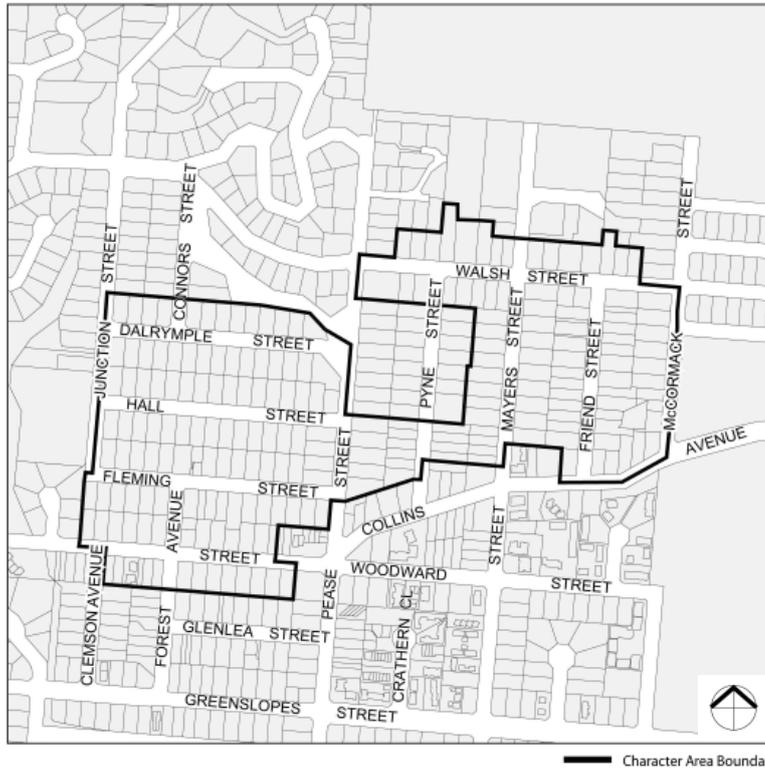




EDGE HILL 3

Precinct Map



— Character Area Boundary

Character Statement

Older, well-maintained buildings contribute substantially to the attractive streetscapes throughout this precinct. Inter-war and immediate post-war dwellings form the predominant building styles and are set within established gardens behind timber picket fences. Dwellings are elevated at varied heights and many have been enclosed underneath. Streets have a distinct feeling of uniformity that is created by the use of lightly coloured timber, consistent roof and window proportions and corrugated steel roofing. Occasional views to the heavily vegetated hills to the north are a reminder of the precinct's location and add to the feeling of a village atmosphere.

Existing Character Elements

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

ARCHITECTURAL STYLE	Inter-war and occasional post-war and 1960s styles.
BUILDING MATERIALS	Predominantly timber with corrugated steel roofs.
BUILDING FORM	A mix of styles including double-fronted with projecting front room.
ROOF STYLE	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Varied, generally between 3 and 9 metres.
SIDE SETBACKS	Between 1 and 3 metres.
BUILDING HEIGHT	Single and two storeys dwellings, including low-set and high-set Queenslanders, some of which have been enclosed underneath.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Mostly provided in car ports, with some garages or open air car parking to the side of the dwelling.
GARDEN STYLE	Established.
FRONT BOUNDARY TREATMENT	Mostly timber picket or open styles.
STREET TREES	Minimal street trees and/or informal.
ROAD & FOOTPATH TREATMENT	Few streets provide footpaths. Upstanding kerb/channel and unmade grassy road verges.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	15 to 20 metres.
TOPOGRAPHY	Flat.





EDGE HILL 3

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 immediate post-war 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 of buildings 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 car ports 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 dwelling. Car parking in front setbacks.
Vegetation	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plant 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.