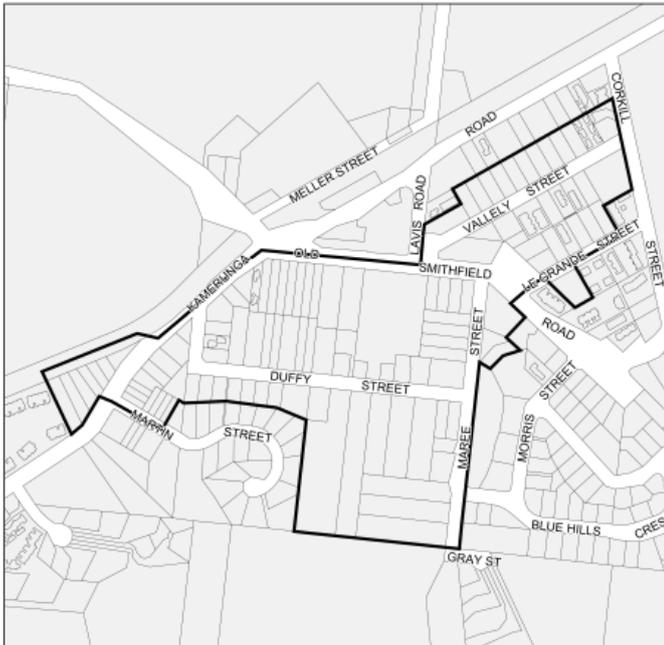


FRESHWATER

Precinct Map



Character Statement

Freshwater has a distinct landscape character that is defined by its undulating topography, established tropical gardens and surrounding mountainous outlook. While the built form contributes to the character of the precinct, it is the dense vegetation that generally dominates streetscapes and results in an overall impression of a treed neighbourhood. Queenslanders from various eras are present in the precinct, as well as post-war styles and contemporary development. The landscape of the precinct is further enhanced by the narrow road pavements, grassy verges and informal street trees. Front gardens are also generally characterised by dense tropical foliage, large palms and canopy trees that provide shade.

Existing Character Elements

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

ARCHITECTURAL STYLE	A mix of inter-war, post-war and contemporary development.
BUILDING MATERIALS	Timber, fibro sheet, render, brick, corrugated steel roofs. A range of light pastel colours are used in buildings.
BUILDING FORM	Mixed.
ROOF STYLE	Mixed – pitched (gabled and hipped to the street), skillion, flat.
FRONT SETBACKS	Varied – generally 2-8m, but up to 45m.
SIDE SETBACKS	Varied.
BUILDING HEIGHT	Predominantly a mix of of low-set and high-set Queenslanders.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Carports and garages, often located under the dwelling.
GARDEN STYLE	A mixed of well-maintained gardens with lawns and palm trees, and bushier gardens with more dense tropical foliage, large palms and shade trees.
FRONT BOUNDARY TREATMENT	Mixed styles of picket fences, retaining walls, shrubs, high timber fences and in some cases an absence of fences.
STREET TREES	In some streets there is an absence of street trees while in others informal street trees are present, including tropical shrubs and large shade trees.
ROAD & FOOTPATH TREATMENT	Rollover kerbs are present in some streets, while others have upstanding kerbs and grassy verges. Footpaths are generally absent, except in front of unit developments.
SUBDIVISION PATTERN	Generally modified grid, at times organic.
LOT SIZE / FRONTAGE	Varied – most lots are either approximately 12m, 18m or 20m in width, however some residential lots are as large as 70-75m wide.
TOPOGRAPHY	Undulating.



FRESHWATER

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 Interwar and immediate post-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
Adjoining Buildings of Local Heritage Significance	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.
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 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.
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 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.