

Queenstown 19

Summary Description

This character unit occupies the hilly lakeside embankment at the western end of Frankton Arm, extending from the top of the embankment down to the lake edge beside Park Street. The character units of Q16, Q17 and Q18 (built on the upper terraces) define the northern boundary of the unit. It is contained between Queenstown Gardens in the west and the low density residential zone beyond Suburb Street in the east.

The unit characterisation identifies a *moderate scale* of built form and *mixed cohesion* with a broad range of multi-unit developments and several sizeable detached dwellings of differing ages. There is a *uniform balance* where buildings occupy most of the street scene, particularly along the lake edge, but are moderated in places with the vegetation throughout Leary's Gully and on less intensely developed sections. The unit has a *settled maturity* and is of a *reasonable condition* given there is evidence of relatively recent development not yet bedded in but balanced by several older properties with obvious underinvestment in building upkeep and grounds maintenance.

Predominant Features

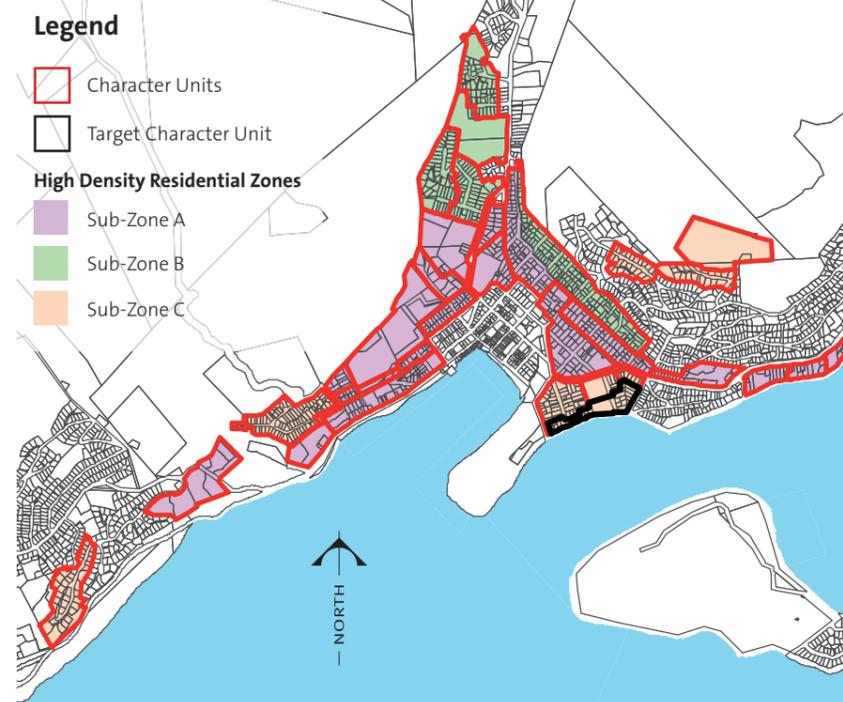
- A strong contrast between some isolated single storey cottages and three storey multi-unit developments with only a few duplex residential units present
- Buildings cut into hilly land with accommodation commonly built on top of ground level garages
- Low shrub and ground cover vegetation with minimal tree planting or formal boundary fencing

Comment

- The vegetated Leary's Gully is a prominent topographical feature interrupting the lakeside embankment
- Older buildings associated with the Copthorne Hotel occupy a large parts of the lake edge along Park Street and are in generally poor condition



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 20

Summary Description

This character unit is located at the upper extent of urban development on the south-west slopes of Queenstown Hill. The Queenstown Hill Recreation Reserve abuts a small part of its northern boundary with the medium density residential zone and undeveloped lots of Q21 encompassing the remaining boundaries.

This unit is currently being developed with the many vacant lots and uncleared vegetation affecting its characterisation. The built form currently being established is of a **large scale** influenced by prolific multi-unit developments and the openness of elevated and undeveloped lots. New developments using predominantly low shrubs and groundcovers and previous lot clearance gives the unit a **dominant balance** of built form. The variation in development styles, buildings sunken close to street level on downhill sites and dispersal of vacant lots gives a **mixed cohesion**. The rawness of newly battered slopes and retaining walls and the extent of recent development provide a **reasonable condition** and **undeveloped maturity**.

Predominant Features

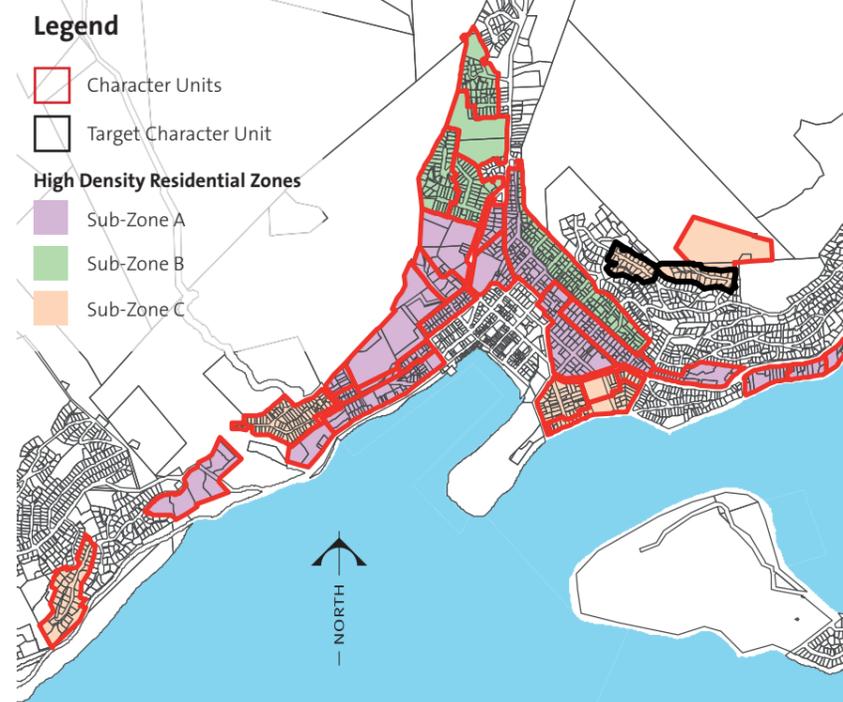
- A recent subdivision with multi-unit developments stepped down and into hilly slopes, many with steep access ways to parking garages.
- Development is strongly related to slope contours with buildings often sunken down or elevated above street level resulting in contrasting heights either side
- Extensive ground retention works with low shrub or ground level planting with little boundary fencing and short building setbacks

Comment

- A number of undeveloped sites with potential for similar development patterns to expand into Q21
- The character unit is isolated from other high density residential zones with more suburban planting and streetscape arrangements on Belfast Street



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 21

Summary Description

This character unit is located at the upper extent of development on the south-west facing slopes of Queenstown Hill. The Queenstown Hill Recreation Reserve surrounds all of its western, northern and eastern boundaries with Q20 forming the remaining southern boundary.

The characterisation identifies a **large scale** landscape of a **verdant appearance** composed of established clusters of exotic woodland dispersed with lower areas of scrub land. Some evidence of site clearance for development reduces previously established areas of bush to a **settled maturity** with a **mixed cohesion**. The unit is in **poor condition** with evidence of wilding species, weeds, and informal tracks indicating little active maintenance.

Predominant Features

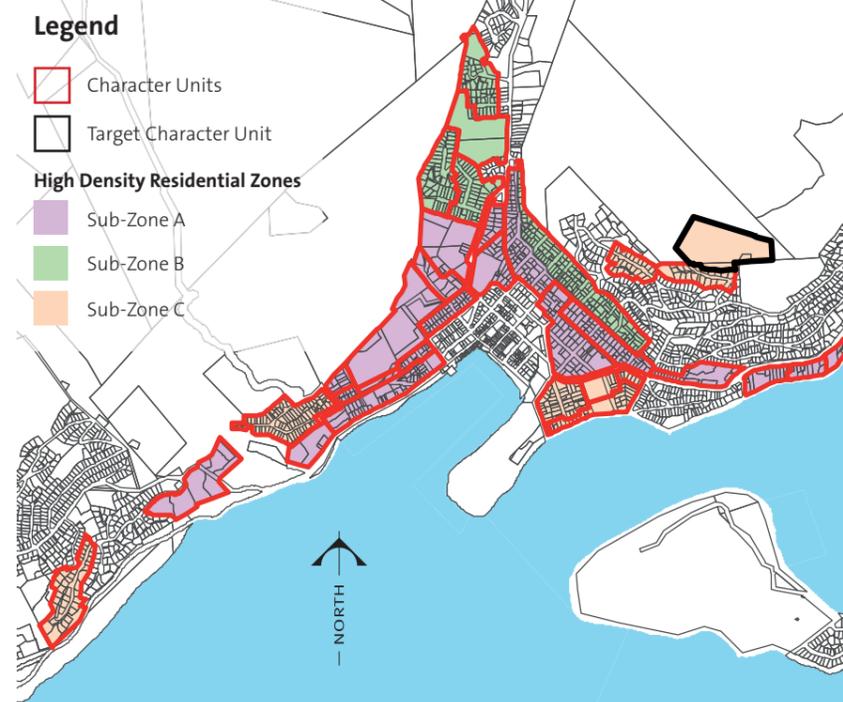
- Hilly slope with no built forms interrupting the topography
- Wooded clusters of exotic vegetation with areas of lower scrub
- A network of informal unsealed vehicle tracks and walking paths.

Comment

- Linked to a more extensive and consistent woodland area that extends into the Queenstown Hill Recreation Reserve
- A large water tank, powerlines, and a small area of scrub clearance in the south east corner of the unit are notable features.



Aerial Photo



Location Map



Representative Photos

Urban Characterisation

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