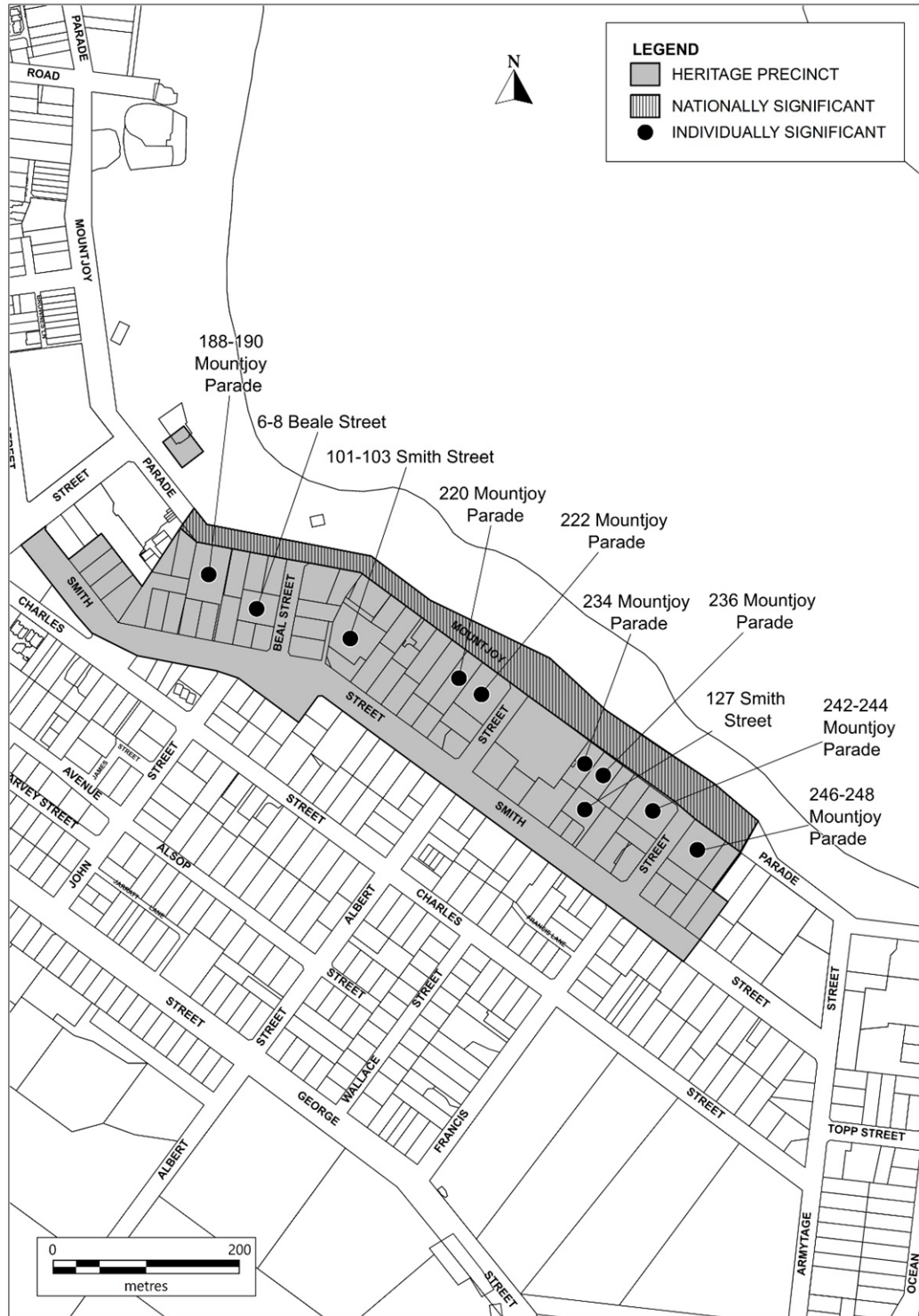


Mountjoy Parade Heritage Design Guidelines (April 2021)

Heritage Place:	Mountjoy Parade Heritage Precinct	PS ref no:	HO29, HO30, HO31, HO32, HO65, HO77, HO107, HO163
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The Mountjoy Parade Heritage Precinct plan



This document is an incorporated document in the Surf Coast Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

Retention of significant elements

Conserve and enhance the 19th and 20th century detached dwellings and other individually significant buildings and places for their cultural heritage values including Merrilbah (220 Mountjoy Parade) at a State, regional or local level.

Retain and enhance the elevated landscaped bushland setting of the Mountjoy Parade heritage area, including:

- Broad road reserves.
- Grassed and treed nature strips (denoted by tall blue gums and other trees and plantings).
- Open drains.
- Gravel and grassed road verges.
- Absence of concrete or asphalt footpaths and kerb and channel.

Retain and encourage private gardens that are substantial in size and largely characterised by:

- Terraced or sloping landscapes.
- Native and exotic trees, shrubs and other plantings.
- Open grassed areas.

Conserve and enhance Blue Gums, other dominant trees and the Agapanthus in the Mountjoy Parade Road Reserve.

Conserve the mature Morton Bay Fig tree on the Lorne foreshore.

Retain and enhance the uninterrupted views (framed between blue gums and other native vegetation), particularly from public places, including Mountjoy Parade, Beal Street, Albert Street and Francis Street to:

- Louttit Bay.
- Lorne township.
- The Great Ocean Road (to the north-east).
- Lorne Pier.
- Pacific Hotel (to the south-east).

Encourage the existing broad allotment configuration to be retained and enhanced, particularly the wide frontages.

Bulk, form and appearance

Ensure any necessary restoration to the existing asphalt footpath in Mountjoy Parade reflects existing forms and coloration.

Promote buildings that sit amongst a landscape setting, and that respect and conserve the substantial front and side setbacks and building separation found throughout the precinct.

Discourage buildings that are constructed boundary to boundary.

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Encourage garages and carports to be located at the side of existing buildings, or at the side or under infill buildings.

Discourage garages and carports to be located at the front of buildings, unless they:

- Are visually connected to other individually significant properties with early garage outbuildings near the front boundary.
- Make a positive contribution to the setting of the place.
- Preserve important views to the house (or other primary building) and its garden.

Encourage retaining walls and fences to be compatible in construction, design and height with those existing in the precinct, specifically:

- Retaining walls along Mountjoy Parade to be 1300 mm to 1500 mm in height.
- Fences to be 1200 to 1500 mm in height.

Primary source

Selected Lorne / Deans Marsh Heritage Place Assessments 2003 (Surf Coast Shire, amended 2005)