



HOBSONS BAY NORTH Neighbourhood Character Study

HOBSONS BAY NORTH 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.

HOBSONS BAY NORTH
CHARACTER PRECINCTS MAP





HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT ONE
BROOKLYN

CHARACTER DESCRIPTION

DESCRIPTION

This area demonstrates a consistency in building form and setbacks, being modest dwellings located in garden settings. The open space around the houses contributes to a sense of spaciousness in the streetscapes, strengthened by the mostly low front fences affording views into front gardens. The sense of spaciousness is less evident in streets that contain established, large street trees.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are consistently post war 1950s with some 1960s dwellings in the southern most area of the precinct.
- > Building materials are mixed, being fibro, faux brick, weatherboard or brick, most with tiled roofs.
- > Lot sizes are consistently around 600 square metres.
- > Single storey dwellings predominate, but there are some examples of second storey extensions or two storey homes.
- > Front setbacks are moderate from 5 to 7 metres, and side setbacks are from 1 to 3 metres.
- > Gardens are low level with some examples of established canopy trees.
- > Front fences are mixed but predominantly low, with some brick and tile front fences matching dwellings.
- > Street trees are mixed in height, location and species.
- > The street pattern is a formal grid, set on the diagonal in the eastern section of the precinct.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like the large block sizes and space around buildings.
- > Appreciate innovative architecture and the utilisation of contemporary materials and sense of 'spaciousness'.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The consistent building form and garden settings of the dwellings will be maintained and strengthened by:

- > Ensuring buildings adhere to the predominant front and side setback pattern in the street.
- > Ensuring buildings respect the generally low scale nature of the area.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Encourage low front fences.
- > Encourage the incorporation of large canopy trees in private gardens.
- > Encourage additional street tree planting within the precinct.

ISSUES/THREATS

- > Buildings of excessive height and bulk, constructed of heavy materials such as rendered blockwork.
- > High, solid front fences.
- > Car parking structures constructed within the front setback of dwellings.

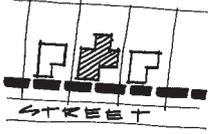
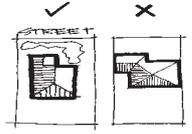
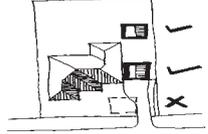


HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT ONE
BROOKLYN

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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of existing dwelling spacing.	> Dwellings should be set back from both side boundaries 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.	> Locate garages and carports behind the line of the dwelling. > Provide only one vehicular crossover per frontage.	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 predominantly single storey building height in the area. > Recess two storey elements from the front façade. > Use low pitched roof forms.	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 maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	> If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.	Concentration of the building bulk at the rear of the site.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide low, open style front fences up to 1.2 metres in height other than in exceptional circumstances.	High, solid front fencing.	



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT TWO
ALTONA NORTH

CHARACTER DESCRIPTION

DESCRIPTION

The architectural style of this precinct is predominantly single storey, brick and tile 1960s dwellings. However, there is evidence of some two storey development and weatherboard dwellings scattered throughout the area. Despite this mix in built form and materials, the unifying element in this precinct is the established gardens, including canopy trees, and the areas of consistent street tree plantings. These elements combine to give the streetscapes a sense of 'green enclosure', strengthened by the presence of generous nature strips.

KEY EXISTING CHARACTERISTICS

- > Architectural era is 1960s with some 1970s dwellings.
- > Building materials are predominantly brick and tile. Of note are pockets of dwellings of matching brick type, such as orange or cream. Some weatherboard dwellings are present throughout the precinct.
- > Housing lots are between 500 and 600 square metres.
- > Single storey dwellings predominate, though there are some examples of two storey development, particularly at the western edge of the precinct where limited views of Kororoit Creek are available.
- > Front setbacks are moderate being 5 to 7 metres. Side setbacks vary from 1 to 3 metres.
- > Gardens are mixed with mostly exotic plantings.
- > Front fences vary in height and materials, often matching the dwellings in brickwork.
- > Street trees vary in species and location, including some older avenue plantings. Another feature of the street space is wide, grassy nature strips.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like the large block sizes and space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials and sense of 'spaciousness'.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The dominance of front gardens and canopy trees throughout the precinct will be maintained and strengthened by:

- > Ensuring new development is setback from the front boundary in accordance with the prevailing setback pattern in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Encouraging the use of low and transparent front fencing.
- > Encouraging the retention of existing vegetation, particularly large canopy trees, in association with any new development.

ISSUES/THREATS

- > High and solid front fences.
- > Car parking structures located within the front setback.
- > Front setbacks dominated by non-permeable surface treatments.
- > More than one vehicular crossing per property.



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT TWO
ALTONA 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.	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.	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. > Provide only one vehicular crossover per frontage.	Car parking structures that dominate the façade or view of the dwelling. Front setbacks dominated by impervious surfaces.	
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. > Recess two storey elements from the front façade. > Use low pitched roof forms.	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 maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	> If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.	Concentration of the building bulk at the rear of the site.	
MATERIALS AND DESIGN DETAILING	To reflect the building materials in locations where there is particular consistency.	> Where consistent brick colours are used on surrounding buildings, use similar toning in the colours of new buildings.	Brightly coloured building materials in areas of consistent brick materials.	
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.	



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT THREE
ALTONA NORTH

CHARACTER DESCRIPTION

DESCRIPTION

This area, developed through the 1950s and 1960s, is one in which the horizontal emphasis of the dwelling form is important, resulting from the low elevations of the buildings in relation to their height. Most have similar, moderate front setbacks and are set back from both side boundaries, giving an open, garden setting to the streetscapes. In some areas of the precinct, established avenues of Paperbarks give the streets a more enclosed feel. The 'Walter Burley Griffin-esque' street layout in the eastern area of the precinct is another unique characteristic of this area.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are 1950s and 1960s double and triple fronted dwellings.
- > Building materials are brick, with roof tiles and some weatherboard dwellings.
- > Built form is predominantly single storey with the occasional double storey dwellings.
- > Front setbacks are moderate and vary from 4 to 7 metres.
- > Lot sizes are approximately 550 to 650 square metres.
- > Gardens are generally low level with mixed plantings.
- > Front fences are of mixed height and materials. Many of the original low-level fences are constructed of the same brick and tile materials as the dwellings.
- > Street trees vary in location and species. However, there are some significant avenues of Paperbarks in the northern and southern areas of the precinct.
- > The street layout is a formal grid, with the exception of the eastern part of the precinct, which culminates in a focal point at The Circle.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like the large block sizes and space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials and sense of 'spaciousness'.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The horizontality of the dwellings and the garden settings of the dwellings will be retained and strengthened by:

- > Ensuring buildings respect the predominant front and side boundary setbacks in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring buildings respect the low scale nature of dwellings in the precinct.
- > Ensuring car parking structures and driveways do not dominate the streetscapes.
- > Encouraging plantings within the front setback.
- > Encouraging low front fences.

ISSUES/THREATS

- > High and solid front fences.
- > Buildings of excessive height and/or bulkiness.
- > Buildings sited too close to the street.

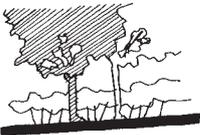
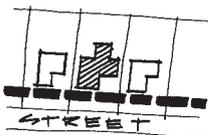
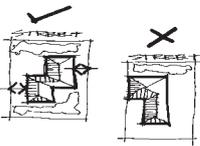
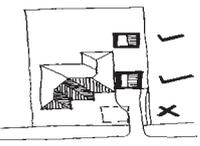
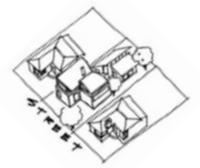


HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT THREE
ALTONA NORTH

DESIGN GUIDELINES

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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.		
	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 spacing between buildings.	> Dwellings should be set back from both side boundaries by a minimum of 1 metre.	Boundary to boundary development.		
SITING	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. > Provide only one vehicular crossover per frontage.	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 low scale building height in the area. > Recess two storey elements from the front façade. > Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, 'boxy' building with unarticulated wall surfaces.	
		To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	> If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.	Concentration of the building bulk at the rear of the site.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide open style front fences up to 1.2 metres in height other than in exceptional circumstances.	High, solid front fencing.		



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT FOUR
SOUTH KINGSVILLE

CHARACTER DESCRIPTION

DESCRIPTION

This precinct is a relatively intact 1950s and 1960s neighbourhood with a low scale, modest feel. There is a strong sense of cohesiveness due to the similar building forms, both in plan and elevation, and the consistency in front and side setbacks. Views into established front gardens are available due to the low scale front fences, with the streetscapes being further enhanced by the established street trees and nature strips.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are typical of the 1950s and 1960s being generally 'L shaped' (one projecting room with a verandah).
- > Building materials are either brick or weatherboard, with predominantly tiled roofs.
- > Lot sizes are approximately 650 square metres.
- > Dwellings are traditionally single storey, but there is some more recent two storey development.
- > Front setbacks are consistent and moderate at 5 to 7 metres. Side setbacks are around 1.5 metres.
- > Front gardens are well established with mixed plantings.
- > Front fences are predominantly low level and constructed of mixed materials.
- > Street trees consist of a mixture of inconsistently spaced natives.
- > The street layout is a formal grid.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like the large block sizes and space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials and sense of 'spaciousness'.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The cohesiveness of the built form and garden settings of the dwellings will be retained and enhanced by:

- > Ensuring development is set back in accordance with the predominant setback patterns in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring additions to dwellings are sensitively designed so as not to dominate the original structure.
- > Ensuring car parking structures do not dominate the streetscape.
- > Encouraging low front fences.
- > Encouraging consistency in street tree planting.

ISSUES/THREATS

- > High and solid front fences.
- > Second storey dwelling extensions that appear to 'piggy-back' or overwhelm the original structures.
- > Car parking structures located within the front setback.
- > Loss of uniformity of front and side setbacks.

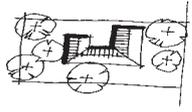
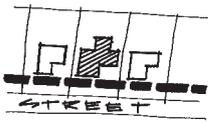
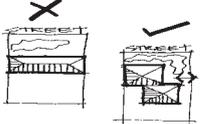
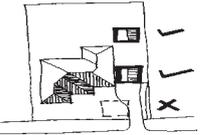


HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT FOUR
SOUTH KINGSVILLE

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.	
		> Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.	Lack of landscaping in the front garden.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be generous and 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 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.	> Locate garages and carports behind the line of the dwelling. > Provide only one vehicular frontage.	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 low, horizontal scale of development in the area. > Use low pitched roof forms.	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 maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	> If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.	Concentration of the building bulk at the rear of the site.
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to front gardens.	> Provide no front fence where this predominates in the street, or low, open style front fences up to 1.2 metres in height, other than in exceptional circumstances.	High, solid front fencing.	



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT FIVE
NEWPORT

CHARACTER DESCRIPTION

DESCRIPTION

Large allotments and low scale 1950s and 1960s dwellings characterise this precinct and give the streetscapes a sense of spaciousness. This is strengthened by the moderate to generous front and side setbacks, and the use of low front fences. Private gardens are well established and tall gums in some streets are a feature.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are 1950s and 1960s with some infill development.
- > Building materials are weatherboard almost exclusively in the eastern area of the precinct, with some brick dwellings elsewhere. Roofing materials are corrugated iron or tiles.
- > Allotment sizes are larger than usual at 650 to 800 square metres.
- > Dwellings are traditionally single storey, but more recent development has been double storey.
- > Front setbacks are moderate and generally 5 to 7 metres. Side setbacks are generally 1.5 metres, resulting in a 3 metre space between buildings.
- > Front gardens are established with mixed species, including, large canopy trees.
- > Front fences are generally low and transparent.
- > Street trees are established with tall gums used in many areas. Otherwise, street tree planting is inconsistent in species and location.
- > The street pattern is a formal grid, with bluestone kerbing a feature in some streets.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like the large block sizes and space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials and sense of 'spaciousness'.
- > Like the use of large canopy trees in front and rear gardens.
- > Discourage too many dwellings on one block.
- > Discourage mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The spaciousness of the streetscapes, consistency of built form and street tree planting will be retained and further enhanced by:

- > Ensuring new development reflects the prevailing front and side setback patterns in the street.
- > Ensuring new development does not dominate the existing built form.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Encourage articulation of plan forms and elevation treatments.
- > Encourage low front fencing treatments.
- > Encourage retention of existing vegetation.
- > Encourage further use of tall gums for street tree planting.

ISSUES/THREATS

- > Period reproduction styles.
- > High and solid front fencing.
- > Dominant and 'boxy' dwelling extensions or infill development.
- > Loss of garden settings.
- > Loss of laneways.

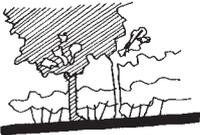
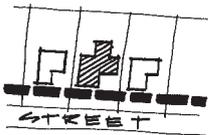
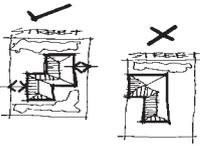


HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT FIVE
NEWPORT

DESIGN GUIDELINES

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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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of existing dwelling spacing.	> Dwellings should be set back a minimum of 1.5 m from both side boundaries.	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. > Provide only one vehicular crossover per frontage. > 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 low horizontal scale of development in the area. > Use low pitched roof forms.	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 maintain the openness of the streetscape.	> Provide low, open style front fences up to 1.2 metres in height, other than in exceptional circumstances.	High, solid front fencing.	



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT SIX
NEWPORT

CHARACTER DESCRIPTION

DESCRIPTION

The presence of former Railway housing, with vertical timber cladding rarely found elsewhere, distinguishes this precinct from others. This sense of uniqueness is exacerbated by the isolated nature of this precinct due to its separation from housing to the north by a wide road, and lack of housing to the south, east and west. Bluestone kerbs and channels are a consistent feature of streets in the precinct, but street tree planting and presence of nature strips is very inconsistent, resulting in a sense of openness in many streets.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are 1950s and 1960s dwellings, including former Railway housing.
- > Building materials are traditionally vertical timber cladding, but there are also some brick dwellings present.
- > Housing allotments are between 500 to 700 square metres.
- > Dwellings are predominantly single storey.
- > Front setbacks are moderate and consistent at 5 and 7 metres. Side setbacks are 1 to 3 metres.
- > Gardens are low level and mixed, with some tall canopy trees.
- > Front fences are mixed, with evidence of some more recent high, solid front fencing.
- > Street tree planting is very inconsistent in location and species.
- > The street pattern is a formal north-south grid, with streets terminating at the rail line to the south. Most streets have bluestone kerbs and channels.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like the large block sizes and space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials and sense of 'spaciousness'.
- > Like the use of large canopy trees in front and rear gardens.
- > Discourage too many dwellings on one block.
- > Discourage mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The garden settings and unique dwelling style and form will be retained and strengthened by:

- > Ensuring new development respects the predominant setback patterns in the street.
- > Ensuring new development respects the current low scale nature of built form.
- > Ensuring extensions to existing dwellings do not dominate or appear to 'piggy-back' the existing building.
- > Ensuring car parking structures do not dominate the streetscape.
- > Encouraging low and transparent front fencing.
- > Encouraging the use of timber or other lightweight building materials.
- > Encouraging more consistent street tree planting.

ISSUES/THREATS

- > High and solid front fences.
- > Loss of unique, vertically clad timber dwellings.
- > Loss of front garden settings.
- > Dominant or 'boxy' dwelling extensions or new development.
- > Parking structures within the front setback.
- > Loss of bluestone kerb and channelling.



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT SIX
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.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees as well as low level vegetation wherever possible. 	Removal of large, established trees.	
SITING	To maintain the consistency, where present, of the moderate to generous front boundary setbacks.	<ul style="list-style-type: none"> > 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.	<ul style="list-style-type: none"> > Dwellings should be set back from both side boundaries 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.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Provide only one vehicular crossover per frontage. 	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.	<ul style="list-style-type: none"> > Respect the low horizontal scale of development in the area. > Use low pitched roof forms. 	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.	
MATERIALS AND DESIGN DETAIL	To use lighter looking building materials and finishes that complement the use of timber where it is particularly consistent.	<ul style="list-style-type: none"> > Use timber or other non-masonry materials where possible, or incorporate lighter colours and materials into the design. 	Heavy materials and design detailing. (eg. Masonry columns and piers)	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide low or open style front fences up to 1.2 metres in height, other than in exceptional circumstances. 	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT SEVEN
NEWPORT

CHARACTER DESCRIPTION

DESCRIPTION

The streetscapes in this precinct have an intimate feel due to the small allotments and front boundary setbacks, and compact built form. Building styles vary from the older, northern areas of the precinct where pre-war architecture predominates to the southern and western areas of the precinct where 1950s and 1960s homes are located. Inter-war housing dominates through the central area of the precinct. Low and transparent front fences throughout afford views into the small front gardens, and this is combined with the presence of street trees and grassy nature strips in some areas.

KEY EXISTING CHARACTERISTICS

- > Mix of architectural styles, including Pre-war building stock (Victorian, Edwardian and Californian Bungalow), Inter-war, and Post-war (1950s and 1960s).
- > Building materials are predominantly weatherboard with corrugated iron roofing or tiles.
- > Housing lots are around 400 to 500 square metres.
- > A mix of single and double storey dwellings exist. Two storey dwellings are mostly located in the northern and eastern areas of the precinct.
- > Front setbacks are generally small at 3 and 5 metres. There are some areas of moderate 5 to 6 metre setbacks. Side setbacks are around 1.5 metres.
- > Gardens are established and generally low.
- > Front fences are low level and generally transparent.
- > Street trees are very mixed in species and location.
- > The street pattern is a formal east-west grid, with rear laneways in some areas.
- > Some streets feature wide nature strips.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like the large block sizes and space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials and sense of 'spaciousness'.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The intimate streetscapes and mixed, but compact built form will be retained and strengthened 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 respects the low scale, horizontal emphasis of existing built form.
- > Encouraging the retention of historic housing stock.
- > Encouraging the articulation of plans forms and elevation treatments in new development.
- > Encouraging planting within the front setback.
- > Encouraging low and transparent front fencing.

ISSUES/THREATS

- > Period reproduction styles.
- > High and solid front fencing.
- > Vertically dominant and 'boxy' dwelling extensions.
- > Loss of garden settings.
- > Loss of street trees.

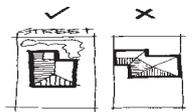
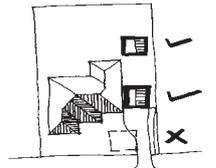
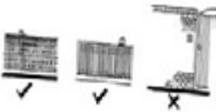


HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT SEVEN
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
EXISTING BUILDINGS	To encourage the retention of older dwellings that contribute to the valued character of the area.	> Retain intact and good condition dwellings from the Victorian, Edwardian and Inter-war eras 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 maintain the rhythm of spacing between buildings.	> Dwellings should be set back from at least one side boundary by 1 metre.	Boundary to boundary development.	
	To minimise the loss of front garden space and the dominance of car parking structures and accessways.	> Locate garages and carports behind the line of the dwelling. > Minimise paving in front garden areas including driveways and crossovers. > Provide only one vehicular crossover per frontage.	Car parking structures that dominate the façade or view of the dwelling. Creation of new cross-overs and driveways or wide crossovers.	
HEIGHT AND BUILDING FORM	To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	> Use simple building details. > Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.	Period reproduction styles and detailing.	
	To ensure new development respects the dominant building scale and forms.	> 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 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 NORTH Neighbourhood Character Study

PRECINCT EIGHT
NEWPORT

CHARACTER DESCRIPTION

DESCRIPTION

This precinct is older than those to the north and west, as evidenced by the large proportion of Victorian, Edwardian and inter-war housing stock. This is also evident from the smaller front setbacks of some of the dwellings and the presence of rear laneways. Building materials are also mixed, though the use of similar roof tiles is consistent in sections. The streets in this area are dominated by greenery, including established gardens, wide nature strips and areas of avenue plantings.

KEY EXISTING CHARACTERISTICS

- > Mix of architectural styles, including Pre-war building stock (Victorian and Edwardian), Inter-war, and Post-war (1950s and 1960s).
- > Building materials are predominantly weatherboard with some brick dwellings. Roofing materials are corrugated iron or tiles.
- > Housing lots are approximately 600 to 700 square metres.
- > A mix of single and double storey dwellings exist.
- > Front setbacks are mixed, but generally between 5 and 7 metres. Victorian dwellings have smaller setbacks of around 3 to 4 metres. Side setbacks vary from 1 to 3 metres, with the exception of a section of Victorian terraces behind Newport Primary School.
- > Gardens are established with mixed plantings, including canopy trees.
- > Front fences are low level.
- > Street trees are mixed in species and location, with some established avenues in the precinct.
- > The street pattern is a formal grid, with rear laneways indicating the age of the subdivision.
- > Wide nature strips are a feature of the area.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like the large block sizes and space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials and sense of 'spaciousness'.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The mix of architectural styles and garden settings of the dwellings will be enhanced and strengthened by:

- > Ensuring new development reflects the prevailing front and side setback patterns in the street.
- > Ensuring new development does not dominate the existing built form.
- > Encouraging the retention of Victorian, Edwardian and Inter-war dwellings that contribute to the character of the area.
- > Encouraging innovative and contemporary, yet sympathetic dwelling extensions and infill development.
- > Encourage articulation of plan forms and elevation treatments.
- > Encourage low front fencing treatments.
- > Encourage retention of existing vegetation.

ISSUES/THREATS

- > Period reproduction styles.
- > High and solid front fencing.
- > Dominant and 'boxy' dwelling extensions or infill development.
- > Loss of garden settings.
- > Loss of laneways.

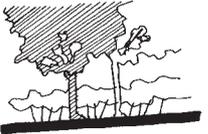
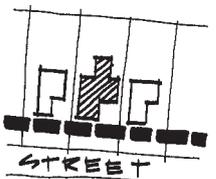
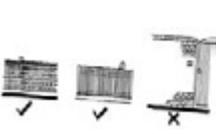
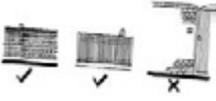


HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT EIGHT
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
EXISTING BUILDINGS	To encourage the retention of older dwellings that contribute to the valued character of the area.	> Retain intact and good condition dwellings from the Victorian, Edwardian and Inter-war eras 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 maintain the rhythm of spacing between dwellings.	> Dwellings should be setback from the side boundaries in accordance with the predominant setback pattern in the street.		
	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. > 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 encourage innovative and contemporary architectural responses to surrounding dominant building styles.	> Use simple building details. > Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.	Period reproduction styles and detailing.	
	To ensure new development respects the dominant building scale and forms.	> 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 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 NORTH Neighbourhood Character Study

PRECINCT NINE
SPOTSWOOD

CHARACTER DESCRIPTION

DESCRIPTION

The streetscapes in this precinct have a low scale, compact feel due to the predominance of 1950s and 1960s architecture. The use of small pink leaved prunus in some streets enhances this horizontality as well as the use of orange/pink brickwork, which is also often used in matching front fences. The smaller housing lots and side setbacks in the majority of this precinct further enhances the compactness and uniformity.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are 1950s and 1960s.
- > Building materials are a mix of weatherboard and brick, with corrugated iron or tiled roofs.
- > Allotment sizes are consistently 400 to 500 square metres in the majority of the precinct, with larger 600 to 700 square meter lots in the northern streets of the precinct.
- > Dwellings are predominantly single storey, with some two storey development.
- > Front setbacks are moderate at 5 to 7 metres. Side setbacks are 1 to 2 metres.
- > Gardens are established and generally low level, though there are some taller canopy trees existing.
- > Front fences are generally low level, some matching the brickwork of the corresponding dwelling.
- > Street trees are inconsistent in spacing and species, but some streets in the northern area of the precinct are planted consistently with small prunus.
- > The street pattern is a north-south grid, with often narrow nature strips.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The uniformity, low scale nature and compactness of the streetscapes will be retained and enhanced by:

- > Ensuring new development respects the prevailing setback pattern in the street.
- > Ensuring new development does not emphasise the vertical or appear too dominant or 'boxy'.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Encouraging the articulation of plan form and elevations.
- > Encouraging the retention of the original low, brickwork fences.
- > Encouraging the planting of tall canopy trees in private gardens.
- > Encouraging further use of prunus in street tree planting.

ISSUES/THREATS

- > New development which emphasises the vertical.
- > High and solid front fences.
- > Loss of canopy trees.
- > Loss of original, matching front fences.

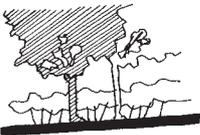
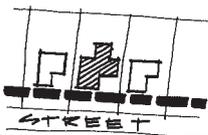
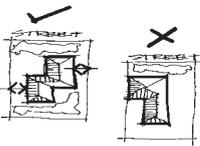
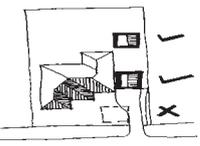


HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT NINE
SPOTSWOOD

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 canopy trees wherever possible.	Removal of large, established trees.	
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 pattern of spacing between dwellings.	> 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.	
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. > Recess two storey elements from the front façade. > Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide low masonry fences or open style front fences up to 1.2 metres in height, other than in exceptional circumstances.	High, solid front fencing.	



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT TEN
SPOTSWOOD

CHARACTER DESCRIPTION

DESCRIPTION

There is a sense of spaciousness in many streets in this precinct due to the large housing lots and generous front setbacks. In other streets, this spaciousness is countered by large, spreading street trees, which form a canopy over the street space. There is cohesiveness to the built form due to the low scale nature of the housing and the consistent use of weatherboard. The established garden settings of the dwellings give this precinct a green, leafy feel.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are mixed with Inter-war predominating in the east of the precinct and 1950s and 1960s dwellings located in the west.
- > Weatherboard is the dominant building material with corrugated iron or tile roofing materials.
- > Allotment sizes are consistently 600 to 700 square metres.
- > Dwellings are predominantly single storey, with limited two storey development.
- > Front setbacks are larger than surrounding areas at 6 to 7 metres. Side setbacks are 1 to 2 metres.
- > Gardens are established, with canopy trees.
- > Front fences are predominantly low level.
- > Street trees are mixed, but there are some streets with consistent, established avenue plantings.
- > The street pattern is a formal grid, with the bluestone kerb and channel only being retained in small sections.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The cohesive built form and garden settings of the dwellings will be maintained and strengthened by:

- > Ensuring new development is set back in accordance with prevailing setbacks in the street.
- > Ensuring new development is contemporary, but sympathetically designed without dominating the existing housing stock.
- > Ensuring car parking structures do not dominate the streetscape.
- > Ensuring existing significant trees, including street trees, are retained.
- > Encouraging low and transparent front fencing.

ISSUES/THREATS

- > High and solid front fences.
- > Loss of leafy, garden settings.
- > Vertically dominant or 'boxy' dwelling extensions, or new development.
- > Loss of significant canopy trees, including street trees.
- > Development of car parking structures within the front boundary.
- > New development in period reproduction styles.



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT TEN
SPOTSWOOD

DESIGN GUIDELINES

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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 canopy 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 rhythm of the existing spacing between dwellings.	> 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.	
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.	> Use simple building details. > Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.	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 where possible.	Heavy building materials and design detailing.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views into front gardens.	> Front fences should be low 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 NORTH Neighbourhood Character Study

PRECINCT ELEVEN
SPOTSWOOD

CHARACTER DESCRIPTION

DESCRIPTION

Despite the inconsistent street tree plantings, the streetscapes in this precinct are green and leafy due to the established garden settings and existence of many significant canopy trees. The built form is distinctive due to a predominance of relatively intact pre and inter-war timber housing and this, combined with the small allotments and front setbacks, gives the streets a sense of compactness. Generous, grassy nature strips and unmade laneways are another feature of this precinct.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are mixed with examples of Victorian, Edwardian, Inter-war dwellings with occasional Post-war and 1960s to 1990s replacement buildings constructed in limited areas.
- > Weatherboard predominates, but there are some examples of brick dwellings, particularly those more recently constructed. Roofing materials are tile or corrugated iron.
- > Allotments are generally small at 300 to 400 square metres.
- > Dwellings are predominantly single storey, with some more recent examples of double storey dwellings.
- > Front setbacks are small and consistent at 3 to 5 metres. Side setbacks are also small at 0.5 to 1.5 metres.
- > Gardens are established with many canopy trees.
- > Front fences predominantly low level.
- > There are many visually significant trees in the precinct, despite street tree planting being relatively inconsistent.
- > The street pattern is a formal grid with particularly wide nature strips north of Hudsons Road. Rear laneways are also a feature of the area.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like space around buildings.
- > Like the period character of many homes
- > Appreciate innovative architecture and the utilisation of contemporary materials.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The green, leafy streets, sense of compactness and older, historic homes will be maintained and strengthened by:

- > Ensuring new development is set back from the front and side boundaries in accordance with the predominant setback patterns in the street.
- > Ensuring new development is contemporary, but sympathetically designed without dominating the existing housing stock.
- > Ensuring existing significant trees, including street trees, are retained.
- > Encouraging the retention of older dwelling stock.
- > Ensuring car parking structures and vehicular access does not dominate the streetscape.
- > Encouraging low and transparent front fencing.

ISSUES/THREATS

- > Loss of significant canopy trees, including street trees.
- > High and solid front fences.
- > Loss of intimate feel of streetscapes.
- > Period reproduction infill development.



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT ELEVEN
SPOTSWOOD

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 older dwellings that contribute to the valued character of the area.	> Retain intact and good condition dwellings from the Victorian, Edwardian and Inter-war eras 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 wide spreading canopy 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 maintain the rhythm of spacing between dwellings.	> Dwellings should be setback a minimum of 0.5 metres from both side boundaries.	Boundary to boundary development.	
	To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	> Provide vehicular access from a rear laneway if available.	Dominance of cross-overs and driveways.	
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.	> Use simple building details. > Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.	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 where possible.	Heavy materials and design detailing. (eg. Masonry columns and piers)	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide open style front fences up to 1.2 metres in height other than in exceptional circumstances.	High, solid front fencing.	



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT TWELVE
SPOTSWOOD

CHARACTER DESCRIPTION

DESCRIPTION

This precinct has an isolated feel being surrounded by mixed use and industry. This brings a cohesiveness to the area despite the mix in architectural styles and materials, and inconsistent street tree planting. Due to the small to moderate lot sizes and small front setbacks in the majority of the precinct, the streetscapes have an intimate feel. This is further enhanced by low front fences affording views into front gardens.

KEY EXISTING CHARACTERISTICS

- > Architectural styles are mixed with examples of Victorian, Californian Bungalow, Inter-war and Post-war 1950s and 1960s dwellings.
- > Building materials are also mixed, including timber and brick dwellings with tile or corrugated iron roofing.
- > Allotments are small to moderate at 300 to 500 square metres. There is a small pocket of 150 square metre lots.
- > Dwellings are predominantly single storey, with some examples of double storey dwellings, including second storey extensions to existing dwellings.
- > Front setbacks are small in some areas being 3 to 5 metres, and moderate in the south-western area of the precinct being around 6 metres. Side setbacks are generally less than 3 metres with some buildings being constructed to one side boundary.
- > Gardens are established and low level.
- > Front fences predominantly low level of mixed materials.
- > The street pattern is a formal grid with nature strips and inconsistent street tree planting.
- > Views to the Westgate Bridge are available between buildings.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like space around buildings.
- > Like the period character of many homes.
- > Appreciate innovative architecture and the utilisation of contemporary materials.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The intimate streetscapes and older dwellings of the precinct will be maintained and strengthened by:

- > Ensuring dwellings are set back consistently with other building in the street.
- > Ensuring sympathetic renovations and extensions to period homes.
- > Encouraging the retention of historic housing stock.
- > Ensuring car parking and access does not dominate the streetscape.
- > Encouraging low front fences.
- > Encouraging the retention of front garden settings.
- > Encouraging avenues of consistent street trees.

ISSUES/THREATS

- > Loss of older housing stock.
- > High and solid front fences.
- > Period reproduction styles.
- > Loss of front garden settings.
- > Loss of street trees.



HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT TWELVE
SPOTSWOOD

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
EXISTING BUILDINGS	To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain intact and good condition dwellings from the Victorian, Edwardian and Inter-war eras wherever possible. 	Loss of the sense of history.	
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> > 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.	<ul style="list-style-type: none"> > 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 existing rhythm of building spacing.	<ul style="list-style-type: none"> > Dwellings should be set back from one side boundary by at least 1 metre. 	Boundary to boundary development.	
	To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	<ul style="list-style-type: none"> > Provide vehicular access from a rear laneway if available. > Provide only one vehicular crossover per frontage. 	Dominance of cross-overs and driveways.	
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> > 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.	<ul style="list-style-type: none"> > Use simple building details. > Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details. 	Period reproduction styles and detailing.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views into front gardens.	<ul style="list-style-type: none"> > 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 NORTH Neighbourhood Character Study

PRECINCT THIRTEEN
NEWPORT

CHARACTER DESCRIPTION

DESCRIPTION

The streets in this precinct are distinctive due to the existence of notably tall street trees and the retention of bluestone kerbing in most areas. The consistent lot sizes, front setbacks and single storey nature of the built form strengthen this cohesiveness. The allotment and street pattern within this precinct is also unique as allotments do not face the east-west streets.

KEY EXISTING CHARACTERISTICS

- > Architectural era is 1950s and 1960s.
- > Building materials are brick or weatherboard with tiled roofs.
- > Lot sizes are generally 600 square metres.
- > Dwellings are predominantly single story, with limited examples of two storey development.
- > Front setbacks are consistent at 5 to 7 metres. Side setbacks are approximately 1.5 metres.
- > Front fences are low level and a mix of materials.
- > Street trees are consistently spaced tall gums in the north-south streets.
- > The street pattern is a formal grid. Allotments do not face the east-west streets.
- > Original bluestone kerbing exists in most of the precinct.
- > This precinct is located adjacent to the Newport Lakes recreation reserve.

COMMUNITY VALUES

- > Like streets with consistent street trees and nature strips.
- > Like the large block sizes and space around buildings.
- > Like the period character of many homes.
- > Appreciate innovative architecture and the utilisation of contemporary materials and sense of 'spaciousness'.
- > Like the use of large canopy trees in front and rear gardens.
- > Dislike too many dwellings on one block.
- > Dislike mock styles and 'boxy' architecture.

PREFERRED NEIGHBOURHOOD CHARACTER

The distinctiveness of the streets in this precinct and the cohesive, low scale nature of the built form will be maintained and strengthened by:

- > Ensuring development is set back in accordance with the predominant front and side boundary setbacks in the street.
- > Ensuring dwelling additions are sensitively designed so as to not dominate the original dwelling.
- > Ensuring car parking structures do not dominate the streetscape.
- > Encouraging low front fences.
- > Encouraging the retention of bluestone kerbing.
- > Encouraging the retention of street trees.

ISSUES/THREATS

- > High and solid front fences.
- > Second storey dwelling extensions that appear to 'piggy-back' or overwhelm the original structures.
- > Car parking structures located within the front setback.
- > Loss of uniformity of front and side setbacks.
- > Loss of bluestone kerbing.
- > Loss of street trees.

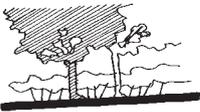
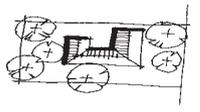
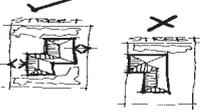
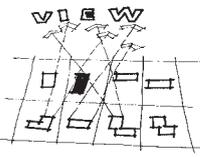


HOBSONS BAY NORTH Neighbourhood Character Study

PRECINCT THIRTEEN
NEWPORT

DESIGN GUIDELINES

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees wherever possible. 	Removal of large, established trees.	
		<ul style="list-style-type: none"> > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. 	Lack of landscaping.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> > 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.	<ul style="list-style-type: none"> > 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.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Provide only one vehicular crossover per frontage. 	Car parking structures that dominate the façade or view of the dwelling.	
	To provide for the reasonable sharing of views to Newport Lakes recreation reserve.	<ul style="list-style-type: none"> > Buildings should be sited to take into account the view corridors to Newport Lakes from nearby properties and public spaces. 	Buildings that completely obscure views to the reserve from the street and other public areas.	
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> > 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.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to front gardens.	<ul style="list-style-type: none"> > Provide open style front fences up to 1.2 metres in height, other than in exceptional circumstances. 	High, solid front fencing.	