

Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines

Heritage Place:	Newport Civic & Commercial Heritage Precinct, Melbourne Road Commercial Heritage Precinct including places individually listed in the Schedule to the Heritage Overlay in the Melbourne Road Commercial Heritage Precinct.	PS ref no:	HO22, HO20, HO80, HO136, HO137, HO138, HO176, HO177, HO178, HO179, HO180 and HO197
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Conservation

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

- The strong associations between the historic development of this precinct, the development of the railway and the expansion of major industries in the area during the early twentieth century, as reflected in the built environment.
- The uniform Interwar era shops of single storey scale, attached siting with roofs concealed behind parapets in Melbourne Road (north of Mason Street).
- The fine examples of predominantly Edwardian and Interwar commercial buildings of similar scale, face brick or rendered masonry construction, attached siting, and roofs concealed behind decorative parapets that give this centre its unique historic character and identity.
- The rare surviving examples of early shopfronts and other detailing such as early or original signage.
- The visual prominence and setting of historic landmark buildings such as the Former Masonic Temple, Newport Station complex, Newport Hotel, and the former Bank of Australasia.
- Significant vistas along Melbourne Road to the Masonic Temple and the Newport Hotel.

Conserve early examples of painted or other types of signage.

Built form and appearance

Encourage infill development that has:

- Respect for the double storey scale fronting Hall Street and Melbourne Road (south of North Road). Development above two storeys should be setback from the main facade to minimise visibility from Hall Street.
- Respect for the single storey scale fronting Melbourne Road (north of Mason Street). Upper storeys should be setback to minimise visibility from Melbourne Road and protect the vista to the Masonic Temple.
- Attached siting with zero front setbacks.
- Face or rendered brick to the facade facing Hall Street or Melbourne Road and a contemporary interpretation of traditional building materials and forms at the rear of properties.
- Hipped roof forms concealed behind parapets, with hipped or skillion roofs at the rear.
- Upper floor windows in facades facing Hall Street or Melbourne Road that are rectangular with vertical proportions if single or a horizontal bank if grouped.
- Upper floor facade articulation that incorporates contemporary interpretations of traditional building forms in the precinct such as projecting window bays, or recessed balconies.

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

- Incorporate contemporary interpretations of building styles and forms found in the precinct in facades facing Hall Street or Melbourne Road.
- Set back upper floor additions to minimise the visual impact upon Hall Street and Melbourne Road.
- Avoid separations between buildings at the front.
- Incorporate the traditional use of buildings as retail or commercial at the street frontage and residential above or behind.

Primary source

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