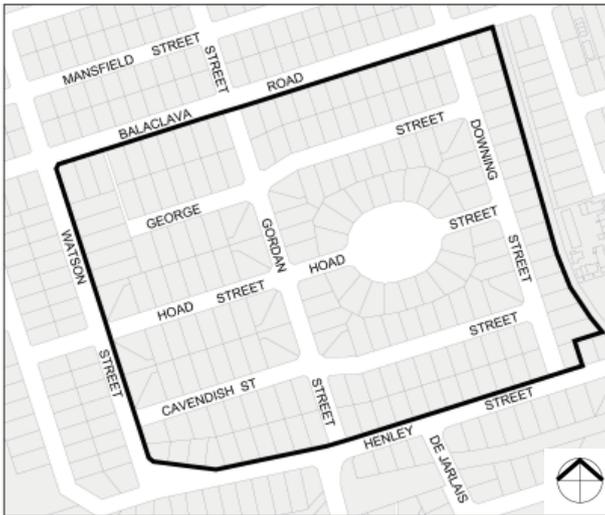




EARLVILLE

Precinct Map



Character Statement

Earlville contains a collection of high-set timber houses dating from the 1940s and early 1950s. Dwellings have a number of common aspects that result in a high level of consistency including the combination of hip and gable roofs and the detailing of casement windows which all follow a typical pattern of four pane casement sashes. Wide streets, generous nature strips and low, permeable or non-existent front fences result in a spacious feel. This character is complemented by established vegetation on private property and views to mountain ranges. Of particular note is the subdivision pattern around Hoad Street, which includes dwellings positioned around an oval reserve comprising established vegetation. The reserve, which contributes substantially to the character of the precinct has a sense exclusive access by those houses surrounding it.

Existing Character Elements

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

ARCHITECTURAL STYLE	Consistent interwar and post-war styles, dating from the 1940s and early 1950s.
BUILDING MATERIALS	Predominantly timber with steel roofing. Houses are generally highset on concrete stumps.
BUILDING FORM	Generally double or triple fronted, with a projecting room, either in the centre or the side of the building, fronting the street.
ROOF STYLE	Pitched, with a mix of hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally medium to large, between 6 and 10 metres.
SIDE SETBACKS	Generally medium to large, between 1 and 3 metres on one side and between 3 and 5 metres on the other.
BUILDING HEIGHT	Predominantly single storey, with some highset Queenslanders enclosed underneath.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Car ports and garages are either absent or are provided to the side or rear of the dwelling. Occasionally vehicle storage is provided beneath dwellings.
GARDEN STYLE	Established exotic vegetation consisting of canopy trees, tall palms, shrubs and lawn.
FRONT BOUNDARY TREATMENT	A mix of open frontages, timber and post and wire front fences.
STREET TREES	Street trees are inconsistent, with occasional small palms and shrubs located on nature strips. In some cases street trees are absent altogether.
ROAD & FOOTPATH TREATMENT	Average to wide roadways with unsealed shoulders and drainage running alongside the nature strip.
SUBDIVISION PATTERN	Modified grid / curvilinear.
LOT SIZE / FRONTAGE	15 to 20 metres.
TOPOGRAPHY	Flat.





EARLVILLE

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 all intact and good condition dwellings, wherever possible.	Demolition of intact and visible parts of older dwellings.
Height and Building Form	To ensure new buildings maintain the key roof form and height.	In any alterations to existing buildings, maintain the overall roof form and building height. In new development, reflect the existing height and form of surrounding 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.	Loss of the consistent height and building form. New buildings that are out of character or scale with surrounding buildings.
Materials and Design Detailing	To ensure new dwellings reflect the characteristic North Queensland style.	Reflect, but do not copy, the design detail of period buildings in new development. For dwellings that currently use metal framed windows, reinstate timber casement windows.	Reproduction styles and detailing. Heavy design detailing (eg. Masonry columns and piers, rendered facades).
Building Underneath Queenslander Styles	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Recess the lower level to retain the form of verandahs and the depth of shading beneath them. Ensure that the height of the lower level is less than that of the upper level. 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.	Any increase in the overall height of the building. New lower levels that visually compete with or dominate the original parts of the building.
Additions to Buildings	To ensure alterations and additions reflect the existing form and design details of the building.	Building additions must be located to the rear of the dwelling. Retain the overall roof and building form. Utilise weatherboard in extensions to existing buildings and provide corrugated metal roofs.	Building additions that are visible from the streetscape. Alterations to the form of the original building or roof form to accommodate additions. Use of materials and colours not originally found on buildings of the era and style.
Siting of New Buildings	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.	Boundary to boundary development. No reflection of the predominant side boundary setback pattern.
	To maintain the predominant front boundary 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.	No reflection of the predominant front boundary setback pattern in the street.
Car Parking and Vehicle Storage	To minimise the loss of front garden space and to reduce the visibility of car parking structures in the street.	New garages and carports must be located well behind the line of the front façade of the building. Consider locating car parking structures to the rear of the building. For Queenslander dwellings, use the area beneath the building only where the overall height does not need to be increased to accommodate vehicle storage. Where providing an enclosed garage beneath a building, set back the garage door from 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. 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, 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 the openness of streetscapes and views to gardens and dwellings.	Provide either an open or vegetation lined 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.