



# CAIRNS REGIONAL COUNCIL NEIGHBOURHOOD CHARACTER STUDY

Final Report, June 2010

## Acknowledgements

### Cairns Regional Council

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## Chapter 1: Brief and Method

## Background to the Study

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Prior to the preparation of the CairnsPlan Amendment 2007 (now implemented through the CairnsPlan 2009), areas of distinct neighbourhood character and heritage significance were recognised through the CairnsPlan. These controls were introduced to ensure that new development was compatible and respectful of cultural heritage and streetscape values.

Many of the areas recognised through the character precincts contained Queenslander dwellings, highly valued for their distinctive appearance and style. In addition, several of these areas were identified through the Residential 3 Planning Area as being appropriate for higher density residential development due to their proximity to the CBD or an activity centre, which resulted in a conflict between protecting existing neighbourhood character values and providing for a sustainable urban form.

In 2006, Council commenced a review of the CairnsPlan. One of the proposed actions was to back-zone cultural heritage precincts in the Residential 3 Planning Area to the Residential 1 Planning Area in an attempt to resolve the conflict and also seek community opinion on the matter. Following a review of the numerous submissions received in response to the proposal, Council decided not to proceed with the back-zoning and requested a detailed review of all Cultural Heritage Precincts.

Conflict also arose from the confusion between heritage and character values in the CairnsPlan. With areas of neighbourhood character and heritage significance being recognised by the one code, there was no distinction between the two very different concepts.

## Brief

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In mid-2008 the Cairns Regional Council commissioned a Neighbourhood Character Study of its Cultural Heritage Significance Areas and possible areas of Heritage Significance.

The major aims of the Study were to:

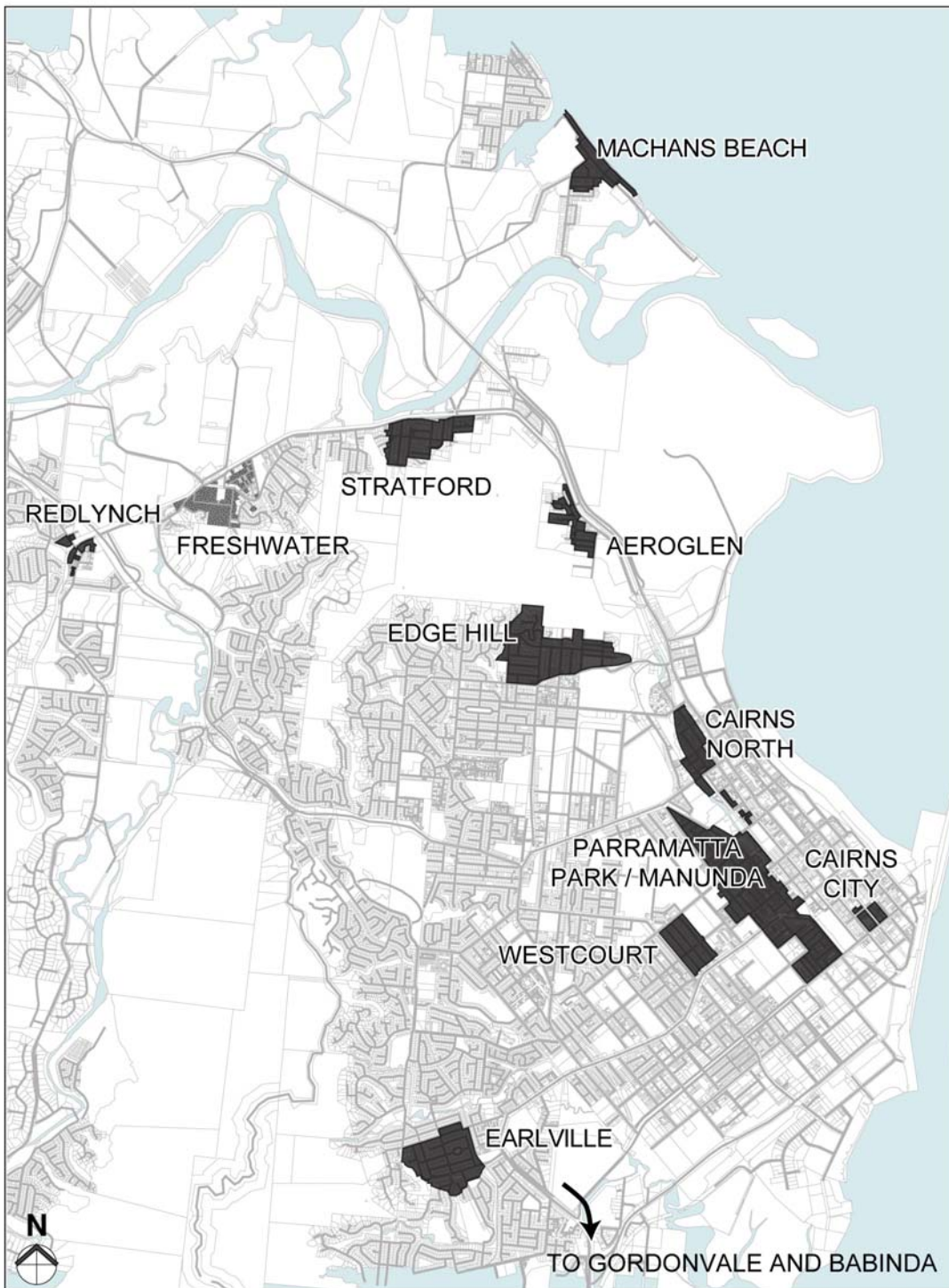
- Delineate areas of distinct character;
- Prepare statements that describe that character;
- Provide design guidelines to guide new development in these areas;
- Identify and document places within the study areas that have potential local heritage significance.

In consultation with the community, precinct brochures were prepared, documenting all of the above. Areas of potential local heritage significance were identified.

### Study Area

The majority of the Study Area includes areas currently within character precincts or listed as heritage sites and are subject to the Cultural Heritage Significance Code within the Cairns Plan. Some additional areas were identified as being of potential neighbourhood character significance.

The maps below show an outline of the areas analysed by the Study Team. These areas were later refined into precincts.



**Legend**

- Identified Character Areas
- Additional Character Investigation Areas



## Method

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### Stage 1: Inception and Background Review

During Stage 1, the Study Team confirmed Council's requirements and the overall approach and established a detailed timeline. All background documentation was reviewed and information was provided to the Study Team in preparation for desktop analysis and a site survey.

### Stage 2: Survey and Analysis

Stage 2 involved a site visit by the Study Team, a meeting with Council officers and an analysis of the survey data to begin the delineation of neighbourhood character precincts. A staff workshop was also held to discuss the scope of the Study and gain an insight into the background issues facing neighbourhood character in Cairns. During Stage 2, Heritage Alliance also undertook a site survey to determine which areas were of potential heritage significance.

The detailed neighbourhood character survey involved the collection of data and noting of different elements for each streetscape or consistent parts of each streetscape such as building era and style, land use, building heights, setbacks, materials, fencing, garden styles and views and vistas. A photographic record of all areas was also compiled during the survey.

The survey results were then mapped and sub-precincts within the existing precincts were delineated by identifying streets or areas with similar characteristics.

During Stage 2 a Bulletin was sent to all property owners in the Study Area informing them of the project and providing information about the project process.

### Stage 3: Draft Precinct and Statements

During Stage 3, a final map of the neighbourhood character precincts was prepared and character statements were written for each precinct in a brochure format. For each precinct, the brochure included a statement of neighbourhood character and a list of key elements. Once the character statements were finalised, guidelines were prepared specific to each Precinct. The guidelines provide objectives and appropriate design responses for new residential development, including alterations or renovations visible from the street.

For each precinct, the Design Guidelines address the following Character Elements where relevant to that precinct:

- Existing buildings
- Height and Building Form
- Building in underneath Queenslanders
- Siting
- Vegetation
- Height and building form
- Materials and design detailing
- Front boundary treatment

For each Character Element, an *Objective*, *Design Response* and *Avoid* statement was prepared. Broad summary information was also included where relevant to address public domain treatment.

A second Bulletin was sent to property owners during Stage 3, along with a copy of the relevant draft neighbourhood character brochure and a feedback form. The purpose of the Bulletin was to inform property owners about the draft brochures and to gain feedback about their content. The

bulletin also notified property owners about upcoming information sessions. Six community information sessions were held with Council staff available to provide information and answer questions.

Two stakeholder workshops were held to discuss the implications of the Neighbourhood Character Study on the architecture, building and design field and also to go through the content of the brochures.

Feedback from property owners and stakeholders was collated, responded to and taken into account in the preparation of the final draft of the brochures. In response to community feedback most areas previously recommended as having potential heritage significance were incorporated into the Character Areas, and the brochures amended accordingly.

#### Stage 4: Final Report and Implementation Recommendations

The Neighbourhood Character brochures were finalised during the final stage of the Study taking into account all feedback received from Council staff, stakeholders and residents. The report was finalised and implementation recommendations were provided.



## Chapter 2: Policy Context

## CairnsPlan

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There are a number of sections of the CairnsPlan that are relevant to or have implications for the preparation and use of the Neighbourhood Character Study. These are briefly summarised below and the implications for the Study are outlined.

### Chapter 2: Desired Environmental Outcomes

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The Desired Environmental Outcomes (DEOs) of the CairnsPlan provide a link between the purpose of the Integrated Planning Act of seeking to achieve ecological sustainability and the measures of the CairnsPlan. A number of DEOs are relevant to the Study:

#### 2.2.4 Risk Management

Risk Management addresses the need for development to minimise potential risk as a result of events such as flooding or storm surge. Some precincts identified through the Study are at risk of flooding. In these locations, the Study and design guidelines have taken into account the need for buildings to address the impacts of flooding.

#### 2.2.5 The Scenic Landscape

The Scenic Landscape outlines the importance of the natural landscapes within the region. This Study seeks to encourage development that responds to surrounding landscapes including the coastline and hillslopes.

#### 2.4.1 Liveable, Sustainable, Tropical City

Among other things, Liveable, Sustainable, Tropical City encourages the built form to respond to the tropical climate zone through the integration of tropical design, materials and detailing that perpetuate the outdoor lifestyle. The Study and guidelines are consistent with this objective and aim to promote the physical, environmental and lifestyle benefits of building styles that respond to the tropical climate.

#### 2.4.2 Housing

Housing focuses on providing a diversity of dwellings and living options. The Study and guidelines recognise the need to provide for diversity, while still ensuring that new development responds to the character of an area.

#### 2.4.3 Cultural Heritage

Part of the brief for the project required the identification of any areas of potential cultural heritage significance. Work has been undertaken to identify any potential sites or precincts, which have been referred to Council for further investigation at a later date.

#### 2.4.4 Sense of Community

Sense of Community recognises the contribution of all the different elements that come together to form the identity and character of the villages, towns and suburbs. Careful design of new development is expected in order to ensure that it is compatible with the identity and character of the locality and contributes to strengthening the sense of community. This Study directly fulfils these objectives, through the provision of guidelines that show how development can and should respond to its location.

## Planning Area Codes

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The Study and guidelines recognise the various codes that apply within the character precincts. The Study seeks to provide guidance for all new development to ensure that it responds to the character and identity of the neighbourhood regardless of density or dwelling type. The following is an outline of the codes that apply to the majority of the Study Area:

### 4.5.1 Residential 1 Planning Area Code

The Residential 1 Planning Area Code applies to the majority of the Study Area. The code facilitates the development of predominantly detached houses on single lots while respecting the character and amenity of neighbourhoods.

### 4.5.5 Residential 2 Planning Area Code

The Residential 2 Planning Area Code applies to parts of Westcourt and aims to achieve a wider choice of housing to meet the needs of a diverse population. Higher densities are encouraged in locations within reasonable walking distance to public transport, shops and services.

### 4.5.6 Residential 3 Planning Area Code

The Residential 3 Planning Area Code applies to parts of Parramatta Park, Manunda and Cairns North. The purpose of the Code is to facilitate the development of medium density housing in a range of accommodation types that contributes to a high standard of residential amenity.

### 4.5.14 Commercial Planning Area Code / 4.5.8 City Centre Planning Area Code

The Commercial Planning Area Code facilitates the establishment of commercial uses that serve the needs of the community. It also allows for the establishment of medium density residential development in appropriate locations. The City Centre Planning Area Code facilitates development that fulfils the role of the City Centre as the principal focus for Cairns, the region and the regional tourism industry. It encourages higher order and specialised forms of retail, business and other commercial uses and also encourages the provision of housing.

Distinctive non-residential areas including Edge Hill, the City Centre and parts of Parramatta Park have been retained in the Study Area, however, given that neighbourhood character studies generally focus on predominantly residential uses, the Study does not provide guidelines for these areas. Business and commercial areas require a more detailed approach that takes into consideration all of the factors affecting commercial development.

## Overlay Codes

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### 4.6.2 Character Precinct Code

The Character Precinct Code aims to ensure that precincts retain their cultural heritage significance and streetscape values. Precincts within the Code have provided the basis for the Study Area boundaries. The precinct brochures will complement the Character Precinct Code and provide additional guidance specific to the individual character of each precinct.

### 4.6.5 Hillslopes Code

The Hillslopes Code recognises the natural features that attract both residents and tourists and contribute to distinguishing the character of Cairns. Relevant to the Study, the Code aims to ensure that the landscape character and visual quality of the Hillslopes are protected from development so as to retain the scenic backdrop to the City. Land affected by the Hillslopes Overlay is required to respond to several performance criteria. Where there are overlaps between the Study Area and the overlay, the Study and guidelines are consistent with the information contained in the Code. The

neighbourhood character guidelines complement the information contained in the code and are intended to be used in conjunction with it.

## Other Relevant Documents

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### Cairns City Heritage Study – The Report, Allom Lovell Marquis-Kyle, 1994

This study was conducted in response to concerns over loss of character following rapid urban development and the international tourist boom. It 'was commissioned to identify places within the Cairns City Council boundaries and the special attributes of the city which are so important that something should be done to protect them'. It documents how history has affected the built form of the city. This introduces the following chapters about how topography, the tropical climate, telecommunications and transport have affected Cairns as well as the chapters detailing its economic and social development.

### Cairns City Heritage Study – The Inventory, Allom Lovell Marquis-Kyle, 1994

This Inventory is a companion to the Cairns City Heritage Study Report. It contains details for each of the heritage sites that are found listed in the report. The criteria used to determine the significant sites is provided.

### Mulgrave Shire Heritage Study, Pawsey and Prowse, July 1996

This study concerns the newly-formed Mulgrave Shire that includes the city of Cairns. It builds upon the work done in the 1994 Cairns City Heritage study. This is done by outlining strategic planning recommendations for the conservation of listed places. The study aims to rectify the Council's lack of knowledge about cultural heritage by providing additional information to the Council for the identification, documentation and protection heritage places. It includes procedures for successful liaison with local Aboriginal groups and other parties with regard to cultural heritage issues.

### Cultural Heritage Study Town of Babinda, Natural Resource Assessments, March 2000

This study of Cultural Heritage in Babinda identifies and assesses places within and nearby the town that have cultural significance. A historical overview provides a basis for the study. The report details the chosen methodology which involved much community input and the National Trust's workshop model for criteria. The twenty-one sites selected are listed and explained. They recommend the inclusion of these sites in the Cairns City Council Heritage Register. This is to help redress the imbalance that the majority of sites are found in the Central Business District as found in previous heritage studies.

### Cairns Plan Amendment 2007, No. 1, Part F – Character Precincts, Report to Council Special Meeting 27 September 2007

This document makes recommendations in response to a large collection of submissions following the Cairns Plan amendment proposals which concern Character Precinct Areas. It advises that the change from Residential 3 to Residential 1 in majority Character Precinct Areas be abandoned. The report proposes that Demolition/ Removal provisions be improved and that mimicry or replica building be discouraged, namely by greater clarity in the Local Heritage and Character Precinct Codes. The Character Precinct Code is also to be modified to respond better to the local context and be less restrictive. Infill development is encouraged to increase density by creation of a new code.

The report forms a basis for this study. Action has been postponed pending the results of the Character Assessment. The study will provide a foundation for future amendments to the Cairns plan.

### The Gordonvale Initiative – Townscape and Tourism Strategy

The Townscape and Tourism Strategy for Gordonvale documents the existing condition of the town's built environment and character, as well as ways to maintain and enhance this in the future. The report contains five brochures: the town square, town storylines, town furnishings, town style and town action plan. The town's heritage is documented for preservation and drawn upon for inspiration. The brochures aim to make Gordonvale more attractive, encourage economic gain and develop identity. This is to be achieved through upgrading the town square, using town stories as an attraction, coordinating street furnishings with a design theme, using the town style identified to assist building and planning decisions and undergoing improvements in each of the six neighbourhoods identified.

This study identifies the character of Gordonvale and how improvements in residential areas can be undertaken. The brochure on town style in particular identifies how to maintain and develop character. It specifically seeks *'to assist design guidelines for appropriate infill development and to provide a background for the protection of existing buildings'*. The town action plan is also key because it focuses on specific neighbourhoods within the town, explains their character and suggests detailed actions for enhancement.

### Character Precincts and Cultural Heritage Areas – A re-evaluation of the Cairns North Character Precinct, Gordon Grimwade and Associates

This report concerns the Cairns North Character Precinct. It aims to evaluate how well the distinctive character is being maintained. The results are a list of issues with proposed actions. Most of these propose that owners in the Precinct be better encouraged to preserve the character of the area and that the Council should provide incentives and educational resources for this to take place. Further research and consideration of a Heritage Adviser to be employed by Council are also advised.

This report provides a basis for further investigation into heritage places in Cairns North Character Precinct. It evaluates what constitutes desirable and undesirable development and design in the Precinct.

### Cairns Style Design Guide, April 2007

Cairns Style Design Guide *'describes – in words, pictures and diagrams – the tropical style that is the desired design direction for the City of Cairns'*. It covers a range of buildings that are classified under 'Queenslander' houses, contemporary houses, multi-unit dwellings and commercial and civic buildings. Design suggestions focus on aesthetics and sensitivity to the local context. The guidelines make recommendations concerning such details as frontages, materials, colours, setbacks, fences and landscapes as well as for infill development. These are introduced with historical background.

### Transcript of Proceedings – Planning and Environment Court, P&E Appeal No. 36 of 2007 – McDonald's Australia and Cairns City Council and The Chief Executive, Department of Main Roads State Reporting Bureau, 10 December 2007

This transcript concerns the appeal and approval of a McDonalds food outlet at 7-11 Martyn Street, Parramatta Park following the rejection of the proposal by the local council. The site, located on a corner, is currently occupied by three detached dwellings. The report concludes that the site is no longer suited to residential use nor is it an important part of the streetscape. The suggestion that the residences be converted to commercial uses is deemed inappropriate.

This transcript illustrates how debate over the character of an area affects planning decisions. This outcome of the planning decision was a result of identifying McDonalds at the site as more in character with the area than the detached housing.

The guidelines help in the undertaking of residential design in new buildings and renovations in Cairns. The only section not relevant to the Neighbourhood Character Study is that which relates to commercial and civic buildings.



## Chapter 3: What is Neighbourhood Character?

## Neighbourhood Character Defined

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The concept of Neighbourhood Character, its components and its value has been widely discussed and debated over the last ten years in the planning of Australian cities. It has been demonstrated well that neighbourhood character is something that can have a range of meanings for different people or situations and is difficult to define. In the neighbourhood character studies that Planisphere has undertaken, we have attempted to arrive at a definition of neighbourhood character to form the basis of our study methodology. This understanding of what constitutes neighbourhood character has been developed over the course of many studies and collaboration with local communities, Councils and government departments.

The purpose of this chapter is to provide the reader with a clear understanding of Neighbourhood Character: what does it mean; how it is practically administered within the statutory framework; what are the principles of Neighbourhood Character; and what are Neighbourhood Character typologies?

### What is Neighbourhood Character?

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Victorian planning codes have led the way in Australia in recognising and documenting the need to respect the character of residential areas in new development. Other states have now followed suit with NSW, SA and WA introducing State-wide controls that require consideration of existing character in development approvals processes. Queensland has a mixed approach, with some Councils, such as in Cairns, taking a proactive stance to the issue.

People attribute widely differing meanings to the term 'neighbourhood character'. For many, character is about the people who live in the area; for others it is broad attributes of the area, such as closeness to shops or transport, how much open space or traffic there is. Because this character study has been commissioned to provide planning scheme policies and controls, it needs to be focussed on the physical planning outcomes that are capable of being influenced by planning scheme tools. Fundamentally we are aiming to answer the question: how do buildings and landscape interact? Built form, vegetation and topographical characteristics are the physical manifestation of neighbourhood character.

The term 'qualitative interplay' has been used to define neighbourhood character. Qualitative interplay refers to the way that the main distinctive components of an area's character combine to produce a particular sense of place. This concept carries important implications:

- Neighbourhood character needs to be described in a written character statement; it is insufficient to simply produce a catalogue or list of characteristics.
- Character statements must be skilfully written to describe the synthesis of qualities that make one area distinct from another.
- Character statements should make clear which characteristics are most important, and the manner in which they relate to each other.

The term 'qualitative interplay' transcends 'private and public domains'. The character of buildings and their grounds cannot be divorced from the character of the street scene in which they sit. For example, in the inner suburbs of most Australian cities buildings often present as solid 'walls' to the street, producing a hard, urban character. In some landscape-dominated areas on the urban fringe, natural bush vegetation flows across private property and public domain alike, only stopping at the edge of the roadway. Clearing all the trees on a private allotment would completely change the character of this type of area. So would the construction of kerb, channel and footpath, or planting of street trees of an incompatible species or in a formal pattern.

Therefore, in summary, neighbourhood character is a synthesis of public and private domain characteristics,. It is the qualitative interplay between those characteristics that make a place, town

or neighbourhood distinctive. Some of these characteristics are more important than others in creating a distinctive character.

Surveying all characteristics, then listing the 'key' characteristics, is a useful analytical tool. However a written statement that explains the interplay of the character components is necessary to properly describe, assess and evaluate the character of a particular area. This is the theoretical and statutory basis for the Preferred Character Statements that have been drafted for each Character Precinct within the study area.

The following definition of neighbourhood character, used by Planisphere in all neighbourhood character studies, seems to us to accommodate all of these requirements. It forms the basis of the work undertaken in this Neighbourhood Character Study:

*Neighbourhood character is the qualitative interplay of built form, vegetation and topographic characteristics, in both the private and public domains, that make one place different from another.*

## Neighbourhood Character Elements

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In many areas, building type, era and spacing, the proportions and combined appearance of the 'walls' and 'floor' of the street space, and the amount and type of vegetation, are the key determinants of the area's character. How the buildings 'sit' in their landscape is critical. Vegetation includes street trees, front garden vegetation, and canopy trees in rear yards and public reserves forming a backdrop. Critical elements of the 'walls' and 'floor' of the street space are the height, permeability and profile of the 'walls': the depth of front setbacks; type of garden (eg lawn and roses, shrubs and trees, or an apparent continuation of the street space planting); presence and permeability of a front fence; and the formality (or otherwise) of the street space.

Other character components can include traffic, noise, type of activity, and demographic characteristics. Members of the public often cite these as important characteristics of their neighbourhood. People often raise amenity issues such as access to open space in character consultation sessions. All of these can be argued to be an essential part of an area's character.

### Focussing on planning scheme implementation options

The important question in each case is: how relevant is this to the task in hand? In preparing policy and controls for implementation through the planning scheme, then the focus of the study needs to be on elements that are mentioned in the planning code and can therefore be addressed and influenced by the appropriate statutory tools. Many neighbourhood character elements can be addressed through other mechanisms such as social development strategies or public awareness campaigns that are outside the scope of planning schemes.

### Neighbourhood Character is Not

The differentiation between different types of character area is not simply a question of architectural style or era of development. Neighbourhood character is founded on the layout and form of the areas, and the way that the built form interacts with and relates to the landscape. These factors should be the basis for the application of neighbourhood character policies. Neighbourhood character is not about the imposition of design styles. Rather it should be about recognising the distinctive characteristics of different urban forms, and their relationship to topography and vegetation. Getting this right is the best way of maintaining and enhancing the sense of place of the municipality's residential areas.

Nor is neighbourhood character about the amenity of adjoining properties or dwelling densities as such, although it has implications for both of these issues. In practical terms it does not dictate planning controls for either. For example, the recommended guidelines contained in the area papers with regard to spaciousness between dwellings may require that new buildings should be setback from both side boundaries. This may reduce the amount or number of buildings that can

be accommodated on a site, and may also reduce potential amenity impacts from overlooking and overshadowing of adjoining properties. Front setback controls may also have a similar effect in some instances. These are secondary outcomes of the neighbourhood character guidelines, and while not the primary intent, may reduce community concerns about other aspects of new development.

## Neighbourhood Character Principles

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The following principles of neighbourhood character were prepared by a former Victorian Department of Infrastructure working party into neighbourhood character that met in late 1999. They provide a useful set of criteria by which neighbourhood character can be assessed and distinguished as a tool. The principles are:

### Community Values

*The values of the local community are part of determining the appropriate response to neighbourhood character. Planning controls that aim to protect, change or improve character must draw on professional and community views.*

The community should be involved in identifying the neighbourhood character measures appropriate to their area. Professionals assist in developing and translating these ideas into techniques to manage design.

### Physical Focus

*Character, in its broadest sense, can include environmental, social and economic factors, but the planning system is concerned with managing the physical evidence of character and related social impacts.*

The planning system is primarily focussed on achieving a wide range of objectives through the physical environment. Character is not concerned only with the private domain, as much of neighbourhood character is manifested in the public street space. However, some character issues are related to social outcomes or impacts. For example, the height of front fences is a town planning issue with character implications that may be physical (does a high fence contribute positively to the 'look' of the area?) and social (how do high fences affect social interaction?).

### Special Qualities of an Area

*All areas have a character that can be described, evaluated and, in many cases, improved. In some areas protection of particular qualities may be warranted; but there is no distinction between areas of special character and 'the rest'.*

The aim in placing greater priority on character is to improve the quality of the environment throughout residential areas, not just in retaining or improving a few select 'special' areas that already have high amenity values. For this reason, a neighbourhood character is equally relevant everywhere. Planning controls should aim to protect identified distinctive and valued elements.

### Interaction between Elements of Character

*Character is about the interrelationships between various elements of an area, and so cannot be described or evaluated by considering individual elements in isolation.*

Design responses need to consider the whole picture of a neighbourhood, rather than focussing upon one or two elements of the building form or siting.

### Neighbourhood Character and Other Planning Policies

*State and Council policies provide the rationale for decisions about whether to protect, change or improve the neighbourhood character of an area. Area-specific controls should be developed in the light of these strategic directions.*

The *Far North Queensland Regional Plan 2009-2031* includes strategic directions to manage future growth. The third direction, Urban Consolidation and Land Use Efficiency, aims to ensure that future growth in the region predominantly reflects the existing urban network and consolidates growth within and immediately adjacent to centres. These are important considerations for the location of new housing in the region.

### Preferred Character

*Neighbourhood character descriptions and evaluations should focus on the preferred character of an area.*

Descriptions of existing characteristics are an important part of the process of identifying the 'starting point', but the desired character needs to be evaluated and considered in the context of other policy priorities. It may be that some areas should be encouraged to develop a new character, just as there may be some areas where critical elements need to be protected or reflected in all new development. The concept of preferred character is discussed in detail in section 5.1.

### Neighbourhood Character Typologies

*There are a limited number of consistent precinct types that can be defined, and frequently appropriate policy responses can be formulated without the need for expensive studies.*

This is not to say that detailed analysis of each individual situation can be completely avoided, but much can be gained from shared understandings.

### Site Analysis

*A site analysis, specifically from the neighbourhood character perspective, is necessary whether or not a detailed character study has been undertaken.*

A site analysis is necessary to identify characteristics that might be unusual or particular to the locality. This may not prescribe the answer, but inform the decision. A site analysis should be undertaken as part of the development assessment process. This is discussed in detail in Chapter 6: Implementation.

### Character and Heritage

*Character and heritage share many attributes, but there are important differences between the two concepts. Community values are a key justification for the protection of neighbourhood character. Policies to transform character may be appropriate in some areas.*

Character studies evaluate the interplay of built form, vegetation and topographical qualities, with reference to styles and ages where relevant, whereas heritage studies evaluate cultural heritage significance, with some reference to built form, vegetation and topographical qualities. Heritage studies designate levels of significance for sites or precincts by assessment against established criteria and by way of comparison with other heritage places. The basis of neighbourhood character is that every place has character regardless of its age or appearance and community feedback is an important means by which the value of this character can be understood. (See below for further discussion.)

### Character and Amenity

*The difference between neighbourhood character and amenity must be recognised.*

Character and amenity are terms often used interchangeably, but issues of immediate impacts on adjoining properties like visual and acoustic privacy and overshadowing should continue to be treated as issues separate to neighbourhood character.



## Chapter 4: Neighbourhood Character in Cairns

## Survey

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During the initial stage of the project, a survey was undertaken to firstly determine what character types were evident throughout the study area, secondly to determine where precinct boundaries may be drawn, and finally to take note of the different character elements on a street-by-street basis.

The following character elements were noted throughout the survey:

- Landscape setting
- Vegetation
- Building form (including roof form)
- Siting including building spacing and setbacks
- Design detail and finishes
- Building materials and colours
- Frontage treatment
- Façade treatment
- Car Parking and vehicular access

## The Character of Cairns

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### Distinctive Qualities of Cairns

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Cairns has a distinctive and varied character that has emerged over many decades and draws on the different characteristics of the urban city centre, surrounding suburbs and a series of villages that are bounded by striking topography. Although this description focuses on areas with a particularly distinct or intact character within the study area, it is likely that other areas share one or more of the characteristics that makes Cairns a distinctive city and region.

#### The city, the suburbs and the villages

The layout of the city and the region has been predominantly shaped by the limitations of the local topography and the need to protect the significant landscapes surrounding built up areas. The settlement of the City Centre was followed by the establishment of surrounding suburbs, the outward spread of which is ultimately limited by the Great Dividing Range to the west. Built up areas located beyond the rainforest and hills surrounding the inner suburbs have a suburban function but have the appearance of villages with defined edges. The sugar cane industry also led to the development of more isolated towns including Gordonvale and Babinda.

#### Tropical Climate

One of the greatest influences on the character of Cairns is its tropical climate. The different aspects of this climate, including the wet and dry seasons which bring with them hot and humid temperatures, dry and sunny and overcast days and the potential for flooding and cyclones, have necessitated and encouraged the inclusion of certain features in dwellings. Some of these include: the elevation of dwellings off the ground to cool the house from underneath, provide a ground level retreat and reduce the impact of potential floods; the semi-enclosure of verandahs with lattice, battens and louvers that can open or close depending on the weather; and the use of bright colours to offset the impact of dull, overcast days during the wet season.

### The Queenslander

The unique Queenslander building style was a response to the tropical climate and has come to be one of the defining elements of the character of Cairns. Although Queenslander buildings are found throughout the state, the style varies slightly in different locations and an individual version of the style is evident in Cairns, particularly in inner suburbs such as Parramatta Park.

In Cairns, the Queenslander style spans across different eras, including the Victorian, Federation, Interwar and post-war eras. Elements of the Queenslander style can also be found in more recently developed buildings, however it is in the Victorian, Federation and Interwar eras that the Queenslander style is most distinctive and recognisable. There are many different features that can be attributed to the Queenslander style, with the only feature common to all being the elevation of the building off the ground.

### Vegetation

The tropical character of Cairns can predominantly be attributed to the presence of tropical vegetation that is prominent throughout most of the study area. Vegetation is found on nature strips and on less formal roadways in roadside verges. It is also a prominent feature of front and rear gardens. The Cairns Style Design Guide acknowledges the important role of fruit trees found usually in rear gardens. Plantings such as these are well established, particularly in inner areas and provide a landscaped backdrop that can be seen from the street. This character is complemented by smaller shrubs and garden beds in front yards.

### Surrounding Landscapes

The landscapes surrounding the urban areas of Cairns offer highly valued views and backdrops to the built form.

The Great Dividing Range provides physical separation between different urban areas and also offers a mountainous and green backdrop that can be viewed from many different locations. Some areas are set into the hills and are surrounded by tropical vegetation with views to the landscapes below.

The coastal landscape is also an important element in the character of Cairns. Although only one precinct (Machans Beach 1) directly abuts the coast, there are reminders of its presence in other precincts.

In the Gordonvale area, the sugar can industry and its associated rural landscapes have an impact on the character of precincts. The canefields are evident at the edges of the urban area, providing an interesting visual aspect as well as a reminder of the origins of the township.

### New development

Almost all precincts within the Study Area have been subject to more recent development – some of which respects and fits in with the valued character and some of which fails to respond to the valued character of the precinct. Infill development continues to change the character of Cairns and contributes to the evolving nature of the city.

## Character Precincts

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Following the field surveys, individual precincts were identified. It is important to note that *preferred* character is the main criterion for precinct delineation. Character studies that attempt to delineate every variation in *current* characteristics often produce very large numbers of areas. While this approach might have some benefits in achieving a finer grain of information, it also may result in an overload of information that relates to segmented areas and this often tends to not be responsive to the community's aspirations for their area as whole.

## Precincts and Preferred Character

Furthermore, preferred character should be a concept that provides a broad direction rather than prescriptive detail. Achieving an uninterrupted flow of landscape and vegetation across private and public domain might be the main aim of a preferred character statement. From this aim, numbers of policies and guidelines are derived. These are cognisant of the existing situation with boundary treatments, site coverage etc, but fine grain local variations in these characteristics today should not preclude the setting of an aim to create, in the future, a consistent character across a broader area. Town planning is, after all, about creating desired futures. Town planning policy should be arrived at after considering existing conditions. It should not necessarily be determined by them.

## Precincts and Neighbourhood and Site Description

The CairnsPlan provides for a process of neighbourhood and site description that encompasses an assessment of neighbourhood character. The preparation of a neighbourhood character study does not negate the value in preparing a site analysis, which should be considered an important factor in the assessment of proposed developments. To this end Council could consider introducing a statutory requirement for a site analysis to accompany each application. This is discussed in greater detail in Chapter 6: Implementation. Local conditions and the specific circumstances need to be assessed and considered alongside the preferred character for the area. They may also change over time. It is not necessary for a character study to provide a detailed brief for every site. The character study should provide the broad future direction, complemented by the neighbourhood and site description, which assesses detailed local conditions.

## Precinct Delineation

Character area delineation is arrived at by considering a number of important factors: preferred character, similarity of characteristics and threats, and useability of the precinct definition. Some emphasis is placed on the detailed survey findings, but because the basis of delineation is preferred character, all the other factors may also be relevant. The actual boundaries between precincts are often well defined by the characteristics, and thus preferred character of an area. When this clear delineation occurs, there is always a physical separator such as a road or railway between areas. Where the characteristics change more gradually across an area, for example due to sporadic development or a gradual thinning of the tree canopy, a boundary must nevertheless be determined for reasons of useability. In these instances a road or other obvious physical element is used to provide an easily identifiable boundary between precincts.

## Interface Issues

There are three situations where interface issues are of importance. The first relates to the immediate interface between two adjoining precincts. Precincts are usually delineated using identifiable physical elements such as roads. In many cases, however, the actual boundary may be slightly blurred such that the characteristics of the adjoining precinct may also apply to the land in question. Where this occurs, the adjoining precinct guidelines should be taken into account in the assessment of proposals on land adjoining another precinct.

The second occasion where interface issues are of importance is in specific situations where a residential area adjoins an area outside the study boundaries. This includes public reserves, institutions, the railway or freeway corridors and commercial or industrial areas. Thirdly, the style and era of development within Heritage Overlay areas often has an influence upon the existing and preferred future character of adjoining neighbourhoods. In most cases it will be necessary for new development to pay particular attention to building and siting requirements to ensure that it is respectful of the heritage significance of the adjacent overlay area.

## Precincts

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Twenty-three (23) character precincts were identified in the Study Area. These are listed in the table below. For each character type a set of guidelines were produced to apply to the precincts classified under that type. These were then tailored to local circumstances.

PRECINCT NAME	NOTES
Machans Beach 1	
Machans Beach 2	
Stratford	
Freshwater	
Redlynch	
Edge Hill 1	
Edge Hill 2	
Edge Hill 3	
Edge Hill Commercial	No guidelines are provided due to the commercial nature of the precinct. Development will be guided by future work to be undertaken.
Aeroglen	
Cairns North	
Westcourt 1	
Westcourt 2	
Manunda	
Parramatta Park 1	Incorporates area previously identified for potential heritage significance: Martyn Street.
Parramatta Park 2	Previously part of the Parramatta Park Precinct, split due to commercial zoning. Incorporates area previously identified for potential heritage significance: Lumley Street. No guidelines are provided due to the commercial nature of the precinct. Development will be guided by future work to be undertaken.
Cairns City Commercial	No guidelines are provided due to the commercial nature of the precinct. Development will be guided by future work to be undertaken.
Gordonvale 1	
Gordonvale 2	
Gordonvale 3	
Gordonvale 4	
Gordonvale Town Precinct	Incorporates area previously identified for potential heritage significance: Gordonvale Town Precinct.
Eastwood Street, Babinda	Incorporates area previously identified for potential heritage significance: Eastwood Street, Babinda.
Earlville	Incorporates area previously identified for potential heritage significance: Earlville.



## Chapter 5: Character Directions for Cairns

## Character Statements

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The preparation of character statements for each precinct identified as a result of the analysis of the survey data involved identifying the characteristics that are key to each area. The content of each Precinct Brochure is derived by a careful analysis of the 'qualitative interplay' of the various elements that comprise the area, and an assessment of the characteristics that are critical to retaining and enhancing the essence of the place. The components of the Precinct Brochure contents

### Precinct Description

The Precinct Description encapsulates all of the existing neighbourhood character features of the precinct. The interplay between existing characteristics and any unique aspects of the precinct's neighbourhood character are described. The precinct description is important because it paves the way for identifying elements that may need to be either maintained or changed within the precinct.

### Key Existing Characteristics

Key Existing Characteristics that were recorded throughout the field survey are summarised in this section. The dot points provide a catalogue of information related to elements such as architectural style, building materials and garden types.

### Issues / Threats

Issues and threats applying to each precinct are identified within this section. These were identified through community consultation and by the Study Team. The issues may be current (i.e. examples may already exist in the precinct) or there may be potential for them to threaten the preferred neighbourhood character of the precinct in the future.

### Character Statement

The Character Statement outlines the desirable character features for that precinct, and how they should be achieved. The Character Statement is a lead-in to the Character Guidelines, illustrating key elements for which guidelines need to be prepared.

## Character Guidelines

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Based on the Precinct Issues Papers and the feedback received on these, guidelines were prepared for each precinct. Together with the Precinct Issues Papers, the guidelines form a brochure for each precinct.

The Design Guidelines address the following character elements where relevant to the precinct:

- Existing Buildings
- Vegetation
- Siting
- Height and Building Form
- Front Boundary Treatment
- Materials and Design Detailing
- Specific interfaces

Each character element is accompanied by a Design Objective, Design Response and Avoid statement. The Design Objective states the desired action relating to each character element, the

Design Response outlines specific ways in which the objective can be achieved and the Avoid statement summarises design treatments to avoid when trying to achieve the objective.

## Key Character Issues

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In order to determine appropriate implementation methods, the key character issues applicable to the Study Area need to be considered. These are summarised below based on the survey findings of the Study Team and through consultation.

### Raising Queenslanders

As mentioned in Chapter 4, Queenslanders are an important defining element of the character of Cairns. Being raised off the ground provides them with an informal downstairs retreat, cooling of the dwelling through the circulation of air under the house and protection against flooding.

The area beneath Queenslanders is now seen as a valuable space with which to extend a dwelling, however some issues have arisen from the demand to build-in underneath Queenslanders. Minimum ceiling heights and controls dictating the floor level of habitable rooms in areas liable to flooding mean that buildings often need to be substantially raised to meet these standards. This increase in building height can result in dwellings that are out of proportion, with an emphasis on the vertical form of the building as opposed to the horizontal form commonly emphasised in Queenslanders. It can also result in dwellings that are out of proportion with others in the street.

In addition to a substantial increase in height, there are some examples of poor design in the lower levels of Queenslanders. The use of materials is an important consideration that is sometimes overlooked, with the use of heavy masonry and finishes that dominate the building. Lower level facades that are set back the same distance as upper level facades also increase the apparent bulk of the building.

### Contemporary infill

Infill buildings have played an important part in the level of change experienced throughout the Study Area. Infill has occurred in the form of replacement houses, subdivision of sites and infill buildings towards the rear of existing ones, and the consolidation of sites to accommodate higher density residential development, particularly in inner urban areas.

The quality of design of infill buildings is varied. Some are respectful of the existing and valued character of a precinct, while others fail to reflect their location and comprise features that disregard the character of existing buildings. For example, there are a number of newer developments that are dominated by car parking structures set forward of the dwelling in streets that comprise consistent Queensland style buildings with traditional car parking provision to the side or rear of the dwelling. The introduction of a prominent element not commonly found in the precinct diminishes the valued character of the neighbourhood.

The concept of neighbourhood character does not seek to prevent infill development from occurring, rather it aims to ensure that new buildings reflect their location and respect the surrounding built form in a contemporary way. A contemporary development could successfully respond to its location by reflecting the form of surrounding dwellings and including simple building detailing.

The Multiple Dwelling (Small-Scale Development) Code guides the development of multi-dwelling infill in established and new areas. The Code is an important part in the assessment of a proposal's response to the neighbourhood character of an area and includes performance criteria and acceptable measures that cover streetscape and built form, tropical design and energy efficiency, residential amenity, access and parking, and services.

### Reproduction styles

Period reproduction styles are often thought of as the best design response in a street of period homes, with the intent of 'blending in' new development. Many would argue that in fact period reproduction style homes detract from the integrity of older authentic homes, rather than complementing them. In areas where period homes exist, contemporary architecture that is distinguishable from existing buildings should be encouraged, in order to add another layer to the architectural history of the suburb or town.

### Removal of vegetation

The prominence of vegetation and its contribution to the Study Area is discussed in Chapter 4. The large-scale removal of vegetation has an obvious negative impact on the character of an area. In areas where there is a prominent tree canopy or vegetation backdrop, the removal of only a few trees can have a destructive impact on the overall canopy or skyline. While in some cases the removal of vegetation may be justified, it is important to encourage replacement with similar or native species that will grow to a similar size.

### Lack of response to the local climate

The architectural styles of Cairns are heavily influenced by the tropical climate. Although neighbourhood character does not directly address the environmental sustainability of development, in Cairns the responsiveness of development to the local climate is intrinsic to the style, appearance and character of development. Design features that are more commonly found in the southern parts of Australia, such as the use of heavy masonry and expanses of render or concrete are appearing in some developments throughout Cairns. Building styles that incorporate such features not only have a reliance on unsustainable resources for air conditioning, but are also often out of character with their neighbourhoods.

### Fencing

The treatment of front and side boundaries varies throughout the Study Area however there is a predominant use of either fences that allow views to the front garden or dwelling, vegetation as a border treatment or open frontages. All of these boundary characteristics result in an open or vegetation-dominated atmosphere where fences are a less prominent feature. In some areas, new development is beginning to include more dominant fencing styles that block views to gardens and dwellings and create an inconsistent wall along the street. High, solid front fences detract from the character of all areas.

Safety, security, privacy and noise reduction are often used as reasons to justify the use of high or solid fencing. Low and permeable front fences, however, allow views to dwellings and gardens while still indicating the property boundary and providing security for children and pets. In addition, the presence of lower, permeable or non-existent front fences can actually increase security for homes and the street, and improve the overall sense of community by allowing informal surveillance of the streetscape and other properties. In terms of noise reduction, mitigation should be focused on the style and design of the building instead, and techniques such as double glazing should be employed.



## Chapter 6: Implementation

## Implementation of this Study

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There are two types of implementation available to Council: statutory and non-statutory. The outcomes of the study will inform a future amendment to the CairnsPlan. Effective implementation in the short-term is more likely to take the form of using the neighbourhood character brochures as a tool that is complementary to existing policies, codes and documents. A range of other non-statutory options are also outlined below.

### The existing suite of controls

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It is useful to outline how the Neighbourhood Character Study should be used in conjunction with the Plan and other existing documents.

#### CairnsPlan

The CairnsPlan is the planning scheme that applies to the Cairns region, including all of the character precincts identified through this Study. There are a number of Desired Environmental Outcomes, planning area codes and overlays that could apply within any given precinct. As the planning scheme for the region, CairnsPlan is the overarching statutory document that guides future development.

#### Inclusion of a Site Assessment Requirement

One possible improvement to the existing Character Precinct Code would be to include a requirement for proposals to include a site assessment. This could include a description of the site and its surrounds and an explanation of how the proposal responds to these. Site analyses should be undertaken with reference to the Character Precinct Code and the relevant Character Area Brochure, but should include more detail specific to the location of the site and its immediate surrounds.

#### Cairns Style Guide

The Style Guide provides guidance for the development of buildings according to the type of development and is based on the following types:

- Queenslanders
- Contemporary houses
- Multi-unit dwellings
- Commercial and Civic

The Style Guide provides detailed design recommendations for each type of development in a way that is not specific to particular locations. For example for Queenslanders, the document provides recommendations for materials, roof profiles, windows and awnings, verandahs, garages/carports, fences, colours, building in underneath and landscape.

#### Neighbourhood Character Study

The Neighbourhood Character Study now provides a brochure that is specific to each location identified as a character precinct. The Study provides a character statement for each precinct, describing the valued characteristics of the area and also includes guidelines for each precinct. It is intended that the brochures are used as a tool that is complementary to the existing controls in the CairnsPlan as well as the Style Guide. The brochures should be used as a way to communicate Council's expectations to the development community and also to provide certainty and reassurance to existing residents.

## Non-statutory Implementation

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Non-statutory tools can provide an important means of implementing Council's neighbourhood character objectives. The public domain, which includes elements such as street trees, roads, footpaths, kerbs and channels, parks and reserves, has a significant impact on the neighbourhood character of an area. It is not only a question of appearance, but also of location, and the desired geometrical arrangement of all the elements, and how they will relate to each other. The Council is often directly or indirectly responsible for the undertaking of these works and management of assets, and therefore is ideally positioned to maximise the achievement of character objectives.

## Design Coordination in the Public Domain

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While this study was not asked to make specific recommendations about the public domain, decisions about changes or strategies will ideally have some reference to the neighbourhood context determined by this Study. The key character contributions of the public domain are included in each precinct description. This generally relates to distinctive street planting, such as avenue trees or planter beds, bluestone kerbing or a precinct's location alongside a public reserve.

The best way of coordinating works in the public domain with the design principles established for each precinct by this study is, in the short term, to establish a coordination mechanism.

This could take the form of an officer group with the following objectives:

- Coordinate all aspects of design in road reserves and other parts of the public domain.
- Build up a consistent character across defined local areas (preferably the precincts defined in the Neighbourhood Character Study).

The group would comprise representatives from the design engineers, infrastructure, development approvals (both statutory planning and building), strategic planning, environment and social planning, street lighting, landscape architecture and parks services.

The group would:

- Ensure that design decisions relating to a single street, park or other facility are consistent with the various strategies.
- Resolve conflicts, overlaps or gaps in the strategies.
- Establish guidelines for the conduct of public consultation about public domain design, with mechanisms designed to accommodate pressures for divergent treatments in every location within a strategic, consistent approach.

## Community Encouragement and Education

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Education and encouragement, partly by means of forming partnerships, is an essential aspect of implementation.

The following strategies could be adopted:

- Education of real estate agents, developers and landowners generally.
- Education of design and building professionals.
- Encouragement schemes for 'good character' developments.

The kinds of techniques that could be used to give effect to these strategies could include:

- Information leaflets
- Workshops

- Award schemes
- Displays
- Media articles/events

The partnership aspect of this option could be fostered by bringing stakeholders with differing perspectives (e.g. residents and developers) together into the same forum. This may be best accomplished independently of a contentious planning application with statutory time limits.

## Staff Skilling and Design Advice

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It takes time to come to grips with a topic like neighbourhood character. The Council's statutory planners need continued support and skilling to make the best use of this Study's recommendations. Correct approaches to site analysis, knowledge about acceptable design solutions, familiarity with architectural styles, and consistency of decisions are all important. Training sessions, workshops and review of current applications by urban design consultants are useful techniques. In addition, training may be required by other parts of the Council organisation where the recommendations impact upon public domain works designed and undertaken by engineering personnel or contractors in accordance with specifications prepared by Council staff.

Two staff workshops were held as part of the Study process, enabling staff to be involved in the preparation of the Study and to learn more about the concept of neighbourhood character. Additional or ongoing workshops would help to further develop staff skills and could also provide a forum for discussion regarding current applications or other issues that may arise in relation to neighbourhood character.

Resourcing may be an issue in the implementation of the recommendations of this study, as some recommendations such as increasing controls over buildings and vegetation and more detailed assessment of design, may result in increased workloads for planning staff. The Council must be aware of this potential and monitor the effect of introducing new controls to ensure that implementation of the study is effective.

Above all, the Council must determine to 'send out the right message' to the development community through consistent decision making as well as communication techniques discussed earlier. That message must foster an expectation that good quality design is expected, and that applicants will be subject to delays or refusal if they fail to meet this expectation.

### Cairns Regional Urban Design Board

Council has recently established a Regional Urban Design Board consisting of the Council Mayor, Council's General Manager of Planning and Environment as well as eight other industry professionals. The Board will facilitate an improvement in urban design and the quality of the built environment through the provision of information, expert advice and recommendations. One of the tasks of the Board will contribute to policy matters dealing with urban design in the Region and in particular, issues of urban design policy, local character, regional image and bonuses for good design. The contribution of the Board will be a valuable resource for Council in terms of providing design advice.

## Statutory Support

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The main vehicles for statutory support are the Precinct Brochures described above. Planning controls will also provide significant help, as will the community education and encouragement initiatives referred to above. However, there are allied or associated measures that can be taken.

Possibilities include:

- Permit conditions.

- Better enforcement of planning conditions.
- Increased publicity about penalties.
- Active monitoring of works undertaken without permission (eg illegal carports).
- Local Laws.



## Appendix 1: Precinct Brochures



**Precinct Map**



**Character Statement**

This precinct is located on a slope at the foot of the Mount Whitfield Conservation Park and is adjacent to the Cairns International Airport which both form physical boundaries to the precinct. The precinct forms most of the original part of the suburb of Aeroglen.

The most significant feature of Aeroglen is the steep, bushy backdrop to almost all dwellings within the precinct, creating a quiet ambience despite its proximity to the airport. A variety of architectural styles exist within the precinct, with a strong presence of Queenslanders from the inter-war and immediate post-war periods.

The flatter areas of the precinct provide denser tropical gardens, grassy verges and a relaxed, village atmosphere.

**Existing Character Elements**

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	A mix of well maintained homes dating back to the inter-war and immediate post-war eras.
BUILDING MATERIALS	Timber, fibro sheeting, brick, render, corrugated steel roofs.
BUILDING FORM	Mixed.
ROOF STYLE	Various pitched styles with some skillion roof forms present.
FRONT SETBACKS	Generally 3-8m although some are larger depending on the topography.
SIDE SETBACKS	Often 1-5m, although some are larger depending on the topography.
BUILDING HEIGHT	Mainly low-set and high set Queenslanders, some of which have been enclosed underneath.
ORIENTATION TO STREET	Mostly parallel to the street although some dwellings in Beaman Close/ Glen Boughton Street are set on an angle due to the topography.
CAR PARKING / VEHICLE STORAGE	Carports and garages are often present, with many located under the dwelling.
GARDEN STYLE	Gardens are generally well-maintained and comprise lawns, palms, flaxes and native and exotic bushes.
FRONT BOUNDARY TREATMENT	Mixed, including timber, picket, render, hedge and wire fences. In many instances there is no delineation between the public and private domain.
STREET TREES	Large palm varieties as well as shade trees.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs are present on most streets, Glen Boughton Street has a paved road (and planted round-a-bout at the end of the cul-de-sac). Some streets have a rollover kerb. Footpaths are absent throughout. Some streets have grassy verges.
SUBDIVISION PATTERN	Mostly modified grid, however some organic patterns exist where the topography is hilly.
LOT SIZE / FRONTAGE	Generally 18-20 – some lots down to 15m and others up to 30m.
TOPOGRAPHY	Sloped.





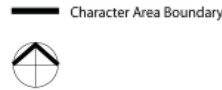
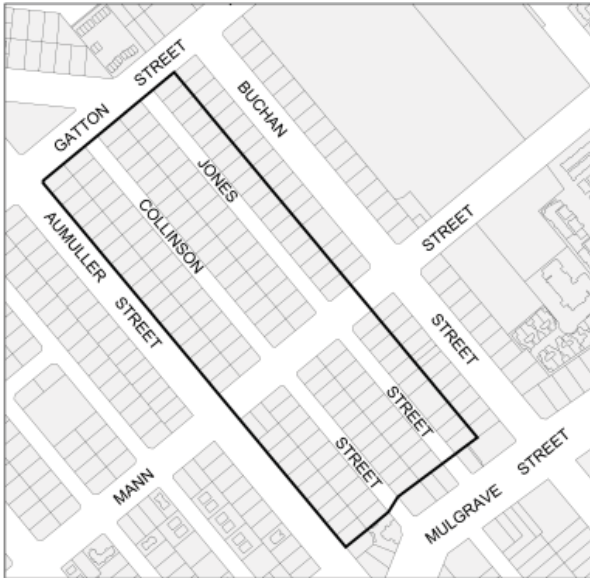
# AEROGLEN

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the inter-war and immediate post-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings.  New lower levels that visually compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.

# WESTCOURT 1

## Precinct Map



## Character Statement

This precinct is characterised by its regular grid pattern and variety of architectural styles. This eclectic neighbourhood includes dwelling styles from the inter-war, post-war and 1950s periods. Most properties provide a clear delineation between the private and public domain through a range of fencing styles. Streets are generally neat with upstanding kerbs, grassy nature strips and few street trees. Mann Street is a key feature for this precinct, based on its wide grassy verges and avenues of large ornamental trees.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Mixed, including inter-war, post-war, 1950s and some recent building styles.
BUILDING MATERIALS	Timber, fibro sheeting, brick and corrugated steel roofs.
BUILDING FORM	Mixed.
ROOF STYLE	Pitched with some skillion style roofs.
FRONT SETBACKS	Generally between 3-5m, with some up to 8-9m.
SIDE SETBACKS	Generally between 0-4m.
BUILDING HEIGHT	Predominantly high-set Queenslanders with some single and double storey dwellings.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Predominantly garages or carports, either attached to the house or located to the rear of the dwelling.
GARDEN STYLE	Simple and well-maintained, with some small shrubs and large palms. Driveways are generally unsealed.
FRONT BOUNDARY TREATMENT	A range of fence styles, including low-height wire or brick, medium-height picket, and high timber fences. Shrubs are also used occasionally to delineate the front property boundary.
STREET TREES	Mann Street includes an avenue of large ornamental trees on both sides. Some street trees are present on other streets and include small bushy palms, medium height native trees and occasional large palm trees.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs and narrow grassy nature strips are present on most streets. Mann Street has wide grassy verges with avenues of trees before the kerb/nature strip. Footpaths are absent.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Lot frontages are generally around 18-19m in width.
TOPOGRAPHY	Flat.



# WESTCOURT 1

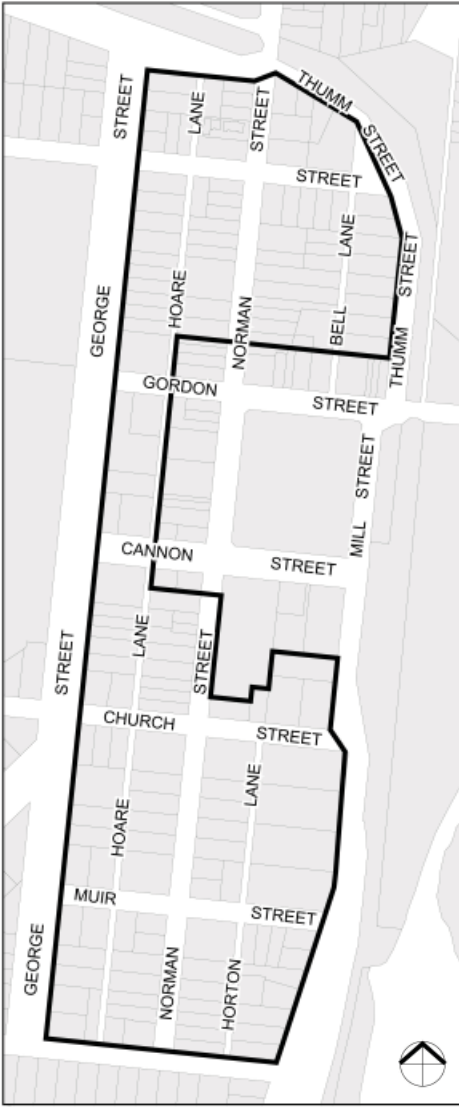
## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the inter-war and 1950s eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings.  New lower levels that visually compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.  Buildings should be set back at a minimum, the average distance of the front setbacks on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.

# Town Precinct GORDONVALE



## Precinct Map



— Character Area Boundary

## Character Statement

Gordonvale forms a distinctive village away from the city and suburbs of Cairns. The Town Precinct comprises residential dwellings in wide, spacious streetscapes. A number of building eras are represented throughout streets, including pre-war, inter-war and post-war styles. Houses are generally well maintained, surrounded by gardens of shrubs, lawn and occasional canopy trees or tall palms. The landscapes surrounding the township are evident from some streets, including views to Walsh's Pyramid. The spaciousness of streets and the availability of views to surrounding landscapes reduces the impact of the built form on streets, although the frequent use of light-coloured finishes highlights the appearance of buildings throughout the precinct. A network of rear laneways adds a layer of interest to the precinct, providing a sense of the area's history and enhancing the function of the rear of properties.



## Existing Character Elements

A survey of the Gordonvale Town Precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Pre-war, inter-war and post-war and a large number of workers cottages and houses.
BUILDING MATERIALS	Predominantly timber, with corrugated steel roofs and occasional use of brick or fibro sheeting.
BUILDING FORM	Mixed.
ROOF STYLE	Pitched, with a mix of hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally small, between 3 and 4 metres, although this is enhanced by very wide nature strips.
SIDE SETBACKS	Mixed.
BUILDING HEIGHT	Predominantly low-set and high-set, some of which have been enclosed underneath.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Where provided, carports and garages are generally sited to the rear of the dwelling.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs, lawn and occasional tall palms and canopy trees.
FRONT BOUNDARY TREATMENT	A mix of open frontages, post and wire fences, timber fences and vegetation as a front boundary treatment.
STREET TREES	Mixed - some streets are lined with established trees while others have no or irregular vegetation.
ROAD & FOOTPATH TREATMENT	Wide roadways, generally with upstanding kerbs and generous nature strips.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Mixed. Generally between 15 and 20 metres
TOPOGRAPHY	Flat.





# Town Precinct GORDONVALE

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain all intact and good condition dwellings, wherever possible, particularly private dwellings constructed up to 1940.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure new buildings maintain the key roof form and height.	In any alterations to existing buildings, maintain the overall roof form and building height.  In new development, reflect the existing height and form of surrounding buildings. Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.	Loss of the consistent height and building form.  New buildings that are out of character or scale with surrounding buildings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified values of adjoining heritage buildings.	Where adjoining an identified heritage building, respect the height, building forms, siting and materials in the new building design.	New buildings that are out of character or scale with surrounding period buildings.  Reproduction styles and detailing.
<b>Materials and Design Detailing</b>	To ensure new dwellings reflect the characteristic North Queensland style.	Reflect, but do not copy, the design detail of period buildings in new development. Retain and do not cover main existing external materials of buildings.	Reproduction styles and detailing.  Heavy design detailing (eg. Masonry columns and piers, rendered facades).
<b>Building in Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Buildings should not be raised to accommodate new development underneath.  Building in underneath may only occur where the existing building height is sufficient to accommodate a lower level.  Recess the lower level to retain the form of verandahs and the depth of shading beneath them.  Ensure that the height of the lower level is less than that of the upper level.  Consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	Any increase in the overall height of the building.  New lower levels that visually compete with or dominate the original parts of the building.
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design details of the building.	Building additions must be located to the rear of the dwelling.  Retain the overall roof and building form.  Utilise weatherboard in new additions and alterations and provide corrugated metal roofs.	Building additions that are visible from the streetscape.  Alterations to the form of the original building or roof form to accommodate additions.  Use of materials and colours not originally found on buildings of the era and style.
<b>Siting of New Buildings</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Set buildings back from both side boundaries in accordance with the predominant setback pattern in the street.  Set buildings back at least 1.2 metres from one side boundary and 3 metres from the other.  Set buildings back, at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	New garages and carports must be located well behind the line of the front façade of the building.  Consider locating car parking structures to the rear of the building.  For Queenslander dwellings, use the area beneath the building only where the overall height does not need to be increased to accommodate vehicle storage.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Consider the use of timber or slatted garage doors. Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Provide substantial vegetation in all setbacks, including canopy trees, shrubs and lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain the openness of streetscapes, retain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide an open frontage or a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.



**Precinct Map**



**Character Statement**

Heavy rainforest vegetation in nearby hills, along with the tall palm trees and dense tropical foliage of front gardens provide a leafy green outlook for this precinct. The wide variety of architectural styles, which date back to the inter-war era, result in a distinctive character. Buildings include a number of Queenslander styles. Grassy street verges contribute to a casual streetscape; however the various front boundary treatments, including medium height wire, masonry and timber fences, delineate between the public and private environments.

**Existing Character Elements**

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Predominantly inter-war and post-war high-set Queenslanders with a small presence of 1960s infill.
BUILDING MATERIALS	Timbers, fibro sheeting, render, corrugated steel roofs.
BUILDING FORM	Varied.
ROOF STYLE	Pitched, generally gabled to the front. Some skillion.
FRONT SETBACKS	Quite varied, however generally between 2-9m.
SIDE SETBACKS	Generally about 0-5m, with the odd larger lots having larger side setbacks.
BUILDING HEIGHT	Some low-set and single story dwellings but predominately high-set Queenslanders, some of which have been enclosed underneath.
ORIENTATION TO STREET	Mostly parallel, with a few houses angled towards the street.
CAR PARKING / VEHICLE STORAGE	Generally carports/garages, many located beneath the house.
GARDEN STYLE	Mature gardens, some heavily vegetated with dense tropical foliage, large palm trees and shade trees.
FRONT BOUNDARY TREATMENT	Medium height decorative wire and brick fences, occasional picket fences
STREET TREES	No formal street trees, grassy nature strips with a mix of palm trees, small bushy palms and other tropical bushes.
ROAD & FOOTPATH TREATMENT	Some upstanding kerb and some swale drain. A mix of some streets with grassy/unmade verges and some sealed. No footpaths.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Generally 20m. However, a few lots as low as 15m and several between 20-40m. Two lots have a frontage of 60 and 80m.
TOPOGRAPHY	Flat to slightly undulating.





# STRATFORD

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the inter-war and immediate post-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings.  New lower levels that visually compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.



**Precinct Map**

**Character Statement**



This precinct is located at the foot of the Barron Gorge National Park, providing a serene and attractive mountainous outlook. The village feel of this precinct displays a variety of architectural styles dating back to the pre-war era. The clean lines of the sealed streets, upstanding kerbs and footpaths, along with the often neat, simple landscaping and variety of front boundary fences all contribute to the character of this precinct. The village centre which includes small scale retail, a pub and community services provides an attractive and friendly environment as the heart of the precinct.

**Existing Character Elements**

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	A variety dating back to the pre-war era, with a small presence of more recent infill.
BUILDING MATERIALS	Timber, fibro sheet, render and corrugated steel roofs.
BUILDING FORM	Mixed.
ROOF STYLE	Various pitched styles.
FRONT SETBACKS	Generally 3-7m, however varies greatly.
SIDE SETBACKS	Generally 0-5m.
BUILDING HEIGHT	A mix of single and two storey dwellings, including high-set Queenslanders, some of which have been enclosed underneath.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Carports, garages.
GARDEN STYLE	Tall palm trees, bushy palms, tropical foliage and colourful flowers.
FRONT BOUNDARY TREATMENT	Mixed – medium height picket, wire, brick and render fences. High timber fences and no fence.
STREET TREES	Scattered tall palm trees and the occasional large native shade tree.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs with sealed verges. Footpaths and narrow grassy nature strips are present on most streets.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Varies between 12-21m.
TOPOGRAPHY	Flat.





# REDLYNCH

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the pre-war and inter-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified values of adjoining heritage buildings.	Where adjoining an identified heritage building, respect the height, building forms, siting and materials in the new building design.	New buildings that are out of character or scale with surrounding period buildings. Reproduction styles and detailing.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings. Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings. Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing. Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs. Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing. Excessive use of masonry or render. Dull or dark finishes and colours. Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building. Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them. Where possible, ensure that the height of the lower level is less than that of the upper level. Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level. Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials. Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings. New lower levels that visually compete with or dominate the original parts of the building. Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street. Use materials, colours and finishes that complement the existing building. Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings. To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street. Buildings should be set back at a minimum, the average distance of the front setbacks on the two adjoining allotments.	Boundary to boundary development. No reflection of the predominant side boundary setback pattern. No reflection of the predominant front boundary setback pattern in the street. Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade. For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling. Where providing an enclosed garage beneath a building, set back the garage door from the front façade. Consider the use of timber or slatted garage doors. Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling. Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation. Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.

# PARRAMATTA PARK 1

## Precinct Map



## Character Statement

Parramatta Park 1 has a distinctively inner urban character. The most significant feature of this precinct that sets it apart from others is the much higher density of the subdivision and built form. Dwellings are predominantly from the pre-war era, however a mix of inter-war and immediate post-war styles are also present. Various elements of the Queenslander style are evident across the different building eras, resulting in a range of architectural styles suited to tropical living. Given the inner urban nature of the precinct and its close proximity to the Cairns CBD, several infill developments are scattered throughout. Enhancing the higher densities of the precinct are the smaller front and side setbacks.

The high densities are softened by the relaxed landscaping, including tropical vegetation, and an often informal road treatment. Many of these inner urban streets retain the grassy verges, wide street reserves and scattered street trees that create a feeling of spaciousness.

Martyn Street (north-west of Grove Street) displays particularly distinctive and consistent qualities, containing a series of double fronted weather-boarded dwellings with two distinct gabled roof shapes backing into a hipped form. The street is a near-intact representation of a distinct period of development. Dwellings share many common characteristics, giving the group of houses a strong streetscape presence. West of the railway line is the original residential area containing some late 1800 dwellings.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Predominantly pre-war and inter-war with some recent infill and multi-unit development.
BUILDING MATERIALS	Timber, brick, render, cement sheet, corrugated steel roofs. Generally light and pastel colours.
BUILDING FORM	A mix of hipped, asymmetrical and multi-gabled bungalows.
ROOF STYLE	Pitched, including a mix of both hipped and gabled styles.
FRONT SETBACKS	Generally 3-5m
SIDE SETBACKS	Generally small, but ranging between 1-5m
BUILDING HEIGHT	Predominately high-set with some low-set buildings. Some high-set dwellings are enclosed underneath.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Carports and garages are located either in front, beneath or to the side of dwellings. In some instances car storage is absent.
GARDEN STYLE	Vegetated front gardens comprising tall palms, tropical foliage and lawn.
FRONT BOUNDARY TREATMENT	Small to medium height fencing with a mixed use of materials including timber, brick and stucco.
STREET TREES	Tall palms, some flowering exotics, large shade trees, small bushy palms.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs and grassy verges are present in most streets. Footpaths are absent in many streets. Streets to the south of the precinct provide for a more on-street parking than other streets in Parramatta Park.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Generally from 10-20m.
TOPOGRAPHY	Flat.



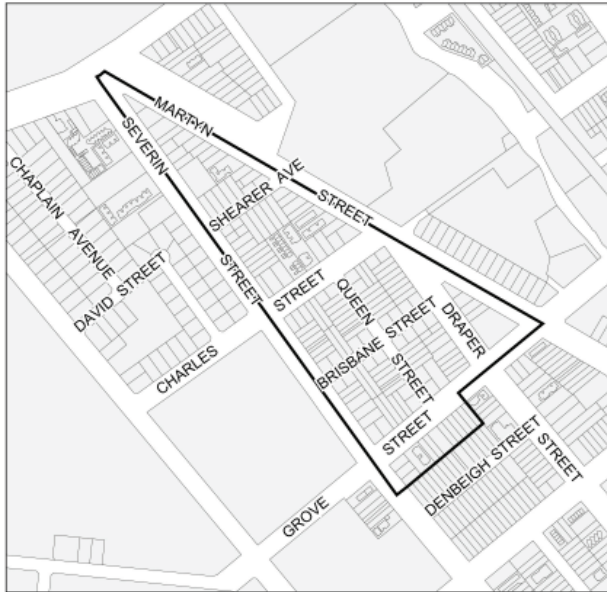
# PARRAMATTA PARK 1

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the pre-war, inter-war and post-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified values of adjoining heritage buildings.	Where adjoining an identified heritage building, respect the height, building forms, siting and materials in the new building design.	New buildings that are out of character or scale with surrounding period buildings.  Reproduction styles and detailing.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use finishes and colours that contribute to the tropical setting, including white and light pastel colours, and brighter colours to emphasise design details.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and design detail of the building.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings.  New lower levels that visually compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern.  To retain an adequate amount of open space to the rear of the dwelling to accommodate substantial vegetation.	Buildings should be set back from side boundaries in accordance with the predominant setback pattern in the street. In some cases this may involve the building abutting one side boundary.  Buildings should be set back a minimum of 1.2 metres from one side boundary.  New dwellings to the rear of existing buildings should be set back from both side boundaries at a minimum distance of 1.2 metres.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.  New dwellings to the rear of existing buildings should be set back a minimum of 2 metres from the rear boundary to accommodate palms, fruit trees and other tropical vegetation that is visible from the street.	No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.  Building siting that allows insufficient open space to the rear of the dwelling to accommodate tall palms and large trees visible from the street.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes indigenous palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.



**Precinct Map**

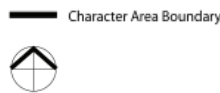


**Character Statement**

The wide road reserves of this precinct create a spacious feel, despite the close proximity of buildings. The often wide grassy verges and nature strips provide an informal and open streetscape, allowing for a variety of large shady street trees. Where kerbs are sealed, car parking is provided along the wide streets. Small, vegetated kerb outstands break up the pattern of car parking and retain the landscape setting of the precinct.

High-set Queenslanders from the inter-war era form the predominant housing style, although there is a small presence of pre-war dwellings as well as infill from the post-war and contemporary eras.

A small, low scale group of retail and commercial businesses is located within the precinct. These buildings generally use lighter colours similar to those of the surrounding dwellings.



**Existing Character Elements**

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Predominantly inter-war and post-war, as well as a small number of pre-war dwellings.
BUILDING MATERIALS	Mixed, including timber, fibro, cement sheeting, brick and render, with corrugated steel roofs.
BUILDING FORM	A mix of hipped, asymmetrical and multi-gabled bungalows.
ROOF STYLE	Mixed pitched styles.
FRONT SETBACKS	Generally around 5m, between 3-8m.
SIDE SETBACKS	1-3m.
BUILDING HEIGHT	Predominantly high-set as well as some low-set buildings. Some of the high-set dwellings are enclosed underneath.
ORIENTATION TO STREET	Generally parallel, with dwellings on Martyn Street set on an angle.
CAR PARKING / VEHICLE STORAGE	Carports and garages to the side of, or beneath the dwelling.
GARDEN STYLE	Well-maintained gardens comprising large palms, tropical foliage, shade trees, lawn.
FRONT BOUNDARY TREATMENT	A mix of boundary treatments, including no front fence, various medium height wire and timber fences are found and some small brick fences.
STREET TREES	Large shade trees and tall palms.
ROAD & FOOTPATH TREATMENT	Some very wide grassy verges with upstanding kerbs or sealed verges. Charles Street and parts of Martyn Street provide street parking and treed kerb outstands. The northern end of Martyn Street has a wide grassy median strip with a swale drain through the centre.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Generally from 10-20m.
TOPOGRAPHY	Flat.





# MANUNDA

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the pre-war, inter-war and immediate post-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use finishes and colours that contribute to the tropical setting, including white and light pastel colours, and brighter colours to emphasise design details.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To reduce the impact on existing Queenslander style dwellings and the streetscape when building in underneath.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings.  New lower levels that visually compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.  To retain an adequate amount of open space to the rear of the dwelling to accommodate substantial vegetation.	Buildings should be set back from side boundaries in accordance with the predominant setback pattern in the street. In some cases this may involve the building abutting one side boundary.  Buildings should be set back a minimum of 1.2 metres from one side boundary.  New dwellings to the rear of existing buildings should be set back from both side boundaries at a minimum distance of 1.2 metres.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.  New dwellings to the rear of existing buildings should be set back a minimum of 2 metres from the rear boundary to accommodate pams, fruit trees and other tropical vegetation that is visible from the street.	No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.  Building siting that allows insufficient open space to the rear of the dwelling to accommodate tall palms and large trees visible from the street.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes indigenous palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.

# MACHANS BEACH 2

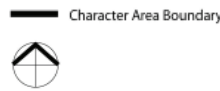


## Precinct Map



## Character Statement

This precinct sits behind the beach front and contains a mix of dwellings within a quiet group of streets. The coastal location is reflected occasionally in building design through paint colours and finishes. Despite the beach setting, tourism is less apparent in this precinct than along on the Esplanade. Building styles include Interwar and immediate post-war Queenslanders and a high proportion of 1950s and 60s holiday houses. There is a high level of vegetation in private gardens which tends to dominate views within streetscapes, giving the precinct a leafy feel.



## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	A mix of styles including inter-war, typical 1950s and 60s holiday houses and more modern dwellings.
BUILDING MATERIALS	Timber, fibro sheeting, corrugated steel, render.
BUILDING FORM	Mixed.
ROOF STYLE	Pitched, with a mix of hipped and gabled ends fronting the street.
FRONT SETBACKS	Predominantly 4-6 metres, however range from small (1-2 metres) to large (10-12 metres).
SIDE SETBACKS	Generally small, between 3 and 4 metres.
BUILDING HEIGHT	Lowset and highset, with some of the highset having been enclosed underneath
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Carports are generally provided to the side or front of the dwelling. Occasionally vehicle storage is provided beneath dwellings.
GARDEN STYLE	Well established gardens with a mixture of native and exotic vegetation. Large scale mature canopy trees interspersed with small flowering trees and 'wild' shrubs.
FRONT BOUNDARY TREATMENT	Predominantly medium to high post and wire and timber fences.
STREET TREES	Informal street vegetation consisting of mixed species of varying sizes.
ROAD & FOOTPATH TREATMENT	Generally standard width roadways with upstanding or rollover kerbs, verges and no footpaths. Phillips Street and Marshall Street have narrow roadways with wide verges, and in Phillips Street drainage runs down the centre of the verge.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Mixed, but on average around 15 metres.
TOPOGRAPHY	Flat.





# MACHANS BEACH 2

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the inter-war and immediate post-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings.  New lower levels that compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.

# MACHANS BEACH 1

## Precinct Map



## Character Statement

O'Shea Esplanade is a traditional beachside strip with a mix of dwellings dating back to the Interwar era. The Esplanade has access to spectacular views to the beach and ocean which make this precinct unique. The beach setting is enhanced with tropical planting in the public and private domain, and by building styles, most of which have a low-scale appearance appropriate to the beach setting. Although buildings are set quite close to the front boundary, they avoid dominating the streetscape by retaining this low scale. Lighter building materials and brightly coloured features add to the distinctiveness of this area, with a varied palette of colours including white, blue, yellow and red.

## Existing Character Elements

A survey of O'Shea Esplanade showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	A mix of styles including inter-war, typical 1950s and 60s holiday houses and contemporary dwellings.
BUILDING MATERIALS	Timber, fibro sheeting, corrugated steel, render. Timber is often painted in bright colours.
BUILDING FORM	Mixed.
ROOF STYLE	Pitched, with a mix of hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally small, between 3 and 4 metres.
SIDE SETBACKS	Generally small, between 1 and 2 metres.
BUILDING HEIGHT	1 to 2 storeys.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Carpools and garages are generally provided to the side of the dwelling and are integrated into the overall building form. Occasionally vehicle storage is provided beneath dwellings.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and lawn.
FRONT BOUNDARY TREATMENT	A mix of iron palisade, post and wire and timber fences as well as open frontages.
STREET TREES	An avenue of palms line the eastern side of the Esplanade and occasional palms of mixed sizes and species are found on the western side.
ROAD & FOOTPATH TREATMENT	A narrow roadway with rollover kerbs and no footpaths. A verge 1 to 2 metres in width is provided on the western side of the Esplanade.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	13 to 14 metres.
TOPOGRAPHY	Flat, with a drop down to the beach on the eastern side of the Esplanade.



# MACHANS BEACH 1

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the inter-war and immediate post-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use finishes and colours that contribute to the tropical setting, including white and light pastel colours, and brighter colours to emphasise design details.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall height that is excessive or out of proportion with nearby buildings.  New lower levels that visually compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.  Set buildings back a small distance of between 3 and 5 metres in accordance with the existing front setback pattern in the street.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain the openness of streetscapes and views to gardens and dwellings.	Provide either an open frontage or a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid front fences.

# GORDONVALE 4

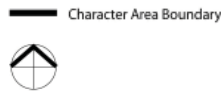


## Precinct Map



## Character Statement

Gordonvale forms a distinctive village away from the city and suburbs of Cairns. This precinct offers great diversity in architectural styles, landscaping treatments and in its mix of uses. Its distinguishing feature is its wide road reserves. The grassy verges and nature strips coupled with the lack of footpaths and in places kerb and channel, provide a spacious streetscape, and along with the surrounding cane fields and parklands, a serene outlook for all residents. From the earliest styles of architecture to contemporary dwellings, neutral and light tones are used to compliment the wide shady avenues and surrounding rural landscape.



## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Pre-war, inter-war and post-war through to more recent styles.
BUILDING MATERIALS	Timber, fibro and cement sheeting, brick and corrugated steel roofs.
BUILDING FORM	Mixed, including unit developments, with one example of a converted retail building.
ROOF STYLE	Predominantly pitched, hipped and gabled styles. Some skillion roofs are also present.
FRONT SETBACKS	Varied – generally 5-10m, however there are a few larger frontages up to 20m. Wide road reserves make front setbacks appear larger.
SIDE SETBACKS	Mixed – generally 0-7m, however this is dependent on the size of the lot. Double fronted lots range in frontage width up to 14m.
BUILDING HEIGHT	Predominantly low-set, with some high-set and single storey contemporary dwellings.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	A mix of open parking to the side of the dwelling, carports and garages.
GARDEN STYLE	Well-maintained open gardens with lawns, scattered shrubs and small to large trees, including large palms.
FRONT BOUNDARY TREATMENT	Generally unsealed driveways.  Shrubs/hedges are sometimes used in lieu of side boundary fences.  A mix of none, medium height wire fences, picket fences and hedges.
STREET TREES	Medium to large native trees and big shade trees. Griffin St and Moller St are generally lacking street trees.
ROAD & FOOTPATH TREATMENT	Very wide grass road reserves with a mix of some upstanding kerb with unsealed verges and open invert swale drains inside the verges. Generally no footpaths.
SUBDIVISION PATTERN	Modified Grid.
LOT SIZE / FRONTAGE	Generally most lots have a frontage of 20m, with some as low as 10m and some up to 40m.
TOPOGRAPHY	Flat.



# GORDONVALE 4

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the pre-war and inter-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified values of adjoining heritage buildings.	Where adjoining an identified heritage building, respect the height, building forms, siting and materials in the new building design.	New buildings that are out of character or scale with surrounding period buildings.  Reproduction styles and detailing.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Upper Levels / Extensions to Existing Buildings</b>	To reduce the impact of upper levels and extensions on streetscapes.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Set buildings back from both side boundaries in accordance with the predominant setback pattern in the street.  Set buildings back at least 1.2 metres from one side boundary and 3 metres from the other.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.
	To maintain the predominant front boundary setback pattern in the street.	Set buildings back, at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Provide substantial vegetation in all setbacks, including canopy trees, shrubs and lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain the openness of streetscapes, retain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide an open frontage or a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.
<b>Views</b>	To maintain views to the important landscapes that surround the township.	Buildings and structures should be sited and designed to take into account existing views to surrounding areas from nearby properties.	Buildings that obscure existing views.

# GORDONVALE 3

## Precinct Map



## Character Statement

Gordonvale forms a distinctive village away from the city and suburbs of Cairns. Vast cane fields and spectacular views of nearby hills are key features that make up this small precinct. The wide grassy verges and swale drains, along with the scattered native trees and double sided allotments create a quiet feeling of openness. Single storey pre-war and inter-war style buildings are prominent, with hipped roofs fronting the street. A lack of many side boundary fences and wide frontages contribute to a spacious rural feel.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Pre-war, inter-war and some post-war styles.
BUILDING MATERIALS	Mainly fibro sheeting and timber with corrugated steel roofs.
BUILDING FORM	Generally mixed, however many dwellings seem symmetrical in their facade.
ROOF STYLE	Pitched, generally hipped to the front of the dwelling.
FRONT SETBACKS	Generally 6-11m.
SIDE SETBACKS	Approximately 1-7m, however many side fences are not present.
BUILDING HEIGHT	A mix of low-set and high-set building styles.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Open to the side of the dwelling, with a few carport/garages.
GARDEN STYLE	Neat, lawns, large scattered palms, flowering vegetation, mixed native trees, fruit trees and banana palms. Hedging and shrubs often used instead of side boundary fences.
FRONT BOUNDARY TREATMENT	Mixed - no front fences, low brick walls and, low-medium height post and wire fences.
STREET TREES	Scattered mix of shrubs and large native trees.
ROAD & FOOTPATH TREATMENT	Swale drains in grassy verges with very narrow road pavement. Part of Sues Road is unsealed. Footpaths are absent.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Mostly 20m frontages, with some lots up to 45m wide. Lots are double fronted to Sues and Gordon Streets, although dwellings front Gordon Street where possible.
TOPOGRAPHY	Flat.



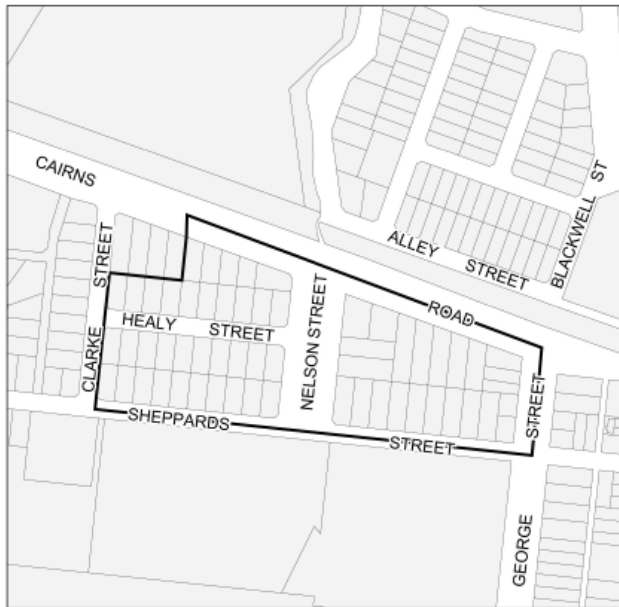
# GORDONVALE 3

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the pre-war and inter-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified quality of adjoining heritage buildings.	To ensure new development is designed to respect the identified quality of adjoining heritage buildings.	New buildings that are out of character or scale with surrounding period buildings.  Reproduction styles and detailing.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Upper Levels / Extensions to Existing Buildings</b>	To reduce the impact of upper levels and extensions on streetscapes.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Set buildings back from both side boundaries in accordance with the predominant setback pattern in the street.  Set buildings back at least 1.2 metres from one side boundary and at least 3 metres from the other.  Set buildings back, at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Provide substantial vegetation in all setbacks, including canopy trees, shrubs and lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain the openness of streetscapes and retain views to gardens and dwellings.	Provide an open frontage or a low, open style front fence up to 0.75 metres in height, and constructed of materials appropriate to the dwelling style and era, including rural post and wire styles.	High, solid fences.
<b>Views</b>	To maintain views to the important landscapes that surround the township.	Buildings and structures should be sited and designed to take into account existing views to surrounding areas from nearby properties.	Buildings that obscure existing views.

# GORDONVALE 2

## Precinct Map



## Character Statement

Gordonvale forms a distinctive village away from the city and suburbs of Cairns. Wide, spacious outlooks are a key feature of this precinct, as it is surrounded by sports grounds, a school and vast canefields. Wide verge widths and an attractive avenue of ornamental trees along Cairns Road enhance the spacious landscape. The precinct displays a mix of predominantly single storey dwellings from various eras dating back to the pre-war era. While gardens generally offer a mix of flowery shrubs, shade trees and large palms, streets appear to be dominated by the expanses of lawn.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Pre-war, inter-war and post-war through to more recent contemporary styles.
BUILDING MATERIALS	Mostly timber, some brick and fibro sheeting and corrugated steel roofs.
BUILDING FORM	Mixed.
ROOF STYLE	Pitched with hipped and gabled ends facing the street.
FRONT SETBACKS	Generally 4-10m.
SIDE SETBACKS	Generally 1-5m, some irregular shaped lots have larger side setbacks for private open space.
BUILDING HEIGHT	A mix of low-set and high-set buildings, some of which have been enclosed underneath.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	A mix of carports, garages and no undercover parking. Generally carports and garages are setback from the front of the dwelling or under the veranda in some cases.
GARDEN STYLE	Grass dominates the garden style, with some shrubs and small trees.
FRONT BOUNDARY TREATMENT	A mix of medium height wire and timber fences and no front fences.
STREET TREES	Generally no street trees, however Cairns Rd displays an avenue of medium ornamental trees, which is a key feature.
ROAD & FOOTPATH TREATMENT	Mainly upstand kerb and some roads without made verges. Footpaths are present on some roads. Nelson St provides a 35-45m wide 'open space', which is heavily treed and has a large swale drain through the centre.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Mainly 20m frontages, with only a few smaller (10m) and larger (30m) frontages.
TOPOGRAPHY	Flat.





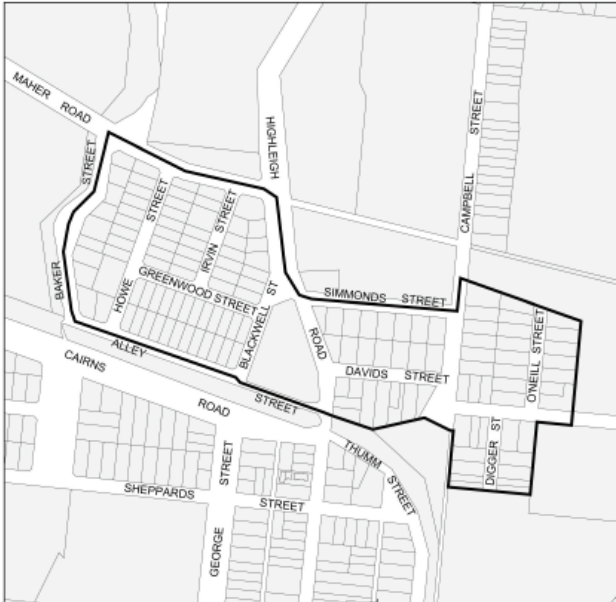
# GORDONVALE 2

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the pre-war and inter-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified values of adjoining heritage buildings.	Where adjoining an identified heritage building, respect the height, building forms, siting and materials in the new building design.	New buildings that are out of character or scale with surrounding period buildings.  Reproduction styles and detailing.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Upper Levels / Extensions to Existing Buildings</b>	To reduce the impact of upper levels and extensions on streetscapes.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Set buildings back from both side boundaries in accordance with the predominant setback pattern in the street.  Set buildings back at least 1.2 metres from one side boundary and 3 metres from the other.  Set buildings back, at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Provide substantial vegetation in all setbacks, including canopy trees, shrubs and lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain the openness of streetscapes, retain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide an open frontage or a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.
<b>Views</b>	To maintain views to the important landscapes that surround the township.	Buildings and structures should be sited and designed to take into account existing views to surrounding areas from nearby properties.	Buildings that obscure existing views.

# GORDONVALE 1

## Precinct Map



## Character Statement

Gordonvale forms a distinctive village away from the city and suburbs of Cairns. The key characteristics of this precinct are the low building heights, vast lawns and medium height front fences. The casual and simple streetscapes are made up of a mix of pre-war, inter-war and post-war style buildings. The wide variation in side setbacks is the result of a range of frontage sizes rather than housing variety and many carports and garages are set back away from the street, in many cases to the rear of the house. Vegetation is varied but minimal, and along with the wide verge widths creates a sense of spaciousness.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Pre-war, inter-war and post-war through to modern styles.
BUILDING MATERIALS	Generally timber with corrugated steel roofing, some fibro sheeting, concrete and render.
BUILDING FORM	Many buildings have a symmetrical form, although this varies with the architectural style.
ROOF STYLE	Predominantly pitched with gabled ends fronting the street and some skillion.
FRONT SETBACKS	Varied between 3-10m.
SIDE SETBACKS	Generally 1-4m, with many built to one side boundary. Greater side setbacks in the Simmonds/David St area (up to 12m).
BUILDING HEIGHT	Predominantly low-set and highset, some of which have been enclosed underneath.
ORIENTATION TO STREET	Parallel (apart from the hospital).
CAR PARKING / VEHICLE STORAGE	A mix of open air car parking to the side of the dwelling, carports and garages. Many carports/garages are located at the rear of dwelling (access via driveway from the front).
GARDEN STYLE	Simple garden styles with a mix of shrubs, small trees and palms. Some streets displaying casual style gardens.
FRONT BOUNDARY TREATMENT	Generally medium height wire fences, paling fences, picket fences or no front boundary treatment. Some hedge borders.
STREET TREES	Grassed verges with minimal to no street trees.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs, with some streets displaying unmade road verges. Wide verge widths, with streets to the west lacking footpaths. Streets to the east have footpaths to both sides of the road.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Varied between 14-25m.
TOPOGRAPHY	Flat.





# GORDONVALE 1

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the pre-war and inter-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified values of adjoining heritage buildings.	Where adjoining an identified heritage building, respect the height, building forms, siting and materials in the new building design.	New buildings that are out of character or scale with surrounding period buildings.  Reproduction styles and detailing.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Upper Levels / Extensions to Existing Buildings</b>	To reduce the impact of upper levels and extensions on streetscapes.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Set buildings back from both side boundaries in accordance with the predominant setback pattern in the street.  Set buildings back at least 1.2 metres from one side boundary and 3 metres from the other.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Provide substantial vegetation in all setbacks, including canopy trees, shrubs and lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain the openness of streetscapes, retain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide an open frontage or a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.
<b>Views</b>	To maintain views to the important landscapes that surround the township.	Buildings and structures should be sited and designed to take into account existing views to surrounding areas from nearby properties.	Buildings that obscure existing views.

# FRESHWATER

## Precinct Map



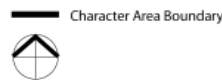
## Character Statement

Freshwater has a distinct landscape character that is defined by its undulating topography, established tropical gardens and surrounding mountainous outlook. While the built form contributes to the character of the precinct, it is the dense vegetation that generally dominates streetscapes and results in an overall impression of a treed neighbourhood. Queenslanders from various eras are present in the precinct, as well as post-war styles and contemporary development. The landscape of the precinct is further enhanced by the narrow road pavements, grassy verges and informal street trees. Front gardens are also generally characterised by dense tropical foliage, large palms and canopy trees that provide shade.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	A mix of inter-war, post-war and contemporary development.
BUILDING MATERIALS	Timber, fibro sheet, render, brick, corrugated steel roofs. A range of light pastel colours are used in buildings.
BUILDING FORM	Mixed.
ROOF STYLE	Mixed – pitched (gabled and hipped to the street), skillion, flat.
FRONT SETBACKS	Varied – generally 2-8m, but up to 45m.
SIDE SETBACKS	Varied.
BUILDING HEIGHT	Predominantly a mix of of low-set and high-set Queenslanders.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Carports and garages, often located under the dwelling.
GARDEN STYLE	A mixed of well-maintained gardens with lawns and palm trees, and bushier gardens with more dense tropical foliage, large palms and shade trees.
FRONT BOUNDARY TREATMENT	Mixed styles of picket fences, retaining walls, shrubs, high timber fences and in some cases an absence of fences.
STREET TREES	In some streets there is an absence of street trees while in others informal street trees are present, including tropical shrubs and large shade trees.
ROAD & FOOTPATH TREATMENT	Rollover kerbs are present in some streets, while others have upstanding kerbs and grassy verges. Footpaths are generally absent, except in front of unit developments.
SUBDIVISION PATTERN	Generally modified grid, at times organic.
LOT SIZE / FRONTAGE	Varied – most lots are either approximately 12m, 18m or 20m in width, however some residential lots are as large as 70-75m wide.
TOPOGRAPHY	Undulating.



# FRESHWATER

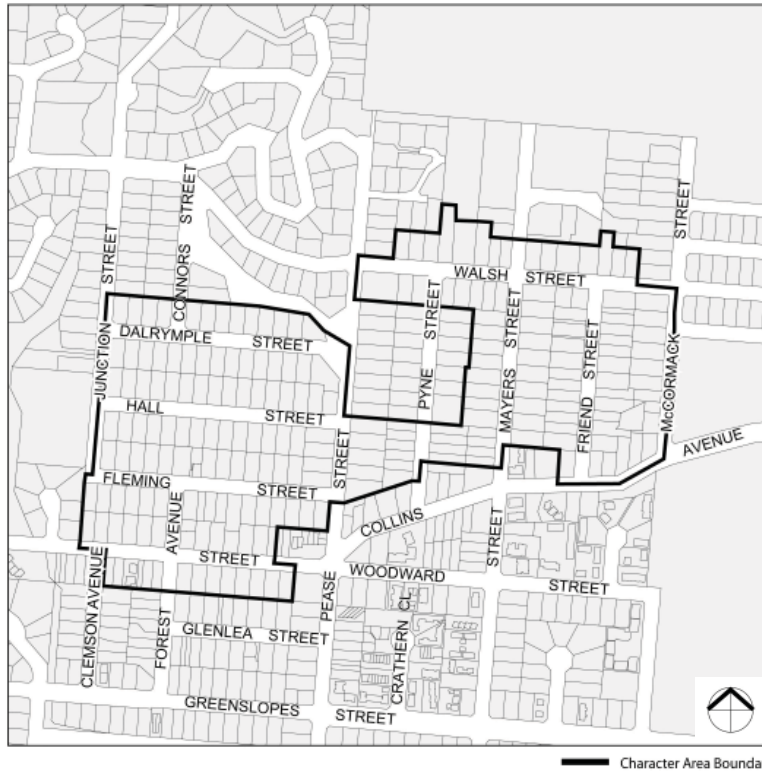
## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the Interwar and immediate post-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified values of adjoining heritage buildings.	Where adjoining an identified heritage building, respect the height, building forms, siting and materials in the new building design.	New buildings that are out of character or scale with surrounding period buildings.  Reproduction styles and detailing.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings.  New lower levels that visually compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.



# EDGE HILL 3

## Precinct Map



— Character Area Boundary

## Character Statement

Older, well-maintained buildings contribute substantially to the attractive streetscapes throughout this precinct. Inter-war and immediate post-war dwellings form the predominant building styles and are set within established gardens behind timber picket fences. Dwellings are elevated at varied heights and many have been enclosed underneath. Streets have a distinct feeling of uniformity that is created by the use of lightly coloured timber, consistent roof and window proportions and corrugated steel roofing. Occasional views to the heavily vegetated hills to the north are a reminder of the precinct's location and add to the feeling of a village atmosphere.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Inter-war and occasional post-war and 1960s styles.
BUILDING MATERIALS	Predominantly timber with corrugated steel roofs.
BUILDING FORM	A mix of styles including double-fronted with projecting front room.
ROOF STYLE	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Varied, generally between 3 and 9 metres.
SIDE SETBACKS	Between 1 and 3 metres.
BUILDING HEIGHT	Single and two storeys dwellings, including low-set and high-set Queenslanders, some of which have been enclosed underneath.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Mostly provided in car ports, with some garages or open air car parking to the side of the dwelling.
GARDEN STYLE	Established.
FRONT BOUNDARY TREATMENT	Mostly timber picket or open styles.
STREET TREES	Minimal street trees and/or informal.
ROAD & FOOTPATH TREATMENT	Few streets provide footpaths. Upstanding kerb/channel and unmade grassy road verges.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	15 to 20 metres.
TOPOGRAPHY	Flat.





# EDGE HILL 3

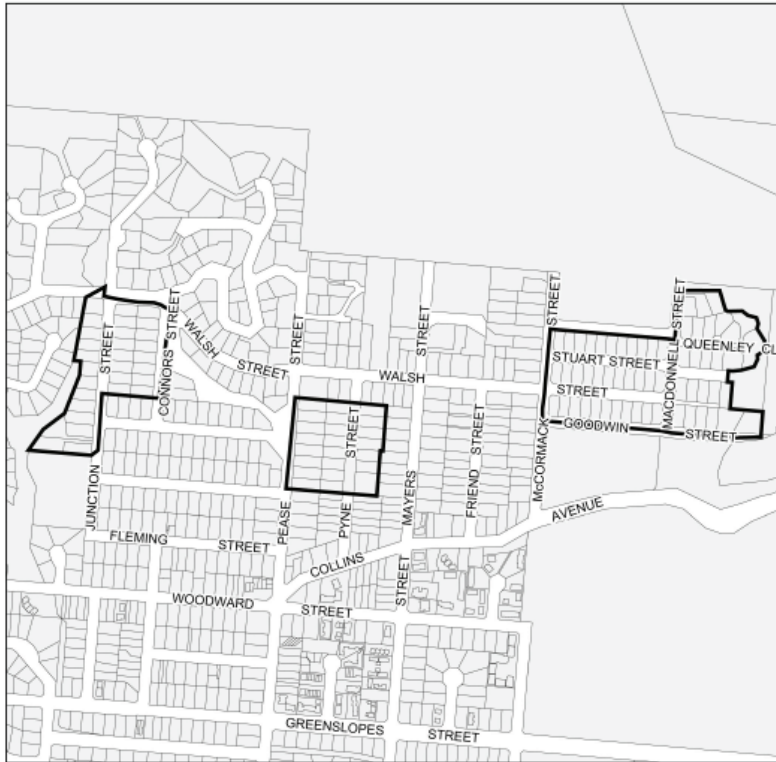
## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the inter-war and immediate post-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use lighter colours and finishes that complement those commonly used in the streetscape.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings.  New lower levels that visually compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and car ports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plant and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.



# EDGE HILL 2

## Precinct Map



## Character Statement

Located at the foothills of Mt Whitfield, this precinct is characterised by the rainforest landscape and the hilly topography that influences architectural styles and provides views over Cairns. Building styles range from 1950s to contemporary era dwellings and include well-maintained homes and occasional high-set Queenslanders. In combination with views to the heavily vegetated hills that surround the precinct, the established vegetation in the private domain creates a scenic landscape character. The built form generally sits below the height of established trees and tall palms, resulting in the dominance of vegetation. In some cases, vegetation is used as a front boundary treatment, resulting in blurred boundaries between the public and private realms.



## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Inter-war, post-war and more recent contemporary styles.
BUILDING MATERIALS	Brick, timber and render with corrugated steel roofs.
BUILDING FORM	Mixed.
ROOF STYLE	A mix of flat, pitched and skillion roofs.
FRONT SETBACKS	Generally between 6 to 10 metres.
SIDE SETBACKS	Generally between 1 to 3 metres.
BUILDING HEIGHT	Predominantly low-set or single storey dwellings, although some high-set dwellings are present.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Mostly provided in garages, car ports or open air car parking to the side of the dwelling.
GARDEN STYLE	Established with lawn, shrubs and occasional canopy trees.
FRONT BOUNDARY TREATMENT	Mixed, including vegetation lining front boundaries, wire styles/ timber picket fences and open front boundaries.
STREET TREES	Informal trees and shrubs of varying sizes and species.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs and verges lacking footpaths.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	15 to 20 metres.
TOPOGRAPHY	Flat to gently rolling.



# EDGE HILL 2

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Height and Building Form</b>	To ensure that new development sits below the established tree canopy and within the steeply sloping topography.	<p>Keep development below the established or future mature tree canopy height.</p> <p>On sloping land, minimise the visual impact of buildings and reduce the need for cut and fill by designing buildings to follow the contours and step down the slope.</p> <p>Minimise building footprints.</p> <p>Site buildings and structures away from prominent ridgelines.</p>	<p>Buildings that dominate the landscape setting.</p> <p>Buildings that do not follow the natural contours of the site, and require excessive cut and fill.</p> <p>Large masses of building.</p> <p>Buildings or structures in highly visible locations.</p>
<b>Materials and Design Detailing</b>	To use materials and design details that reflect the tropical rainforest qualities of the area.	<p>Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing, and light transparent balustrading.</p> <p>Use simple building details.</p> <p>Use a mix of contemporary and traditional materials, textures and finishes including timber, render, non-masonry sheeting, glazing, stone and brick.</p> <p>In more heavily vegetated areas, use colours and finishes that reduce contrast and visibility and complement the native vegetation of the local area, including natural colours and matte finishes.</p>	<p>Sheer, visually dominant elevations.</p> <p>Excessive decoration and historical reproduction styles.</p> <p>Unarticulated or non-textured, sheer facades and building forms.</p>
<b>Siting</b>	To provide adequate space for the planting of vegetation.	Set buildings back from front, side and rear boundaries an adequate distance to accommodate substantial vegetation.	Boundary to boundary development.
<b>Car Parking and Vehicle Storage</b>	To reduce the impact of car parking structures on streetscapes.	<p>On steep sites on the higher side of the road, set back car parking structures a minimum of 3 metres from the front boundary and in to the hill face.</p> <p>On steep sites on the lower side of the road, set back car parking structures a minimum of 3 metres from the front boundary. Car parking structure may be located to the front of the dwelling.</p> <p>Consider the use of timber or slatted garage doors.</p> <p>Minimise paving in front setbacks including driveways and crossovers.</p> <p>Use brick or concrete pavers, patterned concrete, or properly engineered porous finishes as opposed to plain concrete.</p>	<p>Garages and car parking structures that dominate the frontage of the property.</p> <p>Highly visible standalone structures, including platform carports.</p>
<b>Vegetation</b>	To strengthen the dominant tree canopy and complementary understorey vegetation.	<p>Retain existing on-site vegetation.</p> <p>Dwellings should be sited to incorporate space for the retention and planting of canopy trees and understorey.</p> <p>Retain existing trees wherever possible and provide for the planting of new indigenous tropical rainforest vegetation, including canopy trees.</p> <p>Prepare a landscape plan that includes the planting of appropriate indigenous trees and other vegetation around the dwelling.</p>	<p>Excessive removal of existing vegetation.</p> <p>Dwellings that do not provide sufficient space to accommodate trees.</p> <p>Loss of existing trees.</p>
<b>Front Boundary Treatment</b>	To retain the dominance of vegetation in streetscapes.	<p>Use vegetation as a front boundary treatment.</p> <p>Where front fences are provided, consider the use of materials that are natural in appearance, match the style of the dwelling and incorporate the use of vegetation.</p>	High, solid front fences.
<b>Views</b>	To provide for the reasonable sharing of views to surrounding areas.	Buildings and structures should be sited and designed to take into account existing views to surrounding areas from nearby properties.	Buildings that obscure existing views.



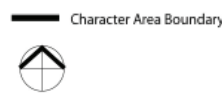
# EDGE HILL 1

## Precinct Map



## Character Statement

Located at the foothills of Mt Whitfield, this precinct is characterised by the rainforest landscape and the hilly topography that dictates architectural styles and provides views over Cairns. Vegetation is the dominant feature of streetscapes, with a treed edge to the streets and little definition between the public and private realm. Streets have an informal feel that is enhanced by the concealment of the built form behind vegetation, although in some parts of the precinct buildings are gaining prominence. Large houses ranging from 1960s styles to contemporary buildings are located on large, irregularly shaped lots.



## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Contemporary architecture dating to the 1960s.
BUILDING MATERIALS	Generally timber or render with corrugated steel roofs.
BUILDING FORM	Irregularly shaped buildings designed and positioned to take advantage of views.
ROOF STYLE	A mix of flat and pitched roofs.
FRONT SETBACKS	Mixed. Some setbacks are small and around 3 metres while others are much larger, around 10 metres.
SIDE SETBACKS	Mixed. Due to the irregular subdivision pattern, side setbacks are often used as key private open space areas.
BUILDING HEIGHT	1 to 2 storeys. Some buildings on the higher sides of streets can appear to be much taller in height.
ORIENTATION TO STREET	Mixed, generally on an angle to the street to take advantage of views.
CAR PARKING / VEHICLE STORAGE	Most properties have steep driveways leading to car storage that is concealed in views within the streetscape. Occasionally garages are located close to the street, breaking up the vegetated character of streets.
GARDEN STYLE	Very well established gardens containing tropical rainforest vegetation including tall canopy trees as well as understorey vegetation.
FRONT BOUNDARY TREATMENT	Front boundaries generally lack front fences and contain high scale tropical vegetation that limits views to buildings and creates a wall of vegetation at the street edge.
STREET TREES	The general lack of front fences and highly vegetated front gardens means that the private and public domains merge, with no definition between vegetation on private land and vegetation on public land.
ROAD & FOOTPATH TREATMENT	Standard width roadways, some with shallow upstanding kerbs and varying sized verges.
SUBDIVISION PATTERN	Organic, based on the topography.
LOT SIZE / FRONTAGE	Highly varied, generally between 20 and 30 metres. Several properties have multiple or irregularly shaped frontages.
TOPOGRAPHY	Very steep due to the location at the base of the hill.





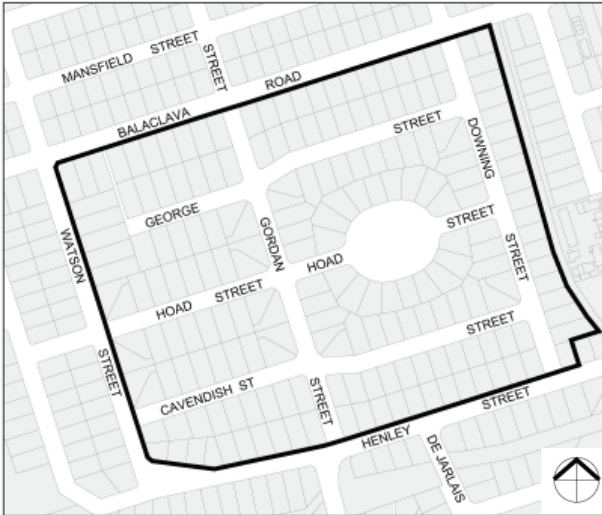
# EDGE HILL 1

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Height and Building Form</b>	To ensure that new development sits below the established tree canopy and within the steeply sloping topography.	<p>Keep development below the established or future mature tree canopy height.</p> <p>On sloping land, minimise the visual impact of buildings and reduce the need for cut and fill by designing buildings to follow the contours and step down the slope.</p> <p>Minimise building footprints.</p> <p>Site buildings and structures away from prominent ridgelines.</p>	<p>Buildings that dominate the landscape setting.</p> <p>Buildings that do not follow the natural contours of the site, and require excessive cut and fill.</p> <p>Large masses of building.</p> <p>Buildings or structures in highly visible locations.</p>
<b>Materials and Design Detailing</b>	To use materials and design details that reflect the tropical rainforest qualities of the area.	<p>Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing, and light transparent balustrading.</p> <p>Use simple building details.</p> <p>Use a mix of contemporary and traditional materials, textures and finishes including timber, render, non-masonry sheeting, glazing, stone and brick.</p> <p>In more heavily vegetated areas, use colours and finishes that reduce contrast and visibility and complement the native vegetation of the local area, including natural colours and matte finishes.</p> <p>Use glazing and roofing materials of low reflectivity.</p>	<p>Sheer, visually dominant elevations.</p> <p>Excessive decoration and historical reproduction styles.</p> <p>Unarticulated or non-textured, sheer facades and building forms.</p>
<b>Siting</b>	To provide adequate space for the planting of vegetation.	Set buildings back from front, side and rear boundaries an adequate distance to accommodate substantial vegetation.	Boundary to boundary development.
<b>Car Parking and Vehicle Storage</b>	To reduce the impact of car parking structures on streetscapes.	<p>On steep sites ensure car parking structures are well set back from the front boundary.</p> <p>Consider the use of timber or slatted garage doors.</p> <p>Minimise paving in front setbacks including driveways and crossovers.</p> <p>Use brick or concrete pavers, patterned concrete, or properly engineered porous finishes as opposed to plain concrete.</p>	<p>Garages and car parking structures that dominate the frontage of the property.</p> <p>Highly visible standalone structures, including platform carports.</p>
<b>Vegetation</b>	To strengthen the dominant tree canopy and complementary understorey vegetation.	<p>Retain existing on-site vegetation.</p> <p>Dwellings should be sited to incorporate space for the retention and planting of canopy trees and understorey.</p> <p>Retain existing trees wherever possible and provide for the planting of new indigenous tropical rainforest vegetation, including canopy trees.</p> <p>Prepare a landscape plan that includes the planting of appropriate indigenous trees and other vegetation around the dwelling.</p>	<p>Excessive removal of existing vegetation.</p> <p>Dwellings that do not provide sufficient space to accommodate trees.</p> <p>Loss of existing trees.</p>
<b>Front Boundary Treatment</b>	To retain the dominance of vegetation in streetscapes.	<p>Use vegetation as a front boundary treatment.</p> <p>Where front fences are provided, consider the use of materials that are natural in appearance, match the style of the dwelling and incorporate the use of vegetation.</p>	High, solid front fences.
<b>Views</b>	To provide for the reasonable sharing of views to surrounding areas.	Buildings and structures should be sited and designed to take into account existing views to surrounding areas from nearby properties.	Buildings that obscure existing views.



### Precinct Map



### Character Statement

Earlville contains a collection of high-set timber houses dating from the 1940s and early 1950s. Dwellings have a number of common aspects that result in a high level of consistency including the combination of hip and gable roofs and the detailing of casement windows which all follow a typical pattern of four pane casement sashes. Wide streets, generous nature strips and low, permeable or non-existent front fences result in a spacious feel. This character is complemented by established vegetation on private property and views to mountain ranges. Of particular note is the subdivision pattern around Hoad Street, which includes dwellings positioned around an oval reserve comprising established vegetation. The reserve, which contributes substantially to the character of the precinct has a sense exclusive access by those houses surrounding it.

### Existing Character Elements

A survey of Earlville showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Consistent interwar and post-war styles, dating from the 1940s and early 1950s.
BUILDING MATERIALS	Predominantly timber with steel roofing. Houses are generally highset on concrete stumps.
BUILDING FORM	Generally double or triple fronted, with a projecting room, either in the centre or the side of the building, fronting the street.
ROOF STYLE	Pitched, with a mix of hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally medium to large, between 6 and 10 metres.
SIDE SETBACKS	Generally medium to large, between 1 and 3 metres on one side and between 3 and 5 metres on the other.
BUILDING HEIGHT	Predominantly single storey, with some highset Queenslanders enclosed underneath.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Car ports and garages are either absent or are provided to the side or rear of the dwelling. Occasionally vehicle storage is provided beneath dwellings.
GARDEN STYLE	Established exotic vegetation consisting of canopy trees, tall palms, shrubs and lawn.
FRONT BOUNDARY TREATMENT	A mix of open frontages, timber and post and wire front fences.
STREET TREES	Street trees are inconsistent, with occasional small palms and shrubs located on nature strips. In some cases street trees are absent altogether.
ROAD & FOOTPATH TREATMENT	Average to wide roadways with unsealed shoulders and drainage running alongside the nature strip.
SUBDIVISION PATTERN	Modified grid / curvilinear.
LOT SIZE / FRONTAGE	15 to 20 metres.
TOPOGRAPHY	Flat.

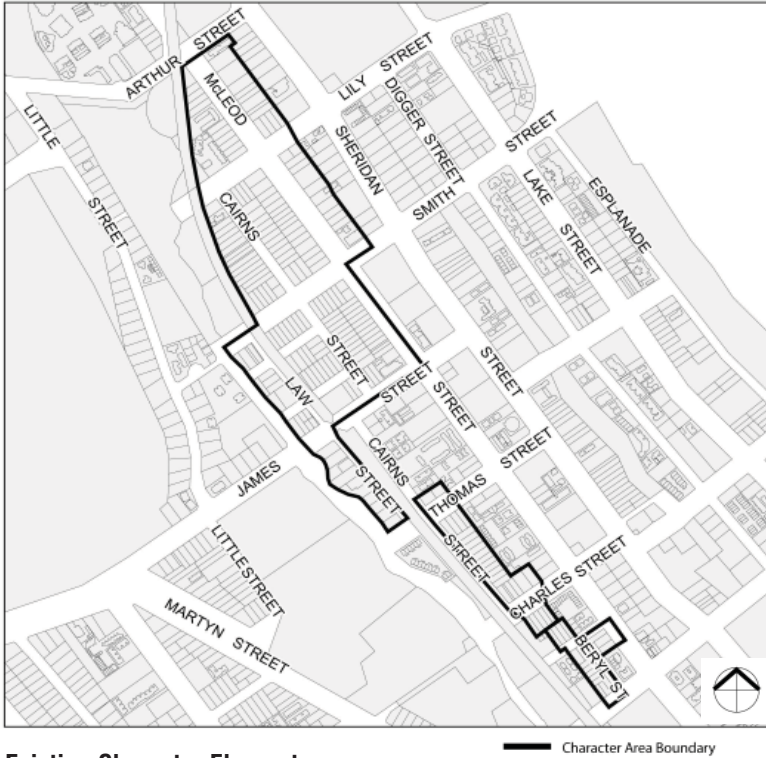




Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain all intact and good condition dwellings, wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure new buildings maintain the key roof form and height.	In any alterations to existing buildings, maintain the overall roof form and building height.  In new development, reflect the existing height and form of surrounding buildings. Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.	Loss of the consistent height and building form.  New buildings that are out of character or scale with surrounding buildings.
<b>Materials and Design Detailing</b>	To ensure new dwellings reflect the characteristic North Queensland style.	Reflect, but do not copy, the design detail of period buildings in new development. For dwellings that currently use metal framed windows, reinstate timber casement windows.	Reproduction styles and detailing.  Heavy design detailing (eg. Masonry columns and piers, rendered facades).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Recess the lower level to retain the form of verandahs and the depth of shading beneath them.  Ensure that the height of the lower level is less than that of the upper level.  Consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	Any increase in the overall height of the building.  New lower levels that visually compete with or dominate the original parts of the building.
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design details of the building.	Building additions must be located to the rear of the dwelling.  Retain the overall roof and building form. Utilise weatherboard in extensions to existing buildings and provide corrugated metal roofs.	Building additions that are visible from the streetscape.  Alterations to the form of the original building or roof form to accommodate additions. Use of materials and colours not originally found on buildings of the era and style.
<b>Siting of New Buildings</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.
	To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	No reflection of the predominant front boundary setback pattern in the street.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and to reduce the visibility of car parking structures in the street.	New garages and carports must be located well behind the line of the front façade of the building.  Consider locating car parking structures to the rear of the building.  For Queenslander dwellings, use the area beneath the building only where the overall height does not need to be increased to accommodate vehicle storage.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain the openness of streetscapes and views to gardens and dwellings.	Provide either an open or vegetation lined frontage or a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid front fences.

# CAIRNS NORTH

## Precinct Map



## Character Statement

This precinct is significant owing to its relatively intact pre-war and inter-war Queenslander style dwellings set within lush green landscapes. There is a high degree of consistency in the form, scale, light colours and setbacks of the dwellings that create a sense of order and rhythm to the streetscapes. The tropical gardens of dense foliage, tall palms and canopy trees are enhanced by the wide nature strips and grassy verges, creating a soft and spacious landscape to compliment the high-set Queenslander dwellings.



## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Predominantly pre-war and inter-war high-set Queenslanders.
BUILDING MATERIALS	Predominantly chamferboard, with corrugated steel roofs. Some fibro sheeting is present.
BUILDING FORM	A mix of hipped, asymmetrical and multi-gabled bungalows.
ROOF STYLE	Pitched, with either hipped or gabled ends to the street.
FRONT SETBACKS	Generally 4-6m, with several dwellings up to 8 and 10m.
SIDE SETBACKS	Generally 0-3m.
BUILDING HEIGHT	Mix of single and double storeys, with a number of highset Queenslanders, some of which have been enclosed underneath.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Carports and garages are present and are generally located under the dwelling.
GARDEN STYLE	Tropical setting with a variety of palms, including tall palm trees and bushy palms. Some large shade trees and lawns.
FRONT BOUNDARY TREATMENT	Mix of fencing types including high timber, medium height wire and picket and low brick.
STREET TREES	Tall and bushy palms as well as large shade trees.
ROAD & FOOTPATH TREATMENT	Some roads have upstanding kerbs and grassy/gravel verges, with narrow road pavements while others have sealed verges with rollover kerbs. Some swale drains are present. Footpaths are generally absent.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Generally 10-15m lots, with some 20m lots.
TOPOGRAPHY	Flat.



# CAIRNS NORTH

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain intact and good condition dwellings from the pre-war and inter-war eras wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Adjoining Buildings of Local Heritage Significance</b>	To ensure new development is designed to respect the identified values of adjoining heritage buildings.	Where adjoining an identified heritage building, respect the height, building forms, siting and materials in the new building design.	New buildings that are out of character or scale with surrounding period buildings.  Reproduction styles and detailing.
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Materials and Design Detailing</b>	To create buildings that are lightweight in appearance, complementary to surrounding period buildings and suited to the tropical setting.	Reflect, but do not copy, the design detail of period buildings.  Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.  Use a combination of materials and design details that are light in appearance, including timber, light transparent balustrading, textured render, other non-masonry materials and corrugated iron for roofs.  Use finishes and colours that contribute to the tropical setting, including white and light pastel colours, and brighter colours to emphasise design details.	Reproduction styles and detailing.  Excessive use of masonry or render.  Dull or dark finishes and colours.  Heavy design detailing (eg. Masonry columns and piers).
<b>Building Underneath Queenslander Styles</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Consider extending to the rear of the dwelling as opposed to underneath the building.  Consider recessing the lower level to retain the form of verandahs and the depth of shading beneath them.  Where possible, ensure that the height of the lower level is less than that of the upper level.  Where additional height is required to accommodate flooding requirements, consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level.  Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials.  Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	An overall building height that is excessive or out of proportion with nearby buildings.  New lower levels that visually compete with or dominate the original parts of the building.  Heavy design detailing (eg. Masonry columns and piers).
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.  To maintain the predominant front boundary setback pattern in the street.  To retain an adequate amount of open space to the rear of the dwelling to accommodate substantial vegetation.	Buildings should be set back from side boundaries in accordance with the predominant setback pattern in the street. In some cases this may involve the building abutting one side boundary.  Buildings should be set back a minimum of 1.2 metres from one side boundary.  New dwellings to the rear of existing buildings should be set back from both side boundaries at a minimum distance of 1.2 metres.  Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.  New dwellings to the rear of existing buildings should be set back a minimum of 2 metres from the rear boundary to accommodate palms, fruit trees and other tropical vegetation that is visible from the street.	No reflection of the predominant side boundary setback pattern.  No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.  Building siting that allows insufficient open space to the rear of the dwelling to accommodate tall palms and large trees visible from the street.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes indigenous palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide a low, open style front fence up to 1.2 metres in height, and constructed of materials appropriate to the dwelling style and era, including simple timber picket and wire styles.	High, solid fences.



# Eastwood Street BABINDA

## Precinct Map



## Character Statement

This small precinct located within Babinda contains a series of small scale timber and metal sided single fronted houses on the south side of the street, and a high-set group of 1930s timber double fronted houses on the north side. Both sides of the street display a high level of consistency in their arrangement and respective periods of development. There is a strong sense of spaciousness in the street due to the relatively wide roadway with grassed shoulders, wide nature strips and sparse vegetation. Views to the west are also dominated by the mountain ranges in the distance. The visibility of the mountains over the roofs of dwellings has the effect of reducing the dominance of the built form.

Character Area Boundary



## Existing Character Elements

A survey of Babinda showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Victorian style dwellings on the south side of the street and 1930s Interwar style Queenslander dwellings on the north side of the street.
BUILDING MATERIALS	Timber and corrugated steel, both on the roofs and sides of dwellings.
BUILDING FORM	Generally single or double fronted. On the northern side of the street buildings often have a front room projected towards the street.
ROOF STYLE	On the north side of the street roofs have gabled ends fronting the street, while on the south side, roofs have hipped ends fronting the street.
FRONT SETBACKS	Dwellings are generally set back around 5 metres from the front boundary, although this can appear larger due to the nature strips.
SIDE SETBACKS	Generally between 1 and 2 metres on one side and between 4 and 5 on the other.
BUILDING HEIGHT	Generally single storey, although on the north side of the street dwellings are highset and some have been enclosed underneath.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Car ports and garages are generally not provided or are located to the rear of dwellings.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and lawn.
FRONT BOUNDARY TREATMENT	A mix of open frontages, vegetation lining the front boundary, and post and wire fences.
STREET TREES	Street trees are absent.
ROAD & FOOTPATH TREATMENT	An average to wide roadway with unsealed, grassed shoulders and channelling running alongside nature strips.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Between 15 and 20 metres on the north side and around 20 metres on the south side.
TOPOGRAPHY	Flat.





# Eastwood Street BABINDA

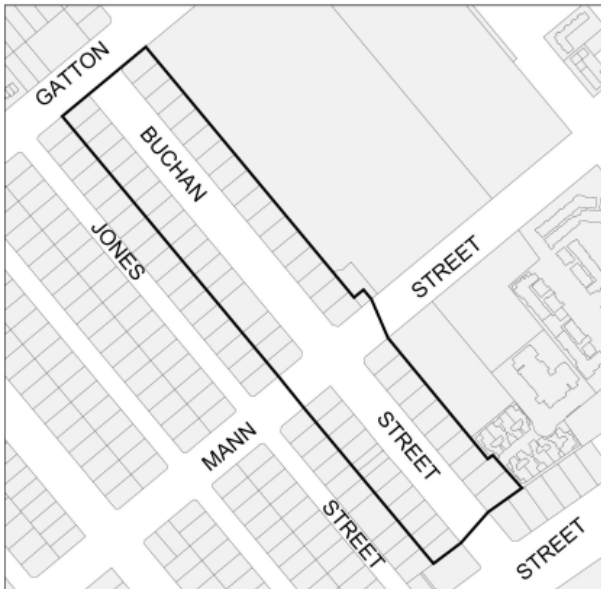
## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Existing Buildings</b>	To encourage the retention of older dwellings that contribute to the valued character of the area.	Retain all intact and good condition buildings wherever possible.	Demolition of intact and visible parts of older dwellings.
<b>Height and Building Form</b>	To ensure new buildings maintain the key roof form and height.	In any alterations to existing buildings, maintain the overall roof form and building height. Reflect the building height and form present on the same side of the street in new development. Distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture and simple design detailing.	Loss of the consistent height and building form. New buildings that are out of character or scale with surrounding buildings on the same side of the street.
<b>Materials and Design Detailing</b>	To ensure new dwellings reflect the characteristic North Queensland style.	Reflect, but do not copy, the design detail of period buildings in new development. For houses on the even-numbered side of the street, remove metal decking attached to facades and restore weatherboards.	Reproduction styles and detailing. Heavy design detailing (eg. Masonry columns and piers, rendered facades).
<b>Building in Underneath Queenslander Styles (north side of the street)</b>	To ensure changes to the ground level of Queenslander style dwellings maintain the characteristics, form and features of the style.	Buildings should not be raised to accommodate new development underneath. Building in underneath may only occur where the existing building height is sufficient to accommodate a lower level. Recess the lower level to retain the form of verandahs and the depth of shading beneath them. Ensure that the height of the lower level is less than that of the upper level. Consider using measures such as paint colours, materials or articulation to minimise the visual prominence of the ground level. Use materials that complement the upper level and result in a lighter building style including light transparent balustrading, textured render and other non-masonry materials. Provide design detailing on the lower level that compliments the style of the dwelling, including similarly proportioned windows and door placement and lattice or timber batten screening for enclosed semi-outdoor living areas.	Any increase in the overall height of the building. New lower levels that visually compete with or dominate the original parts of the building.
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design details of the building.	Building additions must be located to the rear of the dwelling. Retain the overall roof and building form. Utilise weatherboard or ripple iron in new additions and alterations and provide corrugated metal roofs.	Building additions that are visible from the streetscape. Alterations to the form of the original building or roof form to accommodate additions. Use of materials and colours not originally found on buildings of the era and style.
<b>Siting of New Buildings</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings. To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street. Buildings should be set back at a minimum, the average distance of the front setbacks of buildings on the two adjoining allotments.	Boundary to boundary development. No reflection of the predominant side boundary setback pattern. No reflection of the predominant front boundary setback pattern in the street. Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and to reduce the visibility of car parking structures in the street.	New garages and carports must be located well behind the line of the front façade of the building. Consider locating car parking structures to the rear of the building. For Queenslander dwellings, use the area beneath the building only where the overall height does not need to be increased to accommodate vehicle storage. Where providing an enclosed garage beneath a building, set back the garage door from the front façade. For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling. Consider the use of timber or slatted garage doors. Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the dwelling. Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Prepare a landscape plan that includes palms, plants and trees that provide brightly coloured flowers and tropical foliage, as well as lawn areas.	Lack of landscaping and substantial vegetation. Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To maintain views to gardens and dwellings and reflect the predominant style of fences in the street.	Provide an open or vegetation lined frontage, or provide a low or transparent front fence up to 1.2 metres in height and constructed of materials appropriate to the dwelling style and era, including simple post and wire styles.	High, solid fences.



# WESTCOURT 2

## Precinct Map



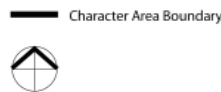
## Character Statement

Buchan Street is distinctive within its location due to the predominance of 1970s style architecture. The low-scale form, simple building details and use of brick, and occasionally timber, all contribute to the character of the precinct. Unlike adjacent streets within the surrounding grid subdivision, the wide unsealed road verges, grassy nature strips and minimal front yard vegetation give Buchan Street a wide and spacious feel. Simple but well-maintained garden styles, unsealed driveways and low or no front boundary fences provide for an open streetscape.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Predominantly 1970s styles.
BUILDING MATERIALS	Brick, timber, masonry block and corrugated steel roofs.
BUILDING FORM	Generally rectangular plan form, typical of the style and austerity of the era, some with front projections.
ROOF STYLE	Predominantly gabled.
FRONT SETBACKS	Generally 4-7m.
SIDE SETBACKS	Generally 1-3m.
BUILDING HEIGHT	Generally low-scale single storey, with a small number of double storey buildings present.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / VEHICLE STORAGE	Generally carports and garages, most attached to the dwelling.
GARDEN STYLE	Predominantly lawn, small flowering shrubs and hedges. Unsealed driveways.
FRONT BOUNDARY TREATMENT	Some short brick/wire fences and short hedge boundaries, most without fences.
STREET TREES	Mixed – medium size native and exotic trees and some small trees.
ROAD & FOOTPATH TREATMENT	No footpaths. Wide grassy verges and nature strips.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Generally around 19m.
TOPOGRAPHY	Flat.



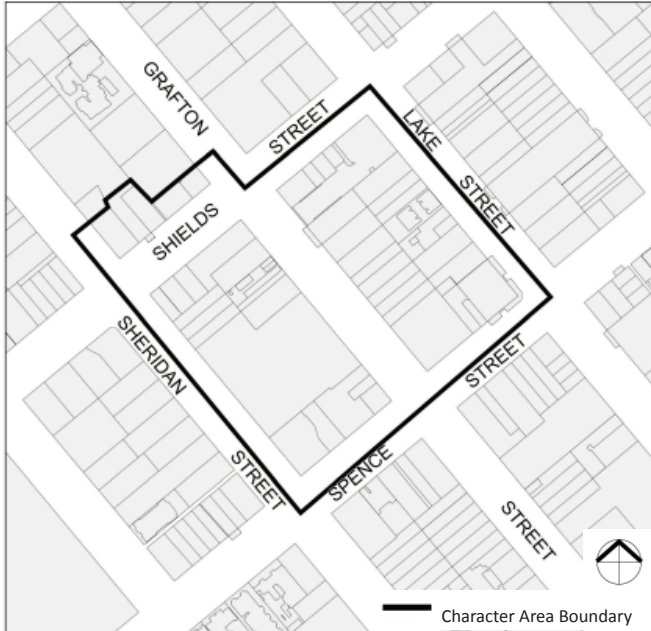
# WESTCOURT 2

## Design Guidelines

Element	Objective	Design Response	Avoid
<b>Height and Building Form</b>	To ensure that buildings and extensions do not dominate the streetscape and respect the prevailing building scale and forms.	Respect the predominant building height and form in the street and nearby properties.	New buildings that are out of character or scale with surrounding period buildings.  Overwhelming, boxy new development.
<b>Additions to Buildings</b>	To ensure alterations and additions reflect the existing form and design detail of the building.	Articulate the form of upper storey elevations, particularly front facades that are visible from the street.  Use materials, colours and finishes that complement the existing building.  Consider the location of outdoor living areas and balconies at upper levels to reduce the apparent bulk of the second level.	Large bulky building additions with flat, poorly articulated wall surfaces.
<b>Siting</b>	To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	Buildings should be set back from both side boundaries, in accordance with the predominant setback pattern in the street.	Boundary to boundary development.  No reflection of the predominant side boundary setback pattern.
	To maintain the predominant front boundary setback pattern in the street.	Buildings should be set back at a minimum, the average distance of the front setbacks on the two adjoining allotments.	No reflection of the predominant front boundary setback pattern in the street.  Buildings that are set further forward than buildings on neighbouring properties.
<b>Car Parking and Vehicle Storage</b>	To minimise the loss of front garden space and the dominance of car parking structures.	Where located to the side of the dwelling, set back garages and carports behind the line of the front façade.  For enclosed car parking structures to the side of a dwelling, use a skillion or flat roof and materials, colours and finishes that complement those of the dwelling.  Where providing an enclosed garage beneath a building, set back the garage door from the front façade.  Consider the use of timber or slatted garage doors.  Minimise paving in front garden areas and use permeable or porous materials for driveways and crossovers and car parking areas.	Standalone garages and carports that mimic the design detailing of the building.  Car parking in front setbacks.
<b>Vegetation</b>	To maintain and strengthen the garden settings of dwellings.	Provide substantial vegetation in all setbacks, including canopy trees, shrubs and lawn areas.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces.
<b>Front Boundary Treatment</b>	To retain the spaciousness of the streetscape and views to dwellings and gardens.	Provide an open frontage.	High, solid fences.

# Cairns City COMMERCIAL

## Precinct Map



## Character Statement

The Cairns City Commercial precinct provides for a diversity of uses, including retail, commercial and restaurants/cafes with kerb side dining. The precinct is relatively car based, with all streets offering parking alongside the road, as well as most streets in the median strip. A 'transit mall' or bus interchange is located at Lake Street, adjacent to the pedestrian mall 'City Place'.

The key feature of this precinct is the eclectic mix of architecture, dating back to the Victorian era, with significant landmark buildings located on prominent corners. Generally, the built form has a hard edge to the front boundary and provides awnings or balconies that shade the wide footpaths.

Shields Street, and to a lesser extent Lake and Spence Streets, provide a variety of street trees which add to the tropical character and provide relief for pedestrians.



## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Mix of styles with buildings dating back to the Victorian era. Landmark buildings are located on street corners. Some buildings are heritage listed.
BUILDING MATERIALS	Render, brick, cement sheeting, concrete, corrugated steel awnings.
BUILDING FORM	Mixed. Predominantly no front setbacks with large awnings or shade structures over the footpaths.
ROOF STYLE	Mix of pitched styles and flat roofs.
FRONT SETBACKS	Generally build to boundary, with some articulation of the facades.
SIDE SETBACKS	0-5m
BUILDING HEIGHT	Predominantly 1-3 storeys, some buildings up to 5 storeys.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Median car parking strip along Grafton St. Angle parking along most road sides.
GARDEN STYLE	Gardens are not present in streets.
FRONT BOUNDARY TREATMENT	Predominantly no front setbacks with large awnings or shade structures over the footpaths.
STREET TREES	Medium height native trees, including palms and some ficus trees. Some small shrubs at intersections.
ROAD & FOOTPATH TREATMENT	Wide concrete paved footpaths (approx. 4-5m). Mix of Upstanding and Rollover kerb. Median landscape strip along Shields St and median car parking strip along Grafton St. Angle parking along most road sides.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Varies between 5-30m.
TOPOGRAPHY	Flat.



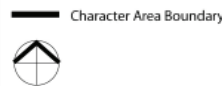


**Precinct Map**



**Character Statement**

The commercial area of Edge Hill is distinct for its village feel, providing local residents with a mix of uses, including commercial, retail and apartment living. The main focus of this pedestrian-friendly environment is surrounding the intersection of Collins Ave and Woodward St, with secondary retail and medium density housing further east along Collins Avenue. Outdoor dining, wide paved footpaths and shop-front awnings provide a relaxed and informal place for residents and visitors.



**Existing Character Elements**

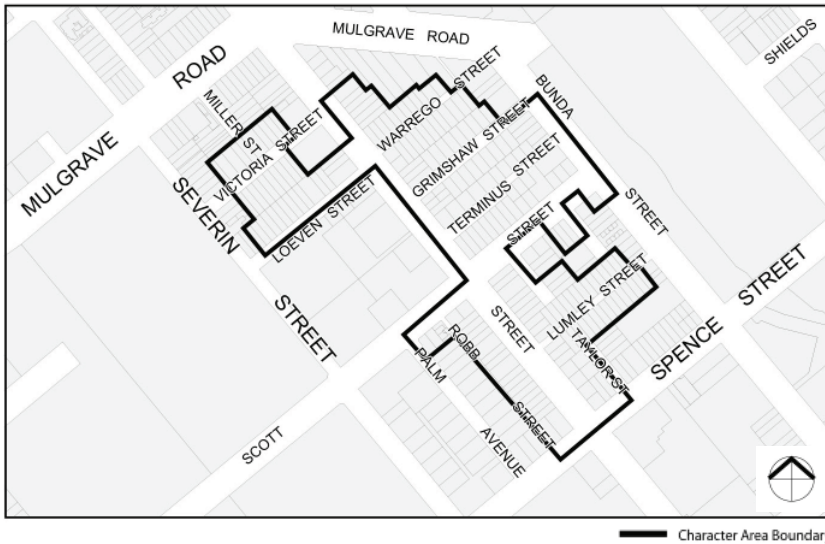
A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	A mix of architectural styles are present, from the post-war and contemporary eras.
BUILDING MATERIALS	Brick, render and fibro sheeting.
BUILDING FORM	Mixed.
ROOF STYLE	Flat and pitched styles.
FRONT SETBACKS	Mixed – between 0 and 20m. Some buildings are sited on the front boundary, while others provide car parking in the front setback.
SIDE SETBACKS	Generally 0-3m.
BUILDING HEIGHT	Generally 1-2 storeys, with one 3 storey building.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	On-street parking and several off street open car parks for retail/commercial buildings.
GARDEN STYLE	Small garden beds are present throughout and include small shrubs and flaxes.
FRONT BOUNDARY TREATMENT	Buildings are either sited on the front boundary, and in some cases an awning or balcony is set over the footpath, or a car park is provided. Multi-unit developments have high rendered fences.
STREET TREES	Minimal, including shrubs, small trees along the footpath and palms.
ROAD & FOOTPATH TREATMENT	Upstanding kerb, with wide, paved footpaths.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Varies between approximately 15m and 40m.
TOPOGRAPHY	Flat to gently sloping.



# PARRAMATTA PARK 2

## Precinct Map



## Character Statement

Parramatta Park 2 has a distinctively inner urban character, with a much higher density than surrounding areas. The broad mix of uses found scattered throughout the residential streets provide this neighbourhood with a number of functions. Although the precinct is zoned for commercial uses, there is still a predominance of residential dwellings, predominantly from the pre-war era, dating back to the late 1800s. There is also a mix of inter-war and some post-war styles present. Various elements of the Queenslander style are evident across the different building eras, resulting in a range of architectural styles suited to tropical living. Given the inner urban nature of the precinct and its close proximity to the city, several infill developments are scattered throughout. Enhancing the higher densities of the precinct are the smaller front setbacks of approximately 3-5 meters and smaller side setbacks. The high densities are softened by the relaxed landscaping, including tropical vegetation, and an often informal road treatment.

Lumley Street displays particularly distinctive and consistent qualities, comprising a series of small-scale, timber, single-fronted houses that are set close to the street. The street is a near-intact representation of a distinct period of development. Dwellings share many common characteristics, giving the group of houses a strong streetscape presence.

## Existing Character Elements

A survey of this precinct showed that this area displays the following neighbourhood character elements:

ARCHITECTURAL STYLE	Predominantly pre-war and inter-war with some post-war and recent infills and multi-residentials.
BUILDING MATERIALS	Timber, brick, render, cement sheet, corrugated steel roofs.
BUILDING FORM	Predominantly hipped with some asymmetrical and multi-gabled bungalows.
ROOF STYLE	Pitched, including a mix of both hipped and gabled styles.
FRONT SETBACKS	Generally 3-5m
SIDE SETBACKS	Generally small, but ranging between 1-5m
BUILDING HEIGHT	Mix of high-set and low-set dwellings with some of the high-set houses enclosed underneath.
ORIENTATION TO STREET	Parallel.
CAR PARKING / VEHICLE STORAGE	Carports and garages are present throughout, either in front, beneath or to the side of dwellings. There are some dwellings with no car storage.
GARDEN STYLE	Vegetated front gardens comprising lawn, tall palms and tropical foliage.
FRONT BOUNDARY TREATMENT	Small to medium height fencing in a mix of materials including timber, brick, stucco and some wire.
STREET TREES	Tall palms, some flowering exotics, large shade trees, small bushy palms.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs, with grassy verges on many streets. Footpaths are absent on many streets. The south of the precinct provides for more on-street parking.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Generally from 10-20m.
TOPOGRAPHY	Flat.

