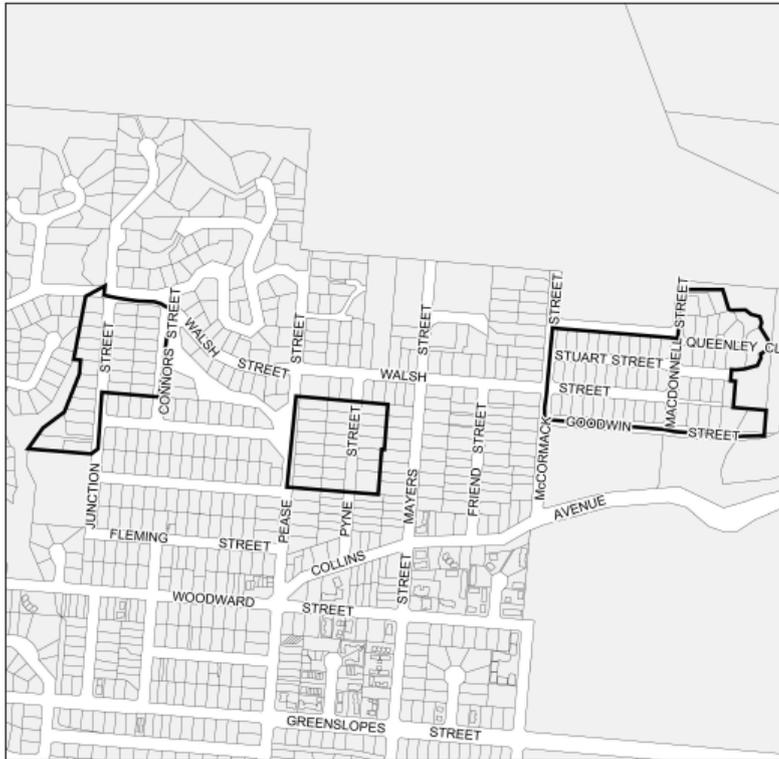




EDGE HILL 2

Precinct Map



Character Statement

Located at the foothills of Mt Whitfield, this precinct is characterised by the rainforest landscape and the hilly topography that influences architectural styles and provides views over Cairns. Building styles range from 1950s to contemporary era dwellings and include well-maintained homes and occasional high-set Queenslanders. In combination with views to the heavily vegetated hills that surround the precinct, the established vegetation in the private domain creates a scenic landscape character. The built form generally sits below the height of established trees and tall palms, resulting in the dominance of vegetation. In some cases, vegetation is used as a front boundary treatment, resulting in blurred boundaries between the public and private realms.



Existing Character Elements

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

ARCHITECTURAL STYLE	Inter-war, post-war and more recent contemporary styles.
BUILDING MATERIALS	Brick, timber and render with corrugated steel roofs.
BUILDING FORM	Mixed.
ROOF STYLE	A mix of flat, pitched and skillion roofs.
FRONT SETBACKS	Generally between 6 to 10 metres.
SIDE SETBACKS	Generally between 1 to 3 metres.
BUILDING HEIGHT	Predominantly low-set or single storey dwellings, although some high-set dwellings are present.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Mostly provided in garages, car ports or open air car parking to the side of the dwelling.
GARDEN STYLE	Established with lawn, shrubs and occasional canopy trees.
FRONT BOUNDARY TREATMENT	Mixed, including vegetation lining front boundaries, wire styles/ timber picket fences and open front boundaries.
STREET TREES	Informal trees and shrubs of varying sizes and species.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs and verges lacking footpaths.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	15 to 20 metres.
TOPOGRAPHY	Flat to gently rolling.



EDGE HILL 2

Design Guidelines

Element	Objective	Design Response	Avoid
Height and Building Form	To ensure that new development sits below the established tree canopy and within the steeply sloping topography.	<p>Keep development below the established or future mature tree canopy height.</p> <p>On sloping land, minimise the visual impact of buildings and reduce the need for cut and fill by designing buildings to follow the contours and step down the slope.</p> <p>Minimise building footprints.</p> <p>Site buildings and structures away from prominent ridgelines.</p>	<p>Buildings that dominate the landscape setting.</p> <p>Buildings that do not follow the natural contours of the site, and require excessive cut and fill.</p> <p>Large masses of building.</p> <p>Buildings or structures in highly visible locations.</p>
Materials and Design Detailing	To use materials and design details that reflect the tropical rainforest qualities of the area.	<p>Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing, and light transparent balustrading.</p> <p>Use simple building details.</p> <p>Use a mix of contemporary and traditional materials, textures and finishes including timber, render, non-masonry sheeting, glazing, stone and brick.</p> <p>In more heavily vegetated areas, use colours and finishes that reduce contrast and visibility and complement the native vegetation of the local area, including natural colours and matte finishes.</p>	<p>Sheer, visually dominant elevations.</p> <p>Excessive decoration and historical reproduction styles.</p> <p>Unarticulated or non-textured, sheer facades and building forms.</p>
Siting	To provide adequate space for the planting of vegetation.	Set buildings back from front, side and rear boundaries an adequate distance to accommodate substantial vegetation.	Boundary to boundary development.
Car Parking and Vehicle Storage	To reduce the impact of car parking structures on streetscapes.	<p>On steep sites on the higher side of the road, set back car parking structures a minimum of 3 metres from the front boundary and in to the hill face.</p> <p>On steep sites on the lower side of the road, set back car parking structures a minimum of 3 metres from the front boundary. Car parking structure may be located to the front of the dwelling.</p> <p>Consider the use of timber or slatted garage doors.</p> <p>Minimise paving in front setbacks including driveways and crossovers.</p> <p>Use brick or concrete pavers, patterned concrete, or properly engineered porous finishes as opposed to plain concrete.</p>	<p>Garages and car parking structures that dominate the frontage of the property.</p> <p>Highly visible standalone structures, including platform carports.</p>
Vegetation	To strengthen the dominant tree canopy and complementary understorey vegetation.	<p>Retain existing on-site vegetation.</p> <p>Dwellings should be sited to incorporate space for the retention and planting of canopy trees and understorey.</p> <p>Retain existing trees wherever possible and provide for the planting of new indigenous tropical rainforest vegetation, including canopy trees.</p> <p>Prepare a landscape plan that includes the planting of appropriate indigenous trees and other vegetation around the dwelling.</p>	<p>Excessive removal of existing vegetation.</p> <p>Dwellings that do not provide sufficient space to accommodate trees.</p> <p>Loss of existing trees.</p>
Front Boundary Treatment	To retain the dominance of vegetation in streetscapes.	<p>Use vegetation as a front boundary treatment.</p> <p>Where front fences are provided, consider the use of materials that are natural in appearance, match the style of the dwelling and incorporate the use of vegetation.</p>	High, solid front fences.
Views	To provide for the reasonable sharing of views to surrounding areas.	Buildings and structures should be sited and designed to take into account existing views to surrounding areas from nearby properties.	Buildings that obscure existing views.