

# PROPOSED SOUTH GEELONG HERITAGE OVERLAY

FEBRUARY 2022



## ACKNOWLEDGEMENT TO COUNTRY

We Acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past and present. We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.



## SUMMARY & FAQ

### WHAT IS A HERITAGE ASSESSMENT?

A South Geelong Heritage Assessment includes an evaluation of properties to determine their level of heritage significance. Within the South Geelong Urban Design Framework, several properties have been identified as having heritage significance including a combination of Victorian, Federation and Interwar dwellings from the 1850's –1920's.

The Heritage Assessment was prepared following the Draft UDF and provides information relating to properties within the study area. The Study can be viewed on the Have your Say page: <https://yoursay.geelongaustralia.com.au/SouthGeelongUDF>

### HOW IS HERITAGE SIGNIFICANCE DETERMINED?

Heritage assessments are carried out by qualified and experienced professionals.

In Victoria, eight standard criteria<sup>1</sup> are used to determine whether a property is of historical heritage significance based upon its historical, aesthetic, architectural, archaeological, technological, scientific (research) social and spiritual values.

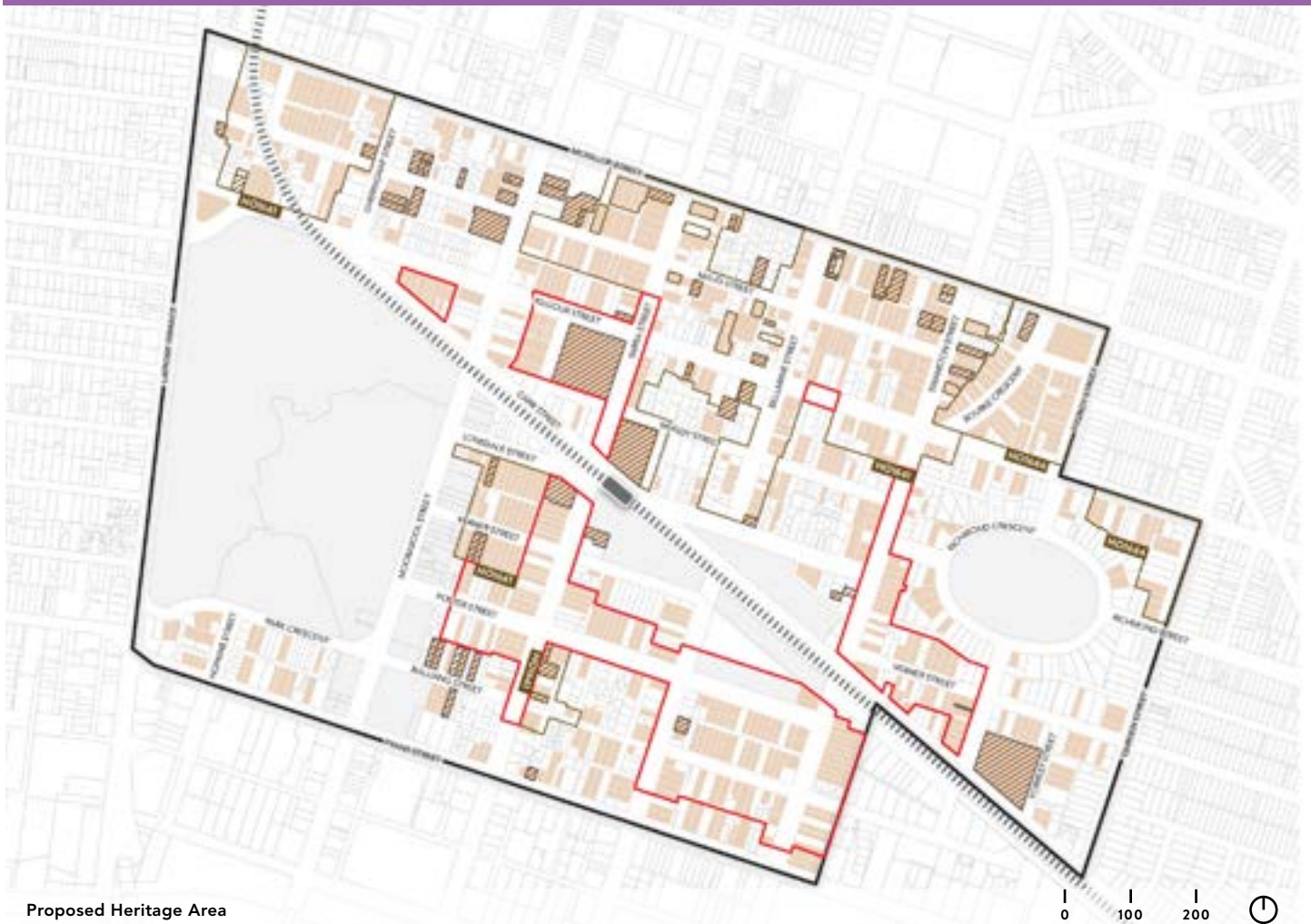
As part of the South Geelong UDF, it is proposed that several properties be added to the existing City South Heritage Overlay (HO1641). The inclusion of these properties will be further assessed as part of a Planning Scheme Amendment, however we are seeking feedback on their inclusion as part of the Stage 3 engagement of the Draft UDF.

### WHAT IS A HERITAGE OVERLAY?

The Heritage Overlay seeks to conserve and enhance places of natural and cultural significance and ensure new development does not adversely affect the significance of the heritage place.

A Heritage Overlay is a formal recognition of heritage values and is included in a local Planning Scheme. Councils are responsible for issuing planning permits for changes to local heritage places. New buildings, additions, alterations and other works will require a Planning Permit if a property is included within a Heritage Overlay.

The Heritage Overlay does not mean that there can be no change to a property, however an assessment of the works is required to ensure the significance of the heritage place is not negatively affected. Applications within a Heritage Overlay are assessed by a town planner and Council's Heritage Advisor.



## KEY

UDF Boundary	Contributory Heritage Buildings
Train Line	Proposed Heritage precinct
Heritage Precinct	Out of Scope
Individual Heritage Buildings	

## WHEN IS A PLANNING PERMIT REQUIRED?

A Planning Permit is required for a range of proposals including subdivision, demolition, buildings and works, signage and works such as fences and alterations – see Clause 43.01<sup>2</sup> of the Planning Scheme. Whilst most proposals in a Heritage Overlay require a Planning Permit, there are several exemptions for like-for-like proposals and minor works. Council's Statutory Planning Department can be contacted to discuss any exemptions that may apply, however specific details may be required to determine this (Ph: 5272 4456).

If you are considering alterations and your property is significant, any alteration should;

- Respect the contributory elements of the heritage building
- Retain significant parts of heritage values
- Not adversely affect the significance, character and appearance of the heritage place.

More information can be found here:

<https://www.geelongaustralia.com.au/planning/heritage/article/item/8d37b40d03b12ea.aspx>

<sup>1</sup> <https://heritagecouncil.vic.gov.au/heritage-protection/criteria-and-thresholds-for-inclusion/>

<sup>2</sup> [https://planning-schemes.api.delwp.vic.gov.au/schemes/vpp/43\\_01.pdf?\\_ga=2.195127082.768467554.1634771903-1623011838.1598400127](https://planning-schemes.api.delwp.vic.gov.au/schemes/vpp/43_01.pdf?_ga=2.195127082.768467554.1634771903-1623011838.1598400127)



## CAN I DEMOLISH A BUILDING IN THE HERITAGE OVERLAY?

There are several factors to consider if you are wanting to demolish a building in a Heritage Overlay. If the building is significant, demolition is unlikely to be supported by Council, unless the property is structurally unsound and repair is impractical. In such instances, a structural engineer would need to provide a report on the building's condition and viability of repair.

If a building is non-contributory, including any outbuilding, demolition may be supported. However, the design of any replacement building would need to consider its impacts on the heritage significance of surrounding properties.

Partial demolition may be supported where it involves the removal of non-contributory elements, or where it is of a modest nature and facilitates sympathetic alterations or additions that will provide for the long term sustainable use of the place.

## WILL A HERITAGE OVERLAY AFFECT THE VALUE OF MY PROPERTY?

The purpose of the Heritage Overlay is to ensure that significant fabric is protected. Heritage Victoria (Heritage Listing & Property Valuations in Victoria, March 2001) reviewed several studies that investigated the effect of heritage listings on property values and development potential. In summary, it found that:

*There are individual cases where the effects are more significant, either positive or negative.*

*It is often difficult to estimate the specific effects of heritage listing on the value of a property since heritage controls do not prohibit development, subdivision or demolition but require approval to be obtained.*

*Where there is some capacity to develop the particular place and achieve additional development on the land without seriously compromising the heritage significance of the place, the impact on values may not be as great where the capacity for further development is more limited.*

The property values within South Geelong reflect a combination of proximity to CBD and amenities, and the attractiveness of the historical streetscapes within the area. Conserving the architectural styles of the building frontages and street plantings within those streetscapes helps to maintain the influence that having a most attractive setting has upon the property value.

The narrow yet deep land parcels and rear lanes within South Geelong, provide considerable opportunity for development at the rear of lots whilst preserving the historical frontages, to the benefit of property values.

## WILL I BE ABLE TO SUBDIVIDE AND ADD ANOTHER UNIT?

The Heritage Overlay does not preclude subdivision, however subdivision should only be applied for as part of a site development proposal, and will only be acceptable if the overall development does not detrimentally effect the heritage significance of the property and streetscape character.

Hence, where there is an existing historical building on the streetfront, new development should not be visible or only discretely visible from the street, and should not require new driveways or garage accommodation to be built on the main streetfront, these should be off rear lanes where possible.

## HOW MIGHT I DEVELOP A PROPERTY THAT IS VACANT OR HAS A NON-CONTRIBUTORY BUILDING ON THE STREETFRONT?

Non-contributory buildings may be retained, altered or demolished.

For both new development on vacant lots and alterations or additions to existing buildings, the objective is to conserve the streetscape character - ensuring factors like overall height and roof form, setback from the street to the front of the building, complement those of the nearby historical buildings, and driveways and garages on the streetfront are generally avoided.

In respect of the architectural style of new development, the intention is not to make all buildings look like Victorian, Edwardian/Federation or Interwar replicas, but encourage new architecture that draws upon some of the stylistic cues of the above styles yet is still obviously modern.

## WHAT LANDSCAPE CONSTRAINTS APPLY?

The objective is to conserve the streetscape character, which typically includes:

- an open verge with street trees - in which the species may vary;
- a front fence or low wall & railing combination - typically less than 1.2m high and transparent or semi-transparent, allowing the building frontages and gardens to be a visible enhancement along the streetscape;
- a small garden area between the housefront and verge - the plantings of which may complement the style and period of the house, may comprise native plants in a modern low-maintenance garden, or a mix of exotic and native;

- some gardens have small arbors or free-standing pergolas that complement the building and garden style;
- some substantial mature trees that contribute to the streetscape - which may be subject to additional protective constraints (tree controls);
- open front porches or verandahs.

Provided the above general character is being retained there is reasonable flexibility in materials and plantings. The types of works that would be of likely heritage impact and therefore unlikely to be supported include:

- introduction of large paved areas - eg parking upon verges, as new driveways or car parking within front yards;
- construction of high solid walls or fences along the front property boundary;
- enclosure of porches or verandahs, construction of roofed pergolas or carports.

## HOW WILL THE HERITAGE OVERLAY AFFECT MY BUILDING INSURANCE?

As long as heritage buildings are structurally sound, water tight, secure and well maintained, there should be no difficulty with insurance. Premiums should not be any higher than for an unlisted property. It is recommended that property owners confirm this with their individual insurer.

## TIMELINE

The City seeks feedback on the new Heritage Area. The adoption of the UDF will not result in an immediate new Heritage Overlay as this will be subject to a further Planning Scheme Amendment and panel process. Submissions close 8 April 2022.

## HOW TO MAKE A SUBMISSION AND KEY DATES

For more information on the UDF or to register to attend our Q&A information session visit the City's website: <https://yoursay.geelongaustralia.com.au/SouthGeelongUDF>

Q&A: Wed. 16 March 2022, 7-8pm.

You can also view a video about the changes on the web site.

Feedback in relation to the Draft Interim UDF closes 8 April 2022.

We can send you a hard copy of the draft urban design framework plan if you do not have access to the internet.


If you wish to discuss the Draft Interim UDF with a planner, please contact Strategic Planning on 5272 4205.

Heritage Overlay Practice Note: <https://www.planning.vic.gov.au/policy-and-strategy/local-heritage-protection>

## CITY OF GREATER GEELONG

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