

Schedule 9 Woodford Design Guidelines

1.0 INTRODUCTION

1.1 Recognition of Character

Council recognises the asset that the regional rural townships and villages such as Woodford, Wamuran, Mount Mee and D'Aguilar, represent to the Shire and the Sunshine Coast region in terms of the provision of essential services to the rural community and the historic links they provide between the diminishing past and the present.

Woodford like many other townships displays an individual character and charm which has evolved over time. This character provides an identity, conveys a particular image and produces an impact, particularly to visitors.

There is an emerging community awareness of the contribution that the preservation and promotion of Australia's past can make to community pride and cultural and environmental exchanges between persons from different backgrounds.

1.2 Guidelines Philosophy

These guidelines focus on the Woodford town centre and the "main street" (Archer Street), as well as those elements of the urban and rural landscapes which dictate Woodford's image.

The guidelines are intended to assist Council, residents and developers in establishing an historic Australian country-town character which will create a recognisable image, economic prosperity and community pride in Woodford.

1.3 Sympathetic Development

Appropriate sympathetic development and complementary protection of the landscapes within and around Woodford should ensure its long-term viability as a locality in which to invest, work, live and visit.

Unsympathetic development will disrupt the streetscape and detract from the established image, character and feel of Woodford. In many instances, the historic character will be kept alive through the protection of remnant buildings, the preservation of dominant and notable vegetation and the creation of civic spaces/features which people identify with. Architectural "Good Manners" is therefore vital to the enduring nature of the town's character.

Moreover, the consistent encouragement of high standard heritage type development can offer existing and prospective future business houses a degree of assurance that development which would detract from the overall appeal of Woodford is unlikely to occur.

1.4 Preferred Character

The overall outcomes for Woodford seek to reinforce its Australian country town character in relation to both the natural and man-made streetscapes and landscapes. It is important to maintain these preferred qualities and at the same time enhance and protect the boundaries between adjoining precincts i.e. the gateway from Woodford to its rural and rural residential environs, and the reverse thereof.

The character of the town is to be maintained by reinforcing its scale, massing, fabric and types of land-uses. Small rather than large developments will be preferred. Improvements to the streetscapes i.e. more interesting "spaces", the addition of significant and mature street trees, and the installation of period street furniture will assist in reinforcing the preferred character.

1.5 Character Features And Elements

Individual and groups of elements can both create and dictate the nature and quality of an area's character. Similarly the treatment of such elements can impact upon an area's character. Further, the character of an area can be influenced by the existence and nature of long-term vistas or panoramas.

Elements which determine and shape an area's character consist of two groups, namely:

- (a) orientation; height, bulk, scale of and between man-made structures; and entrances and exits (gateways); and
- (b) the presence of water bodies; the immediate (near) natural and man-made settings (landscapes) of an area; long distance vistas and panoramas; signage styles and quantities; landmarks, natural and man-made; climate; building style; landscaping features; roof form, awnings and verandah parapets, windows and doors, and fences; and materials, and colour tones.

It is important that there is consistency and fluency with the use of each element throughout the town, and that the elements complement one another.

The way in which elements are designed and treated will dictate the impact of an area's character.

2.0 INTENT OF THE DESIGN GUIDELINES

The overall intention of these guidelines is to retain and promote the existing Australian country-town character of Woodford by providing design guidance to the architectural form of development.

It is not intended that future buildings be replicas of historic types but that the dominant theme of development in the streetscape be reinforced or reflected in new development. This can be achieved through the incorporation of such identifiable characteristic design features, materials and detailing as will give them a consistent and compatible external appearance of being of the same design idiom of these building types.

The principal thrust of the guidelines is to encourage a consistently high standard of development which integrates with and complements existing development. The emphasis is placed on innovative and themed development exhibiting an authentic and harmonious Australian country-town architectural mode.

In each case, measures aimed at improving the complementary features in the streetscape such as street furniture, lighting, paving and landscaping are integral to the townscape improvement and can create a vital and attractive community centre.

3.0 ESTABLISHED CHARACTER OF WOODFORD

3.1 Woodford Town Centre

Woodford's Town Centre is characterised by:

- a very wide (3 chain – 60.0 metres) Archer Street (D'Aguilar Highway);
- a large number of very mature trees;
- the existence of generous areas of convenient on-street car parking spaces;
- service roads on either side of the Archer Street through lanes;
- many well presented and relatively intact and homogeneous Australian country-town "main street" shop and business buildings; and
- a distant panorama of hills.

Features which detract from the otherwise attractive appearance of Archer Street consist of:

- the proliferation of Energex poles and wires along the west side of Archer Street;
- the significant lopping and trimming by Energex which has resulted in considerable disfigurements to major street trees along Archer Street;
- the wide expanse of impervious areas of traffic lanes and parking areas within Archer Street;
- a poor and inconsistent style of street signage;
- the lack of definition and cohesion between grassed areas and sealed parking spaces along the western side of Archer Street.

3.2 Other Precincts

- (a) The Woodford Showground lacks a statement of identity. It would be desirable to plant an avenue of trees along Dilloo Street to indicate that there is something special (Showground) there, and thence to have an appropriate entrance statement designed for the Showground.
- (b) The first impression visitors gain of a town is at the approaches (gateways) to that town. A good impression creates the right impact, and if the circumstances are right the impact may be sufficient to arouse curiosity and an above average interest in the trip into and through the town. It is important not to be classified as just another town by visitors, transit motorists and tourists.

Accordingly, the southern approach to Woodford could be improved by a much more artistic sign. The opportunity also exists to introduce some form of statement in front of the stand of Eucalypts in front of the Woodford School, which reinforces Woodford as something special.

The northern approaches are influenced by several features, namely:

- (a) A number of watercourse crossings including the Stanley River and One Mile Creek;
- (b) The satellite development around Canando Street and Neurum Road;
- (c) The two depots either side of the D'Aguilar Highway in the vicinity of Leichhardt Street;
- (d) The embankment and park on the east side of the D'Aguilar Highway north of Webb Lane;
- (e) The large mature trees which dominate the streetscape in the vicinity of Webb Lane.

In summary, strong historical influences pervade in the architecture of Woodford and its expansive and well laid out "main" street. Prominent elements in the streetscape include the Hotel, the memorial figs, the water tower, the service lanes, the Energex fixtures and several well presented single storey Australian country-town timber shop/business buildings.

4.0 ARCHITECTURAL STYLE AND DESIGN ELEMENTS

4.1 Introduction

Woodford has been relatively fortunate in that development pressures have not yet been sufficient so as to influence and intrude upon the historical theme that has existed for a considerable period of time.

In encouraging and promoting a common architectural theme, attention should concentrate upon two factors, namely:

- Primary Controls which include the siting, orientation, height, bulk and setback of individual and groupings of buildings;
- Design Elements which include the architectural style, signage and detail of individual and groupings of buildings.

Beyond attention to the architectural style of buildings the streetscape requires particular consideration so as to ensure that development is framed in a functional and complementary attractive setting.

4.2 Primary Controls

4.2.1 Bulk

The bulk of new development will to a large extent be governed by the need to accommodate parking onsite. The apparent bulk of development should nevertheless be kept in context with existing development. Smaller rather than larger developments are preferred.

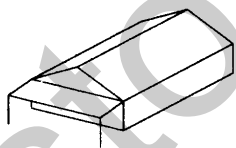
4.2.2 Orientation/Setback

New development should respect the predominant setback and orientation of existing buildings by being constructed to the front alignment and square on to the street. In this manner, the street is addressed with an appropriate facade.

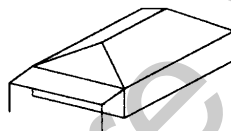
4.3 Design Elements

4.3.1 Roof Form

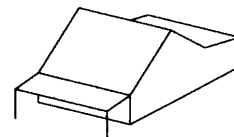
The roof-line is one of the most important features which determines the overall appearance of the building. Steep pitched (between 30° and 45°) gables and hip roofs are preferred. Where the width to be spanned by the roof is in excess of about 7.0 metres, multiple hips or gables or the addition of skillions is traditionally used. Examples of typical vernacular roof designs are shown below:



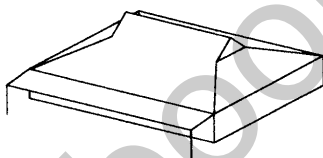
GABLE ROOF



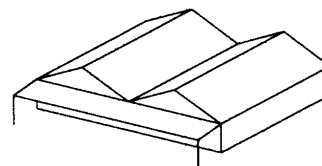
HIP ROOF



PITCHED WITH SKILLION AT REAR



DUTCH GABLE

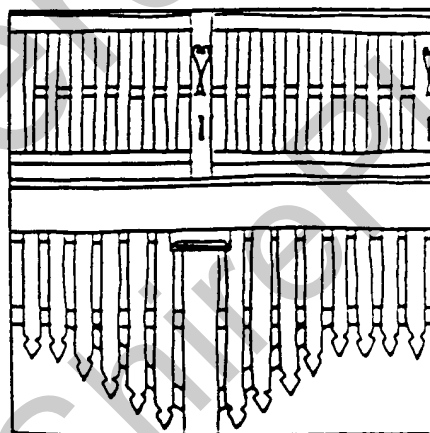
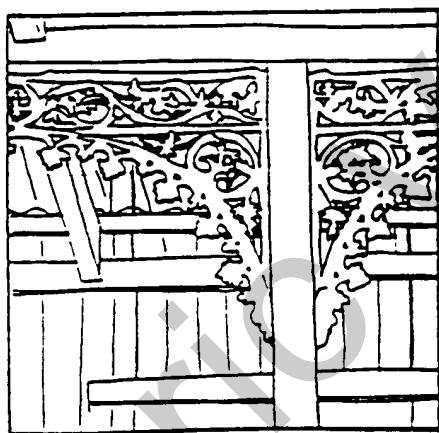
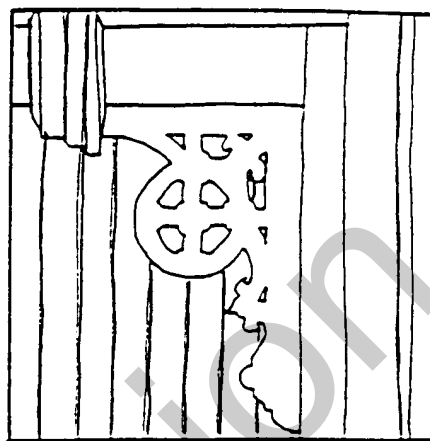
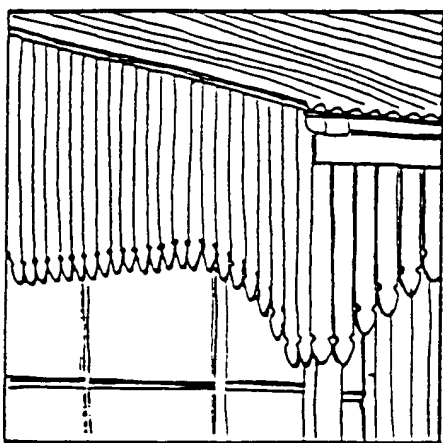


MULTIPLE GABLE

4.3.2 Awnings/Verandahs

Awnings are a typical inclusion on traditional commercial buildings and are both a functional and attractive addition. New development should incorporate awnings which extend for the full frontage and as far as possible "key" into any abutting awnings so as to facilitate unbroken weather protection. Verandahs can be a desirable feature of two storey development.

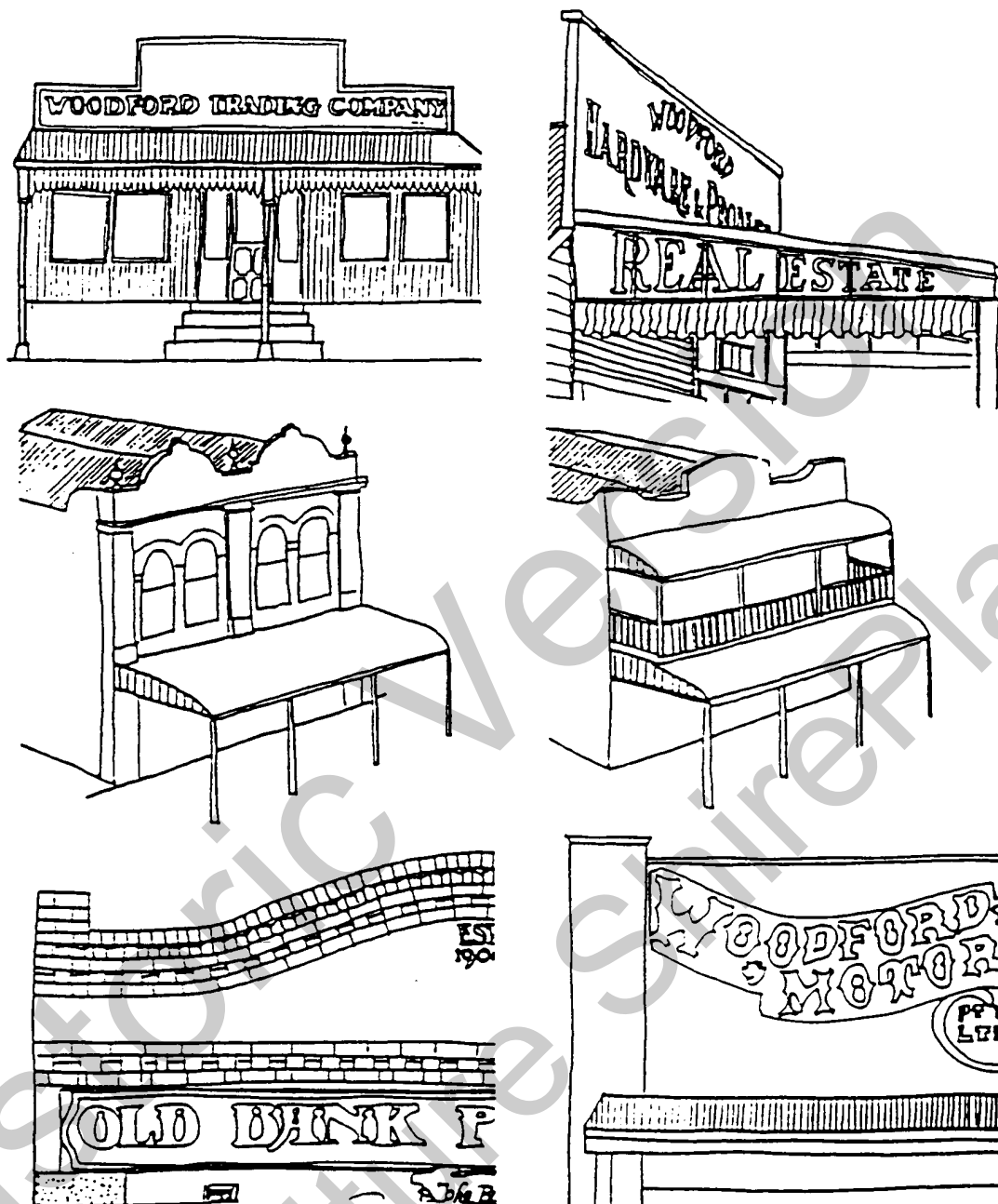
Verandah/awning down-posts should be incorporated either in non-load bearing (i.e. with cantilever structural supports) or load bearing form. Down-posts can be either simple or ornate and should be set back at least 45cm from the back of the kerb. Some indicative style of awning and verandah design are as follows:



4.3.3 *Parapets*

Parapets are a conventional inclusion in the facade of traditional commercial buildings and serve as an identifier for the premises (bearing the sign). Parapets vary from the simple to the relatively sophisticated. Pilasters are often used for support and ornamentation.

In the case of two storey buildings the second storey should incorporate features such as verandahs, cornices, pilasters, recesses and projections.

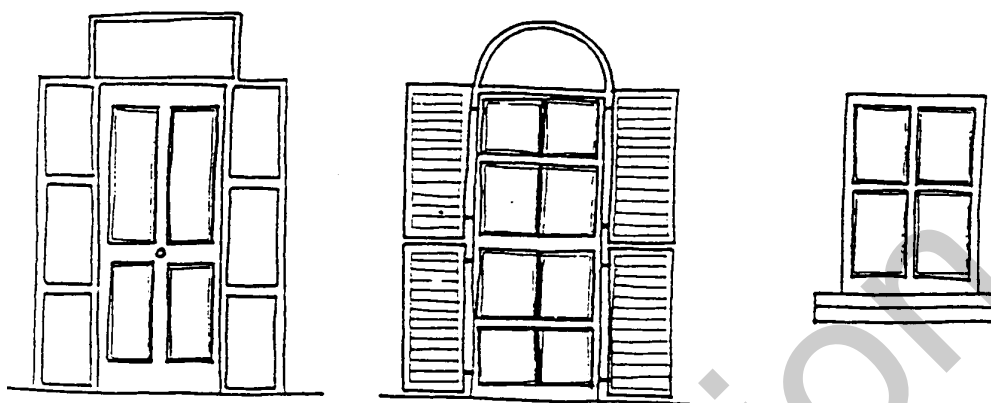


4.3.4 Windows/Doors

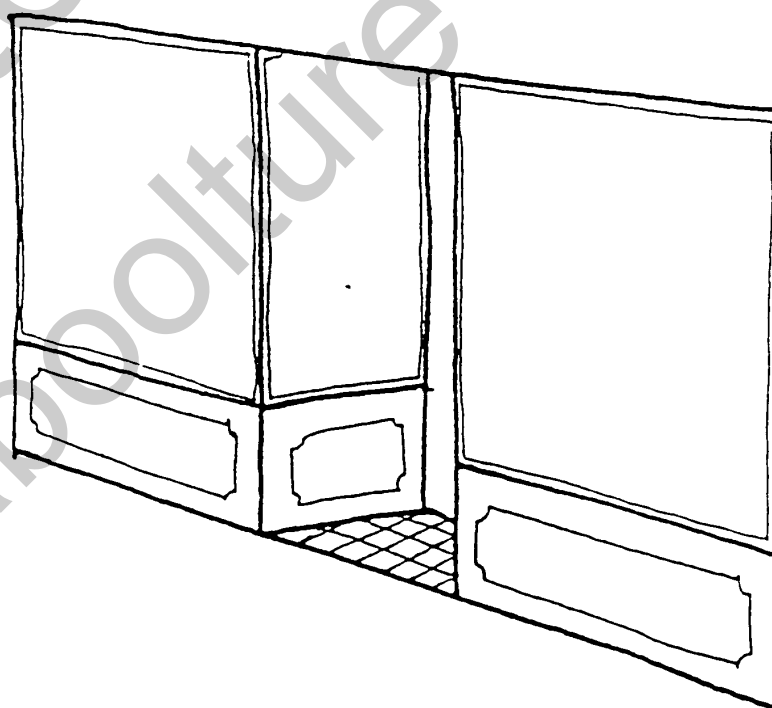
The emphasis with window and door openings in traditional buildings is the repetition of vertical lines and rhythms. A similar design emphasis should be incorporated in new buildings. Where large expanses of glass are required (such as display windows) vertical mullions should be used to suggest a vertical orientation of windows.

A similar vertical emphasis is sought with door openings. Double doors were often incorporated in traditional buildings. Doors were often embellished with window panels or sidelights and semi-circular fan lights. Access for the disabled shall be provided.

The following are examples of preferred window and door detail styles:

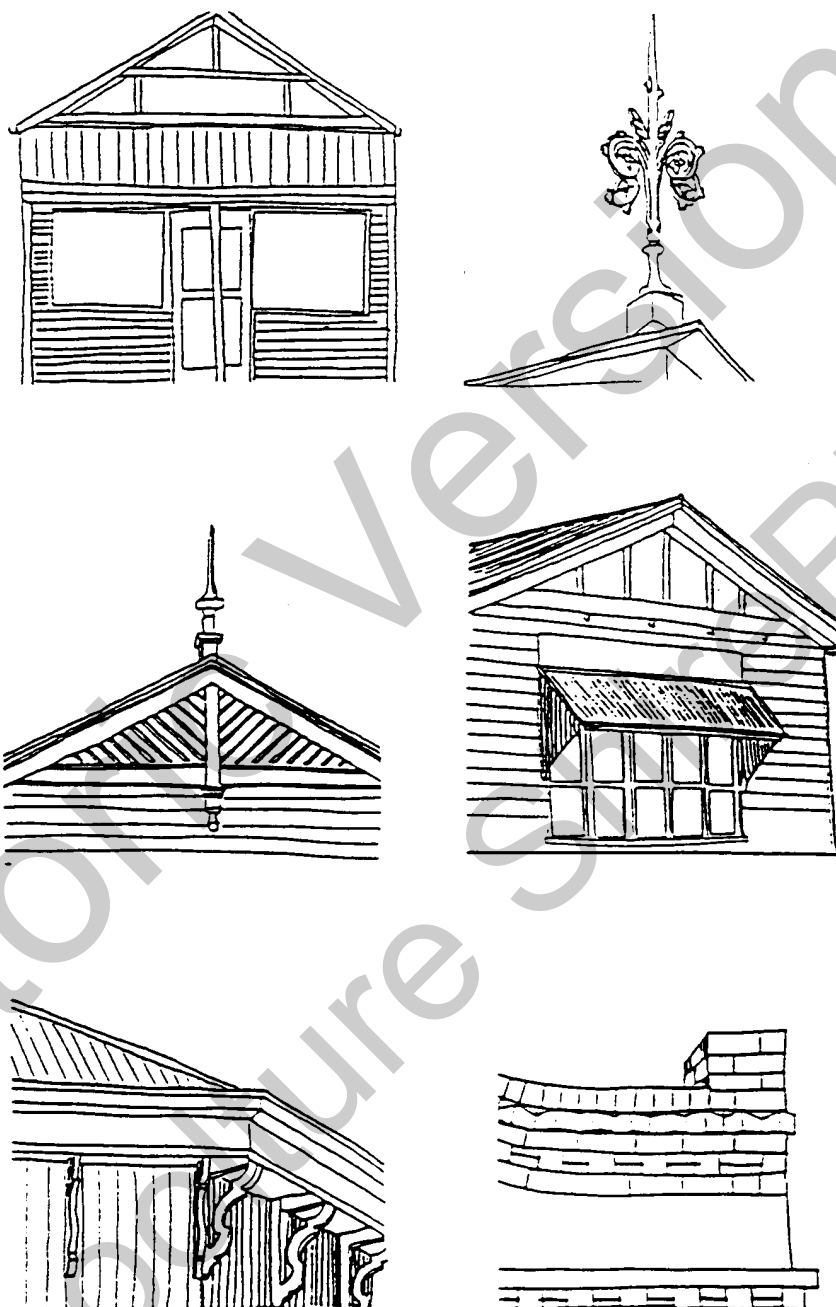


Doors are normally inset with a small landing, as follows:



4.3.5 Detailing

Traditional buildings often include functional and decorative devices such as window hoods, louvres, slats, shutters, ornamental panels and brackets, finials, gable vents, fretwork and stained glass. The inclusion of a combination of these features adds to the identifiable architectural mode adopted. Some examples of such details are illustrated below:

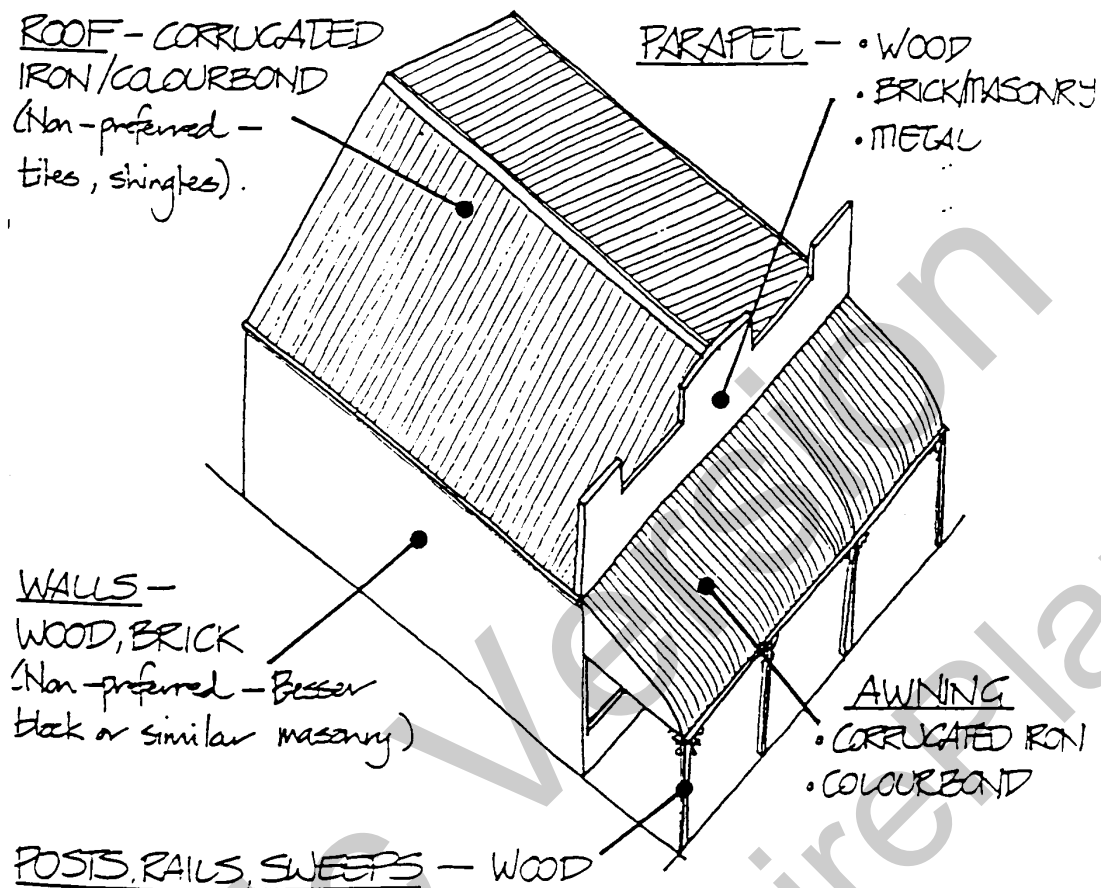


4.3.6 Materials and Colours

Materials used should as far as possible be consistent with those traditionally employed. Timber with iron roofing is preferred, however, suitable variations from this form may prove in keeping with the preferred style.

Colours chosen should be subdued and successfully blend with surrounding buildings. Gaudy colour combinations are unacceptable. Mid-tonal hues are preferred.

The following diagram indicates preferred materials:



4.3.7 Signage

Inappropriate signage can detract from the natural and peaceful setting of an area. It can either down rate an area or be complementary to the area. Unplanned and poorly designed signage often causes a cluttering effect and detracts from the visual aesthetics and character of an area. On the other hand, signage of an appropriate design, scale, colour and theme can, by itself, create interest, and complement the features/landscape which it is part of.

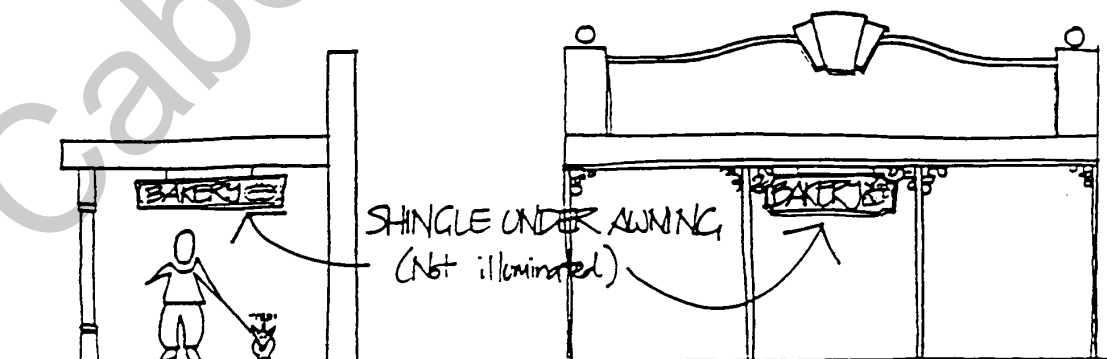
Signage falls into two categories being:

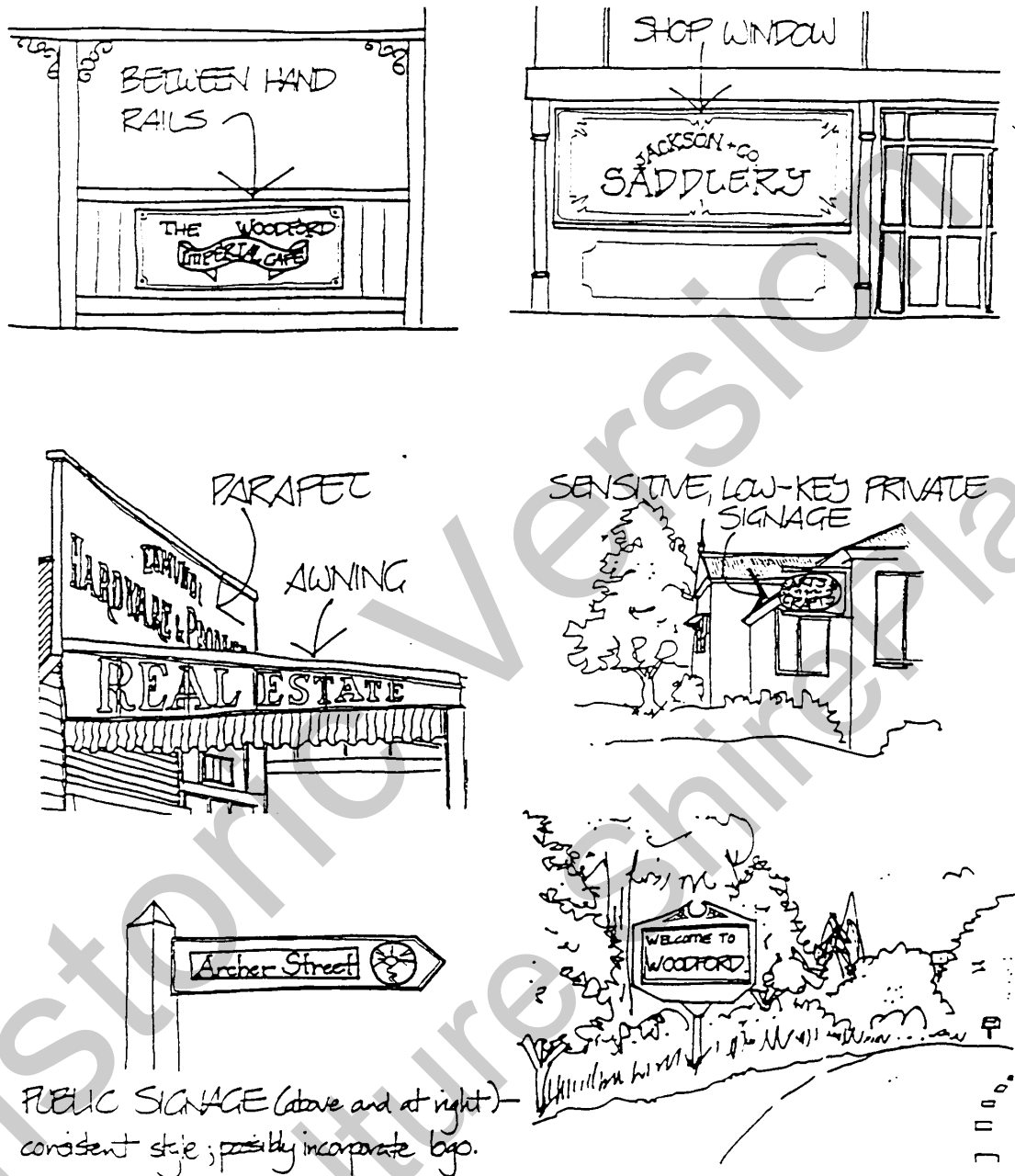
- public signage that detail matters of public information, i.e. street signs, location information;
- private signage which publicly advertises information for a private body/company.

Signage, particularly street signage and private signage needs to be co-ordinated so as to maintain the character of Woodford's Town Centre, its surrounding town areas and the rural and rural residential areas.

The potential of Woodford to be a centre for day-trippers and visitors to Somerset Dam, the Conondale Ranges, the Mount Mee area and seasonal wetland habitats around Woodford means that the impact and impression that signage imparts on tourists and visitors is critical. Inappropriate and uncoordinated signage affects tourist's and visitors perceptions and experience of Woodford and its environs.

Examples of 'good' signage are as follows:





4.3.8 Street Planting And Landscaping

The importance of the streetscape in creating functional and attractive residential, business and visitor environments needs to be recognised. Trees in the streetscape not only provide welcome shade and shelter but enhance its visual appeal by complementing the built environment and adding a changeable element that provides colour and texture. Street plantings can also provide a sense of enclosure and a sense of place for particular elements of the street. They can also humanise the scale of the street by detracting from the wide expanse of road reserve. Feature trees can also consolidate the character of towns.

The preferred landscape should be compatible with the Australian country character of rural and town areas. Deciduous non-berry type street trees will be preferred especially in parking areas and along Archer Street.

4.3.9 Hard Landscaping

Hard landscaping embraces a range of built elements which occur between buildings and in public spaces. This includes street furniture, water fountains, pathways, roads, rest areas, barbecues, play equipment, fences and picnic shelters. These elements should be designed so as to be readily visible yet unobtrusive, convenient to car parking areas, free from pedestrian movement, and reflect the character of their setting. Examples of appropriate styles of street and park furniture and structure.



4.3.10 Paving, Lighting And Street Furniture

The consistency of all elements which make up the total streetscape is to be promoted. The progressive upgrading of footpaths with pavers will be required. Street furniture such as benches, lights, bins of a themed or consistent nature are to be introduced. Examples of appropriate footpath paving styles:

