings works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

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).

Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

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