

FISHERMANS BEND ESTATE GUIDELINES

**THESE ARE ADVISORY GUIDELINES TO ASSIST RESIDENTS IN
RENOVATING AND MAINTAINING THEIR HOUSES**



*Source: City of Port Phillip Geographic Information System and Land Victoria data.
Aerial photo taken May 2000.*

Adopted October 2001 (Updated 2010)

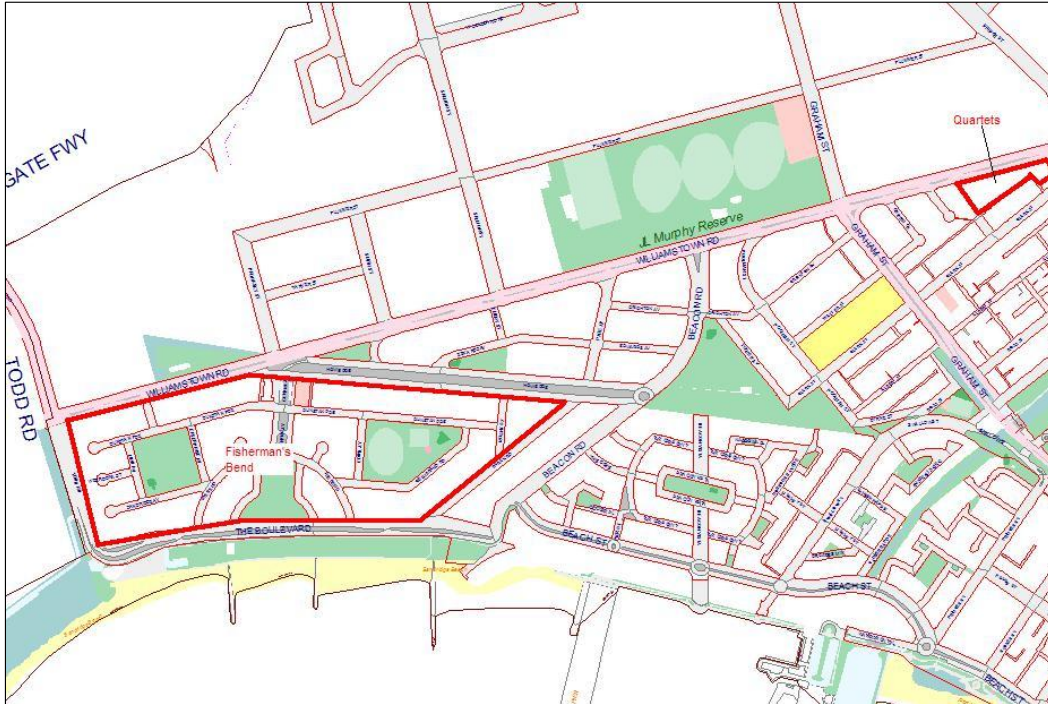
CONTENT

SECTION		PAGE
<i>PART ONE: BACKGROUND TO THE GUIDELINES</i>		
1	Introduction	5
2	The Significance of Fishermans Bend	10
3	Important Features	11
4	Current Conditions of Fishermans Bend	14
5	Application of the Guidelines	15
<i>PART TWO: THE GUIDELINES</i>		
6	Objectives of the Guidelines	18
7	Works in Public Areas	19
8	Additions and Alterations to Dwellings	20
8.1	Single Storey Additions and Alterations	20
8.2	Two Storey Additions to Two Storey Dwellings	22
8.3	Two Storey Additions to Single Storey Dwellings	24
9	Parking, Garages and Carports	32
10	Fences	34
11	Construction Details and Materials	37
11.1	Roofs	37
11.2	Chimneys	37
11.3	Roof gutters, verges and downpipes	37
11.4	Walls and Gable Ends	38
11.5	Porches	38
11.6	Windows and Doors	39
11.7	Attachments	39
12	External Decoration	40
13	Landscaping	41
14	Demolition	42
15	Subdivision and Multi-unit Development	43
16	Consolidation of Sites	43
Prepared by the City of Port Phillip, in association with heritage advisers Trevor Westmore Robert Sands and Bryce Raworth Update by the City of Port Phillip		

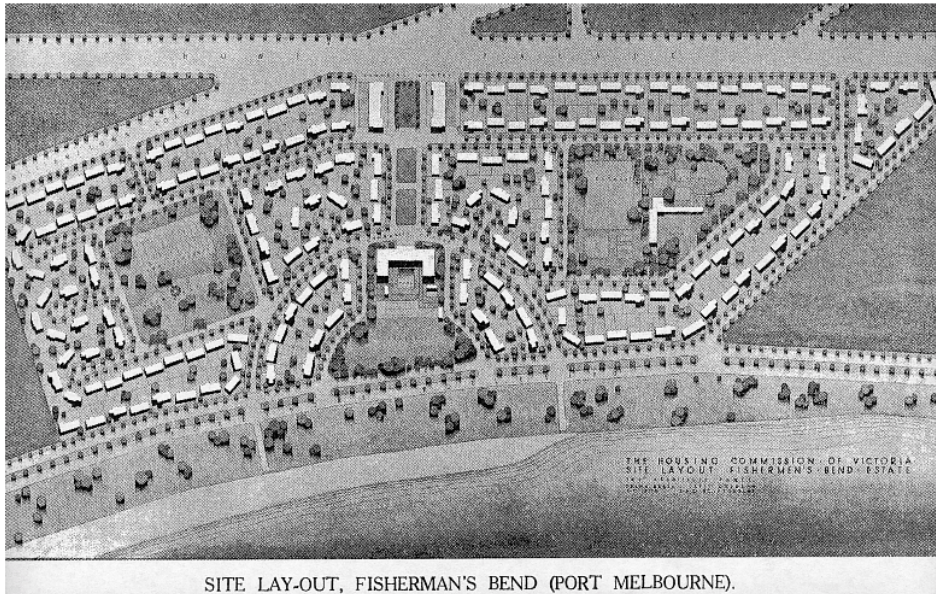
**PART ONE:
BACKGROUND TO THE GUIDELINES**

1. INTRODUCTION

The Fishermans Bend area in Port Melbourne has two parts. The main part of fifty five acres containing 376 dwellings is the area bounded by The Boulevard to the south, Todd Road to the west, Howe Parade and Williamstown Road to the north and Barak Road to the east. The smaller section of two acres is at 444-478 Williamstown Road, just east of Southward Avenue and contains 36 flats in nine two storey blocks, known as "Quartets".



The estates were built between 1939 and 1942, by the newly formed Housing Commission of Victoria (HCV), as their first project in the series of estates which dominated public housing programs and considerable tracts of suburbia in Victoria until the 1970s, climaxing in the 30 storey Park Towers in South Melbourne.



The original layout plan of Fishermans Bend.
 Source: *Second Report of the Housing Commission of Victoria, 1940.*

Note the central spine with the shopping centre at the north and the proposed community centre at the south, the organised layout of the reserves and the proposed regular street tree planting.

Fishermans Bend followed the only two substantial initiatives in the field of public housing to that time, both also in Port Melbourne. The first was the State Bank Estate (known as Garden City), started in 1926 and the second, the small Dunstan Estate at the corner of Williamstown Road and Graham Street, built by the Public Works Department for then Country Party Premier Albert Dunstan's Department in 1936. Thus the area south of Williamstown Road contains the physical expression of the genesis of public housing in the State of Victoria. Consequently, the area has historic and social significance to the municipality.

Fishermans Bend represents the State's answer to the inter war and post war housing crises for the lower working class and under-privileged of our society during the 1920-40s. It represents the power of the social reformers from this era, most particularly the indefatigable Oswald Barnett, to influence government policy. Its physical expression, incorporating Garden City concepts from England and the latest American ideas in estate layout, is an altruistic attempt to provide for a neglected section of society. It is considered to be the finest example of a housing estate ever built by the HCV. It was designed to incorporate all of the facilities a neighbourhood community could require - shops, community centre, recreation space and a kindergarten. Its original intent, with fully integrated shopping, sporting and recreational facilities and street tree planting was never fully realised however, its existing structure remains in accordance with the original plan.



The "Quartets" on the two acre site at 444-478 Williamstown Road.

It is also important as the cradle of the HCV's concrete house project, employing the techniques of TW Fowler, which formed the basis of the massive housing program to follow after the war. The first experimental concrete dwellings (at 324-326 Howe Parade) still remain and are included on the Victorian Heritage Register.

This estate is the only one conceived as a result of a design competition, and the architect's panel appointed by the HCV were able to produce a quality of architectural and urban design never repeated in later estates.

For these reasons, Fishermans Bend is significant and the City of Port Phillip and its residents, as its custodians, should maintain and enhance its unique character. It is also important that the needs of individual property owners are recognised. These guidelines aim to balance these objectives. They describe the features that make the HCV Fishermans Bend Estate significant and offer suggestions to help owners maintain its significance, whilst allowing for renovations and development to occur.



The first experimental dwellings using the TW Fowler system of concrete prefabrication, 324-326 Howe Parade, Fishermans Bend.



*One of the most intact early concrete dwellings, 350 Howe Parade, Fishermans Bend.
Note the splayed roof verge and gutter, the small concrete entry canopy carried on slender steel posts, the timber sliding sashes with horizontal glazing bars and the pipe and wire mesh fence*

In 2001, 82 properties in Fishermans Bend were owned by the Office of Housing. These are shown on Figure 1, including the locations of the 30 pairs of concrete dwellings.

Figure 2 shows the distribution of the original two storey pairs of dwellings and new two storey additions.

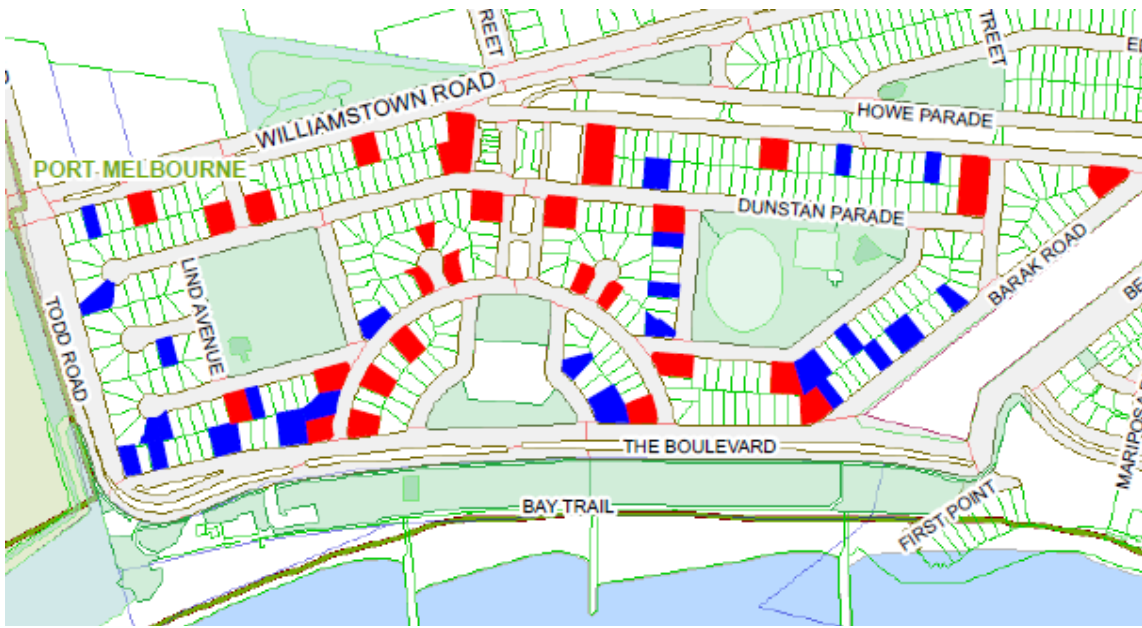


Figure 2: Map of Fishermans Bend (June 2010) showing the distribution of original two storey dwellings and recent two storey additions.

The original distribution of the two storey dwellings is clearly for deliberate effect, varied in its symmetry because of the asymmetrical form of the estate as a whole.

- Original two storey dwellings
- Recent two storey additions

2. THE SIGNIFICANCE OF FISHERMANS BEND

The Fishermans Bend area is recognised as an area of heritage significance. This significance is documented in the Port Phillip Heritage Review, the recommendations of which led to the inclusion of the area in a heritage overlay area (HO2) in the Port Phillip Planning Scheme (in December 1998). The HO2 area covers the whole garden city neighbourhood, including Fishermans Bend (apart from the first experimental concrete dwellings at 324-326 Howe Parade which are on the Victorian Heritage Register and have an individual heritage overlay, HO158), the bank house (garden city) estate and the Dunstan estate.

The main bases of the Fishermans Bend area's significance are as follows:

- It is the first experiment in public housing for rental by a State Government instrumentality in Australia, the Housing Commission of Victoria, and formed the baseline of their massive housing program to follow. It was the first step in the dominant pattern of social engineering employed by the HCV until the 1970's.
- It is the first and only estate by a government instrumentality derived from a design competition.
- It contains the first experimental concrete dwellings and the first group of concrete dwellings built in Victoria, using the TW Fowler system of prefabrication, that was to form the basis of much of the HCV's later program and which led to the mass production facilities at Holmesglen and ultimately to the HCV high rise construction program.
- It employs a combination of the most up to date ideas in planning and urban design from England and America, such as its geometry, curved streets, the use of residential courts and creation of neighbourhoods.
- Its proposed social and physical integration of community facilities is to a degree not seen again in estate planning in Australia.
- It is the finest example of a HCV estate in both architectural and urban design terms.
- In spite of some change, it is substantially intact and still clearly expresses its original intent.

Fishermans Bend owes its special character to the vision of its social and physical planners, expressed in the clarity and ordered variety of its design, with strategically placed two storey elements in the single storey context, its unique layout and infrastructure, with open space defining its two precincts. The consistent use of attached dwellings, built form and materials enhance its individuality.

It is a unique demonstration of the concepts of planners of the time, not so comprehensively expressed anywhere else in Australia.

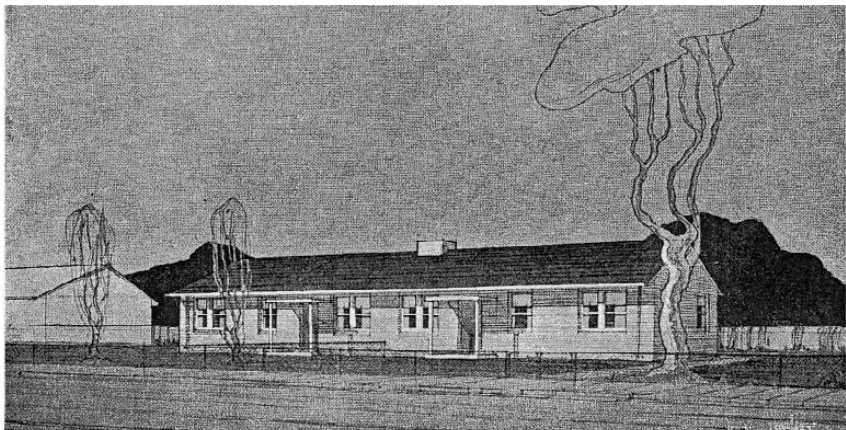
3. IMPORTANT FEATURES

The most important features of Fishermans Bend are its layout, the original buildings (including the dwellings), the communal open spaces and the shopping centre.

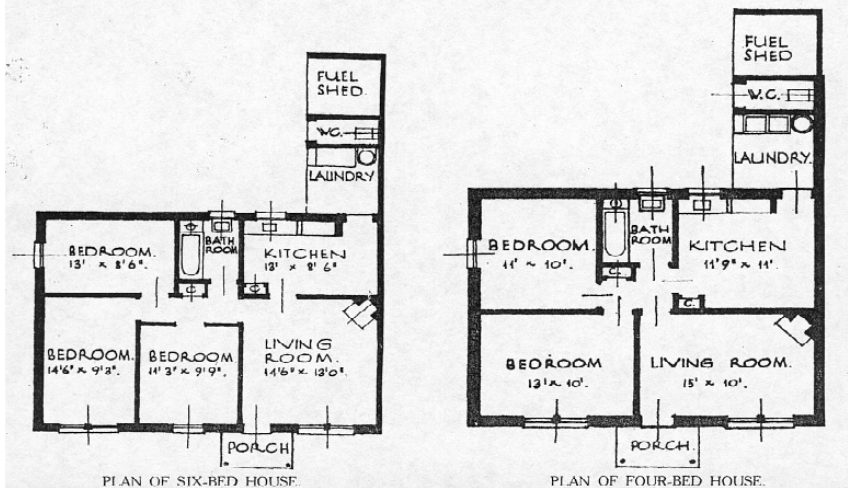
These elements contribute to the special character of the place as a whole; for it is the whole place that is important. The individual elements each help establish and reinforce the consistency of the overall character in their variations of repeating forms, materials and construction details.

The main features are:

- The scale of the buildings. The area was designed as a lower “working class” estate and thus its origins are expressed in its housing stock of small dwellings on small sites, devised in accordance with the social philosophies and economic constraints of the time. This is the core of its cultural significance and is fundamental to any consideration of the fabric of the place.



A PAIR OF SIX-BED HOUSES.



PLAN OF SIX-BED HOUSE.

PLAN OF FOUR-BED HOUSE.

*Typical plans of the medium size dwellings.
Source: Second Report of the HCV, 1940.*

- The overall street layout and the specifics of its design, including the curvilinear streets, which produced ordered variety in the orientations of the dwellings.
- The symmetrical placement of facilities in the central spine between the seafront and Williamstown Road.
- The open space areas, which balance the composition, define two distinct precincts, and which allow the long views that add to and reveal the special character of the area.
- The designs of the individual dwellings as pairs and their consistent repetition of elements and massing, which add to the strong identity of the area.
- The consistent use of similar materials, relieved by sections with concrete, rather than brick dwellings, and the subtle variations in the bricks used, ranging from over-burnt (clinker) to pink.
- The siting of the two storey dwellings at strategic locations, generally on street corners, but also breaking up long sweeps of single storey buildings.



Typical strategic corner location of a two storey pair of dwellings.

- The varied setbacks of the pairs, which relieve the potential monotony of their similar designs and the diagonal siting of corner dwellings.
- The consistent detailing of the individual pairs including their roofs, roof drainage, gable ends, walls, windows and doors, chimneys and porches.
- The consistent design of front fences of low height, particularly the early galvanised pipe and chain wire mesh examples with high paling fences used only behind the fronts of the dwellings.
- The alterations to the porches and windows which have been made by the HCV since the original construction of the estate.
- The stepped frontage of shops to Central Avenue.
- The form and function of the Community Centre on Central Avenue.



A streetscape showing the contrasting two storey pair, the varied setbacks and the consistently low pipe and wire mesh fences.

The “Quartets”, nine two storey blocks, each of four small flats, at 444-478 Williamstown Road, are designed with similar principles in mind. Although repetitive in form, their staggered layout responds to the triangular site and creates a forecourt area, giving a strong sense of identity.

These features make Fishermans Bend a unique environment far removed from the popular idea of a characterless housing commission estate.



The two, two storey pairs of dwellings at the corners of Dunstan Parade and Centre Avenue frame the vista of the street. The vista was originally intended to be closed by the community centre.

4. CURRENT CONDITION OF FISHERMANS BEND

The population of Fishermans Bend remained reasonably stable for many years and this, along with the control exerted by the HCV, saw little change, except for that regulated by the HCV. More recently, the demographic profile of the area has changed, with the passing of many of the early inhabitants and the sale of dwellings by the HCV.

There is an increasing demand for facilities and space superior to the basic forms provided by the HCV for the lowest income groups. The concern of Council is to balance this demand with protecting the heritage significance of the area, so that the consistency of the streetscape character and the themes of its working class origins are maintained.

The layout and architectural form of Fishermans Bend remains relatively intact. There are many dwellings and fences in their original form. Also, many dwellings have new aluminium windows and projecting porches to replace the original small canopies. These elements were altered by the HCV in consistent designs and are considered to be part of the historic development of the area. Also, the HCV added carports to some properties.

A number of other changes have been made to individual dwellings which, if repeated further, have the potential to irrevocably alter its character. Examples of these changes include the demolition of dwellings, visually dominant second storey additions to single storey dwellings, alterations to facades and fences, and the addition of verandahs and other elements in styles foreign to the area. Most of these changes took place prior to the introduction of heritage provisions for the Fishermans Bend area, in December 1998. This earlier development occurred predominately along The Boulevard and Barak Road, some of which does not reflect the character of the estate sought to be protected and reinforced through these guidelines

The layout of the streets and their infrastructure of concrete kerb and channel and concrete footpaths is essentially unchanged, but the original vision of the estate's planners was never fully realised. Only one side of the shopping centre was built, the eastern side being replaced by the "temporary" community centre that exists today. The proposed community centre at the end of Centre Avenue was never built. The extensive recreational facilities to be located in Buckingham and Julier Reserves were never built and the regular street tree planting was never undertaken. Thus Fishermans Bend has an unfinished look.

The provision of community facilities, street trees and the treatment of the reserves in Fishermans Bend need attention, and will be considered as part of the ongoing management of the garden city neighbourhood.



The dwelling to the left of the pair has an HCV porch and aluminium windows. That to the right has its original timber double hung windows and porch (now built in).

5. APPLICATION OF THE GUIDELINES

These Guidelines aim to enable residents to renovate and improve their dwellings to modern standards, in the context of maintaining the heritage significance of the area.

Since December 1998, the Fishermans Bend area has been subject to new planning provisions in the Port Phillip Planning Scheme, including policy, heritage, amenity and design and development provisions. The heritage provisions are as follows:

Clauses 21 and 22 – Local Planning Policy Framework

The Municipal Strategic Statement (Clause 21.05-5) and the Port Phillip heritage policy (Clause 22.04) outline objectives, strategies and policies that apply to all land within a heritage overlay. These aim to conserve identified significant heritage places and manage new development so that it respects the heritage significance of an area.

Clause 43.01 - Heritage Overlay

In a heritage overlay, a planning permit is required to:

- Subdivide or consolidate land.
- Demolish or remove a building.
- Construct a building.
- Externally alter a building.
- Construct or carry out works.
- Externally paint a building.

Note: No planning permit is required for internal alterations to a dwelling in Fishermans Bend.

Before deciding on an application in a heritage overlay, the responsible authority must consider various specified matters, including the Port Phillip heritage policy and the Port Phillip heritage review.

Clause 81 - Port Phillip Heritage Review

The heritage review contains a statement of significance for the garden city neighbourhood and its various estates.

Clause 81 - City of Port Phillip Heritage Policy Map

The heritage policy map identifies all of the buildings and open spaces in Fishermans Bend as significant heritage places.

The heritage overlay is a standard Victorian Planning Provision. While it offers general protection of heritage places, it does not provide specific guidance on the implementation of its objectives. In particular, highly consistent areas such as Fishermans Bend require definition and interpretation of the heritage overlay objectives in order to respond to their particular significance and built form. Similarly, the Port Phillip heritage policy offers general policies and performance measures for all heritage overlay areas and does not provide specific guidance for highly consistent heritage overlay areas.

These guidelines will be used by Council to assist with the assessment of planning permit applications in the Fishermans Bend area, including the "Quartets" at 444-478 Williamstown Road. An applicant is encouraged to use these guidelines when preparing a development application for a property in the area.

A development proposal in Fishermans Bend:

- should satisfy the heritage objectives in the Port Phillip planning scheme as well as the objectives of the guidelines; and
- should respond to the guidelines where appropriate.

Where an application is lodged for a development that does not satisfy the guidelines, the onus will be on the applicant to demonstrate that their proposal does not detract from the heritage significance of the area.

PART TWO: THE GUIDELINES

The following Guidelines apply to the Fishermans Bend area, bounded by The Boulevard to the south, Todd Road to the west, Howe Parade and Williamstown Road to the north and Barak Road to the east, and 444-478 Williamstown Road.

6. OBJECTIVES OF THE GUIDELINES

- To protect the heritage significance and architectural character of the Housing Commission of Victoria Fishermans Bend Estate, which is of identified local heritage importance.
- To recognise the changing needs of people living in Fishermans Bend and the potential to make alterations and additions to dwellings for amenity purposes which do not affect the significance of the area.
- To increase community awareness about the special qualities and significance of the area.
- To provide a clear and consistent basis for the assessment of planning permit applications having regard to the heritage overlay and heritage policy provisions in the Port Phillip Planning Scheme that apply to the area.

7. WORKS IN PUBLIC AREAS

Principle:

That Council, as the responsible authority for the infrastructure of Fishermans Bend, plays its part in the conservation and enhancement of the areas' overall character.

Guidelines:

- Works within the public areas of Fishermans Bend, including to roads and the public reserves, should be consistent with the forms and materials of the original works, with the minimum modification required to the original layout in order to meet current requirements and standards. This applies to roads and road surfaces, kerbs and channels, footpaths, crossovers, nature strips and public open spaces.
- Any new works that are not part of the original design (such as kerb extensions and parking bays) and repairs should match the form and materials of the original parts.
- Speed humps, if necessary, should be of asphalt.
- Roundabouts, if necessary, should be of minimal size and not significantly alter the original kerb lines.
- Tree planting informed by the original layout should be introduced. Consideration could be given to using species that might have been planted at the time of construction of the estate and that are suitable to the local environment.
- Development of the three major open spaces, Buckingham Reserve, Julier Reserve and the reserve on the Boulevard, should be undertaken to satisfy current and future resident needs and using the original plan as a basis.
- Any new landscaping should achieve environmental outcomes, including water conservation, the inclusion of water sensitive urban design and the provision of fauna habitat.



The existing playground area of Buckingham Reserve (2010).

8. ADDITIONS AND ALTERATIONS TO DWELLINGS

Preamble:

The general approach for additions and alterations to dwellings is that the issues of concern should be limited only to those elements obviously visible from the public domain. For the purposes of these guidelines, the public domain is defined as any place within the public areas of Fishermans Bend or the areas around its boundary. The principal views of and within Fishermans Bend are not generally confined to street widths (as in a typical Port Phillip streetscape setting), but are long views, for example, those across the reserves.

Principle:

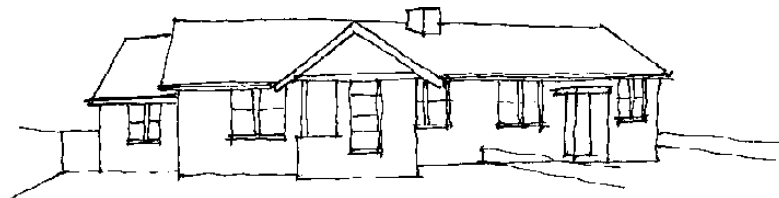
Visible additions and alterations to a dwelling should maintain the character of the area and be harmonious with the existing dominant character of the area. Such additions should generally employ similar design forms, materials and detail, but should be recognisable as a new element.

8.1 SINGLE STOREY ADDITIONS AND ALTERATIONS

Guidelines:

Single storey additions and alterations to a dwelling should address the following guidelines:

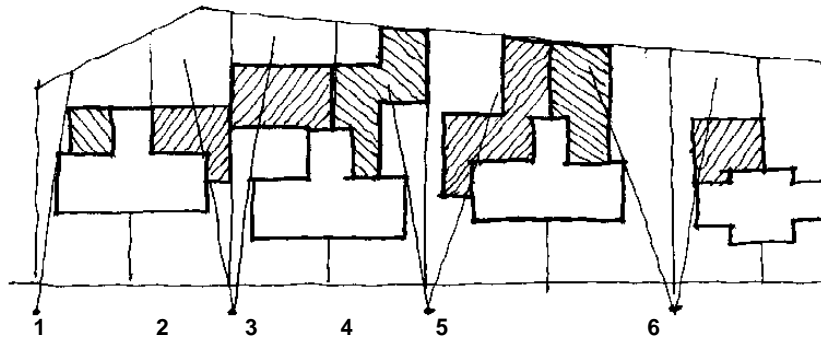
- They should not be in front of or part of the front façade of the dwelling, except for new porches.
- They should preferably be at the rear of the dwelling and should not be visible from the street.
- If at the sides of a dwelling, they should be set back at least 1.5 metres from the front wall of the dwelling and the roof should be of noticeably lesser height than that of the dwelling. In the case of a two storey dwelling, a single storey addition at the side should be noticeably lower than the main roof of the adjacent single storey dwelling.



A simple gable side addition, possible where there can be a boundary setback. Note that it is set back from the front and is lower than the main roof.



A side hip roof addition, required when building to the boundary.



Siting and forms of single storey additions that are concealed or largely concealed and therefore preferable.

1. A small addition which is not visible
2. A boundary to boundary rear addition, obscured behind a side addition.
3. A boundary to boundary rear addition, forming an internal court and set well back.
4. A multiple courtyard solution.
5. Party wall addition with rear addition.
6. Simple party wall additions.

← Formatted: Bullets and Numbering

- Roof forms, pitches and materials should generally be the same as the main structure, although other options may be considered (eg a small addition may incorporate parapet walls with a flat roof).
- Materials sympathetic to the existing dwelling should be used.
- The original chimney, if in front of the roof ridge line, should preferably be retained.
- Window openings, if visible from the street, should be of similar proportions to those of the existing dwelling.
- New window openings in the existing dwelling should be avoided. Where new openings are required, timber frames should be used to match the proportions of the original front windows. The extent of any new openings should be minimised.

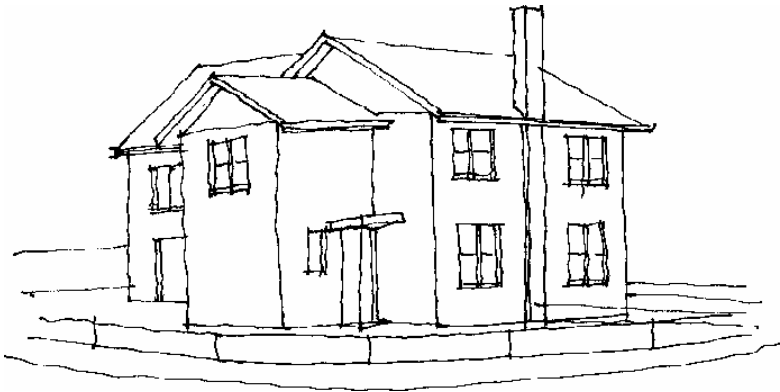
8.2 Two storey additions to two storey dwellings

Guidelines:

Two storey additions to two storey dwellings should address the following guidelines:

- They should be located at the rear of the existing dwelling.
- The roof should be of noticeably lesser height than that of the existing dwelling.
- The walls of the addition should not exceed the height of those of the existing dwelling.
- Where visible from the public domain (eg corner sites), the roof form, pitch and materials of an addition should be similar to the main structure.
- The original chimney should preferably be retained.
- Window openings, if visible from the street, should be of similar proportions to those of the existing dwelling.
- New window openings in the existing dwelling should be avoided. Where new openings are required, timber frames should be used to match the proportions of the original front windows. The extent of any new openings should be minimised.

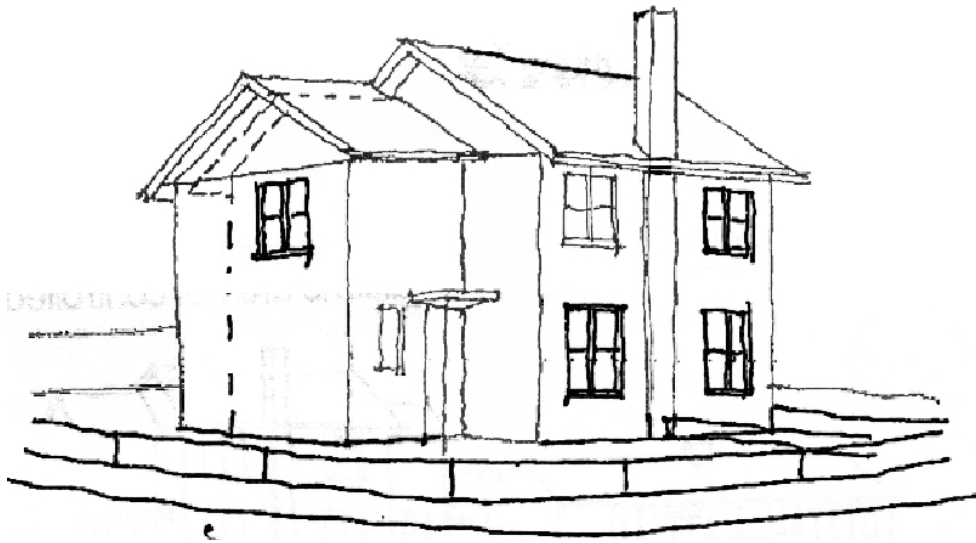
The following are three examples of appropriate types of addition, which can be used in combination.



A rear gable addition. This could incorporate a hip roof, if height reduction at the rear was necessary.



The addition of a skillion at the rear, stepped back from the side gable to ensure clarity of built form.



Enlargement of the side gable so that the back roof plane is aligned with the main gable.

8.3 TWO STOREY ADDITIONS TO SINGLE STOREY DWELLINGS

Preamble:

Two storey additions to single storey dwellings is the most sensitive matter addressed by these guidelines.

The original mix of one and two storey dwellings is considered a key aspect of the significance of the Fishermans Bend area. The number and variety of single storey dwellings are also of significance, as is the technology of single storey concrete dwellings. It is desirable that these aspects of significance are protected.

It is of note that whilst Fishermans Bend seems of reasonably low density, it is as much as four times as dense in composition as typical inter war estates, in that dwellings are roughly only half as wide and allotments only half as deep as in other inter war subdivisions.

In this context, and having regard to the desire of many owners to improve the amenity of the dwellings, it is recognised by Council that second storey additions to single storey dwellings may be appropriate.

Principles:

Single storey additions to single storey dwellings are encouraged ahead of two storey additions.

Second storey additions to single storey dwellings should be designed in a manner which allows the character of the original single storey dwelling to remain dominant and legible.

Dwellings were designed as mirrored pairs. A second storey addition to one of a pair of dwellings results in a visual mismatch. Retaining the rhythm of pairs, with both dwellings added to in the same form, is unlikely but should nevertheless be attempted.

Guidelines:

Two storey additions to single storey dwellings should address the following guidelines:

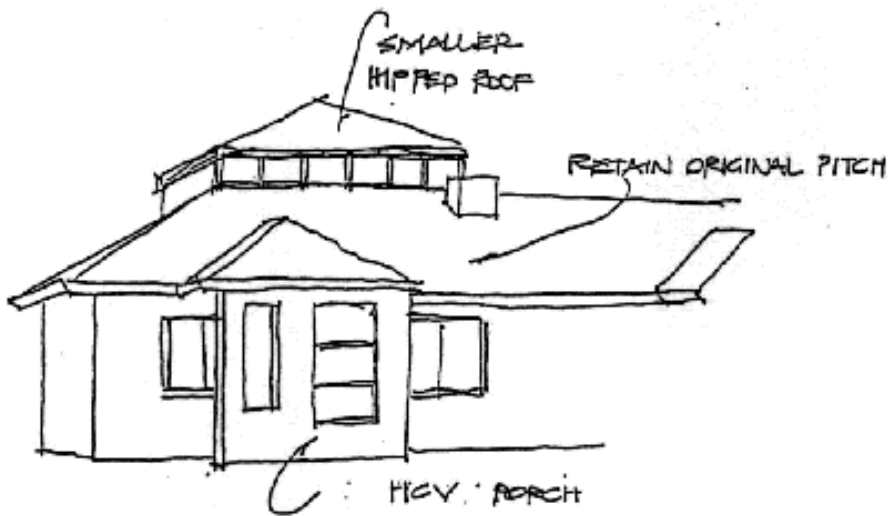
- Additions into the front setback of the site are discouraged.
- Courtyard developments at single storey height are the most suitable form for additions.
- Small second storey additions, visible from the street, are possible. The front roof plane shared by the pair should be retained, ie the addition should be sited on or behind the existing roof ridge line.
- Sheer, two storey high walls on street elevations, or in front of a vertical line taken from the original ridge point on the side wall, are inappropriate.
- The height of the visible roof of an addition, measured vertically from the gutter line to the ridge line, should be less than that of the existing roof. Refer illustrations (a) and (b).
- The sense of the original single storey end gable on any side wall should be retained, eg retain existing eaves or eaves line. Refer illustrations (a) and (b).
- Two storey additions should not be higher than any original two storey dwelling in the Fishermans Bend area.
- Symmetry should be retained around the pair of dwellings and not the half being altered.

Some suggested second storey additions to single storey dwellings are shown in the following illustrations (a) to (l).

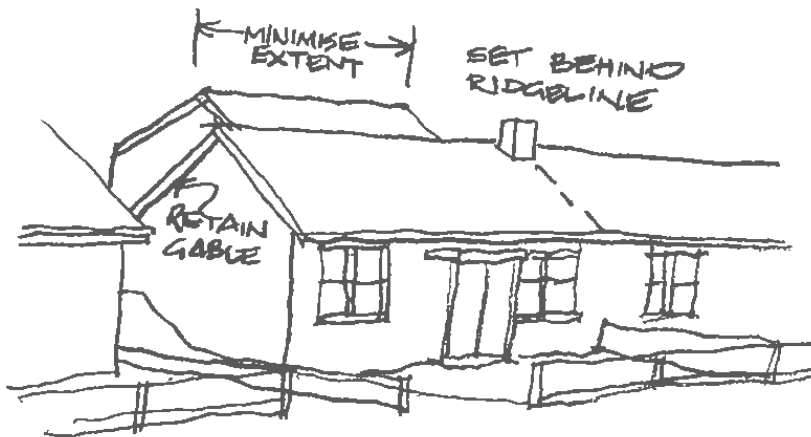
These suggestions include alternatives where the front door is relocated on the facade of the original dwelling to allow for an improved internal layout. As change to the front facade of a dwelling that is visible from the public domain should be minimised, a sympathetically extended porch roof or the addition of a similar style enclosed porch may assist in diminishing the change associated with relocating a front door. Refer illustrations (f) and (h).

Whilst the least preferred suggestion, a possible exception to the second storey addition guidelines would be an addition in the form of a skillion dormer inserted into an existing or extended visible roof plane. Such an addition should be modest in scale (for example, the length of the dormer should be no more than one half of the width of the dwelling being altered) and should be kept well back from the front wall plane. This should ensure that the dormer does not dominate the existing dwelling.

SUGGESTED TWO STOREY ADDITIONS TO SINGLE STOREY DWELLINGS

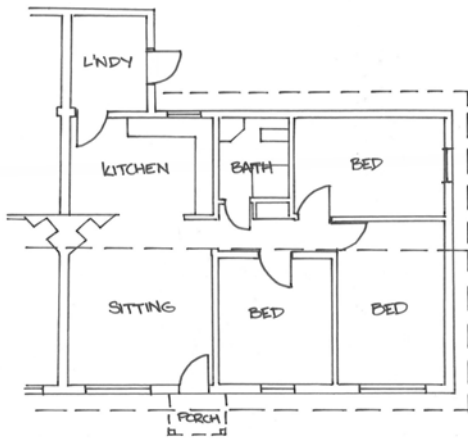


A. Gable roof, brick houses



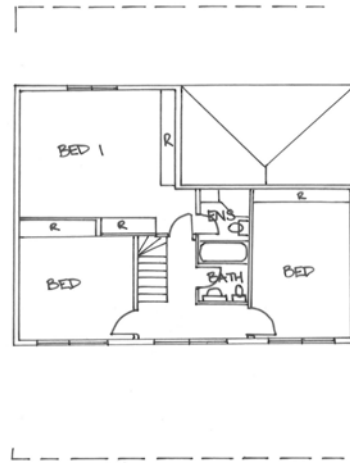
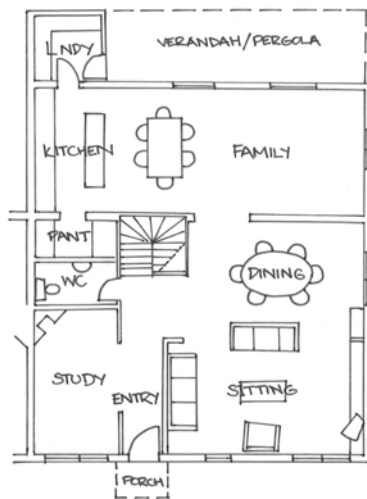
B. Hip roof, concrete houses

SUGGESTED TWO STOREY ADDITIONS TO SINGLE STOREY DWELLINGS



C. 0 1 2 3m Approx.

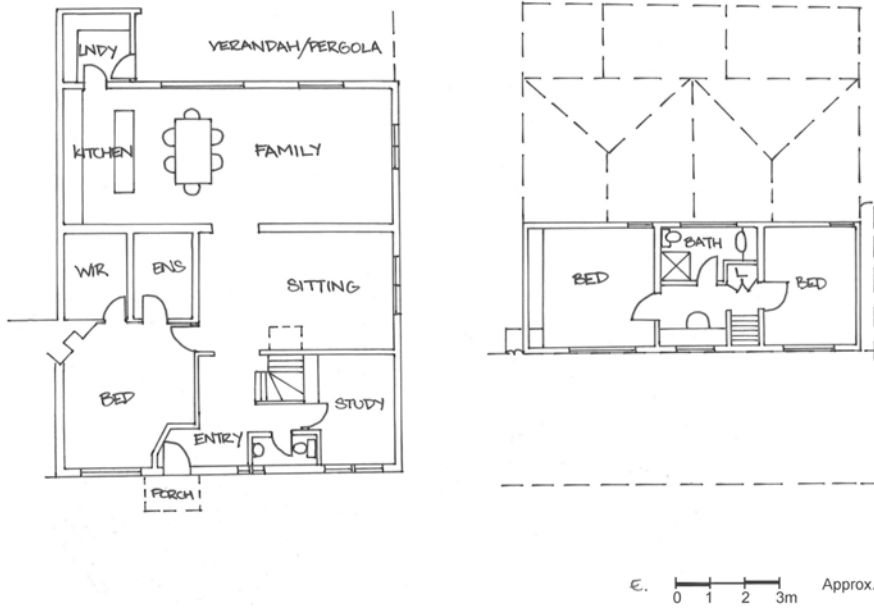
C. Three bed house, gable roof, original plan



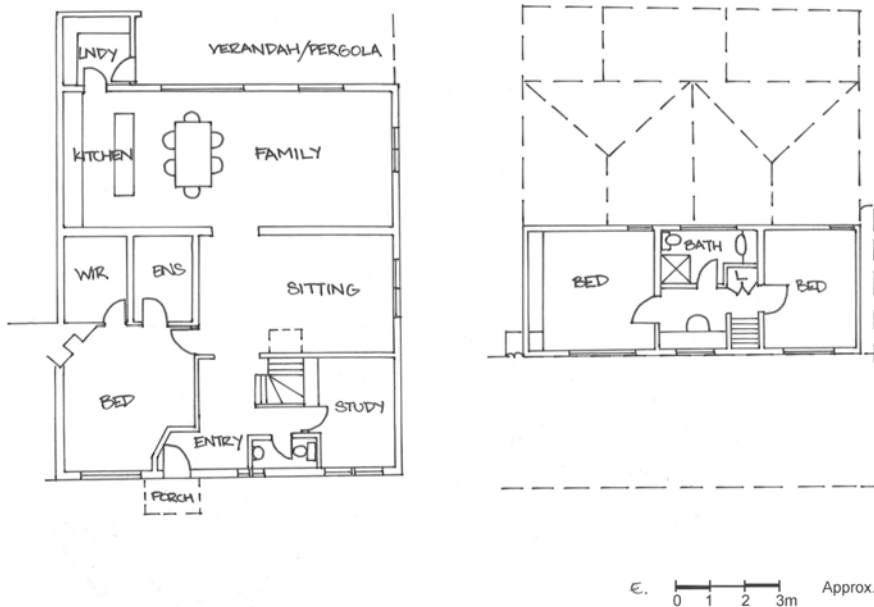
D. 0 1 2 3m Approx.

D. Three bed house, gable roof, indicative plan

SUGGESTED TWO STOREY ADDITIONS TO SINGLE STOREY DWELLINGS

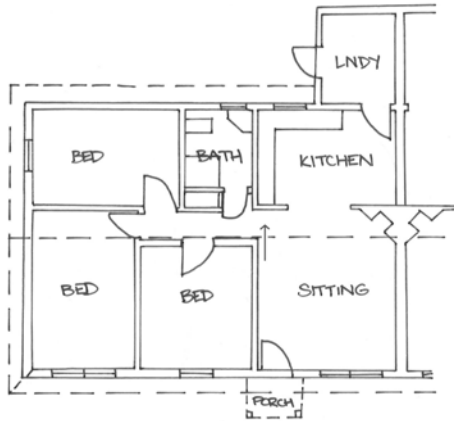


E. Three bed house, gable roof, indicative plan



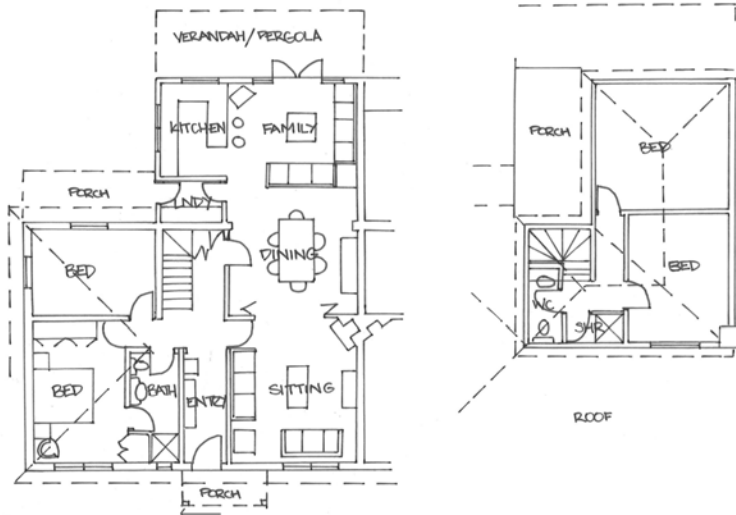
F. Three bed house, gable roof, indicative plan

SUGGESTED TWO STOREY ADDITIONS TO SINGLE STOREY DWELLINGS



G. 0 1 2 3m Approx.

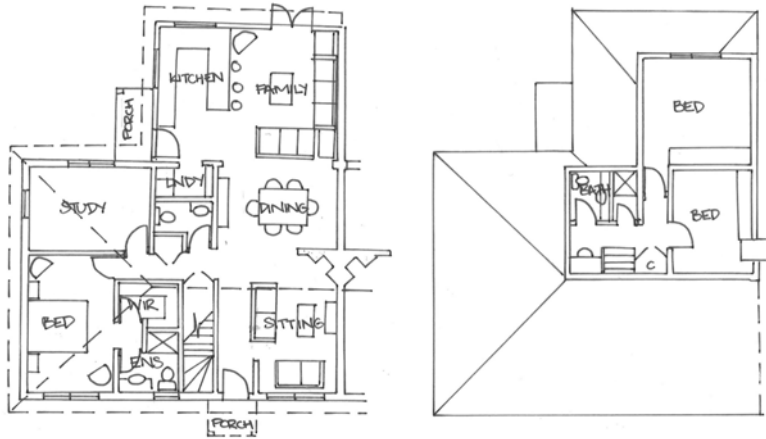
G. Three bed house, hip roof, original plan



H. 0 1 2 3m Approx.

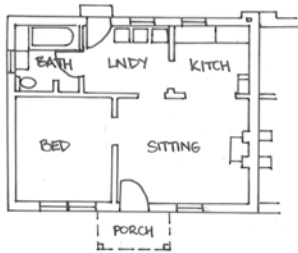
H. Three bed house, hip roof, indicative plan

SUGGESTED TWO STOREY ADDITIONS TO SINGLE STOREY DWELLINGS



I. 0 1 2 3m Approx.

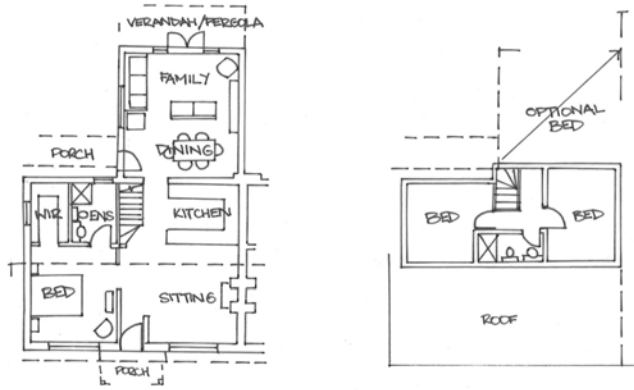
I. Three bed house, hip roof, indicative plan



J. 0 1 2 3m Approx.

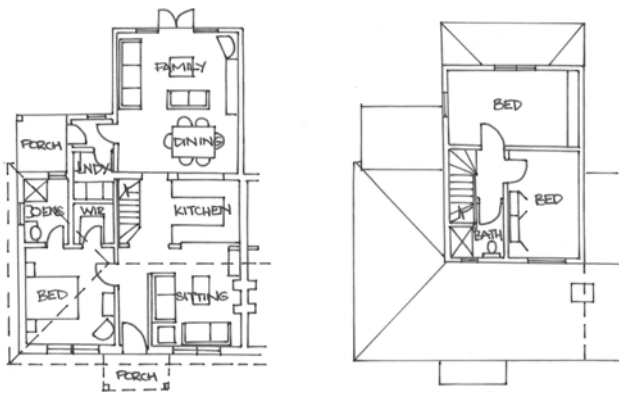
J. Small house, gable roof, original plan

SUGGESTED TWO STOREY ADDITIONS TO SINGLE STOREY DWELLINGS



K. 0 1 2 3m Approx.

K. Small house, gable roof, indicative plan



L. 0 1 2 3m Approx.

L. Small house, hip roof, indicative plan

9. PARKING, GARAGES AND CARPORTS

Preamble:

The layout of Fishermans Bend was not designed to accommodate a car on every allotment. Generally there are few garages or carports in the front setbacks of the dwellings in Fishermans Bend.

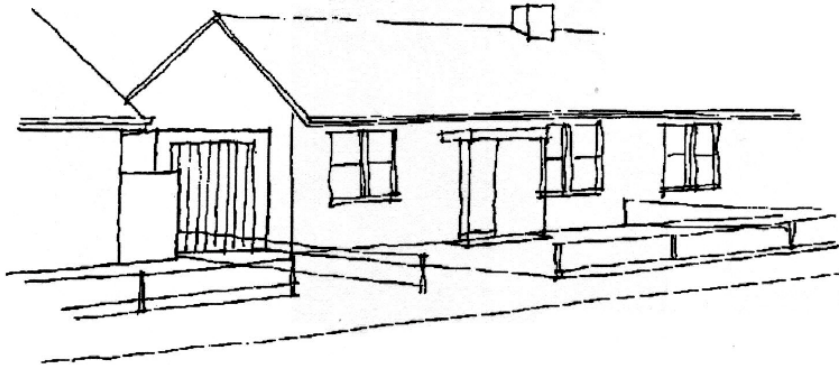
Principle:

A garage or carport should be sited and designed so that the dominance of the fronts of dwellings in the streetscape and the dwelling in a garden setting is maintained.

Guidelines:

Parking, garages and carports should address the following guidelines:

- Parking in driveways, carports or garages, is encouraged on the proviso that any crossover does not coincide with the location of an existing street tree.
- The space in front a dwelling should be retained as lawn or garden and not used as a space to park vehicles.
- Garages or carports should be sited behind the adjacent front wall of the dwelling.
- Carports should be recessed 500mm from the front wall of the existing dwelling and should be constructed of the visually lightest framing possible, either in timber or steel.
- Garages, because of their opaque form, should be set back from the front wall of the dwelling at least 500mm. Eaves, if included, may reach the adjacent front wall of the dwelling. Roller shutter doors should be avoided as they add extra height.



This garage has a flat roof and a vertically sheeted tilt door. Note the 500mm setback from the front wall of the dwelling.



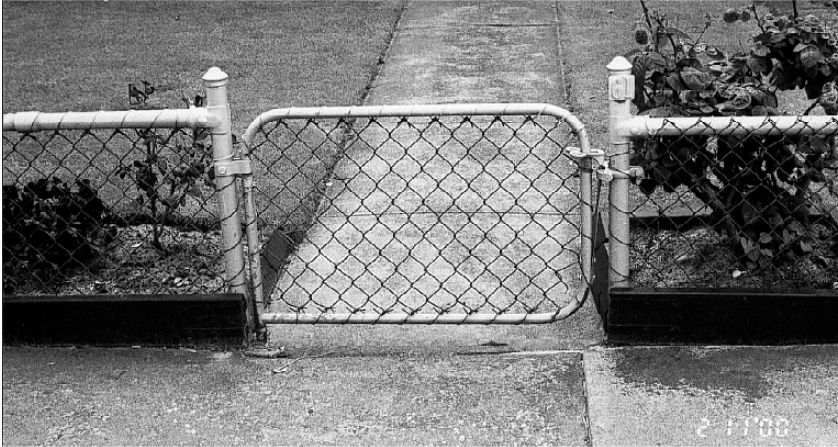
This carport, although setback by 500mm, has uncharacteristic decoration making it a prominent element of the site in comparison with the dwelling, thus attracting attention not warranted by a secondary element

10. FENCES

Preamble:

The Fishermans Bend area originally had common fence types for all properties. Those at the front of the dwellings were the low galvanised pipe and chain wire mesh fences that are still quite common.

Most replacement fences are relatively low and are of various combinations of materials, with brick and wrought iron predominant.



Portion of an original front fence. All fences were constructed like this, although some were higher (eg Howe Parade where the first experimental dwellings were built).

Principles:

Retention of original fences is encouraged.

To maintain the character of the area, front fences should remain low.



The existing variety of fences, some original, is mostly low.



High front fences introduce a new and inappropriate element into the streetscape; they alter the open character of the area and prevent surveillance and communication between street and dwellings.

Guidelines:

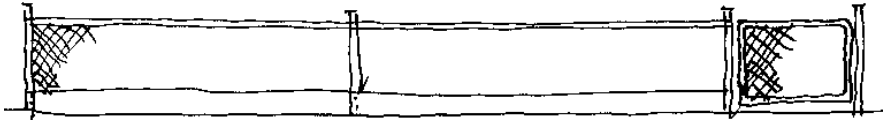
New fences should address the following guidelines:

- Fences at the front of properties, back to the line of the adjacent front wall, or the front wall of the adjacent property if it is closer to the street, should generally be no higher than 1 metre to the top of the fence panels. Posts could be higher.
- Should be of a style that is reasonably appropriate to the period of the estate, ie. Inter-war and immediate post war styles.
- Apart from posts or masonry piers, fences should have a straight top.
- For side and rear fences behind the front wall of the dwelling, and from the side boundary to the building, should not exceed 2 metres in height and preferably be of palings.

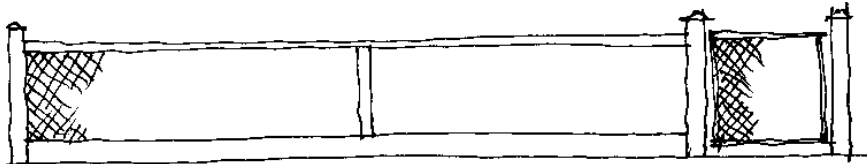
The materials and design of fences within the above guidelines should match the materials of the dwelling. Some appropriate fence examples are shown in the illustrations below.

SUGGESTED FENCE TYPES

These are only general suggestions for fences. Many other designs may be acceptable.



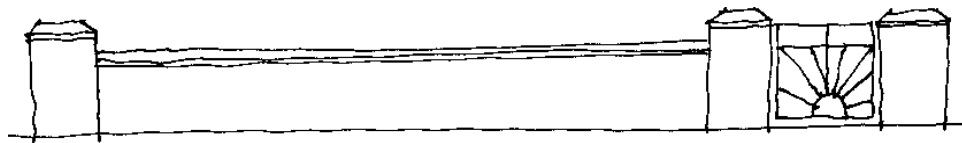
*The low pipe and chain wire mesh fence used originally on the estate.
From 600mm to 1000mm high.*



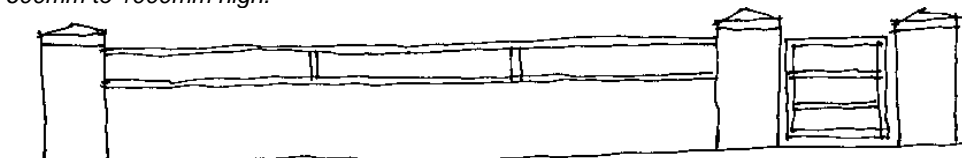
*Chain wire mesh fixed to a wooden frame.
From 800m to 1000mm high.*



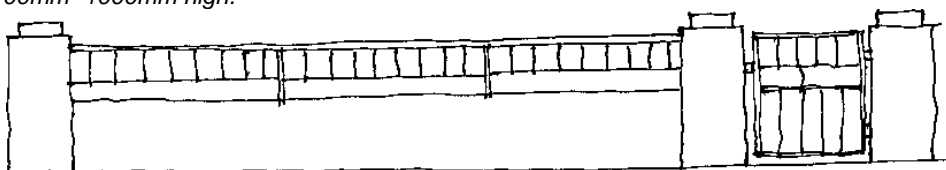
*Modern weld-mesh fixed to either a galvanised steel or timber frame.
1000mm high.*



*A simple brick fence with a chamfered capping brick and wrought iron gate.
600mm to 1000mm high.*



*A brick fence with a steel pipe rail.
700mm- 1000mm high.*



*A brick fence with a wrought iron top section. Proportion of plinth to height of iron can vary.
700mm- 1000mm high.*

11. CONSTRUCTION DETAILS AND MATERIALS

Preamble:

The original construction details and the materials play an important supporting role in establishing the historic character of the estate.

Principles:

The use of similar materials and details in the visible parts of new development and in restoration of the original features of dwellings is encouraged.

The introduction of visually intrusive new elements (eg exposed air conditioners) is discouraged.

Guidelines:

Construction details and materials should address the following guidelines:

11.1 Roofs

- Apart from the experimental dwellings on Howe Parade, all roofs in the Fishermans Bend area are of glazed terra cotta tiles. The same colour mix of terra cotta tiles should be used on new roofs, except where they cannot be seen from the street.
- Roofs are hipped on the concrete dwellings and gabled on the brick dwellings. There is an occasional example of a later hipped porch on the gabled dwellings and vice-versa. Additions should generally use the same roof forms as the existing dwellings, although there are exceptions, for example, where a hip roof is necessary when building to the boundary or where a flat roof with parapet walls is appropriate for a small single storey addition.

11.2 Chimneys

- Chimney stacks above the roofs are usually shared between adjacent dwellings. They form an important part of the roof-scapes and should preferably be retained if they are visible from the street.
- Chimneys in front of the transverse ridge are a priority. As they are normally on the joint wall between pairs, their retention should not be difficult.

11.3 Roof gutters, verges and downpipes

- The roof gutters of the concrete dwellings are of a special splayed type that are no longer commercially available. Their downpipes exit from the backs of the gutters with the horizontal arm concealed above the eaves lining. Sheet metal shops can fabricate replacement gutters and Council's heritage adviser has details of suppliers and costs. Retention and replacement of these elements is encouraged.
- The gutters on gable roofed dwellings appear to have originally been bull-nosed with exposed cranked circular downpipes. This is the pattern that should preferably be used in replacements.
- The eaves of the concrete dwellings are boxed with a splayed fascia, while the eaves of the gabled brick dwellings are raked and projecting with a vertical gutter board. This distinction should be maintained in new works.



The original details of a concrete dwelling. Note the splayed eaves verge and splayed gutter, the eaves boxing, the partially concealed downpipe and the sliding timber windows with horizontal glazing bars set directly in the projecting concrete architrave in which the tracks are located.

11.4 Walls and gable ends

- Types of brick used vary from over-burnt (clinker) to pink and cream. The gable ends of the single storey dwellings are in continuous brick, while those of the two storey dwellings are sheeted in vertical sawn boards. The gable ends of the later porches are sheeted in fibro-cement with a pattern of exposed battens. The pattern of wall treatments used in the original dwellings should be used in any new comparable works that are visible from the street.
- The walls of new development, where visible from the street, should generally match those of the existing dwelling, although slight variations in brickwork will be inevitable.
- The walls of additions to concrete dwellings, where visible from the street, should be similar in appearance. Suggestions include rendered brick or cement sheet, either plain or with an applied sand finished surface.

11.5 Porches

- The original porches to all of the dwellings were simple concrete canopies with a splayed edge supported on two slender steel pipe posts. The original porches should be retained, if possible.
- Later enclosed porches provided by the HCV, are hipped or gable projecting roofs supported on brick walls, with a large window and an open section supported either on a brick column or a timber post. They were not always added to both dwellings of a pair. These elements should be retained, if possible.
- Similar porches could be added to those dwellings lacking them.



Later rendered brick porches on concrete dwellings.

11.6 Windows and doors

- Many of the original timber windows of the dwellings have been replaced with aluminium by the HCV. This is presumably due to deterioration resulting from inadequate design. If original or later sliding windows are visible from the street and are to be replaced, they should be in a simple form with a pair of sashes reflecting the pattern of the original, either sliding or side hung casement, and with two horizontal glazing bars.
- Timber double hung windows, mostly paired, in many of the brick dwellings, should be retained if possible and/or replaced in similar form, if visible from the street.
- Front doors were simple framed vertical board doors without sidelights or highlights. This pattern should preferably be maintained.
- The conversion of windows to doors is discouraged, where visible from the street.
- New or enlarged windows and bay windows are discouraged, where visible from the street.
- Original windows and doors should be retained and, where possible, the reinstatement of windows and doors in the original form is encouraged.

11.7 Attachments

- Fixed awnings or other permanent attachments for sun control should be suitable to the architectural style of the dwelling and designed to be as unobtrusive as possible.
- Air conditioners should be as unobtrusive as possible and should not be placed in the front elevation of dwellings and the upper sides of two storey dwellings. Roof mounted condensers or packaged units should be placed on the rear planes of a roof. Such equipment should be located where it cannot be seen from the principal street frontage(s).

12. EXTERNAL DECORATION

Preamble:

In order to minimise maintenance, the only painted surfaces in the original dwellings were exposed timber and metal. All other surfaces were natural, including the precast concrete walls. All of the concrete walls have now been painted, presumably initially by the HCV, but most brickwork remains natural. This is important to the character of the area.

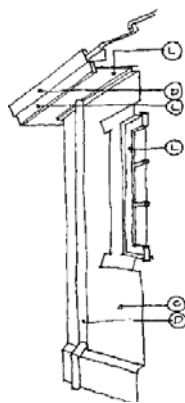
Principle:

That decoration of the visible external fabric of a dwelling is consistent with the original palette of materials and finishes used in Fishermans Bend.

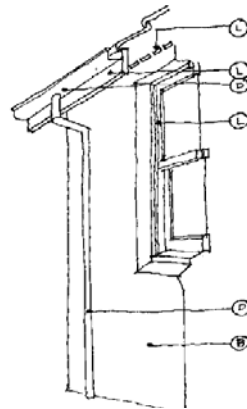
Guidelines:

External decoration of dwellings should address the following guidelines:

- Unpainted brickwork should not be painted.
- Neighbours in pairs are encouraged to agree on the same or similar colour schemes for painted surfaces.
- Concrete surfaces should preferably be repainted in pale grey or stone colours, using a matt or slightly textured acrylic paint.
- As a general guide, colours should be kept simple, using only two colours - a dark colour for metal trim including roof gutters and a light colour for timber trim, including windows.
- The gable end vertical boards of the two storey dwellings were probably originally creosote stained. A similar finish should be maintained. Suggestions include modern timber finishes such as fence-coat or deep brown matt acrylic paint.



Concrete dwelling



Brick dwelling

Location of colours.

L = Light trim

D = Dark trim

C = Concrete or render

B = Brick

Eg, Off white, cream, light green

eg, Deep red, deep green

Eg, Warm grey, stone, beige, etc

Not to be painted

13. LANDSCAPING

The following information is provided for interest only.

The typical inter war house garden designs that are represented in Fishermans Bend have the following characteristics:

- simple and formal;
- lawns contained in border planting;
- central features and specimen trees;
- no concreting of front setbacks;
- no garden structures (such as pergolas); and
- low, transparent front fences.

Residents are encouraged to select drought tolerant trees and plantings, and to utilise water sensitive urban design measures where possible.

Council's heritage adviser has further information on the popular styles of garden of the inter war and immediate post war period.

14. DEMOLITION

Preamble:

Section 5 of these Guidelines identifies the heritage provisions in the Port Phillip Planning Scheme that apply to Fishermans Bend. As noted, all of the buildings and the open spaces in Fishermans Bend are identified significant heritage places on the City of Port Phillip heritage policy map, December 2000.

Principle:

The Port Phillip heritage policy (Clause 22.04 of the Port Phillip Planning Scheme) applies to all heritage overlay areas in Port Phillip, including the Fishermans Bend heritage overlay area (HO2). It contains heritage objectives and polices in relation to the demolition of significant heritage places as follows:

- Require all applications for demolition of significant buildings to be accompanied by an application for new development.
- To allow the demolition of part of a significant building if it will not affect the significance of the building and the proposed addition is sympathetic to the scale and form of the place.
- Not support the demolition of a significant building unless and only to the extent that:
 - The building is structurally unsound or cannot be feasibly reused.
 - The replacement building and/or works displays design excellence which clearly and positively supports the ongoing heritage significance of the area.

Guidelines:

In the Fishermans Bend area, it is recognised that:

- The rear section of some dwellings may be able to be demolished without affecting the significance of the building and subject to a rear addition being sympathetic to the scale and form of the original building and respecting the character of the area.
- Some dwellings may be structurally unsound or cannot be feasibly reused. The onus will be on the applicant to demonstrate that this is the case and also that the replacement building displays design excellence that does not detract from the heritage significance of the area. A replacement building should respond to the character and form of the original dwelling, particularly because any individual dwelling is usually one of a pair.

15. SUBDIVISION AND MULTI-UNIT DEVELOPMENT

Preamble:

The application of heritage provisions and other provisions in the Port Phillip Planning Scheme generally do not provide much scope for other dwellings on the small sites in Fishermans Bend. Therefore, multi unit development is generally not feasible.

Principle:

The repeating rhythm of pairs of attached dwellings is critical to the character of Fishermans Bend.

Guideline:

- Subdivision and multi-unit development is discouraged within Fishermans Bend.

16. CONSOLIDATION OF SITES

Preamble:

The consolidation of individual sites into larger lots may be proposed in order to achieve practicable multi-unit development, but this will threaten the significant rhythm of the subdivision pattern and site layouts.

Principle:

The original rhythm of the subdivision pattern and site layouts in Fishermans Bend should be retained.

Guideline:

- Consolidation of individual sites into larger areas for multi-unit development is discouraged.