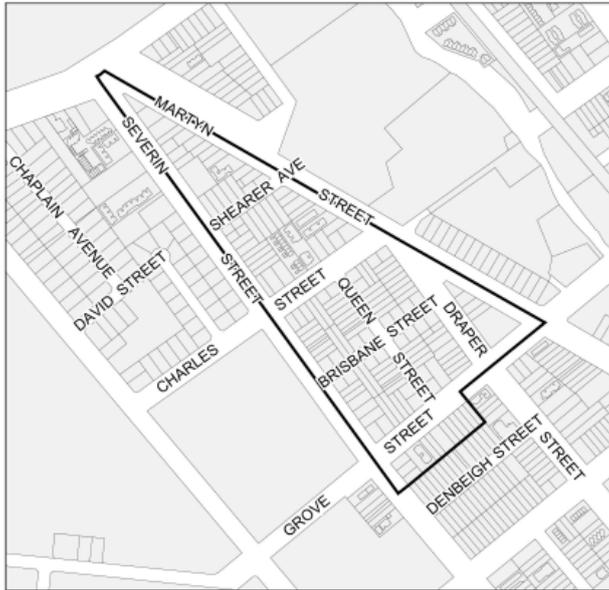




MANUNDA

Precinct Map

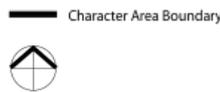


Character Statement

The wide road reserves of this precinct create a spacious feel, despite the close proximity of buildings. The often wide grassy verges and nature strips provide an informal and open streetscape, allowing for a variety of large shady street trees. Where kerbs are sealed, car parking is provided along the wide streets. Small, vegetated kerb outstands break up the pattern of car parking and retain the landscape setting of the precinct.

High-set Queenslanders from the inter-war era form the predominant housing style, although there is a small presence of pre-war dwellings as well as infill from the post-war and contemporary eras.

A small, low scale group of retail and commercial businesses is located within the precinct. These buildings generally use lighter colours similar to those of the surrounding dwellings.



Existing Character Elements

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

ARCHITECTURAL STYLE	Predominantly inter-war and post-war, as well as a small number of pre-war dwellings.
BUILDING MATERIALS	Mixed, including timber, fibro, cement sheeting, brick and render, with corrugated steel roofs.
BUILDING FORM	A mix of hipped, asymmetrical and multi-gabled bungalows.
ROOF STYLE	Mixed pitched styles.
FRONT SETBACKS	Generally around 5m, between 3-8m.
SIDE SETBACKS	1-3m.
BUILDING HEIGHT	Predominantly high-set as well as some low-set buildings. Some of the high-set dwellings are enclosed underneath.
ORIENTATION TO STREET	Generally parallel, with dwellings on Martyn Street set on an angle.
CAR PARKING / VEHICLE STORAGE	Carports and garages to the side of, or beneath the dwelling.
GARDEN STYLE	Well-maintained gardens comprising large palms, tropical foliage, shade trees, lawn.
FRONT BOUNDARY TREATMENT	A mix of boundary treatments, including no front fence, various medium height wire and timber fences are found and some small brick fences.
STREET TREES	Large shade trees and tall palms.
ROAD & FOOTPATH TREATMENT	Some very wide grassy verges with upstanding kerbs or sealed verges. Charles Street and parts of Martyn Street provide street parking and treed kerb outstands. The northern end of Martyn Street has a wide grassy median strip with a swale drain through the centre.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Generally from 10-20m.
TOPOGRAPHY	Flat.



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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 pre-war, 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 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).
Building Underneath Queenslander Styles	To reduce the impact on existing Queenslander style dwellings and the streetscape when building in underneath.	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. To retain an adequate amount of open space to the rear of the dwelling to accommodate substantial vegetation.	Buildings should be set back from side boundaries in accordance with the predominant setback pattern in the street. In some cases this may involve the building abutting one side boundary. Buildings should be set back a minimum of 1.2 metres from one side boundary. New dwellings to the rear of existing buildings should be set back from both side boundaries at a minimum distance of 1.2 metres. Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments. New dwellings to the rear of existing buildings should be set back a minimum of 2 metres from the rear boundary to accommodate pams, fruit trees and other tropical vegetation that is visible from the street.	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. Building siting that allows insufficient open space to the rear of the dwelling to accommodate tall palms and large trees visible from the street.
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 indigenous 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.