

SC6.2 Planning scheme policy for the Heritage and neighbourhood character overlay code

SC6.2.1 Purpose

The purpose of this planning scheme policy is to:-

- (a) provide advice about achieving outcomes in the Heritage and neighbourhood character overlay code; and
- (b) identify information that may be required to support a development application where affecting a local heritage place, neighbourhood character area or demolition control area.

Note—nothing in this planning scheme policy limits Council’s ability to request other relevant information in accordance with the Act.

SC6.2.2 Application

This planning scheme policy applies to assessable development which requires assessment against the Heritage and neighbourhood character overlay code.

Note—the Heritage and neighbourhood character overlay code and this planning scheme policy do not apply to:-

- (a) indigenous cultural heritage which is protected under the *Aboriginal Cultural Heritage Act 2003* and is subject to the cultural heritage duty of care; and
- (b) State heritage places or other areas which are protected under the *Queensland Heritage Act 1992*.

SC6.2.3 Advice about outcomes for local heritage places and development adjoining a State or local heritage place

The following is advice for achieving outcomes in the Heritage and neighbourhood character overlay code relating to local heritage places and development adjoining a State or local heritage place:-

- (a) State and local heritage places have significant cultural significance and are important to the community as places that provide direct contact with evidence from the past.
- (b) State and local heritage places meet the criteria for cultural heritage significance based on the *Queensland Heritage Act 1992* (modified to reflect regional significance in the case of local heritage places).
- (c) The Queensland Heritage Register records and provides a statement of significance for State heritage places and other State protected areas.
- (d) The Fraser Coast local heritage register records and provides a statement of significance for local heritage places. These places are identified in the heritage and neighbourhood character overlay maps in **Schedule 2 (Mapping)**.
- (e) Compliance with performance outcomes PO1 to PO8 of **Table 8.2.9.3.1 (Criteria for assessable development on a local heritage place or adjoining a State or local heritage place)** of the Heritage and neighbourhood character overlay code may be demonstrated (in part) or aided by the submission of a heritage impact assessment report and conservation management plan prepared by a competent person in accordance with **section SC6.2.4 (Guidance for preparation of a heritage impact assessment report and conservation management plan)**.

Note—for the purposes of this planning scheme policy, a competent person is an appropriately qualified and experienced consultant with appropriate and proven technical expertise in cultural heritage matters and membership of, or fulfilling the criteria for membership of, ICOMOS Australia.

- (f) The competent person preparing a heritage impact assessment report and conservation management plan should take into account and respond to the relevant statement of significance for the heritage place as described in the Fraser Coast local heritage register.

SC6.2.4 Guidance for preparation of a heritage impact assessment report and conservation management plan

Heritage impact assessment report

- (1) In order to ensure that development is undertaken in a manner that conserves and manages the cultural heritage significance of a local heritage place, Council may request the submission of a heritage impact assessment report that:-
- (a) is prepared by a suitably qualified person and include details of the author/s, including qualifications and the date of the report;
 - (b) contains reference to and is guided by the *ICOMOS Charter for Places of Cultural Significance (Burra Charter)* and associated guidelines;
 - (c) includes a background section that describes the contextual history of the site and current site conditions, including an assessment of any buildings, components, contents, spaces and views;
 - (d) includes a review of the statement of significance, including a hierarchy of significant elements (i.e. high-low) based on the assessment undertaken in the background section and having regard to the criteria for entry in the Fraser Coast local heritage register;
 - (e) makes reference to any existing conservation management policies for the place (e.g. conservation management plan or archaeological management plan);
 - (f) outlines the nature of the proposed development;
 - (g) identifies the nature of any potential impacts of the development on the cultural heritage significance of the Local Heritage Place, including how the design seeks to conserve and/or minimise the impact on the cultural heritage significance of the place. If a proposed impact will be detrimental to the significance of the place, information must be provided to demonstrate why the change is required, what options were considered and what measures are provided to reduce the detrimental impact that may result from the change; and
 - (h) lists any references relied upon in the compilation of the report and any technical information or correspondence from any government departments.

Conservation management plan

- (2) A conservation management plan addresses the adverse impacts identified by a heritage impact assessment report and implements the conservation policy contained within a cultural heritage impact assessment report.
- (3) A conservation management plan is to be prepared in accordance with the Burra Charter (Australian ICOMOS Charter of Places for Cultural Heritage Significance) and associated guidelines.
- (4) A conservation management plan is to be prepared by a competent person and include the following:-
- (a) details of the author/s, including qualifications and the date of the management plan;

- (b) a description of the heritage place, its components, history and associations;
 - (c) a description of the defined heritage values and relative significance of each component of the place;
 - (d) an assessment of the condition of the place;
 - (e) a description of the conservation obligations and future needs, requirements, opportunities and constraints to protection of the place;
 - (f) specific management policies, specifying what needs to be done to maintain the significance of the place and respond to identified issues;
 - (g) an action plan identifying priorities, resources and timing; and
 - (h) an implementation plan and monitoring plan.
- (5) A conservation management plan should be subject to ongoing review over time.

SC6.2.5 Advice about outcomes for neighbourhood character areas

The following is advice for achieving outcomes in the Heritage and neighbourhood character overlay code relating to neighbourhood character areas:-

- (a) A neighbourhood character area is an area in which the relationships between the various elements, including building type, era and spacing, the amount and type of vegetation and the street space, create a significant sense of place.
- (b) **Appendix SC6.2A (Character guidelines)** provides a description of the key character elements, a preferred character statement and design guidelines for the respective neighbourhood character areas identified in the heritage and neighbourhood character areas overlay maps in **Schedule 2 (Mapping)**.
- (c) Compliance with performance outcomes PO1 to PO11 of **Table 8.2.9.3.2 (Criteria for assessable development within a neighbourhood character area)** of the Heritage and neighbourhood character overlay code may be demonstrated (in part) or aided by the submission of a report that addresses the assessment criteria of the code and takes into account and responds to the key character elements, preferred character statement and design guidelines for the neighbourhood character area as described in **Appendix SC6.2A (Character guidelines)**.
- (d) The measures required for the protection of neighbourhood character areas may differ from those adopted for heritage places, depending on the reasons for significance and should be determined as part of the development application and assessment process rather than through a conservation management plan.

SC6.2.6 Advice about outcomes for demolition control areas

The following is advice for achieving outcomes in the Heritage and neighbourhood character overlay code relating to demolition control areas:-

- (a) A demolition control area is an area where it is intended to regulate the demolition, relocation or removal of Victorian, Federation or interwar dwelling houses that are not otherwise a local heritage place or located in a neighbourhood character area as identified on the Heritage and neighbourhood character overlay maps in **Schedule 2 (Mapping)**.
- (b) Where a dwelling house within a demolition control area is proposed to be demolished, relocated or removed, in the first instance, it must be determined whether the dwelling house is from the Victorian, Federation or interwar eras.

- (c) To help determine whether a dwelling house is from the Victorian, Federation or interwar eras, **Appendix SC6.2A (Character guidelines)** of this policy has a section on demolition control areas which includes a brief summary of character style indicators from these respective eras.
- (d) If it is confirmed that the dwelling house is from the Victorian, Federation or interwar eras, proposed development involving demolition, relocation or removal of the dwelling will be subject to the assessment criteria in **Table 8.2.9.3.3 (Criteria for assessable development within a demolition control area)** of the Heritage and neighbourhood character overlay code.

SC6.2.7 Guidelines for achieving Heritage and neighbourhood character overlay code outcomes

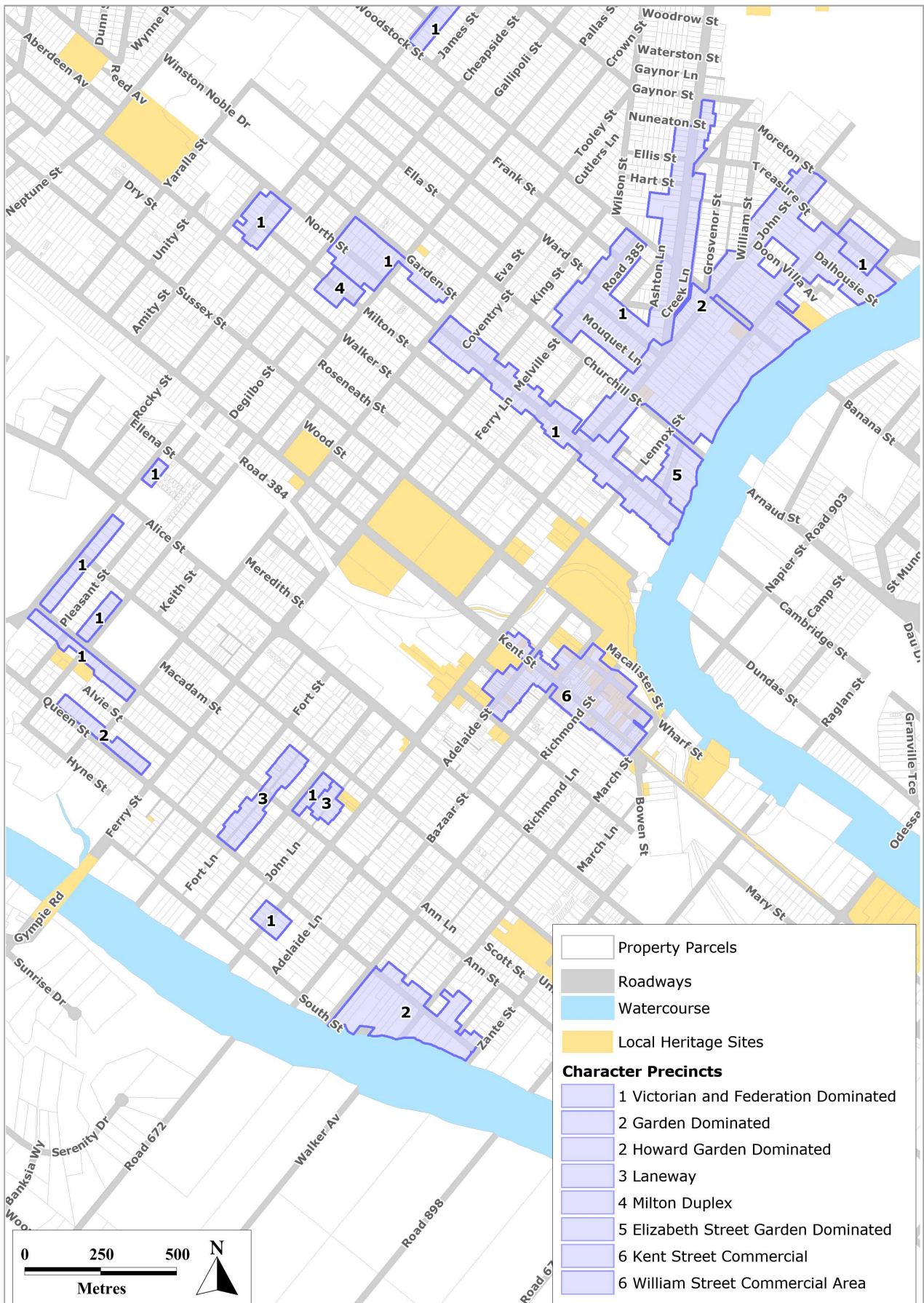
For the purposes of the performance outcomes and acceptable outcomes in the Heritage and neighbourhood character overlay code, the following are relevant guidelines:-

- (a) *The Australian ICOMOS charter for the conservation of places of cultural significance (the Burra charter)* (Australian ICOMOS, 1979);
- (b) *Guidelines to the Burra charter: Procedures for undertaking studies and reports* (Australian ICOMOS, 1998);
- (c) *Guidelines to the Burra charter: Conservation policy* (Australian ICOMOS, 1998);
- (d) *Guideline: Archival recording of heritage registered places* (Department of Environment and Resource Management, 2011); and
- (e) Character guidelines, located in **Appendix SC6.2A (Character guidelines)** of this policy.

Appendix SC6.2A Character guidelines

APPENDIX CHARACTER GUIDELINES

MARYBOROUGH CHARACTER PRECINCTS

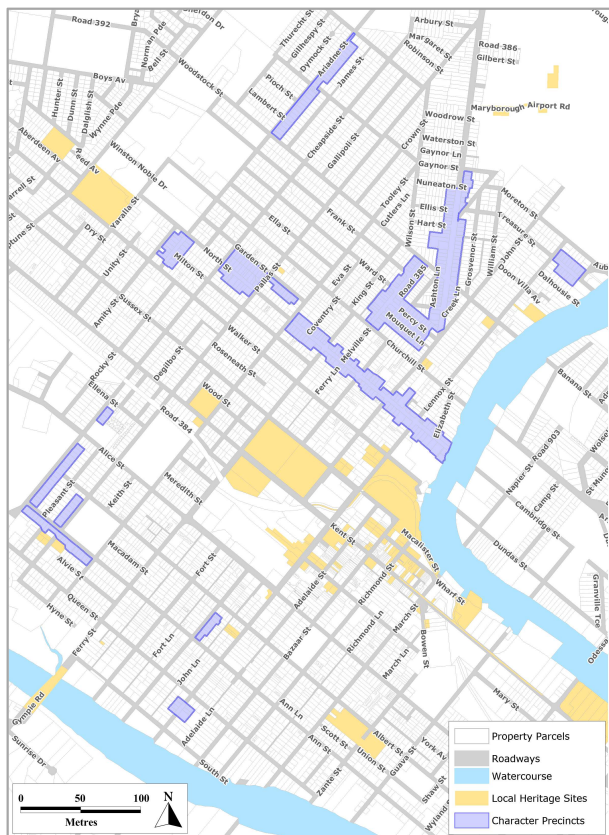


HOWARD CHARACTER PRECINCTS



VICTORIAN AND FEDERATION DOMINATED PRECINCTS

PRECINCT MAP



KEY CHARACTER ELEMENTS

Key character elements	Descriptions
Architectural style	Victorian and Federation era buildings with occasional Interwar and contemporary infill
Building materials	Predominantly constructed of timber with steel or iron rooftops
Building form and layout	High set buildings accessed by timber stairs from the front setback Return verandahs with timber detailing High stump construction with timber balustrades and sometimes timber battens to the ground floor section
Roof style	Gabled, pyramidal or hipped roof styles with eaves, and constructed of lightweight materials (generally corrugated iron or steel)
Setbacks	Generally moderate front setbacks from 4 to 6m. Narrow to moderate side setbacks from 1 to 6m
Building height	1 and a half storeys (typical of high-set Queenslander buildings) with some low set buildings

Key character elements	Descriptions
Orientation to the street	Parallel to the street
Car parking / vehicle storage	Single crossover with informal driveways to the side of the property - unpaved
Garden style	Mix of native and exotic planting Well established formal gardens with front lawn areas and garden beds
Front boundary treatment	Low and permeable front fencing, constructed of steel and wire mesh or timber

PREFERRED CHARACTER STATEMENT

The open and spacious garden character of this precinct with views of buildings from the street will be enhanced. Buildings from the Victorian, Federation and Interwar eras will be complemented by newer development that is distinguishable from the older building stock, but respectful of their defining characteristics.

Buildings will generally not exceed two storeys in height, be oriented parallel with the street, and setback from the front boundary a distance similar to those on adjoining properties. Building front façade design will include recesses and articulation to complement the pattern of verandah and undercroft areas of traditional buildings in the area.

The use of timber or light colour finishes will maintain the lighter appearance of buildings in the streetscape. Front and side setbacks will allow space for landscaping, while low or permeable front fences will retain the openness of the streetscape.



VICTORIAN AND FEDERATION DOMINATED PRECINCTS

DESIGN GUIDELINES

Character Elements	Objective	Design Response	Avoid
Architectural styles	To encourage the retention of intact, older period buildings that contribute to the character of the area, and distinguish new development from the period buildings.	<p>Retain intact and good condition Victorian, Federation and Interwar buildings where possible.</p> <p>Distinguish new development, including additions to existing buildings, from the original building through the use of innovative and contemporary architecture.</p>	<p>Removal or demolition of good condition and intact parts of Victorian, Federation and Interwar buildings that are visible from the street.</p> <p>Mock or historic reproduction style housing, and excessive use of reproduction or decorative detailing.</p>
Building height and form	To ensure that buildings and extensions respect the scale and forms of the area.	<p>Respect the one and a half storey height and form in the street.</p> <p>Recess any building elements that exceed one and a half storeys from the front and side building facades.</p> <p>Articulate the front façades of buildings through the use of setbacks, recesses, balconies, window openings, simple timber detailing and materials.</p>	<p>Buildings without articulated front façades.</p> <p>Buildings that exceed two storeys at the front façade.</p> <p>Visually bulky new developments and extensions.</p> <p>Front verandas enclosed in fixed, non-transparent materials.</p>
Building materials and design detail	To ensure new buildings and extensions use materials and finishes that reflect the predominant use of timber in the streetscape.	<p>Use timber or other lightweight materials on exterior walls visible from the street.</p> <p>Use exterior finishes and colours that contribute to a lightness of appearance in the streetscape and emphasise design features such as balconies, recesses and window openings.</p>	<p>Heavy masonry finishes.</p> <p>Excessive decoration and detailing.</p>
Roof styles	To ensure new dwellings incorporate roof styles that reflect the predominant styles of the area.	Incorporate gabled, pyramidal or hipped roof forms, preferably at a pitch of between 20-30%, and constructed of lightweight materials (eg. corrugated steel or iron) with eaves.	Dwellings with flat roof forms or small or no eaves.
Ground floor understorey areas (Queenslander dwellings)	To ensure modifications to the ground level of high-set dwellings maintain the proportions and openness of the traditional styles.	<p>Ensure that the height of the lower level is less than that of the upper level.</p> <p>Where additional height is required to accommodate flooding requirements, use articulation or recesses to minimise the visual prominence of the ground level.</p> <p>Recess any non-permeable walls under dwellings behind the frontage of the original structure to align with the upper floor wall.</p> <p>Provide design detailing on the lower level that reflects the style of the dwelling, including open lattice or timber batten screening, located between the stumps, to provide semi-permeable screening for non-permeable, enclosed living areas.</p> <p>Use colours and materials on all</p>	<p>New lower levels that appear disproportionate, visually compete with or dominate the original parts of the building.</p> <p>Understorey areas fully enclosed with solid walls that are not recessed behind the frontage of the original structure.</p>

VICTORIAN AND FEDERATION DOMINATED PRECINCTS

		works to the ground level to complement the upper level and minimise its visual prominence.	
Siting / setbacks	<p>To maintain and reinforce the predominant front boundary setback pattern in the street.</p> <p>To maintain the side boundary setback pattern and the existing spacing between buildings.</p> <p>To maintain the traditional appearance of a single building house from the streetscape when proposing more than one building on a site.</p>	<p>Buildings should be set back at a minimum, the average distance of the front setbacks of the buildings on the adjoining allotments.</p> <p>Buildings (other than car ports, garages or outbuildings) should be set back at least 1m from both side boundaries</p> <p>Car ports, garages and outbuildings may be located on one side boundary, where set back a minimum of 1 metre from the building façade.</p> <p>The front facade of building houses should be oriented parallel to the street.</p> <p>In the case of multiple building developments, the front building house should be designed to retain the siting and proportions of a typical single building house in the streetscape.</p>	<p>Buildings set further forward than the average setback of the two adjoining buildings.</p> <p>Loss of generous front and rear setbacks.</p> <p>Buildings, other than a single storey garage, car port or outbuilding, located on the boundary.</p> <p>Buildings set at an angle to the street.</p> <p>Attached buildings fronting the street.</p>
Car Parking and Vehicle Storage	To minimise the loss of front garden space and the dominance of car parking structures.	<p>If possible, locate garages, car ports and outbuildings to the rear of the dwelling.</p> <p>Where location at the rear is impractical, locate garages, car ports and outbuildings to the side of the dwelling at least 1 metre behind the line of the front dwelling façade, or underneath.</p> <p>Use timber or slatted doors to understorey car parking or storage areas, and recess any doors behind the dwelling stumps.</p> <p>Minimise paving in front garden areas and use permeable or porous materials for driveways and car parking areas.</p> <p>Use simple flat or pitched roof forms to garages, car ports and outbuildings.</p>	<p>Car parking structures within the front setback area.</p> <p>Solid garage doors in understorey areas.</p>
Garden style	To maintain and strengthen the garden settings of buildings.	Prepare and implement a landscape plan that includes native plants and trees, and open lawn areas in the front setback.	Loss of established vegetation and space for planting along setbacks.
Front Boundary Treatment	To retain the spaciousness of the streetscape and views to buildings and gardens, and complement the building styles.	<p>All fences forward of the building are to be low, open style (at least 30% transparent), and not more than 1.2m in height.</p> <p>Fences forward of the building are to be constructed of materials appropriate to the building style and era, including simple timber picket, and post and wire styles.</p>	High and/or impermeable front fencing.



GARDEN DOMINATED PRECINCTS

appearance of buildings in the streetscape. Provision of front and side setbacks to provide space for landscaping, and low or permeable front fences will visually contribute to the streetscape.



GARDEN DOMINATED PRECINCTS

DESIGN GUIDELINES

Character Elements	Objective	Design Response	Avoid
Architectural styles	To encourage the retention of intact, older period buildings that contribute to the character of the area, and distinguish new development from the period buildings.	<p>Retain intact and good condition Victorian, Federation and Interwar buildings where possible.</p> <p>Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture.</p>	<p>Removal or demolition of good condition and intact parts of Victorian, Federation and Interwar buildings that are visible from the street.</p> <p>Mock or historic reproduction style housing, and excessive use of reproduction or decorative detailing.</p>
Building height and form	To ensure that buildings and extensions respect the scale and forms of the area.	<p>Respect the one to two storey building heights in the street.</p> <p>Recess any building elements that exceed two storeys from the front and side building facades.</p> <p>Articulate the front façades of buildings through the use of setbacks, recesses, balconies, window openings, simple timber detailing and materials.</p>	<p>Buildings without articulated front façades.</p> <p>Buildings that exceed two storeys at the front façade.</p> <p>Visually bulky new developments and extensions.</p> <p>Front verandas enclosed in fixed, non-transparent materials.</p>
Building materials and design detail	To ensure new buildings use materials and finishes that reflect the predominant use of timber and weatherboard in the streetscape.	<p>Use timber or other lightweight materials on exterior walls visible from the street.</p> <p>Use exterior finishes and colours that contribute to a lightness of appearance in the streetscape and emphasise design features such as balconies, recesses and window openings.</p>	<p>Heavy masonry finishes.</p> <p>Excessive decoration and detailing.</p>
Roof styles	To ensure new dwellings incorporate roof styles that reflect the predominant styles of the area.	Incorporate gable or hipped roof forms, preferably at a pitch of between 20-30%, and constructed of lightweight materials (eg. corrugated steel or iron) with eaves.	Dwellings with flat roof forms or small or no eaves
Ground floor understorey areas (Queenslander dwellings)	To ensure modifications to the ground level of high-set dwellings maintain the proportions and openness of the traditional styles.	<p>Ensure that the height of the lower level is less than that of the upper level.</p> <p>Where additional height is required to accommodate flooding requirements, use articulation or recesses to minimise the visual prominence of the ground level.</p> <p>Recess any non-permeable walls under dwellings behind the frontage of the original structure to align with the upper floor wall.</p> <p>Provide design detailing on the lower level that reflects the style of the building, including open lattice or timber batten screening, located between the stumps, to provide semi-permeable screening for non-permeable, enclosed living areas.</p> <p>Use colours and materials on all</p>	<p>New lower levels that appear disproportionate, visually compete with or dominate the original parts of the building.</p> <p>Understorey areas fully enclosed with solid walls that are not recessed behind the frontage of the original structure.</p>

GARDEN DOMINATED PRECINCTS

Character Elements	Objective	Design Response	Avoid
		works to the ground level to complement the upper level and minimise its visual prominence.	
Siting / setbacks	<p>To maintain and reinforce the predominant front boundary setback pattern in the street.</p> <p>To maintain the side boundary setback pattern and the existing spacing between buildings.</p> <p>To maintain the traditional appearance of a single house from the streetscape when proposing more than one building on a site.</p>	<p>Buildings should be set back at a minimum, the average distance of the front setbacks of the buildings on the adjoining allotments.</p> <p>Buildings should be set back at least 2m from both side boundaries.</p> <p>The front facade of buildings should be oriented parallel to the street.</p> <p>In the case of multiple building developments, the front building house should be designed to retain the siting and proportions of a typical single dwelling in the streetscape.</p>	<p>Buildings set further forward than the average setback of the two adjoining buildings.</p> <p>Loss of generous front and rear setbacks.</p> <p>Buildings located on the side boundary.</p> <p>Buildings set at an angle to the street.</p> <p>Attached buildings fronting the street.</p>
Car Parking and Vehicle Storage	To minimise the loss of front garden space and the dominance of car parking structures.	<p>If possible, locate garages, car ports and outbuildings to the rear of the dwelling.</p> <p>Where location at the rear is impractical, locate garages, car ports and outbuildings to the side of the dwelling at least 1 metre behind the line of the front dwelling façade, or underneath.</p> <p>Use timber or slatted doors to understorey car parking or storage areas, and recess any doors behind the dwelling stumps.</p> <p>Minimise paving in front garden areas and use permeable or porous materials for driveways, and car parking areas.</p> <p>Use simple flat or pitched roof forms to garages, car ports and outbuildings.</p>	<p>Car parking structures within the front setback area.</p> <p>Solid garage doors in understorey areas.</p>
Garden style	To maintain and strengthen the garden settings of buildings.	<p>Retain existing substantial trees and shrubs.</p> <p>Prepare and implement a landscape plan that includes substantial native plants and trees, and open lawn areas in the front setback.</p>	Loss of established vegetation and space for planting along setbacks
Front Boundary Treatment	To retain the spaciousness of the streetscape and views to buildings and gardens, and complement the building styles.	<p>All fences forward of the building are to be low, open style (at least 30% transparent), and not more than 1.2m in height.</p> <p>Fences forward of the building are to be constructed of materials appropriate to the building style and era, including simple timber picket, and post and wire styles.</p>	High front fencing

LANEWAY PRECINCTS

PRECINCT MAP



KEY CHARACTER ELEMENTS

Key character elements	Descriptions
Architectural style	Victorian and Federation era timber buildings with Interwar and Post-war infill
Building materials	Predominantly constructed of timber or weatherboard, with steel or iron roofs
Building form and layout	<p>Mix of low set timber cottages, bungalows and high set timber buildings</p> <p>Simple built form, with a mix of symmetrical or asymmetrical plan layouts (projecting front room with porch)</p> <p>Prominent return verandahs or porch entranceways with timber detailing in bracket posts</p> <p>High set buildings comprise front access via timber and steel stairs, with timber stump construction, balustrades and screens to the ground floor section</p>
Roof style	Gabled, or hipped roof styles with eaves, and constructed of steel or iron
Setbacks	<p>Small to moderate front setbacks from 1 to 6m</p> <p>Narrow to moderate side setbacks, from 0.5 to 5m</p>
Building height	One to two storey buildings, with some high set buildings at 1 and a

Key character elements	Descriptions
	half storeys
Orientation to the street	Parallel to the street
Car parking / vehicle storage	<p>Non-existent or single crossovers with informal driveways.</p> <p>Vehicles stored in garages at the rear of the property, or in ground floor area underneath building</p>
Garden style	<p>Mix of native and exotic planting</p> <p>Well established garden settings with front lawn areas and mature trees</p>
Front boundary treatment	Non-existent or low and transparent front fencing, constructed of steel and wire mesh or timber

PREFERRED CHARACTER STATEMENT

The preferred character of this precinct is established by the compact nature and traditional built form that is clearly visible from the street within garden settings. New development will reinforce the small front and side setbacks to enhance the existing rhythm of spacing along the streetscape. Buildings will be constructed of timber or weatherboard, with pitched roof styles, eaves and recesses in the form and layout to complement those of the existing Victorian, Federation and Interwar buildings.



LANEWAY PRECINCTS



LANEWAY PRECINCTS

DESIGN GUIDELINES

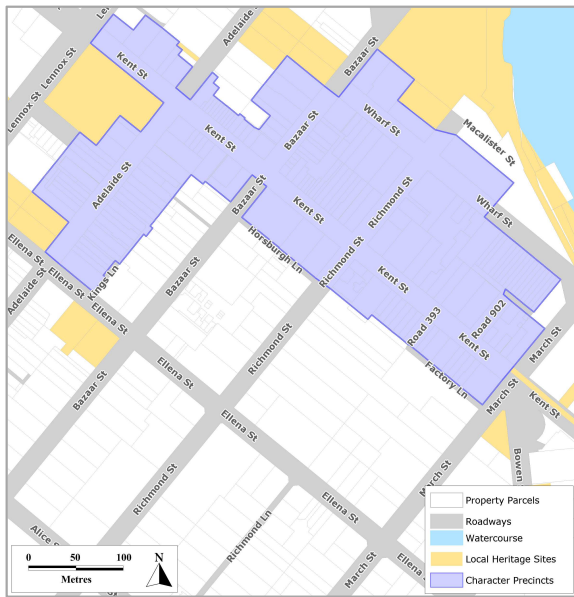
Character Elements	Objective	Design Response	Avoid
Architectural styles	To encourage the retention of intact, older period buildings that contribute to the character of the area, and distinguish new development from the period buildings.	<p>Retain intact and good condition Victorian, Federation and Interwar buildings where possible.</p> <p>Distinguish new development, including additions to existing buildings, from the original building stock through the use of innovative and contemporary architecture.</p>	<p>Removal or demolition of good condition and intact parts of Victorian, Federation and Interwar buildings that are visible from the street.</p> <p>Mock or historic reproduction style housing, and excessive use of reproduction or decorative detailing.</p>
Building height and form	To ensure that buildings and extensions respect the scale and forms of the area.	<p>Respect the one-two storey building heights in the street.</p> <p>Recess any new building elements above the ground floor from the front and side building façades.</p> <p>Articulate the front façades of buildings through the use of setbacks, recesses, balconies, window openings, simple timber detailing and materials.</p>	<p>Buildings without articulated front façades.</p> <p>Buildings that exceed two storeys.</p> <p>Visually bulky new developments and extensions.</p>
Building materials, design and details	To ensure new buildings use materials and finishes that reflect the predominant use of weatherboard in the streetscape.	<p>Utilise timber or other lightweight materials on exterior walls visible from the street..</p> <p>Use exterior finishes and colours that contribute to a lightness of appearance in the streetscape and emphasise design features such as balconies, recesses and window openings.</p>	<p>Heavy masonry finishes.</p> <p>Excessive decoration and detailing.</p>
Roof styles	To ensure new dwellings incorporate roof styles that reflect the predominant styles of the area.	Ensure new dwellings provide a pitched roof style, constructed of lightweight materials (eg. corrugated steel or iron) with eaves.	Dwellings with flat roof forms or small or no eaves
Siting / setbacks	<p>To maintain and reinforce the predominant front boundary setback pattern in the street.</p> <p>To maintain the side boundary setback pattern and the existing spacing between buildings.</p> <p>To maintain the traditional appearance of a single house from the streetscape when proposing more than one building on a site.</p>	<p>Buildings should be set back at a minimum, the average distance of the front setbacks on the adjoining allotments.</p> <p>Buildings should be set back at least 1m from one side boundary.</p> <p>The front facade of buildings should be oriented parallel to the street.</p>	<p>Buildings set further forward than the average setback of the two adjoining buildings.</p> <p>Loss of front setback area.</p> <p>Boundary to boundary development.</p> <p>Buildings set at an angle to the street.</p>
Car Parking and Vehicle Storage	To minimise the loss of front garden space and the dominance of car parking structures.	<p>If possible, locate garages, car ports and outbuildings to the rear of the dwelling.</p> <p>Where location at the rear is impractical, locate garages, car ports and outbuildings to the side of the dwelling at least 1 metre behind the line of the front dwelling façade, or underneath.</p>	Car parking structures within the front setback area

LANEWAY PRECINCTS

Character Elements	Objective	Design Response	Avoid
		<p>Use timber or slatted garage doors.</p> <p>Minimise paving in front garden areas and use permeable or porous materials for driveways, and car parking areas.</p> <p>Use simple flat or pitched roof forms to garages, car ports and outbuildings.</p>	
Garden style	To maintain and strengthen the garden settings of buildings.	Prepare and implement a landscape plan that includes native plants and trees, and open lawn areas in the front setback.	Loss of established vegetation and space for planting along setbacks
Front Boundary Treatment	To retain the spaciousness of the streetscape and views to buildings and gardens, and complement the building styles.	<p>All fences forward of the building are to be low, open style (at least 30% transparent), and not more than 1.2m in height.</p> <p>Fences forward of the building are to be constructed of materials appropriate to the building style and era, including simple timber picket, and post and wire styles.</p>	High front fencing

KENT STREET COMMERCIAL PRECINCT

PRECINCT MAP



KEY CHARACTER ELEMENTS

Key character elements	Descriptions
Architectural style	Victorian and Federation buildings within streetscape comprising a number of heritage protected buildings, with mixed infill
Business signage	Modest and complements the design and architectural features of the building
Building materials	Rendered brick, masonry or concrete cladding
Building form and layout	Symmetrical building forms with parapet and verandahs
Roof style	Pitched or skillion rooftops concealed behind parapets
Setbacks	Zero front and side setbacks
Building height	Predominantly two storeys with parapet, and some three storey infill (approximately 9 to 11m)
Orientation to the street	Parallel to the street
Car parking / vehicle storage	Few visible car parking spaces, crossovers or vehicle entrances from the street
Front boundary treatment	Detailed façades with predominantly transparent frontages on ground levels and upper level windows Verandahs or awnings projected over footpaths

PREFERRED CHARACTER STATEMENT

This precinct is the commercial centre of Maryborough, and is defined by the significant Victorian and Federation buildings located throughout the streets, many of which have identified heritage significance.

New developments will contribute to the character of this area by respecting the predominantly two to three storey parapet heights at the front boundary, and recessing higher development. Ground level frontages will contain transparent windows and doorways which are sometimes recessed. Upper levels will also contain windows to provide articulation that reflects the older buildings, and provides opportunity for passive surveillance of the street.

Buildings are constructed to the front and side boundaries to emphasise the pattern of the built form and maintain pedestrian interest along the streetscape. Wide footpaths with minimal vehicle crossovers, and continuous weather protection through shop-front awnings or verandahs, further enhance the pedestrian-friendly nature of this precinct. Signage will be placed and designed so as not to dominate the façade or streetscape.



KENT STREET COMMERCIAL PRECINCT

Character Elements	Objective	Design Response	Avoid
Architectural styles	To encourage the retention of intact, older period buildings that contribute to the character of the area, and distinguish new development from the period buildings.	<p>Retain intact and good condition Victorian, Federation and Interwar buildings where possible.</p> <p>Distinguish new development, including additions to existing buildings, from the original building stock through the use of innovative and contemporary architecture.</p>	<p>Removal or demolition of good condition and intact parts of Victorian, Federation and Interwar buildings that are visible from the street.</p> <p>Mock or historic reproduction style buildings, and excessive use of reproduction or decorative detailing.</p>
Development adjoining heritage buildings	To ensure new buildings adjoining heritage buildings do not dominate or detract from the heritage qualities of the adjoining heritage building.	<p>New buildings should not exceed the height of the adjoining heritage building at the front boundary, and higher building elements should be substantially recessed from the front boundary.</p> <p>New buildings should not be set closer to the front boundary than the average of the setback of the adjoining heritage building and the adjoining building on the other side boundary.</p> <p>New buildings should utilise materials and finishes that complement those of the adjoining heritage building.</p>	New buildings that dominate or detract from the key heritage values of the adjoining heritage building.
Building height and form	To ensure that new buildings and extensions respect the prevailing scale and form of the streetscape.	<p>Respect the predominant two to three storey height and form in the street.</p> <p>Ensure buildings do not exceed two storeys along the front boundary by recessing upper levels (9m or above) behind a parapet.</p>	<p>Buildings that exceed three storeys (contemporary height) at the front boundary.</p> <p>Visually bulky new developments and extensions.</p>
Façade treatment	To ensure new buildings positively contribute to the pedestrian environment of the street.	<p>Articulate the front façades of buildings through the use of verandahs/awnings, balconies and window openings at upper levels, and recessed entranceways.</p> <p>Provide at least 80 percent of the building façade at ground level as an entry and/or windows with clear glazing.</p>	<p>Buildings without articulated walls or façades.</p> <p>Buildings with non-transparent frontages to the street, roller doors or solid shutters.</p> <p>Buildings without awnings or weather protection.</p>
Building materials and design detail	To ensure new buildings complement the predominant use of masonry materials in the street.	<p>Encourage the use of rendered brick, masonry or concrete cladding to complement the predominant building materials.</p> <p>Use finishes and colours that contribute to the streetscape and emphasise design details.</p>	Excessive decoration and detailing.
Roof styles	To ensure new developments complement the predominant roof styles of the street.	Ensure new developments provide a pitched or skillion roof with a parapet at the front façade.	Flat roof forms with no parapets.
Siting / setbacks	To maintain and reinforce the predominant front boundary setback pattern in the street.	<p>Buildings should be constructed up to the front and side boundaries, with no setbacks where possible.</p> <p>Buildings should be oriented parallel to the street.</p>	<p>Buildings set back from the front and side boundaries.</p> <p>Loss of a defined built form edge along the front boundaries of the street.</p>

KENT STREET COMMERCIAL PRECINCT

Character Elements	Objective	Design Response	Avoid
			Buildings set at an angle to the street.
Car Parking and Vehicle Storage	<p>To ensure car parking structures do not dominate the front façade of the building.</p> <p>To minimise the interruptions to pedestrian thoroughfares by vehicle crossovers.</p>	<p>Locate car parking areas behind the building or underground, where possible.</p> <p>Design at or above ground car parking to be concealed by retail or active uses along building façades.</p> <p>Avoid vehicular crossovers along the street frontages.</p>	<p>Dominant car parking areas within the building frontage.</p> <p>Crossovers and driveways interrupting pedestrian thoroughfares.</p>
Signage	To ensure that the location and design of signage does not dominate the façade of the building or detract from existing architectural features.	Locate signage under the verandah/awning or on the verandah fascia for business identification purposes.	<p>Visually dominant or cluttered signage.</p> <p>Third party signage, signage above the verandah and billboards, and any signage that extends beyond the building parapet.</p>

WILLIAM STREET COMMERCIAL AREA (HOWARD)

PRECINCT MAP



KEY CHARACTER ELEMENTS

Key character elements	Descriptions
Architectural style	Victorian and Federation buildings with mixed infill
Business signage	Modest and complements the design and architectural features of the building
Building materials	Timber with steel or iron rooftops
Building form and layout	Symmetrical building forms with parapet and verandahs Articulated façades with transparent windows or doorways
Roof style	Hipped or gabled rooftops, some concealed behind parapets
Setbacks	Zero front setbacks with occasional narrow side setbacks
Building height	1 to 2 storeys (up to 9m)
Orientation to the street	Parallel to the street
Car parking / vehicle storage	No visible car parking, crossovers or vehicle entrances from the street
Front boundary treatment	Verandahs or awnings projected over footpaths

PREFERRED CHARACTER STATEMENT

This precinct contains the commercial area in Howard, and is defined by the timber Victorian and Federation buildings located throughout the area.

New developments will contribute to the heritage character of this area by complementing the predominant one to two storey building heights, the use of timber and be articulated through the use of transparent windows and doorways, and verandahs or awnings. Signage will be placed and designed so as not to dominate the façade or streetscape.

Buildings are constructed up to the front boundary and are sometimes separated by small side boundary setbacks. Consistent footpaths with minimal vehicle crossovers, and weather protection will further enhance the pedestrian-friendly nature of this precinct.



WILLIAM STREET COMMERCIAL AREA (HOWARD)

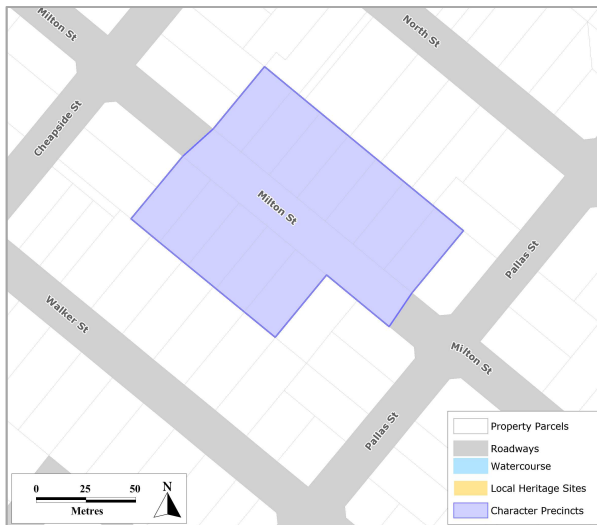
Character Elements	Objective	Design Response	Avoid
Architectural styles	To encourage the retention of intact, older period buildings that contribute to the character of the area, and distinguish new development from the period buildings..	<p>Retain intact and good condition Victorian and Federation buildings where possible.</p> <p>Distinguish new development, including additions to existing buildings, from the original building stock through the use of innovative and contemporary architecture.</p>	<p>Removal or demolition of good condition and intact parts of Victorian, Federation and Interwar buildings that are visible from the street.</p> <p>Mock or historic reproduction style housing, and excessive use of reproduction or decorative detailing.</p>
Development adjoining heritage buildings	To ensure new buildings adjoining heritage buildings do not dominate or detract from the heritage qualities of the adjoining heritage building.	<p>New buildings should not exceed the height of the heritage building at the front boundary, and higher building elements should be substantially recessed from the front boundary.</p> <p>New buildings should not be set closer to the front boundary than the average of the setback of the heritage building and the adjoining building on the other side boundary.</p> <p>New buildings should utilise materials and finishes that complement those of the adjoining heritage building.</p>	New buildings that dominate or detract from the key heritage values of the adjoining heritage building.
Building height and form	To ensure that new buildings and extensions respect the prevailing scale and form of the streetscape.	<p>Respect the predominant one to two storey height and form in the street.</p> <p>Ensure buildings do not exceed two storeys along the front boundary by recessing upper levels (7m or above) behind a parapet.</p>	<p>Buildings that exceed three storeys overall, and two storeys at the front boundary.</p> <p>Visually bulky new developments and extensions.</p>
Façade treatment	To ensure new buildings positively contribute to the pedestrian environment of the street.	<p>Articulate the front façades of buildings through the use of verandahs/awnings, balconies and window openings at upper levels, and recessed entranceways.</p> <p>Provide at least 80 percent of the building façade at ground level to be maintained as an entry or window with clear glazing.</p>	<p>Buildings without articulated walls or façades.</p> <p>Buildings with non-transparent frontages to the street , roller doors or solid shutters</p> <p>Buildings without awnings or weather protection.</p>
Building materials and design details	To ensure new buildings complement the predominant use of materials in the street.	<p>Encourage the use of timber materials and weatherboard to complement the lighter building materials.</p> <p>Use finishes and colours that contribute to the streetscape and emphasises design details.</p>	Excessive decoration and historic reproduction styles.
Roof styles	To ensure new buildings complement the predominant roof styles of the street.	Provide a pitched or skillion roof with a parapet at the front façade.	Inconsistent or dominating roof styles.
Siting / setbacks	<p>To maintain and reinforce the predominant front boundary setback pattern in the street.</p> <p>To emphasise the pattern of the built form along the street.</p>	<p>Buildings should be constructed up to the front boundary, with no setbacks where possible.</p> <p>Buildings should be setback 0.8m from one side boundary.</p> <p>Buildings should be oriented parallel to the street.</p>	<p>Buildings not built to the front boundary.</p> <p>Buildings set at an angle to the street.</p>

WILLIAM STREET COMMERCIAL AREA (HOWARD)

Character Elements	Objective	Design Response	Avoid
Car Parking and Vehicle Storage	<p>To ensure car parking structures do not dominate the front façade of the building.</p> <p>To minimise the interruptions to pedestrian thoroughfares by vehicle crossovers.</p>	<p>Locate car parking areas behind the building or underground, where possible.</p> <p>Design at or above ground car parking to be concealed by retail or active uses from building façades.</p> <p>Minimise the extent and impact of crossovers on footpaths and streetscapes.</p>	<p>Dominant car parking areas within the building frontage.</p> <p>Crossovers and driveways interrupting pedestrian thoroughfares.</p>
Signage	<p>To ensure that the location and design of signage does not dominate the façade of the building or detract from existing architectural features.</p>	<p>Locate signage under the verandah/awning or on the verandah fascia for business identification purposes.</p>	<p>Visually dominant or cluttered signage.</p> <p>Third party signage, signage above the verandah and billboards, and any signage that extends beyond the building parapet.</p>

MILTON STREET DUPLEX

PRECINCT MAP



KEY CHARACTER ELEMENTS

Key character elements	Descriptions
Architectural style	Federation/Edwardian/Interwar transitional-style timber, high set duplexes
Building materials	Predominantly constructed of timber with iron rooftops
Building form and layout	Building accessed by split, parallel staircase leading onto porch area Front porch areas with timber detailing Symmetrical building form High stump construction with timber balustrades and sometimes timber battens to the ground floor section
Roof style	Gable rooftops with eaves constructed of iron
Setbacks	Consistent 6 to 6.5m front setbacks Consistent 2m side setbacks
Building height	1 and a half storeys (typical of Queenslander buildings)
Orientation to the street	Parallel to the street
Car parking / vehicle storage	Informal driveways to the side of the property - unpaved
Garden style	Very little vegetation, buildings surrounded by lawn and grass areas
Front boundary treatment	No or low and transparent fencing constructed of steel post and wire
Lot size / frontage	Consistent subdivision pattern, with regularly shaped lots at 730 to 810m ² , with 18.2m frontage widths.

PREFERRED CHARACTER STATEMENT

Milton Street is an intact area of high-set, timber duplexes situated in large, open garden areas. The street has a significant character due to the intactness of the original buildings and a strong consistency in key character elements. This includes the predominant one and half storey scale, the symmetrical façade design and form, pitched roof styles, consistent 6m front setbacks and the use of timber with iron rooftops.

The preferred character for Milton Street is defined by the continued presence of 1920s-1930s buildings, combined with new buildings that complement the key characteristics of the streetscape. New buildings will retain the one and half storey scale of the street, with gable rooftops and eaves. Front façades will be articulated through the use of recesses to reflect the pattern of verandah and undercroft areas.

The use of timber and light colour finishes will maintain the lighter appearance of buildings in the street. Consistent front and side setbacks, the use of transparent or no front fencing and low level vegetation will retain the preferred open garden character of the streetscape.



MILTON STREET DUPLEX



MILTON STREET DUPLEX

DESIGN GUIDELINES

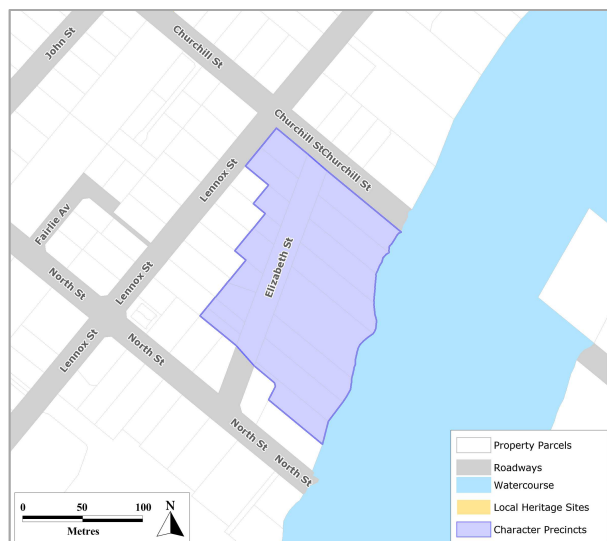
Character Elements	Objective	Design Response	Avoid
Architectural styles	To encourage the retention of intact, older period buildings that contributes to the character of the area, and distinguish new development from the period buildings..	<p>Retain intact and good condition Federation, Edwardian, and Interwar buildings.</p> <p>New development should complement the height, building forms and siting of older, original buildings.</p> <p>Distinguish new development, including additions to existing buildings, from the original building stock through the use of innovative and contemporary architecture.</p>	<p>Removal or demolition of good condition and intact parts of Victorian, Federation and Interwar buildings that are visible from the street.</p> <p>Mock or historic reproduction style housing, and excessive use of reproduction or decorative detailing.</p>
Building height, form and layout	To ensure that buildings and extensions respect the scale and forms of the area.	<p>Respect the one and a half storey height and form in the street.</p> <p>Recess any building elements that exceed one and a half storeys from the front and side building facades.</p> <p>Articulate the front façades of buildings through the use of setbacks, recesses, balconies, window openings, simple timber detailing and materials.</p>	<p>Buildings without articulated front façades.</p> <p>Buildings that exceed two storeys.</p> <p>Visually bulky new developments and extensions.</p> <p>Front verandas enclosed in fixed, non-transparent materials.</p>
Building materials and design detail	To ensure new buildings use materials and finishes that reflect the predominant use of weatherboard in the streetscape.	<p>Use timber or other lightweight materials on exterior walls visible from the street.</p> <p>Use exterior finishes and colours that contribute to a lightness of appearance in the streetscape and emphasise design features such as balconies, recesses and window openings.</p>	<p>Heavy masonry finishes.</p> <p>Excessive decoration and detailing.</p>
Roof styles	To ensure new buildings incorporate roof styles that reflect the predominant styles of the area.	Incorporate gable and hipped roof forms to reflect those of adjoining buildings, at a pitch of between 20-30%, and constructed of lightweight materials (eg. corrugated steel or iron) with eaves.	Dwellings with flat or steeply pitched roof forms without eaves.
Ground floor stumping sections (Queenslander buildings)	To ensure modifications to the ground level of high-set buildings maintain the proportions and openness of the traditional styles.	<p>Ensure that the height of the lower level is less than that of the upper level.</p> <p>Recess any non-permeable walls under dwellings behind the frontage of the original structure to align with the upper floor wall.</p> <p>Provide design detailing on the lower level that reflects the style of the building, including open lattice or timber batten screening, located between the stumps, to provide semi-permeable screening for non-permeable, enclosed living areas.</p> <p>Use colours and materials on all works to the ground level to complement the upper level and</p>	<p>New lower levels that appear disproportionate, visually compete with or dominate the original parts of the building.</p> <p>Understorey areas fully enclosed with solid, non-permeable walls that is not recessed behind the frontage of the original structure.</p>

MILTON STREET DUPLEX

Character Elements	Objective	Design Response	Avoid
		minimise its visual prominence.	
Siting / setbacks	<p>To maintain and reinforce the predominant front boundary setback pattern in the street.</p> <p>To maintain the side boundary setback pattern and the existing spacing between buildings.</p> <p>To maintain the traditional appearance of a single building from the streetscape when proposing more than one building on a site.</p>	<p>Buildings should be set back at a minimum, the average distance of the front setbacks of the buildings on the adjoining allotments.</p> <p>Buildings should be set back at least 2m from both side boundaries.</p> <p>The front facade of buildings should be oriented parallel to the street.</p>	<p>Buildings set further forward than the average setback of the two adjoining buildings.</p> <p>Loss of generous front and rear setbacks.</p> <p>Buildings located on the side boundary.</p> <p>Buildings set at an angle to the street.</p>
Car Parking and Vehicle Storage	To minimise the loss of front garden space and the dominance of car parking structures.	<p>If possible, locate garages, car ports and outbuildings to the rear of the building.</p> <p>Where location at the rear is impractical, locate garages, car ports and outbuildings to the side of the building at least 1 metre behind the line of the front building façade, or underneath.</p> <p>Use timber or slatted doors to understorey car parking or storage areas, and recess any doors behind the building stumps.</p> <p>Minimise paving in front garden areas and use permeable or porous materials for driveways and car parking areas.</p> <p>Use simple flat or pitched roof forms to garages, car ports and outbuildings.</p>	<p>Car parking structures within the front setback area.</p> <p>Solid garage doors in understorey areas.</p>
Garden style	To maintain and strengthen the low garden settings of buildings.	<p>Planting of significant vegetation and tall trees in gardens should be minimised.</p> <p>Incorporate lawns around buildings.</p>	Loss of garden space around buildings.
Front and side fences	<p>To retain the spaciousness of the streetscape and views to buildings and gardens.</p> <p>To complement the predominant style of fences in the street.</p>	<p>If required, ensure front fences are low and visually permeable, up to 1m in height, and constructed of wire or other visually permeable materials.</p> <p>Ensure side fences forward of the building do not exceed 1m in height and are visually permeable</p>	High or solid front and side fencing.

ELIZABETH STREET GARDEN DOMINATED

PRECINCT MAP



KEY CHARACTER ELEMENTS

Key character elements	Descriptions
Architectural style	Victorian and Federation era timber buildings with Interwar and some contemporary infill
Building materials	Predominantly constructed of timber or weatherboard, with steel or iron roofs
Building form and layout	<p>Simple built form, with a mix of symmetrical and asymmetrical plan layouts (projecting front room with porch)</p> <p>Prominent return verandahs or porch entranceways with timber detailing in bracket posts</p> <p>High set buildings comprise front access through timber and steel stairs, with timber stump construction, balustrades and screens to the ground floor section</p>
Roof style	Gabled, pyramidal or hipped roof styles with eaves
Setbacks	<p>Consistent front setbacks of 3 to 5m.</p> <p>Side setbacks of at least 2m from one side boundary.</p>
Building height	One to two storey buildings, with some high set buildings at 1 and a half storeys
Orientation to the street	Parallel to the street
Car parking /	Non-existent or single crossovers with

Key character elements	Descriptions
vehicle storage	<p>informal driveways</p> <p>Vehicles stored in garages at the rear of the property, or in ground floor area underneath buildings</p>
Garden style	<p>Mix of native and exotic planting</p> <p>Well established garden settings with front lawn areas and mature trees</p>
Front boundary treatment	Non-existent or low and transparent front fencing, constructed of steel and wire mesh, hedging or timber

PREFERRED CHARACTER STATEMENT

Elizabeth Street has a significant character due to its high quality public realm features, consisting of formally planted street trees and leafy garden settings. Buildings are concealed behind vegetation and planting, and are generally consistent the use of timber or weatherboard materials.

The preferred character for this precinct is defined by the continued presence of period buildings, complemented with established gardens and new buildings that contribute to the key characteristics of the streetscape. Contemporary buildings will retain the two storey scale of the street, with pitched roof forms and eaves. Front façades will be articulated through the use of recesses to reflect the pattern of verandah and undercroft areas.

The use of timber or light colour finishes will maintain the lighter appearance of buildings. Consistent front and side setbacks, low front fences, and established garden settings will positively contribute to the character of the street.



ELIZABETH STREET GARDEN DOMINATED



ELIZABETH STREET GARDEN DOMINATED

DESIGN GUIDELINES

Character Elements	Objective	Design Response	Avoid
Architectural styles	To encourage the retention of intact, older period buildings that contribute to the character of the area, and distinguish new development from the period buildings.	<p>Retain intact and good condition Victorian, Federation and Interwar buildings.</p> <p>Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture.</p>	<p>Removal or demolition of good condition and intact parts of Victorian, Federation and Interwar buildings that are visible from the street.</p> <p>Mock or historic reproduction style housing, and excessive use of reproduction or decorative detailing.</p>
Building height and form	To ensure that buildings and extensions respect the scale and forms of the area.	<p>Respect the two storey height and form in the street.</p> <p>Recess any building elements that exceed two storeys from the front and side building facades.</p> <p>Articulate the front façades of buildings through the use of setbacks, recesses, balconies, window openings, simple timber detailing and materials</p>	<p>Buildings without articulated front façades.</p> <p>Buildings that exceed two storeys at the front façade.</p> <p>Visually bulky new developments and extensions.</p> <p>Front verandahs enclosed in fixed, non-transparent materials.</p>
Building materials and design detail	To ensure new buildings use materials and finishes that reflect the predominant use of timber in the streetscape.	<p>Utilise timber or other lightweight materials on exterior walls visible from the street.</p> <p>Use exterior finishes and colours that contribute to a lightness of appearance in the streetscape and emphasise design features such as balconies, recesses and window openings.</p>	<p>Heavy masonry finishes.</p> <p>Excessive decoration and detailing.</p>
Roof styles	To ensure new dwellings incorporate roof styles that reflect the predominant styles of the area.	Incorporate gable or hipped roof forms, preferably at a pitch of between 20-30%, and constructed of lightweight materials (eg. corrugated steel or iron) with eaves.	Dwellings with flat roof forms or small or no eaves
Ground floor understorey areas (Queenslander dwellings)	To ensure modifications to the ground level of high-set dwellings maintain the proportions and openness of the traditional styles.	<p>Ensure that the height of the lower level is less than that of the upper level.</p> <p>Where additional height is required to accommodate flooding requirements, use articulation or recesses to minimise the visual prominence of the ground level.</p> <p>Recess any non-permeable walls under dwellings behind the frontage of the original structure to align with the upper floor wall.</p> <p>Provide design detailing on the lower level that reflects the style of the building, including open lattice or timber batten screening, located between the stumps, to provide semi-permeable screening for non-permeable, enclosed living areas.</p> <p>Use colours and materials on all works to the ground level to</p>	<p>New lower levels that appear disproportionate, visually compete with or dominate the original parts of the building.</p> <p>Understorey areas fully enclosed with solid, non-permeable walls that is not recessed behind the frontage of the original structure.</p>

ELIZABETH STREET GARDEN DOMINATED

Character Elements	Objective	Design Response	Avoid
		complement the upper level and minimise its visual prominence.	
Siting / setbacks	<p>To maintain and reinforce the predominant front boundary setback pattern in the street.</p> <p>To maintain the side boundary setback pattern and the existing spacing between buildings.</p> <p>To maintain the traditional appearance of a single house from the streetscape when proposing more than one building on a site.</p>	<p>Buildings should be set back at a minimum, the average distance of the front setbacks of the buildings on the adjoining allotments.</p> <p>Buildings should be set back at least 2m from both side boundaries.</p> <p>In the case of multiple building developments, the front building should be designed to retain the siting and proportions of a typical single building in the streetscape.</p>	<p>Buildings set further forward than the average setback of the two adjoining buildings.</p> <p>Loss of generous front and rear setbacks.</p> <p>Buildings located on the side boundary.</p> <p>Attached buildings fronting the street.</p>
Car Parking and Vehicle Storage	To minimise the loss of front garden space and the dominance of car parking structures.	<p>If possible, locate garages, car ports and outbuildings to the rear of the dwelling.</p> <p>Where location at the rear is impractical, locate garages, car ports and outbuildings to the side of the dwelling at least 1 metre behind the line of the front dwelling façade, or underneath.</p> <p>Use timber or slatted doors to understorey car parking or storage areas, and recess any doors behind the dwelling stumps.</p> <p>Minimise paving in front garden areas and use permeable or porous materials for driveways, and car parking areas.</p> <p>Use simple flat or pitched roof forms to garages, car ports and outbuildings.</p>	<p>Car parking structures within the front setback area.</p> <p>Solid garage doors in understorey areas.</p>
Garden style	To maintain and strengthen the garden settings of buildings.	<p>Retain existing substantial trees and shrubs.</p> <p>Prepare and implement a landscape plan that includes substantial native plants and trees, and open lawn areas in the front setback.</p>	Loss of established vegetation and space for planting along setbacks.
Front and side fences	To retain the spaciousness of the streetscape and views to buildings and gardens, and complement the building styles.	<p>All fences forward of the building are to be low, open style (at least 30% transparent), and not more than 1.2m in height.</p> <p>Fences forward of the building are to be constructed of materials appropriate to the building style and era, including simple timber picket, and post and wire styles.</p>	High front fencing.

DEMOLITION CONTROL PRECINCT

The Demolition Control Area intends to maintain the Queenslander character that is predominant in the city and ensure that good examples of the character era style dwelling houses are preserved to maintained the character amenity of the Maryborough City and in particular the residential areas.

WHAT IS A CHARCATER STYLE?

Architectural styles are defined by the combination of a number of building characteristics including:

- The relationship of the parts of the building to each other and to the building as a whole, and of the building to its physical context
- The shape of the building
- The space inside and around the building
- The scale of the building
- The building's structure
- The materials of which the building is made
- The detailing of the building
- The colours used externally and internally
- The textures visible externally and internally
- The use or non-use of elements related to a previous style
- Ornament or its absence

THE 'QUEENSLANDER'

The unique Queenslander building style was a response to the sub-tropical climate and has come to be one of the defining elements of the character of Maryborough and Howard. Although Queenslander buildings are found throughout the state, the style varies slightly in different locations.

In Maryborough, the Queenslander style spans across different eras, including the Victorian, Federation, Interwar and post-war eras. Elements of the Queenslander style can also be found in more recently developed buildings, however it is in the Victorian, Edwardian/Federation and Interwar eras that the Queenslander style is most distinctive and recognisable. There are many different features that can be attributed to the Queenslander style, with the only feature common to all being the elevation of the building off the ground.

The following provides a brief summary of character era style indicators, with example photos.

DEMOLITION CONTROL PRECINCT

VICTORIAN STYLES

Approximate years 1840 to early 1900s.

Descriptions

Early Victorian houses built between 1840 and 1860 are generally simple. They commonly have one or two rooms across the front. Their appearance is formal but plain, with simple front verandahs and restrained ornamentation.

Mid-Victorian houses (1860-1875) retain a similar form to Early-Victorians, but this era is distinguished by a greater level of ornamentation. There is an increased use of stucco or decorative elements. Verandahs are common and usually constructed of timber, with some cast iron examples.

Late Victorian houses (1875-1901) still resemble earlier Victorian types in form, but assume a grander, more ornate appearance. During this period, the high stump feature became widespread in Queensland. These houses have symmetrical plans with four or six rooms served by a central passageway.

Elements

Symmetrical plan forms served by a central passageway.

In higher quality buildings, verandahs returned to all sides of the house, with the rear section frequently enclosed.

Windows are built with timber, usually in small section sizes. They are often double hung, but sometimes side opening casements and centrally placed.

Limited ornamentation in design details.

Shallow, hipped roofs with truncated pyramidal forms, using natural slate or shingles, galvanised metal and sometimes painted to match slates.

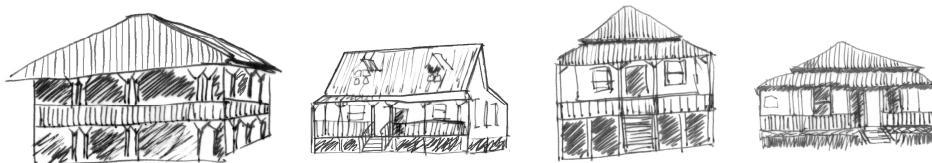
Fences made of simple pickets with at least 30% permeability.

Decorative brackets under eaves.

Gardens can have a great variety of fruit trees, with a limited range of ornamental plants

Cottages are traditionally low-set with the stump height being no more than one metre.

Some cottages have curved profile tin 'window hoods'.



DEMOLITION CONTROL PRECINCT



DEMOLITION CONTROL PRECINCT

EDWARDIAN / FEDERATION STYLES

Approximate years 1895-1920.

Descriptions Houses built at this time draw upon Victorian features. They remain high-set on tall stumps, with elaborated verandah, roof and plan forms. Timber decorations become more vertical, with enclosed elements and curved edges. Many design influences were from the Art Nouveau, Queen Anne and typical Australian Federation styles.

Elements Return verandahs, roofed with corrugated metal and generally embellished with timber details.

Hipped roof forms, with cross ventilation spaces and projecting gabled ends to the front of the building.

Asymmetrical building plans, with central entrance door. Often includes projecting front room, and off-centre or dog-legged hallways.

Windows often grouped.



DEMOLITION CONTROL PRECINCT

INTERWAR STYLES

Approximate years 1920s – 1930s.

Descriptions Houses built during this era were often the result of the provision of houses for returned soldiers and the First World War. Houses remained high-set and incorporated stylistic detailing from the earlier Edwardian/Federation period. These houses combine Arts and Crafts style concepts with the ideal of the simple house in a natural setting. More rustic than preceding styles, most have a simple plan centred on the hallway, and are set well back from the street.

Elements Simple plan forms, broad surfaces, deep front verandah, small windows (often bay) to the front room, prominent pylons to the front verandah.

Front projecting rooms with cladding, gable walls and bay windows are a strong design feature.

Broad roof planes with shallow pitches. Main ridgelines are either parallel or perpendicular to the street with large gable ends.

Covered verandahs serving as front entrance areas.

Front entrance balustrading in entrance areas, with the introduction of wider timber palings at regular intervals.



DEMOLITION CONTROL PRECINCT
