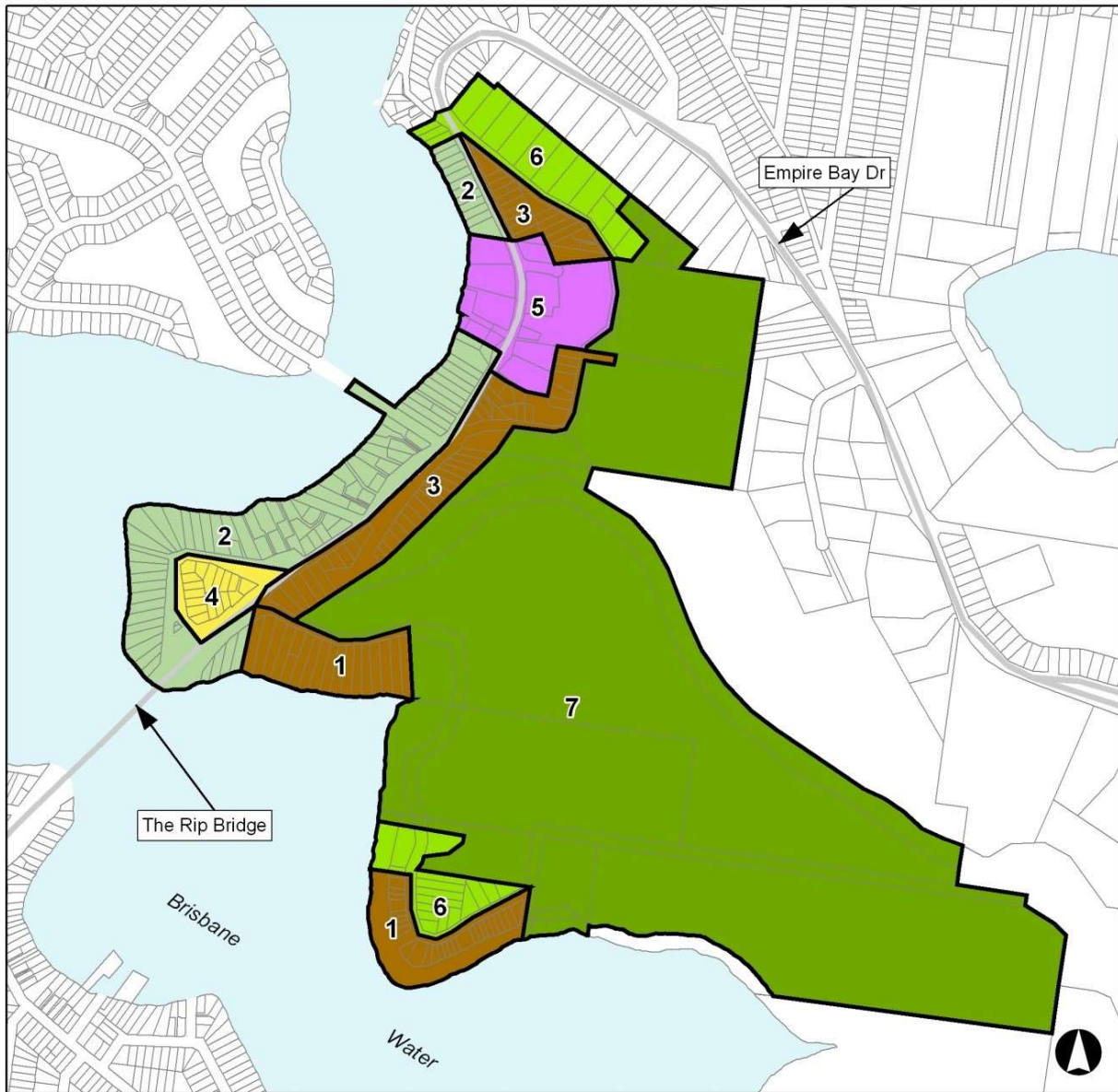


Daleys Point



-  1: Woodland Foreshores
-  2: Open Parkland Foreshores
-  3: Woodland Hillside
-  4: Prominent Open Hillside
-  5: Medium Density Hillside
-  6: Scenic Buffer
-  7: Scenic Conservation

Daleys Point 1: Woodland Foreshores - Existing

Existing Character

Modern residential development upon medium to large foreshore allotments that are often deep and narrow. Situated on densely wooded hillsides that vary from moderate to very steep slopes, development sits behind a natural foreshore reserve, and forms a scenically-distinctive backdrop to the waterway plus surrounding residential suburbs.

A long unformed access cul-de-sac that meanders across the steep hillsides, below wooded ridgetop reserves and as-yet undeveloped properties. Below the street, clusters of medium-sized houses are separated by trees standing on vacant woodland lots.

Houses are generally two storeys, designed to fit the scenic woodland setting, of timber frame or brick construction with broad frontages and multiple balconies that are designed to capture panoramic water views. Garages are sited close to the street, often as pole-frame structures adjacent to elevated dwellings, and sometimes creating a wall of buildings along the street.

Gardens are predominantly near-natural woodland, particularly on the slopes below dwellings but sometimes also along the street frontage, with small areas that are gently sloping planted with turf and shrubs.

Daleys Point 1: Woodland Foreshores - Desired

Desired Character

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

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.

Conserve natural and scenic characters of wooded foreshore properties plus unformed road verges by retaining existing 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.

Promote a natural character for all waterfront backdrops by avoiding structures that would visibly compromise the existing bushy foreshore character. 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. Also avoid tall retaining walls, elevated structures such as terraces or pools, steep driveways or opaque fences. Identify all boundaries by hedges or fences that are low or see-through. On properties with 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 development along any foreshore or street by setting all building works back from exposed shores or ridges, and maintaining front setbacks that are similar to the surrounding properties. Also provide at least one wide side setback or step 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. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls. Facing foreshores or ridges, disguise the impact of upper storeys by a combination of extra setbacks from the ground floor plus shady balconies and verandahs.

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 the 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.

Daleys Point 2: Open Parkland Foreshores - Existing

Existing Character

Almost entirely cleared of original vegetation, an irregular pattern of medium to large lots with dual frontages to streets and the waterway is situated on moderate to steep slopes below an arterial thoroughfare, adjoining a foreshore that is studded with private jetties and boat houses.

This waterfrontage forms a prominent backdrop to the waterway and neighbouring suburbs, and has been substantially urbanised by foreshore retaining walls and boathouse buildings. Houses vary in age, style, size and scale from a scattering of early Twentieth Century single storey bungalows elevated above open basements, to very large two and three storey brick houses that are surrounded by tennis courts and boathouses.

Irregular siting of houses provides a variety of garden settings to the front and rear, often surrounded by tall walls.

Gardens are generally turfed and planted with shrubs and trees, including clusters of isolated woodland remnants on the ridgetop. Foreshore gardens are generally terraced, behind seawalls with level areas of open turf that maintain panoramic views between occasional large trees. Garages are either attached to the main dwelling or are in the larger gardens, freestanding structures.

Daleys Point 2: 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.

Daleys Point 3: Woodland Hillsides - Existing

Existing Character

A corridor of medium-sized residential lots with panoramic waterway views, located on moderate to steep hillsides below a densely wooded ridgetop reserve, and overlooking an arterial thoroughfare.

Woodland, varying from an open canopy of scattered remnants to a near-continuous canopy above a partly-modified natural understorey, forms a scenically-distinctive backdrop to both the waterway and that thoroughfare.

A semi-regular pattern of lots faces either a narrow access street flanked by swales and sloping verges that support woodland remnants, or overlooks the thoroughfare from an elevated position above tall retaining walls.

Houses are sited well back from streets, elevated to capture views through the tree canopy and above dwellings that are located on the slopes below. Dwellings vary from mid-twentieth Century bungalows that are modestly-scaled single storey timber-framed buildings, to modern medium-sized pole homes of two storeys. Garages are either sited beside the street or attached to dwellings, often accessed via steep driveways that are excavated into the hillside.

Deep rear yards plus front and side gardens conserve woodland remnants that overhang and screen dwellings. Gardens vary from an open understorey of planted shrubs and turf below the woodland canopy, to partly modified woodland.

Daleys Point 3: 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.

Daleys Point 4: Prominent Open Hillside - Existing

Existing Character

A residential hilltop largely cleared of original vegetation, where medium-sized lots with dual frontage face local streets or an arterial thoroughfare as well as a waterfront.

Located on moderate to steep slopes, elevated allotments enjoy panoramic water views above houses situated on the slopes below, and form a prominent backdrop that is visible from nearby suburbs. Modern to large two storey brick houses are setback from the street and elevated, or sited immediately below the street, with multiple balconies and broad frontages that create continuous walls of buildings along the street.

Garages are integrated with the dwelling. Garden areas are predominantly located to the rear, incorporating turfed areas that are planted with a few shrubs and trees located to preserve views, sometimes retaining isolated woodland remnants that form local landmarks.

Daleys Point 4: Prominent Open Hillside - Desired

Desired Character

These prominent backdrops to Gosford City’s town centres, waterways and main roads should become leafy low-density residential hillsides, where new developments do not dominate their landscape setting, and improved standards of scenic-and-urban design quality are achieved by leafy hillside gardens around each dwelling.

Enhance the scenic potential of cleared hillside properties and road verges by retaining existing natural slopes in gardens and along street verges. Plant clusters of trees and shrubs throughout each garden to screen buildings and driveways, as well as to provide shady backdrops to roadways. Facing each street or any vantage points located downhill, emphasise a leafy garden character by planting taller trees that are indigenous plus hedges of shrubs, and avoid tall retaining walls, elevated structures including terraces or pools, and steep driveways that would visibly compromise the desired leafy hillside character. In any garden that is close to a bushland reserve, do not plant identified noxious or environmental weeds.

Avoid disturbing natural slopes by 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 would blend with the desired leafy setting. Avoid the appearance of a continuous wall of development along any street or hillside by locating buildings behind front or rear setbacks that appear similar to their surrounding properties, and providing at least one wide side setback or stepping 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 dwellings 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.

Daleys Point 5: Medium Density Hillsides - Existing

Existing Character

Between wooded residential hillsides and a waterway, a medium density estate of apartments designed for retirement living plus a small shopping centre are situated upon large sites that have been substantially cleared of original vegetation, flanking an arterial thoroughfare.

Forming a prominent backdrop to the waterway and neighbouring suburbs, this residential estate has very large two storey brick buildings with a uniform appearance elevated above basements have been excavated into hillsides and aligned to capture panoramic water views above neighbouring buildings. Along the immediate arterial frontages, buildings are designed to capture panoramic views, either sited well back and elevated, or set below the street with long blank brick walls.

Small garden areas face local access streets, planted with shrubs and flanked by walkways or wide driveways that have been excavated into the hillside.

The shopping centre is a single storey building set behind an open parking area that faces the thoroughfare, partly screened by a corridor of planted trees and shrubs.

Daleys Point 5: Medium Density Hillsides - Desired

Desired Character

These areas should remain medium-density residential hillsides where improved standards of amenity and urban design quality are achieved by new multi-unit developments that are surrounded by leafy hillside gardens, providing distinctive backdrops to Gosford City's town centres, main roads or the railway.

Maintain the existing informal scenic qualities of hillside properties and road verges by site planning that conserves visually-prominent trees, particularly near hill crests, close to ridgelines or along street frontages and verges.

Surround new developments with leafy gardens that retain natural slopes along all boundaries, providing space for new shady trees and shrubs, and avoiding the appearance of long or continuous buildings. On the steeper properties, use low-impact construction such as framed structures with suspended floors and decks that are elevated above basement parking, rather than extensive cut-and-fill that requires tall retaining walls or steep driveways. Plant a combination of trees and shrubs that are mostly-indigenous along all property boundaries and through courtyards, and use hedges or front fences that are low or see-through rather than tall and opaque.

Minimise the scale of new buildings and retain a proportion of the panoramic views that are available from any neighbouring property by using strongly-articulated forms, including floor-levels that are stepped to follow natural slopes plus facades that vary in shape and height. For example, divide floorspace into individual dwelling pavilions with a varied form or orientation, separated by verandahs and landscaped courtyards. Any facades that are taller or longer than buildings on neighbouring properties 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 basements or open carports, rather than in wide garages that would accentuate building bulk, dominate visible facades or require steep driveways.

A "light-weight appearance" is preferable for all visible facades to minimise their scale and bulk, incorporating walls of windows that are shaded by framed balconies or verandahs plus exterior sunscreens, some painted finishes and sheet or board cladding rather than extensive plain masonry. Where dwellings face a street or common access-way, provide a traditional "street address" with visible verandahs, living rooms and front doors.

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

Daleys Point 6: Scenic Buffers - Existing

Existing Character

Along elevated ridgelines, two ribbons of large residential lots are located on moderate to steep slopes in largely undisturbed woodland settings, contributing to the scenic and ecological values of continuous natural ridgetops that are visible from the waterway and surrounding residential areas, as well as providing a buffer between neighbouring suburbs.

Above an arterial thoroughfare and a foreshore cul-de-sac, two separate areas include rural residential properties that contribute to the quality and habitat values of a wooded ridgetop reserve. Most buildings are modestly-scaled and are screened by substantial woodland remnants.

Daleys Point 6: Scenic Buffers - Desired

Desired Character

These should remain rural-residential buffers where the scenically-distinctive semi-rural and natural qualities of prominent backdrops to Gosford City's major roads and tourist routes are preserved by appropriate very-low density residential developments associated with low-impact rural activities, and by small-scale businesses or community and educational facilities that have a modest impact.

Retain natural slopes and prevent further fragmentation of the tree canopy in order to maintain habitat values and informal scenic characters of hillside or valley properties, plus meandering roads with unformed verges. Along creeks, ridges, slopes or road frontages, conserve all mature bushland remnants that provide scenically-prominent backdrops visible from any road or nearby property. Limit intrusion of structures upon their landscape setting by concentrating new buildings and pavements in existing clearings. Use low-impact construction such as suspended floors and decks rather than extensive cut-and-fill, particularly on elevated slopes or near bushland.

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 the understorey plus thinning of the canopy to establish breaks between existing trees.

Maintain the informal character of existing semi-rural hillsides by avoiding tall retaining walls, extensive terraces or broad driveways that would be visible from any road or nearby property, and provide boundary fences that are see-through such as traditional post-and-rail designs. Surround all buildings with extensive garden setbacks, planted with new trees and shrubs that are predominantly indigenous to complement the established canopy. Noxious or environmental weeds must not be planted, and existing infestations should be controlled.

In order to minimise their scale and bulk, all new structures that would be visible from a road or nearby property should reflect the modest character and simple articulation of traditional farm buildings. For example, divide floorspace into a series of linked pavilion structures or wings of rooms that are surrounded by landscaped courtyards, and preferably, provide parking in carports or separate garages. Roofs should be simple hips or gables without elaborate articulation, gently-pitched to minimise the height of ridges and flanked by wide eaves or extensive verandahs to disguise the scale of exterior walls. (In bushfire prone areas, verandahs, roofs and suspended floors must be screened to prevent the entry of sparks and flying embers.)

Disguise the scale of facades that are visible from the street by incorporating extensive windows and verandahs, some painted finishes rather than expanses of plain masonry, and avoid wide garages that would visually-dominate any frontage. Ensure that outbuildings are compatible with the scale and design of their associated dwelling, particularly by using a similar roof pitch and wide eaves. Any commercial signs should be limited in size and number.

Daleys Point 7: Scenic Conservation - Existing

Existing Character

A continuous natural backdrop including woodland reserves plus undeveloped privately-owned woodland properties, visible from the waterway, an arterial thoroughfare plus conserving surrounding residential suburbs, and forming a backdrop that is scenically-prominent as well as conserving ecologically-significant corridor.

Elevated above residential hillsides, wooded slopes incorporate substantial rock outcrops.

The small scale and siting of any development along this ridge top has preserved the scenic and environmental quality of this landscape backdrop, as well as well as maintaining a broad buffer between neighbouring suburbs.

Daleys Point 7: Scenic Conservation - Desired

Desired Character

These should remain near-natural buffers where the ecological and scenic qualities of Gosford City's distinctive ridgetop reserves are conserved by very-low impact residential development upon existing private properties supported by active environmental management.

Conserve the natural qualities of hillside properties and reserves by minimising further clearing of bushland, and

avoid any land-management activities that would compromise the long-term diversity, vigour and habitat value of natural plant communities that are associated with public reserves. New structures should be sited within existing clearings. Only where there is no reasonable alternative to accommodate a new structure upon an existing property, minor clearing might be acceptable in locations with a lesser ecological value, provided that effective long-term management of bushland ecology would not be compromised and where the extent of bushland backdrops that are visible from major roads, waterways or surrounding neighbourhoods would not be diminished. Avoid cut-and-fill construction, and employ very-low impact techniques such as light-weight framed structures with suspended floors and decks. Control existing infestations of noxious or environmental weeds, and progressively repair any existing disturbance to landforms or natural vegetation using bush-regeneration techniques.

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 the understorey plus thinning of the canopy to establish breaks between existing trees. Regular garden management should maintain separation between canopies and remove accumulated leaf litter by ecological best-practice techniques such as mosaic burns that strike a balance between conservation, scenic quality and public safety.

Minimise the scale and bulk of any new building that would be visible from a road or nearby property. For example, divide floorspace into linked pavilion structures that are surrounded by shady verandahs, and preferably provide parking in separate garages or outdoors. Roofs should be simple hips or gables without elaborate articulation or extensive valleys, gently-pitched to minimise the height of ridges and flanked by wide eaves and verandahs that disguise the scale of exterior walls. All verandahs, windows, roofs and suspended floors must be screened to prevent the entry of sparks and flying bushfire embers.

Disguise the scale of facades that are visible from the street by incorporating extensive windows and verandahs, some painted finishes rather than expanses of plain masonry, and avoid wide garages that would visually-dominate any frontage. Ensure that outbuildings are compatible with the scale and design of their associated dwelling, particularly by using a similar roof pitch and wide eaves.

