

HO1909: ELDESLIE ESTATE HERITAGE AREA

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

Policy Basis

The Elderslie Estate Heritage Area, Belmont, has significance as a highly intact interwar and postwar residential area established from 1923 as part of the Elderslie Estate subdivision, with the eastern portion created in the 1940s as part of the Cuthbertson Estate subdivision. The area is characterised by varying types of interwar Bungalows and postwar modern Bungalows built between 1925 and the 1950s. Most houses have brick or timber weatherboard construction, detached compositions, hipped and/or gabled roof forms clad in corrugated sheet metal or terracotta tiles, front or side verandahs or porches (with detailing reflecting the style of the dwelling) and rear or side garaging. The area is further characterised by front landscaped settings with regular front and side setbacks and sympathetic front fences. A local landmark is the grouping of modestly-scaled semi-detached interwar brick cottages known as the Miller Homes which overlook the Barwon River valley. The area originally formed part of James Clark Wallace's Elderslie homestead from the 1850s, the area known as Strawberry Hill in the 19th century. Wallace's homestead was demolished to allow for the initial 21-allotment Elderslie Estate subdivision in 1923 and consequently the building of some of the earlier interwar Bungalows in the area today.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips and front garden settings.
- To retain the small to medium scale residential buildings within the heritage area, 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 and postwar Bungalow styled, predominantly single storey, double fronted, detached houses within the precinct.
- To retain and enhance the semi-detached modest cottages known as the Miller Homes at 7 Culbin Avenue, which form a local landmark in the area.
- To retain the uniformity of scale throughout the heritage area, including single storey height, regular front and side setbacks and side 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 or porches, and 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.
 - Detached, single storey, double fronted buildings.
 - Hipped and/or gabled roofs with a pitch between 20 to 35 degrees.

GREATER GEELONG PLANNING SCHEME

- Wide eaves.
 - Front or side verandahs or porches.
 - 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 interwar and postwar Bungalows, as identified in the *Belmont Heritage Areas: Inventory of Places Report, Volume 2* (2007).
 - Encourage the retention of existing allotment configuration.
 - 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 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.

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).