

Eastwood Street BABINDA

Precinct Map



Character Statement

This small precinct located within Babinda contains a series of small scale timber and metal sided single fronted houses on the south side of the street, and a high-set group of 1930s timber double fronted houses on the north side. Both sides of the street display a high level of consistency in their arrangement and respective periods of development. There is a strong sense of spaciousness in the street due to the relatively wide roadway with grassed shoulders, wide nature strips and sparse vegetation. Views to the west are also dominated by the mountain ranges in the distance. The visibility of the mountains over the roofs of dwellings has the effect of reducing the dominance of the built form.

Character Area Boundary



Existing Character Elements

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

ARCHITECTURAL STYLE	Victorian style dwellings on the south side of the street and 1930s Interwar style Queenslander dwellings on the north side of the street.
BUILDING MATERIALS	Timber and corrugated steel, both on the roofs and sides of dwellings.
BUILDING FORM	Generally single or double fronted. On the northern side of the street buildings often have a front room projected towards the street.
ROOF STYLE	On the north side of the street roofs have gabled ends fronting the street, while on the south side, roofs have hipped ends fronting the street.
FRONT SETBACKS	Dwellings are generally set back around 5 metres from the front boundary, although this can appear larger due to the nature strips.
SIDE SETBACKS	Generally between 1 and 2 metres on one side and between 4 and 5 on the other.
BUILDING HEIGHT	Generally single storey, although on the north side of the street dwellings are highset and some have been enclosed underneath.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Car ports and garages are generally not provided or are located to the rear of dwellings.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and lawn.
FRONT BOUNDARY TREATMENT	A mix of open frontages, vegetation lining the front boundary, and post and wire fences.
STREET TREES	Street trees are absent.
ROAD & FOOTPATH TREATMENT	An average to wide roadway with unsealed, grassed shoulders and channelling running alongside nature strips.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Between 15 and 20 metres on the north side and around 20 metres on the south side.
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 all intact and good condition buildings 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. Reflect the building height and form present on the same side of the street in new development. 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 on the same side of the street.
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 houses on the even-numbered side of the street, remove metal decking attached to facades and restore weatherboards.	Reproduction styles and detailing. Heavy design detailing (eg. Masonry columns and piers, rendered facades).
Building in Underneath Queenslander Styles (north side of the street)	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Buildings should not be raised to accommodate new development underneath. Building in underneath may only occur where the existing building height is sufficient to accommodate a lower level. 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 or ripple iron in new additions and alterations 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. 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 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 views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide an open or vegetation lined frontage, or provide a low or transparent front fence up to 1.2 metres in height and constructed of materials appropriate to the dwelling style and era, including simple post and wire styles.	High, solid fences.