

## Private Survey Heritage Precinct Heritage Design Guidelines

<p><b>Heritage Place:</b> The Private Survey Heritage Precinct, the Power Street Heritage Precinct, Lenore Crescent Heritage Precinct, Macquarie Street Heritage Precinct, James Street Heritage Precinct, The Strand Heritage Precinct, Dover Road and John Street Heritage Precinct, and places individually listed in the Schedule to the Heritage Overlay in the area generally bounded by North Road, The Strand, Ferguson Street, Power Street, and Melbourne Road in Williamston and Newport.</p>	<p><b>PS ref no:</b> HO3,HO17, HO18, HO19, HO20, HO26, HO27, HO31, HO38, HO39, HO40, HO72, HO77, HO78, HO79, HO83, HO84, HO85, HO86, HO87, HO88, HO90, HO91, HO119, HO120, HO131, HO156, HO157, HO158, HO159, HO160, HO167, HO171, HO172, HO174, HO189, HO190, HO191, HO193, HO194, HO195, HO196, HO236, HO237, HO254, HO266, HO272, HO275, HO276, HO277, HO278, HO279, HO280, HO281, HO282, HO283, HO284, HO285, HO286, HO287, HO288, HO289, HO290, HO291, HO292, HO293, HO294, HO295, HO296, HO297 and HO316</p>
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### Conservation

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

- The extent of speculative subdivision within Williamstown during the nineteenth century, which created a less regular street pattern compared to other parts of Williamstown and Newport.
- The ability to illustrate, often within the same street, two key periods in the development of Williamstown from maritime to railway and other industries, through varying road widths, central planting strips, absence of nature strips and non-alignment of cross streets.
- The commercial development scattered throughout the precinct that illustrates how self-contained communities developed in the era before the use of cars became widespread.
- The pre-1860 buildings, that demonstrate the early origins of parts of this precinct closer to Ferguson Street. The contrast between streets that are relatively homogeneous in character with streets that are more heterogeneous in character.
- The architectural diversity of the residential buildings comprising villas and bungalows from the Victorian to Interwar periods of generally uniform scale (predominantly single storey), siting (detached), construction (predominantly horizontal weatherboard with pitched hip or gable roof), and a regular subdivision pattern (single dwellings on regular allotments), providing a unifying element throughout the precinct. Typically, car parking was not provided on site until later in the Interwar period.
- Regular shaped lots with wide frontages predominantly between 10-15 metres, creating a distinctive pattern of development.
- Landmark hotels and commercial buildings that are typically sited on prominent street corners.

## **Built form and appearance**

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Encourage infill development that has:

- Respect for the single storey scale of the precinct with double storey elements set back to minimise visibility from the street.
- Detached siting parallel to the frontage, unless angled siting is a characteristic of the street or group of houses where a property is located.
- Simple single or double fronted building forms with symmetrical plans in streets or groups of houses that have predominantly Victorian character, or asymmetrically designed plans in streets or groups of houses with predominantly Edwardian or Interwar character.
- Horizontal timber weatherboard cladding for walls visible from the street. Alternatively, smooth render brick or masonry or a combination of these may be provided.
- Hipped corrugated iron or slate roof forms, except in streets or groups of houses, which have predominantly Edwardian or Interwar character, where terracotta tiles may be provided.
- Windows visible from the street that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped.
- Eaves and verandahs in street elevations.

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

- Be single storey scale when viewed from the street (not including a right-of-way).
- Be sited to the rear of the existing building.
- Include side setbacks that reflect the existing street pattern.
- 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 roof form and material of the heritage place when visible from the street.
- Not significantly alter the 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**

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