

## 7.2.6 Residential character overlay code

### 7.2.6.1 Application

This code applies to development where the code is identified as applicable in the categories of assessment and development for the Residential character overlay code and applies to any areas identified on Residential character overlay map OM7.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

Editor's notes—This overlay code applies to only Dwelling house and Dual occupancy development.

### 7.2.6.2 Purpose

- (1) The purpose of the Residential character overlay code is to ensure that:
  - (a) Dwelling house and Dual occupancy development achieve an appearance and visual amenity that is consistent with the streetscape character of traditional residential neighbourhoods and important gateways in the urban area of Charters Towers.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development includes design features that are symbolic of the timber framed Queenslander building vernacular in Charters Towers that includes:
    - (i) form features such as pitched roofs and front verandahs;
    - (ii) scale features that reduce building bulk including timber stumps;
    - (iii) lightweight façade and roof materials and textural elements; and
    - (iv) building orientation towards the street.

### 7.2.6.3 Specific benchmarks for assessment

**Table 7.2.6.3 — Accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Applicant's response
<b>PO1</b> Development: (a) is complimentary with the prevailing streetscape; and (b) includes materials and design features that are compatible with the traditional building character of the area.	<b>AO1.1</b> Buildings include an attached roofed front verandah facing the street.	
	<b>AO1.2</b> Buildings include a lightweight framed floor to be raised a minimum of 0.6m and a maximum of 2.1m above the ground.	
	<b>AO1.3</b> Roof sheeting includes metal materials.	