

22.2628/01/2010
C129(Part 1)**HO1634: PAKINGTON STREET COMMERCIAL HERITAGE AREA**

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

Policy Basis

The Pakington Street Commercial Area contains a diversity of architectural styles in its buildings. There are representative building examples of each of the major periods from early Victorian to post war although the dominant character is the marginally 1900-1920 period with the overall development occurring between the 1850's to 1930's.

The Pakington Street Commercial Area is the commercial and civic focus for Geelong West. The area still retains much evidence of its long development. It contains several individual buildings of considerable regional significance, and many buildings of local significance.

Commercial buildings are consistent in having no setback from the pavement line and from each other, whilst civic or institutional buildings tend to be highlighted by a setback from the pavement eg the town hall and the former Primitive Methodist Church and are free-standing. The mixture of commercial, institutional and civic buildings contributes substantially to the character of Pakington Street. Buildings are a mixture of one and two storey buildings with two storey buildings tending to dominate corner sites. One storey buildings generally have high parapets or other architectural devices such as roof decoration or turrets to accentuate height. Original verandahs have been replaced by inappropriate cantilevered verandahs.

Objectives

- To retain and enhance the streetscape qualities of this area including single and double storey commercial, civic and institutional buildings with varying street setbacks, use of parapets and minimal separation between buildings.
- To retain the intact examples of Victorian, Edwardian and post war Bungalow style single and double storey commercial buildings together with churches, civic buildings and other culturally significant places.
- To retain the uniformity of scale throughout the area, including single and two storey height limit, different setback distances based on the use and function of the building (commercial buildings generally abutting street frontages, civic and institutional buildings setback), building separation and subdivision.
- To encourage the replacement of inappropriate cantilever verandahs with appropriately designed cantilever, or post supported verandahs.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To undertake streetscape redevelopment works in accordance with the Pakington Streetscape Improvements Plan 1990, including powerline relocation.

Policy

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

- Promote buildings that incorporate the following design characteristics:
 - Mostly attached commercial buildings (others are detached and setback).
 - Parapets (either plain or decorative) particularly to single storey buildings.
 - Designs which reflect the dominant height of adjacent buildings.
 - On large frontages buildings should have facades articulated to reflect the frontages of adjacent buildings.
 - Recessed entrances.

GREATER GEELONG PLANNING SCHEME

- Raised sill boards to shopfronts.
- Pressed, evenly coloured red brick construction and/or smooth rendered masonry used for façade decoration.
- Timber or bronze metal window frames.
- Non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration to be retained.
- 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 Victorian, Edwardian, and Californian Bungalow places to be retained.
- Encourage reinstatement of the original verandah form to commercial buildings.
- Encourage the separation between buildings to be equivalent to neighbouring buildings of the same use category in the area.
- Encourage commercial buildings to have little or no separation from adjacent buildings and to be constructed to the frontage.
- Encourage civic and institutional buildings to be setback from the front and side boundary equivalent to neighbouring buildings of the same use category.
- Encourage the building height not to exceed the height of the tallest neighbouring building located within the associated street block.
- Encourage the springing height of the roof to be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
- Encourage infill single storey buildings located between two storey buildings to include raised parapets to reflect the height of adjacent buildings.
- Ensure that buildings and works for commercial and civic buildings comply with the "Geelong City Urban Conservation Study Volume One - Restoration and Infill Guidelines: Commercial and Civic Buildings", which is an Incorporated Document.
- Buildings and works for other buildings and fences 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).

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).

Geelong City Urban Conservation Study - Restoration and Infill Guidelines Volume 1, prepared by Graeme Butler for the City of Geelong (1991).

Pakington Streetscape Improvements Plan, Loder & Bayly, 1990.