



Urban Context

- The urban context relates to the character of broader precincts within a city displayed in the scale of buildings on streets, lot size, street layouts, topography, landscape and other elements (bluestone kerb and channel etc).
- The streetscape character on lower order streets is of smaller scale individual houses on single lots, with views between buildings to treed rear gardens. [1]
- Higher order streets have a different urban character than lower order streets with a greater variety of land-uses with retail and commercial uses on strategic corners. Greater density and height may occur on higher order streets with lower scale more incremental infill in lower order streets.[2]



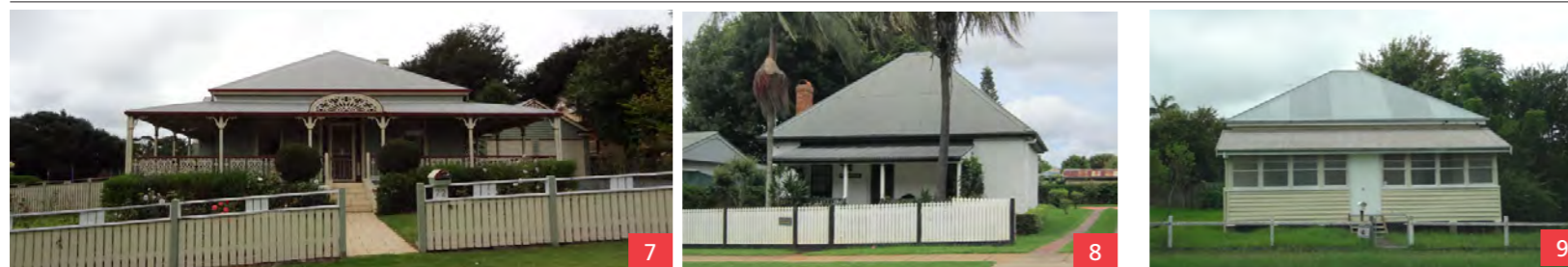
Scale & Massing

- Scale and massing of buildings is a strong element of the character of a precinct. These areas are characterised by groupings of individual buildings in a landscape setting. Streetscape rhythm is of individual buildings 8–10m wide. Dwellings are raised up on stumps (essentially 1.5 storeys) displaying a distinct sub floor as part of their character. There is no cut and fill on sloping sites.
- Dwellings have simple box like forms with visible traditional, pitched roof forms and attached verandahs and balconies. [3] [4].
- Appropriate infill development complements the scale and massing of existing development [5].



Streetscape Relationships

- Traditional dwelling houses have entries facing streets with windows and verandahs overlooking the street. Low front fences define front courtyard/gardens spaces which contribute to the setting of the house and assist transitioning from public space to private space. This arrangement is in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- Car parking and garages do not dominate the streetscape. Driveways are narrow and garages and car ports are set behind the line of the dwelling.
- Buildings look to the front and rear of lots, not to sides. [6].



Design Elements

- Building forms should be generally simple box forms with attachments for balconies and verandahs. Long unarticulated wall planes are not evident. Roofs are visible with pyramid, hipped or gabled forms [7,8,9].
- Balconies and verandahs are generally attached to the simple box of the main building. Roof forms extend over these elements. [7,8,9].
- Windows are generous with greater vertical than horizontal proportions. Double hung windows are typical. Horizontal windows are groupings of vertically proportioned windows [9]



Materials & Colours

- The city is dominated by tin and timber structures. These are the quintessential materials that comprise the built form in Toowoomba. Roofs are generally constructed of corrugated iron [11,12].
- Cladding is chamfer board or weather board. Heavyweight materials are not common, although rendered masonry is incorporated in buildings over one storey [11,12, 13].
- Colours are generally lighter colours with whites, creams and highlights (roof awnings and balustrades) in reds and greens etc [10].
- Sub floors are not visually dominant and are usually enclosed with a darker colour.