

Planning Scheme Policy – Neighbourhood Character

1. Purpose of the planning scheme policy

- (1) The purpose of this planning scheme policy is to:
 - (a) Provide guidance on development of neighbourhood character places;
 - (b) Identify information that may be required to support a development application where affecting a neighbourhood character place;
 - (c) Provide guidance on preparing a photographic record for a neighbourhood character place.

2. Guidance on meeting planning scheme outcomes

2.1. Planning scheme intent

The following provides guidance on achieving outcomes consistent with a neighbourhood character area.

- (1) Consistent and inconsistent design solutions for carports, sheds and outbuildings located in Area B.

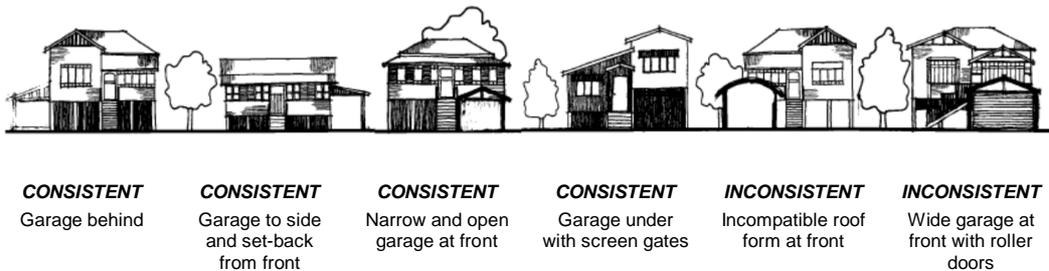
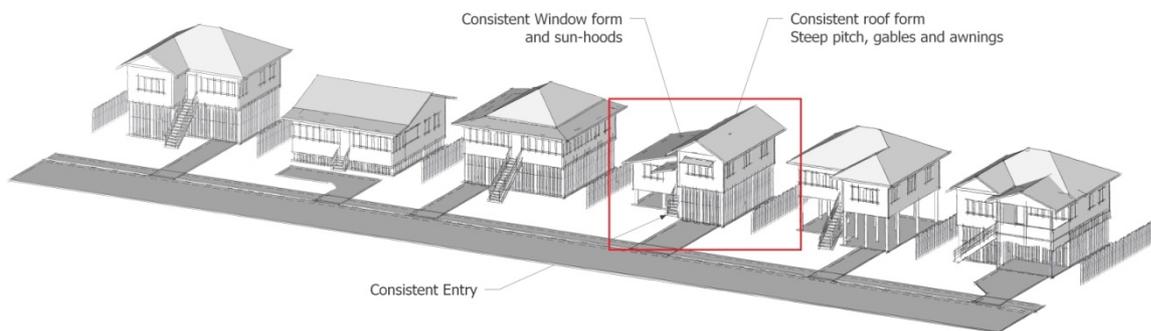


Figure 2.1.a – Consistent and inconsistent design solutions for carports, sheds and outbuildings located in Area B

- (2) New buildings or works in a residential neighbourhood character streetscape

Consistent design solution



Inconsistent design solution

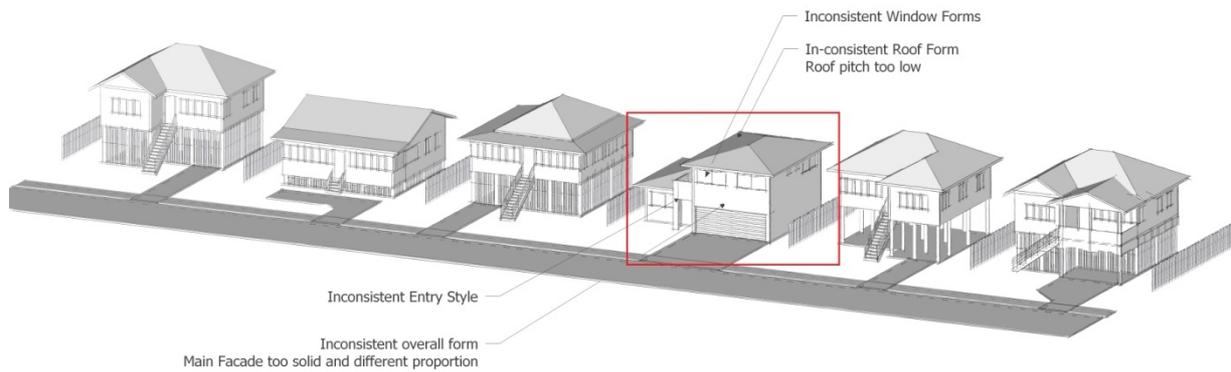


Figure 2.1.b – Consistent and inconsistent design solution for new buildings or works in a residential neighbourhood character streetscape

(3) New buildings or works in a commercial neighbourhood character streetscape.

Consistent design solution



Inconsistent design solution



Figure 2.1.c – Consistent and inconsistent design solutions for new buildings or works in a commercial neighbourhood character streetscape

(4) Window design and positioning

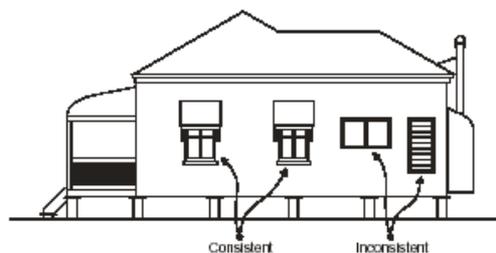
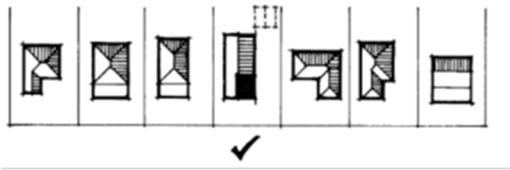


Figure 2.1.d – Consistent and inconsistent design solutions for window design and positioning

(5) Building alignment

The new house setback is consistent with the streetscape pattern, and the carport is either an integral element of the house or is located within Area A.

Consistent Design solution



Inconsistent design solution

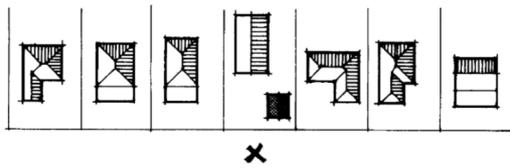
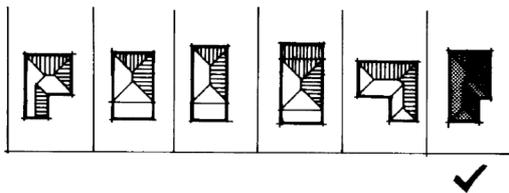


Figure 2.1.e – Consistent and inconsistent design solutions for building alignment

(6) Building orientation

Consistent design solution



Inconsistent design solution

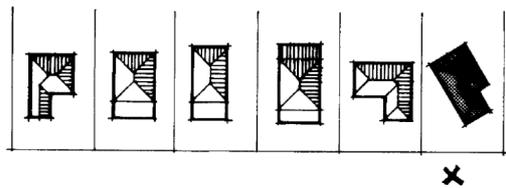


Figure 2.1.f – Consistent and inconsistent design solutions for building orientation

(7) Development involving the enclosure of the understory of a building

Consistent design solution





Inconsistent design solution



Figure 2.1.g – Consistent and inconsistent design solutions for development involving the enclosure of the understorey of a building

2.2. Neighbourhood character area statements and descriptions

The following tables provide a summary of each of the Neighbourhood character areas within the region including a character statement and character elements which are generally displayed within each area. A site assessment may be required to identify the specific character elements displayed by the character place and its wider setting and streetscape.

Table 2.2.a – Neighbourhood character area 1 - Aeroglen

Character statement	
<p>Located at the foot of the Mount Whitfield Conservation Park, the neighbourhood character area forms part of the original suburb of Aeroglen.</p> <p>A variety of architectural styles exist within the area, with a strong presence of dwellings from the inter-war and immediate post-war periods. Roof styles in the area include various pitched styles with some skillion forms present. Dwellings are mostly parallel to the street with many incorporating carports under the dwelling. The flatter areas of the neighbourhood character area provide denser tropical gardens and grassy verges.</p>	
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.
Roof style	Various pitched styles with some skillion roof forms present.
Front setbacks	Generally 3-8 metres although some are larger depending on the topography.
Side setbacks	Generally 1-5 metres, although some are larger depending on the topography.
Building height	Mainly low-set and high set Queenslanders, some of which have been enclosed underneath.
Car parking /vehicle storage	Carports and garages are often present, with many located under the dwelling.
Lot frontages	Generally 18-20 metres, with some lots down to 15m and others up to 30m.

Table 2.2.b – Neighbourhood character area 2 - Babinda

Character statement	
<p>This neighbourhood character area is located within Babinda and 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.</p> <p>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.</p>	
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, many buildings 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.
Car parking /vehicle storage	Car ports and garages are generally not provided or are located to the rear of dwellings.
Lot frontages	Between 15 and 20 metres on the northern side of the street and around 20 metres on the southern side.

Table 2.2.c – Neighbourhood character area 3 – Cairns North

Character statement	
<p>This neighbourhood character area is significant owing to its relatively intact pre-war and inter-war 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.</p>	
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 4-6 metres, with several dwellings up to 8 and 10m.

Side setbacks	Generally 0-3 metres.
Building height	Mix of single and double storeys, with a number of highset Queenslanders, some of which have been enclosed underneath.
Car parking/vehicle storage	Carports and garages are present and are generally located under the dwelling.
Lot frontages	Generally 10-15 metres lots, with some 20 metre wide lots.

Table 2.2.d – Neighbourhood character area 4 – Earlville

Character statement	
<p>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 contributes substantially to the neighbourhood character area.</p>	
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.
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.
Lot frontages	15 to 20 metres.

Table 2.2.e – Neighbourhood character area 5 – Edge Hill

Character statement	
<p>This neighbourhood character area is characterised by the rainforest landscape and the hilly topography that influences architectural styles. Building styles vary from inter-war and post-war dwellings to contemporary dwellings.</p> <p>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.</p>	
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	Generally 1-3 metres.
Building height	Single and two storeys dwellings, including low-set and high-set Queenslanders, some of which have been enclosed underneath.
Car parking/vehicle storage	Mostly provided in car ports, with some garages or open air car parking to the side of the dwelling.
Lot frontages	15-20 metres.

Table 2.2.f – Neighbourhood character area 6 – Freshwater

Character statement	
<p>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 neighbourhood character area, it is the dense vegetation that generally dominates streetscapes and results in an overall impression of a treed neighbourhood.</p> <p>Dwellings from various eras are present in the neighbourhood character area. The landscape of the neighbourhood character area 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.</p>	
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.
Roof style	Mixed, pitched (gabled and hipped to the street), skillion, flat.
Front setbacks	Varied, generally 2-8 metres, but up to 45 metres.
Side setbacks	Varied.
Building height	Predominantly a mix of low-set and high-set Queenslanders.
Car parking/vehicle storage	Carports and garages, often located under the dwelling.
Lot frontages	Varied, most lots are either approximately 12 metres, 18 metres or 20 metres in width, however some residential lots are as large as 70-75 metres wide.

Table 2.2.g – Neighbourhood character area 7 – Gordonvale

Character statement	
<p>The neighbourhood character area comprises dwellings in wide, spacious streetscapes. A number of building eras are represented throughout streets, including pre-war, inter-war and post-war styles. Dwellings 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</p>	

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 neighbourhood character area. A network of rear laneways adds a layer of interest to the neighbourhood character area, providing a sense of the area’s history and enhancing the function of the rear of properties.

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.
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	Varied.
Building height	Predominantly low-set and high-set, some of which have been enclosed underneath.
Car parking /vehicle storage	Where provided, carports and garages are generally sited to the rear of the dwelling.
Lot frontages	Mixed. Generally between 15 and 20 metres

Table 2.2.h – Neighbourhood character area 8 – Manunda

Character statement

The wide road reserves of this neighbourhood character area 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.

High-set dwellings 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 neighbourhood character area. These buildings generally use lighter colours similar to those of the surrounding dwellings.

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	Between 3 to 8 metres, with most around 5 metres,
Side setbacks	Generally 1-3 metres.
Building height	Predominantly high-set as well as some low-set buildings. Some of the high-set dwellings are enclosed underneath.
Car parking /vehicle storage	Carports and garages to the side of, or beneath the dwelling.

Lot frontages	Generally from 10-20 metres.
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Table 2.2.i – Neighbourhood character area 9 – Parramatta Park A

Character statement	
<p>Dwellings are predominantly from the pre-war era, however a mix of inter-war and immediate post-war styles are also present. There is a range of architectural styles suited to tropical living.</p> <p>Given the inner urban nature of the neighbourhood character area and its close proximity to the Cairns City Centre, several infill developments are scattered throughout. Enhancing the higher densities of the neighbourhood character area are the smaller front and side setbacks. The high densities are softened by the relaxed landscaping, including tropical vegetation.</p> <p>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.</p>	
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 3-5 metres
Side setbacks	Generally small, but ranging between 1-5 metres
Building height	Predominately high-set with some low-set buildings. Some high-set dwellings are enclosed underneath.
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.
Lot frontages	Generally 10-20 metres.

Table 2.2.j – Neighbourhood character area 10 – Parramatta Park B

Character statement	
<p>The broad mix of uses found scattered throughout the residential streets provide this neighbourhood with a number of functions. Dwellings are predominantly from the pre-war era as well as a mix of inter-war and post-war styles.</p> <p>There is a range of architectural styles suited to tropical living. Given the inner urban nature of the neighbourhood character area and its close proximity to the Cairns City Centre, several infill developments are scattered throughout. Enhancing the higher densities of the neighbourhood character area are the smaller front setbacks and smaller side setbacks. The high densities are softened by the relaxed landscaping, including tropical vegetation.</p> <p>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.</p>	

Character elements	
Architectural style	Predominantly pre-war and inter-war with some post-war and more recent multi-unit developments.
Building materials	Timber, brick, render, cement sheet, corrugated steel roofs.
Building form	Predominantly hipped with some asymmetrical and multigabled bungalows.
Roof style	Pitched, including a mix of both hipped and gabled styles.
Front setbacks	Generally 3-5 metres.
Side setbacks	Generally small, but ranging between 1-5 metres.
Building height	Mix of high-set and low-set dwellings with some of the high-set houses enclosed underneath.
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.
Lot frontages	Generally 10-20 metres.

Table 2.2.k – Neighbourhood character area 11 – Stratford

Character statement	
<p>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 neighbourhood character area. There are a variety of architectural styles, which date back to the interwar era. 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.</p>	
Character elements	
Architectural style	Predominantly inter-war and post-war high-set Queenslanders with a small presence of 1960s infi ll.
Building materials	Timbers, fibro sheeting, render, corrugated steel roofs.
Roof style	Pitched, generally gabled to the front. Some skillion.
Front setbacks	Quite varied, however generally between 2-9m.
Side setbacks	Generally about 0-5 metres, 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.
Car parking /vehicle storage	Generally carports/garages, many located beneath the house.
Lot frontages	Generally 20 metres. However, a few lots as low as 15 metres and several between 20-40 metres.

Table 2.2.l – Neighbourhood character area 12 – Westcourt

Character statement	
<p>The neighbourhood character area is characterised by its regular grid pattern and variety of architectural styles. Dwellings reflect 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.</p>	

Mann Street is a key feature for this neighbourhood character area, based on its wide grassy verges and avenues of large ornamental trees

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.
Roof style	Pitched with some skillion style roofs.
Front setbacks	Generally between 3-5 metres, with some up to 8-9 metres.
Side setbacks	Generally between 0-4 metres.
Building height	Predominantly high-set Queenslanders with some single and double storey dwellings.
Car parking /vehicle storage	Predominantly garages or carports, either attached to the house or located to the rear of the dwelling
Lot frontages	Generally 18-19 metres.

3. Information Council may request

3.1. Site assessment and design response

- (1) Council may request that development in a neighbourhood character area provide a site assessment and design response.
- (2) The purpose of the site assessment and design response is to:
 - (a) Accurately describe the features or characteristics of the neighbourhood character streetscape;
 - (b) Detail the proposed development;
 - (c) Detail any impacts of the proposed development;
 - (d) Describe how the development responds to the site assessment and character of the area.
- (3) The below table is a guide for site assessments and can help to identify and describe the important features and characteristics of the neighbourhood that will influence the design response. It does not provide an exhaustive list of features to be considered. Describing neighbourhood character requires a qualitative assessment about which features and characteristics determine the neighbourhood character of the streetscape.

Table 3.1.a – Guide to site assessments

Matters to be considered	Questions that might help in the preparation of the neighbourhood and site description	Terms/features that might help to describe this aspect of neighbourhood character	Your response
<p>The pattern of development of the neighbourhood</p>	<p>Is the neighbourhood typical of a particular form or pattern of development?</p> <p>Are there any patterns in building form, height, setbacks or rhythm?</p> <p>How do these relate to topography, natural features and street network?</p> <p>Is there any pattern in relation to any particular feature or characteristic?</p> <p>What is the pattern of landscape and street tree planting?</p> <p>How do buildings and private open spaces relate to each other or to the public realm?</p>	<ul style="list-style-type: none"> • Topography; • street block length • street alignment, type and width; • extent of rear gardens and private open space; • landscaping and vegetation in the neighbourhood; • patterns of use; • diversity of housing; • building orientation; • building alignment. 	
<p>The built form, scale and character of surrounding development including front fencing</p>	<p>What is the predominant form of development?</p> <p>Is the neighbourhood homogenous or diverse in terms of the built form, scale and character?</p> <p>What sort of front fences are there?</p> <p>How is parking and access arranged?</p>	<ul style="list-style-type: none"> • building mass and height; • setbacks; • space around properties and site coverage; • car parking; • fences (style and height). 	
<p>Architectural and roof styles</p>	<p>What architectural styles are typical in the neighbourhood?</p> <p>What levels of articulation and detail are typical in the neighbourhood?</p> <p>How do roof patterns relate to built form?</p>	<ul style="list-style-type: none"> • architectural rhythm of street; • porches and verandahs; • architectural style; • roof form. 	

Matters to be considered	Questions that might help in the preparation of the neighbourhood and site description	Terms/features that might help to describe this aspect of neighbourhood character	Your response
Any other notable features or characteristics of the neighbourhood	<p>Are there any other notable features that have not been picked up through the consideration of the above matters?</p> <p>Are there any significant street trees or vegetation that would affect the design response?</p>	<ul style="list-style-type: none"> • Waterways; • street trees; • details of the footpath and street; • landscaping and vegetation on private lots; • nearby places of significance. 	
Include copies of any photographic records of the Neighbourhood character place or area	Are there any recent or historic photographs or documents relating to the neighbourhood character place or wider streetscape or area?	<ul style="list-style-type: none"> • Photos of the character place including views to and from the place; • Photos of views showing relationships to other relevant structures, surrounding streetscape, adjoining places or landscape features. 	

- (4) The design response must explain how the proposed design derives from and responds to the features of the neighbourhood and the site described in the site assessment.

4. Schedule of amendments

Table 4.a – Schedule of amendments

Amendment title	Version number	Description	Dates
CairnsPlan 2016 Amendment 1 of 2017 - Administrative	1.1	The amendment integrates the Cairns Local Government Infrastructure Plan and corrects formatting, numbering, outdated terms and factual matters incorrectly stated in the planning scheme.	<p>Adopted 28 June 2017</p> <p>Commenced 1 July 2017</p>
Planning Scheme Policy – Neighbourhood character Amendment 1 of 2017 - Administrative	1.2	The amendment corrects formatting and numbering to remove the Planning Scheme Policy from Schedule 6 of the CairnsPlan 2016 and includes a schedule of amendments.	<p>Adopted 6 December 2017</p> <p>Commenced 11 December 2017</p>