

MALDON DESIGN GUIDELINES - 1998

1.0 PURPOSE

To provide detailed design criteria for new buildings or alterations to existing buildings within the Heritage Areas (Historic Residential Area – HO 444, Historic Central Area – HO445 and the Maldon Historic Reserve – HO 443) and areas of Landscape significance (SLO 1 and SLO 3).

2.0 HISTORIC CENTRAL AREA (HO 445)

2.01 Alterations (including extensions and additions) to buildings built prior to 1925.

2.01-1 Major Alterations

The design and detail of major alterations, including extensions and additions, to buildings built prior to 1925 must conform to the former appearance of the building on the site in the period 1860 to 1925 as illustrated in the streetscape elevations contained in the Maldon Conservation Study.

2.01-2 Minor Alterations

The design and detail of minor alterations (including minor changes to fenestration and doorways as well as new ventilation and exhaust systems, etc) need not conform to the former appearance but must be undertaken using designs and proportions complimentary to the building at the time and must be as inconspicuous as possible.

The materials, colours and finishes to be used in the external coverings of such buildings must conform with Schedules 1 & 2.

2.02 Alterations (including extensions and additions) to buildings built from 1925 onwards.

2.02-1 Major Alterations

Any major alteration (redesign) of a building built later than 1925 must comply with the provisions at Clause 2-3.

2.02-2 Minor Alterations

Alterations of a minor nature must complement both the character and appearance of the building as it exists at the present time and must conform with Schedules 1 & 2.

2.03 New buildings and works on vacant sites

2.03-1 General design

The general design (and materials) of new buildings and works on vacant sites need not comply with the former appearance of the site (building) but must be complimentary to its adjacent buildings and the character and appearance of the streetscape generally.

2.03-2 Setbacks

The setback from the street (if any) for new buildings and works will be determined according to the degree to which the proposal complements the existing streetscape

character and appearance, yet allows for the maintenance or retention of the mature, post-gold era character.

2.03-3 Materials

In all cases the materials, colours and finishes to be used in the new buildings and works must conform with Schedules 1 & 2.

3.0 HISTORIC RESIDENTIAL AREA (HO 444), THE MALDON HISTORIC RESERVE (HO 443) AND ITEMS LISTED AS HISTORIC ITEMS AND AREAS WITHIN THE HERITAGE OVERLAY

3.01 Alterations to Buildings

Alterations include: stabilisation, restoration, reconstruction and adaptation. Adaptation is where there is a change to a building to enable it to serve a different function or requirement. These terms are defined in the Burra Charter. In most cases, no changes are appropriate to significant building fabric where it is visible from the street, except where restoration or partial reconstruction is involved.

For buildings or other items specified in the Heritage Overlay, any change may damage its historic or architectural integrity. Because of the need to maintain all significant building fabric, all works should be discussed with the Responsible Authority or the Heritage Adviser, as to whether a permit is required, and the most appropriate procedures to be adopted.

3.02 New buildings and works

3.02-1 Objectives to be met

The main objective for new building design is that new buildings and works complement the overall historic streetscape character of the surrounding area and do not dominate nor compete with the identified buildings and their historic characteristics.

3.02-2 Requirements for buildings and works

Two sets of requirements for new buildings and works are provided to determine the degree to which the objectives are met.

3.02-3 Option 1

Buildings and works that relate well to the significant character of the surrounding area and therefore meet the objectives.

Siting requirements may permit lesser setbacks than is required for Option 2. However, such setback should still relate to the predominant siting of identified buildings in the area (but not unusual examples with less frontage or side setbacks).

The following requirements relate to those items where specific dimensions or requirements can be applied and do not indicate all aspects outlined in the objectives above.

Siting (See explanatory sketches 2.B.1)

- * No closer to the street boundary than any adjacent identified building or where there is no adjacent identified building, the typical setback of identified buildings in the area; Despite this, for unusual identified buildings with a frontage setback less than the typical, the reference must be from other buildings.
- * Buildings must not be set at any angle (to the road or identified buildings in the area) unless this is a characteristic of identified buildings in the area generally.

Appropriate Size (See explanatory sketches 2.B.II)

- * Length and height of front wall and roof height must not exceed the length and height of any identified adjacent buildings. Where an overall width is proposed to be greater, this shall not occur within the first gable width of the first roof or 6 metres from the front wall.
- * The maximum overall length must not exceed 10 metres, within the first roof, or 15 metres of the allotment from the principal frontage.

Design and Forms (See explanatory sketches 2.B.III(1)-(v))

- * To match the design and form of adjacent or other identified buildings in the area with respect to:
 - roof pitch and bulk (or mass) of roof form
 - setbacks and separation of wings or different sections of the building
 - verandah detailing (including method of connection with the building)
 - door and window sizes, proportion and spacing
 - the use of forms and proportions that reflect the identified buildings of the area
 - the use of detailing that does not mimic historic detailing except where it serves a necessary function.

Materials and Colours

- * Should match surrounding identified buildings and must comply Schedules 1 & 2.

3.02-4 Option 2

Buildings and works whose characteristics do not meet the objectives.

This applies where any objectives for Option 1 are not met. Siting restrictions and other requirements must be met, in order to reduce the predominance of such new development.

The following requirements must be met:

Siting

- * Minimum frontage setback 15m
- * Side and rear setback 1.2 metres (except for outbuildings as specified elsewhere)

Appropriate Size

- * Maximum front wall length 8m
- * Maximum overall building length (behind front wall) 15m after a setback of 6m (in addition to the initial 15m setback from the front boundary)
- * Wall height 3.5m (above floor level) for first 6m of the building with a maximum wall height of 5.5m (above floor level).

Design and Form

- * Roof pitch 20-40 degrees
- * Maximum wall to wall dimension across the roof pitch 8m
- * Maximum roof overhangs 450mm; and 150mm on gable ends (although extended eaves for sun control may be accepted).

Material and Colours

- * To comply with Schedules 1 & 2.

3.02-5 Guidelines for permit

Before deciding on an application under Clause 3-2.3 or 3-2.4 the responsible authority must consider if any new building or work meets the above objectives in terms of the following criteria:

Siting

- * To relate to the predominant prevailing pattern of identified buildings.

Appropriate Building Size

- * Height and length of front walls
- * Overall height
- * Roof height:

Design and Forms

- * Roof pitch and bulk (or mass) of roof form
- * The means of separating roof components are linked
- * Roof detailing
- * Setback and separation of wings or different sections of the building
- * Verandah detailing (including the method of connection with the building)
- * The use of forms and proportions that reflect the identified buildings of the area

- * The use of detailing that does not mimic historic detailing except where it serves a necessary function.

Materials

- * That match identified buildings of the area, where appropriate.

Colours and Finishes

- * That match identified building of the area, where appropriate.

4.0 Significant Landscape Areas (SLO1 and SLO3)

4.01 Alterations to Buildings

Alterations include: stabilisation, restoration, reconstruction and adaptation. Adaptation is where there is a change to a building to enable it to serve a different function or requirement. These terms are defined in the Burra Charter. In most cases, no changes are appropriate to significant building fabric where it is visible from the street, except where restoration or partial reconstruction is involved.

For buildings or other items specified in the Heritage Overlay, any change may damage its historic or architectural integrity. Because of the need to maintain all significant building fabric, all works should be discussed with the Responsible Authority or the Heritage Adviser, as to whether a permit is required, and the most appropriate procedures to be adopted.

4.02 Requirements for new buildings and works

Height of walls

- * 5.6 metres for residential buildings

Building form

- * Pitched or hipped roofs between 15 and 45 for all structures.

Setbacks

- * To respect the established setback for any nearby buildings listed in the Heritage Overlay.

Materials and colours

- * Should match surrounding identified buildings and must comply with Schedules 1 & 2.

5.0 OUTBUILDINGS, GARAGES, CARPORTS, WORKSHOPS AND SHEDS IN THE HISTORIC CENTRAL AREA (HO 445) OR HISTORIC RESIDENTIAL AREA (HO 444) ZONE OR ON THE SITES OF ITEMS LISTED AS HISTORIC ITEMS AND AREAS WITHIN THE HERITAGE OVERLAY

5.01 Objectives for New Outbuilding Design

As with all buildings proposed for either the Historic Central Area (HO 445), or the Historic Residential Area (HO 444) or for items listed as Historic Sites and Areas within the Heritage Overlay, it is essential that outbuildings, including garages, carports, workshops or sheds, complement both the character of the immediate site as well as the overall character and appearance of the streetscape and the surrounding areas. In addition they must be designed so they do not dominate nor compete with either identified buildings or the area generally.

To encourage a design that will harmonise with, rather than dominate, a number of design criteria have been established. If all these are met, the consideration of a planning application will be handled as a routine matter by a delegated officer (Option 1). Where these criteria are not met, the application will be considered by Council in the normal manner (Option 2).

5.02 Outbuildings (Garages, workshops and sheds)

5.02-1 Option 1: *For* delegated approval

Siting

- * Setback at least 6 metres behind front wall of house (or side wall for corner block).
- * Minimum 1.5 metres from house where allotment frontage less than 20 metres and 3 metres where greater.
- * Minimum 1.2 metres from the allotment boundaries.

Size

- * Maximum 6 metres x 7 metres.
- * Outbuildings smaller than 2.5 x 2.5 m need meet only the height and siting requirements.
- * If below 2.5 x 2.5 metres no further requirements.
- * Wall heights to be between 2.2 and 3 metres.

Design

- * Roof pitch to be 25-40 degrees or the same as the building if the identified building is listed at Schedule 2.

- * Double garages
 - doors to be located on wall that is parallel to roof ridge (except where a hipped roof is used):
 - doors to be separated by a post or pier.
 - Windows permitted but not greater than 1.5 metres vertically and 2 metres horizontally.
 - Skylights in uncoloured corrugated acrylic/fibreglass may be permitted where they will not be obvious from the street and where they do not exceed more than 10% of roof area; and do not run full length from ridge to gutter but are separated from both by iron roofing.
 - Wall heights to be between 2.2 and 3 metres.

Materials

- * Materials as for houses and other buildings; however the following are most suitable:
 - Vertical corrugated galvanised iron (new or second hand). Other metal claddings not permitted except for doors.
 - Vertical timber paling walls.
- * Timber galvanised ripple iron, galvanised corrugated iron, low profile metal cladding (without decoration), hinged or tilting operation.

Colours

- * Natural iron or timber or colours listed in Schedule 2.

5.02-2 Option 2: For normal permit procedure

Siting

- * Not closer to the street than the front of the house (from principal facade) or 3 metres from side frontage.

Size

- * Maximum 7.6 x 12.5 metres. Wall height 2 3.5 metres (except gable ends).

Design

- * 25 - 40 degree roof pitch.
- * No restriction on skylights provided they incorporate non-coloured corrugated material.

Materials

- * As for Option 1 with the addition of colourbond beige.

Colours

- * As for Option 1.

5.03 Outbuildings (Carports)

Option One: For delegated approval

Siting

- * As for garages except there is no minimum requirement for boundary setbacks.

Size

- * As for garages. Column heights - as for garage walls.

Design

- * Roof pitch - as for garages.
- * Double carports - orientation for car openings as for garages.
- * Skylights not permitted. Carports may be partially enclosed on at least one side with timber or lattice, or lightweight planting mesh with secondary framing; but not other materials.

Materials

- * Roofing corrugated galvanised iron (new or used)
- * Columns - square or round timber.
- * Framing - exposed timber and standard ends timber.

Colours

- * As for garages.

Option 2: For normal permit procedure

Siting

- * Not closer to the street than the front of the house (from principal facade) or 3 metres from side frontage.

Size

- * Maximum 7.6 x 12.5 metres. Wall height 2 3.5 metres (except gable ends).

Design

- * 25 - 40 degree roof pitch.
- * No restriction on skylights provided they incorporate non-coloured corrugated material.

Materials

- * As for Option 1 with the addition of colourbond beige.

Colours

- * As for Option 1.

6.0 SIGNIFICANT LANDSCAPE AREAS (SLO1 & SLO3)

6.01 New buildings and works

New buildings and works must conform to the following criteria:

Setback

- * To respect the setback of nearby buildings listed in the Heritage Overlay.

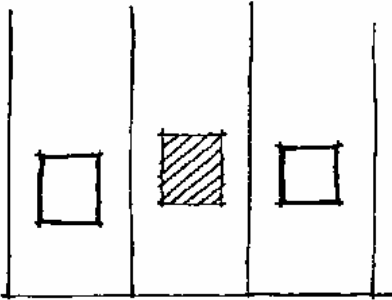
Materials

- * As for the provision for development in the Historic Residential Area.

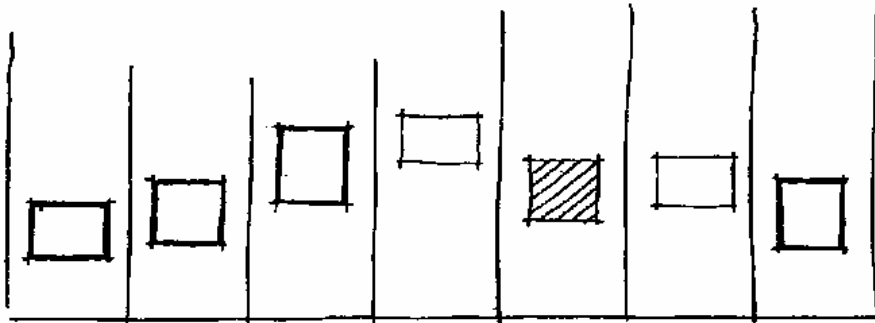
Colours

- * Only avoiding those of a strident nature.

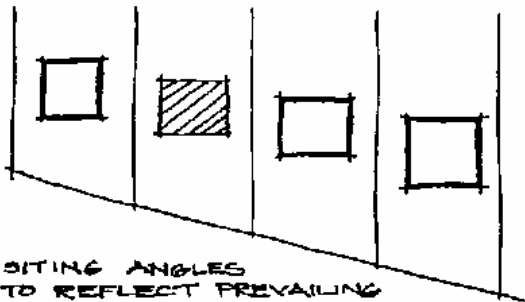
SITING 2.B.I.



NOT CLOSER TO STREET FRONTAGE THAN ANY ADJACENT IDENTIFIED BUILDING






WHERE NO ADJACENT IDENTIFIED BUILDING THE SET-BACK TO BE BASED ON GENERAL SET-BACK OF IDENTIFIED (& NOT NON-IDENTIFIED) BUILDINGS



SITING ANGLES TO REFLECT PREVAILING ANGLES OF IDENTIFIED BUILDINGS IN AREA - EVEN WHERE NOT PARALLEL TO ROAD

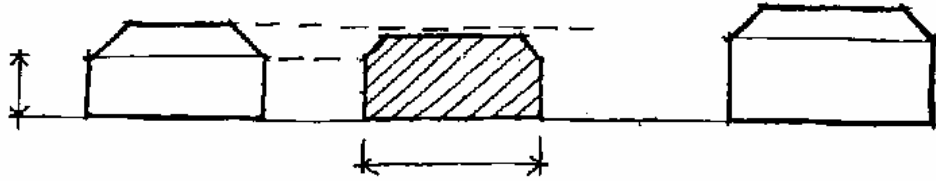
LEGEND :

-  NEW BUILDING
-  IDENTIFIED SCHEDULED BUILDING
-  NON-IDENTIFIED BUILDING

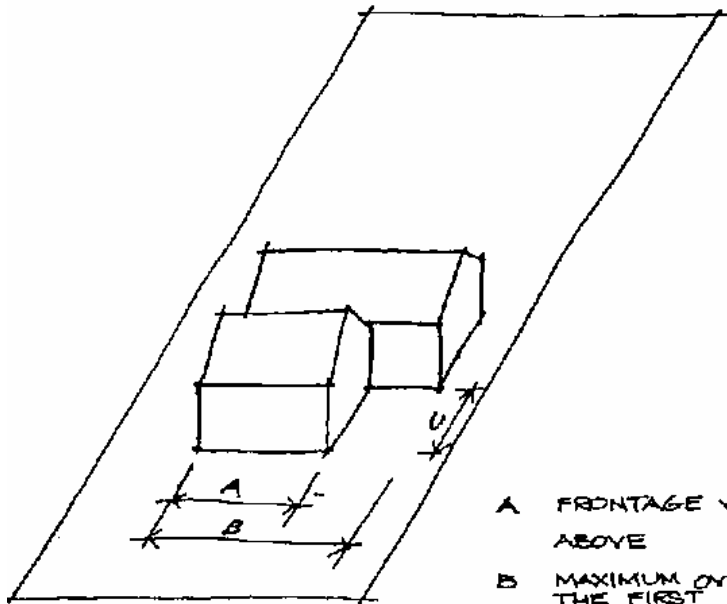
APPROPRIATE SIZE 2.B.II

HEIGHT REFERENCE MAY BE BY EITHER WALL OR ROOF HEIGHTS BUT NOT A COMBINATION

LOWEST HEIGHT OF ADJACENT IDENTIFIED BUILDING.



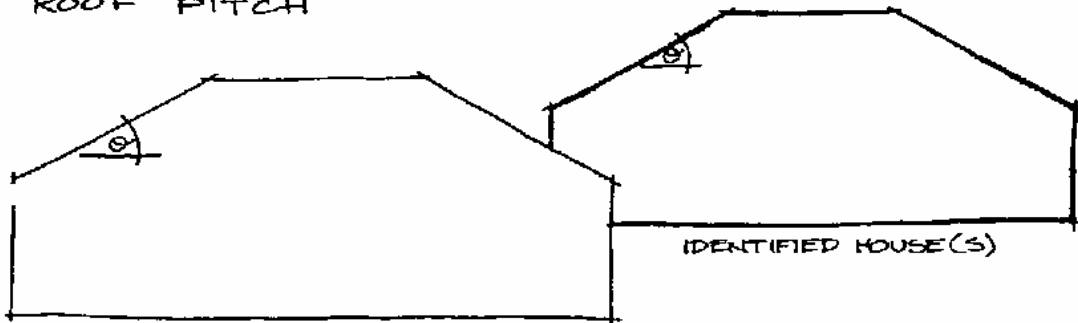
- FRONTAGE TO BE NO WIDER THAN THE FRONTAGE OF THE SMALLER ADJOINING IDENTIFIED BUILDING
- IF NO ADJACENT IDENTIFIED BUILDING THE WIDTH IS TO BE THE AVERAGE OF THE NEAREST FOUR IDENTIFIED BUILDINGS
- IF NO IDENTIFIED BUILDINGS THE MAXIMUM WIDTH IS 10 METRES



- A FRONTAGE WIDTH AS OUT LINED ABOVE
- B MAXIMUM OVERALL WIDTH WITHIN THE FIRST 15 METRES OF SET-BACK FROM STREET ALIGNMENT
- C 6 METRES MINIMUM OR 2:1:1 F

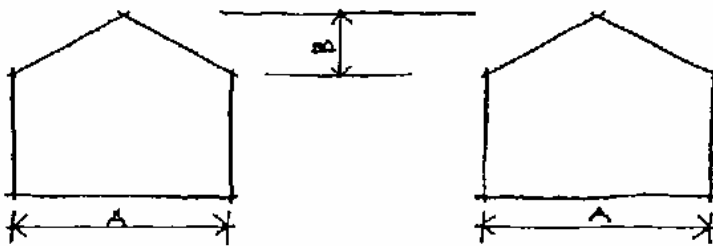
DESIGN ROOF PITCH AND BULK 2.B.III.(1)

ROOF PITCH



NEW HOUSE : θ = ROOF PITCH
ROOF PITCH TO MATCH
THE AVERAGE OF THE
NEIGHBOURING IDENTIFIED
HOUSES .

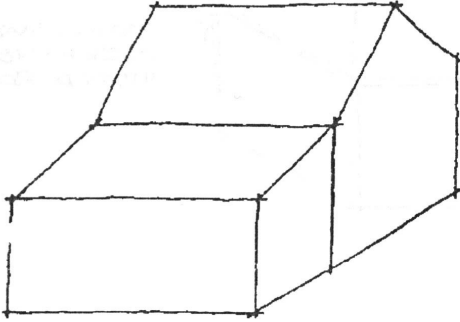
BULK



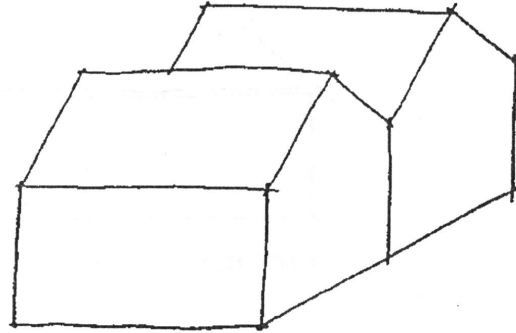
CROSS - SECTIONAL DIMENSION OF ROOFS (A)
SHOULD MATCH THE AVERAGE WIDTH OF THE
NEIGHBOURING IDENTIFIED HOUSES TO
ENSURE THAT ROOF HEIGHTS (B), AND,
THUS BULK ARE CONSISTENT WITH THE
IDENTIFIED CHARACTER OF THE AREA .

N.B. WHERE NO REFERENCE BUILDINGS THEN
STANDARDS FOR OPTION 2 WILL APPLY

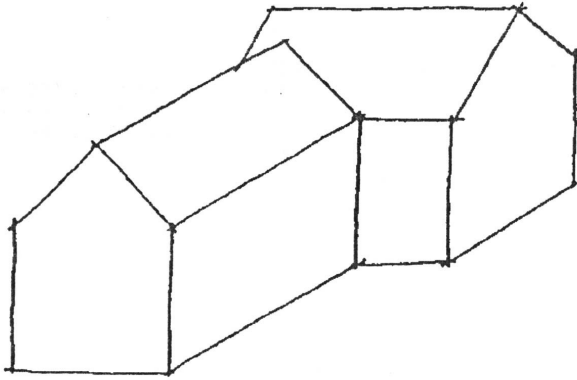
MEANS OF LINKING GABLE
ROOF FORMS 2.B. III (II)



GABLE WITH SKILLION



DOUBLE GABLE (PARALLELS)

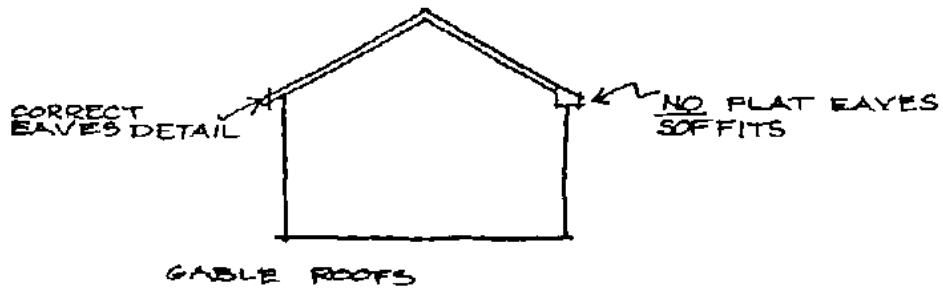
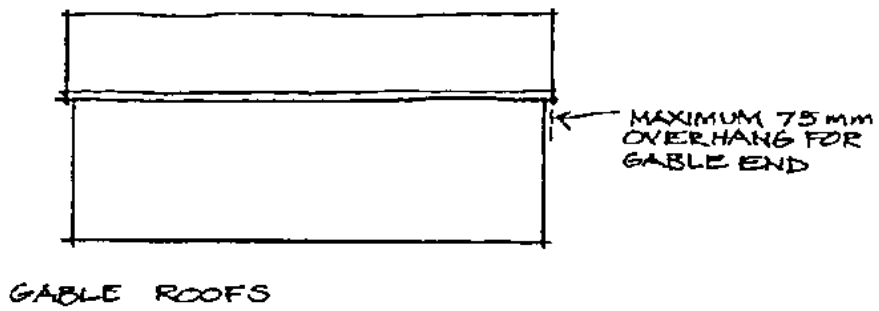
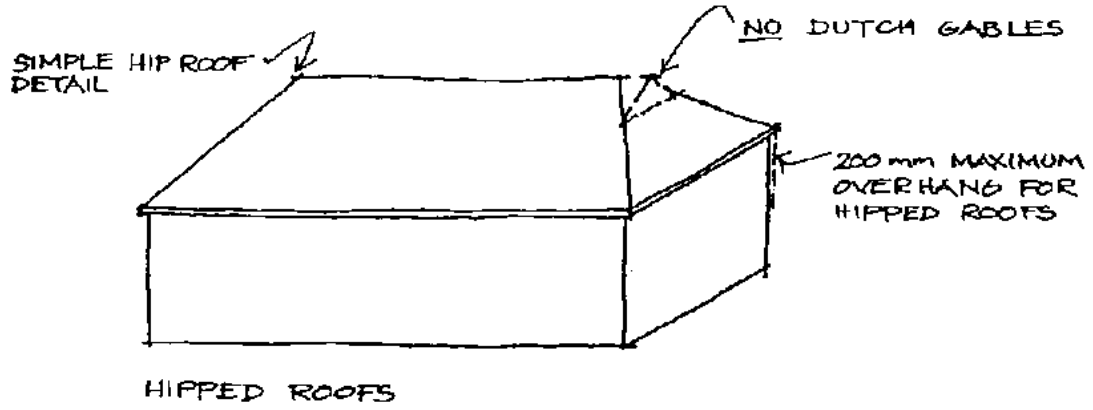


DOUBLE GABLE (AT RIGHT ANGLES)

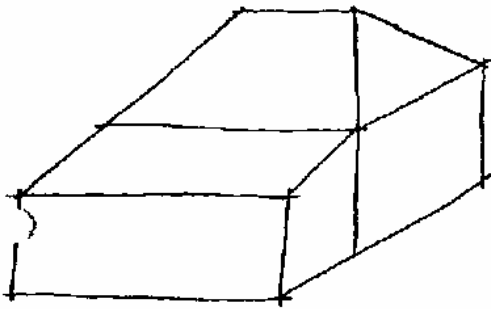
GABLE ROOF FORMS NOT TO
BE COMBINED WITH HIP ROOF
FORMS.

ROOF DETAILING

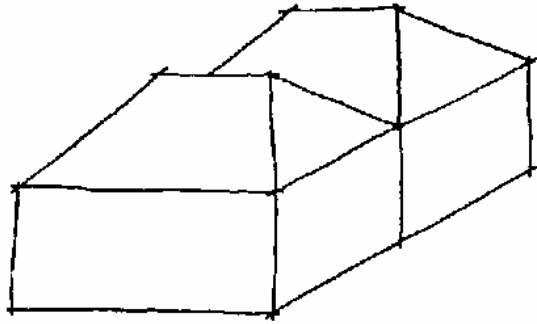
2. B. III (III)



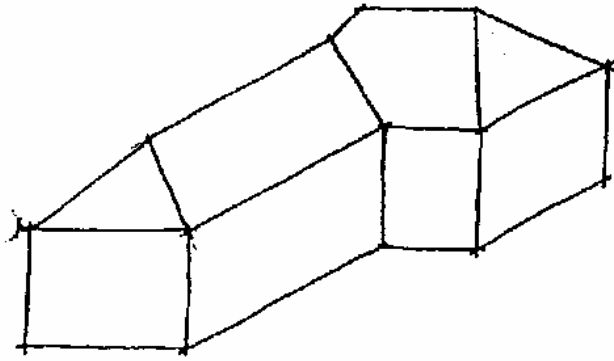
MEANS OF LINKING HIPPED
ROOF FORMS 2.B.III (II) CONT.



HIPPED ROOF SKILLION



DOUBLE HIP (PARALLELS)

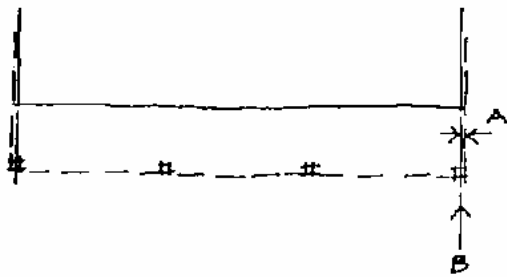
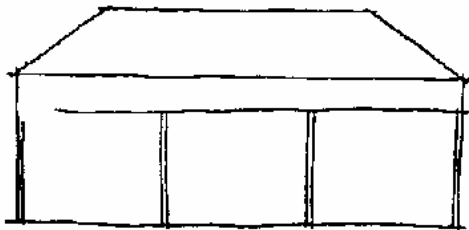
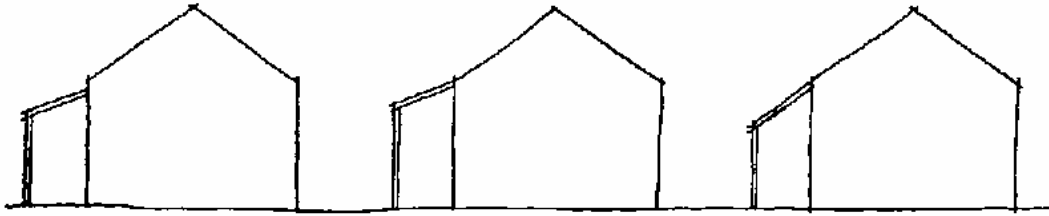


DOUBLE HIP (AT RIGHT ANGLES)

HIPPED ROOF FORMS NOT TO
BE COMBINED WITH GABLE
ROOF FORMS

VERANDAH CONSTRUCTION 2:B.III (IV)

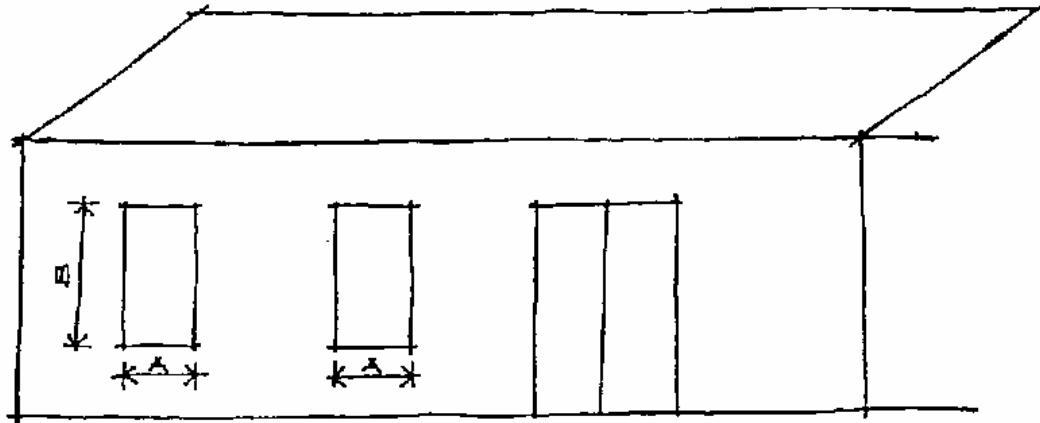
VERANDAHS FOR GABLE OR HIPPED ROOFS



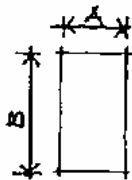
A OVERHANG OF ROOF AND VERANDAH SHOULD NOT EXCEED 30mm AND SHOULD BE THE SAME DIMENSION FOR BOTH THE ROOF AND THE VERANDAH

B FACE OF WALL TO BE IN LINE WITH EXTERNAL FACE OF VERANDAH POST

DOORS AND WINDOWS SIZES, PROPORTIONS AND SPACING 2.B.III (V)



DOOR AND WINDOW SPACING AND OPENING



PROPORTION : A : B BASED ON NEIGHBOURING
OR ADJACENT IDENTIFIED
BUILDINGS

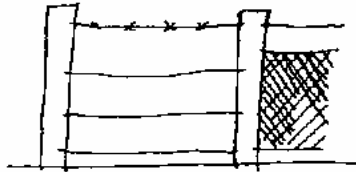
DOOR AND WINDOW SPACING, WIDTH AND HEIGHT ABOVE
FLOOR LEVEL TO REFLECT ADJACENT OR NEIGHBOURING
IDENTIFIED BUILDINGS

FENCES

OPTION ONE :

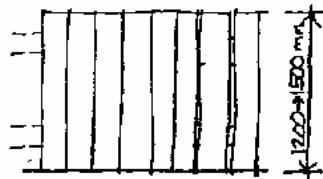
WHILST ALL FENCES IN THE RESIDENTIAL HISTORIC SCENIC ZONE REQUIRE A PERMIT, THOSE WHICH CONFORM TO THE FOLLOWING DETAILS WILL BE HANDLED AS A DELEGATED PERMIT

POST & WIRE (FARM FENCES)



- ROUND OR SPLIT POSTS
- PLAIN FENCING WIRE OR BARBED WIRE OR RABBIT PROOF WIRE (NOT CHAIN OR OTHER MESH)

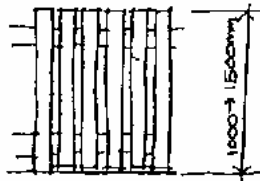
PALING



- 100 → 150 mm PALINGS BUTTED TOGETHER OR SPACED.
- NO COVER STRAPS

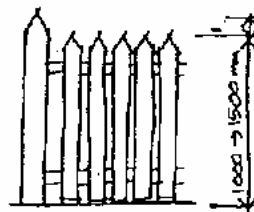
PICKET

FOR HOUSES BUILT AFTER 1920

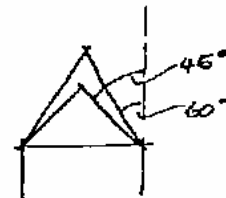


- FENCE CAN BE WITH OR WITHOUT A PLINTH
- PICKET DIMENSIONS : 65 → 75 mm x 20 → 25 mm
- SMOOTH SAWN FINISH
- HARDWOOD TIMBER
- SPACING BETWEEN PICKETS : 25 → 45 mm

FOR HOUSES BUILT BEFORE 1920 WHERE THERE IS NO EXISTING FENCE OR EVIDENCE OF OTHER FENCES.



POST TO BE 100 → 150 mm HIGHER



ANGLE OF PICKETS

FINISHES

- UNPAINTED (FOR SAWN FINISHED HARDWOOD) OR SATIN IN APPROVED COLOURS.
- PAINTED FINISH REQUIRED FOR SMOOTH (DRESSED) FINISH

SCHEDULE 1 - MATERIALS AND FINISHES

1 Purpose

To provide requirements for external cladding materials and finishes for new buildings or alterations to buildings listed in Schedule 2 or within the Historic Residential or Historic Central Zones and the Maldon Historic Reserve.

2 Specified Buildings (as listed in the Heritage Overlay)

The following materials and finishes may be used, however every attempt must be made to preserve and maintain original or early material and finishes.

Walls - alterations

- * matching materials (not approximations).
- * where matching is not possible because of difficulties in obtaining materials and/or necessary building skills, the works should avoid interference with the existing building fabric.

Walls - additions

Square edged weatherboard with a painted finish unless it can be demonstrated that the following alternatives are more appropriate:

- * smooth coursed cement render.
- * plain pressed red bricks, new or second hand, with natural coloured mortar and flush joints
- * new or second hand galvanised corrugated iron painted or unpainted.
- * other materials with an historic precedent that can be clearly established to complement the character of the building and not be confused with the original building fabric.

Note: The use of matching materials is not appropriate unless it falls into one of the categories listed for additions.

Roofs - alterations and/or additions

- * matching materials (not approximations).
- * unpainted or painted galvanised corrugated iron (new or second hand) unless the existing roof is of significance (slates etc.) in which case it should be retained.
- * where clear documentary or physical evidence exists reinstatement of earlier materials may be permitted.
- * other materials within an historic precedent that can be clearly established to complement the character of the building and not be confused with the original building fabric.

External trim, verandah, doors, windows, gables, etc .

Timber, paint finish or to match original in the case of alterations (see other design schedules for detailing). Exemptions may be made to enable the use of other materials as follows:

- * to match original materials that are not timber .
- * where an extensive use of other materials has already occurred.

3 Buildings not in the Heritage Overlay or entirely new buildings

- * square edged weatherboard (paint finish or pigmented stain) .
- * second hand local or machine made pressed bricks; flush joints - with lime mortar for hand made bricks and lime and cement mortar for machine made bricks - no colouring additives .
- * painted brick work.
- * rendered finish to brick work or other masonry including adobe and pise (painted or unpainted) .
- * corrugated galvanised iron new or second hand (painted or unpainted) .
- * corrugated galvanised iron new or second hand (unpainted or painted).
- * new bricks provided the following criteria are met:

Dimensions - standard only - 230 mm x 76 mm x 110 mm.

Colour - a red colour in the Historic Central Area (HO 445) and of a red or red-brown or similar colour in the Historic Residential Area (HO 444), Significant Landscape Area (SLO1 and SLO3) or the Historic Reserve (HO 443).

Type - plain pressed wire cut bricks (non-clinker varieties) laid with natural mortar (without colour additives) .

Mortar course - flush with the bricks and not raked, lime and cement mortar without colouring additives.

Roofs

- * unpainted or painted corrugated profile galvanised iron or pre-painted (colour bond) conforming to Paint Colour Code for roof colours; .
- * welsh slate grey blue or approved facsimile thereof .
- * other materials with an historic precedent will only be permitted where they complement the character of the area and not detract from the significance of the area.

Trim - timber

- * painted metal work where it meets design objectives .

4 Fences

- * Painted wooden picket.
- * Painted or stained wooden paling (with or without capping).
- * Painted or unpainted corrugated galvanised iron (with or without capping).
- * Farm fences incorporating timber posts and wire (not chain mesh or welded mesh).

5 Finishes

Where used, colours of paint or other surface treatment are to be in accordance with the provisions of Schedule 2.

SCHEDULE 2 - PAINT COLOURS

1 Purpose

To provide requirements for paint colours for new buildings or alterations to buildings listed in the Heritage Overlay or within the Historic Residential Area (HO 444) or the Historic Central Area (HO 445).

2 Requirements to be met

Only the colours named and defined by the Munsell Colour Classification System in Columns 1 and 2 of the Table to this Schedule must be used on the external surfaces of buildings within the Historic Central Area (HO 445) and the Historic Residential Area (HO 444) and on buildings listed in the Heritage Overlay.

Only the colours prescribed must be used on the external surfaces specified in Column 3 of the Table to this Schedule.

3 Variations

Despite the provisions of Clause 2 where an owner or occupier can show that different paint colours to those indicated in the Table to this Schedule were used externally on the property at or near the time of its original construction or that the Heritage Adviser is prepared to recommend different colours, such different colours may be used subject to the consent of the responsible authority.

4 Guidelines for Colours

4.01 Basic Colours

The main body colours of buildings are:

- * Natural finish brick, stone or galvanised iron .
- * stucco or cement render, either untreated or finished in a stucco wash of what was intended to be a Bath stone or other light stone colour.
- * paint work in various shades of cream, various shades of brown or Indian red.

The stucco wash would give a matt finish, and the paint colours should be taken to be in a low or at most a semi-gloss.

4.02 Joinery Colour

A wider range of colours, and a more glossy finish, are appropriate to door and window joinery, verandah posts, valances, bargeboards, ornamental work, signwriting, trimmings and metal fittings . This range includes the basic paint colours named above, as well as black and dark tints, off-white, chrome green and Prussian blue.

4.03 Roof Colours

Special roof paints were available in the nineteenth century in a variety of colours including Portland stone, lead, slate, yellow, green, red and other shades. Nevertheless it should not be taken that these are all appropriate colours for general use; the green was the most expensive, and presumably less common in consequence, while Portland stone was said to be most commonly used. It is considered that the brighter colours were not common, and the appropriate colours are light stone, slate grey and Indian red.

4.04 Fence Colours

Appropriate colours for fences, gates, etc. are those set out for walls in Column 3 of the Table to this Schedule, with similar restriction on the use of bright colours on surfaces facing High street and Main Street within the Historic Central Area (HO 445). Off-white is also an appropriate colour. Treatment of timber fences, gates, etc. with oil or similar stain is also appropriate in many cases.

COLUMN 1 **COLUMN 2** **COLUMN 3**
COLOUR **COLOUR DEFINITION - MUNSELL VALUE RANGE** **USE**

COLOUR	HUE RANGE	VALUE RANGE	CHROME RANGE	USE
CREAMS	10YR-5Y	8.5-9.25	1 - 6	Walls Exterior joinery and signwriting
LIGHT STONE	10YR-4Y	6.4 – 8.5	3 – 5	Walls Exterior joinery and signwriting Roofs
INDIAN REDS	7.5R – 10R	2 –3	5 –6	Walls – except with the following restrictions on the use of this colour on buildings, etc. frontage High Street and Main Street within the Central Historic Area (HO445): (i) may be used in small panels with the consent of the Responsible Authority (ii) (ii) shall not be used as a body colour. Exterior joinery Roofs
LIGHT BROWNS	5YR – 2YR	5 – 6.4	2 – 6	Walls – except with the following restrictions on the use of this colour on buildings, etc. frontage High Street and Main Street within the Central Historic Area (HO445): (iii) may be used in small panels with the consent of the Responsible Authority (iv) (ii) shall not be used as a body colour. Exterior joinery and signwriting
RICH BROWNS	5YR– 10YR	1.4 – 5	2 - 8	Walls – except with the following restrictions on the use of this colour on buildings, etc. frontage High Street and Main Street within the Central Historic Area (HO445): (v) may be used in small panels with the consent of the Responsible Authority (vi) (ii) shall not be used as a body colour. Exterior joinery and signwriting
OFF WHITE	Unrestricted	9.25 – 9.5	0 –1	Exterior joinery and signwriting
BLACK & OFF BLACK	Unrestricted	0 –2	0 - 4	Exterior joinery and signwriting
CHROME GREEN & RELATED GREENS	5GY– 10GY	4 – 6	1.5 – 3	Exterior joinery and signwriting

Maldon Design Guidelines

COLOUR	HUE RANGE	VALUE RANGE	CHROME RANGE	USE
PRUSSIAN & RELATED BLUES	7.5B	2 – 3	4 - 8	Exterior joinery and signwriting
SLATE GREY	10BG-10B	3 – 3.5	0 - 1	Roofs
ALL COLOURS EXCEPT FLUORESCENT & LUMINOUS PAINTS AND NO METALLIC PAINTS OTHER THAN SILVER OR GOLD				Small scale signwriting (letters not exceeding 7.5cm in height)

SCHEDULE 6 - ADVERTISING SIGNS

1 Purpose

- * To provide requirements for advertising signs for sites and items listed in the Heritage Overlay or within the Historic Residential or Historic Central Areas (HO 444 and HO 445).
- * To provide additional control to the advertising sign provisions of the Planning Scheme.

2 Historic Central Area (Ho 445)

The Responsible Authority will delegate power to issue permits for signs (Option 1) provided they are of a size, shape, location and letter face as detailed below. Applications for such signs will be considered as routine matters and will generally not require the detailed comment of the Heritage Adviser.

These signs must be no greater than 0.2 square metres in area, with a maximum dimension of 1.0 metre, rectangular in shape (unless located on a verandah spandrel, or building pediment, the shape of which dictates otherwise) and shall incorporate one of the letter faces listed in Option 1.

The locations of these signs must accord with the locations illustrated in Option 1 provided they do not obscure any architectural detail of the building and provided they do not require the introduction of any new structural element for their support. The signs must not be internally illuminated or spot lit.

Larger signs, or signs for alternative locations, or lettering, will also require a planning permit, but in considering these, the Responsible Authority will require the detailed comments of the Heritage Adviser, and may require the applications be advertised, and must take into account the total number and area of signs already on the building.

In all cases signs within the Historic Central Area must conform to the Materials, Letter Faces, Colours and Lighting requirements as outlined in this Schedule.

3 The Historic Residential Area (Ho 444) and Items listed in the Heritage Overlay

A permit is required to display advertising signs on sites or items listed in the Heritage Overlay.

In general, the Responsible Authority will allow 1 sign per lot provided it is of a size, shape and location as detailed below. Applications for such signs will be considered as routine matters and will generally not require the detailed comment of the Heritage Adviser.

The sign must be no greater than 0.25 square metres in area, with a maximum dimension of 1.25 metres and shall be rectangular in shape.

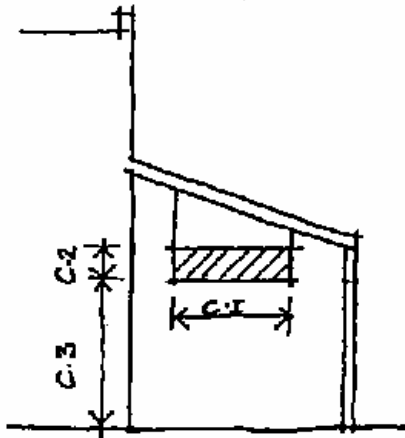
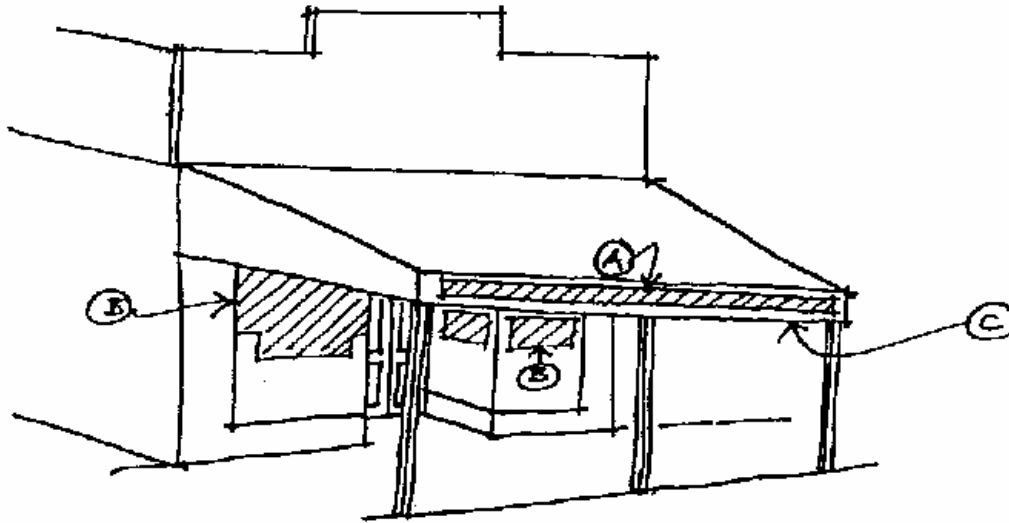
These signs must be located on the fence, provided it does not obscure any architectural detail and provided it does not require the introduction of any structural element for its support.

Larger signs up to a maximum size of 0.6 square metres or signs for alternate locations will also require a planning permit, but in considering these the Responsible Authority will require the detailed comments of the Heritage Adviser.

In all cases signs within the Residential Historic Area (HO 444), or for items listed in the Heritage Overlay must conform to the Materials, Letter Faces, Colours and Lighting Requirements as outlined in this Schedule .

* FOR SIGNS THAT CONFORM TO COLOUR REQUIREMENTS AND LETTERING STYLE OF SCHEDULE

HISTORIC CENTRAL ZONE



- A MAXIMUM SIZES:
HEIGHT OF SIGN 175mm
LETTERING HEIGHT 150mm
- B NOT TO OCCUPY MORE THAN 25% OF WINDOW AREA BETWEEN SILL AND TOP OF DOOR
- C NEW SUSPENDED SIGN AS SHOWN IN SIZE REQUIREMENTS AS FOLLOWS:
C-1 MAXIMUM 1,500 mm
C-2 MAXIMUM 450 mm
C-3 MINIMUM 2,400 mm ABOVE PAVEMENT LEVEL

RESIDENTIAL HISTORIC ZONE AND SITES & AREAS IN SCHEDULE 2



- SIGNS ON FENCES
- RECTANGULAR SHAPE MOUNTED ON FENCE
- MAXIMUM AREA 0.250 m²
- MAXIMUM LENGTH mm

LETTERING DETAILS

SANS-SERIFS ITALICS AND FAT ITALICS

Italics in upper case (With a slightly taller first letter to each word) was infrequently used. In the 1850's and 1860 'S Fat Italics were sometimes used in signs in Australia. Letters in Fat Italics have an exaggerated contrast between thick and thin strokes which are sloped. The thin strokes terminate in either a round blob or a barbed serif.

LOWER CASE FACES

Lower case faces were not used on external signs.

RAISED CAPITALS

While the general practice was to use uniform capital letters, some small number of signs have words set out in capitals but with the first letter (and sometimes the last) slightly taller than the other letters.

The lettering faces on signs were sometimes given additional character by flaring the letters, by presenting them as shaded faces, by highlighting parts of the letters, or by giving the letters cast shadows. In addition to these devices, words were sometimes arranged as a waving pattern.

FLARING

Some sans-serif examples show flaring at the ends of individual letters. The ends of the letters are slightly widened out with a flare to give each character a vibrant appearance.

SHADED FACES

Various letter faces were often shaded to give the appearance of letters being raised from their background. It would appear that, in doing this, strict rules of perspective were not to be observed, as perspective would lead to awkward and confusing effects. Instead a simple but effective convention was recommended. All letters were shaded at the same angle, generally downwards and to the right, at an angle of 45 degrees.

HIGH-LIGHTING

Sometimes the parts of shaded letters on which light would be presumed to fall if the letters were real three-dimensional raised letters, were painted in lighter colours. This technique was called high-lighting.

CAST SHADOWS

Another nineteenth century technique was to give the letters cast shadows so that the unshaded letters appeared to float or stand clear of the surface of the sign.

WAVING PATTERNS

In a small number of cases words were set out to create a curved waving pattern. When such a decorative feature is present the letters are also surrounded by ornamental scrolls of coach work.

COLOURS FOR LETTERING AND SIGNS

Colours for signs on buildings should be in character with the period and compatible with the existing or proposed colour of the building exterior.

In general terms, light stone, light brown, varying degrees of Indian red, Brunswick green, ochre, yellow ochre and dark blue are acceptable. Light yellow and orange must be avoided. Gold and silver leaf on window glass signs are also appropriate.

To assist in understanding of colour acceptable schemes the information in Schedule 5 is provided concerning building colours.

An applicant is advised to consult with the Maldon Heritage Adviser concerning sign colours, prior to finalising their permit application details.

OPTION 2

LOCATION

Signs for locations other than those allowed under Option 1 may be permitted in any location on a building provided they do not obscure architectural detail of the building nor occupy the majority of the space of any individual elevation.

Consideration of Option 2 signs will take into account the total number and total size occupied by signs on any one building will be referred to the Heritage Adviser for comment and may be required to be advertised.

OPTION 1

LETTERING STYLES

Letter faces must be either Clarendon, Ionic or Sans Serif. Eg:-

CLARENDON:

A B

Clarendon is a thickened Roman with the serifs emphasized.

IONIC:

A B

Ionic has the serifs so increased in thickness that solid bracketed slab serifs flow into the stem of the thickened body of the letter.

SANS SERIF:

A B C D E

Sans-Serif has letters without serifs and with all strokes of even thickness in the manner of Egyptian.

OPTION 2

LETTERING STYLES

EGYPTIAN:

A B C D E F

This is the boldest of the nineteenth century faces. The letters are generated from the Roman face but have massive unbracketed slab serifs and each letter has a very heavy even line which obliterates the contrast between the thick and thin strokes in Roman.

MODERN FACE AND FAT-FACE:

A B C D E

Modern face is a compressed Roman with flat unbracketed serifs and the contrast between thick and thin strokes is exaggerated. Fat-face is a swollen version of the modern-face and shows a marked contrast between thick and thin strokes with some letters having barbed terminals (C, G and S).

ROMAN FACES:

Roman faces have contrasting thick and thin strokes and are terminated by pointed serifs and the weight of the thick stroke of the letters is equal to one-tenth the letter height. Each letter is generated by reference to a square.

A B C D E

TUSCAN:



Tuscan faces are decorative and have curled serifs or bi- or tri-furcated terminations. They also incorporate a decorative feature half way up the letter stem. The faces vary greatly and range from austere and only slightly decorated examples to elaborately decorated faces of a gay, lively and frivolous nature.

FAT GOTHICS:



This a highly decorative curvilinear face. This face was most commonly used by newspapers and chemists, and will be restricted to these uses.

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