POLICY No 2
BUILDING DESIGN AND ARCHITECTURAL ELEMENTS

DOUGLAS SHIRE COUNCIL PLANNING SCHEME POLICY NO 2

Building Design and Architectural Elements

Intent

The intent of this Policy is to specify and illustrate the architectural elements and building design features considered appropriate for residential, commercial and tourist developments in the Shire.

Objectives

The objectives of this Policy are:

- to encourage high quality tropical vernacular architecture throughout the Shire;
- to provide for the development of a distinctive architectural style in the Shire; and
- to encourage architecture which is relevant to and compatible with the tropical climate of the Shire.

Content

This Policy incorporates the following:

- the rationale for incorporating particular architectural elements and building design features into development;
- details and illustrations of architectural elements required to be included in any development, particularly where building height and/or plot ratio is proposed to be maximised;
- details and illustrations of building design features required to be included in any development, particularly where building height and/or plot ratio is proposed to be maximised;
- check list to be completed and submitted when building height and/or plot ratio is proposed to be maximised;
- details of supporting information required to be submitted by a registered architect when building height and/or plot ratio is proposed to be maximised.

Rationale

A tropical Queensland vernacular architectural style has developed in response to the tropical climate of the Shire. Many of the elements and features have their foundation in the older style Queenslander buildings. However, modern interpretations have resulted in a distinctive architectural style developing which is both aesthetically appealing and also responds to the tropical climate. It is these architectural elements and building design features which are representative of the tropical Queensland vernacular architecture which are encouraged to be incorporated in development within the Shire.

Details and Illustrations of Architectural Elements

Key architectural elements which are representative of tropical Queensland vernacular architecture are:

- large open balconies with balustrading
- awnings, eaves and overhangs
- various roof profiles
- gables
- columns and posts
- shutters and screens
- shading of glazed openings
- expansive windows and doors
- building height – Macrossan Street/Murphy Street.

Each of these architectural elements is described and illustrated below using both traditional and modern interpretations.

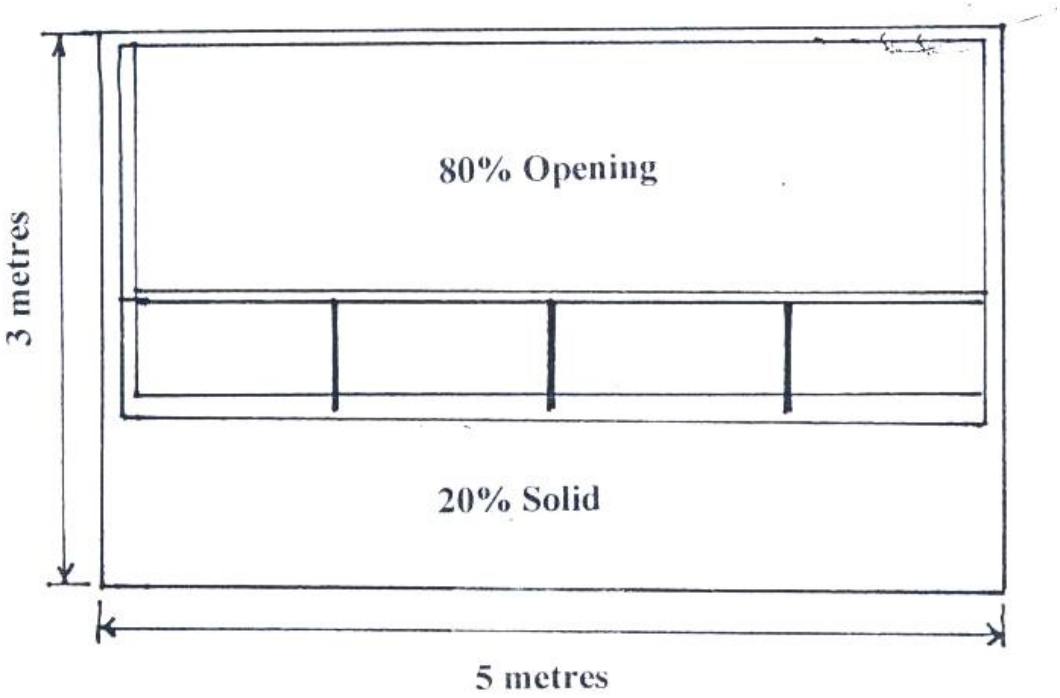
LARGE OPEN BALCONIES WITH BALUSTRADING

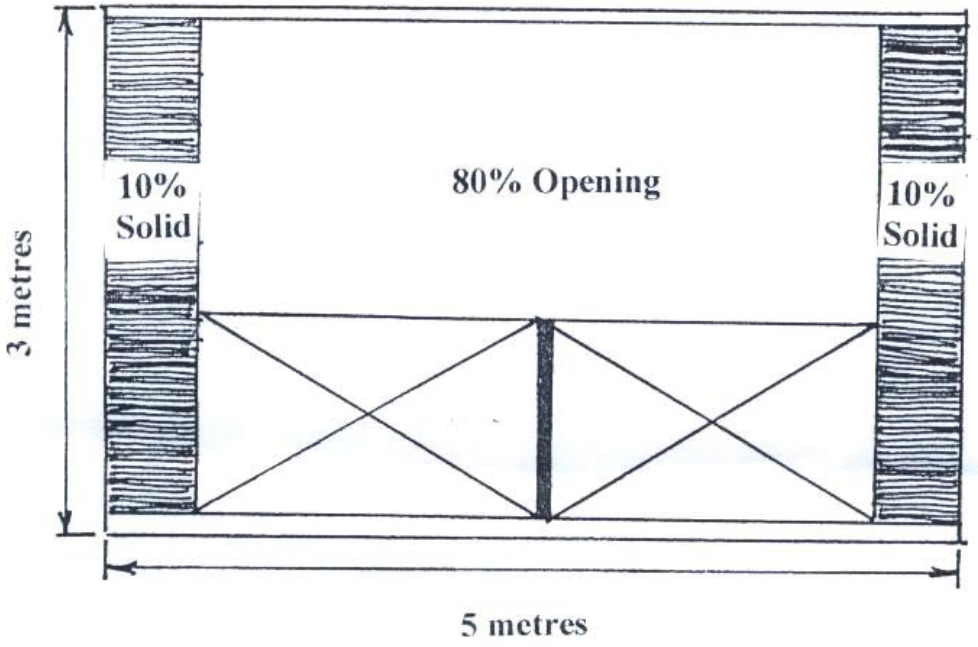
Balconies have evolved in response to the climate and change in lifestyle patterns, providing large indoor/outdoor living spaces which can be used year round in the tropics.

Balconies should not be capable of being enclosed and used for an additional room. Balconies should be the interface between indoor/outdoor areas and be of a size and configuration which facilitates their use year round as outdoor living spaces.

Balconies should be design to be open and light weight in appearance with a maximum of 20% of the façade being fully enclosed.

Indicative examples of unenclosed balconies





An example of a traditional balcony and balustrading.



Examples of modern balconies and balustrading.







Key features of balconies with balustrading are:

- dominant spaces/recesses, providing building articulation
- large open spaces with good shade cover
- use of light weight timber or steel balustrading
- strong horizontal, vertical or diagonal lines
- strong interrelationship/connectivity with adjoining indoor spaces.

AWNINGS, EAVES AND OVERHANGS

These shade elements are also a response to the climate and provide for filtered light to enter the building and also serve to articulate a building façade and add visual interest.

Eaves are to be a minimum of 700 mm.

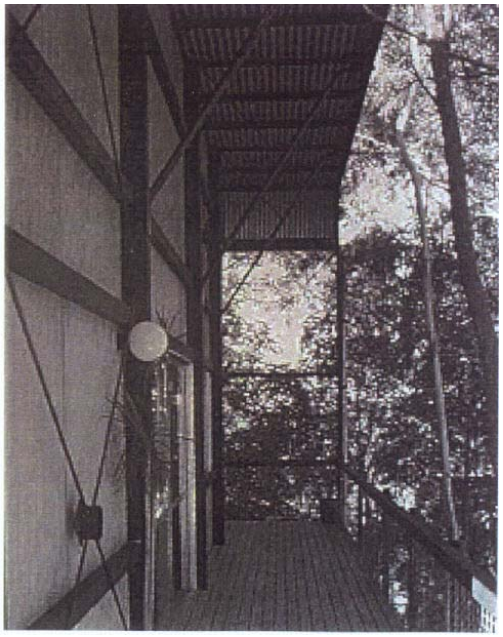
An example of traditional awnings, eaves and overhangs.

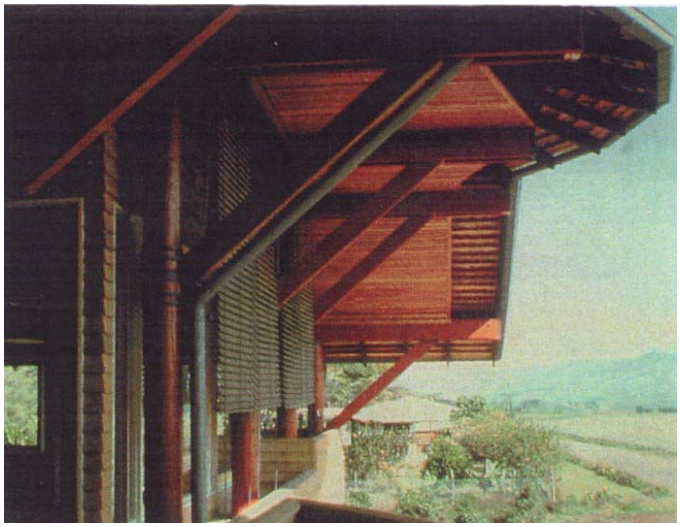


Examples of modern awnings, eaves and overhangs.











Key features of awnings, eaves and overhangs are:

- sited to afford weather protection
- can be adjustable and/or retractable
- add dimension and articulation to the building.

ROOF PROFILES

Roof profiles tend to be steeply pitched or angled to provide good air circulation, another more modern interpretation is a curved roof. Roofs are often also well articulated with a number of apexes and profiles.

An example of a traditional roof profile.



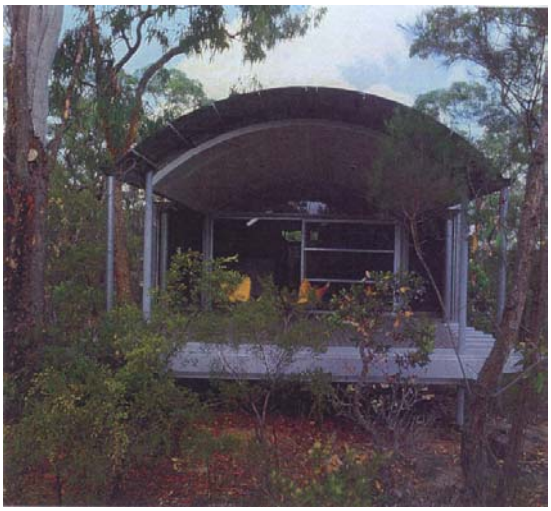
Examples of modern roof profiles.











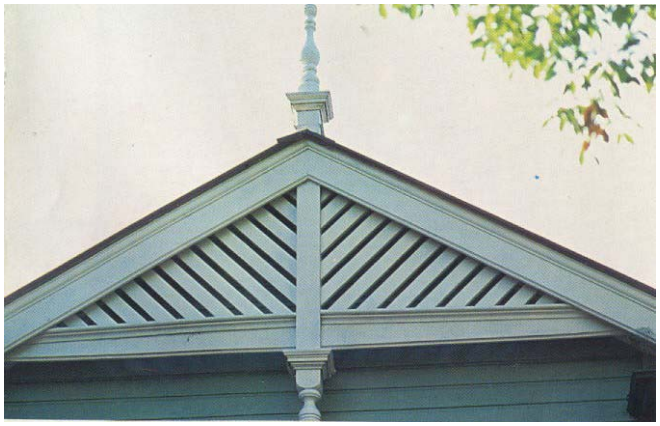
Key features of roof profiles are:

- a distinctive element of the building
- assist in climate control
- generally of light weight metal construction.

GABLES

Gables are used to articulate the roof and the façade of buildings and to reduce the overall bulk of the building.

An example of a traditional gable.



Examples of modern gables.





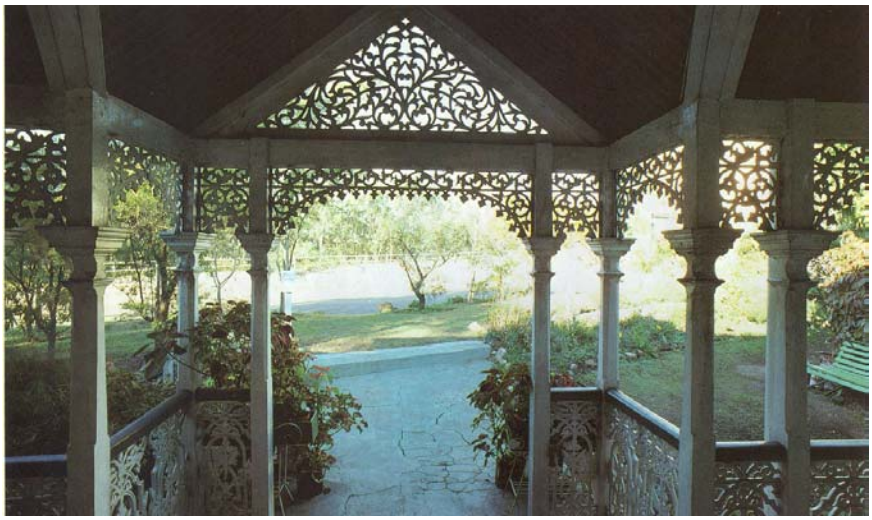
Key features of gables are:

- articulate the building
- provide visual interest at roof level
- reduce the scale and bulk of a building
- gables can be extended from the building façade to provide the additional features of an eave and screening.

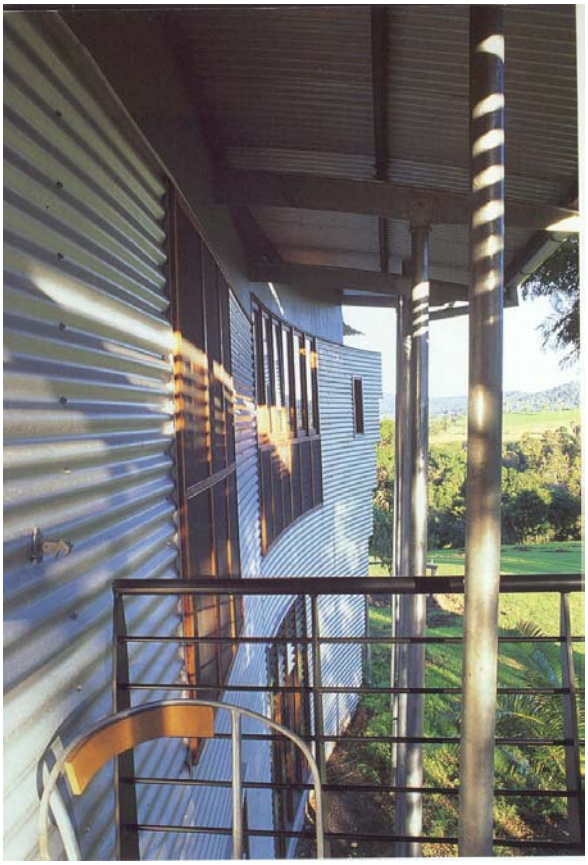
COLUMNS AND POSTS

Columns and posts were traditionally timber and often ornate in design. More simple interpretations are common in modern buildings. Columns and posts also assist in articulating the building facades.

An example of traditional columns and posts.



Examples of modern columns and posts.





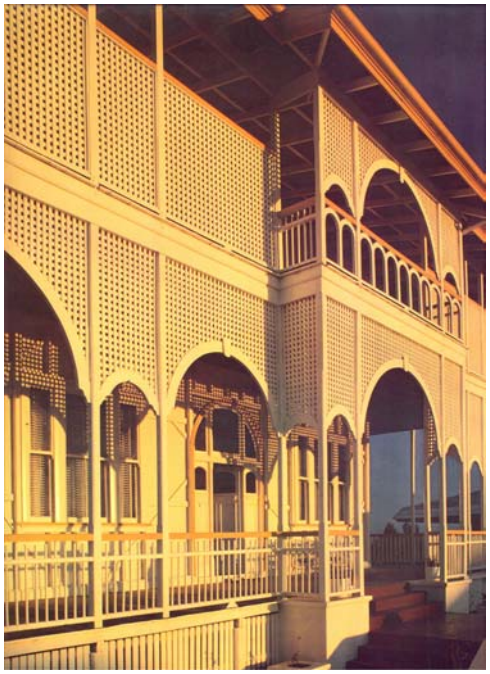
Key features of columns and posts are:

- light weight and slim line
- structural but also can be decorative.

SHUTTERS AND SCREENS

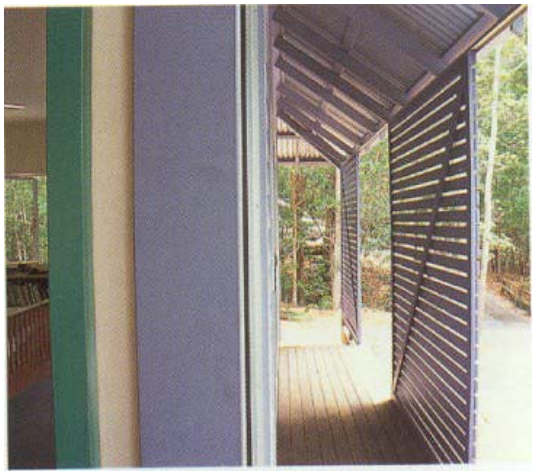
Shutters and screens protect windows, doors and other openings in a building primarily from the sun, but also from other climatic elements, such as wind and rain. Shutters and screens can be both a functional and an aesthetic element of a building.

An example of traditional shutters and screens.



Examples of modern shutters and screens.









Key features of shutters and screens are:

- often adjustable or moveable
- afford weather protection
- facilitate air circulation
- provide/improve privacy
- can be timber, metal or glass
- can be perforated surfaces such as battens, lattice and mesh to provide privacy while facilitating ventilation

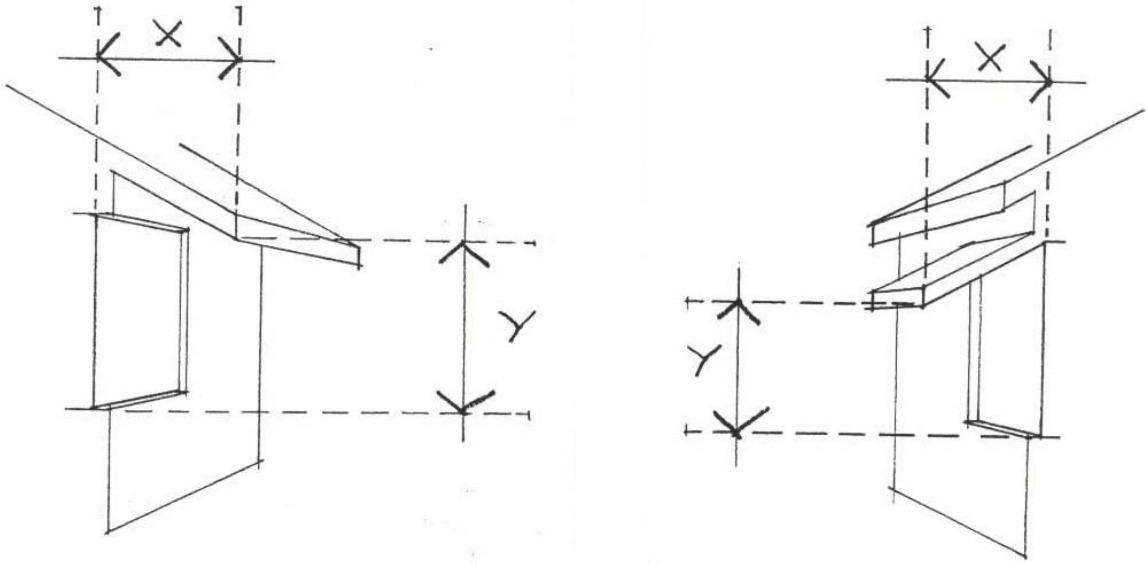
Overlapping of planes can create shadow and depth and reveal the lightweight nature of surfaces rather than emphasise the bulk and volume of the building.

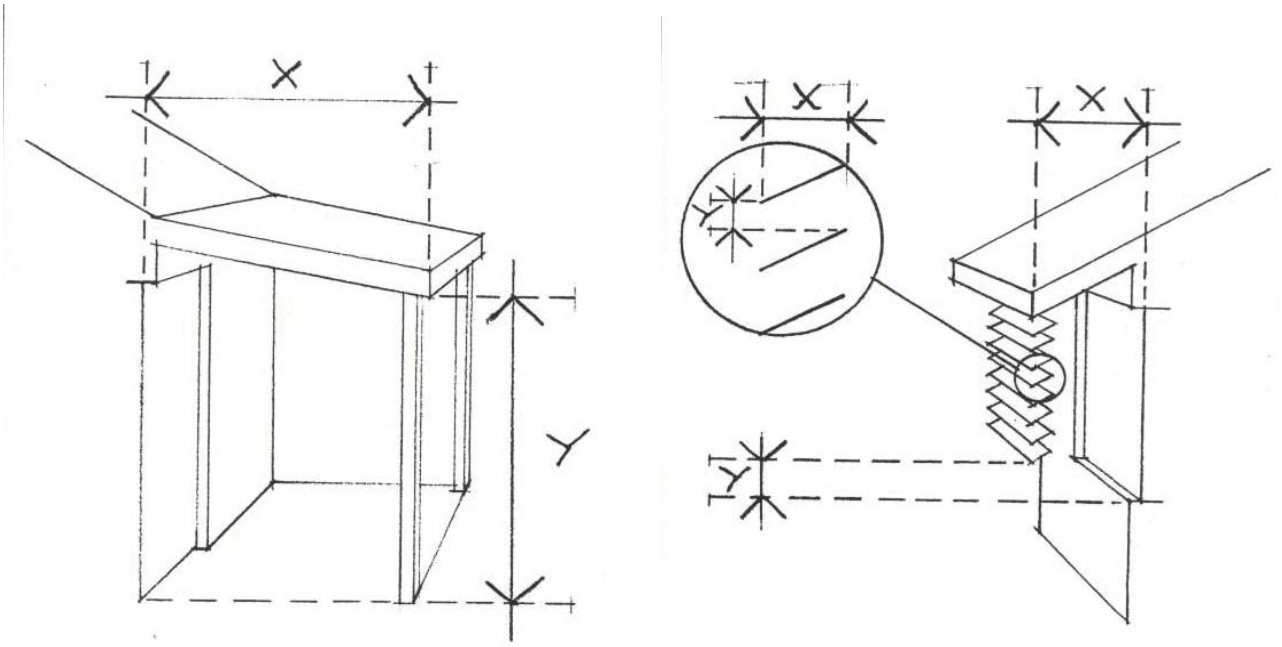
SHADING OF GLAZED OPENINGS

Shading of glazed openings provides additional protection of the weather. Effective shading is to be provided to at least 80% of the area of glazed openings through some combination of roof overhangs, verandahs, awnings and screens. In this context effective shading shall be provided if:-

- in the case of openings facing within 20 degrees either side of due north – if the ratio of "X" to "Y" as shown on Figure 1, is not less than 0.5; and
- in the case of all other openings – if the ratio of "X" to "Y", as shown on Figure 1, is not less than 2.0.

Examples of Shading of Glazed Openings.





EXPANSIVE WINDOWS AND DOORS

Windows and doors often occupy large spaces and can be opened or adjusted to allow flow through ventilation. They also provide for good circulation of people between indoor and outdoor spaces.

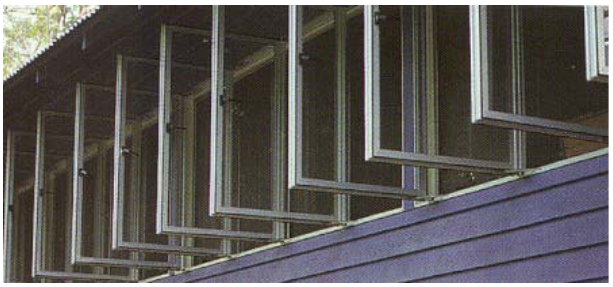
An example of traditional doors and windows.



Examples of modern doors and windows.







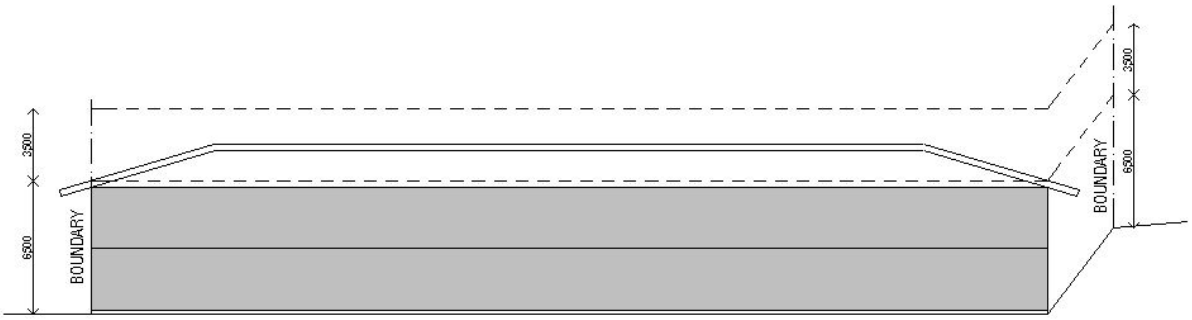
Key features of expansive windows and doors are:

- large and functional for climate control
- can function as sliding wall panels
- typical styles popular in the tropics include casements, bifolds and louvers.

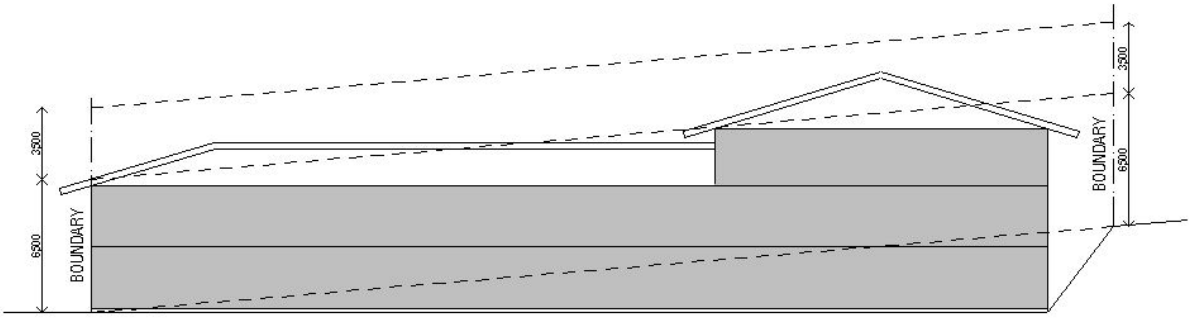
BUILDING HEIGHT – MACROSSAN STREET/MURPHY STREET

Specific provisions have been incorporated into the Port Douglas and Environs Locality Code – Tourist Centre for the high side of Macrossan Street to state that the maximum height of buildings on the high side of Macrossan Street is 2 storeys and 6.5 metres to the site frontage and 6.5 metres to the rear, allowing for 3 storeys.

Examples of building height in Macrossan Street/Murphy Street.



HIGH SIDE OF MACROSSAN STREET
ALREADY EXCAVATED



HIGH SIDE OF MACROSSAN STREET
EXCAVATED TO FACILITATE THE DEVELOPMENT

Details and Illustrations of Building Design Features

Key building design features which are representative of tropical Queensland vernacular architecture are:

- repetitive design features in a building which reduce the bulk of the building;
- elevation of a building on lightweight pier foundations and incorporating lightweight exterior building materials;
- articulation to a building façade/roof profile to reduce the bulk of the building and provide weather protection;
- large recesses under roof creating indoor/outdoor living spaces as a main feature of a building; and
- scale and bulk of a building reduced by a mix of articulation, use of architectural elements and exterior finishes.

Examples of the key building design features which contribute to the identity of a building as representative of tropical Queensland vernacular architecture are illustrated below.

Repetitive design features in a building which reduce the bulk of the building



Elevation of a building on lightweight pier foundations and incorporating lightweight exterior building materials



Articulation to a building façade/roof profile to reduce the bulk of the building and provide weather protection



Large recesses under roof creating indoor/outdoor living spaces as a main feature of a building



Scale and bulk of a building reduced by a mix of articulation, use of architectural elements and exterior finishes



Supporting Information

Any development which seeks to maximise height and plot ratio in accordance with a Locality Code or a Planning Area Code, must provide the following supporting information:

1. A completed Checklist.

2. A Report prepared by a Registered Architect confirming that:

    - the proposed development incorporates, where applicable, architectural elements which combine to create the tropical Queensland vernacular architectural style as detailed in this Policy and the specific architectural and/or design provisions specified in the Locality Code or Planning Area Code; and

    - the proposed development incorporates building design features which can enable the building to be described as tropical Queensland vernacular architecture.

CHECK LIST

Architectural Elements and Building Design Features			
Architectural Element	**Yes**	**No**	**Not Applicable**
Large open balconies with balustrading			
Awnings, eaves and overhangs			
Roof profile			
Gables			
Columns and posts			
Shutters and screens			
Shading of Glazed Openings			
Expansive windows and doors			
Building Design Features			
Repetitive design features in a building which reduce the bulk of the building			
Elevation of a building on lightweight pier foundations and incorporating lightweight exterior building materials			
Articulation to a building facade/roof profile to reduce the bulk of the building and provide weather protection			
Large recesses under roof creating indoor/outdoor living spaces as a main feature of a building			
Scale and bulk of a building reduced by a mix of articulation, use of architectural elements and exterior finishes			

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REVOKED/SUPERSEDED	……. , ……