

22.6021/07/2011
C196**MILTON HERITAGE AREA**

This policy applies to land included in the Milton Heritage Area shown as HO1960 on the planning scheme map and to land at:

108, 28,130,180 Autumn Street, Geelong West

20, 26, 28 Albert Street, Geelong West

7-9, 68A, 109 Clarence Street, Geelong West

54, 71 Elizabeth Street, Geelong West

194 Hope Street, Geelong West

8, 20 John Street, Geelong West

2 Lisdale Street, Geelong West

23 Yuille Street, Geelong West

Policy Basis

The Milton Heritage Area is significant for its Victorian, Late Victorian, Federation, interwar and postwar era residential (and to a lesser degree commercial and cultural) building development over a hundred-year period from the 1850s until the 1950s. The precinct comprises a considerable part of Geelong West, between Pakington Street and Shannon Avenue, and Autumn and Waratah and Ann Streets. The allotments have a grid layout with the principal thoroughfares set on an east-west axis. The area is especially identified by its modestly scaled, single storey, detached, residential building stock of largely conventional Victorian, Late Victorian, Edwardian, Federation, interwar Bungalow, interwar Californian Bungalow and late interwar and postwar Old English styles. The earliest surviving dwellings are associated with some of the original land subdivisions of the early-mid 1850s. These subdivisions brought about residential building development in the area and included the Milton Estate of c.1855 (original Crown Allotment 13) and the Kilkenny Estate of 1854 (original Crown Allotment 5) in addition to other unnamed subdivisions at this time. Further subdivisions occurred in the late 19th and early 20th centuries (during the Late Victorian and Federation eras) and during the interwar period, bringing about the construction of a substantial number of dwellings between the 1880s and 1950s that survive today.

The significance of the area therefore largely lies in the diversity of conventional architectural styles rather than homogenous streetscapes, brought about by the multiple subdivisions and consequent evolution of building development in the area. Within the precinct are a small number of commercial buildings, dating from c.1858 with the building of Oddy's General Store at 71 Elizabeth Street, although the majority of these buildings represent suburban shops of the interwar (and to a lesser degree, Edwardian) era. From the 19th and early 20th centuries, the nearby Donaghy's Ropeworks and the Victorian Railways were employers of a notable number of local residents. Of the former, Donaghy's Ropeworks had a physical impact on the northern portion of the area, with at least 25 Late Victorian dwellings relocated from the Ballarat goldfields district to the northern side of Waratah Street by M. Donaghy and Sons in 1911. The area is therefore important for its history of house relocations in Waratah and other streets. During the interwar period, the ropeworks substation and canteen in Waratah Street were built and which now serve as surviving physical legacies of the ropeworks complex. The interwar period also brought about a desire for more healthy living which resulted in the establishment of two important public reserves in the area: Baker's Oval in 1929 and Sparrow Park in 1936. Also contributing to the significance of the area are the surviving bluestone kerbs and asphalt footpaths, and the bluestone spoon drains in the few rear lanes.

Objectives

- To retain the surviving early streetscape qualities in the area, including the grid subdivision layout, asphalt footpaths (in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets), bluestone kerb and concrete channel (in Hope, Plymouth and Weller Streets) and the asphalt paving with central bluestone spoon drains in four lanes in the Heritage Area;
- To retain and enhance the significant diversity of conventionally-designed detached and semi-detached, Victorian, Late Victorian, Edwardian, Federation, interwar Californian Bungalow, interwar and late interwar Bungalow, and early postwar Old English styled dwellings, as identified in the *Ashby Heritage Review Stage 2, Volume 2* (2010);
- To retain and enhance the small number of significant Victorian, Edwardian and interwar era commercial buildings, as identified in the *Ashby Heritage Review Stage 2, Volume 2* (2010);
- To retain the former places of worship in the Heritage Area, including the Salvation Army Citadel;
- To retain and enhance Sparrow Park and Baker's Oval as landmark public recreation reserves in the Heritage Area;
- To retain the similar front setbacks and narrower side setbacks (in the context of the setbacks to dwellings in each particular street and different portions of the streets);
- To retain the predominantly uniform scale throughout the Heritage Area, including single storey height and building separation;
- To encourage the accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage the contemporary and/or innovative interpretation of traditional building design within the Heritage Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side or return verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives;
- 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 new dwellings and rear additions to existing dwellings that incorporate the following design characteristics:
 - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
 - Detached, single or double fronted, single storey compositions;
 - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
 - Narrow or wide eaves;

GREATER GEELONG PLANNING SCHEME

- Front, side or return verandahs;
 - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
 - Traditional wall construction, including horizontal timber weatherboard cladding and smooth-rendered wall finishes;
 - Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage the retention of existing allotment configurations;
 - Encourage culturally significant Victorian, Late Victorian, Edwardian, Federation, interwar Californian Bungalow, interwar and late interwar Bungalow, and early postwar Old English styled dwellings to be retained;
 - Encourage the culturally significant Victorian, Edwardian and interwar era commercial buildings to be retained;
 - Encourage the former Salvation Army Citadel to be retained;
 - Encourage Sparrow Park and Baker's Oval to be retained as landmark public recreation reserves in the Heritage Area;
 - 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;
 - Encourage rear vehicular access and side driveways that follow the traditional pattern in that part of the street;
 - Encourage building heights to be single storey, with consideration given to the following for new dwellings and additions to existing dwellings visible to public view:
 - The highest point of the roof should not be greater than the highest adjacent significant building, 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 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 principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
 - Encourage the retention (and where applicable restoration) of existing asphalt footpaths (in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets), bluestone kerb and concrete channel (in Hope, Plymouth and Weller Streets) and the asphalt paving with central bluestone spoon drains in four lanes in the Heritage Area;
 - Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling. Also encourage the reconstruction of early fence designs where historic photographic evidence survives;
 - 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

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West (1986).

Ashby Heritage Review Stage 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, for the City of Greater Geelong (2010).

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