

# MACHANS BEACH 1

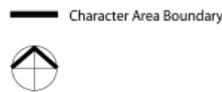


## Precinct Map



## Character Statement

O'Shea Esplanade is a traditional beachside strip with a mix of dwellings dating back to the Interwar era. The Esplanade has access to spectacular views to the beach and ocean which make this precinct unique. The beach setting is enhanced with tropical planting in the public and private domain, and by building styles, most of which have a low-scale appearance appropriate to the beach setting. Although buildings are set quite close to the front boundary, they avoid dominating the streetscape by retaining this low scale. Lighter building materials and brightly coloured features add to the distinctiveness of this area, with a varied palette of colours including white, blue, yellow and red.



## Existing Character Elements

A survey of O'Shea Esplanade showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	A mix of styles including inter-war, typical 1950s and 60s holiday houses and contemporary dwellings.
BUILDING MATERIALS	Timber, fibro sheeting, corrugated steel, render. Timber is often painted in bright colours.
BUILDING FORM	Mixed.
ROOF STYLE	Pitched, with a mix of hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally small, between 3 and 4 metres.
SIDE SETBACKS	Generally small, between 1 and 2 metres.
BUILDING HEIGHT	1 to 2 storeys.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Carpools and garages are generally provided to the side of the dwelling and are integrated into the overall building form. Occasionally vehicle storage is provided beneath dwellings.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and lawn.
FRONT BOUNDARY TREATMENT	A mix of iron palisade, post and wire and timber fences as well as open frontages.
STREET TREES	An avenue of palms line the eastern side of the Esplanade and occasional palms of mixed sizes and species are found on the western side.
ROAD & FOOTPATH TREATMENT	A narrow roadway with rollover kerbs and no footpaths. A verge 1 to 2 metres in width is provided on the western side of the Esplanade.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	13 to 14 metres.
TOPOGRAPHY	Flat, with a drop down to the beach on the eastern side of the Esplanade.



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## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	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.
<b>Height and Building Form</b>	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.
<b>Materials and Design Detailing</b>	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 finishes and colours that contribute to the tropical setting, including white and light pastel colours, and brighter colours to emphasise design details.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	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 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).
<b>Additions to Buildings</b>	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.
<b>Siting</b>	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.  Set buildings back a small distance of between 3 and 5 metres in accordance with the existing front 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.
<b>Car Parking and Vehicle Storage</b>	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 dwelling.  Car parking in front setbacks.
<b>Vegetation</b>	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.
<b>Front Boundary Treatment</b>	To maintain the openness of streetscapes and views to gardens and dwellings.	Provide either an open frontage or 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 front fences.