



EDGE HILL 1

Precinct Map



Character Statement

Located at the foothills of Mt Whitfield, this precinct is characterised by the rainforest landscape and the hilly topography that dictates architectural styles and provides views over Cairns. Vegetation is the dominant feature of streetscapes, with a treed edge to the streets and little definition between the public and private realm. Streets have an informal feel that is enhanced by the concealment of the built form behind vegetation, although in some parts of the precinct buildings are gaining prominence. Large houses ranging from 1960s styles to contemporary buildings are located on large, irregularly shaped lots.



Existing Character Elements

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

ARCHITECTURAL STYLE	Contemporary architecture dating to the 1960s.
BUILDING MATERIALS	Generally timber or render with corrugated steel roofs.
BUILDING FORM	Irregularly shaped buildings designed and positioned to take advantage of views.
ROOF STYLE	A mix of flat and pitched roofs.
FRONT SETBACKS	Mixed. Some setbacks are small and around 3 metres while others are much larger, around 10 metres.
SIDE SETBACKS	Mixed. Due to the irregular subdivision pattern, side setbacks are often used as key private open space areas.
BUILDING HEIGHT	1 to 2 storeys. Some buildings on the higher sides of streets can appear to be much taller in height.
ORIENTATION TO STREET	Mixed, generally on an angle to the street to take advantage of views.
CAR PARKING / VEHICLE STORAGE	Most properties have steep driveways leading to car storage that is concealed in views within the streetscape. Occasionally garages are located close to the street, breaking up the vegetated character of streets.
GARDEN STYLE	Very well established gardens containing tropical rainforest vegetation including tall canopy trees as well as understorey vegetation.
FRONT BOUNDARY TREATMENT	Front boundaries generally lack front fences and contain high scale tropical vegetation that limits views to buildings and creates a wall of vegetation at the street edge.
STREET TREES	The general lack of front fences and highly vegetated front gardens means that the private and public domains merge, with no definition between vegetation on private land and vegetation on public land.
ROAD & FOOTPATH TREATMENT	Standard width roadways, some with shallow upstanding kerbs and varying sized verges.
SUBDIVISION PATTERN	Organic, based on the topography.
LOT SIZE / FRONTAGE	Highly varied, generally between 20 and 30 metres. Several properties have multiple or irregularly shaped frontages.
TOPOGRAPHY	Very steep due to the location at the base of the hill.





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Design Guidelines

Element	Objective	Design Response	Avoid
Height and Building Form	To ensure that new development sits below the established tree canopy and within the steeply sloping topography.	<p>Keep development below the established or future mature tree canopy height.</p> <p>On sloping land, minimise the visual impact of buildings and reduce the need for cut and fill by designing buildings to follow the contours and step down the slope.</p> <p>Minimise building footprints.</p> <p>Site buildings and structures away from prominent ridgelines.</p>	<p>Buildings that dominate the landscape setting.</p> <p>Buildings that do not follow the natural contours of the site, and require excessive cut and fill.</p> <p>Large masses of building.</p> <p>Buildings or structures in highly visible locations.</p>
Materials and Design Detailing	To use materials and design details that reflect the tropical rainforest qualities of the area.	<p>Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing, and light transparent balustrading.</p> <p>Use simple building details.</p> <p>Use a mix of contemporary and traditional materials, textures and finishes including timber, render, non-masonry sheeting, glazing, stone and brick.</p> <p>In more heavily vegetated areas, use colours and finishes that reduce contrast and visibility and complement the native vegetation of the local area, including natural colours and matte finishes.</p> <p>Use glazing and roofing materials of low reflectivity.</p>	<p>Sheer, visually dominant elevations.</p> <p>Excessive decoration and historical reproduction styles.</p> <p>Unarticulated or non-textured, sheer facades and building forms.</p>
Siting	To provide adequate space for the planting of vegetation.	Set buildings back from front, side and rear boundaries an adequate distance to accommodate substantial vegetation.	Boundary to boundary development.
Car Parking and Vehicle Storage	To reduce the impact of car parking structures on streetscapes.	<p>On steep sites ensure car parking structures are well set back from the front boundary.</p> <p>Consider the use of timber or slatted garage doors.</p> <p>Minimise paving in front setbacks including driveways and crossovers.</p> <p>Use brick or concrete pavers, patterned concrete, or properly engineered porous finishes as opposed to plain concrete.</p>	<p>Garages and car parking structures that dominate the frontage of the property.</p> <p>Highly visible standalone structures, including platform carports.</p>
Vegetation	To strengthen the dominant tree canopy and complementary understorey vegetation.	<p>Retain existing on-site vegetation.</p> <p>Dwellings should be sited to incorporate space for the retention and planting of canopy trees and understorey.</p> <p>Retain existing trees wherever possible and provide for the planting of new indigenous tropical rainforest vegetation, including canopy trees.</p> <p>Prepare a landscape plan that includes the planting of appropriate indigenous trees and other vegetation around the dwelling.</p>	<p>Excessive removal of existing vegetation.</p> <p>Dwellings that do not provide sufficient space to accommodate trees.</p> <p>Loss of existing trees.</p>
Front Boundary Treatment	To retain the dominance of vegetation in streetscapes.	<p>Use vegetation as a front boundary treatment.</p> <p>Where front fences are provided, consider the use of materials that are natural in appearance, match the style of the dwelling and incorporate the use of vegetation.</p>	High, solid front fences.
Views	To provide for the reasonable sharing of views to surrounding areas.	Buildings and structures should be sited and designed to take into account existing views to surrounding areas from nearby properties.	Buildings that obscure existing views.