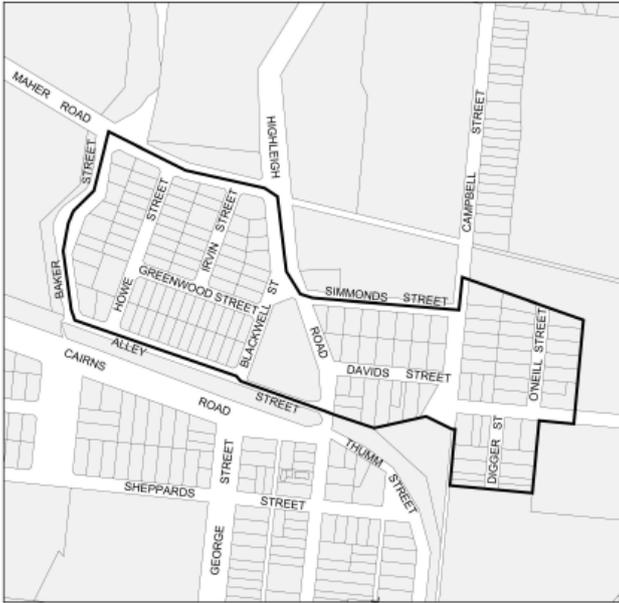


GORDONVALE 1

Precinct Map



Character Statement

Gordonvale forms a distinctive village away from the city and suburbs of Cairns. The key characteristics of this precinct are the low building heights, vast lawns and medium height front fences. The casual and simple streetscapes are made up of a mix of pre-war, inter-war and post-war style buildings. The wide variation in side setbacks is the result of a range of frontage sizes rather than housing variety and many carports and garages are set back away from the street, in many cases to the rear of the house. Vegetation is varied but minimal, and along with the wide verge widths creates a sense of spaciousness.

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 modern styles.
BUILDING MATERIALS	Generally timber with corrugated steel roofing, some fibro sheeting, concrete and render.
BUILDING FORM	Many buildings have a symmetrical form, although this varies with the architectural style.
ROOF STYLE	Predominantly pitched with gabled ends fronting the street and some skillion.
FRONT SETBACKS	Varied between 3-10m.
SIDE SETBACKS	Generally 1-4m, with many built to one side boundary. Greater side setbacks in the Simmonds/David St area (up to 12m).
BUILDING HEIGHT	Predominantly low-set and highset, some of which have been enclosed underneath.
ORIENTATION TO STREET	Parallel (apart from the hospital).
CAR PARKING / VEHICLE STORAGE	A mix of open air car parking to the side of the dwelling, carports and garages. Many carports/garages are located at the rear of dwelling (access via driveway from the front).
GARDEN STYLE	Simple garden styles with a mix of shrubs, small trees and palms. Some streets displaying casual style gardens.
FRONT BOUNDARY TREATMENT	Generally medium height wire fences, paling fences, picket fences or no front boundary treatment. Some hedge borders.
STREET TREES	Grassed verges with minimal to no street trees.
ROAD & FOOTPATH TREATMENT	Upstanding kerbs, with some streets displaying unmade road verges. Wide verge widths, with streets to the west lacking footpaths. Streets to the east have footpaths to both sides of the road.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Varied between 14-25m.
TOPOGRAPHY	Flat.



GORDONVALE 1

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. 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. Buildings should be set 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 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.