

3.9 Character Area 3.0: Hope Island Estates



This visual diary focuses on the generic elements that contribute to the overall landscape character of the Hope Island Estates. The unique characteristics of individual areas needs to be considered alongside these general character guidelines.

General Character

The general character of this part of the City draws from:

- ▶ The openness resulting from the reclamation of floodplain areas for golf course estates, and from the clustering of development in planned gated estates.
- ▶ Clustered development presents a consistent and cohesive architectural expression, scale and clarity of built form is different from that anywhere else in the City
- ▶ Sense of separation from more mainstream development within the City
- ▶ Lifestyle associations – recreation and resort character

Existing Landscape Character Elements

- ▶ Landscape of flat land bordered by the naturalness of Bay Islands, fragmented farmland and the built up areas of Paradise Point to the South
- ▶ Large and dominant entry treatments to clustered estates
- ▶ Lines of solid/semi-transparent fencing associated with clustered developments dominates the street frontages of major roads
- ▶ Strong ‘Boulevard’ character derived from the use of single species of dominant forms, most often in a formal configuration. Of particular uniqueness on a City wide basis is the Boulevard of Palms along Casey’s Road – entry approach to Sanctuary Cove
- ▶ Resort style landscape planting in residential and commercial areas utilising primarily exotic species usually in a strong formal/semiformal configuration. Strong contrasts in colour and forms combined with the use of hedging and mass planting garden beds
- ▶ Clumps of remnant exotic pine species
- ▶ Areas of formalised public open space are not prominent – most open space areas are internalised and private

Lifestyle Elements

- ▶ Large houses and clustered development
- ▶ Golf courses
- ▶ Marinas with large and expensive boats
- ▶ Boutique village atmosphere, high quality hotels and associated marina lifestyle
- ▶ Privatised recreation

Existing Views & Vistas

- ▶ General views to mountain areas to the west
- ▶ Views of waterways restricted except for those experienced when entering the area from the south across Jabiru Island and those from within the Sanctuary Cove development
- ▶ Strong vista from Sanctuary Cove along Casey's Road to mountain areas beyond



Valuable landscape character elements to promote and enhance

- ▶ The use of resort-style landscape treatments in conjunction with local native vegetation is encouraged in residential and commercial areas
- ▶ Local native species are to be used as framework planting in open space drainage corridors, open space buffer areas and public open space park areas (especially those bordering waterways)
- ▶ Strong Boulevard character should be reinforced along all major roads with the use of consistent and dominant plant forms in a simple but formal configuration
- ▶ Fencing to be primarily transparent and integrated with landscaped areas inside the property boundary. Creation of landscape areas in road reserves adjacent to residential areas to hide a solid, bland fence line is not encouraged.
- ▶ Improve visual access to waterways
- ▶ Strong vistas from Sanctuary Cove along Casey's Road to hinterland areas beyond
- ▶ Strong views along boulevards to mountain areas

