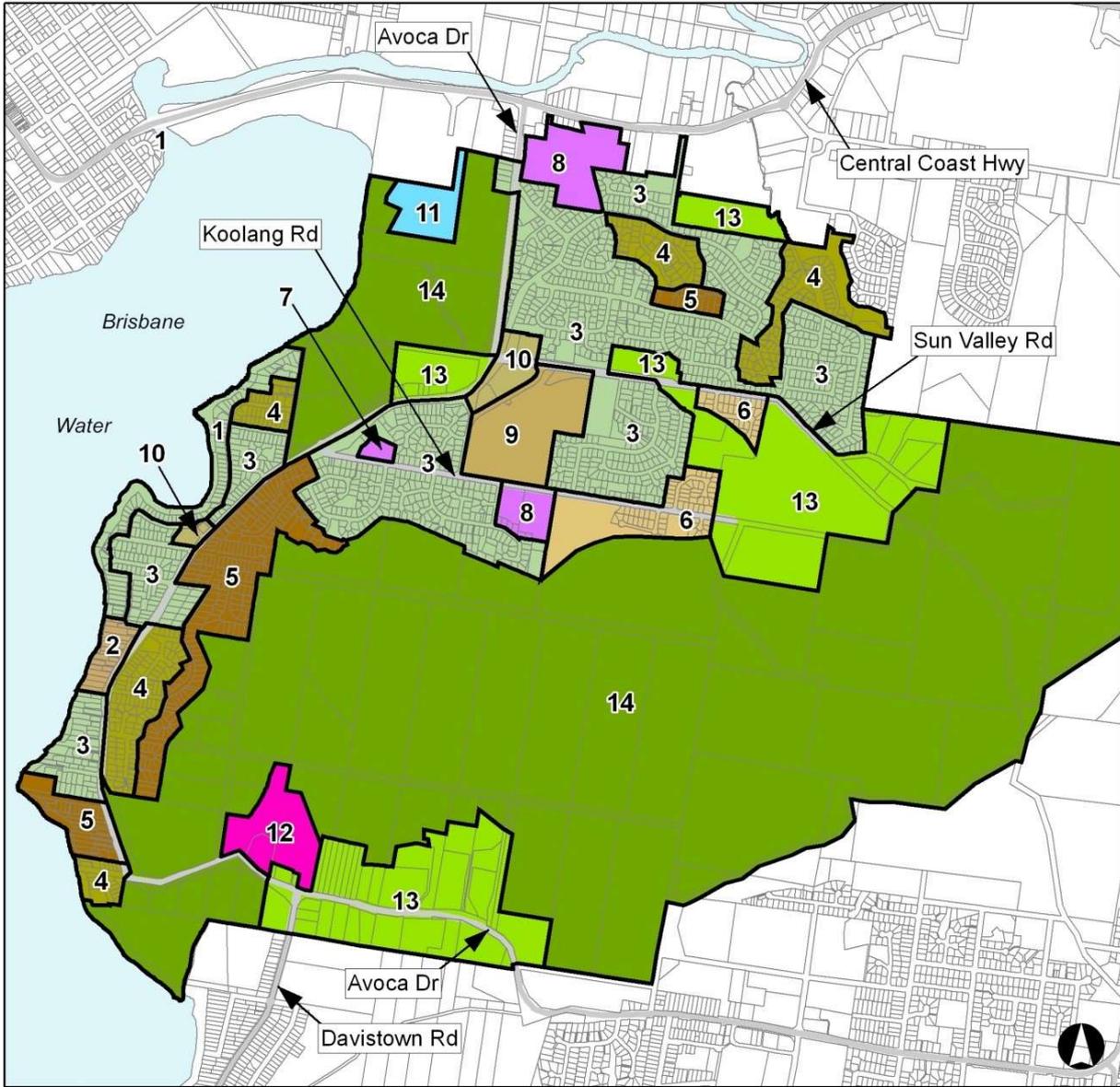


# Green Point



- |   |                             |   |                                 |
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## **Existing Character**

Low density residential allotments with dual frontages to a long reserve that meanders along Brisbane Water foreshores, and to a narrow access street.

The broad turfed reserve meanders around the waterfront, retaining scattered rocky outcrops and copses of woodland remnants, as well as a variety of planted trees, set behind a narrow band of mangroves and forming a scenically-prominent leafy backdrop to the waterway and surrounding waterfront suburbs.

Medium-sized allotments are accessed via narrow paved streets flanked by kerbing and broad turfed verges extending into medium sized front gardens that are studded with shady trees and scattered woodland remnants that are visible from the waterway.

Houses are predominantly medium-sized brick and tile construction, of one or two storeys designed to capture panoramic water views. Facing the reserve, houses are surrounded by verandahs or terraces covered by pergolas, set behind open fences and partly screened by shrub beds that preserve panoramic water views due to their design or location.

## **Green Point 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.

## **Green Point 2: Open Woodland Foreshores - Existing**

## **Existing Character**

Located between an arterial road and Brisbane Water, adjacent to a wooded foreshore reserve, a hillside of medium to large allotments is studded with tall forest and wetland remnants that provide scenically-distinctive backdrops to both the waterway and the main road.

Constructed on moderate slopes below the roadway, dwellings are predominantly medium-to-large brick houses of one or two storeys, set on benched foundations or elevated above natural slopes.

Surrounded by substantial setbacks, houses are screened from all quarters below a canopy of woodland remnants and planted shady trees. Facing the waterfront, gardens have areas of open turf surrounded by shrub beds and shaded by copses of tall trees that maintain panoramic private vistas. Foreshore gardens are occasionally contained by low sea-walls, and lead to long private jetties that are distinctive features of these foreshores.

## **Green Point 2: Open Woodland Foreshores - Desired**

### **Desired Character**

These should remain leafy low-density residential foreshores where the current scenic quality of Gosford City's prominent foreshore backdrops is 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 existing dwellings.

Avoid disturbing natural slopes and existing trees that provide visually-prominent backdrops to waterways or surrounding suburbs. Complement the established canopy by planting gardens and street verges with trees that are mostly indigenous, enhancing the scenic quality of backdrops to waterways and streets, arranged in clusters to maintain existing water views. Do not plant identified noxious or environmental weeds near bushland reserves. Also, maintain the form of existing wide street verges that are dotted with shady street trees.

Promote a natural character for waterfront backdrops by avoiding structures that would visibly compromise the desired bushy foreshore character. Retain existing ground levels along all boundaries. On the steeper slopes, use low-impact construction such as suspended floors and decks rather than extensive cut-and-fill, and locate parking next to the street in structures that are designed to blend with the natural setting. Avoid tall retaining walls or fences, extensive terraces or elevated pools, and driveways that are wide or steep. Identify foreshore and street boundaries with hedges or fences that are low or transparent. On 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 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 stepping floor-levels to follow natural slopes and by using irregular floorplans that create well-articulated forms. For example, divide floorspace into 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. For waterfront facades, 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. 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 between the dwelling and the street. Locate and screen all balconies or decks to maintain the existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

## **Green Point 3: Open Parkland Hillides - Existing**

### **Existing Character**

Surrounded by forest reserves or set close to Brisbane Water, several hillside subdivisions on gentle to moderate slopes that have been cleared almost entirely of their original vegetation, where irregular patterns of medium-sized allotments support a variety of planted shrubs and trees creating a leafy appearance.

An irregular network of cul-de-sacs is connected to collector roads that meander across the hillsides and carry neighbourhood traffic to the surrounding arterial roads. Local streets have medium-width kerbed pavements, flanked by wide grassed verges extending into turfed front gardens planted with dense beds of flowering annuals, low shrubs and scattered small trees that accentuate an open parkland atmosphere.

Houses vary in age, style and size from modest single storey bungalows to large two storey brick or timber-framed buildings that are elevated to capture panoramic views of valleys or waterways. Consistent front setbacks and wide front facades that are set close to neighbours create near-continuous walls of buildings along each street. Garages are often accommodated at basement level.

On moderate slopes, gardens are often terraced to create level building platforms, with brick or rock retaining walls along the street frontage and planted with a variety of flowers, shrubs and small trees.

### **Green Point 3: Open Parkland Hillsides - 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.

### **Green Point 4: Parkland Hillsides - Existing**

#### **Existing Character**

Surrounded by wooded hillsides that provide scenically-distinctive natural landmarks for surrounding residential areas, two elevated subdivisions are located upon gentle to moderate slopes that have been substantially cleared of original vegetation, with semi-regular patterns of medium-sized allotments supporting a variety of planted shrubs and shady trees together with scattered forest remnants.

Access streets with narrow to medium-width kerbed pavements are flanked by wide grassed verges that extend into turfed front gardens planted with dense beds of flowering annuals, shrubs and shady trees, plus backdrops of scattered forest remnants that accentuate the lush and shady parkland atmosphere.

Houses are predominantly modern, medium-to-large brick-and-tile buildings of one or two storeys, often elevated above basement garages to capture panoramic valley or water views through the trees. Although front setbacks are consistent, some houses have wide side setbacks that allow for dense plantings that screen the appearance of continuous walls of buildings along each street.

On moderate slopes, gardens are often terraced to create level building platforms, with brick or rock retaining walls along the street frontage and planted with a variety of flowers, shrubs and small trees.

#### **Green Point 4: 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.

#### **Green Point 5: Woodland Hillsides - Existing**

##### **Existing Character**

Two hillside locations that have been partly cleared for low density residential development but retain a canopy of forest remnants, either surrounded by residential neighbourhoods or situated next to a substantial forested hillside reserve, providing scenically-distinctive backdrops to Brisbane Water plus surrounding residential areas, centres and main roads.

Access streets are narrow-to-medium width kerbed pavements, flanked by turfed verges that support scattered woodland remnants or planted shady trees.

The pattern of allotments varies from regular to semi-regular, with medium-to-large houses of one or two storeys, constructed of brick-and-tile on gentler slopes or framed structures on steeper slopes. Dwellings are partly screened from neighbours and the street due to irregular siting and the dense canopy of forest remnants plus trees and shrubs planted along property boundaries.

Gardens vary from a near-natural understorey to shrubs and trees planted along terraced beds facing the street. Large decks are common, providing outdoor living space attached to houses. Carparking is provided generally by basement garages or by open carports that are set close to the street.

#### **Green Point 5: 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.

## **Green Point 6: New Estates - Existing**

### **Existing Character**

Recently-completed residential subdivisions, on gentle to moderate hillsides surrounded by forest reserves that are ecologically- and scenically-distinctive, where panoramic valley vistas are available from elevated properties.

Almost entirely cleared of original vegetation, subdivisions incorporate irregular networks of cul-de-sacs flanked by kerbing and narrow grassed verges.

On the larger estate, cul-de-sacs are attached to winding collector roads that carry through-traffic to neighbouring centres and arterial roads. In this estate, natural landmarks are provided by a narrow corridor of forest remnants conserved along ridgetop or watercourse reserves.

Construction of houses has commenced recently on the smaller estates. On the large estate, medium-sized allotments with gentle to moderate slopes support new houses varying in size and scale from medium to large, predominantly two storey project-homes constructed upon benched platforms that are either elevated above the street behind retaining walls, or are set below street level and extended into back yards providing level outdoor areas.

Gardens are generally areas of open turf where planted trees and shrubs have yet to establish a mature suburban landscape, and the dominant landscape features are currently provided by roofs and brick walls. Within this landscape, street frontages generally are dominated by wide driveways and garages.

## **Green Point 6: New Estates - Desired**

### **Desired Character**

These should become leafy low-density residential neighbourhoods where high standards of streetscape, urban design quality and amenity are achieved by dwellings that are set behind shady street trees and surrounded by lush

gardens.

Avoid disturbing natural slopes along boundaries, and locate buildings behind front setbacks that are similar to their surrounding properties. Also avoid the appearance of a continuous wall of development along any street by providing at least one wide side setback or by stepping the shape of front and rear facades. Plant clusters of trees and shrubs throughout each garden to screen buildings and driveways, as well as to provide shady backdrops to roadways. On properties near any bushland reserve, garden plantings must not include any identified noxious or environmental weeds. Front gardens and street verges should include some taller trees that are indigenous. A leafy garden character should be emphasised by limiting the width of driveways, and using front fences that are low or see-through, or by planting hedges of shrubs.

Minimise the scale and bulk of buildings by floor-levels that step to follow natural slopes and by irregular floorplans that create well-articulated forms. 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.

Construction should be predominantly brick-and-tile, varied by some board or sheet cladding. 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 the 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.

### **Green Point 7: Medium Density Hillside - Existing**

#### **Existing Character**

A single very large allotment facing a major local road, surrounded by low density residential neighbourhoods where a cluster housing development has constructed town houses in the style of inner city terrace-housing.

Contrasting the scale and density of surrounding houses, this development provides a prominent backdrop to a major local road that is also visible from surrounding hillsides.

Two blocks of attached townhouses address their street frontage, set behind small front gardens surrounded by low brick and timber fences, occasionally planted with shrubs and small trees. Parking areas are concealed from the street, accessed by a centrally-located driveway flanked by narrow garden beds. Behind street-front buildings, parallel rows of townhouses are separated by private courtyards and are surrounded by driveways that run along this property's side and rear boundaries.

### **Green Point 7: Medium Density Hillside - Desired**

#### **Desired Character**

No substantial changes to the form of this established cluster housing development are anticipated.

Property managers or dwelling occupants might make minor cosmetic changes to gardens, and any alterations or maintenance of building facades should be coordinated to extend along each block of attached dwellings.

### **Green Point 8: Medium Density Estates - Existing**

#### **Existing Character**

Two substantial properties developed for medium density residential estates that have been designed and are managed to accommodate retirement living.

The larger estate faces an arterial road, and includes areas of undeveloped bushland on upper slopes that provide scenically-distinctive backdrops to the adjoining residential neighbourhood and to surrounding hillsides. Along the road frontage, lower slopes have been cleared totally for construction of large two storey apartment-style buildings surrounded by terraced garden beds and partly screened by large deciduous trees that are planted along the street frontage.

The small estate has narrow access driveways that are lined by garden beds planted with small shrubs, and flanked by long rows of attached buildings.

Overlooked from surrounding hillsides, these estates create open landscapes that are dominated by concrete driveways, tiled roofs, and open areas of turf, accentuated by the repetitive siting and design of buildings.

### **Green Point 8: Medium Density Estates - 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.

### **Green Point 9: Mobile Home Estate - Existing**

#### **Existing Character**

Adjacent to an arterial road and fronting a major local street, a self-contained medium-density estate of small manufactured homes is enclosed by a buffer of trees.

Manufactured homes are small single storey buildings, with a rectangular floorplan capped by simple gabled roofs. Designed and maintained as individual dwellings, each home is set close to neighbouring buildings and an access driveway flanked by narrow bands of turf, occasionally with tall trees.

### **Green Point 9: Mobile Home Estate - Desired**

#### **Desired Character**

These properties should remain medium-density residential estates where manufactured homes accommodate a combination of permanent and transient residents, and streetscape quality plus amenity are enhanced by "greening" to provide leafy settings for each dwelling as well as improving the scenic quality of prominent backdrops to Gosford City's major tourist routes.

Conserve existing visually-prominent trees, particularly along street frontages, and plant a combination of shady trees

and shrubs along estate boundaries and internal roadways. In order to complement the informal character of existing garden frontages, use hedges or fences that are low or see-through rather than tall and opaque. Maintain the informal qualities of existing wide grassy street verges and conserve existing shady street trees.

Avoid the appearance of long or continuous rows of buildings facing any boundary by varying the siting or orientation of successive dwellings, by providing landscaped setbacks that vary in width, and lining internal roadways with avenues of trees and shrubs. Maintain street setbacks similar to surrounding properties and minimise the extent of hard-paved surfaces.

## **Green Point 10: Main Road Centres - Existing**

### **Existing Character**

Facing a major coastal thoroughfare, two retail centres provide community gathering places, as well as household goods and a variety of services for the surrounding residential area.

To the south, an established drive-in shopping centre faces two access streets, with two properties accommodating two storey buildings that include a small neighbourhood retail centre and a smaller residential-style building that houses estate agencies and other tenants.

Surrounded by an open carpark with an open canopy of planted eucalypts, the retail centre is a simple building over two levels, accommodating a small supermarket and several shops facing an internal arcade in an upper level that has no windows, plus a colonnaded lower level where a number of shops face the carpark but are concealed from the main road. Tenants in this older-style centre rely upon road-front pylon signs to attract customers.

To the north, facing a major intersection and roundabout, a medium-scale supermarket development has been completed recently, with a number of pavilion-style buildings set behind an open carpark and surrounded by a landscaped perimeter.

## **Green Point 10: Main Road Centres - Desired**

### **Desired Character**

This should remain a mixed-use centre that provides a range of services to the surrounding district and also incorporates some accommodation, 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 and also display high levels of indoor activity.

Enhance the civic presentation of main road backdrops and achieve an improved setting for retail and business activities by siting buildings behind leafy front gardens and parking courtyards that provide a buffer to traffic and noise. Ensure that neighbouring developments promote a co-ordinated network of landscaped setbacks, retail frontages plus pedestrian and vehicle access. Landscape all setbacks and parking courtyards using hedges and rows of tall trees that are predominantly indigenous, with elevated canopies that maintain the visibility of shopfronts and commercial signs.

Promote high levels of visible retail-type activities along the main roads. Adopt a traditional "main street" configuration for new developments, maximising the number of retailers or businesses plus the continuity of shop-windows that face the road and surround each parking courtyard. Incorporate footpaths with verandahs, colonnades or balconies that emphasise retail activity and provide sheltered pedestrian access from carparks to clearly-identified building entrances. Avoid delivery entrances that would disrupt the continuity of shopfronts. Provide sheltered footpaths between neighbouring buildings, and link the driveways and parking upon neighbouring properties to allow convenient access for customers and deliveries.

Facing the major roads, promote improved standards of urban design for all new buildings. Avoid the appearance of uniform building heights facing any street or driveway frontage, and vary the shape of all visible facades by terraces or balconies, as well as by stepping the line of roofs or parapets, and by emphasising prominent building corners or road intersections by taller forms.

Disguise the scale and bulk of new buildings by applying a variety of 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 cladding. 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.

### **Green Point 11: Main Road Employment - Existing**

#### **Existing Character**

A Council maintenance and storage facility, adjoining an arterial road and inlets off Brisbane Water, but concealed by a dense buffer of wetland and woodland remnants along all boundaries.

Facing a wide paved access road flanked by extensive paved areas, a compound of separate buildings accommodates workshops, storage and parking, plus office activities. Paved areas provide for parking and outdoor storage of materials, and a cleared area nearby provides a helicopter landing ground.

### **Green Point 11: 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.

### **Green Point 12: Community Centres + Schools - Existing**

#### **Existing Character**

A large school campus facing an arterial road, surrounded by a forested hillside reserve, and providing a significant gathering place for the district community as well as a buffer between neighbouring residential suburbs.

Facing the road, substantial open playing fields provide an open buffer to carparks and a campus of buildings that is surrounded by scattered trees. Buildings that are visible from the road vary in size, scale and design, and include very large industrial-style assembly halls, two storey classroom blocks with balcony access, and chapels.

## **Green Point 12: Community Centres + Schools - Desired**

### **Desired Character**

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

Protect the habitat and scenic values of remnant bushland, wetland or salt marsh by retaining natural slopes and by avoiding further fragmentation of the tree canopy, particularly mature bushland remnants along any ridge, slope, waterway or road frontage that provide scenically-prominent backdrops.

Enhance the recreation and scenic potentials of playing fields by masterplanned improvements that satisfy a wide range of recreation needs, including clustered shelter plantings around existing ovals and pitches, 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.

## **Green Point 13: Scenic Buffers - Existing**

### **Existing Character**

These areas retain a proportion of their original vegetation, and provide scenically-distinctive backdrops to major arterial roads, as well as buffers between neighbouring suburbs.

Lining an arterial road tourist route and adjoining a forested hillside reserve, two pockets of rural-residential properties occur either as a single very large allotment on flood-prone land or a ribbon of properties below a forested hillside reserve, and they provide scenically-distinctive backdrops to that roadway. Sited behind traditional rustic fences, houses and outbuildings have substantial set backs from the main road, and are generally screened by dense corridors of bushland remnants from their road frontages.

On hillsides adjoining a hillside reserve, a variety of long-established roadside businesses have backdrops of dense forest, partly-disguising the scenic impact of structures and commercial signs facing a major intersection. Generally associated with converted dwellings, these businesses include older-style service stations and retailers of bulky-goods.

Between large new residential estates, a former municipal landfill comprises a turfed clearing surrounded by dense corridors of forest remnants along a main road frontage and adjoining a forested hillside reserve.

## **Green Point 13: 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.

## **Green Point 14: Scenic Conservation - Existing**

### **Existing Character**

Large reserves plus some undeveloped publicly-owned woodland properties, that provide scenically-distinctive and ecologically-significant landscape features, and backdrops to residential suburbs, centres, arterial roads and waterways.

Including the scenically-prominent Kincumba Mountain Reserve, a wooded headland reserve, wetland foreshores to Brisbane Water plus and adjoining low-lying woodland property controlled by the State Department of School Education, these landscapes are scenically distinctive and either currently provide or have potential to provide recreational and educational resources for surrounding communities.

These areas also define the limits of suburban development and provide broad buffers between neighbouring residential areas.

Although these reserves have been assessed as areas of high bushfire hazard, the community bushfire risk for surrounding residential areas has been defined as minor or insignificant.

## **Green Point 14: 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.

