

Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines

Heritage Place:	Spotswood Residential Heritage Precinct Heritage Area, Halls Farm Heritage Estate, Newport Estate Heritage Precinct and Grindlay's Estate Heritage Precinct	PS ref no:	HO10, HO11, HO22, HO23, HO30, HO104, HO105, HO133, HO148, HO149, HO150, HO151, HO152, HO184, HO234, HO235, HO267 and HO271
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Conservation

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

- The traditional grid street layout, Victorian-era dwellings and other elements such as basalt kerb and channels and rear laneways that illustrate the nineteenth century origins of these precincts.
- The strong associations of worker accommodation with the major industries in this area that were key influences in the historic development of Newport and Spotswood during the early twentieth century.
- The architectural diversity, that comprises villas and bungalows from the Victorian to Interwar periods of generally uniform scale (predominantly single storey), siting (detached), construction (predominantly horizontal weatherboard with pitched hipped or gable roof) and subdivision pattern (single dwellings on regularly shaped similar sized allotments) of residential buildings, providing a unifying element throughout the precincts.
- Regular shaped lots with frontages predominantly between 12-15 metres interspersed with some narrower lots, creating a distinctive pattern of development.

Built form and appearance

Encourage infill development that has:

- Respect for the single storey scale of the precinct. Double storey development may be appropriate if it is set back to minimise visibility from the street.
- A detached siting parallel to the frontage.
- Symmetrical or asymmetrically designed double fronted forms.
- A contemporary interpretation of the wall materials found on heritage places in the same street for walls visible from the street.
- Simple hipped corrugated iron roof forms, except in streets with predominantly Edwardian or Interwar character where more complex hipped and gable roof forms are appropriate. Alternative roof materials may include slate in predominantly Victorian streets or terracotta in predominantly Edwardian or Interwar streets.
- 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 or porches in street elevations.

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

- Be single storey scale when viewed from the street.
- Be sited to the rear of the existing building.
- Incorporate side setbacks that reflect the existing spacing between dwellings.
- Incorporate the same, or a contemporary interpretation of, the wall cladding of the existing dwelling that is visible from the street.
- Incorporate roof forms and materials that are compatible with the heritage place.

- Avoid alterations to significant fabric of the facade or profile of the main roofline as viewed from the street.
- Retain contributory features such as chimneys.
- 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)