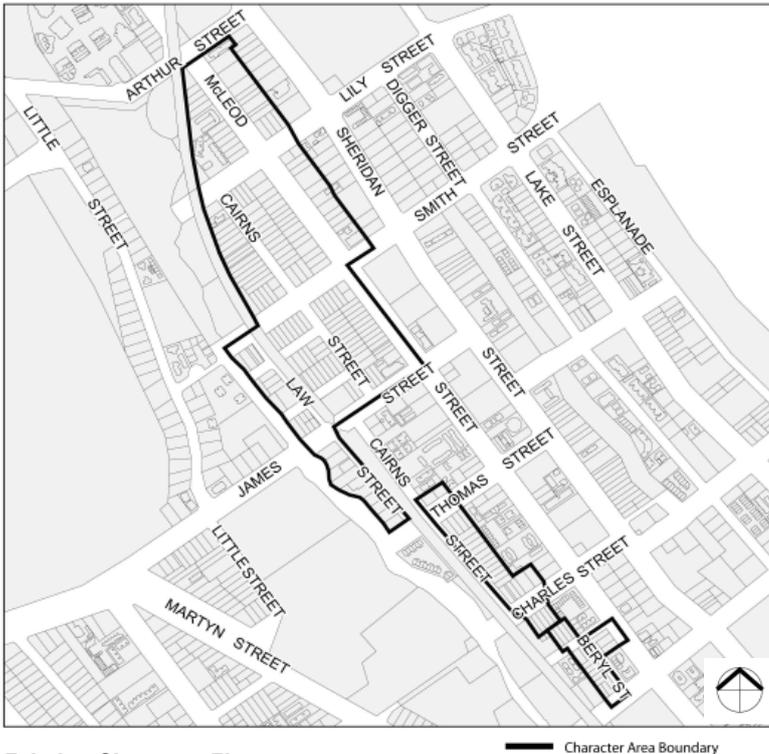


# CAIRNS NORTH

## Precinct Map



— Character Area Boundary

## 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.