

Queenstown 04

Summary Description

This character unit is divided in two parts. One part is located at the top of Glasgow Street and the other along the northern edge of Thompson Street. This is a small but distinctive character unit bounded by the steeply wooded slopes of Ben Lomond Scenic Reserve to the north, Glasgow Street to the west and the Lakeview Motor Camp to the east. The boundary with Q03 and Q05 to the south and west is demarcated by a change in building scale and a steep level change.

This character unit exhibits an *intimate scale* arising from a combination of small and closely spaced cabin-type buildings of both one and two storeys. The absence of substantial vegetation conveys a *dominant balance* of buildings. The similarity of building form and spatial separation provides a *strong cohesion*, despite being in a *poor condition*. Although the buildings are not particularly of heritage status, but there is a distinct sense of an overall *historic maturity* partly owing to the gradual diversification (e.g. materials and colours) these buildings have experienced over time, yet without losing their original form.

Predominant Features

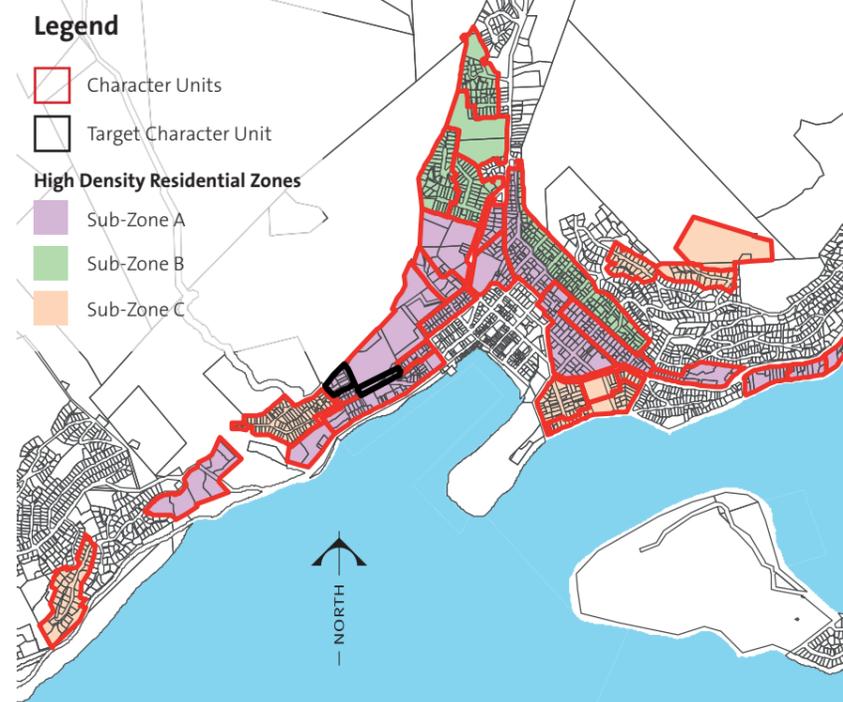
- Small one and two storey detached cabins of similar age and building style
- Cabins have a consistent façade line and narrow separation distance with a strong repetitive pattern
- Building forms dominate with low surrounding vegetation, particularly on hilly slopes where cabins are built over garages or semi-basements

Comment

- Early example of multi-unit development on large lot sizes
- Glasgow Street cabins more clustered and irregular than those along Thompson Street due to a more square site and hilly topography



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 05

Summary Description

This character unit is located between Lake Esplanade and Thompson Street and occupies the lakeside frontage and the steeply rising embankment behind. The eastern boundary is aligned with Hay Street adjacent to the town centre. The western boundary meets reserve land, which links through to One Mile Creek.

The characterisation identifies the unit as a *substantial scale* with a *hard-edged balance* given numerous large developments in close proximity with high site coverage and slope modification. The varied style and size of buildings within the unit results in a *mixed cohesion*, which is partially compensated by the establishment of a relatively continuous frontage along the lake edge. The mix of older buildings with recently completed developments or those still under construction gives the unit a *young maturity*. The buildings and landscape is generally in a *managed condition*, with a closer attention to maintenance in the vicinity of the larger complexes.

Predominant Features

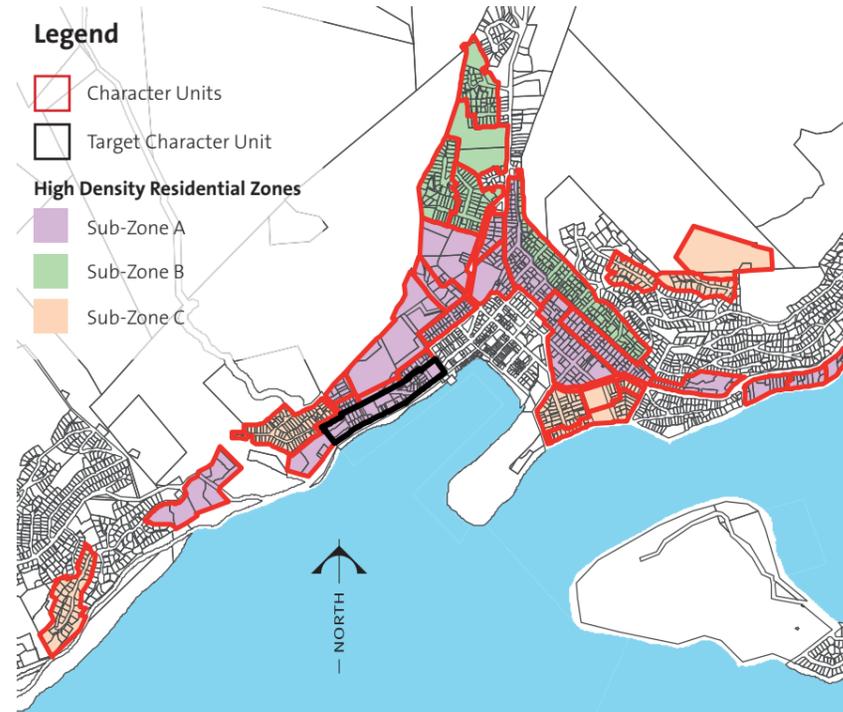
- Predominance of large multi-unit and multi-storeyed developments extending laterally across the hilly to steep embankment.
- Extensive ground modifications for increased building height and underground parking with little vegetation coverage
- Open boundary treatments with drop off areas dominating building setbacks

Comment

- The unit contains one of the principal concentrations of visitor accommodation in the town
- Smaller scaled buildings are located along Brunswick Street with Rotary Park located centrally within the block between Brunswick and Lake Streets.



Aerial Photo



Location Map



Representative Photos

Urban Characterisation

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Queenstown 06



Summary Description

This character unit lies immediately to the west of Q05 at the edge of the intensive development along Lake Esplanade. It is bounded to the north by the boundary of Q03 and extends westwards to One Mile Creek, which shares similar characteristics. This unit contains a substantial amount of reserve land across the middle and lower slopes of the lake embankment.

The characterisation identifies a **large scale** landscape composed of established exotic woodland, with several enclosed clearings. As principally woodland, it is of an **established maturity** and of a **verdant** appearance. It has a **consistent cohesion** only compromised by a large building complex along Lake Esplanade. It is considered in **reasonable condition** with minimal maintenance throughout the reserve land.

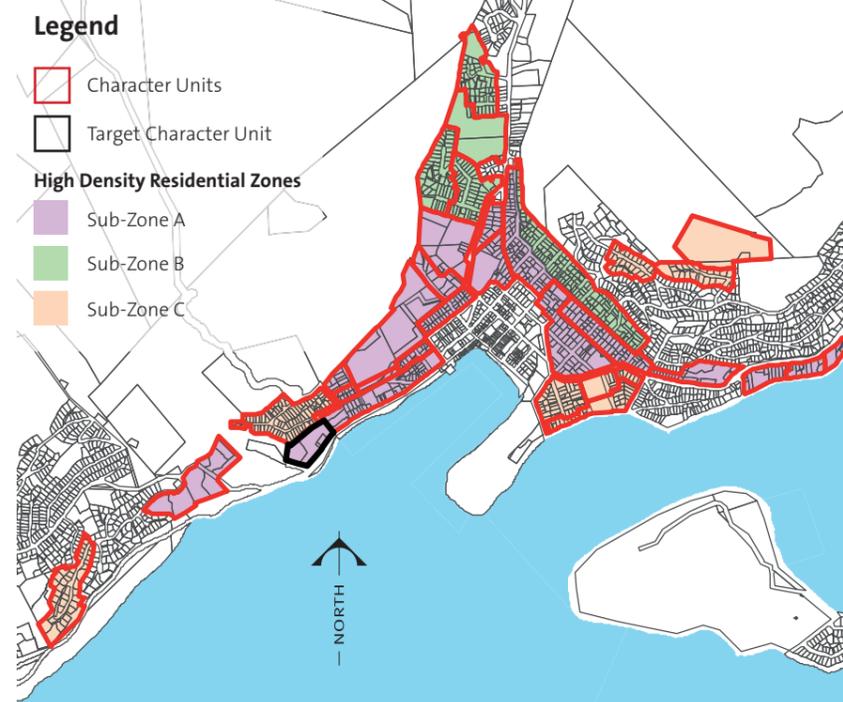
Predominant Features

- Hilly to steep lakeside embankment
- Extensively wooded in exotic vegetation
- Several large clearings with low grassland cover

Comment

- Linked to a more extensive and consistent area that extends to the north and west up One Mile Creek.
- Landscaped areas around the Fernhill Roundabout at the gateway to Queenstown are well managed. This, combined with a vegetated embankment, buffers urban development at the entrance into central Queenstown.
- A large isolated building at the toe of the embankment slope adjacent to Lake Esplanade is currently operating as a youth hostel

Aerial Photo



Location Map



Representative Photos

Urban Characterisation

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