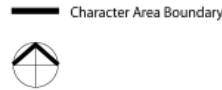
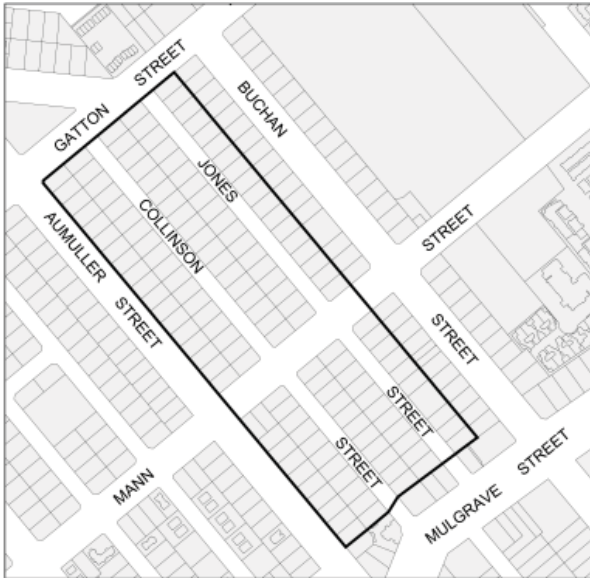


WESTCOURT 1

Precinct Map



Character Statement

This precinct is characterised by its regular grid pattern and variety of architectural styles. This eclectic neighbourhood includes dwelling styles from the inter-war, post-war and 1950s periods. Most properties provide a clear delineation between the private and public domain through a range of fencing styles. Streets are generally neat with upstanding kerbs, grassy nature strips and few street trees. Mann Street is a key feature for this precinct, based on its wide grassy verges and avenues of large ornamental trees.

Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Mixed, including inter-war, post-war, 1950s and some recent building styles.
BUILDING MATERIALS	Timber, fibro sheeting, brick and corrugated steel roofs.
BUILDING FORM	Mixed.
ROOF STYLE	Pitched with some skillion style roofs.
FRONT SETBACKS	Generally between 3-5m, with some up to 8-9m.
SIDE SETBACKS	Generally between 0-4m.
BUILDING HEIGHT	Predominantly high-set Queenslanders with some single and double storey dwellings.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Predominantly garages or carports, either attached to the house or located to the rear of the dwelling.
GARDEN STYLE	Simple and well-maintained, with some small shrubs and large palms. Driveways are generally unsealed.
FRONT BOUNDARY TREATMENT	A range of fence styles, including low-height wire or brick, medium-height picket, and high timber fences. Shrubs are also used occasionally to delineate the front property boundary.
STREET TREES	Mann Street includes an avenue of large ornamental trees on both sides. Some street trees are present on other streets and include small bushy palms, medium height native trees and occasional large palm trees.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs and narrow grassy nature strips are present on most streets. Mann Street has wide grassy verges with avenues of trees before the kerb/nature strip. Footpaths are absent.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Lot frontages are generally around 18-19m in width.
TOPOGRAPHY	Flat.



WESTCOURT 1

Design Guidelines

Element	Objective	Design Response	Avoid
Existing Buildings	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the inter-war and 1950s eras wherever possible.	Demolition of intact and visible parts of older dwellings.
Height and Building Form	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings. Overwhelming, boxy new development.
Materials and Design Detailing	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings. Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing. Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs. Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing. Excessive use of masonry or render. Dull or dark finishes and colours. Heavy design detailing (eg. Masonry columns and piers).
Building Underneath Queenslander Styles	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building. Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them. Where possible, ensure that the height of the lower level is less than that of the upper level. Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level. Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials. Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings. New lower levels that visually compete with or dominate the original parts of the building. Heavy design detailing (eg. Masonry columns and piers).
Additions to Buildings	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street. Use materials, colours and finishes that complement the existing building. Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
Siting	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings. To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street. Buildings should be set back at a minimum, the average distance of the front setbacks on the two adjoining allotments.	Boundary to boundary development. No reflection of the predominant side boundary setback pattern. No reflection of the predominant front boundary setback pattern in the street. Buildings that are set further forward than buildings on neighbouring properties.
Car Parking and Vehicle Storage	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade. For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling. Where providing an enclosed garage beneath a building, set back the garage door from the front façade. Consider the use of timber or slatted garage doors. Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building. Car parking in front setbacks.
Vegetation	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation. Large areas of impervious surfaces.
Front Boundary Treatment	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.