

HO1908: BELMONT HEIGHTS ESTATE HERITAGE AREA

This policy applies to all that land included in the Belmont Heights Estate Area.

Policy Basis

The Belmont Heights Heritage Area has significance as a predominantly intact residential area of interwar and postwar era dwellings with a small but important number of Edwardian and Federation houses. Most dwellings are detached and single storey, having regular front and side setbacks and garden settings. They are built mainly in timber weatherboard or brick, having hipped and/or gabled corrugated sheet metal or tiled roof forms, and front or side verandahs. Initially subdivided in 1886 as large allotments, it was not until 1913 when the regular grid allotment configuration was laid out as the Belmont Heights Estate on land formerly proposed as the Geelong Grammar School complex. The new streets were named after noted Polar explorers: Raold Amundsen, Robert E. Peary, Robert F. Scott and Sir Ernest Shackleton. Further subdivisions along Scott Street, known as the Belmont Hilltop Estate, occurred in 1922, 1923 and 1928, with the subdivision of the northern side of Regent Street (originally known as Fisher Street) resulting in the ensuing years. From the 1920s until the mid 1950s, substantial residential building development occurred in the area as reflected in the interwar and postwar dwellings, with few houses constructed immediately after the subdivision of 1913. However, the original Belmont Heights Estate subdivision is largely intact, including the side and rear lanes. The Belmont Primary School and the Belmont Heights Neighbourhood Park form significant non-residential landmarks in the area.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, rear and side lanes, garden settings, and the significant urban focus of the Belmont Heights Neighbourhood Park with its substantial exotic trees.
- To retain the small to medium scale residential buildings within the heritage area and large scale school buildings, as identified in the *Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007)*.
- To retain and enhance the intact examples of interwar Californian Bungalow, interwar Bungalow, postwar Bungalow, Victorian, Edwardian and Federation style single storey, double fronted, detached houses, together with the Belmont Primary School and Belmont Heights Neighbourhood Park within the precinct.
- To retain the uniformity of scale throughout the heritage area, including single storey height, regular front and side setbacks and side or rear driveways; building separation and subdivision pattern.
- To encourage innovative, contemporary interpretation of traditional building design within the heritage area, which may include detached buildings, hipped and/or gable roof forms (with a pitch between 20 and 35 degrees); front or side verandahs, and minimal timber detailing.
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding or brick construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing or roof tiles.
- To encourage the use of appropriate fence types, designs and locations with a height no greater than 1300mm.
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing 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 in an innovative, contemporary manner.

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- Detached, single storey, double fronted buildings.
 - Hipped and/or gabled roofs with a pitch between 20 to 35 degrees.
 - Narrow or wide eaves.
 - Front or side verandahs.
 - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
 - Employs traditional building materials, including horizontal timber weatherboard wall cladding or face brick construction or an alternative to horizontal weatherboard cladding is a smooth render over masonry.
 - Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing or roof tiles.
- Encourage the retention of existing and intact culturally significant Victorian, Edwardian, and interwar or postwar Bungalow places, Belmont Primary School and Belmont Heights Neighbourhood Park. These places are identified in the *Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007)*.
 - Encourage the retention of existing allotment configuration, including the side and rear lanes.
 - Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.
 - Encourage side setbacks that are equivalent to neighbouring buildings within the heritage area and have a rear or side driveway or rear access.
 - Encourage building heights to be single storey and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line.
 - 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 the retention of significant landmarks comprising the mature trees in the Belmont Heights Neighbourhood Park.
 - Encourage the restoration to concrete kerb and channel, and concrete paths, to reflect existing form/s and coloration.
 - Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings.
 - Buildings and works 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, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

Belmont Heritage Areas: Inventory of Places, Volume 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007) & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant.

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Belmont Heritage Report: Individual Citations, Volume 3, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

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