



SHIRE OF PINGELLY POLICY 13.6

Pingelly Town Centre Townscape

1. When considering an application for planning consent within the Town Centre zone, consideration will be given for the need to conserve the turn of the century streetscape and ensure that all infill and new developments match the scale, form and physical character of the turn of the century buildings in the area.
2. Any reconstruction of original facades should only be to those elements which are considered to be essential to the streetscape, or where additions to the older buildings are contemplated.
3. Scale and Form
 - a. Scale of new buildings should be based on existing building elements.
 - b. Limit height of any new buildings to two stories.
 - c. Verandas should be located on road edges and include the reinstatement of timber or metal posts.
 - d. Shop windows / doors should be of similar heights to the turn of the century type.
4. Materials
 - a. Walls / parapets to be brick, either painted or fairfax brickwork of appropriate colour. Modern coloured bricks are not appropriate.
 - b. Roofs to buildings / verandas should be corrugated iron.
 - c. Veranda posts and framing should be either timber or steel in proportion to the original verandas and include detailing and decoration where appropriate.
 - d. Windows and doors to existing buildings should be retained in timber, as aluminium and other contemporary materials are not really appropriate.
 - e. Windows and doors to new buildings could be either aluminium or a contemporary material as long as sections are similar in thickness to timber joinery.
5. Colours

Colour schemes which were fashionable at the turn of the century provide a large variation in colour selections. It is important to recreate the building tones and to highlight areas and elements which enforce and enhance the original building's character. Each building should have its own colour scheme which relates to its particular architectural style. The colours of adjoining and newly constructed buildings should be in similar colours and toning as the historic buildings.

 - a. Building colours should preferably follow themes used at the turn of the century.
 - b. Original materials such as brickwork and stucco should be highlighted, not painted over.
 - c. Original colours can be found by scraping the site.
 - d. Painting a group of individual buildings in one colour scheme should be discouraged.

6. Signs / Sign Writing

- a. Old sign types should be encouraged. Where possible, appropriate turn of the century lettering should be used. The range offers numerous variations for individual businesses to express their advertisements.
- b. Signs painted over the whole facade should be prohibited. New signs should be positioned in appropriate places such as parapets, verandas, on panels above the shop windows, or as hanging signs under verandas.
- d. Components to be discouraged:
 - i. covering up historic facades;
 - ii. construction of blank facades;
 - iv. use of modern materials ie. acrylic sheets; and
 - v. construction of pseudo colonial verandas with turned posts and lacework.