

Character Code, Probable Solutions – Overview Package

Date of Council Resolution

These guidelines were adopted by Council on 14 December 2005, and take effect on 23 January 2006, in accordance with section 2.3 (2) of the Planning Scheme.

Purpose of the Guidelines

This document is intended to assist with the implementation of the Planning Scheme by providing guidelines for residential and commercial uses in Character Places and Character Housing and Character Mixed Use Zones.

This Implementation Guideline particularly relates to the Character Code of the Planning Scheme, wherein Council encourages—

- the conservation of the cultural significance and streetscape value of character zones and places;
- new uses and works which are sympathetic with and respectful of character zones and character places; and
- the compatible use of character buildings, character places and identified items of historical interest.

Council's Implementation Guidelines are intended to apply a standard approach to the interpretation and implementation of the relevant aspects of the Planning Scheme. They offer a degree of certainty and formality to applicants, Council and the community. Where an applicant is proposing a variation to the guidelines the onus is on the applicant to demonstrate the facts and circumstances to support the variation.

Guidelines

1. Retention of Pre-1946 Buildings

Pre 1946 dwellings are retained at the front of new development (i.e. facing the street).

2. Characteristics to be Incorporated in the Design of New Development

(a) Streetscape

- (i) New buildings and other works are designed and constructed in the context of the collective qualities which create the sense of visual cohesion or distinctiveness within the adjacent streetscape.
- (ii) Buildings address the street frontage or frontages and are aligned parallel to the street.

- (iii) Design elements such as verandahs or balconies are provided either at the front or front corner of a building facing a street. The main entrance to the building faces a public street and not internal spaces or parking areas. This entrance is well defined and easily recognisable.
- (iv) New buildings are setback from the street and property boundaries to be similar to that of adjacent character buildings.
- (v) Habitable rooms of buildings are located towards the street.
- (vi) New uses and works take account of the streetscape character effects of the existing subdivision pattern and lot dimensions.
- (vii) New buildings or extensions to existing buildings contribute to the rhythm of the siting and space of buildings in the street, particularly where the siting and spacing pattern is highly consistent.
- (viii) New buildings or extensions to existing buildings are not constructed in front of the building alignment of existing character buildings.
- (ix) New buildings or extensions to existing buildings use colours compatible with the architectural period of the existing building or that predominant in the streetscape or warm earth tones.

(b) Form

(Two dimensional shape, outline or silhouette of a building.)

- (i) Roof form, pitch, materials and colours are consistent with that of adjacent character buildings and those of the street generally (e.g. pitched and gabled roof forms).
- (ii) The majority of the building to be above ground construction (i.e. on stumps, rather than slab on ground).
- (iii) New buildings and extensions to existing buildings take account of the rhythm of spacing, proportion and arrangement of windows and doors (including window hoods or awnings) and have similar head and sill heights to that of nearby character buildings.



- (iv) Carports, garages and other outbuildings are compatible with the overall design of the existing character building on site and that of adjacent character buildings, particularly in relation to detailing, materials, colours and roof form.

(c) Scale

(The relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings.)

- (i) A building within a Character Housing Zone or Character Mixed Use Zone is generally in the range of one to two storeys in height (including single storey high set) with an emphasis placed on elevated buildings on stumps, consistent with the height of adjacent character buildings or the predominant height or rhythm of character buildings within the streetscape.
- (ii) New buildings situated adjacent to character buildings or character places are designed so that height and bulk do not visually dominate the character building/place or obstruct views of the character building/place where it is visible from a road or public right of way.

(d) Materials

- (i) The materials used on new buildings or extensions to existing character buildings compliment those materials used on adjacent character buildings or comprise the dominant materials used on character buildings within the streetscape.
- (ii) Sheet/corrugated metal roofing to major volume of building, with a preference for colour applied corrugated metal roofing.
- (iii) Painted horizontal timber wall cladding (or painted horizontal fibre cement or tempered hardboard cladding where the size and profile simulates timber cladding), or rendered and painted masonry walls, with no blank walls particularly facing the street.
- (iv) Quadrant or ogee gutter profiles are used in preference to modern fascia gutters.

- (v) New fences are consistent with the materials and style of the era of construction of the existing character place on the site, adjacent character buildings, or the predominant pattern of character buildings in the street, and are primarily constructed of painted timber. High, solid fences along the street alignment are avoided.

- (vi) Important items of internal and external fabric are conserved (e.g. timber wall cladding, decorative details, timber batons, flooring, timber mouldings and decorative finishes).

(e) Texture

- (i) Individual window hoods for habitable rooms and/or a minimum of 600 mm wide eaves (excluding the gutter width) above all windows.
- (ii) Timber framed external structures (verandahs, stairs, balustrades) at front or front corner of buildings facing public or internal streets.

3. Adaptive Reuse of Character Buildings in the Character Mixed Use Zone

- (a) Character buildings are conserved and used for compatible uses.
- (b) Important items of external and internal fabric are conserved.
- (c) New uses and works require only minimal alteration to the significant fabric and context of the place.
- (d) Carparking areas associated with the adaptive reuse of character buildings in the Character Mixed Use Zone are not located between the building and the street alignment unless provided with landscaping or some other appropriate form of low screening. Tints, textures, gravel or pavers are used to reduce the visual impact of driveways and open parking areas, avoiding large expanses of concrete and bitumen.

4. Pre-lodgement Meetings

A pre-lodgement meeting with Council Planning Officers is recommended prior to submission of a development application in a Character Housing Zone, Character Mixed Use Zone, or a Character Place. Council's Heritage Adviser is also available to provide advice in relation to issues associated with development in these areas.

