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Heritage Assessment

51-53 Hope Street & 66-76 Autumn Street, Geelong

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Background

In the Department of Transport's request for further information letter, dated 6 January 2025, Item B requested the following:

"In lieu of providing a heritage impact assessment to assess the demolition and proposed development within the Heritage Overlay, it is request that the Urban Context and Design be expanded to explain how the proposal responds to the unique characteristics of each respective street and how this has informed the design response. Specifically, having regard for the Waterloo Heritage Precinct in Hope Street and more varied built form context within Autumn Street. Based on this analysis, a variation in design response to each respective street may be required."

The following sections provide an assessment of the proposal's design response to each streetscape, focusing on the relevant heritage considerations as outlined in the Victorian Heritage Database's Statements of Significance.

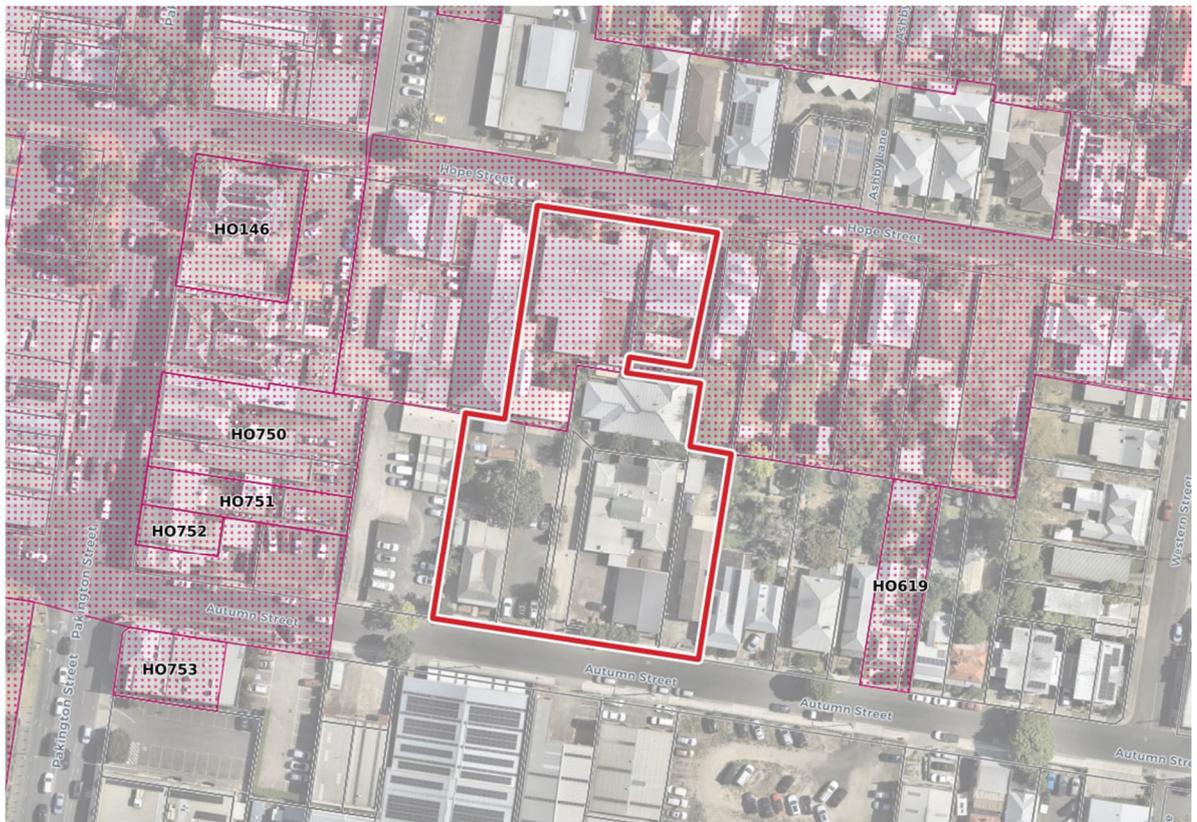


Figure 1 – Subject site and surrounding Heritage Overlays

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Hope Street

The southern side of Hope Street is within a Heritage Overlay (HO1962), which applies to the Waterloo Precinct. None of the buildings or structures on the subject site are identified as being contributory to the precinct.

The Statement of Significance identifies the precinct as being of local significance. The below extract outlines the reasons the area is significant:

"...One of the earliest surviving suburban areas in Geelong West where some of the most intense building activity occurred from the 1850s. The area has further significance for its residential building activity from the second half of the 19th century until the Second World War. This is reflected in the notable concentration of modestly scaled, single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s, with the evolution of residential building development forming part of the significance of the area. Most of the dwellings are standard in design and of timber construction, reflecting the working-class population for which they were built. There are a few dwellings of more substantial design and/or of brick construction."



Figure 2 – Individually significant (red) and contributory (blue) heritage properties

The Tucker's Funerals building at 57 Hope Street, immediately to the west of the subject site, is noted as being one of the only non-residential buildings in the Precinct. However, no specific features of this building are noted as significant. A converted dwelling at 57 Hope Street adjoins the subject site, which is also used as part of the Tuckers Funeral business.

To the east of the subject site, an interwar bungalow dwelling is also contributory to the Precinct. The three contributory properties are each of different building styles, as shown in the below images.

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Figure 3 – Tuckers Funeral Building



Figure 4 – Dwelling adjoining subject site which has been converted to Tuckers Funerals

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Figure 5 – 47 Hope St, contributory building adjoining the site to the east

The statement of significance for the precinct notes:

“the precinct demonstrates a mix of modest and predominantly standard Victorian, Late Victorian, Edwardian and interwar Bungalow architectural styles, built from the 1850s until the early 1940s. Most of the significant dwellings in the area are single storey with hipped and/or gabled roof forms, front or return verandahs, timber weatherboard wall cladding, corrugated sheet metal roof cladding, timber framed windows, brick chimneys and verandah decoration typical for construction of each dwelling.”

The varied built form of the precinct is noted in the statement of significance, resulting from a development period spanning approximately 90 years. The statement also notes that part of the significance of the precinct is *“the evolution of residential building development”*. This evolution has continued since the statement was written and will continue to do so into the future. The proposed development represents a continuation in residential development styles, to one which is unashamedly contemporary. At the same time, it takes cues from the surrounding heritage precinct, through the use of metal cladding, fine grain presentation and gabled roof form.

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Figure 6 – Hope Streetscape Elevation

The subject site has a narrower frontage to Hope Street than it does to Autumn Street, occupying only one existing property. This reduces its potential impact on the streetscape. The proposal includes two apartments fronting Hope Street on the Ground floor, Level 1 and Level 2. At Level 3 (the fourth storey), only one apartment fronts Hope Street.

It is noted that the entirety of the site's Hope Street frontage, and the adjoining properties on both sides, are within the Commercial 1 Zone, where no height limit exists. The development has incorporated side setbacks of over 4m on both sides to provide a generous level of separation between the proposed building and the existing heritage interfaces.

An appropriate response to the heritage significance of the Waterloo Precinct and Hope Street streetscape has been achieved through the following elements of the design:

- The provision of generous side setbacks of over 4m to both the east and west.
- A reduced upper-level building footprint, recessed from both the sites frontage and its eastern boundary.
- Responding to the rhythm of the street by occupying one existing property, and reducing the building footprint from the existing, to better respond the slightly narrower lot sizes along Hope Street.
- Providing a front building setback which sits in line, or slightly behind, the contributory buildings to the east and west.
- The deliberate incorporation of specific cues from the surrounding precinct in a contemporary and playful manner. These elements include metal cladding, gable roof form, projecting balconies and fine grain presentation. This responds to part of the significance of the precinct as a location where residential development has continued to evolve with the time of its construction.
- Avoids incorporating too many elements identified within the precinct, noting the organic variation in building styles which has occurred over time. The proposal presents a refined presentation with a deliberate nod to some historical elements, avoiding excessive use of different materials.

Autumn Street

As shown above in Figure 1, Autumn Street is not located within a Heritage Overlay. Properties fronting Pakington Street are within the Pakington Street Commercial Heritage Area (HO1634), and a number of buildings also have site specific Heritage Overlays.

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56 Autumn Street is the only property fronting Autumn Street to the east of Pakington Street which is within a Heritage Overlay (HO619). The property is separated from the subject site by three properties. The building has a B listing and is of regional significant, the statement of significance for states:

"56 Autumn Street could be one of the oldest remaining buildings in Geelong West if part or all of it dates from 1850 or possibly earlier. It is notable for its unusual window placement and degree of integrity. It is of regional significance."

The Victorian Heritage Databases physical description of the dwelling describes it as follows:

"This simple Colonial house with slate hipped roof is unusual for its four windows across the front. Most house were designed with only one window per room. The top sashes of the original twelve light double hung windows remain, but the bottom sashes have been replaced. The lack of fascia board on the front elevation indicated that the render may be a later addition as it tends to give the impression of the house having no eaves. It is not clear whether the render conceals a brick or stone building. The chimney has been truncated and the fence and porch are later additions."



Figure 7 – Streetview image of 56 Autumn Street

Autumn Street is not within the Waterloo Heritage Precinct and has limited heritage considerations. No planning permit is required for the demolition of the buildings on Waterloo Street.

The subject site's frontage to Autumn Street is over double the width of its frontage to Hope Street, creating a stronger presentation to this Street. The proposal uses the opportunity to provide a transition in height down towards the existing residential properties to the east. It also concentrates the four-storey component to Autumn Street, reducing the extent of fourth level on the Hope Street building.

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The building presentation in terms of materiality, balcony locations, fenestration and room form are consistent with the Hope Street building to ensure the buildings look and feel like one cohesive development, adding to the sense of place and community that the project team are seeking to create.

By replicating the architectural expression presented to Hope Street, at a larger scale, the Autumn Street building continues to respond to the broader heritage precinct, despite not being located within a heritage overlay.



Figure 8 – Autumn Streetscape Elevation

Conclusion

The proposal provides an appropriate response to the heritage considerations of the site, the immediate context and the broader precinct. The design has taken cues from the heritage dwellings in the area, whilst also providing a contemporary building which will continue to add to the evolution of residential development in the Waterloo Precinct.

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