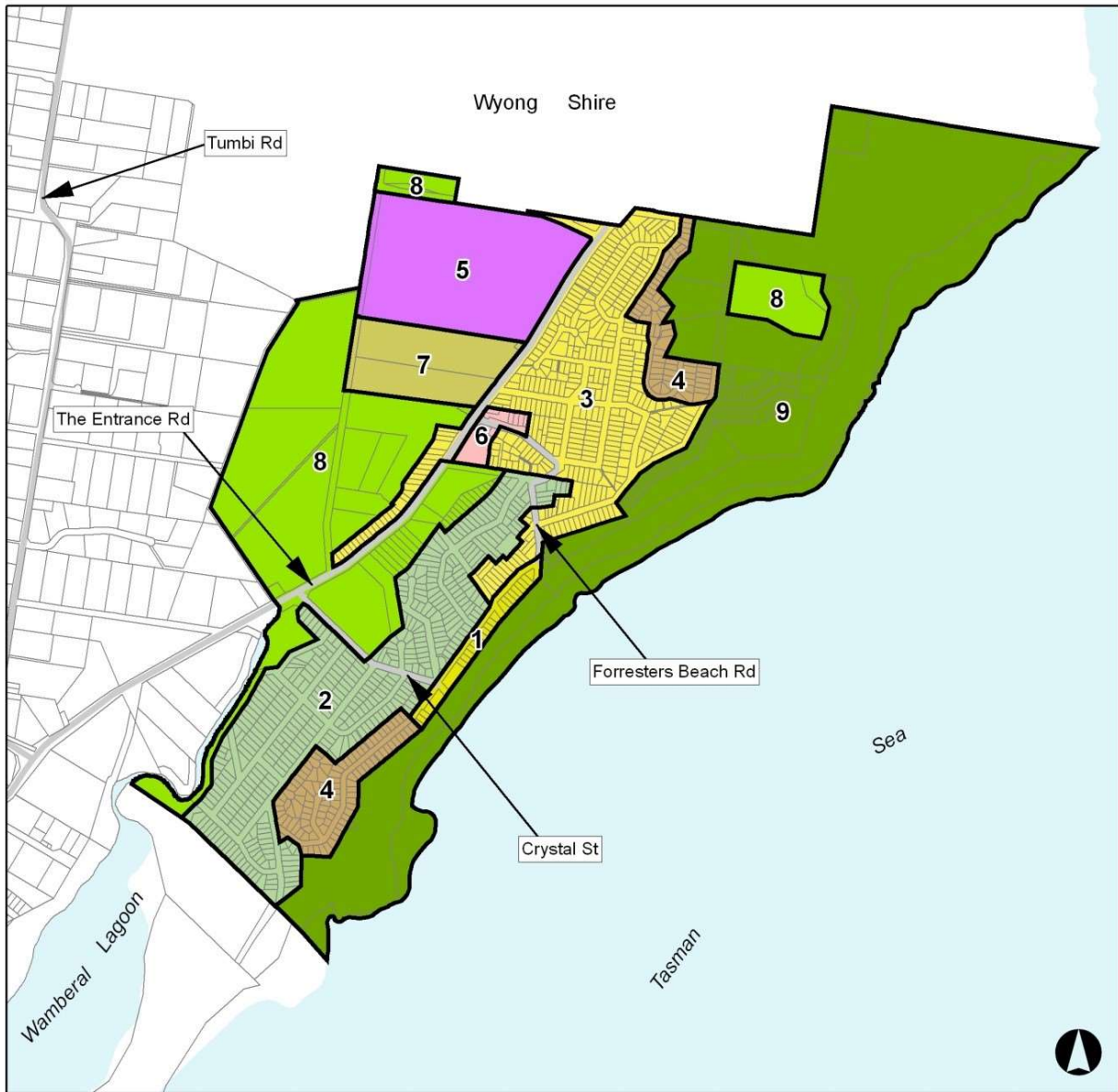


Forresters Beach



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Forresters Beach 1: Ocean Beachfront - Existing

Existing Character

Located between two coastal headlands, a regular subdivision of medium-sized residential allotments includes a focal point for public beachfront recreation, and forms a prominent backdrop to the beach plus a foreground to hillside allotments.

Allotments face a wide street with formed edges and grassed verges, incorporating beachfront carparking adjacent to a low-scale amenities block and a viewing platform elevated above the dune crest, next to a central access pathway that leads to the beachfront.

Individually-designed modern brick houses of one and two storeys are visible from two frontages plus from surrounding hillsides. Constructed on the exposed foredune to capture panoramic ocean views, wide fronted houses with small and relatively uniform front setbacks, create an almost continuous wall of buildings.

Facing the beach, small simple gardens are seated above a foredune carpeted with salt-tolerant native plants. Along the street, gardens are small and open, often replaced by garages built close to the street, or converted to parking courtyards enclosed by tall walls for security.

Forresters Beach 1: Ocean Beachfront - Desired

Desired Character

These should remain low-density residential foreshores where future development does not dominate the informal scenic quality of prominent backdrops to Gosford City's ocean beaches, and new dwellings are surrounded by leafy gardens that provide protection from storm surges and shoreline erosion.

Ensure that new structures do not disrupt development patterns that are evident upon surrounding properties. Avoid disturbing natural slopes plus any existing trees that are visually-prominent foreshore features, and ensure a leafy character for these prominent backdrops to ocean beaches. Plant gardens and street verges with low hedges and salt-tolerant trees that are predominantly indigenous, clustered to maintain existing panoramic views. Facing beachfronts in particular, avoid tall retaining walls or fences, extensive terraces or driveways that would visibly compromise the desired leafy character. Plant low-growing "hedges" of indigenous shrubs and ground covers along boundaries and to stabilise dunes. Also, maintain the informal character of any existing wide street verges that are dotted with shady street trees.

Avoid the appearance of a continuous wall of foreshore development by setting all building works back from exposed fore-dunes, and by surrounding buildings with leafy gardens. Incorporate waterfront and street setbacks that are similar to the surrounding properties, and 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. 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 beach, disguise the impact of upper storeys by a combination of extra setbacks from the ground floor plus shady balconies and verandahs.

Reflect elements of 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.

Forresters Beach 2: Open Parkland Hillsides - Existing

Existing Character

Residential subdivisions located on gently undulating land between densely wooded floodplains and coastal headlands, providing scenically-prominent backdrops to a major thoroughfare as well as a leafy foreground to elevated hillside areas.

A variety of regular and irregular subdivisions with medium-sized lots have planted parkland gardens that also contain remnants of the original coastal banksia scrub, fronting narrow streets that are flanked by unformed edges and wide grassed verges that are often dotted with woodland remnants.

Houses range from modestly-scaled, traditional coastal cottages of a single storey, surrounded by extensive gardens, to newer subdivisions with smaller gardens surrounding one or two storey brick and timber houses.

The casual quality of creekfront parkland is reflected by simple but managed gardens around each house, supporting scattered shrubs and trees as well as some woodland remnants.

Forresters Beach 2: Open Parkland Hillside - Desired

Desired Character

These should remain low-density residential hillsides where existing streetscape quality and amenity are enhanced substantially by further “greening” of gardens and street verges.

Minimise disturbance to natural slopes and any existing trees that are visually-prominent. Retain existing ground levels along all boundaries, and on the steeper slopes, use low-impact construction such as suspended floors and decks rather than extensive cut-and-fill.

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, and plant clusters of trees and shrubs throughout each garden to screen buildings and driveways, as well as to provide shady backdrops to the roadway. Facing the street, emphasise a leafy garden character by gardens and street verges planted with taller trees that are indigenous plus hedges of shrubs, and avoid wide driveways, tall fences or multiple retaining walls.

On hillsides that are scenically-prominent, 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 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.

Forresters Beach 3: Prominent Open Hillside - Existing

Existing Character

A variety of old and newer residential subdivisions, located on low-lying footslopes between the main road corridor and wooded topslopes of the Forresters Beach headland.

Across undulating and gently sloping land, regular subdivisions have been cleared almost totally of original vegetation. Medium sized allotments face a grid of local streets, generally with narrow pavements and unformed edges flanked by broad sloping grassed verges.

Across west-facing slopes, houses are predominantly modest in scale, surrounded and separated from neighbours by simple grassed gardens with a scattering of shrubs, providing an open atmosphere as well as an outlook across the nearby floodplain to a distant forested ridgeline. Cottages range from the original basic weekenders of single storey fibro construction, through elevated one and two storey holiday cottages, to permanent accommodation that ranges from simple one and two storey timber and brick buildings to more elaborate designs.

Recently, individually-designed substantial houses of timber and brick capturing panoramic local views have begun to replace older cottages located upon larger elevated lots with panoramic local views across the floodplain.

Forresters Beach 3: Prominent Open Hillsides - 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.

Forresters Beach 4: Open Woodland Hillsides - Existing

Existing Character

Two established residential subdivisions upon moderate to steep slopes are highly visible from the major regional thoroughfare as well as from the beach and surrounding residential localities.

Situated in partly-cleared coastal woodland either upon a small but scenically-prominent minor headland, or across the west-facing topslopes next to the main Forresters Beach Headland, these areas have wide streets with formed edges, flanked by gently sloping grass verges or natural embankments upon the steeper slopes.

New houses of between one and three storeys are surrounded by a dense but low carpet of trees and ground covers on the steeper slopes, with managed gardens of dense shrubs plus woodland remnants on the flatter sites, retaining elements of natural coastal hillsides. Across the steeper slopes, construction is almost exclusively light-weight pole designs, with brick buildings restricted to the flatter sites.

Gardens that retain a widespread scattering of woodland remnants provide a scenically-distinctive setting for these modestly-scaled houses.

Forresters Beach 4: Open Woodland Hillsides - Desired

Desired Character

These should remain low-density residential areas where the existing scenic quality and amenity of prominent hillsides are enhanced substantially by further "greening" of gardens and street verges in order to screen new development and to complement the open bushland canopy that surrounds most dwellings.

Maintain the semi-natural character of hillsides by retaining existing natural slopes throughout gardens and along

street verges, and by conserving bushland trees that are visually-prominent features. Complement the established canopy by planting trees and shrubs that are predominantly indigenous throughout all garden areas and along street verges. Do not plant identified noxious or environmental weeds in any garden that is close to a bushland reserve. Facing all boundaries, emphasise a leafy garden character by avoiding tall retaining walls, elevated structures such as terraces or pools, and steep driveways that would visibly compromise the leafy 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 desired bushy setting. Avoid the appearance of a continuous wall of development along any street or hillside by locating buildings behind front and rear setbacks 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 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. 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.

Forresters Beach 5: Medium Density Estate - Existing

Existing Character

Upon a very large allotment facing the principal coastal highway, development of a substantial aged housing estate is currently in progress.

Winding across broad undulating slopes, the broad main road generally has unformed edges and wide verges that retain traces of a recently-lost semi-rural atmosphere. However, the informal atmosphere of this corridor is changing, with trends indicating an increasingly urban character due to road widenings.

Forresters Beach 5: Medium Density Estate - Desired

Desired Character

These areas should remain medium-density residential estates that accommodate older people or people with a disability, where improved standards of amenity and urban design quality are achieved by new low-rise multi-unit buildings that are surrounded by leafy gardens to provide distinctive backdrops for Gosford city's town centres and major roads.

Maintain the existing informal scenic qualities of hillside properties and road verges by appropriate site planning that conserves visually-prominent trees, particularly near hill crests, close to ridgelines or along street frontages. Avoid the appearance of long or continuous buildings by surrounding new developments with leafy gardens that retain natural slopes along all boundaries and provide space for shady trees and shrubs. 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 with tall retaining walls or steep driveways. Plant a combination of trees and shrubs that are mostly-indigenous around courtyards as well as along all property boundaries, and use hedges or front fences that are low or see-through rather than tall and opaque.

Ensure that new developments complement the siting, form and scale of nearby detached dwelling neighbourhoods,

as well as maintaining reasonable levels of sunlight, privacy and amenity that are enjoyed by neighbouring dwellings and their private open spaces.

Minimise the height and scale of new buildings by using strongly-articulated forms, including floor-levels that are stepped to follow natural slopes and facades that vary in shape and height. For example, divide floorspace into individual dwelling pavilions with a varied form or orientation, separated by landscaped courtyards and verandahs. Disguise the impact of upper storeys by a combination of stepped forms, balconies or verandahs. Roofs should be simple hips, gables or skillions, 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.

Minimise the scale of all visible facades with extensive windows that are shaded by framed balconies, verandahs or exterior sunscreens, plus some painted finishes and sheet or board cladding rather than expanses of plain masonry. Where dwellings face a street or common access-way, provide a traditional "street address" incorporating visible verandahs, living rooms and front doors.

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

Forresters Beach 6: Village Centre - Existing

Existing Character

A mix of activities are established in a prominent corner location facing the coastal highway and a major suburban access road.

Facing the access street but clearly visible from the highway, a ribbon of shops provide goods and services to the surrounding suburb. Above a wide footpath, shopfronts are protected by awnings facing kerbside parking. Nearby and facing the highway, an established motel development sits opposite a mix of long-established recreation businesses.

A wide variety of business signs accentuate the commercial character of this corridor, either attached to shops or as free-standing pylon signs outside the motel.

Forresters Beach 6: Village Centre - Desired

Desired Character

This should remain a low-intensity centre that services primarily residents from the surrounding suburb but also includes some shop-top accommodation, where the civic-and-urban design quality of a neighbourhood landmark is enhanced by new development that encourages street activity.

Promote on-street activity by maximising the continuity of shop-windows facing all street frontages within the "village", and incorporate awnings, colonnades or balconies in all buildings as shelter for pedestrian frontages.

Ensure that new developments (including alterations to existing buildings) do not dominate their predominantly low-rise residential surroundings, and maximise the amenity of all pedestrian frontages. Facing the street, shop-front facades should have a zero setback and a maximum height of one storey, with any taller storey set back behind terraces or balconies to maintain a modest, pedestrian-friendly scale as well as the current level of midday sunlight that is available along the footpath. Also ensure that the height and siting of new buildings preserve current levels of privacy, sunlight and visual amenity that are enjoyed by neighbouring dwellings and their private open spaces.

Adapt features of traditional mainstreet shopping villages to reflect the established pattern of low-density suburban dwellings. Buildings should be designed to maximise the number of retail tenants along all street frontages. Avoid the appearance of a continuous wall of development or uniform building heights along any street, and vary both the shape and height of all visible facades, with roofs and parapet heights that step from one building to the next, and any street corners that are emphasised by taller forms. Roofs should be simple hips, gables or skillions without elaborate articulation, gently-pitched to minimise the height of ridges, and flanked by wide eaves that shade upper-storey terraces as well as disguising the scale of exterior walls. In general, the walls of all upper storeys should be screened by an extra setback plus a balcony or a verandah. Adjacent to any detached dwelling, wider allotments also should provide a landscaped setback from the side boundaries.

Disguise the scale and bulk of new buildings. All visible facades should employ extensive windows that are shaded by lightly-framed balconies, verandahs or exterior sunshades, plus painted finishes and some board or sheet cladding rather than expanses of plain masonry. Side and rear facades should match the design quality of the street frontage.

Provide shopper parking at the kerbside, and locate any additional off-street parking behind shops with unobtrusive vehicle entrances that minimise disruption to shopfronts and their associated pedestrian activity. Screen driveways and outdoor parking courtyards by hedges and shady trees. Contribute to co-ordinated street improvements that include dedicated pedestrian crossings, footpaths, landscaping and lighting to provide safe and secure settings for informal social interaction. Building colour schemes and commercial signs should be co-ordinated and limited in size and number to promote the identity of this local centre, rather than emphasising corporate sponsorship.

Forresters Beach 7: Recreation Centre - Existing

Existing Character

A variety of long-established recreation businesses are located on medium to large allotments facing the principal coastal highway.

Opposite cottage subdivisions, a local shopping centre and motel, a bowling alley and other recreation facilities are accommodated in simple structures, advertised by extensive signs that accentuate the business-character of this once semi-rural setting next to a major coastal floodway and wetland.

Forresters Beach 7: Recreation Centre - Desired

Desired Character

These properties should continue to provide community and recreation services according to the needs of their surrounding residential population. The scenic and civic qualities of prominent backdrops to Gosford City's major roads and residential areas should be enhanced by future development, infrastructure or landscape improvements, and by open space management.

Protect the habitat and scenic values of remnant bushland and wetland by retaining natural slopes and by avoiding further fragmentation of the tree canopy, particularly mature bushland remnants that provide scenically-prominent backdrops.

Enhance the recreation and scenic potentials of open areas by masterplanned improvements that satisfy a wide range of recreation needs, including clustered shelter plantings, walking trails and seating, and amenities buildings. Around carparks and along street frontages in general, protect the safety of children by footpaths that are flanked by landscaped barriers to channel pedestrian traffic towards defined road crossings.

Ensure that new developments (including alterations to existing buildings and infrastructure works) do not dominate their natural or landscaped settings, or their predominantly low-rise residential surroundings. Surround buildings with landscaped settings that maintain the scenic quality of prominent bushland backdrops or existing corridors of planted trees. Ensure that the height and siting of new structures also preserve levels of privacy, sunlight and visual amenity that are enjoyed by neighbouring dwellings and their private open spaces. Complement the bushland canopy by planting all setbacks, courtyards and parking areas with shrubs and trees that are predominantly indigenous. Along front boundaries, provide for surveillance and safety by planting hedges or using fences that are low or see-through.

Promote high levels of visible activity around buildings by adopting elements of traditional "mainstreet" shopping villages, including extensive windows and building entrances that are located to reveal indoor activity. Incorporate footpaths, verandahs or colonnades to concentrate pedestrian access between clearly-identified building entrances and surrounding streets or carparks.

Minimise the scale and bulk of new buildings and avoid the appearance of uniform building heights along any street by well-articulated forms. Divide floorspace into separate pavilion structures that are surrounded by landscaped courtyards, and vary the shape and height of facades, particularly to identify major entrances. For visually-prominent facades, incorporate extensive windows that are shaded by framed verandahs or exterior sunscreens, and display some variety of materials or finishes rather than expanses of plain masonry or metal cladding. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves or verandahs that disguise the scale of exterior walls.

Forresters Beach 8: Scenic Buffers - Existing

Existing Character

Three separate parcels, one a recent rural residential subdivision adjacent to wetlands and woodland along the coastal floodplain, another a block of floodplain woodland partially cleared for playing fields, and the third a single ridgetop allotment surrounded by woodland.

Set against backdrops that are scenically distinctive and ecologically significant, these parcels are components in visually prominent backdrops that line a regional thoroughfare, also providing scenic buffers between neighbouring residential hillsides and open rural residential paddocks located nearby.

Forresters Beach 8: 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.

Forresters Beach 9: Scenic Conservation - Existing

Existing Character

Separate parcels that provide scenically-prominent and ecologically-distinctive backdrops to coastal development.

A wide range of landforms and vegetation-types include the main Forresters Beach headland and rock platform, the minor headland and its rock platform extending towards a sandspit and frontal dune that enclose a coastal lagoon,

woodland and wetlands lining a coastal floodway and extending to headwaters of a coastal lagoon.

Flanking a major regional thoroughfare, surrounding a coastal lagoon, and incorporating immediate ocean foreshores, these parcels have a visual prominence that is exceptional, providing significant backdrops to coastal subdivisions as well as buffers that prevent a continuous ribbon of coastal development.

Forresters Beach 9: 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.

