

Government Survey Heritage Precinct Heritage Design Guidelines

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| Heritage Place: | Government Survey Heritage Precinct, the Cecil Street Heritage Precinct, Electra Street Heritage Precinct, Esplanade Residential Heritage Precinct, Hanmer Street Heritage Precinct, Pasco Street Heritage Precinct, part of the Railway Crescent Heritage Precinct east of Giffard Street, Verdon Street Heritage Precinct, and places individually listed in the Schedule to the Heritage Overlay in the area generally bounded by Ferguson Street, Nelson Place, Kanowna Street, Morris Street, Esplanade, Giffard Street, and Railway Place in Williamstown. | PS ref no: | HO1, HO4, HO5, HO6, HO8, HO12, HO21, HO24, HO25, HO28, HO32, HO35, HO36, HO37, HO43, HO44, HO50, HO51, HO52, HO53, HO54, HO55, HO56, HO57, HO58, HO59, HO60, HO61, HO62, HO63, HO64, HO73, HO74, HO75, HO76, HO93, HO94, HO95, HO96, HO97, HO98, HO99, HO100, HO101, HO102, HO103, HO106, HO107, HO108, HO109, HO110, HO111, HO112, HO113, HO114, HO115, HO116, HO117, HO118, HO129, HO144, HO145, HO146, HO147, HO162, HO163, HO168, HO169, HO170, HO187, HO188, HO206, HO208, HO210, HO211, HO212, HO213, HO214, HO215, HO216, HO217, HO218, HO219, HO220, HO221, HO222, HO223, HO224, HO225, HO226, HO227, HO228, HO229, HO238, HO239, HO240, HO242, HO243, HO244, HO245, HO246, HO247, HO248, HO249, HO250, HO251, HO252, HO253, HO270, HO299, HO300, HO301, HO302, HO305, HO306, HO307 and HO308 |
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Conservation

Retain the distinctive cultural heritage significance of this precinct that is derived from:

- The strong associations with the maritime and railway industries that were key influences in the early historic development of Williamstown, as reflected in the built environment.
- The setting and visual prominence of the civic, public and commercial buildings on key sites throughout the precinct and in particular the grouping of related basalt public buildings in Cecil Street and public buildings in Electra Street.
- The strong and distinctive urban form created by the regular grid subdivisions, separated by areas of open space, exemplifying nineteenth century town planning.
- The pre-1860 buildings, that demonstrate the very early origins of this precinct and comprise one of the most significant collections of buildings from this period within Victoria. [22.01-2]

- The Williamstown railway line corridor.
- The housing stock that, although stylistically different (Victorian and Edwardian), shares common elements of scale (generally uniform and predominantly single storey), siting (generally detached, parallel to frontage), construction (predominantly horizontal weatherboard with pitched hipped or gable roof) and subdivision pattern (single dwellings on rectangular regular shaped allotments) of residential buildings, providing a unifying element throughout the precinct.
- Regular shaped lots with frontages predominantly between 6-9 metres, creating a distinctive pattern of development.
- The rare surviving examples of early housing construction such as pre-fabricated timber dwellings, basalt houses, and attached row houses with undivided roofs.
- The unique nineteenth century road layout in key streets and other historic public infrastructure.
- Significant trees on public and private land contributing to the cultural landscape character.

Built form and appearance

Encourage infill development that has:

- Respect for the single storey scale of the precinct generally with detached siting.
- Simple single or double fronted building forms.
- Horizontal weatherboard cladding for walls visible from the street. Alternatively, smooth render brick or masonry or a combination of these may be provided.
- Simple hipped corrugated iron or slate roof forms.
- Windows that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped, when visible from the street.
- Eaves and verandahs in street elevations.

Buildings and works including alterations and additions to existing dwellings should:

- Be single storey scale when viewed from a street (not including a right-of-way).
- Be sited to the rear of the existing building.
- Be setback from side boundaries to reflect the existing pattern of development.
- Be the same, or a contemporary interpretation of the wall cladding of the existing dwelling for walls visible from the street.
- Be compatible with the heritage place's roof form and material as visible from the street.
- Be the same as the significant fabric of the facade or profile of the main roofline as viewed from the street.
- Retain contributory features such as chimneys and bluestone foundations.
- Avoid windows in upper floor elevations facing the street.
- Have ground floor windows that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped, when visible from the street.

Primary source

Hobsons Bay Heritage Study (Hobsons Bay City Council et al., 2007 Amended 2017)