

Queenstown 16

Summary Description

This character unit is located on the upper eastern terrace between the steeper north-eastern slopes of Queenstown Hill (including Q15) and the southern lake edge embankment of Q19. A substantial change in the scale of development across both Melbourne Street and Suburb Street defines the remaining unit edges.

The unit is characterised as a *moderate scale* with a relatively even spread of detached and moderately sized multi-unit developments. The contribution of some established gardens and the inclusion of the St Joseph's School and Paddy Burton Memorial Reserve gives this area a *vegetated balance* and an *established maturity*. The regularity of the lot configuration and building setbacks is reduced by the mix of building types, several undeveloped sites and the school to give the unit a *mixed cohesion* whilst maintaining a *managed condition*.

Predominant Features

- A mix of detached buildings and multi-unit developments orientated to the formal grid on regular, moderately sized sites
- Buildings situated on gently undulating land with consistent road boundary setbacks and side boundary access
- Small tree and shrub planting around large lawn areas or car parking with minimal boundary fencing

Comment

- A strong contrast between some isolated single storey cottages and relatively small multi-unit visitor accommodation with very few duplex residential units present
- There is a cluster of heritage buildings around St Joseph's church and school contrasted by several undeveloped sites at the opposite end of the unit along Frankton Road



Aerial Photo



Location Map



Representative Photos

Urban Characterisation

Scale	intimate	small	moderate	large	substantial
Balance	verdant	vegetated	uniform	dominant	hard-edged
Cohesion	strong	consistent	mixed	fragmented	weak
Maturity	historic	established	settled	young	undeveloped
Condition	manicured	managed	reasonable	poor	neglected

Queenstown 17

Summary Description

This character unit is spread across part of the upper eastern terrace and embankment east of the town centre and Queenstown Gardens. Despite the variable topography, the character unit is largely defined by a high concentration of larger scale buildings orientated to the main approach to the town centre along Frankton Road and Stanley Street.

The unit is characterised as a *substantial scale* of development with a *dominant balance* where buildings dominate the street scene and leave limited site area for larger screening vegetation. A variety of building mass and style combined with several underdeveloped lots result in a *fragmented cohesion*. The extent of recent construction generates a *young maturity*, which are of good quality and well maintained giving the unit a *managed condition*.

Predominant Features

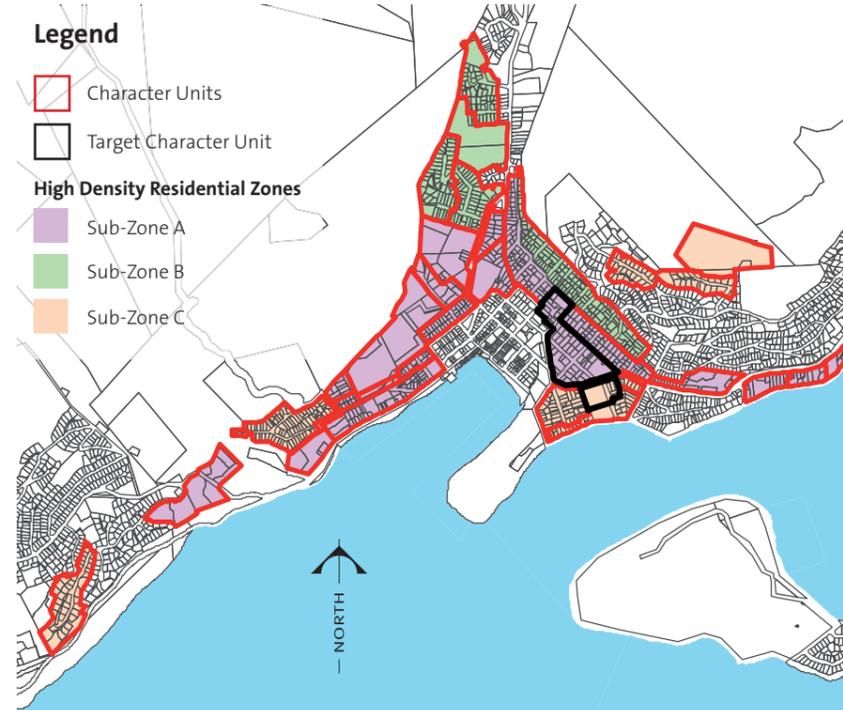
- Large multi-unit developments on large aggregated sites with short road setbacks, high site coverage and some external drop-off and rear surface car parking areas associated with access ways to basement parking
- Low shrub and ground cover vegetation with minimal tree planting
- Extensive ground modification with buildings sunken or stepped into embankment slopes or use of large retaining structures on hilly topography

Comment

- Several sites that are either vacant or with detached residential buildings are located centrally within the character unit
- Two large mature Sequoia trees are prominent in the unit and act to reduce the visual scale of development



Aerial Photo



Location Map



Representative Photos

Urban Characterisation

<i>Scale</i>	intimate	small	moderate	large	substantial
<i>Balance</i>	verdant	vegetated	uniform	dominant	hard-edged
<i>Cohesion</i>	strong	consistent	mixed	fragmented	weak
<i>Maturity</i>	historic	established	settled	young	undeveloped
<i>Condition</i>	manicured	managed	reasonable	poor	neglected

Queenstown 18

Summary Description

This character unit lies adjacent to the Queenstown Gardens and south of Frankton Road. It occupies a gently undulating terrace above a steeper lakeside embankment to the south. The large Copthorne hotel complex (Q17) defines the boundary to the east.

This unit is characterised as *small scale* due to the number of single storey, detached buildings present throughout the unit. The widespread use of low shrubs and hedges generates a *vegetated balance* of built form to vegetation, particularly along Park Street. The regular building height and separation distances give a reasonably *consistent cohesion*. The general impression is that the unit is in a *manicured condition* where properties are neat and tidy with an obvious attention to detail. There is a sense of an *established maturity*, despite there being few trees of substance, with several well kept older buildings and little evidence of major change.

Predominant Features

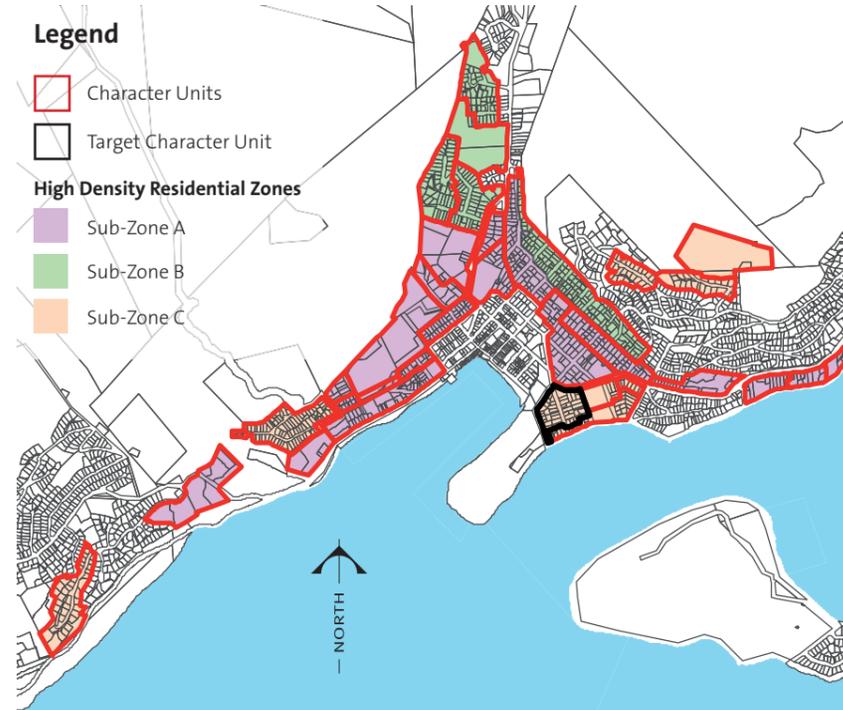
- Single storey detached buildings with short setbacks directly addressing the street, often with small accessory garages to one side,
- Buildings situated on gently undulating land with little need for retaining structures
- A strong delineation of the street edge with formal fence or clipped hedge boundary treatments complemented by low shrubs and lawn areas

Comment

- Evidence of small scale infill development at relatively low densities with a number of rights of way off the main street grid
- A large undeveloped site is present on the corner of Frankton Road and Brisbane Street



Aerial Photo



Location Map



Representative Photos

Urban Characterisation

Scale	intimate	small	moderate	large	substantial
Balance	verdant	vegetated	uniform	dominant	hard-edged
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Maturity	historic	established	settled	young	undeveloped
Condition	manicured	managed	reasonable	poor	neglected