



# REDLYNCH

## Precinct Map



## Character Statement

This precinct is located at the foot of the Barron Gorge National Park, providing a serene and attractive mountainous outlook. The village feel of this precinct displays a variety of architectural styles dating back to the pre-war era. The clean lines of the sealed streets, upstanding kerbs and footpaths, along with the often neat, simple landscaping and variety of front boundary fences all contribute to the character of this precinct. The village centre which includes small scale retail, a pub and community services provides an attractive and friendly environment as the heart of the precinct.

## Existing Character Elements

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

ARCHITECTURAL STYLE	A variety dating back to the pre-war era, with a small presence of more recent infill.
BUILDING MATERIALS	Timber, fibro sheet, render and corrugated steel roofs.
BUILDING FORM	Mixed.
ROOF STYLE	Various pitched styles.
FRONT SETBACKS	Generally 3-7m, however varies greatly.
SIDE SETBACKS	Generally 0-5m.
BUILDING HEIGHT	A mix of single and two storey dwellings, including high-set Queenslanders, some of which have been enclosed underneath.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Carports, garages.
GARDEN STYLE	Tall palm trees, bushy palms, tropical foliage and colourful flowers.
FRONT BOUNDARY TREATMENT	Mixed – medium height picket, wire, brick and render fences. High timber fences and no fence.
STREET TREES	Scattered tall palm trees and the occasional large native shade tree.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs with sealed verges. Footpaths and narrow grassy nature strips are present on most streets.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Varies between 12-21m.
TOPOGRAPHY	Flat.





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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 pre-war and inter-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified values of adjoining heritage buildings.	Where adjoining an identified heritage building, respect the height, building forms, siting and materials in the new building design.	New buildings that are out of character or scale with surrounding period buildings. Reproduction styles and detailing.
<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 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).
<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 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).
<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. 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.
<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 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.