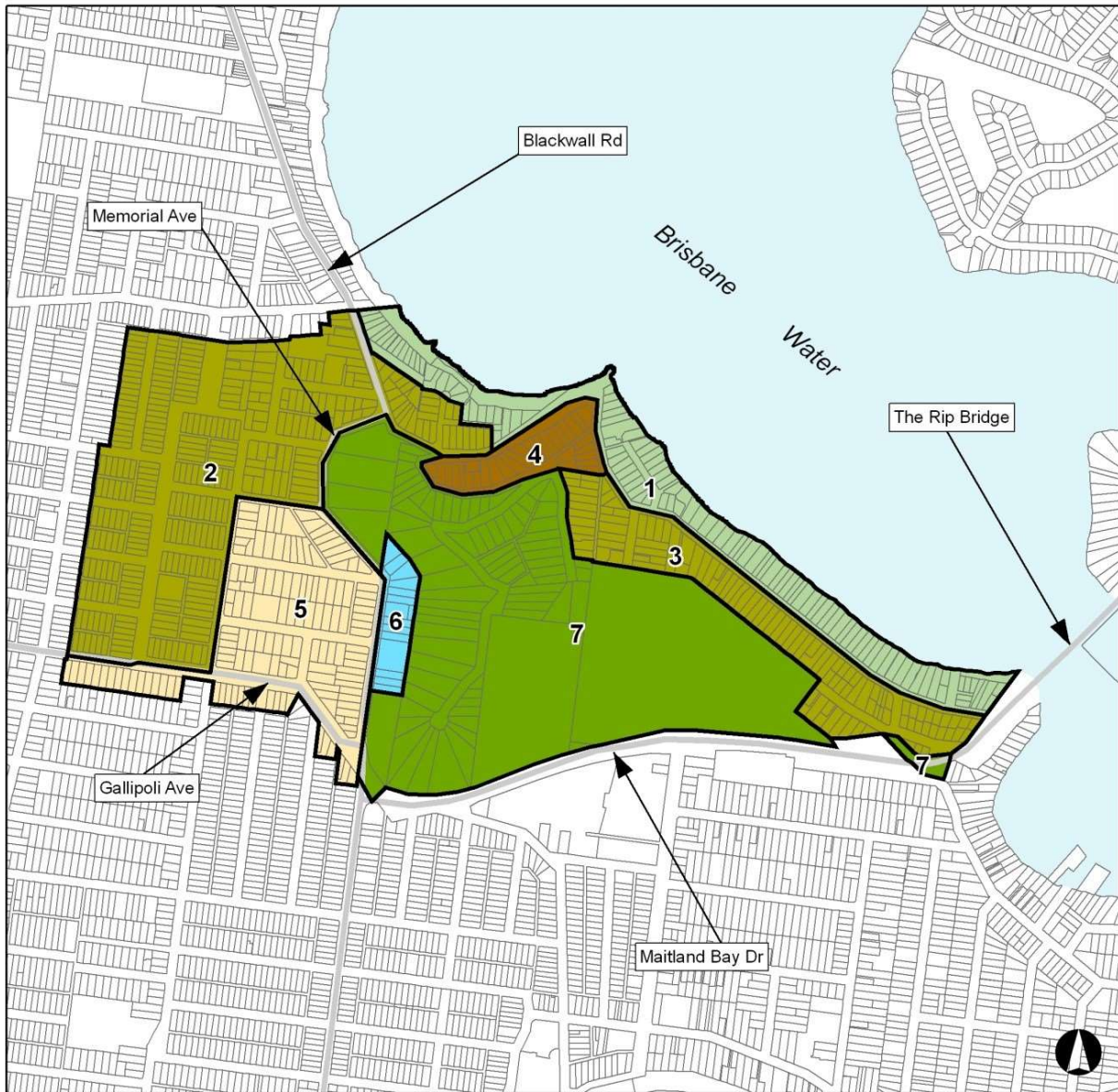









Blackwall



- | | |
|---|---|
|  1: Open Parkland Foreshores |  5: Sandplain Medium Density |
|  2: Parkland Bungalows |  6: Main Road Employment |
|  3: Parkland Hillside |  7: Scenic Conservation |
|  4: Woodland Hillside | |

Blackwall 1: Open Parkland Foreshores - Existing

Existing Character

An established low-density residential subdivision on sloping foreshores almost totally cleared of original vegetation, forming a prominent backdrop to Brisbane Water and to nearby suburbs.

Facing private waterfrontages, the original pattern of semi-regular allotments that were narrow and deep has survived, and recently-constructed new houses have generally maintained the traditional pattern of coastal cottages surrounded by gardens.

The access street has a medium width pavement, flanked by kerbing and narrow turfed verges planted with scattered trees and shrubs.

Individually-designed buildings are oriented towards waterfront views, predominantly new brick houses that are large or very large, of two storeys elevated above the foreshore with wide balconies and terraces designed to capture panoramic views, interspersed by traditional coastal bungalows that are modestly-scaled single storey timber-framed buildings.

Facing the waterfront, gardens vary in size and character from open areas of turf on natural slopes that occasionally support isolated tall woodland remnants that are scenically distinctive, to copses of trees and shrubs planted on terraces set behind sea walls. As well the tall woodland remnants, distinctive features of this waterfront include modestly-scaled boathouses, predominantly traditional timber-framed designs with pitched roofs, and jetties with white-painted timber piles.

Along the street, gardens surrounding the older buildings are deep, often supporting a dense mix of shady trees providing a parkland street frontage, while new brick houses typically are set behind tall masonry walls, enclosing large areas of paving flanked by open turf.

Blackwall 1: Open Parkland Foreshores - Desired

Desired Character

These should remain low-density residential foreshores where the informal open but leafy character of prominent backdrops to Gosford City's coastal waterways are enhanced by new dwellings that are surrounded by shady gardens.

Ensure that new structures do not dominate these foreshore settings or disrupt development patterns that are evident upon their surrounding properties. Avoid disturbing natural slopes and on properties that are floodprone, use low-impact construction such as suspended floors and decks rather than extensive landfilling to elevate habitable floors. Ensure a leafy character for these prominent backdrops by conserving any existing trees that are visually-prominent foreshore features, as well as planting gardens with low hedges and trees that are predominantly indigenous, arranged in clusters to maintain existing panoramic views. Maintain the informal character of existing wide street verges that are dotted with shady street trees.

Facing waterfronts in particular, avoid retaining walls, tall fences or extensive terraces that would visibly compromise the desired leafy character. Use fences that are low or see-through, or plant low hedges to maintain glimpses of the waterfront from street frontages. For properties with a direct waterfrontage, ensure that new boatsheds are modestly-scaled and reflect the architectural features of traditional timber-framed sheds. New jetties should be compatible with the style and visual impact of traditional timber piers.

Avoid the appearance of a continuous wall of foreshore development by surrounding buildings with leafy gardens that maintain waterfront and street setbacks similar to the surrounding properties. Provide at least one wide side setback or step the shape of front and rear facades.

Minimise the scale and bulk of new buildings or additions to existing dwellings by reflecting elements of traditional foreshore bungalows. Use irregular floorplans to create well-articulated forms, such as linked pavilions that are separated by courtyards and capped by individual roofs. All roofs should be gently-pitched to minimise the height of ridges, flanked by wide eaves and verandahs to disguise the scale of exterior walls. Facing the waterfront, disguise the visual impact of upper storeys by a combination of extra setbacks from the ground floor plus shady balconies and verandahs.

Reflect traditional coastal architecture and minimise the scale of prominent facades by using extensive windows and lightly-framed verandahs plus a variety of materials and finishes rather than expanses of plain masonry. All dwellings should display a “street address” with verandahs or decks, and living rooms or front doors that are visible from the roadway. Avoid wide garages that would visually-dominate any front façade or block views between the dwelling and the street. Locate and screen all balconies or decks to maintain existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

Blackwall 2: Parkland Bungalows - Existing

Existing Character

A variety of established low-density residential subdivisions on flat land, partly cleared of original vegetation but also planted with shady garden and street trees, supporting a variety of modestly-scaled houses in wooded garden settings that are significant features of the Peninsula’s traditional garden suburbs.

Across regular gridded subdivisions, narrow to medium frontage allotments face access streets and sometimes have secondary frontages to rear lanes. Access streets are mostly narrow unkerbed pavements, flanked by broad grassed verges supporting copses of tall woodland remnants and planted shady trees that often also extend along rear boundaries, providing scenically-distinctive streetscape features and contributing to a leafy, open woodland atmosphere.

Situated on medium-sized allotments, a wide variety of dwellings includes traditional mid-Twentieth Century bungalows that are modestly-scaled single storey timber-framed buildings, clad in boards or sheets and capped by hipped roofs of tile or corrugated iron, plus newer brick or weatherboard houses of one or two storeys capped by pitched tile roofs.

Facing the street, buildings display consistent front and side setbacks, with gardens that are generally small and relatively open, sometimes set behind low fences, and containing scattered woodland remnants plus planted shady trees and shrubs. In general, back yards are deep with space for a variety of detached garages and sheds, surrounded by tall fences and shaded by corridors of tall woodland remnants plus planted trees that rise above the rooftops and contribute to a leafy woodland appearance.

Blackwall 2: Parkland Bungalows - Desired

Desired Character

These areas should remain low-density residential neighbourhoods where the scenic quality of the existing tree canopy is maintained, and where new buildings complement the architectural character of mid-Twentieth Century bungalows that are distinctive features of the Woy Woy Peninsula’s streetscapes.

Surround each dwelling with a leafy garden to conserve existing bushland remnants and trees that are visually-prominent, particularly any corridors or clusters along back fences and street verges. New trees should be mostly-indigenous to enhance the established canopy.

Ensure that new structures complement the siting of surviving traditional bungalows nearby. Maintain street setbacks that are similar to neighbouring properties. Avoid the appearance of a continuous wall of buildings along any street or laneway by providing at least one wide side setback or by stepping the shape of front and rear facades.

For new dwellings and additions to existing dwellings, reflect the modest scale and simple articulation of traditional mid-Twentieth Century bungalows. Roofs should be simple hips, gables or skillions without elaborate articulation, gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale and bulk of exterior walls. Use stepped floorplans, or divide floorspace into linked pavilion structures that are capped by individual roofs and separated by landscaped courtyards. Any facades that are taller or longer than those of neighbouring dwellings should be screened by an extra setback or by balconies and verandahs. Preferably, provide parking as open carports or in detached garages that are screened by shady trees.

In order to complement the scale and design character of traditional bungalows, a “light-weight appearance” is preferable for facades that are visible from the street. For example, incorporate large windows plus timber-framed balconies or verandahs, plus painted finishes and some sheet or board cladding rather than extensive plain masonry. Also, provide a traditional “street address” with verandahs and living rooms or front doors that are visible from the

road and rear laneways. Ensure that wide garages do not visually-dominate any facade or rear-lane frontage.

Facing the street, maintain the informal qualities of existing wide street verges that are dotted with shady street trees. Plant the boundaries facing streets and laneways with hedges or shrubs to allow a filtered view from each dwelling, rather than using fences that are tall and opaque. Screen terraces and balconies to protect the privacy and amenity that are enjoyed by neighbouring dwellings.

Blackwall 3: Parkland Hillsides - Existing

Existing Character

Newer low density residential subdivisions located on gently sloping or level land almost totally cleared of original vegetation, adjacent to wooded residential hillsides or scenic woodland reserves, and supporting a variety of houses surrounded by gardens planted with trees and shrubs that provide a leafy parkland atmosphere.

Across irregular subdivisions, allotments vary from narrow to wide frontages, lining access streets that range from narrow unkerbed pavements to medium width with kerbs, flanked by grassed verges with scattered shrubs and small trees.

Dwellings vary from small lots situated on level land behind the foreshore with modest single storey bungalows of brick or weatherboard, to the larger sloping allotments with large split level or two storey houses, either timber framed or brick, elevated to capture panoramic waterviews and surrounded by extensive gardens.

The variety of lot sizes results in varied siting of buildings, and garden configurations that range from the smaller lots with narrow turfed front and rear yards studded with shrubs, to larger hillside lots where houses are surrounded by extensive areas of turf planted with massed shrubs or copses of trees.

Blackwall 3: Parkland Hillsides - Desired

Desired Character

These should remain leafy low-density residential hillsides, retaining the streetscape and scenic qualities of existing lush hillside gardens that surround each dwelling.

Minimise disturbance to natural slopes and existing trees that are visually-prominent features of any hillside or street frontage by appropriate siting of new structures, plus low-impact construction such as suspended floors and decks rather than extensive cut-and-fill. Complement the established tree canopy by planting additional trees and shrubs throughout each garden as well as along street verges. Facing the street, emphasise a leafy garden character by avoiding wide driveways and terraces, tall fences or multiple retaining walls.

Avoid the appearance of a continuous wall of development along any street or hillside. Locate new buildings behind front setbacks that are similar to their surrounding properties. Provide at least one wide side setback or step the shape of front and rear facades.

Minimise the scale and bulk of buildings by stepping floor-levels to follow natural slopes and by using irregular floorplans to create well-articulated forms. For example, divide floorspace into linked pavilions that are capped by individual roofs and separated by courtyards. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls.

Minimise the scale of prominent facades by using extensive windows and verandahs plus a variety of materials and finishes rather than expanses of plain masonry. All dwellings should display a traditional "street address" with verandahs or decks, and living rooms or front doors that are visible from the roadway. Avoid wide garages that would visually-dominate any front façade or block views from a dwelling to the street. Locate and screen all balconies or decks to maintain the existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

Blackwall 4: Woodland Hillsides - Existing

Existing Character

A newer residential subdivision situated on moderate to steep slopes, partly cleared but retaining a canopy of scenically-distinctive woodland remnants adjacent to a prominent hilltop reserve, and supporting a variety of medium

to large houses.

An irregular hillside subdivision with medium width allotments facing unkerbed access streets that are flanked by steep embankments studded with woodland remnants and planted shrubs, providing a shady woodland atmosphere.

Situated on medium to large allotments, dwellings vary from conventional brick or timber buildings of one and two storeys set on levelled platforms, to elevated pole frame designs, and generally incorporate wide balconies to capture panoramic water views through the tree-tops. On the steeper slopes, dwellings are nestled below a near-continuous canopy of woodland remnants, that also frame and partly screen buildings from the street frontage. Garages are located adjacent to or incorporated within each dwelling, accessed via driveways that are often steep.

Gardens maintain the natural hillside profile, with small turfed areas overhung by a woodland canopy, and surrounded by planted shrubs along the street frontage, or by a wooded understorey on the slopes.

Blackwall 4: Woodland Hillsides - Desired

Desired Character

These should remain very leafy low-density residential hillsides, conserving natural and scenic qualities of the bushland backdrops that are fundamental features of Gosford City's identity, where landscape settings that adjoin bushland reserves are not dominated by new development.

Conserve natural and scenic characters of wooded hillside properties plus unformed road verges by retaining natural slopes and the continuity of tree-canopy that is provided by existing bushland remnants. Complement the established tree canopy by new plantings that are predominantly indigenous, and do not plant any identified noxious or environmental weeds. Facing all boundaries, emphasise a leafy garden character by avoiding tall retaining walls, fences that are not see-through, elevated structures such as terraces or pools, and steep driveways that would visibly compromise the existing bushy hillside character.

In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between desired scenic quality and hazard-reduction would limit clearing to thinning of the canopy to establish breaks between existing trees. Screen or shield all verandahs, windows, roofs and suspended floors to prevent the entry of sparks and flying embers.

Avoid disturbing natural slopes and trees by appropriate siting of structures plus low-impact construction such as suspended floors and decks rather than extensive cut-and-fill. On the steeper sites, locate parking next to the street in structures that are designed to blend with their natural setting. Avoid the appearance of a continuous wall of development along any street or hillside by locating buildings within setbacks that are similar to their surrounding properties, and by providing at least one wide side setback or stepping the shape of front and rear facades.

Minimise the scale and bulk of buildings by strongly-articulated forms that sit beneath the canopy, with floor-levels that step to follow natural slopes and irregular floorplans, such as linked pavilions that are separated by courtyards and capped by individual roofs. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls.

Minimise the scale of prominent facades by using extensive windows and verandahs plus a variety of materials and finishes rather than expanses of plain masonry. Where dwellings would be visible from their road frontage, display a traditional "street address" with verandahs or decks, and living rooms or front doors that are visible from that roadway. Avoid wide garages that would visually-dominate any front façade. Locate and screen all balconies or decks to maintain the existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

Blackwall 5: Sandplain Medium Density - Existing

Existing Character

A variety of established residential subdivisions on flat land, originally low-density garden suburbs that have been substantially redeveloped for multi-unit housing, but still including a proportion of traditional coastal cottages and bungalows.

Flanking local access streets, redevelopments have substantially altered the traditional garden suburb character defined by modestly-scaled single storey timber-frame buildings surrounded by private gardens that support copses and corridors of woodland remnants and planted trees.

In conjunction with multi-unit development, piecemeal widening of street pavements incorporates kerbing and some footpaths, replacing former wide grassed verges that previously supported shady street trees or woodland remnants.

Multi-unit developments occur as clusters of one or two villa or town house sites interspersed by surviving traditional cottages and bungalows. Universally of brick and tile construction, development varies in style and scale from two storey town houses to one and two storey villa developments. Occurring as rows of attached dwellings, new developments predominantly incorporate “gun-barrel” building forms where dwellings are set close to neighbouring buildings, and flanked by narrow private courtyards plus extensive paved driveways. By contrast to traditional bungalows, multi-unit buildings occupy the traditional “back yard” areas, removing all vegetation and resulting in a bulky appearance.

Surrounding new developments, the limited space retained for gardens is predominantly allocated as small private courtyards that are often narrow paved areas, without shade trees, and surrounded by tall walls. Landscaping predominantly occurs along street frontages where tall woodland remnants are occasionally conserved, and along driveways as narrow fringes of ground covers plus small flowering shrubs.

Blackwall 5: Sandplain Medium Density - Desired

Desired Character

These areas should remain medium-density residential neighbourhoods where improved standards of amenity and urban design quality are achieved by new low-rise multi-unit developments that reflect features of the traditional mid-Twentieth Century bungalows which remain distinctive elements of the Woy Woy Peninsula’s identity.

Surround each multi-unit development with leafy gardens that conserve existing visually-prominent trees, particularly along back fences and street frontages or verges, as well as providing space for new shady trees and shrubs planted as backdrops to new buildings. Maintain the informal qualities of existing wide grassy street verges and conserve existing shady street trees. Plant a combination of trees and shrubs around courtyards as well as along all property boundaries, and use hedges or fences that are low or see-through rather than tall and opaque in order to complement the informal character of existing garden frontages.

Ensure that new multi-unit developments complement the siting, form and scale of surviving traditional bungalows on nearby properties. Maintain street setbacks that are similar to surrounding properties, and minimise the extent of hard-paved surfaces. Avoid the appearance of long and continuous buildings facing any front or side boundary. Step the shape and height of all visible facades, provide at least one wide landscaped setback that varies in width, and line driveways with avenues of trees and shrubs.

Reflect the modest scale of traditional mid-Twentieth Century bungalows, for example by dividing new developments into individual dwelling pavilions with a varied form or orientation, separated by verandahs or parking structures and landscaped courtyards. Any facades that are taller or longer than neighbouring buildings should be screened by a combination of extra setbacks and balconies or verandahs. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves that disguise the scale and bulk of exterior walls. Parking is preferable in open carports or part-basements, rather than in wide garages that would accentuate building bulk or dominate visible facades.

In order to complement the scale and design character of traditional bungalows, a “light-weight appearance” is preferable for all visible facades, incorporating walls of windows that are shaded by framed balconies or verandahs plus exterior sunscreens, painted finishes and some sheet or board cladding rather than extensive plain masonry. Where facades face a street, a laneway or a driveway, provide a traditional “street address” with visible verandahs, living rooms and front doors.

Screen driveways, terraces, courtyards and balconies to protect the privacy and amenity of neighbouring dwellings.

Blackwall 6: Main Road Employment - Existing

Existing Character

A cluster of retail, commercial and light industrial activities, flanked by road verges that support scenically-distinctive woodland remnants, and beneath a scenically-prominent wooded hillside reserve.

Next to a variety of established subdivisions, the main road is flanked by wide verges planted with avenues of canopy trees or supporting scattered woodland remnants, and it provides a distinctive landscape landmark.

Commercial and light industrial developments are accommodated in a variety of industrial-style buildings, equivalent in height to one or two storeys and surrounded by open courtyards for carparking plus outdoor storage. Buildings display varied standards of commercial presentation, including the size and orientation of retail frontages, the coordination of corporate colour schemes and the location and scale of business signs.

Providing a conduit for pedestrians as well as traffic, this road carries an increasing volume of traffic that affects pedestrian safety, particularly for walkers crossing from inland residential neighbourhoods to waterfront reserves along the eastern edge of the Peninsula.

Blackwall 6: Main Road Employment - Desired

Desired Character

This should remain a mixed-use ribbon of larger scale and medium-impact employment or service activities plus showrooms that benefit from high-exposure, where the civic quality of prominent backdrops to Gosford City's major arterial thoroughfares are enhanced by "greening" of the road frontages, and where new developments in leafy landscaped settings achieve a co-ordinated standard of presentation.

Enhance the civic presentation of main road backdrops by siting buildings behind leafy front gardens and courtyards for parking or outdoor display of goods. Landscaping of street frontages should be co-ordinated, using hedges and rows of tall trees that are predominantly indigenous with elevated canopies that maintain the visibility of shopfronts, goods and commercial signs.

Facing the major roads, promote improved standards of urban design for all new buildings. Locate offices or showrooms facing the street to provide animated facades that display indoor activity, with delivery entrances confined to side and rear facades. Avoid the appearance of uniform building heights facing any street or driveway frontage by stepping the line of roofs and parapets, or by using taller forms to emphasise prominent building corners and entrances.

Disguise the scale and bulk of new buildings by applying a variety of materials and finishes to all front and side facades, including extensive windows that are shaded by balconies, verandahs or exterior sunshades, plus painted finishes over a mixture of masonry and sheet cladding, rather than expanses of plain masonry or metal sheeting. Roofs should be gently-pitched to minimise the height of ridges, flanked by wide eaves that disguise the scale of exterior walls.

Civic presentation of road frontages should be supported by the co-ordination of building colour schemes and commercial signs. Signs should be limited in both size and number, attached to buildings in consistent locations but limited in height to create continuous horizontal bands along awnings or parapets, rather than covering an entire facade. Pylon signs at the street frontage should complement the design of landscaped areas, and should be limited to one per property.

Blackwall 7: Scenic Conservation - Existing

Existing Character

Blackwall Mountain is a public reserve of substantially-unmodified woodland, situated at the edge of the Peninsula sandplain and forming backdrops to main roads and surrounding suburbs that are both scenically-distinctive and ecologically-significant.

A substantial woodland reserve under Council's care and control, this area provides a significant fauna refuge as well as an effective buffer between neighbouring suburbs and prevents an otherwise continuous tract of coastal development.

The reserve has a network of access trails, accessed by a steep and narrow residential street that also provides service access to a substantial ridgetop water storage reservoir.

Blackwall 7: Scenic Conservation - Desired

Desired Character

These landmark reserves should remain near-natural buffers between residential areas, where active environmental management conserves the ecological and scenic qualities of Gosford City's unique forested hillsides and ridgetops.

Conserve the natural qualities of hillside and ridgetop reserves by preventing further clearing of bushland, and avoid any land-management activity that would compromise the long-term diversity, vigour and habitat value of natural plant communities occurring in these reserves. Control any infestations of noxious or environmental weeds, and progressively repair any disturbance to landforms or natural vegetation using bush-regeneration techniques. Employ ecological best-practice for bushfire hazard reduction, for example mosaic burns, in order to strike a balance between conservation, scenic quality and public safety.

Where recreational or infrastructure works are necessary, ensure that natural landscape settings are not dominated by the size, siting, design or construction of new structures. Avoid disturbing natural slopes and bushland by locating works or structures primarily within existing cleared areas. Where there is no reasonable alternative, allow minor clearings in locations that have a lesser ecological value, where effective long-term management of bushland ecology would not be compromised and where the extent of scenic bushland backdrops that are visible from major roads, waterways or surrounding neighbourhoods would not be interrupted. In sloping areas and close to bushland, very-low impact construction such as light-weight framed structures with suspended floors and decks should be used, and cut-and-fill techniques should be avoided.

