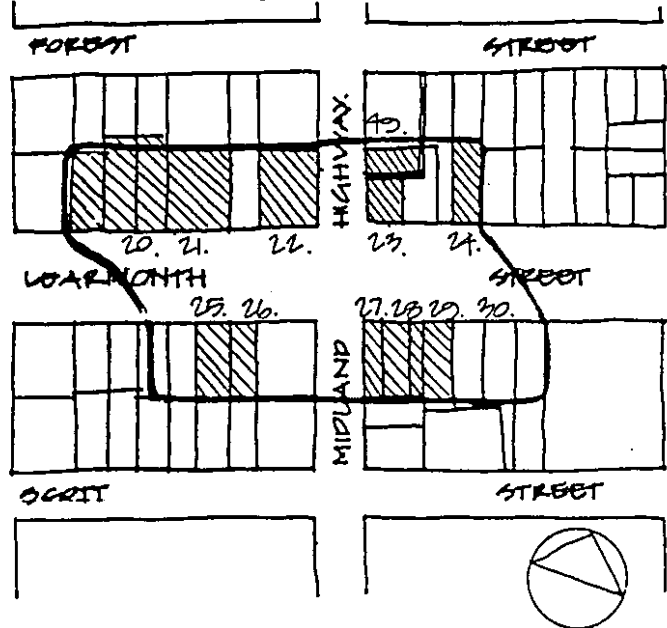


No. 2 Commercial Conservation Precinct

Boundary

This precinct includes Learmonth Street immediately east and west of Warrenheip Street.



Identified Buildings

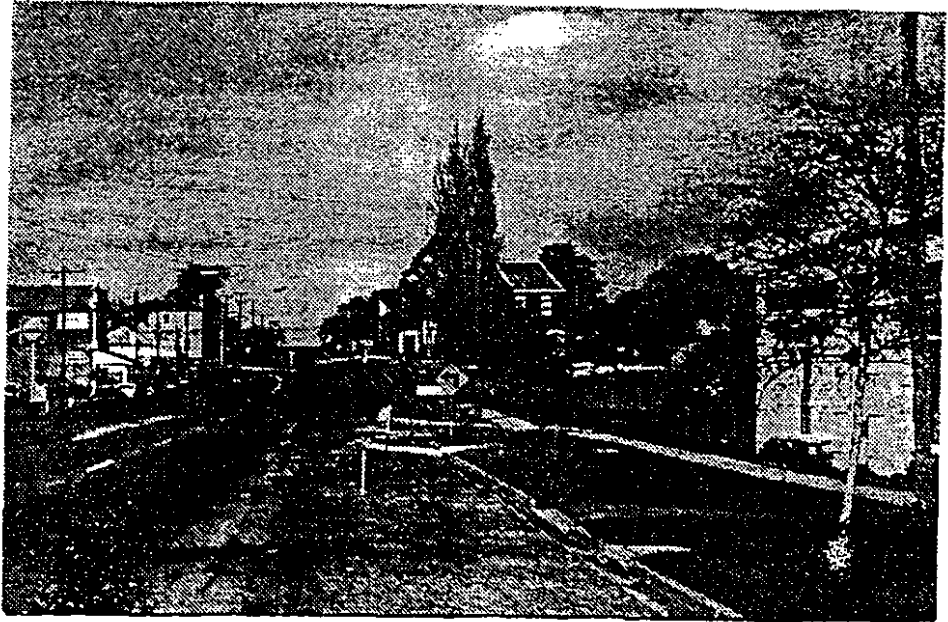
COMMERCIAL PRECINCT

The following buildings have been identified within the precinct.

No. 20	Hiscock's Cottage
No. 21.	Buninyong Post Office.
No. 22.	Crown Hotel.
No. 23.	Bryden and Hedricks General Store.
No. 24.	Brick Shop.
No. 25.	Brick Cottage.
No. 26.	Brick House.
No. 27.	Former National Bank.
No. 28.	Eames Store.
No. 29.	Whykes Butcher.
No. 30.	Buninyong Shire Shall.
No. 49.	Former Eagle Hotel.

Recommendations

It is recommended that the Commercial Precinct be identified as an area of Special Significance and protected under Clause 8b of the Town and Country Planning Act. (Third Schedule).



WACCANHEIP STREET LOOKING SOUTH TO LEAMONTH STREET

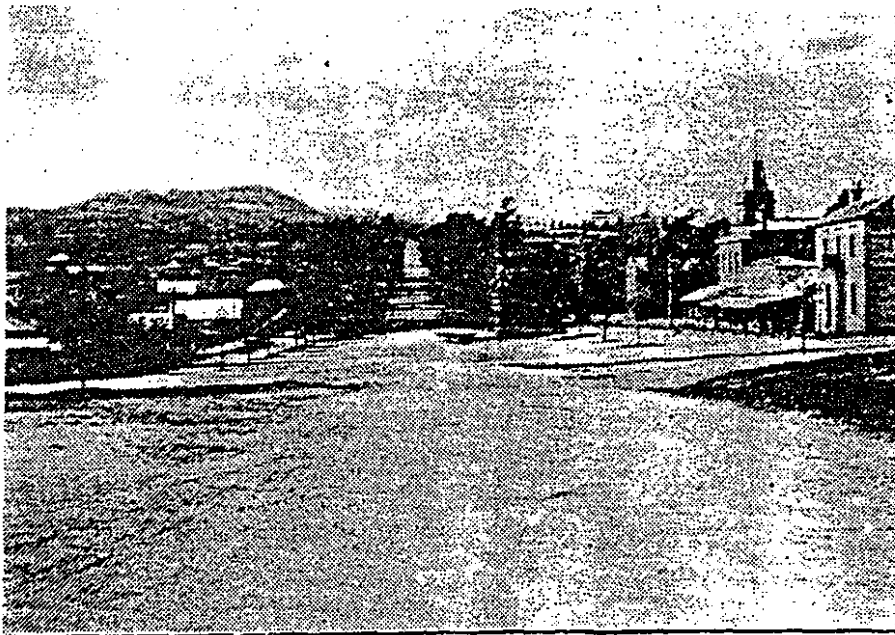
Statement of Significance

This precinct contains a number of individually important public buildings and contributory commercial and residential buildings. The first land to be sold in this precinct was the important corner allotments at the main intersection in Buninyong. Significantly this land was purchased at the first land sale for Buninyong in May 1851, and the adjoining allotments were purchased in the following year. Several early photographs illustrate the character of the precinct with the wide gravel streets lined with shops.

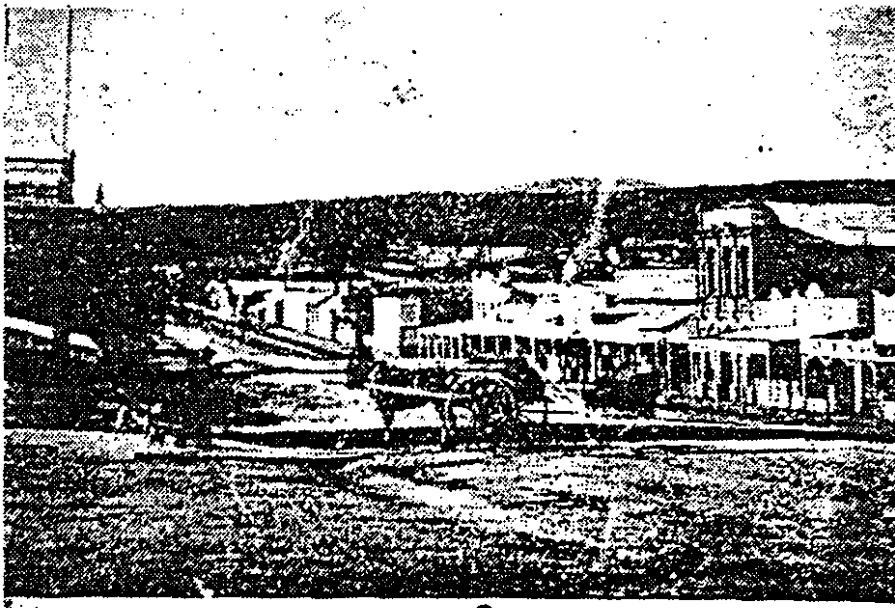
Today the former uniformity of the precinct has been greatly altered, as many buildings have been removed. The intrusive character of the recent road treatment and carparking has detracted from the earlier expansive form. However the precinct does retain a collection of buildings related to the social and economic life of Buninyong and are therefore of local significance.



SEVERAL EARLY PHOTOS
SHOW THE NINETEENTH
CENTURY APPEARANCE
OF THE COMMERCIAL
AREA.



PH. 34 WARRENHEIP ST.
LEARNMOUTH STREET
INTERSECTION LOOKING
NORTH. N.D.

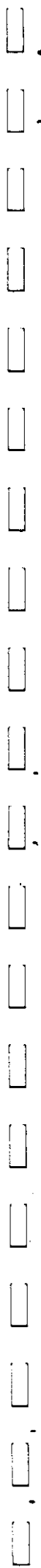


PH. 24 LEARNMOUTH ST.
LOOKING EAST. N.D.

PH. 35 WARRENHEIP ST.
LEARNMOUTH STREET
LOOKING NORTH. N.D.



VIEW OF THE TOWN HALL FROM LEAKMOUTH STREET.



Policy

1. Maintain and enhance the existing identified buildings. Refer Policy No. 4.
2. New infill development and additions should comply with Commercial Policy No. 4.
3. A detailed strategy is required for Warrenheip and Learmonth Streets, and their intersection. This should address alternative carparking methods, for example parallel street parking (as in Warrenheip Street), removal of on-street carparking, or development of areas for off-street parking. The treatment of engineering roadworks should also be examined to recapture the former expansive road form.
4. The following is a detailed policy for a preferred strategy for new commercial development within Buninyong.

Siting

Generally siting is to conform with the boundary to the street alignment in order to reinforce the existing pattern of setbacks.

Materials

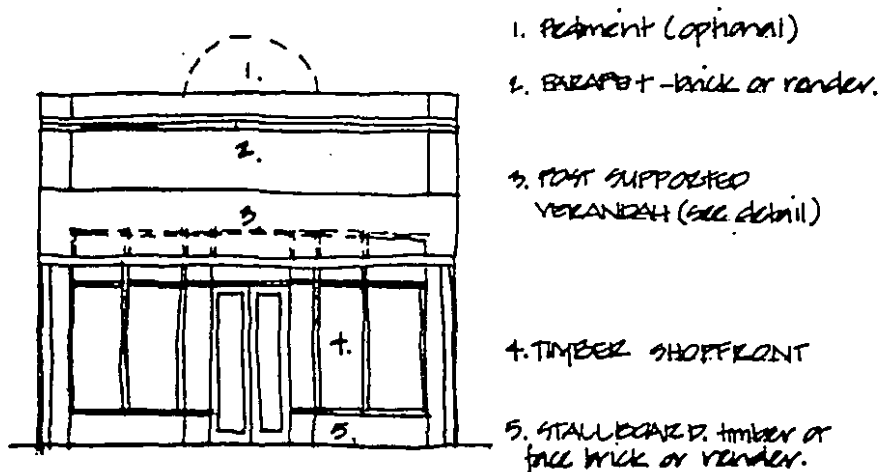
Commercial buildings in Buninyong are constructed with brick and timber facades, which generally comply with 5.2.1 Facade Materials. The Uniform Building Regulations now require fire separation between adjoining structures and timber commercial buildings do not meet these requirements. However on some occasions this can be overridden, and the use of either material is recommended. Roofs are recommended to be constructed in corrugated iron, and timber is recommended for Joinery.

Height

Early photographic evidence indicates that commercial buildings were predominantly single storey. It is therefore recommended that new commercial building is constructed of one storey, and this policy will ensure that existing commercial vistas be maintained.

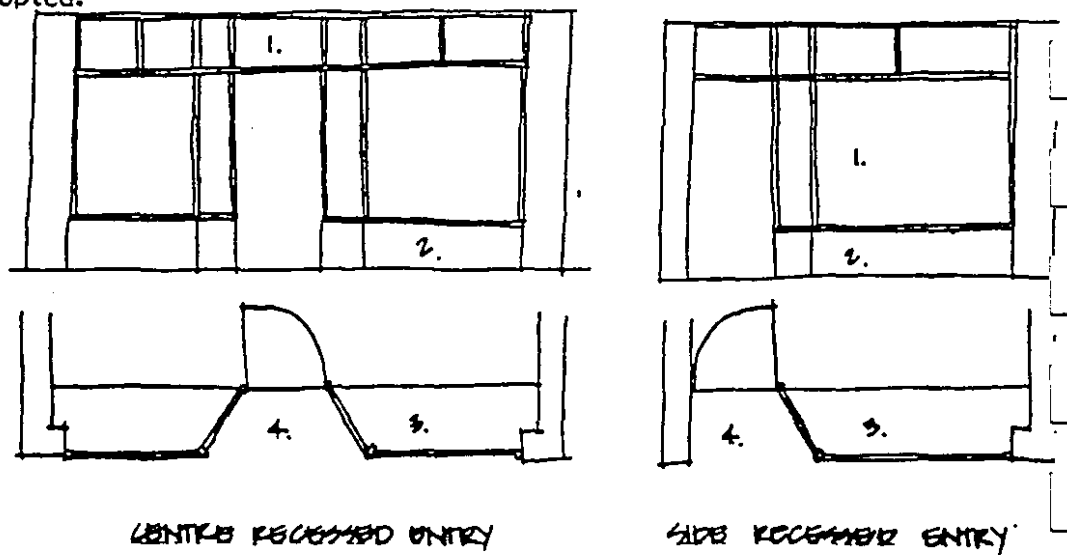
Form

The form of new commercial buildings should comply with these existing as follows:



Shopfront Form

In the commercial centre of Buninyong new shopfronts should reinstate the form of suitable Victorian Styles. For alterations to existing shopfronts, a process of restoration is recommended, and where no evidence exists on the building, the following outline approach should be adopted:



CENTRE RECESSED ENTRY

SIDE RECESSED ENTRY

1. TIMBER SHOTPUTTING.

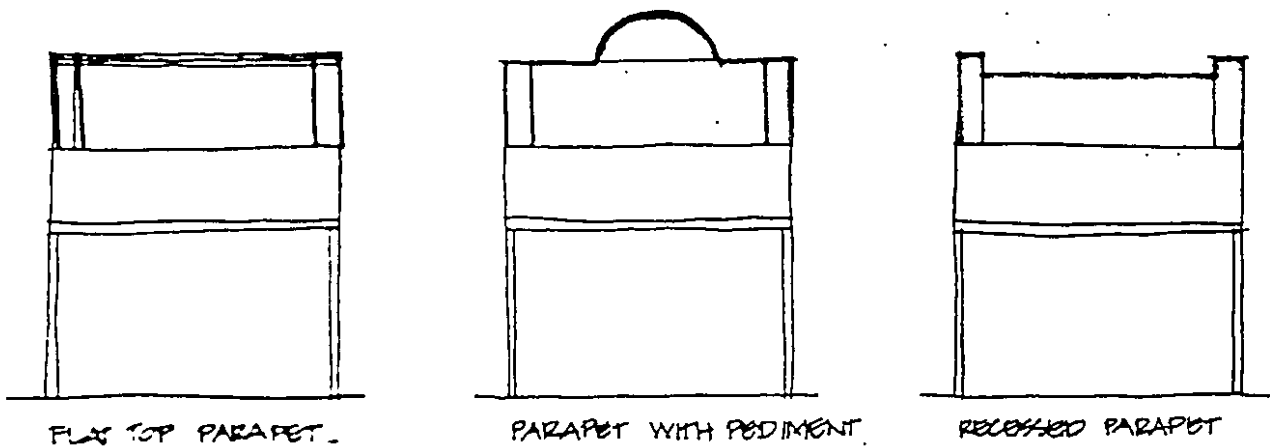
2. STALL BOARD TO BE TIMBER, FACE BRICK OR RENDRE FINISH.

3. TIMBER SHOWBOARD

4. SPLAYED RECESSED ENTRY.
AT SIDE OR CENTRE, WITH ASPHALT OR APPROPRIATE TILES

Building Elements - Parapet

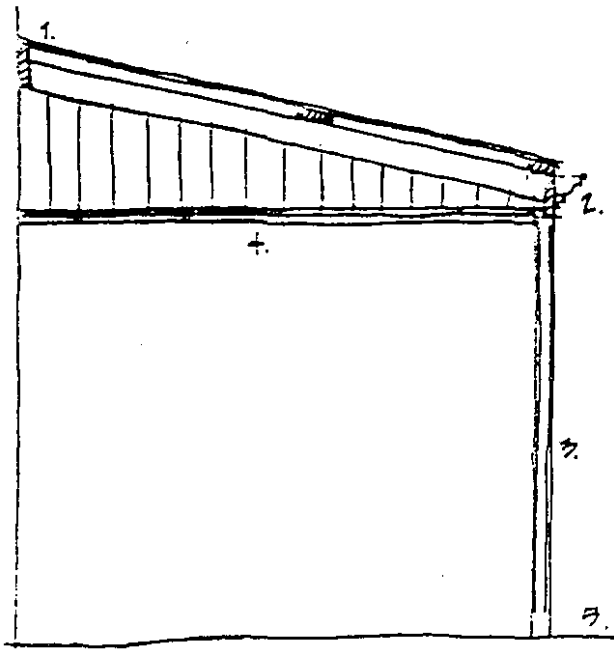
Parapets are required for commercial buildings and have provided a dominant feature on Buninyong buildings since the Victorian period. Parapets for new commercial buildings should follow appropriate Victorian forms.



Building Elements - Verandah

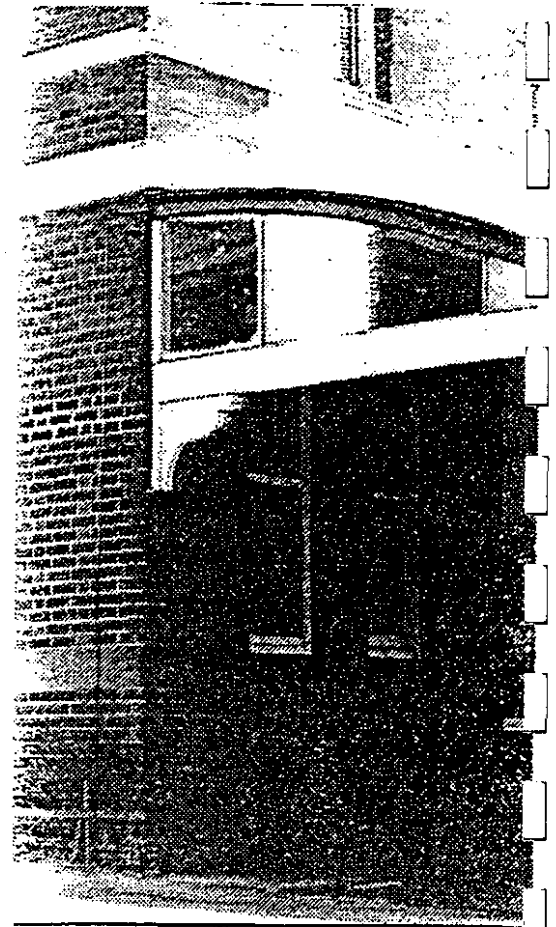
Early photographs show most shops in Buninyong had post supported verandahs. Reinstatement of post supported verandahs is encouraged and early photographs should be referred to, where available.

Where documentary evidence is not available, the following guide may be used. New commercial buildings should incorporate a verandah, to provide a link between buildings, as outlined below:



TYPICAL VERANDAH SECTION.

- 1 CORRUGATED IRON ROOF @ 15° PITCH
- 2 GUTTER AND SCOTIA MOULD
- 3 120X125MM RIB OPEN GROP CHAMFERED, CONCEALED UNDER 5 USED.
- 4 OPTIONAL SPANDREL END WITH TIMBER LAPPING OVER MASCAL, LINING BOARDS OR LATTICE END
- 5 WHERE NECESSARY SET POST 450MM BACK FROM KEEL TO AVOID CLIMBER OR TRUCK CONTACT.



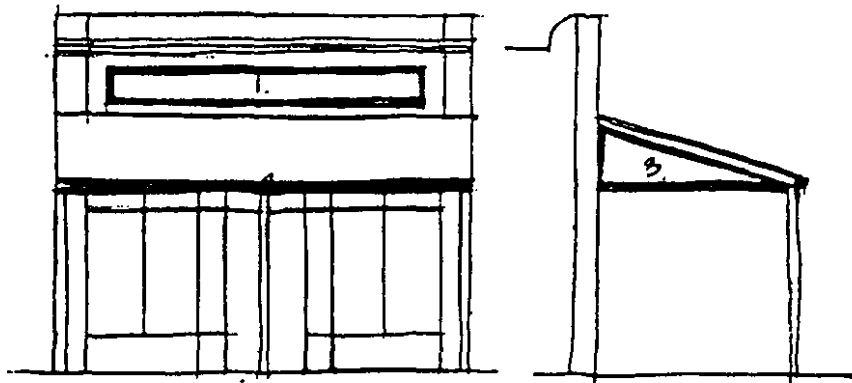
WHYKES BUTCHER 515 LESSEMOUTH SHOWING VERANDAH SPANDREL END

Paint Colours

Refer 5.2.7

Advertising Signs

Advertising on Victorian building was generally well executed in a bold and imaginative manner and in harmony with the building. Several surviving photographs of the commercial area illustrate early advertising styles and indicate a great diversity of range and form. Most commercial buildings were designed to receive advertising signs in certain locations such as on verandahs and parapets.



1. PROCESSED PARAPET PANEL.
2. VERANDAH FACIA.
3. SIDE GRANDEREL PANEL
4. HANGING SIGN (OPTIONAL)

LOCATIONS FOR ADVERTISING SIGNS.

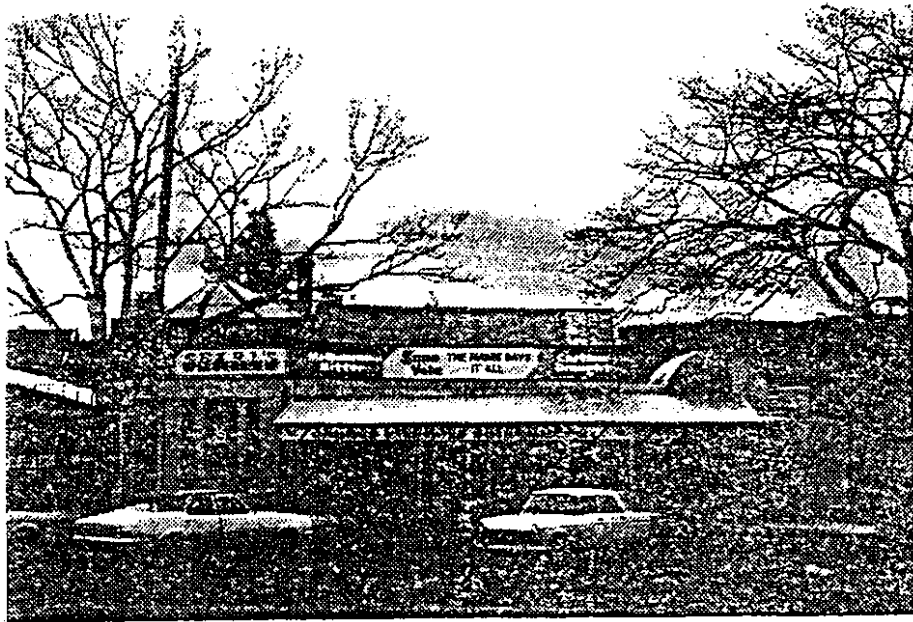
Paint Colours

Refer 5.2.7

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Remnants of earlier painted advertising signs survive and these should be retained, for example Whykes and Eames Stores. Advertising signs should be appropriate for the era of building and located in a suitable position. Several types of signs are not appropriate for Buninyong, and these include neon signs, and unsuitable lettering styles. Colours of painted signs should conform with 5.2.7 Paint colours.



THIS LETTERING STYLE IS NOT SUITABLE FOR ADVERTISING SIGNS.

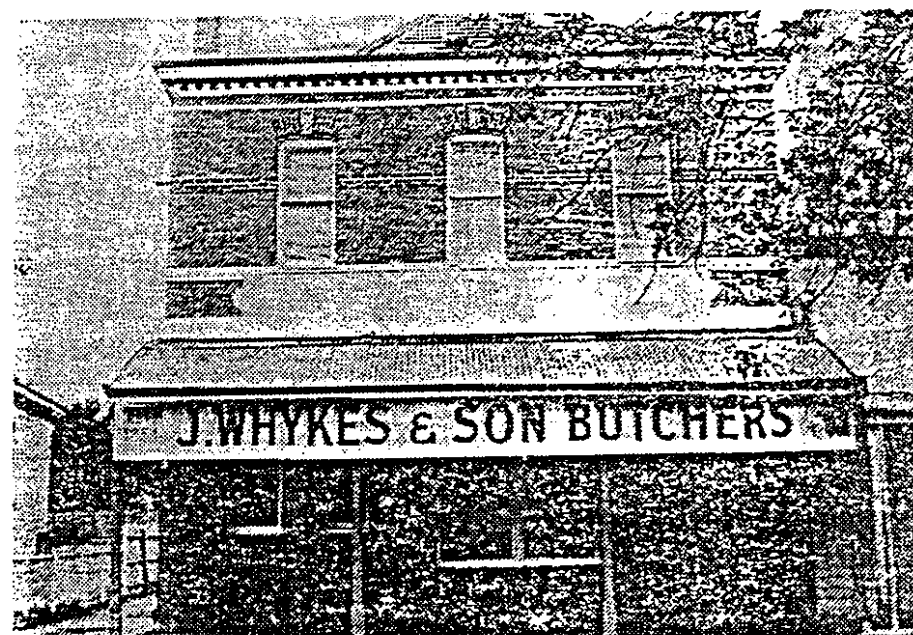
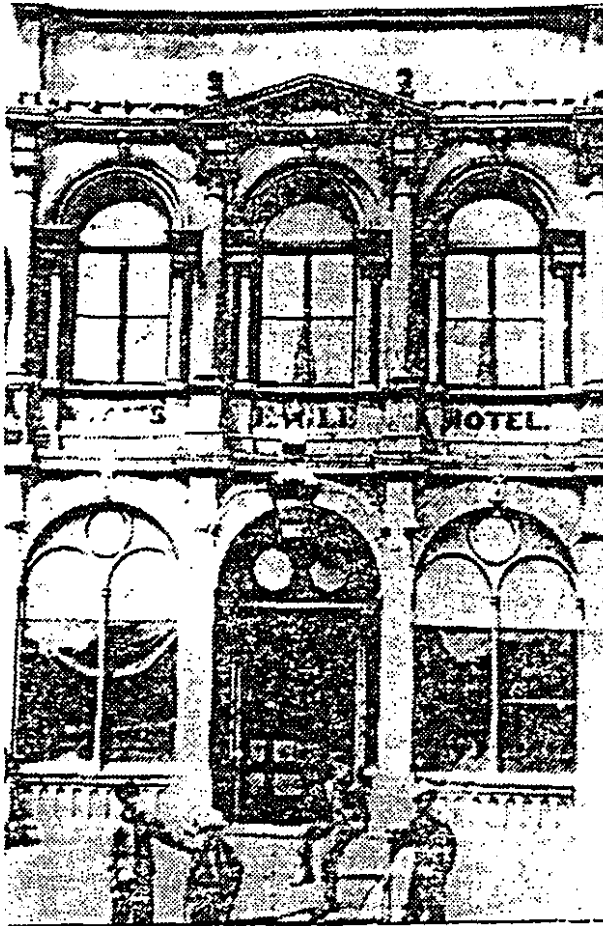


FIG. 16. J. WHYKES AND SON BUTCHERS. N.D. THIS EARLY PHOTOGRAPH SHOWS AN APPROPRIATE LETTERING STYLE AND POSITIONING OF PAINTED SIGNS ON THE BUILDING FACADE.



PH. 19. BRYDEN AND HERRICKS STORE, ILLUSTRATING EARLY LETTERING STYLES AND POSITIONING OF ADVERTISING SIGNS.



EARLY PHOTOGRAPHS OFTEN ILLUSTRATE APPROPRIATE LETTERING STYLES AND THE POSITIONING OF ADVERTISING SIGNS ON THE BUILDING FACADE.

PH. 20. EAGLE HOTEL. N.D.

Additions

Generally additions to commercial buildings should be discouraged in favour of establishing future commercial buildings on the existing vacant land between buildings. Using the preceding policies for new commercial building this should strengthen and enhance the character of Buninyong's commercial area. Any new additions however should be single storey and erected behind the existing building form. For a general approach, refer 5.5 New Additions.