TORQUAY COMMERCIAL & HOLIDAY PRECINCT

PRECINCT MAP



KEY CHARACTER ELEMENTS

Key character elements	Descriptions
Architectural	Predominantly Postwar
style	Modern. Some flats / residences
	that date from prewar /
	interwar periods. Mix of modest
	flats with more substantial
	buildings typical of Esplanade as
	a whole.
Business signage	Generally modest and
	complementary, although signs
	that extend above parapet /
	roof line impact streetscape.
Building	Brick veneer, rendered brick or
materials	timber.
Building form and	Variety of asymmetrical and
layout	symmetrical building forms.
Roof style	Hipped, skillion, gabled and flat.
Setbacks	Zero front and side setbacks for
	individual building complexes
	(with the exception of the
	(with the exception of the
	Torquay Hotel). Drive entry and
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	Torquay Hotel). Drive entry and
Building height	Torquay Hotel). Drive entry and setbacks for flats/residential
Building height Orientation to	Torquay Hotel). Drive entry and setbacks for flats/residential buildings.
	Torquay Hotel). Drive entry and setbacks for flats/residential buildings. One and two storey.
Orientation to	Torquay Hotel). Drive entry and setbacks for flats/residential buildings. One and two storey. Parallel to the street. Brick
Orientation to	Torquay Hotel). Drive entry and setbacks for flats/residential buildings. One and two storey. Parallel to the street. Brick Postwar Modern flats / motel

Key character elements	Descriptions
Front boundary	Predominantly lacking in
treatment	facades and typically
	transparent frontages for shops.
	Some smaller shops west of the
	hotel and former Cominos
	building are an exception to this
	observation. Awnings over
	footpaths.
Views and Public	Foreshore more built up than
Space	Scarness. Views from Esplanade
	across to the foreshore and
	through to the ocean still
	present but not as extensive as
	Scarness. Scale of off street
	carparking affects use and views
	of space.

CHARACTER STATEMENT

This precinct is historically a mixed precinct of retail, holiday accommodation and public recreation facilities. It is a large shopping precinct, an outcome determined largely by its relative distance from Pialba, which for most of Hervey Bay's history was the retail centre of the city.

Torquay and Scarness share many similarities, historically and today. Like Scarness, Torquay had a large, traditional hotel, accommodation for holidaymakers (primarily consisting of flats), a foreshore park and caravan park. Both were connected to a railway station that prompted development along a connector street (in this case Bideford Street). Esplanade buildings were generally built in the 1950s and beyond, replacing earlier structures.

However, Torquay was different in that it had a larger retail component that Scarness and an overall larger precinct footprint as a result, which shaped the character and architecture of the resort village. The commercial development of Torquay is evident along the Esplanade and along Bideford and (to a lesser extent) Fraser Street. To this extent the retail and café buildings occupy a larger area than Scarness, reflecting Torquay's importance as a retail precinct, especially in the postwar period.

There are several traditional gabled timber and corrugated iron shops with stepped parapets (which nonetheless were built in the 1950s or later) in Fraser Street, but the most dominant architectural style is postwar brick veneer. A striking example is the two-storey Cominos Buildings and Paradise Flats (1951) and the adjacent Torquay Hotel (1958). A series of one-

storey gabled shops with a variety of idiosyncratic façade and parapet treatments continue west along the Esplanade, also dating from 1950s.

Holiday accommodation caps the western end of the precinct. The former Leslie Wilson Bush Children's Home (1960) maintains a strong Esplanade presence (also extending through to Freshwater Street). The former Reef Motel, whilst hidden by modifications to former motel buildings facing the Esplanade, remains extant. The characteristic motel accommodation is still visible from Freshwater Street.

Fraser Street retains buildings that reflect its position at the eastern boundary of the precinct, including a former service station on the corner of Cypress Street, behind which was the former mini-golf course and waterslide (now demolished). The building on the corner of Fraser Street and the Esplanade was opened in the late 1960s as the Bavarian Restaurant, part of a building complex including retail shops.

The foreshore parks are not as open as Scarness and are broken up by off street parking. Nonetheless, the presence of a pier ensures the foreshore retains a traditional seaside resort element. The Maryborough Sailing Club adds a further (surprising) Modern – 1970s – aesthetic to the character of Torquay.









