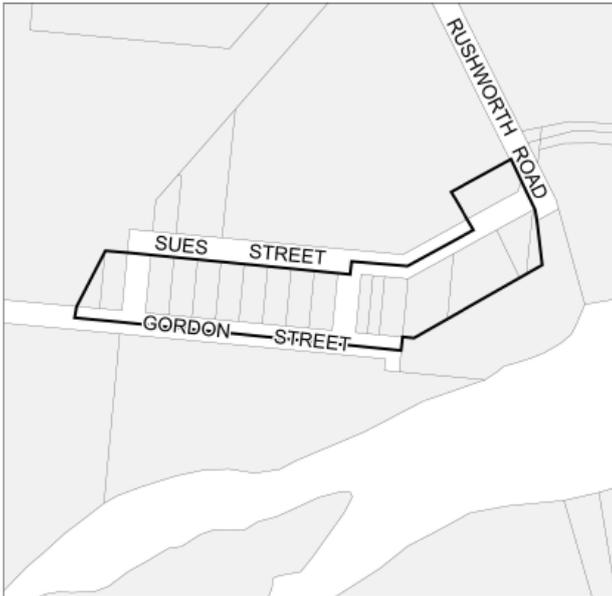


GORDONVALE 3

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
Existing Buildings	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.
Adjoining Buildings of Local Heritage Significance	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.
Height and Building Form	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.
Materials and Design Detailing	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).
Upper Levels / Extensions to Existing Buildings	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.
Siting	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.
Car Parking and Vehicle Storage	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.
Vegetation	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.
Front Boundary Treatment	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.
Views	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.