



WILLIAMSTOWN Neighbourhood Character Study

WILLIAMSTOWN Neighbourhood Character Study

ABOUT THE STUDY

The aim of the Hobsons Bay Neighbourhood Character Study is to ensure that residential development respects and enhances the future preferred character of the City. The study describes the character, and contains design guidelines for each part of the City.

The character of Hobsons Bay ranges from the beach side or coastal areas, to the historic areas, to the garden dominated suburbs. The Hobsons Bay Neighbourhood Character Study describes the key characteristics and the preferred neighbourhood character of each part of the City, developed with input from the community, using words and pictures. It goes on to translate these variations in character into design guidelines which are to be used in formulating and assessing development proposals.

The study defines a total of 42 precincts in the City. The precincts were defined on the basis of consistent style and era of development, and the relationship of dwellings to the streetscape and landscape in different parts of the City. All precincts are shown on the map on the inside of this brochure.

The Hobsons Bay Neighbourhood Character Study was conducted with considerable input from Hobsons Bay residents and a committee of community representatives including design and development professionals.

CHARACTER STATEMENT

DESCRIPTION Summarises the elements of the Precinct that make it different or distinctive.

KEY CHARACTERISTICS List of key elements of the existing neighbourhood character, covering aspects such as vegetation type, era/style of development, front fence style and public domain treatments.

COMMUNITY VALUES A summary of values raised by the community of the Study Area through a workshop held in the area during preparation of the study, and by the Steering Committee.

PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT Establishes a future direction for development in the precinct, and then lists the key components of that direction. Issues/threats to the achievement of the preferred neighbourhood character are also listed.

DESIGN GUIDELINES

A tabulation of Objectives, Design Responses and 'Avoid' statements for each listed Character Element. The columns of the table are explained below.

CHARACTER ELEMENT lists aspects of the neighbourhood character such as vegetation, siting, height and form and front boundary treatment.

OBJECTIVES state the intention and desired outcome for that character element.

DESIGN RESPONSES are the preferred method to satisfy the relevant character element objective(s). Other methods of achieving the relevant objective may be demonstrated to the Council's satisfaction.

AVOID statements of key points of misunderstanding or common errors.

ILLUSTRATIONS visually demonstrate some of the Design Response statements.

WILLIAMSTOWN
CHARACTER PRECINCTS MAP





PRECINCT ONE
WILLIAMSTOWN NORTH

WILLIAMSTOWN Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

A wide, crescent street forms the spine of this precinct and is distinctive in its form and sense of openness. The predominantly single storey built form and wide nature strips further emphasize this quality, as do the low level front fences allowing views into front gardens. Architectural styles and building materials are very mixed, as are front and side boundary setbacks. The cemetery to the north east and large park to the south west are key landmarks in the precinct.

KEY EXISTING CHARACTERISTICS

- > Architectural eras are mixed including Victorian, Edwardian and Inter-war dwellings, with the remainder generally Post-war.
- > Building materials are a mix of weatherboard or brick, with corrugated iron or tiled roofs.
- > Allotment sizes are generally larger than usual being 700 to 800 square metres, with isolated pockets of smaller lots of 300 to 400 square metres.
- > Dwellings are predominantly single storey, with some two storey development.
- > Front setbacks vary from 5 to 6 metres, to some areas where 3 to 5 metres is common. Some buildings are constructed to one boundary.
- > Gardens are a mix of native and exotic plantings.
- > Front fences are generally low level.
- > Street trees are inconsistent in spacing and species.
- > The street pattern is a formal series of crescents around the cemetery, which is a landmark in the precinct.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels.
- > Value diversity of gardens and established, canopy trees.
- > Dislike mock architectural styles.
- > Dislike high front walls.
- > Like views and public access to water.
- > Value the 'human scale' of the place.

PREFERRED NEIGHBOURHOOD CHARACTER

The variety of dwellings in garden settings and the distinctive crescent streets will be maintained and strengthened by:

- > Ensuring new development is set back from the front boundary in accordance with the prevailing setbacks in the street, reflecting the crescent street form.
- > Ensuring buildings are setback from at least one side boundary.
- > Ensuring new development, including dwelling extensions, does not dominate or overwhelm the existing built form.
- > Ensuring car parking structures do not dominate the streetscape.
- > Encouraging vehicular access from rear laneways where available.
- > Encouraging architecture that respects the existing low scale nature of the built form.
- > Encouraging low front fencing.
- > Encouraging consistent street tree planting, both in species and location.

ISSUES/THREATS

- > Loss of garden settings.
- > High and solid front fences.
- > Vertically dominant new development.
- > Car parking structures and car access that dominates the streetscape.

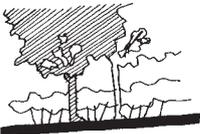
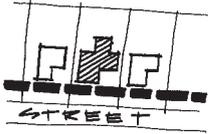
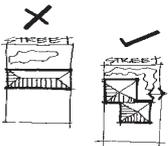


WILLIAMSTOWN Neighbourhood Character Study

PRECINCT ONE
WILLIAMSTOWN NORTH

DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large, established trees.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings and should reflect the crescent street form where applicable.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	> Dwellings should be setback from at least one side boundary, by a minimum of 1 metre.	Boundary to boundary development.	
	To minimise the loss of front garden space and the dominance of car parking structures and access.	> Locate garages and carports behind the line of the dwelling. > Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.	Car parking structures and driveways that dominate the façade or view of the dwelling.	
HEIGHT AND BUILDING FORM	To ensure new development respects the dominant building scale and forms of the streetscape.	> Respect the predominant building height in the street and nearby. > Recess two storey elements from the front façade.	Two storey, 'boxy' buildings with unarticulated wall surfaces.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Front fences should be low, open and up to 1.2 metres in height, other than in exceptional circumstances.	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

PRECINCT TWO
WILLIAMSTOWN

WILLIAMSTOWN Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

The Rifle Range Estate is a recent and well known subdivision, recognisable for its coastal location and large homes, many in mock architectural styles. Until the street trees and private gardens become more established, the buildings will dominate the streetscapes due to their bright colours and dominant size. When the street trees become established, this combined with the vertical emphasis of the built form and the narrow road pavements, will result in a greater sense of enclosure in the streets.

KEY EXISTING CHARACTERISTICS

- > Architectural era is 1990s, with the majority of dwellings in mock Victorian and Edwardian styles. There are a few examples of more contemporary architecture.
- > The majority of buildings are brick or rendered with corrugated iron or tiled roofs.
- > Allotment sizes are 300 to 500 square metres.
- > Dwellings are predominantly two storey, with some examples of three storey development.
- > Front setbacks are smaller than average at 3 to 5 metres. Side setbacks are minimal, with dwellings usually constructed up to at least one side boundary.
- > Gardens are recently established, with mixed plantings.
- > Front fences are generally low level.
- > Street trees are either non-existent or recently established, wide-spreading exotics.
- > The street pattern is a hybrid of formal and informal patterns, with narrow road pavements (4 to 6 metres) on all but the two main entry roads (9 metres). Powerlines are underground.
- > The subdivision is located adjacent to the coast and the Jawbone Flora and Fauna Reserve

COMMUNITY VALUES

- > Like houses with space around them.
- > Value established gardens and tree lined streets.
- > Like views and public access to water.

PREFERRED NEIGHBOURHOOD CHARACTER

The unique coastal setting of this precinct and plantings in the public and private domain will be maintained and strengthened by:

- > Ensuring new development is set back in accordance with the prevailing setback pattern in the street.
- > Ensuring development over three storeys does not dominate or overwhelm the streetscape.
- > Ensuring car parking structures are not located within the front setback.
- > Encouraging low and transparent front fences.
- > Encouraging the planting of compatible coastal native species in private gardens and public streets.

ISSUES/THREATS

- > High and solid front fences.
- > Lack of garden settings and canopy trees.
- > Non-permeable surfaces dominating the front setback.
- > Car parking structures dominating the streetscape.
- > Loss of exotic species due to harsh, coastal conditions.
- > Loss of views to the coast due to wide spreading street trees.

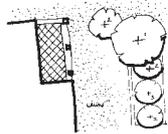
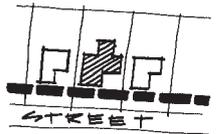
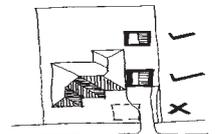
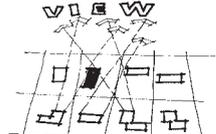
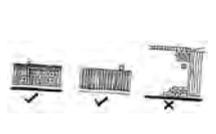


WILLIAMSTOWN Neighbourhood Character Study

PRECINCT TWO
WILLIAMSTOWN

DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate low maintenance, coastal species.	Lack of landscaping.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To minimise the dominance of car parking structures.	> Locate garages and carports behind the line of the dwelling. > Provide vehicular access from a rear laneway if available.	Car parking structures that dominate the façade or view of the dwelling.	
	To provide for the reasonable sharing of views to the ocean or coast.	> Buildings should be sited to take into account the view corridors to the ocean or coast from nearby properties and public spaces.	Buildings that completely obscure views of the ocean or coast from the street and other public areas.	
HEIGHT AND BUILDING FORM	To minimise the impact of buildings over two storeys on the streetscape.	> Parts of buildings over two storeys should be recessed from the façades of lower levels and setback at least 3 metres from the front façade.	Buildings over two storeys without articulated wall surfaces.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to front gardens.	> Provide open style front fences up to 1.2 metres in height other than in exceptional circumstances.	High, solid front fencing.	



WILLIAMSTOWN Neighbourhood Character Study

PRECINCT THREE
WILLIAMSTOWN

CHARACTER DESCRIPTION

DESCRIPTION

This area has a sense of spaciousness, heightened by views to the water at the southern end. The streets are characterised by single storey, detached timber homes from the Inter-war and Post-war periods, set within established gardens, though there are a number of examples of two storey redevelopment in heavier materials. While front setbacks vary, many are large and side setbacks are provided. Street tree planting is consistent and mature and makes a substantial contribution to the character and coherence of the precinct.

KEY EXISTING CHARACTERISTICS

- > Architectural era is Inter-war to Post-war with some recent redevelopment.
- > Building materials are traditionally timber, but more recently brick and rendered homes. Roofing materials are predominantly tiles or corrugated iron.
- > Lot sizes are 500 to 700 square metres.
- > Original homes are single storey, but more recent development is double storey.
- > Front setbacks are generally between 3 to 7 metres. Side setbacks are between 1 and 3 metres.
- > Gardens are established with some canopy trees.
- > Front fences are low and transparent.
- > The street pattern is looped, with wide nature strips.
- > Street tree planting is consistent and established, native species.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels.
- > Like houses with space around them.
- > Value established gardens and wide, tree lined streets.
- > Value the retention of cultural heritage.
- > Like views and public access to water.

PREFERRED NEIGHBOURHOOD CHARACTER

The garden settings of the dwellings and overall cohesiveness of the precinct will be maintained and improved by:

- > Ensuring new development is set back from the front and side boundaries in accordance with the prevailing setback pattern in the street.
- > Ensuring new development, including dwellings extensions, does not dominate or overwhelm the existing built form.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Ensuring that new development can be distinguished from the original building stock, yet respects the dominant building scale and forms, through use of innovative architectural techniques.
- > Encouraging the use of timber, or a mixture of materials including timber or other non-masonry materials.
- > Ensuring use of simple building details.
- > Encouraging plantings within the front setback.
- > Encouraging low front fencing.

ISSUES/THREATS

- > High and solid front fences.
- > Loss of street trees.
- > Loss of views to 'openness' towards water.
- > Overwhelming and 'boxy' new development.



PRECINCT THREE
WILLIAMSTOWN

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Buildings should be sited and designed to incorporate space for the retention and planting of substantial vegetation.	Removal of established trees. Lack of landscaping of front garden.	
SITING	To maintain the consistency, where present, of front and side boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of existing dwelling spacing.	> Dwellings should be set back from both side boundaries a minimum of 1 metre.	Boundary to boundary development.	
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and carports behind the line of the dwelling.	Car parking structures that dominate the façade or view of the dwelling.	
BUILDING FORM AND HEIGHT	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the single and two storey height of built form. > Recess two storey elements from the front façade.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
MATERIALS AND DETAILING	To encourage the use of lighter looking building materials that complement the traditional use of timber where it is particularly consistent.	> Incorporate timber or other non-masonry materials where possible. > Use simple building detailing.	Period reproduction styles and detailing. Heavy design detailing (eg. Masonry columns and piers.)	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Front fences should be low, open and up to 1.2 metres in height, other than in exceptional circumstances.	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

PRECINCT FOUR
WILLIAMSTOWN

WILLIAMSTOWN Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

A mix of early architectural styles is represented in this precinct, although unlike other precincts in this region, Inter-war architecture is quite prevalent. Some houses are substantial and located on large allotments, lending a sense of grandeur to some streets. This is particularly evident in Victoria Street, which is also consistently planted with an avenue of established Ashes. Other streets are more modestly scaled, but common elements of setback, garden settings and pitched roof forms create cohesion. The axial views to the water from the north-south streets is also an important feature of this area.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are mixed, but predominantly Victorian, Edwardian (attached and detached) and Inter-war housing. There are also examples of more recent dwelling extensions and infill development, from 1970s onwards.
- > Building materials are predominantly weatherboard with some brick dwellings. Roofing materials are corrugated iron or tiles.
- > A mix of single and double storey housing exists.
- > Lot sizes are quite large at around 500 to 700 square metres. In the eastern area of the precinct there are also some examples of lots which are over 900 square metres.
- > Front setbacks vary but are predominantly 5 to 7 metres. There are small pockets of lesser setbacks.
- > Buildings are generally set back from at least one side boundary, a minimum of 1 metre.
- > Gardens are mixed and open.
- > Front fences are mixed, but generally low level.
- > The street pattern is a formal grid, and most streets are wide.
- > Street tree planting is mixed, including both taller and wide-spreading species. There are few significant avenue plantings (Victoria Street Ashes).
- > There are visual links to the bay from many north-south streets.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels.
- > Value houses with a sense of space around them.
- > Value established gardens and significant canopy trees.
- > Like views and public access to water and the sense of history.
- > Like wide, tree-lined streets.

PREFERRED NEIGHBOURHOOD CHARACTER

The early architectural styles representing the historical development of the area, generous front setbacks and garden settings of the dwellings will be maintained and strengthened by:

- > Ensuring the retention of Victorian, Edwardian and Inter-war dwellings that contribute to the character of the area.
- > Ensuring new development is set back from the front and side boundaries in accordance with the prevailing setback pattern in the street.
- > Ensuring new buildings, including dwellings extensions, do not dominate or overwhelm the existing built form.
- > Ensuring that new development can be distinguished from the original building stock, yet respects the dominant building scale and forms, through use of innovative architectural techniques.
- > Ensuring car parking structures and vehicular access do not dominate the streetscape.
- > Encouraging minimal visibility of dwelling extensions, particularly first floor additions, from the street.
- > Encouraging use of timber or other lightweight materials, where weatherboard predominates or if extending a timber dwelling.
- > Encouraging plantings within the front setback.
- > Encouraging low front fencing.

ISSUES/THREATS

- > Period reproduction styles.
- > Fussy, decorative detailing.
- > Dominant or overwhelming new development.
- > Demolition of contributory housing stock.
- > Car parking structures that are inappropriately located or dominate the streetscape.
- > Loss of street trees.
- > Loss of limited examples of gravel shoulders and grassy verges.
- > Loss of remaining bluestone kerbs and channels.
- > Loss of laneways.

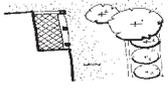
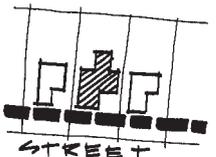
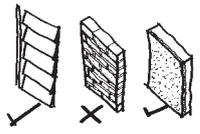


WILLIAMSTOWN Neighbourhood Character Study

PRECINCT FOUR
WILLIAMSTOWN

DESIGN GUIDELINES

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
EXISTING BUILDINGS	To encourage the retention of buildings that contribute to the valued character of the area.	> Retain Victorian, Edwardian and Inter-war era buildings wherever possible.	Loss of the sense of history.	
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.	Lack of landscaping and substantial vegetation.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of the existing spacing between buildings.	> Dwellings should be set back from at least one side boundary a minimum of 1 metre, unless buildings abut both both side boundaries on adjoining properties.	No reflection of the prevailing setback pattern.	
	To minimise the loss of front garden space and the dominance of car parking structures and access.	> Locate garages and carports behind the line of the dwelling. > Minimise the number of vehicular crossovers and provide vehicular access from a rear laneway if available.	Car parking structures or driveways that dominate the façade or view of the dwelling.	
BUILDING FORM	To ensure new development respects the dominant building scale and forms.	> Respect the predominant building height in the street and nearby properties. > Recess two storey elements from the front façade	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, 'boxy' buildings with unarticulated wall surfaces.	
	To encourage innovative and contemporary architectural responses to surrounding dominant building styles and heritage buildings and streetscapes.	> Use simple building details. > New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.	Period reproduction styles and detailing.	
MATERIALS AND DESIGN DETAILING	To incorporate lighter looking building materials and finishes that complement the use of timber where this is particularly consistent.	> Use timber or other non-masonry materials, or a mixture of masonry and non-masonry materials.	Exclusive use of only one masonry material or finish on a building. Heavy design detailing (eg. Masonry columns and piers)	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views into front gardens.	> Front fences should be low, open and up to 1.2 metres in height, other than in exceptional circumstances. > Front fence style should be appropriate to the building era.	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

PRECINCT FIVE
WILLIAMSTOWN

WILLIAMSTOWN Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

Many streets in this precinct have a spacious, shady and informal feel due to the wide-spreading exotics, gravel shoulders and grassy verges. The frequent use of timber adds a distinctive lightness to the streetscapes. Though a substantial proportion of the buildings are timber Victorian and Edwardian homes, there are some examples of more recent architecture and dwelling extensions. The rise of weatherboard and the unmade gravel shoulders and grassy verges in many streets is distinctive of Williamstown and adds to the seaside ambience. This is strengthened by occasional views to the water. Front fences are mixed, but generally low and provide views into established front gardens.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are mixed, but predominantly Victorian, Edwardian (attached and detached) with interspersed examples of Post-war and 1960s and 1970s building stock. There are also more contemporary examples of dwelling extensions and infill development.
- > Building materials are predominantly timber with occasional early bluestone buildings. More contemporary infill development tends to be brick or rendered. Roofing materials are corrugated iron or tiles.
- > A mix of single and double storey housing exists.
- > Lot sizes vary from 300 to 500 square metres in the eastern area of the precinct and are a little larger at 500 to 700 square metres in the western area.
- > Front setbacks are mixed but predominantly 3 to 5 metres. Front setbacks tend to be smaller at 0 to 3 metres in the eastern section of the precinct. There are some examples of larger setbacks up to 7 metres through the northern, central area of the precinct.
- > Side setbacks are generally less than 1.5 metres, and nil in some streets.
- > Gardens are mixed, including large canopy trees.
- > Front fences are mixed, but generally low level.
- > The streets are laid out formally, and most are quite wide. However, streets are often flanked by gravel shoulders, grassy verges and bluestone kerbing.
- > Street tree planting is mixed, but often mature exotics are used. Many significant avenue plantings exist.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels.
- > Value houses with a sense of space around them.
- > Value established gardens and significant canopy trees.
- > Like views and public access to water.
- > Value the sense of history.
- > Like wide, tree-lined streets.

PREFERRED NEIGHBOURHOOD CHARACTER

The spacious and informal qualities of the streetscapes, early architectural styles representing the historical development of Williamstown, and the distinctive low scale, lightweight nature of development will be retained and enhanced by:

- > Ensuring the retention of Victorian, Edwardian and Inter-war dwellings that contribute to the character of the area.
- > Ensuring new development is set back from the front and side boundaries in accordance with the prevailing setback pattern in the street.
- > Ensuring new development, including dwellings extensions, does not dominate or overwhelm the existing built form.
- > Ensuring car parking structures are not located or designed in a way that they dominate the streetscape.
- > Ensuring that new development can be distinguished from the original building stock, yet respects the dominant building scale and forms, through use of innovative architectural techniques.
- > Encourage minimal visibility of dwelling extensions from the street.
- > Encouraging the use of timber, or a mixture of materials including timber or other non-masonry materials.
- > Encourage low scale plantings within the front setback.
- > Encourage low front fencing.
- > Ensuring retention of the gravel shoulders, grassy verges and use of bluestone in the streets.

ISSUES/THREATS

- > Period reproduction styles.
- > Fussy, decorative detailing.
- > Dominant or overwhelming new development.
- > Car parking structures that are inappropriately located or dominate the streetscape.
- > Loss of street trees.
- > Loss of gravel shoulders and grassy verges.
- > Loss of bluestone.
- > Loss of laneways.

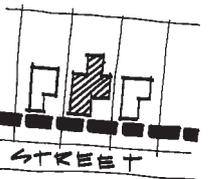
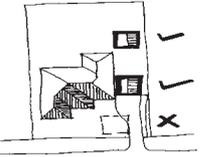
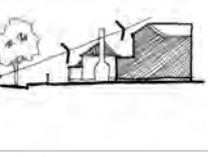
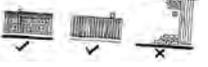


WILLIAMSTOWN Neighbourhood Character Study

PRECINCT FIVE
WILLIAMSTOWN

DESIGN GUIDELINES

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
EXISTING BUILDINGS	To encourage the retention of existing buildings that contribute to the valued character of the area.	> Retain Victorian, Edwardian and Inter-war era buildings wherever possible.	Loss of the sense of history.	
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large, established trees.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the predominant pattern of side setbacks in the vicinity.	> Dwellings should be setback a minimum of 1 metre from one side boundary, unless buildings abut both side boundaries on adjoining properties, and this is the common pattern.	No reflection of the predominant setback pattern.	
	To minimise the loss of front garden space and the dominance of car parking structures and access.	> Locate garages and carports behind the line of the dwelling. > Minimise paving in front garden areas including driveways and crossovers. > Provide vehicular access from a rear laneway if available.	Car parking structures that dominate the façade or view of the dwelling. Dominance of cross-overs and driveways.	
BUILDING FORM	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties. > Recess two storey elements from the front façade.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, 'boxy' buildings with unarticulated wall surfaces.	
	To encourage innovative and contemporary architectural responses to surrounding dominant building styles and heritage buildings and streetscapes.	> Development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.	Period reproduction styles and detailing.	
MATERIALS AND DESIGN DETAIL	To use a mix of materials that complement the predominance of weatherboard dwellings where this is particularly consistent.	> Use a mix of materials, including timber and other non-masonry materials, in building design. > Use simple building details.	Exclusive use of one masonry material or finish.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views into front gardens.	> Front fences should be low, open and up to 1.2 metres in height, other than in exceptional circumstances. > Front fence style should be appropriate to the building era.	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

PRECINCT SIX
FORESHORE

WILLIAMSTOWN Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

Originally home to Victorian and Edwardian villas, this precinct has been infilled since the 1950s with a mix of dwelling types from Moderne through to contemporary 1990s styles. While timber is the predominant building material in Williamstown, many dwellings in this precinct are brick or rendered masonry structures. Furthermore, setbacks are substantial along this stretch, unlike most other areas in Williamstown. These factors combine to give the streetscapes a wide and austere feel, exacerbated by the lack of street trees. However, this openness does allow expansive sea views.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are contemporary 1970s to 2000s, original Victorian and Edwardian, plus 1950s Modern.
- > Materials are very mixed, being brick, weatherboard and render. Roofing materials are predominantly tiles with some slate roofs.
- > Allotments vary in size but are predominantly large, ranging from approximately 500 to 900 square metres.
- > Dwellings are a mix of single and double storey.
- > Roofs are a mix of hipped, gable and flat.
- > Front setbacks vary from 5 to 7 metres. Buildings are angled to the street in Morris Street.
- > Buildings are generally set back from both side boundaries a minimum of 1.5 metres.
- > Gardens are well planted and established, but generally low scale and open due to the coastal location.
- > Front fences are generally low brick or picket, or non-existent.
- > The street pattern is angular, but crudely follows the shape of the coastline.
- > Limited and mixed street tree planting.
- > A feature of this precinct is its 'seaside' location.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels.
- > Value houses with a sense of space around them.
- > Value established gardens and significant canopy trees.
- > Like views and public access to water.
- > Value the sense of history.
- > Like wide, tree-lined streets.

PREFERRED NEIGHBOURHOOD CHARACTER

The original housing stock, established garden settings of the dwellings and the sense of seaside in built form expression will be retained and strengthened by:

- > Ensuring the retention of Victorian, Edwardian and Inter-war dwellings stock.
- > Ensuring new development is set back from the front and side boundaries in accordance with the prevailing setback pattern in the street.
- > Ensure that new development can be distinguished from the original building stock.
- > Ensuring new development is well articulated in plan form and elevation.
- > Ensuring car parking structures and vehicular access does not dominate the streetscape.
- > Encouraging use of low front fences.
- > Encouraging new development to incorporate building elements that add a sense of lightness to the structure.
- > Encouraging use of species well suited to the coastal location.

ISSUES/THREATS

- > High, solid front fences.
- > Dominant, bulky structures constructed of heavy materials.
- > Car parking structures dominating the streetscape.
- > Period reproduction styled dwellings.



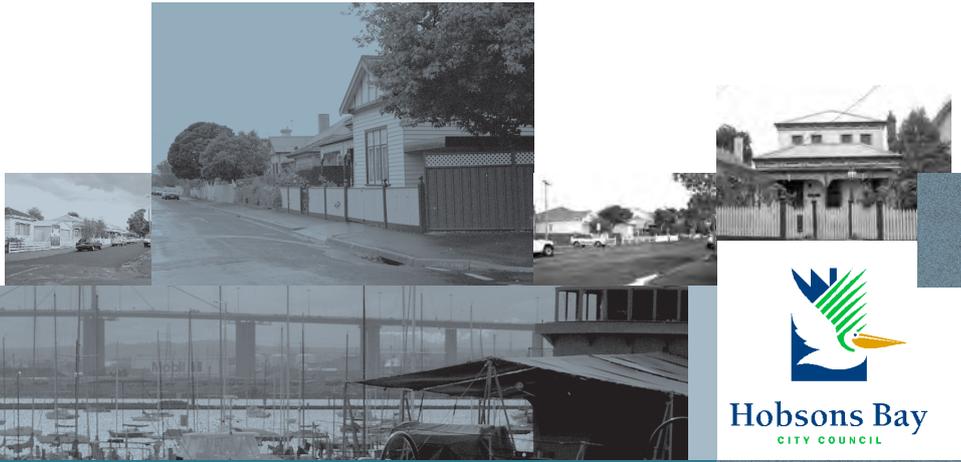
WILLIAMSTOWN Neighbourhood Character Study

PRECINCT SIX
FORESHORE

DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
EXISTING BUILDINGS	To encourage the retention of buildings that contribute to the valued character of the area.	> Retain Victorian, Edwardian and Inter-war era buildings wherever possible.	Loss of the sense of history.	
VEGETATION	To strengthen the coastal character of the area through the planting of appropriate coastal species.	> Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate coastal species.	Removal of large trees and use of species not suited to the coastal location.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of dwelling spacing.	> Dwellings should be set back from both side boundaries a minimum of 1.5 metres.	Boundary to boundary development.	
	To minimise the loss of front garden space and the dominance of car parking structures and access.	> Locate garages and carports behind the line of the dwelling. > Minimise the creation and width of new crossovers. > Provide vehicular access from a rear laneway if available.	Car parking structures that dominate the façade or view of the dwelling. Creation of new cross-overs and driveways or wide crossovers.	
	To provide for the reasonable sharing of views to the coast.	> Buildings should be sited to take into account the view corridors to the coast from nearby properties and public spaces.	Buildings that completely obscure views to the coast from the street and other public areas.	
BUILDING FORM	To encourage innovative architecture that reflects the seaside location.	> New buildings should be individually designed to respond to the characteristics of the coastal location and the site. > Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, light transparent ballustrading etc.	Large, bulky buildings with unarticulated wall surfaces. Heavy design detailing (eg. Masonry columns and piers).	
	To encourage innovative and contemporary architectural responses to nearby heritage buildings and streetscapes.	> Development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design. > Use simple building details.	Period reproduction styles and detailing.	
MATERIALS AND DESIGN DETAIL	To use lighter looking building materials and finishes that complement the coastal setting.	> Incorporate timber or other non-masonry materials and finishes where possible.	Exclusive use of one masonry material or finish on a building.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide no front fence where this predominates in the street, and a low open style front fence up to 1.2 metres elsewhere.	High or solid front fencing.	



WILLIAMSTOWN Neighbourhood Character Study

PRECINCT SEVEN
WILLIAMSTOWN

CHARACTER DESCRIPTION

DESCRIPTION

The close-knit network of narrow streets, lanes and small allotments results in a sense of intimacy in many of the streetscapes in this precinct. This is heightened by the low scale, lightweight nature of the built form and the restricted and consistent setbacks due to the small lot sizes. There has been some new development, which is inappropriately scaled and detracts from the intimate nature of the streets. Due also to restricted space, there are no naturestrips and little other greenery in the streets. The small front gardens, visible from the street due to low front fences, therefore play an important role in the streetscapes.

KEY EXISTING CHARACTERISTICS

- > Architectural era is predominantly Victorian and Edwardian, with limited examples of Post-war dwellings to the east of the precinct. There has also been some more recent (1970s+) infill and redevelopment.
- > Building materials are predominantly weatherboard, with some examples of brick dwellings. Roofing materials are corrugated iron or tiles.
- > Lot sizes are predominantly 300 to 500 square metres, with a large area of allotments to the central north of the precinct which are less than 300 square metres.
- > Dwellings are traditionally single storey, but there are now more examples of two storey dwellings.
- > Front setbacks are small and generally range from 0 to 3 metres. Side setbacks are 1.5 metres or less, with examples of terraced dwellings.
- > Gardens are small and low level. There are some examples of established, canopy trees.
- > Front fences are low.
- > Street tree planting, where it exists, is generally inconsistent.
- > The street pattern is an oblique grid, with narrow streets and laneways. Bluestone kerbs and channels exist in most streets and there are no naturestrips.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels.
- > Value diversity of gardens and established, canopy trees.
- > Dislike mock architectural styles.
- > Dislike high front walls.
- > Like views and public access to water.
- > Value the 'human scale' of the place.

PREFERRED NEIGHBOURHOOD CHARACTER

The original housing stock, intimate nature of the streetscapes and the distinctive low scale, lightweight nature of development in the area will be maintained and encouraged by:

- > Ensuring the retention of Victorian, Edwardian and Inter-war dwellings that contribute to the character of the area.
- > Ensuring new development is set back from the front and side boundaries in accordance with the prevailing setback pattern in the street.
- > Ensuring new buildings, including dwelling extensions, do not dominate or overwhelm the existing built form.
- > Ensuring car parking structures are not located or designed in a way that they dominate the streetscape.
- > Ensuring that new development can be distinguished from the original building stock, yet respects the dominant building scale and forms, through use of innovative architectural techniques.
- > Ensuring use of simple building details.
- > Encouraging minimal visibility of dwelling extensions from the street.
- > Encouraging the use of timber, or a mixture of materials including timber or other non-masonry materials.
- > Encouraging plantings within the front setback.
- > Encouraging low front fencing.

ISSUES/THREATS

- > Period reproduction styles.
- > Fussy, decorative detailing.
- > Dominant or overwhelming new development.
- > Car parking structures that are inappropriately located or dominate the streetscape.
- > Removal of bluestone kerbs and channels.
- > Loss of laneways.

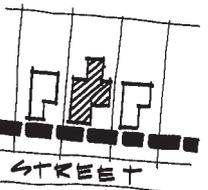


WILLIAMSTOWN Neighbourhood Character Study

PRECINCT SEVEN
WILLIAMSTOWN

DESIGN GUIDELINES

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
EXISTING BUILDINGS	To encourage the retention of buildings that contribute to the valued character of the area.	> Retain Victorian, Edwardian and Inter-war era buildings wherever possible.	Loss of the sense of history.	
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large, established trees.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing side boundary setback pattern.	> Dwellings should be setback a minimum of 1 metre from at least one side boundary, unless buildings abut both side boundaries on adjoining properties and this is the common pattern.	No reflection of the setback pattern.	
BUILDING FORM	To minimise the loss of front garden space and the dominance of car parking structures and access.	> Locate garages and carports behind the line of the dwelling. > Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.	Car parking structures that dominate the façade or view of the dwelling.	
	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, 'boxy' buildings with unarticulated wall surfaces.	
FRONT BOUNDARY TREATMENT	To encourage innovative and contemporary architectural responses to surrounding dominant building styles, heritage buildings and streetscapes.	> Use simple building details. > New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative, contemporary design.	Period reproduction styles and detailing.	
	To maintain the openness of the streetscape and views into front gardens.	> Front fences should be up to 1.2 metres in height, other than in exceptional circumstances. > Front fence style should be appropriate to the building era.	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

PRECINCT EIGHT
NEWPORT

WILLIAMSTOWN Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

This precinct is characterised by an architecturally diverse range of housing, but low scale timber homes are the prevailing form. Very few streets have nature strips and therefore street trees are often planted in the footpaths, giving the precinct an inner suburban feel. Some streets are consistently planted with established, tall trees which results in a sense of enclosure in some streets. Low front fences and views to front gardens are an important element in this precinct.

KEY EXISTING CHARACTERISTICS

- > Architectural era is mixed from Victorian and Edwardian to Inter and Post-war architecture. There has also been some more recent (1970s+) infill and redevelopment.
- > Building materials are predominantly weatherboard, with some examples of brick dwellings. Roofing materials are corrugated iron or tiles.
- > Lot sizes are predominantly 300 to 500 square metres.
- > Dwellings are traditionally single storey, but there are some examples of two storey dwellings.
- > Front setbacks generally range from 3 to 5 metres. Side setbacks are 1.5 metres or less.
- > Gardens are small and low level, front fences are low.
- > Street tree planting is relatively inconsistent, though there are some streets, which are consistently planted with tall natives.
- > The street pattern is an oblique grid, with some laneways. Bluestone is present in some streets, and a few streets have narrow naturestrips.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels.
- > Value diversity of gardens and established, canopy trees.
- > Dislike mock architectural styles and high front walls.
- > Like views and public access to water and the 'human scale' of the place.

PREFERRED NEIGHBOURHOOD CHARACTER

The low scale nature of the precinct and the garden settings of the dwellings will be retained and strengthened by:

- > Ensuring the retention of Victorian, Edwardian and Inter-war dwellings that contribute to the character of the area.
- > Ensuring new development is set back from the front and side boundaries in accordance with the prevailing setback pattern in the street.
- > Ensuring new development, including dwellings extensions, does not dominate or overwhelm the existing built form.
- > Ensuring car parking structures are not located or designed in a way that they dominate the streetscape.
- > Ensuring that new development can be distinguished from the original building stock, yet respects the dominant building scale and forms, through use of innovative architectural techniques.
- > Encouraging the use of timber, or a mixture of materials including timber or other non-masonry materials.
- > Encourage plantings within the front setback.
- > Encourage low front fencing.

ISSUES/THREATS

- > Period reproduction styles.
- > Fussy, decorative detailing.
- > Dominant or overwhelming new development.
- > Car parking structures that are inappropriately located or dominate the streetscape.
- > Loss of bluestone.
- > Loss of laneways.
- > Loss of vegetation, including canopy trees in the public and private domains.



WILLIAMSTOWN Neighbourhood Character Study

PRECINCT EIGHT
NEWPORT

DESIGN GUIDELINES

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
EXISTING BUILDINGS	To encourage the retention of buildings that contribute to the valued character of the area.	> Retain Victorian, Edwardian and Inter-war era buildings wherever possible.	Demolition of intact and visible parts, of Victorian, Edwardian and Inter-war dwellings.	
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large, established trees.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing side boundary setback pattern.	> Dwellings should be setback a minimum of 1 metre from at least one side boundary, unless buildings abut both side boundaries on adjoining properties and this is the common pattern.	No reflection of the setback pattern.	
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and carports behind the line of the dwelling. > Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.	Car parking structures that dominate the façade or view of the dwelling.	
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, 'boxy' buildings with unarticulated wall surfaces.	
	To encourage innovative and contemporary architectural responses to surrounding dominant building styles and heritage buildings and streetscapes.	> Use simple building details. > New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.	Period reproduction styles and detailing.	
MATERIALS AND DESIGN DETAIL	To use lighter looking building materials and finishes that complement the use of timber where it is particularly consistent.	> Incorporate timber or other non-masonry materials and finishes where possible.	Exclusive use of one masonry material or finish on a building.	
FRONT BOUNDARY TREATMENT	To maintain the views into front gardens.	> Front fences should be up to 1.2 metres in height, other than in exceptional circumstances. > Front fence style should be appropriate to the building era.	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

PRECINCT NINE
NEWPORT

WILLIAMSTOWN Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

Despite the regularity in street layout, road width and laneway pattern, this precinct has a less cohesive character due to the diversity in housing styles and inconsistent street tree plantings. Although Victorian, Edwardian and Inter-war buildings are present throughout the precinct, there is also a large proportion of 1950s timber housing and 1960s+ development. The streetscapes in this precinct are quite spacious due to the generally low scale nature of the built form, larger allotments and generous front setbacks.

KEY EXISTING CHARACTERISTICS

- > Architectural era is mixed, including Victorian and Edwardian and Inter-war dwellings with some examples of Post-war and 1960s + 1970s dwellings to the north of the precinct. There has also been some more recent (1970s +) infill and redevelopment.
- > Building materials are mixed, but predominantly weatherboard, with some examples of brick dwellings. Roofing materials are corrugated iron or tiles.
- > Lot sizes are predominantly 300 to 500 square metres.
- > Dwellings are traditionally single storey, but there are some examples of two storey dwellings.
- > Front setbacks generally range from 5 to 6 metres, though there are some examples of slightly smaller setbacks. Side setbacks 1.5 metres or less.
- > Gardens are small and low level.
- > Front fences are low.
- > Street tree planting is generally inconsistent, and both small and tall species are used.
- > The street pattern is formal grid, with rear laneways. Bluestone kerbs and channels exist in a small number of streets. Some streets have naturestrips.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels.
- > Value diversity of gardens and established, canopy trees.
- > Dislike mock architectural styles.
- > Dislike high front walls.
- > Like views and public access to water.
- > Value the 'human scale' of the place.

PREFERRED NEIGHBOURHOOD CHARACTER

The original housing stock, generous garden settings and cohesiveness of the precinct will be retained and strengthened by:

- > Ensuring the retention of Victorian, Edwardian and Inter-war dwellings that contribute to the character of the area.
- > Ensuring new development is set back from the front and side boundaries in accordance with the prevailing setback pattern in the street.
- > Ensuring new development, including dwellings extensions, does not dominate or overwhelm the existing built form.
- > Ensuring car parking structures and vehicular access does not dominate the streetscape.
- > Ensure that new development can be distinguished from the original building stock.
- > Encourage use of timber or other lightweight materials, if extending a timber dwelling.
- > Encourage plantings within the front setback.
- > Encourage low front fencing.

ISSUES/THREATS

- > Period reproduction styles.
- > Fussy, decorative detailing.
- > Dominant or overwhelming new development.
- > Car parking structures that are inappropriately located or dominate the streetscape.
- > Loss of bluestone.
- > Loss of laneways.
- > Loss of vegetation.

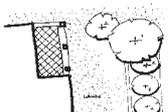
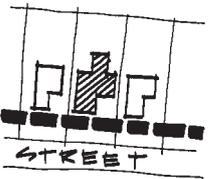


WILLIAMSTOWN Neighbourhood Character Study

PRECINCT NINE
NEWPORT

DESIGN GUIDELINES

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
EXISTING BUILDINGS	To encourage retention of buildings that contribute to the valued character of the area.	> Retain Victorian, Edwardian and Inter-war era buildings wherever possible.	Demolition of intact and visible parts, of Victorian, Edwardian and Inter-war dwellings.	
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Prepare a landscape plan to accompany all applications for new dwellings that includes planting within the front setback.	Lack of landscaping within the front setback.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the predominant pattern of side setbacks in the vicinity.	> Dwellings should be set back from one side boundary a minimum of 1 metre, unless buildings abut both side boundaries on adjoining properties and this is the common pattern.	No reflection of the setback pattern.	
HEIGHT AND BUILDING FORM	To minimise the dominance of driveways and car parking structures.	> Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.	Car parking structures that dominate the façade or view of the dwelling.	
	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties. > Recess two storey elements from the front façade.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
FRONT BOUNDARY TREATMENT	To encourage innovative and contemporary architectural responses to heritage buildings and streetscapes.	> New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design. > Use simple building details.	Period reproduction styles and detailing.	
	To maintain views into front gardens.	> Front fences should be up to 1.2 metres in height, other than in exceptional circumstances. > Front fence style should be appropriate to the building era.	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

PRECINCT TEN
FORESHORE

WILLIAMSTOWN Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

Though there are occasional original dwellings located along The Strand, much of this precinct has been completely redeveloped with contemporary homes. There are many brick buildings and a high proportion of double storey dwellings. Due to the sheltered micro-climate, many dwellings are located in well established gardens. This combined with the relatively large front setbacks and side setbacks, softens the impact of the often large, imposing buildings. Due to the lack of street tree planting, views are available across the bay.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are contemporary 1970s to 2000s, original Victorian and Edwardian, plus 1950s Modern.
- > Materials are very mixed, being brick, weatherboard, block fronted timber or render. Roofing materials are tiles, slate or corrugated iron.
- > Allotments vary in size but are predominantly large, ranging from approximately 500 to 900 square metres.
- > Dwellings are predominantly double storey, with some single storey or occasionally triple storey dwellings.
- > Roofs are a mix of hipped, gable or flat.
- > Front setbacks are generally 5 to 7 metres. Buildings are often angled to the street.
- > Gardens are well planted and established, often with large shrubs or canopy trees.
- > Front fences are mixed, including the occasional high front fence.
- > The street pattern is curvilinear and follows the shape of the coastline.
- > There is limited street tree planting.
- > A feature of this precinct is its waterfront location and coastal views. Properties located in the northern area of this precinct still enjoy oblique views across the bay.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels.
- > Value houses with a sense of space around them.
- > Like views and public access to water.
- > Value the sense of history; like wide, tree-lined streets.
- > Value diversity of gardens and established, canopy trees.
- > Dislike mock architectural styles and high front walls.
- > Value the 'human scale' of the place.

PREFERRED NEIGHBOURHOOD CHARACTER

The original homes, established gardens and the expression of 'bay side' in the built form will be retained and strengthened by:

- > Ensuring the retention of Victorian, Edwardian and Inter-war dwellings that contribute to the valued character of the area.
- > Ensuring new development is set back and angled from the front and side boundaries in accordance with the prevailing setback pattern in the street.
- > Ensuring car parking structures and vehicular access does not dominate the streetscape.
- > Ensure that new development can be distinguished from the original building stock.
- > Ensuring new development is well articulated in plan form and elevation.
- > Encouraging the use of low or transparent front fences.
- > Encouraging new development to incorporate building elements that add a sense of lightness to the structure.
- > Encouraging the planting of tall canopy trees.

ISSUES/THREATS

- > High, solid front fences.
- > Dominant, bulky structures constructed of heavy materials.
- > Car parking structures dominating the streetscape.
- > Period reproduction styled dwellings.



PRECINCT TEN
FORESHORE

WILLIAMSTOWN Neighbourhood Character Study

DESIGN GUIDELINES

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
EXISTING BUILDINGS	To encourage the retention of buildings that contribute to the valued character of the area.	> Retain Victorian, Edwardian and Inter-war era buildings wherever possible.	Demolition of intact and visible parts, of Victorian, Edwardian and Inter-war dwellings.	
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large trees.	
	To strengthen the bay side character of the area through the planting of appropriate coastal species.	> Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate coastal species.		
SITING	To maintain the consistency of generous front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of the existing spacing between dwellings.	> Dwellings should be set back from both side boundaries by at least 2 metres.	Boundary to boundary development.	
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and carports behind the line of the dwelling. > Minimise paving in front garden areas including driveways and crossovers.	Car parking structures that dominate the façade or view of the dwelling. Creation of new cross-overs and driveways or wide crossovers. Front setbacks dominated by impervious surfaces.	
	To provide for the reasonable sharing of views to the bay or coast.	> Buildings should be sited to take into account the view corridors to the bay or coast from nearby properties and public spaces.	Buildings that completely obscure views of the bay from the street and other public areas.	
HEIGHT AND BUILDING FORM	To encourage innovative architecture that reflects the bay side setting.	> New buildings should be individually designed to respond to the characteristics of the bay side location and the site. > Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, light transparent ballustrading etc.	Large, bulky buildings with unarticulated wall surfaces. Heavy design detailing (eg. Masonry columns and piers).	
	To encourage innovative and contemporary architectural responses to surrounding heritage buildings and streetscapes.	> New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design. > Use simple building details.	Period reproduction styles and detailing.	
MATERIALS AND DESIGN DETAIL	To use lighter looking building materials and finishes that complement the bay side setting.	> Incorporate timber or other non-masonry materials where possible.	Heavy design detailing (eg. Masonry columns and piers).	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to garden settings.	> Provide open style front fences up to 1.2 metres in height other than in exceptional circumstances.	High, solid front fencing.	



WILLIAMSTOWN Neighbourhood Character Study

PRECINCT ELEVEN
NEWPORT

CHARACTER DESCRIPTION

DESCRIPTION

The streets in this precinct have an enclosed feel due to the narrow road pavements and nature strips, and predominance of a two storey, terraced building form. The small setbacks of the dwellings from the front boundary and the avenue planting of vertically emphasised natives in many streets strengthens this sense of enclosure. The dwellings are constructed of a mix of materials and are contemporary and often colourful. All garages are located at the rear of the properties and are accessed via laneways. Front setbacks are planted with a mix of low level vegetation, and front fences are mostly low and open.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are contemporary, being 1990s onwards. There are very few examples of mock architectural styles.
- > Materials are mixed, including timber, brick and rendered dwellings.
- > Dwellings are predominantly double storey, with limited examples of single storey dwellings.
- > Front setbacks are small and between 2 and 4 metres.
- > Dwellings are predominantly built to both side boundaries.
- > Gardens are establishing and a mix of native and exotic species. Planting within the front setbacks is low-level.
- > Front fences are low to medium height and constructed of transparent materials.
- > Most streets are planted in avenues of vertically emphasised natives. Some streets are also well planted with low-lying grasses smaller shrubs.
- > The streets in this precinct are very narrow and are planned around a series of green, open spaces.

COMMUNITY VALUES

- > Like laneways and bluestone kerb and channels in older areas.
- > Encourage houses with a sense of space around them.
- > Like views and public access to water.
- > Like tree-lined streets.
- > Value diversity of gardens and established, canopy trees.
- > Discourage mock architectural styles and high front walls.
- > Value the 'human scale' of the place.

PREFERRED NEIGHBOURHOOD CHARACTER

The sense of enclosure, mix of materials and garden settings of the dwellings will be retained and strengthened by:

- > Ensuring new development is set back from the front boundary in accordance with the prevailing setback pattern in the street.
- > Ensuring new development is well articulated in plan form and elevation.
- > Encouraging the use of low to medium and transparent front fences.
- > Encouraging a mix of materials in dwelling design.
- > Encouraging contemporary and innovative architecture.
- > Encouraging the planting of more substantial vegetation, including canopy trees, in private gardens.

ISSUES/THREATS

- > High, solid front fences.
- > Lack of vegetation in the private domain.
- > Dwellings not adhering to the front boundary setback pattern.
- > Loss of street trees.

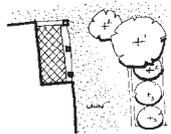
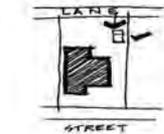
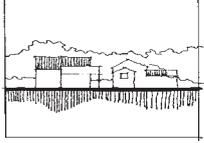


WILLIAMSTOWN Neighbourhood Character Study

PRECINCT ELEVEN
NEWPORT

DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	> Buildings should be sited and designed to incorporate space for the planting of vegetation, including canopy trees.	Lack of landscaping in the front garden.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should reflect the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the side boundary setback pattern in the street.	> Dwellings should be set back from the side boundaries in accordance with the predominant pattern in the street. This may involve buildings abutting both side boundaries.	No reflection of the setback pattern.	
HEIGHT AND BUILDING FORM	To maintain the use of front setbacks for garden space.	> Locate garages and car parking structures at the rear of the site. > Provide vehicular access from a rear laneway if available.	Vehicular crossovers at the front boundary.	
	To encourage innovative architecture.	> New buildings should be individually designed to respond to the characteristics of the site and dominant building forms in the area.	A predominance of period reproduction styles and detailing.	
FRONT BOUNDARY TREATMENT	To minimise the impact of buildings over two storeys on the streetscape.	> Parts of buildings over two storeys should be recessed from the façade of lower levels.	Buildings over two storeys without articulated facades.	
	To maintain the openness of the streetscape and views to front gardens.	> Provide open style front fences up to 1.2 metres in height other than in exceptional circumstances.	High, solid front fencing.	