

Division 10—Character Code

12.10.1 Character Code

(1) The provisions in this division comprise the Character Code.

(2) They are—

- compliance with the Character Code (section 12.10.2);
- overall outcomes for the Character Code (section 12.10.3);
- specific outcomes, probable solutions and acceptable solutions for the Character Code (section 12.10.4).

12.10.2 Compliance with the Character Code

Development that, in the local government's opinion is consistent with the specific outcomes in section 12.10.4 complies with the Character Code.

12.10.3 Overall Outcomes for the Character Code

(1) The overall outcomes are the purpose of the Character Code.

NOTE 12.10.3A

Sub-section (1) provides the link between the overall outcomes sought for the code and the IPA code assessment rules which refer to the 'purpose' of the code [see IPA s.3.5.13(2)].

(2) The overall outcomes sought for the Character Code are the following—

- (a) The cultural significance and streetscape value of character zones and character places are conserved.
- (b) New uses and works are sympathetic with and respectful of character zones and character places.
- (c) Character buildings and character places are used for compatible uses.

12.10.4 Specific Outcomes, Probable Solutions and Acceptable Solutions for the Character Code

The specific outcomes and acceptable solutions, if self assessable and probable solutions, if code assessable, for character zones and character places are set out below.

Visual Framework Elements

Specific Outcomes

New buildings and other works take account of the following visual framework elements—

- (a) the overall townscape and landscape setting, which includes view corridors, vistas, panoramas, landmarks, approach routes, and gateways; and
- (b) paths and edges which set the outer boundaries of visual influence.

Collective Qualities and Visual Cohesion

Specific Outcomes

- (a) 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.
- (b) New buildings and other works reflect the sense of harmony, uniformity or variety evidenced by other character buildings within the streetscape.

Scale, Form, Mass and Rhythm

NOTE 12.10.4A

In a streetscape context—

- (a) **“scale”** means, 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;
- (b) **“form”** means, the two dimensional shape, outline or silhouette of a building;
- (c) **“mass”** means, the three dimensional shape, or outline, or bulk of a building; and
- (d) **“rhythm”** means, the overall pattern of buildings and building elements and the extent to which they are harmonious or discordant.

Specific Outcomes

- (a) The scale, form and mass of new buildings and other works reflect the scale, form and mass of adjacent character buildings or the predominant scale, form, mass and rhythm of character buildings within the streetscape.



- (b) The scale, form and proportion of building components reflect those of adjacent character buildings, or the predominant scale, form, proportion and rhythm of building components on character buildings within the streetscape.
- (c) New buildings and other works sit comfortably within the streetscape and do not dominate adjacent character buildings or other character places, in terms of their scale, form and mass.

NOTE 12.10.4B

- (1) In preparing a design for sympathetic and respectful development within a character place or character zone, consideration should be given to the 'viewshed' of the development which extends beyond the constraints of the subject site.

- (2) The relationship with the buildings adjoining, opposite, behind and nearby the proposal should be considered as well as the contextual relationship with the street and the locality, and the overall setting of the site.
- (3) Additional consideration should be given where a development is prominent when viewed from an adjoining site or other nearby areas.
- (4) Further attention should be given to a consideration of the overall setting of a development in areas of high townscape prominence, including elevated hillsides and ridge lines.
- (5) Where the local government considers that a development may have a significant townscape impact, it may require a streetscape or townscape appraisal report in accordance with Planning Scheme Policy 2—Information Local Government May Request.
- (6) In most cases it will be sufficient to provide a location plan, streetscape context drawings and photographs.

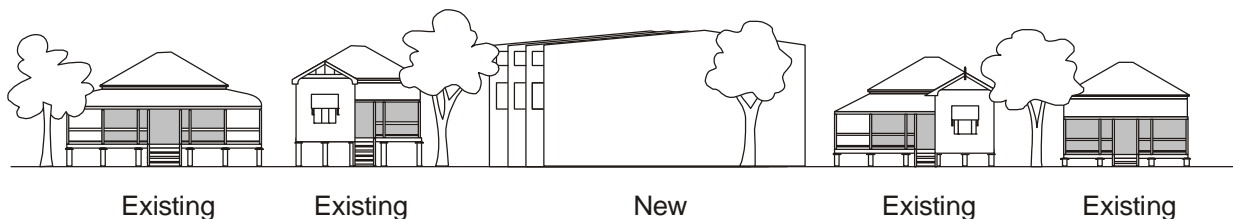
Figure 12.10.1: Streetscape Setting

DIAGRAM A—Consistent Design Solution



- New development has appropriate roof pitch and style.
- Building mass is articulated into smaller components, consistent with size of existing character buildings.

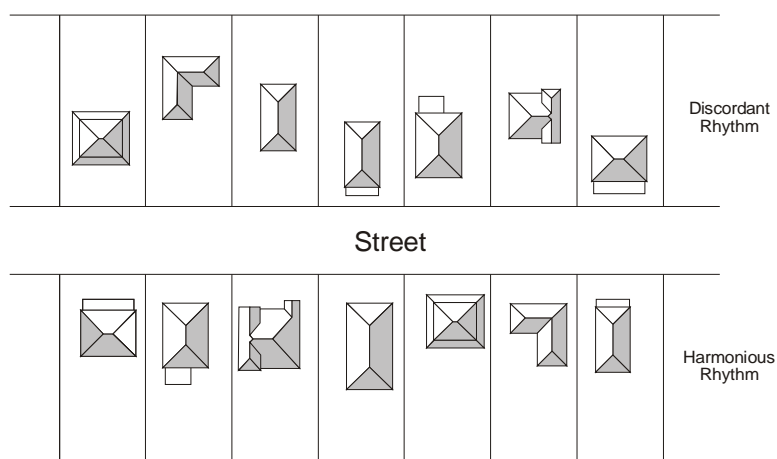
DIAGRAM B—Inconsistent Design Solution



- Inappropriate roof form.
- Mass and scale of new building is inconsistent with existing character buildings.



Figure 12.10.2: Rhythm of Spacing and Siting of Buildings along a Street



Roof Form, Roof Top Design and Sky Line Elements

(4)

Specific Outcomes

NOTE 12.10.4C

- (1) Within the City's historic areas, roofs form an integral component of the townscape owing to the many opportunities afforded to view them both from above and below.
- (2) The silhouette formed by the roof shapes, the number of parts visible from the street and the aerial views offered are important, as roofs are almost constantly in view of pedestrians and motorists alike.

- (a) Roofs for new buildings are—
 - (i) consistent with the form, pitch, materials and colours of roofs on adjacent character buildings; or
 - (ii) conform to the rhythm of roofs on character buildings within the streetscape.
- (b) The roof form for new buildings is consistent with the proportions of existing roofs on nearby character buildings.
- (c) Long, continuous expanses of new roofs are avoided.
- (d) Where large buildings are proposed, the roof form is broken into smaller components which reflect the form and rhythm of roofs on nearby character buildings.
- (e) On a sloping street, where the rhythm of stepping levels and roofs is an important characteristic of the streetscape, the stepping pattern is maintained.
- (f) Extensions to an existing building incorporate the roof form of the existing building.
- (g) In relation to commercial and industrial buildings—
 - (i) symmetrical parapets are constructed where parapets are a feature of the streetscape; and
 - (ii) plant rooms and equipment are appropriately concealed.



NOTE 12.10.4D

(1) Figure 12.10.3 illustrates typical Ipswich Historic Roof Forms.

Figure 12.10.3: Typical Ipswich Historic Roof Forms

DIAGRAM A—Residential Buildings

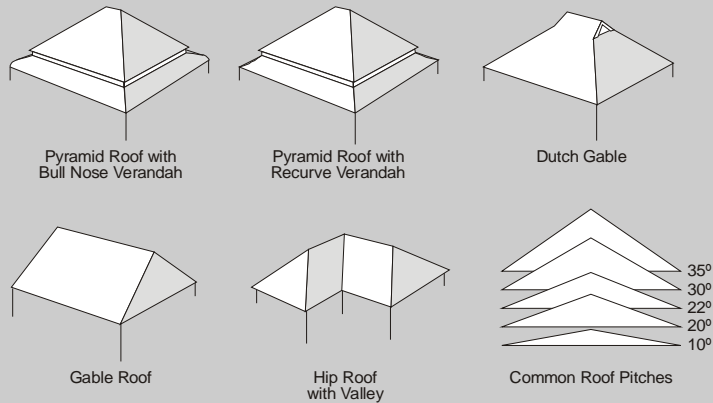
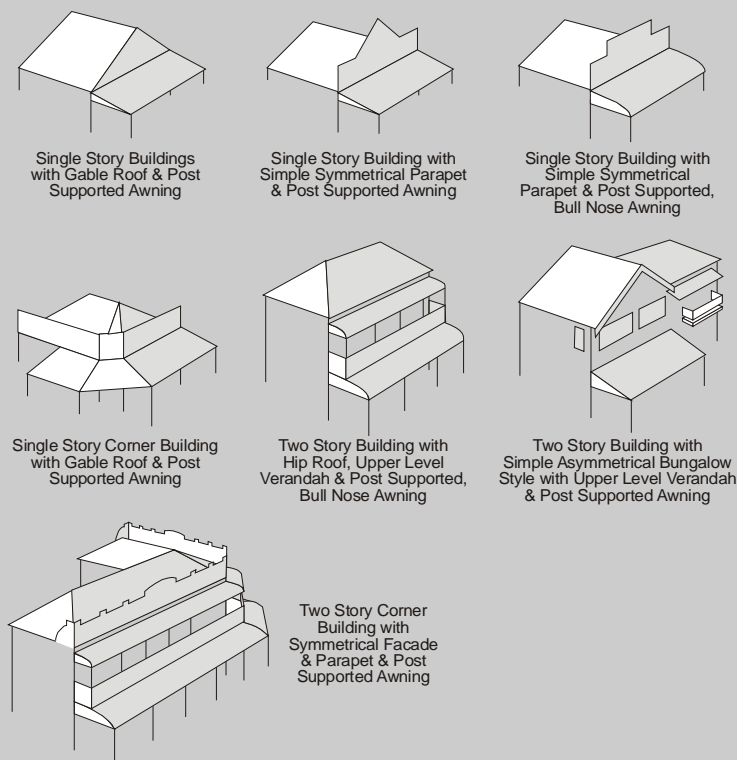


DIAGRAM B—Retail and Commercial Buildings



(2) Key components of historic Ipswich roof forms which should be utilised in the design of sympathetic and respectful new buildings within Character Housing Areas comprise—

- (a) pyramid, hip and gable roof forms;
- (b) 22° to 35° roof pitch (with most roofs within the range of 25-30°); and
- (c) corrugated metal roofing material.

(3) Non-reflective metal roofing materials are preferred as unpainted zincalume surfaces may create glare problems for neighbours.

(4) Very low roof pitches can create a conspicuous difference and should be avoided.



- Building Height**
- (5) **Specific Outcomes**
- (a) The height of new buildings complies with the specific outcomes for each Zone or relevant Sub Area.
 - (b) Where the site is situated within a Character Housing Zone, Character Mixed Use Zone, Residential Zone or residential setting, buildings are 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 adjoining character buildings or the predominant height or rhythm of character buildings within the streetscape.
 - (c) Where the site is situated within a commercial or industrial zone or a commercial or industrial setting, buildings are generally in the range of one to two storeys in height, consistent with the height of adjoining character buildings or the predominant height or rhythm of character buildings within the streetscape.
 - (d) An additional storey is not provided unless appropriate with regard to—
 - (i) the character and amenity of the area and the overall townscape;
 - (ii) the scale of adjoining development and the predominant height of buildings within the street;
 - (iii) the retention of important view corridors; and
 - (iv) the retention of the significance of landmark sites and structures.
 - (e) Where the site is situated within a commercial or industrial zone, or a commercial or industrial setting, the height of buildings at the street alignment is designed to—
 - (i) maintain a human scale, particularly at the street level; and
 - (ii) maintain the visual prominence of significant landscape features (including landmark sites) and conserve desirable view corridors.

- (f) New buildings which are situated adjacent to character buildings or character places are designed to ensure that they are not of a height or bulk to—
 - (i) visually dominate the character building or character place; or
 - (ii) obstruct views of the character building or character place where visible from a road or public right of way.

Subdivision Pattern

Specific Outcomes

- (6)
- (a) New uses and works take account of the streetscape character effects of the existing subdivision pattern, which is normally based on a grid street layout.
 - (b) The scale, form and mass of new buildings are generally consistent with the existing subdivision pattern (particularly lot width) and the size of existing character buildings.
 - (c) Where consolidated sites are created through the reconfiguration (including amalgamation) of existing lots, new buildings are articulated or divided into smaller components which reflect the size of existing lots and existing character buildings.

NOTE 12.10.4E

- (1) Sympathetic "small scale" development is encouraged within most Character Housing areas.
- (2) Original subdivision patterns and lot dimensions (particularly lot widths) provide an appropriate proportional setting (or "grain") which should guide the design scale of new buildings.
- (3) This may be achieved by separating buildings into similar widths and proportions to existing dwellings or by articulating the building facade to reduce the apparent width of the new building.
- (4) These widths are generally 14 metres on a 20 metre wide site, 10 metres on a 15 metre wide site and 7 metres on a 10 metre wide site.



Setbacks and Spacing

(7)

Specific Outcomes

- (a) New buildings or extensions to existing buildings contribute to the rhythm of the siting and spacing of buildings in the street, particularly where the siting and spacing pattern is highly consistent.
- (b) New buildings are setback from the street an equal or greater distance than adjacent character buildings.
- (c) New buildings or extensions to existing buildings are not constructed in front of the building alignment of existing character buildings.
- (d) New buildings, or extensions to existing buildings, ensure the distance between the boundary and the side external wall reflect the ratio of built form to open space which is similar to other character buildings in the street.
- (e) Where there is no character building or character place for setback reference, new buildings are setback to comply with the specific outcomes for each Zone or relevant Sub Area.
- (f) New buildings are built to the property boundary where—
 - (i) adjoining character buildings are constructed to the property boundary; and
 - (ii) the new building complies with the specific outcomes for the relevant zones or Sub Area.

Orientation of Buildings

(8)

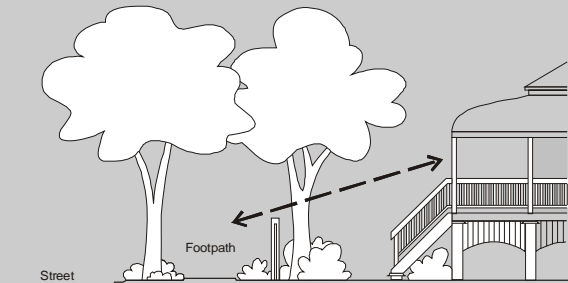
Specific Outcomes

- (a) Buildings address the street frontage or frontages and are aligned parallel to the street rather than being aligned at right angles or diagonal to the street.
- (b) Buildings are designed so that overlooking and opportunities for casual surveillance of the street and other public spaces, carparks and pedestrian paths are provided.
- (c) Design elements such as verandahs and balconies are provided to enhance the relationship between the building and the street.

NOTE 12.10.4F

- (1) A well designed verandah is one of the most significant building design elements for historic streetscapes.

Figure 12.10.4: Verandah Elements



- (2) Verandahs—

- (a) provide important streetscape elements in historic streets;
- (b) enable casual surveillance of the street.

- (d) Generally, as much as practicable of the habitable areas of a building are located towards the street.
- (e) There are no blank walls facing the street.

Corner Sites

(9)

Specific Outcomes

- (a) Buildings on corner sites—
 - (i) contribute to the clear definition of the street intersection and entrances to the building;
 - (ii) are built parallel to the street alignment;
 - (iii) are higher, or at least as high, as those buildings adjacent;
 - (iv) provide detailing on corner facades including prominent building entrances and windows.
- (b) Within a commercial or industrial zone, or a commercial or industrial setting, new buildings which are built to the alignment on corner sites are designed—
 - (i) with building materials which reflect those utilised on adjacent character buildings;



- (ii) with a short splay or chamfered edge to the corner of the building closest to the intersection;
- (iii) to include other focal points such as a tower clock, visual display, or artwork; and
- (iv) to ensure that there is no major indentation of the building at the corner to create a plaza or similar open air feature.

Pedestrian Access

(10)

Specific Outcomes

- (a) Original entry points to character buildings and character places are retained.
- (b) Where the site is situated within a commercial or industrial zone, or a commercial or industrial setting, street entrances to buildings are emphasised by—
 - (i) the provision of a recessed entrance or use of protruding elements at the entrance point;
 - (ii) a size of entrance of an appropriate scale and presence on the street; or
 - (iii) use of high quality materials and high levels of detailing around the entrance.

Stairways

(11)

Specific Outcomes

- (a) Front stairs are retained and address the street.
- (b) New front stairs compliment the design and materials used in original stairs, without being over-embellished in the design or the materials used.
- (c) Where new uses or works require the installation of equity access and alternative access points are nominated as the primary access/entry point, the original entry is retained even where access is no longer gained from this point.
- (d) Where access ramps are visible from the street or a public right of way, the ramp location, form and balustrading is designed with lightweight materials which do not obstruct the view of the building from the street or public right of way.

Fenestration

NOTE 12.10.4G

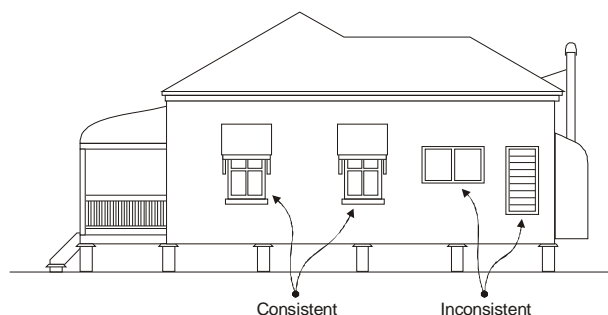
“Fenestration” means, in a streetscape context, the relationship of building openings to wall space.

(12)

Specific Outcomes

- (a) New buildings take account of the rhythm of spacing, proportion and arrangement of windows and doors (and any associated window hoods or awnings) in nearby character buildings.
- (b) Extensions to existing character buildings match the spacing, proportion and arrangement of windows and doors which comprise the historic fabric of the place, with particular attention to consistency in the positioning of head and sill heights and window hoods and awnings (see Figure 12.10.5).

Figure 12.10.5: Window Design and Positioning



- (c) Blank walls are avoided, especially where they face the street frontage of a property, or are likely to be clearly visible from a nearby street, or public right of way.
- (d) Where the site is situated within a commercial or industrial zone, or a commercial or industrial setting—
 - (i) new buildings have window to wall proportions that are similar to those found on adjacent character buildings and are generally in the range of 25% to 40% for all storeys above ground level; and
 - (ii) new uses and works are highly detailed at the street alignment.



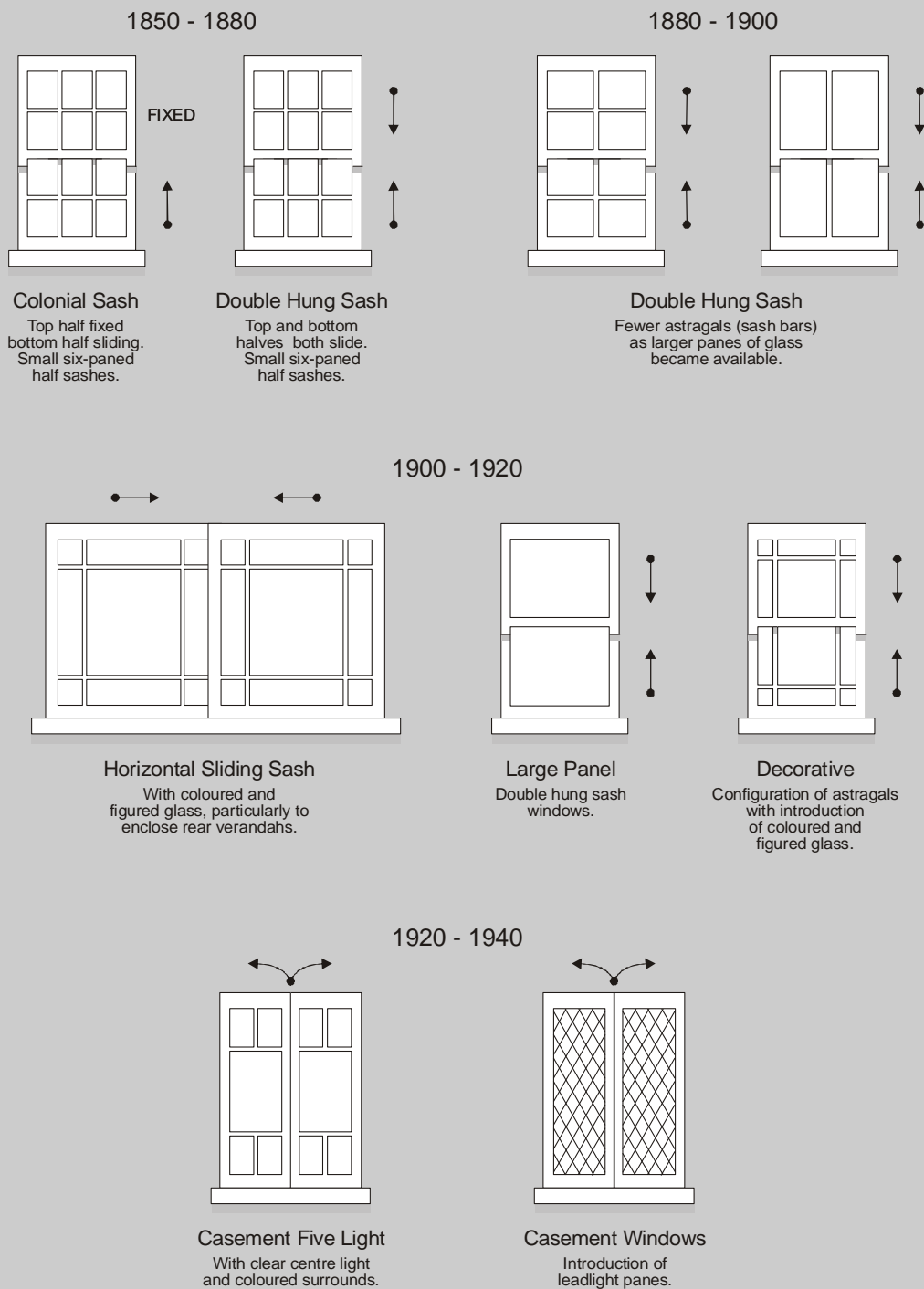
NOTE 12.10.4H

In selecting appropriate window and door types, regard should be had to the information set out in Figure 12.10.6 below.

Figure 12.10.6: Window and Door Designs

A. Traditional Window Designs

- consistent styles for use in Character Zones or Character Places

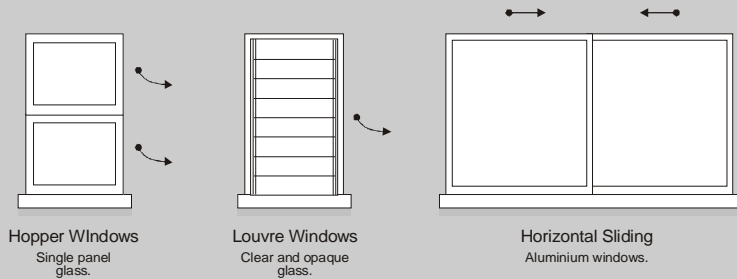


NOTE 12.10.4H, Figure 12.10.6, continued

B. Modern Window Designs

– generally inconsistent styles for use in Character Zones or Character Places

POST WORLD WAR TWO (1946+)



C. Traditional Door Designs

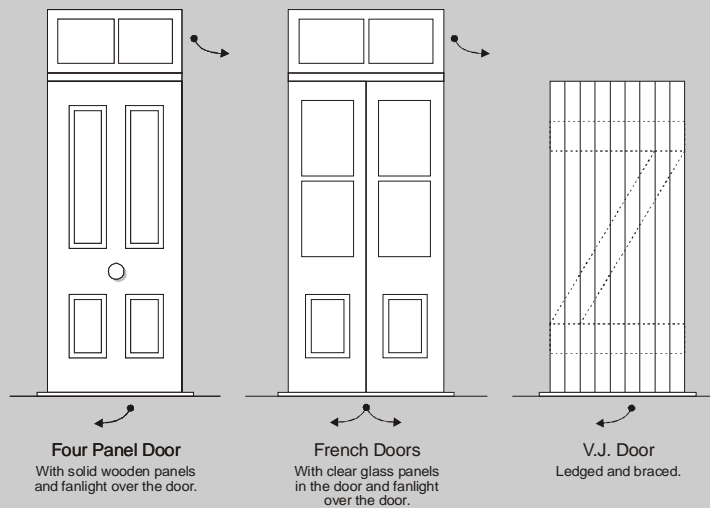
– generally consistent styles for use in Character Zones or Character Places

– four panels either with or without glass, fanlight over

– french doors

– rear doors

– rear doors with vertical tongue and groove or 'v' jointed, framed, ledged and braced.

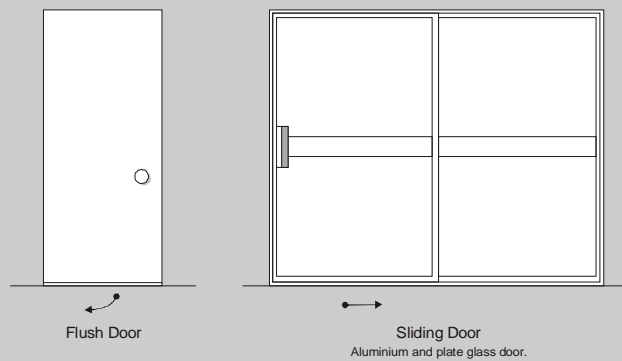


D. Modern Door Designs

– generally inconsistent styles for use in Character Zones or Character Places

– flush door

– sliding glass/aluminium door



- Building Articulation**
- (13) **Specific Outcomes**
- (a) Blank walls are avoided, especially where they face the street frontage of a property, or are likely to be clearly visible from a nearby street or public right of way.
 - (b) New buildings are articulated (e.g. by use of verandahs, awnings, recesses, projections and changes to roof form) or divided into smaller components which reflect the size of existing lots and existing character buildings.

NOTE 12.10.4I

In relation to Character Housing Areas, see Note 12.10.4E.

- (c) Facade design and detailing complement traditional proportioning, with a combination of appropriate horizontal and vertical elements.
- (d) New buildings incorporate features for climate control, which reinterpret traditional features such as verandahs, balconies, deep reveals, window hoods and awnings.
- (e) New buildings and extensions to existing buildings take into account the image presented by the backs of buildings so as to ensure a high degree of fit with existing character buildings.

Facade Elements

- (14) **Specific Outcomes**
- (a) Facade elements (such as verandahs, balconies, windows and window hoods, doors, stairs, shopfronts and street awnings) which contribute to the cultural significance or streetscape value of a character building are conserved.
 - (b) Facade elements which are missing or damaged are reconstructed or restored—
 - (i) in accordance with known evidence of original or former fabric, where this evidence exists; or
 - (ii) where there is no firm evidence, based on the traditional style apparent for other buildings of similar age in the local area.

- (c) Facade elements (including street awnings) for new buildings—
 - (i) are designed to compliment historic styles, without replicating full historic details; and
 - (ii) do not break the continuity of the edge fascia, for example with strongly geometrical forms, such as triangular or barrel vaulted shapes.
- (d) New building work (comprising both complete new buildings and extensions to existing character buildings)—
 - (i) avoids exact replication or copying of historical detail; and
 - (ii) uses simplified details which allow distinction between original fabric and new work.

NOTE 12.10.4J

Facade Treatments

- (1) The design of new buildings in character housing areas should reflect elements of existing houses without either overt replication of existing elements or intrusion of incompatible elements.
- (2) Consistent Solutions—
 - (a) pitched and gabled roof forms;
 - (b) 25-30 degree roof pitch;
 - (c) corrugated metal roof;
 - (d) compatible building materials and compatible material finishes;
 - (e) quality of detail;
 - (f) use of window hoods;
 - (g) open front verandahs;
 - (h) stepped fences and stair balustrades;
 - (i) vertical battens and lattice panels;
 - (j) absence of carport, between facade and street alignment;
 - (k) domestic scale;
 - (l) obvious front entry; and
 - (m) addresses the street.

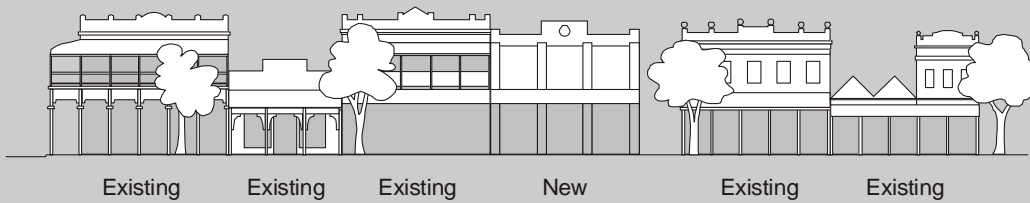


NOTE 12.10.4J continued

Figure 12.10.7: Design of New Buildings – Residential Infill—Consistent Solution



Figure 12.10.8: Design of New Buildings – Retail/Commercial Infill—Consistent Solution



(3) Inconsistent solutions—

- (a) do not address the street;
- (b) blank wall faces the street;
- (c) no obvious entry;
- (d) no front verandah;
- (e) roof styles incompatible; and
- (f) no detail on front of building.

Figure 12.10.9: Design of New Buildings—Inconsistent Solution

DIAGRAM A—Residential

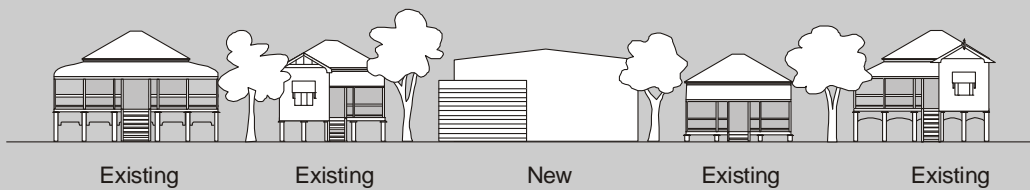
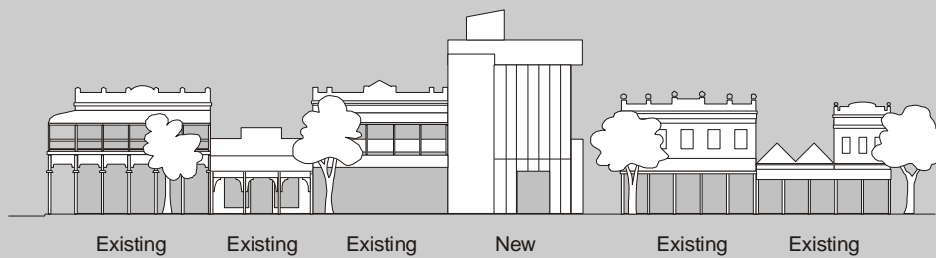


DIAGRAM B—Retail/Commercial



(4) Building additions and extensions occur in modules that reflect the existing character building's shape, size, roof forms and materials.



NOTE 12.10.4J continued

- (5) Consistent solution—
- (a) extension duplicates building volume but does not increase building mass;
 - (b) height relative to ground is compatible;
 - (c) building height is consistent;
 - (d) building materials are compatible;
 - (e) window openings are of the same proportions and have the same head and sill heights;
 - (f) roof pitch is consistent;
 - (g) new roof is not visible from the street; and
 - (h) the original roof form that presents to the street is not altered.

Figure 12.10.10: Building Additions and Extensions—Consistent Solutions

DIAGRAM A—

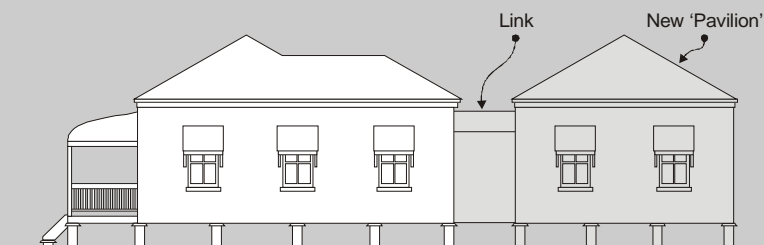
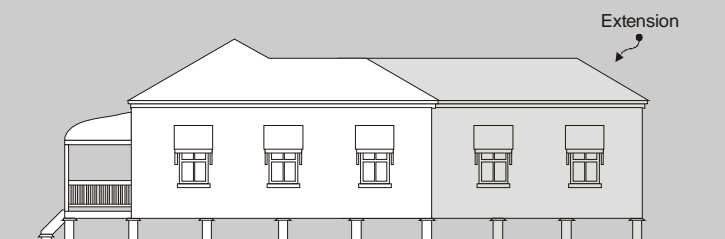


DIAGRAM B—



- (6) Inconsistent solution—
- (a) building materials are incompatible;
 - (b) extension contributes to inappropriate building mass by creating one large building;
 - (c) extension is not elevated off the ground;
 - (d) roof pitch and form are inconsistent; and
 - (e) window openings are not in the same proportion, and head and sill heights are inconsistent.



NOTE 12.10.4J continued

Figure 12.10.11: Building Additions and Extensions—Inconsistent Solutions

DIAGRAM A—

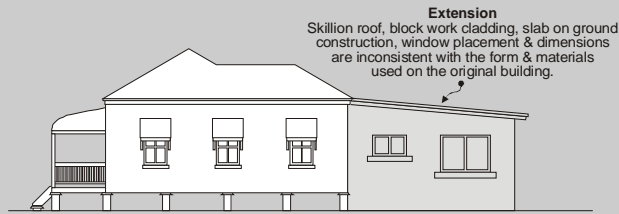
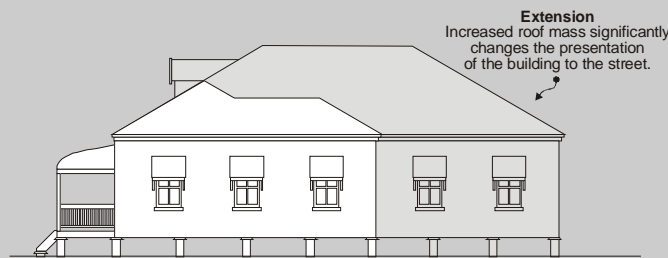
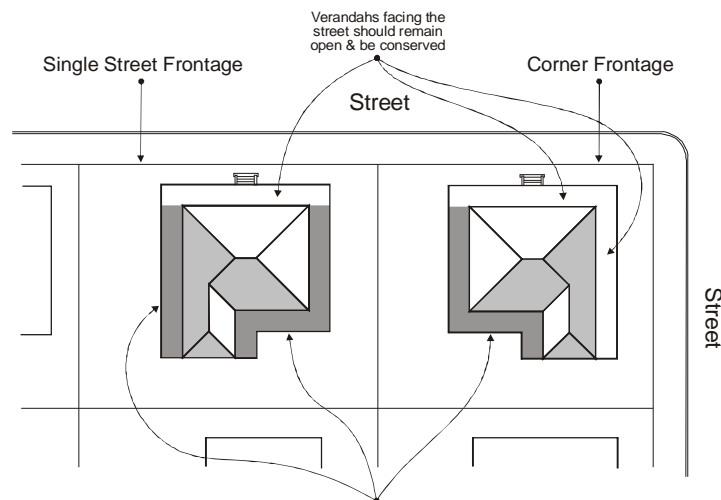


DIAGRAM B—



- | | | |
|---|-------------|--|
| <p>(e) On character buildings where street awnings were not a feature of the original design, and—</p> <ul style="list-style-type: none"> (i) where weather protection for pedestrians is an imperative, free standing awnings are constructed; or (ii) where weather protection for pedestrians is not an imperative, awnings are not constructed. | <p>(15)</p> | <p>Probable Solutions for closing in verandahs</p> <ul style="list-style-type: none"> (a) Open verandahs which face the street are conserved (see Figure 12.10.12). (b) Where closing in a side or rear verandahs (see Figure 12.10.12)— <ul style="list-style-type: none"> (i) the original fabric is retained; and (ii) the new work is capable of being reversed without significant damage to the original fabric. |
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Figure 12.10.12: Closing in Verandahs



Side & rear verandahs, which do not face the street may be enclosed providing—

- (a) the original fabric is retained; and
- (b) the new work is capable of being reversed without significant damage to the original fabric.



NOTE 12.10.4K

- (1) Glass or other similar, clear materials may be used to retain—
 - (a) the view to the original verandah fabric; and
 - (b) the sense of 'openness'.
- (2) Verandah enclosures should occur on side verandahs only and not detract from the streetscape.

- (c) Timber stumps are retained around the exterior of pre-1946 dwellings.

NOTE 12.10.4M

Whilst it is preferred that historic-profile, timber stumps are retained around the exterior of pre-1946 historic dwellings, it is acceptable for metal or concrete stumps to be used beneath interior spaces (i.e. inside the outer most rows of stumps).

Restumping, Raising, Lowering or Building Underneath a Character Building

(16) Specific Outcomes

Restumping, raising, lowering or building underneath a character building is consistent with the scale, form and height of adjacent character buildings or the predominant scale, form, height and rhythm of character buildings within the streetscape.

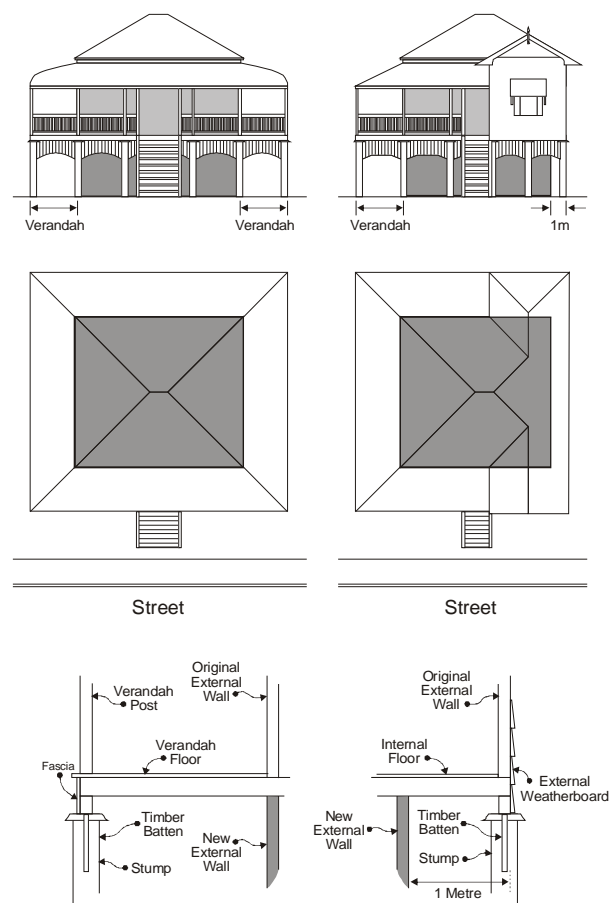
NOTE 12.10.4L

- (1) A proposal to raise or lower a house is unlikely to be approved where it is inconsistent with the established pattern of housing in the street or where it would lead to a height incompatible with the height of adjoining houses.
- (2) If there is a progression of building heights along a street, it is acceptable to follow the rhythm by lowering or raising the building to match the overall pattern.

(17) Probable Solutions – for sub-section (16)

- (a) Buildings are raised or lowered by no more than 750mm.
- (b) Work involved in closing in underneath a building is—
 - (i) screened with timber battens from view from an adjoining street or public right of way; and
 - (ii) set back for the full depth of all open or enclosed verandahs; or
 - (iii) set back 1.0 metre from the upper level of an exterior wall where there is no verandah.

Figure 12.10.13: Closing in Underneath a Building



- (d) The spacing, proportion and arrangement of windows and doors in the underneath section of the building matches those on the existing character building.

NOTE 12.10.4N

Building Underneath a Character Building

- (1) Consistent Solution—
 - (a) (i) walls do not extend under the verandah, either at the front or sides;
 - (ii) walls are set back to the second line of stumps;
 - (iii) building materials, finish and treatment are consistent;
 - (iv) fenestration is generally consistent;
 - (v) the traditional appearance of a house sitting on stumps is maintained and enhanced; and

Figure 12.10.14(a): Building Under an Existing Dwelling House—Consistent Solution



- (b) (i) the external cladding of new work may align with the exterior of the original dwelling;
- (ii) along the rear wall;
- (iii) at a rear corner; or
- (iv) where the view corridor is highly constrained and the dwelling is generally not visible from the street.

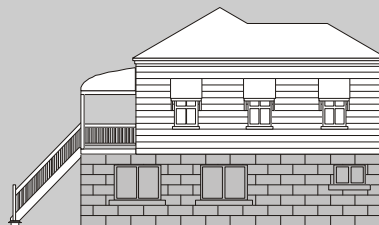
Figure 12.10.14(b): Building Under an Existing Dwelling House—Consistent Solution



- (2) Inconsistent Solution—
 - (a) building materials are out of character;
 - (b) scale of extension is inappropriate;
 - (c) fenestration is of inappropriate size and orientation;

- (d) effective weather proofing under the verandah will be difficult to achieve; and
- (e) windows out of character/proportion.

Figure 12.10.15: Building Under an Existing Dwelling House—Inconsistent Solution



Fences

(18)

Specific Outcomes

- (a) Original fences, or fences with cultural significance are retained and incorporated into new uses and works.
- (b) New fences which are part of new uses or works are designed and constructed—
 - (i) of materials and in a style sympathetic to the era of building construction for—
 - (A) the existing character building(s) on site;
 - (B) adjacent character buildings; or
 - (C) the predominant pattern of character buildings in the street;
 - (ii) so that they do not detract from or significantly obscure the view of a character building or character place;
 - (iii) to enhance the overall appearance of the streetscape;
 - (iv) to enable outlook from buildings to the street and from the street into front yards, in order to allow casual surveillance and to enhance personal safety and security;
 - (v) to assist in highlighting entrances;
 - (vi) to provide positive visual interest to the streetscape.
- (c) High, solid fences along street alignments are avoided.

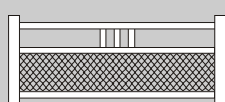
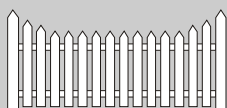
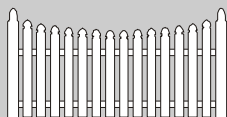
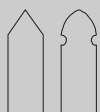


NOTE 12.10.40

Fencing within Character Zones and Character Places

- (1) Consistent Solutions—
 - (a) new fences should be sympathetic with and respectful of heritage areas;
 - (b) fencing in front of the dwelling should be open (at least 30% transparent) and generally not more than 1.2 metres high;
 - (c) fence construction material should be primarily painted timber;
 - (d) no fence is acceptable.

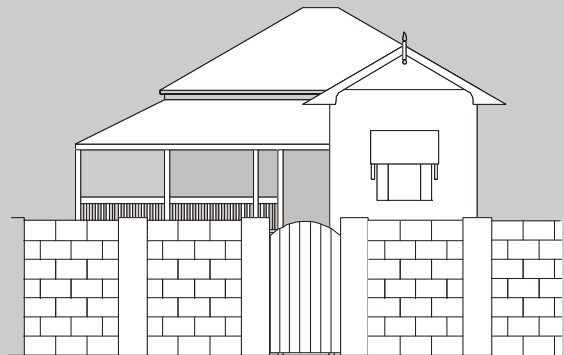
Figure 12.10.16: Fencing—Consistent Solutions



- (2) Inconsistent Solutions—
 - (a) high solid fences in front of the front alignment of the house;
 - (b) view of house is obscured;
 - (c) galvanised welded mesh;
 - (d) solid metal panels;
 - (e) tall, closely butted palings;
 - (f) solid concrete block or brick wall.

NOTE 12.10.40 continued

Figure 12.10.17: Fencing—Inconsistent Solution



(19) Probable Solutions – for sub-section (18)

- (a) Fences are—
 - (i) no more than 1.2 metres in height; and
 - (ii) constructed with—
 - (A) painted timber pickets with sufficient gap between each picket to allow an overall minimum 30% transparency; or
 - (B) open wire mesh set within a painted timber frame.
- (b) No fencing is an appropriate design response where fencing is not a feature of the streetscape.

Car Parking and Vehicular Access

(20) Specific Outcomes

- (a) Open car parking areas (including visitor parking) is not located between the building and the street alignment, unless softened with landscaping or some other appropriate form of low screening.
- (b) Access points and driveways avoid the removal of existing street trees, as well as mature or significant vegetation on site.
- (c) The visual impact of driveways and open parking areas is reduced through the appropriate use of tints, textures, gravel or pavers.
- (d) Large expanses of bitumen and concrete are avoided.



- (e) The prominence of driveway and carpark access into sites is minimised through limiting the width and number of driveways.
- (f) Shared driveways are utilised, where possible, to reduce the visual impact on the streetscape of large expanses of driveway crossovers.
- (g) The paving apron and turning area is kept to the minimum area necessary.

NOTE 12.10.4P

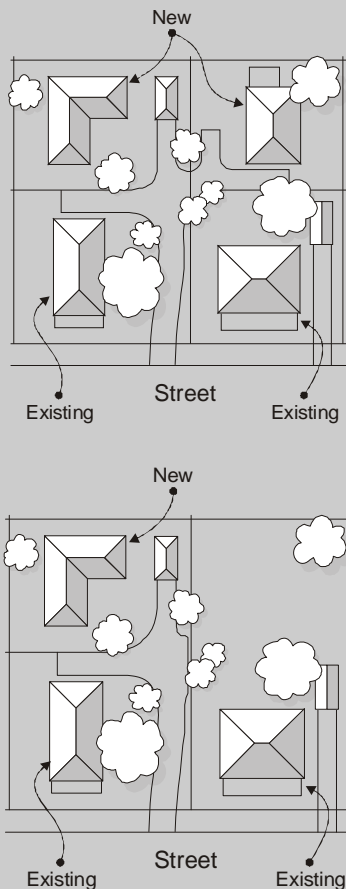
Parking Code

- (1) The detailed provisions regarding the design and layout of parking areas and the number of spaces required are contained in the Parking Code – refer Part 12, division 9.

Shared Driveways

- (2) Where possible, development should utilise shared driveways.
- (3) Consistent Solution—

Figure 12.10.18: Shared Driveways—Consistent Solutions

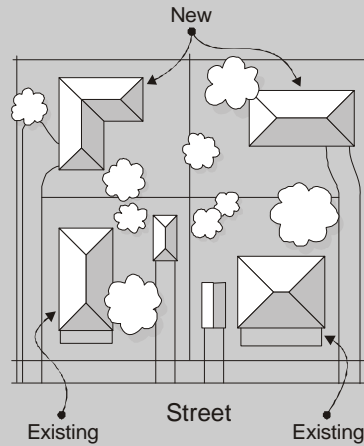


A small unit development at the rear of existing dwellings, designed to allow shared use of a common driveway.

NOTE 12.10.4P continued

- (4) Inconsistent Solution—four separate driveways serving four dwellings.

Figure 12.10.19: Separate Driveways—Inconsistent Solution



Outbuildings, including Garages and Carports

(21)

Specific Outcomes

- (a) Carports, garages and other outbuildings are compatible with the overall design of any existing character building on site and that of adjacent character buildings, particularly in terms of detailing, materials, colours and roof form.
- (b) Carports, garages, driveways and outbuildings do not dominate the streetscape.
- (c) The visual impact of garage doors is minimised by use of colour, surface mouldings, vertical battens or other similar means.
- (d) New carports and garages do not obstruct the view to character building(s) or character place(s).

(22)

Probable Solutions – for sub-section (21)

- (a) Wherever possible, garages, carports and other outbuildings are erected to the rear or side of a character building (see Areas A and B on Figure 12.10.20 and Figure 12.10.21).
- (b) Car accommodation at the side of a Character Building (see Area B on Figure 12.10.20 and Figure 12.10.21) takes the form of an open carport which—
 - (i) is a maximum of 3.6 metres wide;



- (ii) has a roof pitch which is a minimum of 15 degrees;
 - (iii) has a gable or hip roof form; and
 - (iv) contains corrugated metal roofing material or matches the roofing material used on the main building.
- (c) Car accommodation in front of a character building (see Area C on Figure 12.10.20) takes the form of an open carport which—
- (i) is detached from the main building;
 - (ii) is a maximum of 3.6 metres wide;
 - (iii) has a roof pitch which matches the main building's predominant roof pitch;
 - (iv) has a roof overhang that is a minimum of 300mm;
 - (v) has a gable or hip roof form;
 - (vi) has 100mm x 100mm support posts;
 - (vii) contains corrugated metal roofing material or matches the roofing material used on the main building; and
 - (viii) has a quad gutter profile or matches the gutter profile used on the main building.

Figure 12.10.20: Placement of Carports and Outbuildings

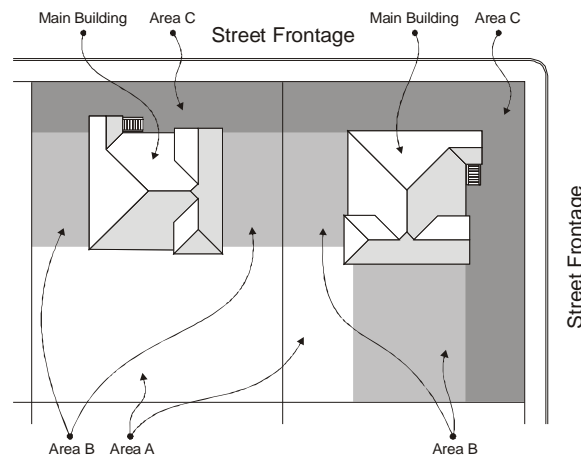
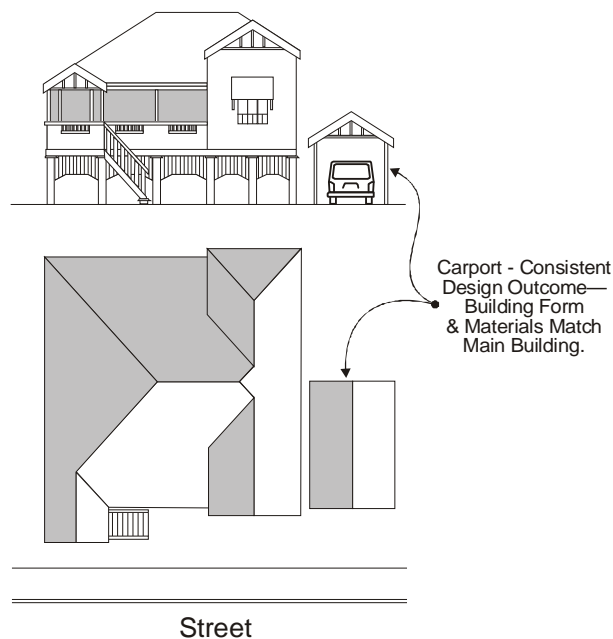


Figure 12.10.21: Design of Carports – Consistent Solution



NOTE 12.10.4Q

Carports and Garages – Illustration of Consistent and Inconsistent Solutions

- (1) Consistent Solution—
- (a) carport roof style compatible with style and pitch of the character building's roof and enhances the streetscape; and
 - (b) garages do not dominate the streetscape.

Figure 12.10.22: Provision for Off-Street Parking—Consistent Solution



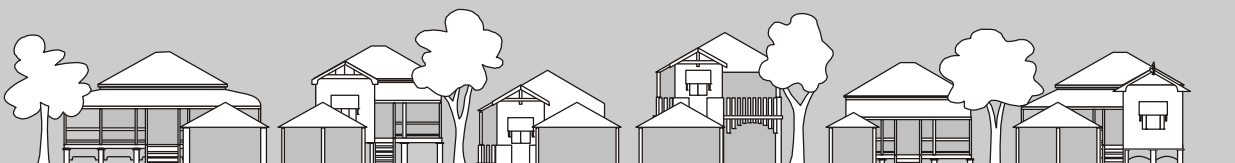
- (2) Inconsistent Solution—
- (a) carport roof inconsistent with dwelling's roof style and pitch; and
 - (b) out of character with streetscape.

Figure 12.10.23: Provision for Off-Street Parking—Inconsistent Solution



- (3) Inconsistent Solution—
- (a) avoid allowing garages and carports to dominate the street frontage as it spoils character, reduces surveillance and deters pedestrian activity.

Figure 12.10.24: Off-Street Parking—Inconsistent Solution

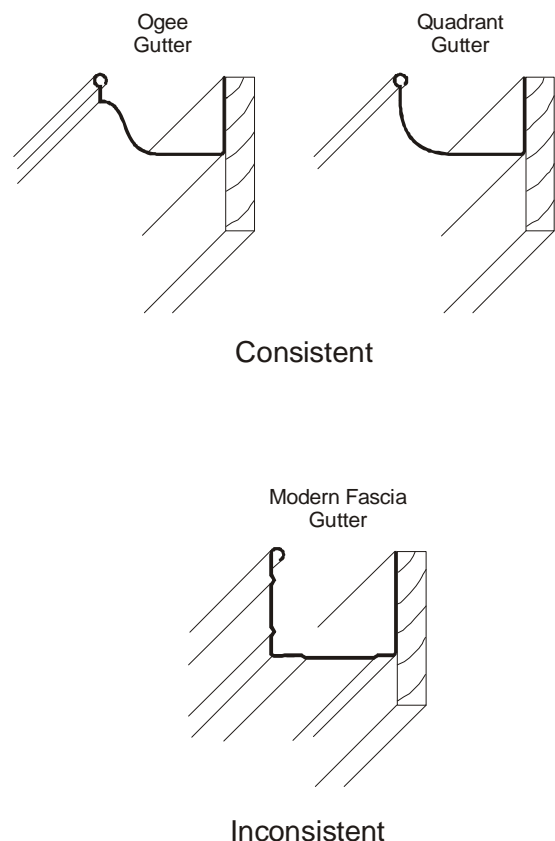


- (23) Service Areas**
- Specific Outcomes**
- (a) Service areas avoid locations that are highly visible from the street.
 - (b) Where service areas are visible they are landscaped and screened with vegetation or fencing materials that are sympathetic to the era of construction of—
 - (i) the existing character building(s) on site;
 - (ii) adjacent character buildings; or
 - (iii) the predominant pattern of character buildings in the street.
 - (c) Refuse bins and other storage areas are screened with vegetation or fencing materials that are sympathetic to the era of construction of—
 - (i) the existing character building(s) on site;
 - (ii) adjacent character buildings; or
 - (iii) the predominant pattern of character buildings in the street.

- (24) Street Furniture and Paving**
- Specific Outcomes**
- (a) Unique streetscape features or items of cultural fabric (for example historic limestone kerbing) are conserved and maintained in a highly sensitive manner.
 - (b) Street furniture and paving materials, colours and textures are carefully selected to reflect, respect and reinforce desired local character.
 - (c) Materials are appropriate for their intended use, the character of the street and the colours and styles of character buildings within the street.
 - (d) A consistent suite of street furniture including seating, benches, litter bins, drink fountains, signage, bollards, lighting and tables is adopted and used throughout commercial and retail centres.

- (25) Materials**
- Specific Outcome**
- The materials used on building works compliment those materials used on adjacent character buildings or comprise the dominant materials used on character buildings within the streetscape.
- (26) Probable Solutions – for sub-section (25)**
- (a) The following materials are used in building works—
 - (i) painted horizontal timber cladding;
 - (ii) painted horizontal fibre cement or tempered hardboard cladding where size and profile simulates timber cladding;
 - (iii) rendered and painted masonry;
 - (iv) colour applied, corrugated metal roofing; and
 - (v) quad or ogee gutter profiles (see Figure 12.10.25).

Figure 12.10.25: Gutter Profiles



- (b) Extensive use of the following materials on building works associated with a character building or a character place is avoided—

- (i) reflective glazing;
- (ii) fully glazed curtain walls in both reflective and non-reflective glass;
- (iii) sheet or profiled metal cladding;
- (iv) unarticulated concrete surfaces;
- (v) face brick in areas where timber is the predominant building cladding material; and
- (vi) unarticulated cladding systems such as flat fibre cement or similar.

Colour

(27)

Specific Outcomes

- (a) The colours used on new uses or works compliment the existing colour schemes used on adjacent character buildings or character places.
- (b) Themed colour schemes are utilised to unify character buildings or character places that form part of a group.
- (c) Colour schemes are designed to be appropriate to the age, style and materials of the building.
- (d) Corporate colour schemes that ignore sub-sections (a) to (c) above are avoided.

(28)

Probable Solutions – for sub-section (27)

- (a) The following colours are used on character buildings or character places—
 - (i) architectural period – based colour schemes; or
 - (ii) warm earth tones.
- (b) The use of the following colours is avoided on character buildings or character places—
 - (i) black;
 - (ii) predominantly cool, blue colour schemes;
 - (iii) light pastel colours;
 - (iv) metallic and reflective finishes; or
 - (v) bright primary colours.

- (c) Unpainted surfaces are not painted where the original finish (e.g. face brickwork) is an important part of the building's character.

Signage

Specific Outcomes

- (a) Signage on character buildings or within character places—
 - (i) is minimised and where needed, is subdued and respectful of the surrounding character buildings or character places;
 - (ii) is designed as an integral component that complements the new use;
 - (iii) uses materials and colours which complement those used on the main building;
 - (iv) gives careful consideration to the placement of signs to ensure that they do not detract from or obscure important architectural details;
 - (v) is restricted to locations on the building facade, awning fascia, below the awning or within fencing frames.
- (b) Signs which project beyond the building's roof, parapet, walls or fencing frames are avoided.
- (c) Free standing signs are located to ensure that—
 - (i) the visual presentation of a character building or character place to the street is not obstructed or diminished; and
 - (ii) visual impacts on key focal points/landmarks are avoided; and
 - (iii) proper recognition is given to surrounding streetscape elements.
- (d) Where a building has multiple tenants a single free-standing sign capable of presenting all tenants is designed and constructed.

NOTE 12.10.4R

The detailed provisions regarding the design and location of advertising devices are contained in the Advertising Devices Code (Part 12, division 14) and Schedule 9 (Exempt Advertising Devices).



- (30) **Demolition and Removal**
Specific Outcomes
- (a) The demolition or removal (including relocation on-site) of buildings and structures does not cause the loss of items of cultural significance or streetscape value and maintains the relationship of the place to other character buildings and character places in the street.
 - (b) Intact, pre 1946 buildings are conserved and retained at the front of new development.
 - (c) Pre 1946 buildings which have been altered are restored or reconstructed.
 - (d) Particular attention is given to the conservation of buildings constructed prior to 1901.
 - (e) Important items of external fabric [such as original or pre 1946 – corrugated iron roofs, timber wall cladding, face brickwork or masonry, timber doors and windows, decorative details, balustrades, timber flooring, tessellated tiling, street awnings, shopfronts, window hoods, painted finishes including signage, ogee gutters, decorative rainwater heads and metal downpipes, applied decoration (including moulded render), copings, parapets, string courses, brackets and finials, timber stumps and batons and fences and gates] are conserved.
 - (f) Important items of internal fabric [such as the overall plan form which is usually of a geometric configuration, room volumes involving the retention of the existing hierarchy of original major and minor spaces, and original or pre 1946 materials, including flooring, staircases, fire places, doors and windows (including hardware and decorative glass), timber mouldings (including skirtings, architraves and cornices), pressed metal (including ceilings and walls), cornices, ceiling vents, dados, decorative finishes (including mouldings or original or early paint or wall paper finishes), timber panelling and timber linings to walls, ceilings or floors, and early bathroom and kitchen features] are conserved, particularly where specifically listed in Schedule 2.

- (g) Relocation of a building on site is generally avoided unless required—
 - (i) to remove an encroachment across a property boundary;
 - (ii) to achieve a minimum side or rear boundary clearance under the Standard Building Regulation; or
 - (iii) as a means of enhancing the development potential of the site, whilst at the same time ensuring the conservation of an existing character building and the streetscape value of the place.

NOTE 12.10.4S

The local government may require the preparation and submission of a cultural significance or streetscape impact assessment in accordance with Planning Scheme Policy 2—Information Local Government May Request, to determine—

- (a) the necessity for the demolition, removal or relocation;
- (b) whether there are other prudent or feasible alternatives;
- (c) the likely impact on the cultural significance or streetscape value of the place; and
- (d) measures for the replacement or conservation of remaining items of cultural significance or streetscape value.

Adaptive Reuse of Character Buildings, Character Places and Identified Items of Historical Interest

NOTE 12.10.4T

The requirements of other legislation e.g. Equal Opportunity Access and Fire Safety are also to be addressed in the proposed development.

- (31) **Specific Outcomes**
- (a) Character places within Character Zones or listed in Schedule 2 and Identified Places of Interest listed in Schedule 3 are conserved and used for compatible uses.



- (b) Important items of external fabric [such as original or pre 1946 – corrugated iron roofs, timber wall cladding, face brickwork or masonry, timber doors and windows, decorative details, balustrades, timber flooring, tessellated tiling, street awnings, shopfronts, window hoods, painted finishes including signage, ogee gutters, decorative rainwater heads and metal downpipes, applied decoration (including moulded render), copings, parapets, string courses, brackets and finials, timber stumps and batons and fences and gates] are conserved.

- (c) Important items of internal fabric [such as the overall plan form which is usually of a geometric configuration, room volumes involving the retention of the existing hierarchy of original major and minor spaces, and original or pre 1946 materials, including flooring, staircases, fire places, doors and windows (including hardware and decorative glass), timber mouldings (including skirtings, architraves and cornices), pressed metal (including ceilings and walls), cornices, ceiling vents, dados, decorative finishes (including mouldings or original or early paint or wall paper finishes), timber panelling and timber linings to walls, ceilings or floors, and early bathroom and kitchen features] are conserved, particularly where specifically listed in Schedule 2.

New uses and works do not cause a loss of cultural significance by ensuring that—

- (i) new uses and works are compatible with the place by requiring minimal alteration to the significant fabric and context of the place;
- (ii) existing spaces and access patterns are conserved where possible; and
- (iii) where the pre 1946 fabric of the building, or the post 1946 fabric of the building where the building is listed in Schedule 2 is removed, sufficient original material is retained to permit interpretation of the original structure both internally and externally.

(32)

- (d) New uses match, as far as possible the context and layout of the place by ensuring the ready interpretation of both existing confined spaces and large open spaces.

Vegetation, Landscaping and Character Trees

Specific Outcomes

- (a) Vegetation of cultural significance or streetscape value is conserved and appropriately managed, to ensure longevity and the retention of its cultural or aesthetic values.
- (b) Appropriate landscaping, including street trees, is used to soften building outlines and to enhance the overall appearance of new uses and works.
- (c) New uses and works are designed in a manner that retains existing large/mature vegetation located in character zones or character places listed in Schedule 2, Part 1 or culturally significant vegetation listed in Schedule 2, Part 2 and integrates the built form into the surrounding landscape.
- (d) Landscape design emphasises a clear pedestrian entry point and supports opportunities for casual surveillance of public spaces and vulnerable areas.
- (e) In areas with highly distinctive streetscape patterns, existing landscape and street tree planting themes are enhanced.
- (f) Particular attention is given to the retention of existing vegetation—
 - (i) in areas of high streetscape prominence e.g. within or along elevated hill sides and ridgelines, view corridors and vistas;
 - (ii) where the vegetation itself forms a landmark or focal point; and
 - (iii) where the vegetation is rare or endangered.
- (g) Any changes which may reduce the cultural significance of a tree, garden or cultural landscape should be capable of being reversed.
- (h) The following key elements of character gardens and cultural landscapes are conserved where possible—



- (i) spatial layout relationships and orientation, particularly important character elements relating to symmetry, asymmetry and axial alignment;
- (ii) important views and vistas;
- (iii) main circulation systems, including roads, pathways and trails;
- (iv) places and items of indigenous cultural significance;
- (v) important archaeological sites and graves;
- (vi) established planting elements, such as trees, shrubs and hedges; and important built elements, including historic buildings and structures, terraces, steps, water features, monuments and memorials, historic lights and site furnishings (e.g. benches, planters and sculptured objects).

- (i) Herbaceous and perennial plants and bulbs are reused on-site and replacement plants are propagated from original plants on-site, where possible.

NOTE 12.10.4U
Street tree planting and other streetscape landscaping works should be compatible with any Streetscape Master Plan adopted by the local government.

(33) Acceptable Solutions, if self assessable and Probable Solutions, if code assessable for sub-section (32)(a)

The pruning of vegetation of cultural significance or streetscape value, as identified in Schedule 2—

- (a) removes dead or diseased growth;
- (b) involves crown thinning through the removal of no more than 25% of the crown in order to increase light penetration and air movement into the crown;
- (c) retains the natural shape of the vegetation;
- (d) retains at least half of the canopy in the lower two-thirds of the tree;
- (e) involves the removal of no branches greater than 75mm in diameter;

- (f) involves the removal of vegetation which is within 300mm of powerlines, or other aerial infrastructure;
- (g) in relation to palms—
 - (i) involves the removal of flowers or fruit; or
 - (ii) does not involve the removal of live fronds at an emergence angle greater than 45° above the horizontal plane; or
- (h) the Local Government determines that the work is not likely to significantly adversely affect the cultural significance or streetscape value of the vegetation.

NOTE 12.10.4V
The local government may require the preparation and submission of a cultural significance or streetscape impact assessment in accordance with Planning Scheme Policy 2—Information Local Government May Request, for any significant uses or works involving historic gardens or cultural landscapes.

(34)

Dealing with Difficult Topography Specific Outcomes

- (a) New buildings and extensions to existing buildings in character zones or in character places are designed to accommodate the existing topography and the proposed new surface levels across the site.
- (b) Post supported structures are utilised on steeply sloping sites in order to minimise the extent of cut and fill and consequential disturbance to the natural environment.
- (c) Decorative treatments such as painted timber battens or lattice work which match existing or adjoining character buildings are used to soften the visual starkness of the underneath areas of post supported buildings.
- (d) Where new uses or works involve slab on ground construction, the location, height, extent, materials and colours of the building and associated retaining walls are designed to minimise the visual inconsistency between existing character buildings and the new building or works.
- (e) The impact of any proposed cutting and filling on overland stormwater flows are thoroughly assessed.



- (f) Density of development and building mass is reduced on sloping land so that vegetation retention is maximised.

Indigenous Places

NOTE 12.10.4W

- (1) Schedule 2, Part 3 lists known places of Indigenous cultural significance.
- (2) Where the local government considers that development may impact on a site of Indigenous cultural significance, the local government will require that—
- the matter be referred to the EPA Cultural Heritage Branch; and
 - a cultural significance assessment be undertaken in accordance with Planning Scheme Policy 2—Information Local Government May Request, by a suitably qualified person holding a permit under the Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987; and
 - the current landowners and the traditional owners or the appropriate Aboriginal community/communities are consulted.

(35)

Specific Outcomes

- (a) New uses or works which impact on a place of Indigenous cultural significance take account of the significance and value of the place and the surrounding area with particular regard to—
- the character, appearance, location and setting of items of Indigenous cultural significance;
 - whether any proposed landscaped treatment would be in keeping with the character and appearance of both the item of Indigenous cultural significance and the surrounding area; and
 - whether the proposal is likely to cause irreversible damage to a place of Indigenous cultural significance, or its setting.
- (b) Wherever possible, new uses and works ensure the conservation, in situ, of places of Indigenous cultural significance, and their setting.

- (c) New uses and works maintain a scale and appearance in keeping with the character and amenity of the locality, with adequate buffering or screening to items of Indigenous cultural significance.
- (d) Where appropriate, new uses and works facilitate the interpretation of places of Indigenous cultural significance.

Archaeological Sites

NOTE 12.10.4X

- (1) Schedule 2, Part 1 lists the known places of archaeological significance.
- (2) Where the local government considers that development may impact on a site of archaeological significance, the local government will require that—
- the matter be referred to the EPA Cultural Heritage Branch; and
 - a cultural significance assessment be undertaken in accordance with Planning Scheme Policy 2—Information Local Government May Request, by a suitably qualified person holding a permit under the Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987.

(36)

Specific Outcomes

- (a) New uses or works which impact on a place of archaeological significance take account of the significance and value of the place and the surrounding area with particular reference to—
- the character, appearance, location and setting of places and items of archaeological significance;
 - whether any proposed landscaped treatment would be in keeping with the character and appearance of both the place of archaeological significance and the surrounding area; and
 - whether the proposal is likely to cause irreversible damage to the item of archaeological significance, or its setting.
- (b) Wherever possible, new uses and works ensure the conservation, in situ, of a place of archaeological significance, and its setting.



- (c) New uses and works maintain a scale and appearance in keeping with the character and amenity of the locality, with adequate buffering or screening to places of archaeological significance.
- (d) Where appropriate, new uses and works facilitate the interpretation of places of archaeological significance.

Palaeontological Sites

NOTE 12.10.4Y

- (1) Schedule 2, Part 1 lists the known places of palaeontological significance.
- (2) Where the local government considers that development may impact on a site of palaeontological significance, the local government will require that—
 - (a) the matter be referred to the EPA Cultural Heritage Branch;
 - (b) a cultural significance assessment be undertaken in accordance with Planning Scheme Policy 2—Information Local Government May Request, by a suitably qualified person holding a permit under the Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987.

(37)

Specific Outcomes

- (a) New uses or works which impact on a place of palaeontological significance take account of the significance and value of the place and the surrounding area with particular reference to—
 - (i) the character, appearance, location and setting of places of palaeontological significance;
 - (ii) whether any proposed landscaped treatment would be in keeping with the character and appearance of both the place of palaeontological significance and the surrounding area; and
 - (iii) whether the proposal is likely to cause irreversible damage to the place of palaeontological significance, or its setting.
- (b) Wherever possible, new uses and works ensure the conservation, in situ, of a place of palaeontological significance.
- (c) New uses and works maintain a scale and appearance in keeping with the character and amenity of the locality, with adequate buffering or screening to places of palaeontological significance.
- (d) Where appropriate, new uses and works facilitate the interpretation of places of palaeontological significance.

