



Demolishing a House in Maryborough

The need to protect and conserve dwelling houses that contribute to the traditional character and amenity of residential neighbourhoods and streetscapes in Maryborough.

Any proposal seeking to demolish, remove, renovate or relocate (on the site) a Queenslander character house requires a Code Assessable development application to be lodged with Council (refer to Part 5.10, Table 5.10.1 for the level of assessment criteria).

The application will be assessed against the Heritage and Neighbourhood Character Overlay Code (refer to Part 8.2.9 in the Scheme) and associated Planning Scheme Policy (refer to Schedule 6, SC6.2 and the Character Guidelines).

What is Character Style?

Architectural character 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 of elements related to a previous style.
- Ornament or its absence.



There are three distinct Queenslander character styles that are evident in Maryborough:

Character Style	Features
Victorian style	Early Victorian houses were built between 1840 to 1860 and are generally simple. Commonly containing one or two rooms across the front, with a formal but plain appearance.
	Mid-Victorian houses were built between 1860 to 1875 and are similar to early Victorian but with greater ornamental finishes.
	Late Victorian houses were built between 1875 to 1901 and are grader in form than the earlier Victorian styles. The high stump feature was also introduced during this period.
Federation/Edwardian style	Federation/Edwardian houses were built between 1895 to 1920 and are highset with elaborate veranda, roof and plan forms. Timber decorations become more vertical, with enclosed elements and curved edges.
Interwar style	Interwar houses were built from 1920 through to the 1930s. More rustic than the proceeding styles, most have simple plans centred on the hallway, and are set well back from the street. The houses are generally highset and incorporate stylistic detailing from the earlier Federation/Edwardian period.

Need Assistance?

For further assistance in determining the most appropriate commercial zone for your business, Planning enquiries can be made between 8.15am and 4.45pm Monday to Friday by phoning 1300 79 49 29 or in person at the Hervey Bay or Maryborough Customer Service Centres.

Neighbourhood Character Precincts

A neighbourhood character precinct 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. Development in a neighbourhood character area should be sympathetic and complementary to the key character elements and preferred character of the applicable precinct. Details of each precinct can be found in the Character Guidelines of the Planning scheme policy for the Heritage and Neighbourhood Character Overlay Code (SC6.2). A summary is also provided in the table below. Most development in a Neighbourhood Character Precinct, including building works and vegetation clearing, will require an application to Council.

Precinct	Attributes
Victorian and Federation Dominated Precinct	<ul style="list-style-type: none"> Open and spacious garden character with views of buildings from the street. Buildings from the Victorian, Federation and Interwar eras with newer development. Buildings not exceed two storeys in height, be oriented parallel with the street Setback from the front boundary a distance similar to those on adjoining properties. The use of timber or light colour finishes will maintain the lighter appearance of buildings. Setbacks allow space for landscaping, while fences retain the openness of the streetscape.
Garden Dominated Precinct (including Howard Garden Dominated Precinct)	<ul style="list-style-type: none"> Generous garden settings around traditional Victorian and Federation style timber dwellings. New development contributes to the character by incorporating articulated front facades, respecting the predominant one to two storey building heights, generous setbacks and pitched roof styles. The use of timber or non-masonry finishes will maintain the lighter appearance of buildings in the streetscape. Front and side setbacks to provide space for landscaping, and low or permeable front fences.
Laneway Precinct	<ul style="list-style-type: none"> Compact 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 to 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.
Milton Duplex Precinct	<ul style="list-style-type: none"> High-set, timber duplexes situated in large, open garden areas. Symmetrical façade design and form, pitched roof styles, consistent 6m front setbacks and the use of timber with iron rooftops. 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. 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.
Elizabeth Street Garden Dominated Precinct	<ul style="list-style-type: none"> 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. 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. Timber or light colour finishes will maintain the lighter appearance of buildings.
Kent Street Commercial Precinct	<ul style="list-style-type: none"> The commercial centre of Maryborough is defined by the significant Victorian and Federation buildings located throughout the streets, many of which have identified heritage significance. New developments to 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. Buildings are constructed to the front and side boundaries to emphasise the pattern of the built form. Signage will be placed and designed so as not to dominate the façade or streetscape.
William Street Commercial Precinct	<ul style="list-style-type: none"> Commercial area in Howard is defined by the timber Victorian and Federation buildings. 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 verandas 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 separated by small side boundary setbacks.



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