

GORDONVALE 4

Precinct Map



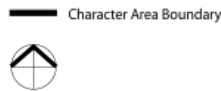
Character Statement

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. Griffing 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.



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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 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.
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.	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.
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 dwelling. 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, 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.
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.