

3.12.4 Character Area 6.4: Springbrook

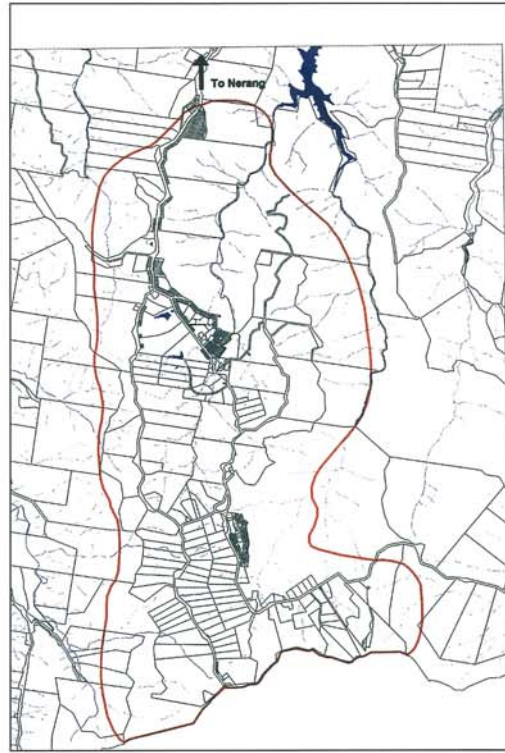


Vision for the future of Springbrook

Springbrook retains its sense of natural beauty and peace. Housing and tourism activities are carefully integrated to ensure that the natural forest character predominates. Buildings are nestled into the forest and countryside.

The rural lanes retain their soft, natural feel, and trees and vegetation creates 'green tunnels' that are a pleasure to walk, cycle or drive through. Lanes have minimal width carriageways. Water is recycled in gardens and grassy swales and permeable surfaces dominate. Pedestrian walks, trails and signage are sensitively, physically and visually linked and well maintained.

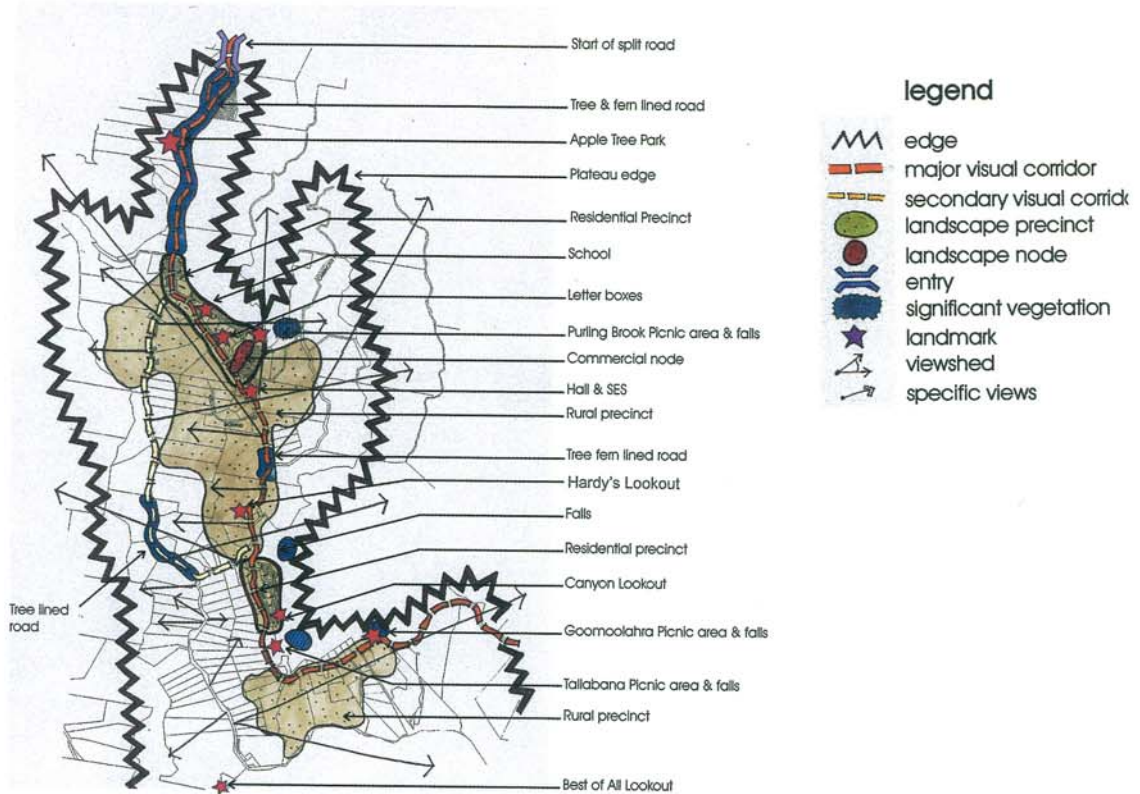
The village areas retain their dispersed qualities and are well networked by soft pathways and signage. Local native plants and materials are used in buildings and landscapes, and existing native vegetation and trees are valued and protected.



Note: Springbrook is a local character area within the River Valleys Character Area. This visual diary focuses on the particular landscape character that contributes to the overall character of Springbrook.



Character Map



Existing Landscape Description

The Springbrook plateau is a northern finger of the elevated landscape which radiates around the scenic rim of Mount Warning and Caldera. Springbrook is a world class destination for scenic and wilderness experiences.

The village is a dispersed settlement following ridgelines that lead towards panoramic and rainforest viewing points. These destinations are scattered along the rocky escarpment that surrounds the village, and also create the rocky outcrops that produce the spectacular waterfalls.

Springbrook is perceived as a series of forested fingers of land crested by roads and skirted by houses and small commercial cottages, crafts and tea gardens. There is no centre to Springbrook.

Important Landscape Elements

- ▮ National Parks
- ▮ Lookouts and waterfalls
- ▮ Rainforest
- ▮ Roadside tree ferns
- ▮ Tree lined roadways and lanes
- ▮ Vegetated ridgelines
- ▮ The extensive native bird & animal population
- ▮ Open fields & grazing cows
- ▮ Meandering & divided entry road experience
- ▮ Little centralised development: development is spread across the plateau
- ▮ Letter boxes on the corner of Gwongorella Parade

Important Views and Vistas

- ▮ Panoramic views over escarpments & waterfalls
- ▮ Tree lined roadways
- ▮ Occasional views to coast across predominately natural landscapes
- ▮ Extensive views in all directions from a number of both designated & non-designated viewpoints
- ▮ Views across rural fields towards forest

Social & Recreational Issues

- ▮ Impacts of tourism cabins & cottages
- ▮ Feeling of rainforest & country
- ▮ Increasing parking requirements for tourists
- ▮ Encroachment of exotic garden species into natural areas and open space
- ▮ Slashing of road verges & removal of trees/tree ferns
- ▮ Springbrook as a place for living, as opposed to a place for tourism
- ▮ Lack of camping opportunities
- ▮ Condition of road surfaces



- Sign utilises materials that blend with the local environment
- Signage layout is logical and easy to read
- Signage is integrated into landscape character

Public Signage

- Streetscape is dominated by the amount of signage
- Signage is cluttered & difficult to read
- Large scale signs - obtrusive colours and sizes
- Siting of signage is visually inappropriate



- Small scale signs utilising natural materials
- Signage scale is appropriate to built form & surrounding landscape
- Signage is uncluttered & is integrated as part of building or landscape design
- Signage contributes to local village rural lane amenity

Commercial Signage

- Large scale signs - obtrusive colours and sizes
- Sign face is solid and dominates rural lane
- Signage is cluttered (varied forms & colours) and dominates streetscape
- Signage is not integrated as part of building structure



- Entry statements are not present
- Entry does not dominate streetscape / road frontage because of appropriate choices of natural materials and colours
- Built form is absent, view sheds are preserved
- Trees as entry markers
- Driveway materials & surrounds have some permeable surfaces & soft lines

Property Entries

- Large entry structure dominates streetscape
- Form, materials and plants are typical of an urban residential streetscape
- Entry creates hard edge to streetscape / road frontage
- Driveway materials consist of large areas of impermeable hard surfacing



- Fencing is absent when not necessary
- Fencing is transparent or low to maintain views
- Design, scale and materials are visually non bulky & reflect an appropriate rural character - low stone or split rail
- Planting forms and locations are simple, utilising species appropriate to the local character of the area
- Fencing enhances long distance rural views

Fences

- Materials, scale and design do not reflect the local rural character
- Fence creates exposed feel to garden
- Planting is set back from laneway
- Fencing is solid and does not maintain views through



Residential Built Form



- ▶ Housing visually complements the landscape through design siting & by the use of visually light weight materials
- ▶ Front fence is absent or is semi transparent & is integrated with the landscape
- ▶ Retention of remnant vegetation provides strong local character
- ▶ Scale & form of building complements existing landform & landscape features
- ▶ Private landscaped areas contribute positively to the rural lanes
- ▶ Design & materials promote principles of energy efficiency
- ▶ Development form dominates the landscape through the use of extensive clearing and visually heavy materials and design
- ▶ Building footprint has maximum site coverage which leaves little room for landscape improvements
- ▶ Private landscape does not contribute positively to the landscape character & built form visually exposed
- ▶ Design & materials do not promote principles of energy efficiency



Example only, not from Springbrook

Landscape - Residential



- ▶ Tree species provide shade & amenity
- ▶ Fencing is either absent or low & transparent
- ▶ Green leafy landscape character contributes positively to the character of the local neighbourhood
- ▶ Garden planting gives the perception of a cool and shaded environment
- ▶ Species utilised are predominantly native or of cottage style
- ▶ Native trees are retained
- ▶ No large areas of hard surfacing in road verge areas
- ▶ Garden fits into surrounding landscape without dominating it
- ▶ Minimal vegetation in private garden reduces the opportunity for garden to contribute positively to the rural lane character
- ▶ Few large canopy trees or shade trees
- ▶ Plant species are mainly exotic
- ▶ Garden contrasts strongly with adjacent National Park vegetation



Local Roadways



- ▶ Existing native vegetation maintained to create unique roadway experience
- ▶ Tree species provide shade & amenity, & contribute positively to local lane character
- ▶ Fence form & location appropriate to lane character - absent, or transparent fences integrated with planting
- ▶ Road layout and vegetation assists in traffic calming
- ▶ Predominant views are green & varied
- ▶ Kerb & channel does not dominate rural lane
- ▶ No large areas of hard surfacing in road verge areas
- ▶ Water sensitive design
- ▶ Streets trees are inappropriate species, providing little shade or general amenity
- ▶ Road layout and lack of vegetation gives a 'gun barrel' effect to street
- ▶ Feels hot & barren due to predominance of bitumen
- ▶ Large open areas of hard surfacing
- ▶ Roadway design increases storm water run off and concentration



Example only, not from Springbrook

Landscape - Rural



- ▶ Remnant vegetation is retained & contributes positively to the impression of rural character
- ▶ Soft, grassed, permeable edges to the road
- ▶ Positive rural lane character through appropriate fencing
- ▶ Diversity in vegetation patterns and landform
- ▶ Built form does not dominate landscape

- ▶ Remnant vegetation removed, reducing the impression of rural character of the local area
- ▶ Lack of diversity in landform & vegetation
- ▶ Minimal shade trees, remnant vegetation or structured planting
- ▶ Built form, especially signage, dominates view



Open Space - Materials



- ▶ Materials & design are organic and provide a natural feeling
- ▶ Form, materials and plants are typical of local natural environment
- ▶ Trees & vegetation provide shade & soften edges
- ▶ Vegetation provides a 'cool' & 'lush' character
- ▶ Path layout creates visual interest

- ▶ Wide, hard surfaced path with formalised edges
- ▶ Materials & design are typical of an urban parkland character
- ▶ Minimal shade trees or planting to soften edge
- ▶ Path layout offers little visual interest
- ▶ Minimal vegetation gives a 'hot' or 'dry' appearance



Example only, not from Springbrook

Open Space - Built Form



- ▶ Built form appears light weight due to the design and use of particular materials and colours
- ▶ Design reflects the natural character of Springbrook
- ▶ Built form is integrated with planting & is not visually dominant in landscape
- ▶ Built form is well located in a key position & is not visually dominant

- ▶ Built form appears visually bulky due to the design and use of particular materials and colours
- ▶ Design is 'suburban' in style and does not reflect the natural character of Springbrook
- ▶ Built form is not integrated with planting & visually dominates the landscape
- ▶ Built form is located in a key position & is visually dominant



Open Space - Carparking



- ▶ Vegetation integrates carparking areas into park area softening impact
- ▶ Smaller pockets of carparking
- ▶ Vegetation species provide shade
- ▶ Carpark not dominated by large expanses of bitumen & line marking

- ▶ Parking not shaded
- ▶ Vegetation not appropriate to screen cars or delineate small areas of parking
- ▶ Large, extensive, open areas of parking dominated by bitumen & line marking



Ridge Lines



- ▶ Development is minimal or complements the topography, through appropriate siting & built form
- ▶ Maximum retention of remnant vegetation: views are predominantly natural
- ▶ Development forms are not intrusive - colours & materials have low visual impact

- ▶ Areas for building platforms require large areas of cut & fill & large scale clearing of vegetation
- ▶ Development does little to complement existing landform
- ▶ Design of buildings, in combination with colours, materials & siting detracts from 'naturalness' of ridgeline
- ▶ Powerlines are a dominant part of the viewshed



Example only, not from Springbrook