

22.6121/07/2011
C196**PINEVILLE HERITAGE AREA**

This policy applies to land included in the Pineville Heritage Area shown as HO1961 on the planning scheme map and to land at:

95, 107,111,119 Autumn Street, Geelong West

77 Albert Street, Geelong West

5 Bowlers Avenue, Geelong West

30, 32,34,36,38 Coquette Street, Geelong West

2-12, 9, 35 Gertrude Street, Geelong West

4 Leckie Place, Geelong West

27, 29 Lupton Street, Geelong West

207, 233 Pakington Street, Geelong West

1, 5 Pizer Street, Geelong West

2 Potter Street, Geelong West

5 St. James Street, Geelong West

Policy Basis

The Pineville Heritage Area is significant for its diversity of Victorian, Late Victorian, Federation, interwar and to a lesser degree, early postwar building stock constructed between 1850 and 1948. The variation in dwelling design spans both the different periods of residential progress and within each of the design types, being a legacy of the disparate locations of early development, different scales of streets and allotments, and the diversity of socio-economic circumstances of the original owners. Yet, the precinct also has significance for the similar characteristics shared by most dwellings: single storey scale; hipped and/or gabled roof forms; timber weatherboard wall construction; corrugated sheet metal roof cladding; timber framed windows and front, side or return verandahs. Within the context of each street, most dwellings share similar front setbacks. The earliest streets within the precinct: Pakington, Autumn, Gertrude, Potter, Lupton, Pizer, Coquette, Thomas, St. James and Laira Streets are a physical legacy of the layout of the area between 1839 and 1864. A sizeable proportion of the southern half of the precinct had been acquired by James Austin in 1847. He donated land for the establishment of the Wesleyan Church at the corner of Pakington and Lupton Streets at that time. The existing Church building, built in 1876, forms a local heritage landmark, as does the neighbouring Memorial Sunday School (built in c.1920) at 2 Potter Street.

Spread throughout the precinct are 8 dwellings built in the 1850s, representing the earliest phase of residential development. The most notable surviving examples include “Pineville” at 2 Gertrude Street and “Dumbarton” at 12 Thomas Street. The other Victorian dwellings built in the 1870s and 1880s also survive in the area, as do a proportionally large number of Late Victorian dwellings built in the 1890s. These dwellings reflect later subdivisions of 1889 and c.1890-91 with small homogenous groupings contributing to the streetscapes in Coquette, Laira and Thomas Streets. The contextually notable number of Federation era dwellings also contributes to an important phase of residential development between 1900 and 1919. Further subdivision of remaining open land in the area, including the “Pineville” estate in the early 1920s, brought about the construction of interwar and early postwar dwellings, particularly in the newly-created streets of Bowlers and Pineville Avenues, and in Gertrude Street.

Also significant to the area is the Geelong West Park that provides an important public landscape, having been established on the northern portion of the former “Pineville” property in 1911. The Geelong West Bowling Club greens and clubhouse soon followed. Other early 20th century landmarks in the area include the Geelong West Fire Station at 95 Autumn Street (built in 1919) and the former Potter Bakery building (established in 1922-23) at 28 Potter Street. The drainage easement in the northern portion of the precinct (between Pakington and Laira Streets) also reflects

important infrastructure which replaced a masonry open channel in 1932 that had been constructed in 1891 in the natural creek bed originally known as the Western Gully. In addition to the former Newtown Methodist Sunday School, a number of streets in the area commemorate local soldiers who fought and died in the First and Second World Wars.

Objectives

- To retain the surviving early streetscape qualities including the diversity of building stock, subdivisions and allotment sizes, and the early bluestone kerbs, channels and cross overs in Bigmore Street and Leckie Place, bluestone kerbs in Thomas Street and the asphalt footpaths in Autumn, St. James (east side), Potter and Lupton Streets;
- To retain and enhance the significant diversity detached Victorian, Late Victorian, Edwardian, Federation, interwar and to a lesser degree, early postwar era building stock, as identified in the *Ashby Heritage Review Stage 2, Volume 2* (2010);
- To retain and enhance the small number of local heritage landmarks in the Heritage Area, including the former Wesleyan Church, Pakington Street, Memorial Sunday School, 2 Potter Street, 'Pineville', 2 Gertrude Street, 'Dumbarton', 12 Thomas Street, and the former Geelong West Fire Station, 95 Pakington Street, as identified in the *Ashby Heritage Review Stage 2, Volume 2* (2010);
- To retain and enhance the Geelong West Park as an important public landscape in the Heritage Area;
- To retain and enhance the Geelong West Bowling Greens as an important recreational and sporting landscape in the Heritage Area;
- To retain the names of the streets that commemorate local soldiers who fought and died in the First and Second World Wars. These streets are: Bigmore, Lupton, Pizer, Plunkett and Potter Streets, and Leckie Place;
- To retain the remaining physical evidence of the former Western Gully that traverses the Heritage Area, which now largely comprises a below-ground barrel drain between Pakington and Laira 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:

GREATER GEELONG PLANNING SCHEME

- 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;
 - 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 and early postwar building stock to be retained;
- Encourage the retention of local heritage landmarks in the Heritage Area, including the former Wesleyan Church, Pakington Street, Memorial Sunday School, 2 Potter Street, 'Pineville', 2 Gertrude Street, 'Dumbarton', 12 Thomas Street, and the former Geelong West Fire Station, 95 Pakington Street;
- Encourage the retention of the Geelong West Park as an important public landscape in the Heritage Area;
- Encourage the retention of the Geelong West Bowling Greens as an important sporting and recreational landscape in the Heritage Area;
- Encourage the retention of the memorial street names in the Heritage Area. Those streets that commemorate local soldiers who fought and died in the First and Second World Wars are Bigmore, Lupton, Pizer, Plunkett and Potter Streets, and Leckie Place;
- 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. For new dwellings and additions to existing dwellings visible to public view, consideration should also generally be given to the following:
 - 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. If the new work is adjacent to a higher, significant local heritage landmark of atypical larger scale, the highest point of the new roof should be consistent with the roof heights that predominate in that part of the street;
 - 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;

GREATER GEELONG PLANNING SCHEME

- 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 early bluestone kerbs, channels and cross overs in Bigmore Street and Leckie Place, bluestone kerbs in Thomas Street and the asphalt footpaths in Autumn, St. James (east side), Potter and Lupton Streets;
- Encourage the retention of the remaining physical evidence of the former Western Gully that traverses the Heritage Area, which now largely comprises a below-ground barrel drain between Pakington and Laira Streets;
- 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).