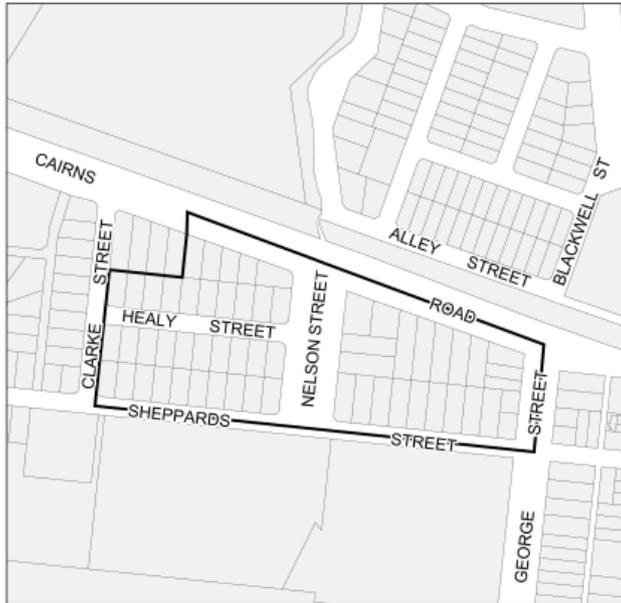


# GORDONVALE 2

## 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.