

Housing Commission of Victoria Estates Heritage Precincts Heritage Design Guidelines

Heritage Place:	Housing Commission of Victoria - Champion Road Estate Heritage Precinct and Housing Commission of Victoria - West Newport Estate Heritage Precinct.	PS ref no:	HO15 and HO16
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Conservation

Retain the distinctive cultural heritage significance of these precincts that is derived from:

- The homogeneous Interwar character that is demonstrated by uniform single storey scale, semi-detached siting with identical front and side setbacks, brick (Champion Road) or concrete (West Newport) construction, tiled gable roofs, and regular subdivision pattern single dwellings) of the contributory heritage places.
- The strong associations with the Housing Commission of Victoria as early examples of new responses to public housing in the post-war period.
- The original public realm elements including the parkland, concrete streets and footpaths that enhance the Interwar character of the estates.
- Regular-shaped lots with average frontages of 12 metres, creating a distinctive pattern of development.

Support the upgrading of these dwellings to meet modern standards of accommodation in a manner that is compatible with their significance.

Built form and appearance

Encourage infill development that has:

- Respect for the single storey scale of the precinct.
- Identical building footprints that mirror the adjoining attached dwelling for the parts of the dwelling visible from the street.
- Red or clinker style brick in Gem Street or Cerberus Crescent, or smooth rendered brick or masonry construction in other streets for walls visible from the street.
- Simple gable roof forms of corrugated iron or terracotta tiles that mirror the adjoining attached dwellings.
- Similar regular fenestration to the original houses in walls visible from the street.
- The provision of eaves.

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

- Be single storey in scale. However, double storey scale may be permitted if it is setback behind the main ridgeline of the dwelling to minimise visibility from the street.
- Be sited at the rear of the existing building.
- Use smooth rendered brick or masonry construction for walls visible from the street.
- Incorporate roof forms and material that are compatible with the heritage place when visible from the street.
- Avoid alterations to significant fabric of the facade or profile of the main roofline as viewed from the street.
- Avoid windows in upper floor elevations facing the street.
- Have ground floor windows that are timber framed with the same proportions as original windows when visible from the street.

Primary source

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