

HO1650: GOLF LINKS HERITAGE AREA

This policy applies to all that land included in the Golf Links Heritage Area.

Policy Basis

The precinct is significant for its intact links type golf course of 1920-22 and small number of large-medium scale, interwar Bungalow houses developed on the Golf Links/Golf Lands subdivision of c.1920. The golf course is the only known course in Australia set on a links design with its open, natural and semi-natural undulating terrain; rolling greens and sandy hillocks; manicured greens and fairways covered in native and exotic grasses including couch grass; strategically placed and substantial cypress trees forming wind buffers, screens and visual foci within the course landscape; bunkers situated on the slopes and valleys of natural inclines; and views to the clubhouse and coastline panoramas beyond to Ocean Grove, Point Lonsdale and the Mornington Peninsula.

The few significant houses in the precinct are detached, single and double storey and constructed with either a horizontal timber weatherboard or rendered wall finish. The precinct also has some intact, detached, single and double storey, horizontal weatherboard and rendered brick houses in good condition. Part of the Stephens Parade section of the precinct is also significant for its large allotments, typical front and wide side setbacks and side vehicular access, with the allotments developed along the east-west axes of Stephens Parade that follows the contours of the coastline. This section of the precinct is also characterised by the pitched gabled and/or hipped roof forms adorned with early chimneys. These houses are visually connected to the golf course and contribute to the highly significant, unique character of the precinct. Stephens Parade is distinguished for its unmade gravel road with gravel verges and narrow, grassed nature strips. Historically, the precinct was once the farmland of the Hopgood family, and later developed into the Barwon Heads links golf course (and housing subdivision) in 1920.

Objectives

- To retain and enhance the open, undulating, links course design, with its rolling greens and sandy hillocks; manicured greens and fairways covered in native and exotic grasses including couch grass; and the bunkers;
- To retain and enhance the early and substantial cypress trees;
- To retain and enhance the streetscape qualities of Stephens Parade, including contours, unmade gravel road, gravel verges and narrow grassy nature strips;
- To retain and enhance the significant urban foci in the precinct, the Barwon Heads Golf clubhouse;
- Existing and intact culturally significant places should not be demolished;
- To retain and enhance the small number of range of large and medium scale residential buildings within the Heritage Overlay Area;
- To retain and enhance the intact examples of interwar Bungalow style, single and double storey detached buildings;
- To retain the scope of setbacks, building separation and subdivision, and single and double storey heights throughout the Heritage Overlay Area;
- To retain and enhance the existing topography and width of Stephens Parade within the Heritage Overlay Area;
- To ensure new development in Stephens Parade as viewed from the north side of the Stephens Parade properties is visually connected to the significant adjacent Barwon Heads golf course land.
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gabled roofs, verandahs, and minimal timber detailing;

GREATER GEELONG PLANNING SCHEME

- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows, brick chimneys and unpainted, non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations, with a height no greater than 1300mm fronting onto the golf course;
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the side of the significant and/or infill buildings.

Policy

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

- Promote buildings that incorporate the following design characteristics:
 - Draws on traditional architectural characteristics;
 - Detached, single storey or double buildings with a roof pitch between 25 and 35 degrees;
 - Hipped and/or gabled roofs;
 - Wide eaves;
 - Rectangular timber framed windows;
 - Employs traditional and contemporary building materials, including horizontal weatherboard wall cladding or an alternative to horizontal weatherboard cladding is a render over masonry, cement sheet with strapping, rendered and stuccoed finishes and other light weight non reflective finishes.
- Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- Encourage the retention of the existing, significant cultural landscape forming the Barwon Heads links golf course should not be demolished or subdivided for development;
- Encourage new additions to existing buildings and new infill to be recessive in the cultural landscape, to enable the dominant features of the golf course and clubhouse to be retained with the heritage area;
- Encourage the retention of the early and substantial cypress trees where possible. Strategic, minimal replanting of cypress trees should be considered as replacement trees for the original cypress trees (that were planted as part of the original course design) that may require removal for safety reasons or that have perished;
- Encourage a carefully considered and managed program of tea tree and coastal wattle removal within the precinct to ensure that the original links character and topography of the precinct is retained;
- Building setbacks and allotment configuration should be retained:
 - The north setback (to Stephens Parade) should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
 - The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway;
- Encourage building heights to be single or double storey, and to incorporate the following:
 - The highest point of the roof should not be greater than the highest significant, adjacent single or double storey buildings within the precinct, 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 significant buildings within the precinct;

GREATER GEELONG PLANNING SCHEME

- The springing height of the roof should be equivalent to one of the significant buildings within the precinct, or the springing height may be between those of neighbouring buildings;
- The roof form and massing of the building should be drawn from the significant buildings within the precinct;
- Encourage the retention of aesthetic characteristics by:
 - Ensuring the existing significant visual connections from significant buildings, and especially from the Barwon Heads Golf Clubhouse to the golf course, remain unobstructed;
 - Ensuring the existing topography, gravel verges, grassy narrow nature strips and width of the Stephens Parade streetscape, together with the contours and east-west axial alignment, remain intact;
- Encourage new garages and/or carports to be located at the side of existing significant or infill housing (they should be positioned on the site in such as unobtrusive elements in the cultural landscape of the golf course);
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;
- Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

Greater Geelong Outer Areas Heritage Study Volumes 1, 2 & 4, prepared by Authentic Heritage Services Pty Ltd (2000).

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