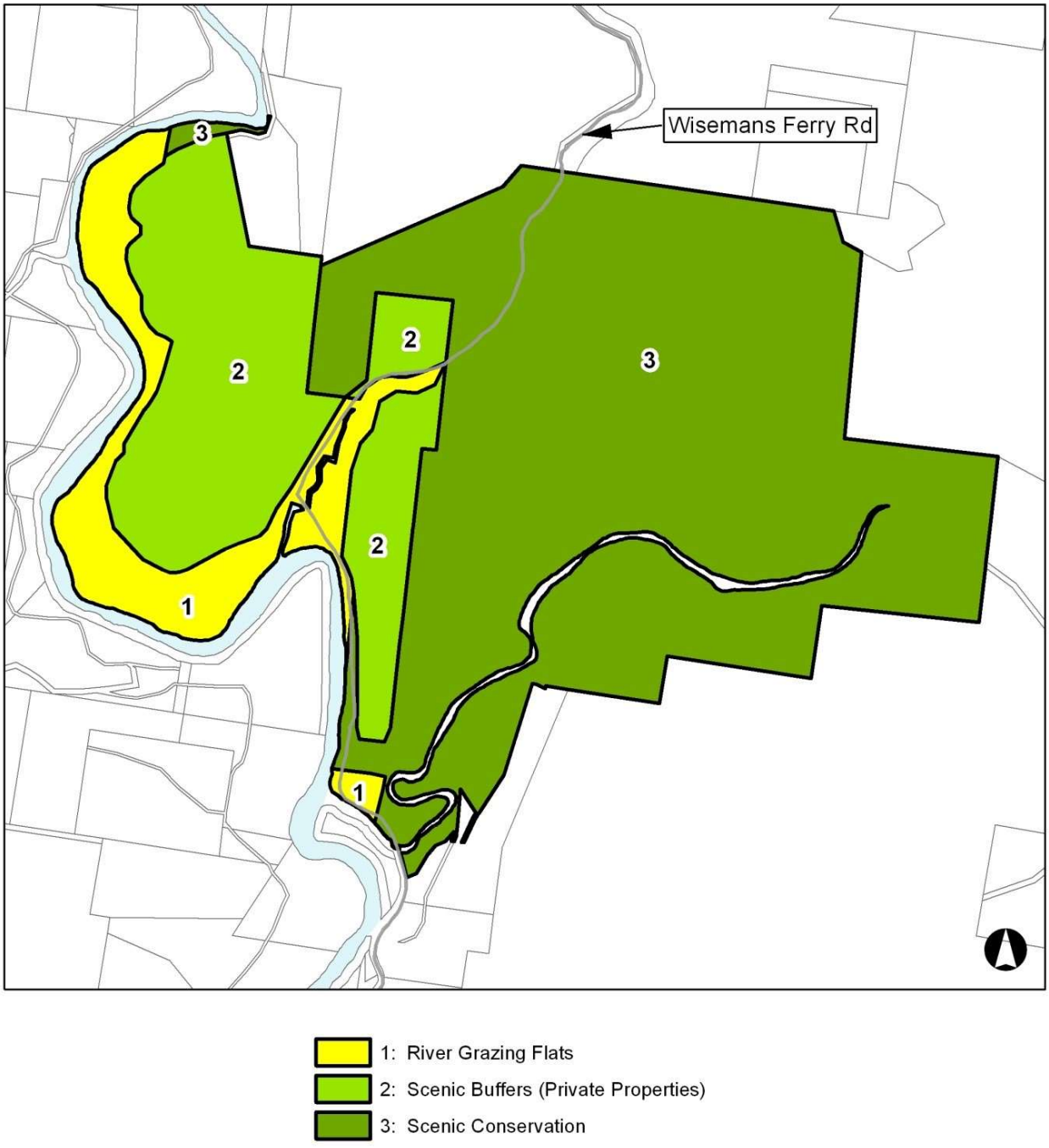
Greengrove



Greengrove 1: River Grazing Flats - Existing

Existing Character
Flanking a major tourist route, these low-lying River frontages were substantially cleared of their original vegetation to accommodate grazing.

This area includes the flatter portions of some larger private properties that include bushland on their steeper slopes which are not suitable for grazing. Along most River and road frontages, as well as along some paddock fencelines, narrow rows of bushland remnants survive and contribute to the distinctively-non urban character of these areas. However, some properties are no longer actively managed, and their traditional landscape character has begun to change with sporadic regrowth of native vegetation in formerly-cleared paddocks.

Typically, dwellings in these areas are not visually- or scenically-intrusive. The majority of properties have buildings that vary in size and style from mid-Twentieth Century timber-framed cottages to newer one and two storey brick houses that are large. Most buildings are sited well back from road frontages, or are screened by substantial bands of bushland remnants.

Sheds typically are not visually-prominent features, although some properties do have large structures that are located well back from road frontages.

Greengrove 1: River Grazing Flats - Desired

Desired Character
These areas should remain productive rural landscapes that accommodate broad-hectare livestock or agricultural activities, together with a scattering of residential and small-scale tourist activities that do not interfere with the preferred primary-productive uses. Future development and land management should enhance the distinctive scenic qualities of prominent backdrops to the River or Gosford City's major tourist routes.

Conserve scenic qualities and habitat values by retaining natural slopes and continuity of existing bushland which includes trees and shrub-layers on drier lands plus mangroves and marshes. Conserve existing bushland and bushland remnants that provide scenically-prominent backdrops to the River and any creeks, as well as facing any road or nearby property. In particular, retain existing trees along road verges and frontages, as well as along the side and rear boundaries to each property. Restore banks to the River and any creeks by indigenous plantings, and restore the desired pattern of "green" property boundaries by new screen plantings of indigenous trees. Noxious or environmental weeds must not be planted, and existing infestations should be controlled. Concentrate new buildings and works within existing clearings, away from foreshores, watercourses or low-lying areas that are prone to flooding. Use low-impact framed construction with suspended floors rather than masonry structures that would require extensive filling, particularly on flood-prone flats or visually-prominent slopes.

Achieve bushfire asset protection zones preferably by thinning the canopy to establish breaks between existing trees. Locate new dwellings and accommodation buildings to avoid extensive additional clearing, and use fire-resistant design and construction techniques for all new structures as well as effective land management. Screen all verandahs, windows and suspended floors to exclude bushfire embers and sparks.

Complement the existing informal landscape quality of buildings that are scattered across paddocks and surrounded by trees. Locate all new buildings and works (other than roadside stalls) well back from road frontages, and vary both the siting and form of adjacent structures in order to avoid the appearance of continuous walls of development or visually-dense clusters of buildings. Promote natural or informal scenic qualities of River and road frontages by avoiding opaque fences, urban-style entrance walls, extensive landfilling or terracing, and large commercial signs. Conceal wastewater treatment systems, and ensure that any discharges would not compromise the composition or scenic quality of bushland, encourage weed growth, or affect water quality within any watercourse. Limit foreshore building works to the refurbishment of existing boatsheds, sea walls and jetties.

Ensure that new buildings would not visually-dominate any property within these scenically-prominent settings. Minimise scale and bulk by using strongly-articulated forms, such as stepped floor-levels that follow natural slopes, and irregular floorplans, such as linked pavilions that are capped by individual roofs and separated by landscaped courtyards. Roofs should be simple forms without elaborate articulation, with wide eaves plus gentle pitches to minimise height and scale of each building.

Disguise the scale of facades that would be visible from the River or any roadway. Use extensive windows and shady

verandahs, as well as a variety of exterior finishes and cladding rather than expanses of plain masonry or metal sheeting. Ensure that outbuildings are compatible with scale and design quality of the principal structures upon any property by using similar roof pitches and eaves, plus appropriate exterior materials and finishes.

Greengrove 2: Scenic Buffers (Private Properties) - Existing

Existing Character
Visible from a major tourist route, these areas include moderate-to-steeply sloping portions of rural properties that are not suitable for grazing.

Ranging in condition from partly-modified to natural, these areas accommodate bushland and rocky escarpments. They complement the scenic and ecological values of nearby bushland reserves, and significantly expand Gosford City's natural asset base as well as contributing to scenic qualities of the City's peri-urban areas.

Greengrove 2: Scenic Buffers (Private Properties) - Desired

Desired Character
These should remain buffers between farming properties and bushland reserves, where existing natural and scenic qualities of backdrops to the River or Gosford City's major tourist routes would not be compromised by further clearing, by intensive development that would be visually-intrusive, or inappropriate land management.

Conserve natural scenic qualities and habitat values by maintaining natural slopes, rock outcrops, stream banks, and existing bushland that includes mangroves and marshes along shorelines. Minimise further clearing by concentrating new buildings and works within existing clearings, away from scenically-prominent foreshores or hillsides, as well as away from watercourses and low-lying areas that are prone to flooding. Where further clearing cannot be avoided, conserve bushland in blocks that have a low proportion of perimeter-to-area in order to promote sustainable long-term management, in locations that maintain existing scenic quality and that also provide effective habitat for native fauna. Avoid exotic trees as well as any identified noxious or environmental weeds, and control any existing infestations. Use low-impact framed construction with suspended floors rather than masonry structures that would require extensive additional cut-and-fill, particularly on visually-prominent slopes or next to bushland.

Achieve bushfire asset protection zones preferably by thinning the canopy to establish breaks between existing trees. Locate new dwellings and accommodation buildings to avoid extensive additional clearing, and use fire-resistant design and construction techniques for all new structures together with effective land management to reduce bushfire hazard. Screen all verandahs, windows and suspended floors to exclude bushfire embers and sparks.

Complement the scenically-distinctive quality of bushland backdrops. Vary both the siting and form of adjacent structures to avoid the appearance of continuous walls of development or visually-dense clusters of buildings. Avoid tall opaque fences and retaining walls, as well as wide terraces and driveways that would be scenically-intrusive. Conceal wastewater treatment systems and ensure that any discharges would not compromise the composition or scenic quality of bushland, encourage weed growth, or affect water quality within any stream. Limit building works along River foreshores to the refurbishment of existing boatsheds, sea walls and jetties.

Ensure that new buildings would not visually-dominate any scenically-prominent backdrop to the River or major tourist route. Minimise scale and bulk by using strongly-articulated forms, such as stepped floor-levels that follow natural slopes, and irregular floorplans, such as linked pavilions that are capped by individual roofs and separated by landscaped courtyards. Roofs should be simple forms without elaborate articulation, with wide eaves plus gentle pitches to minimise height and scale of each building. Use extensive windows and shady verandahs, as well as a variety of exterior finishes and cladding, rather than expanses of plain masonry or metal sheeting. Ensure that outbuildings are compatible with scale and design quality of the principal structures upon any property by using similar roof pitches and eaves, together with complementary exterior materials and finishes.

Greengrove 3: Scenic Conservation - Existing

Existing Character
These natural plateau and ridgetop areas are part of the National Park reserve.

Providing expansive natural backdrops to the River and rural areas, these areas are scenically- and ecologically-significant. They contribute a landscape barrier to the westwards expansion of urban development within the Central

Coast region.

These areas also conserve extensive aboriginal cultural artefacts and values, as well as scattered remains of early-European rural settlement.

Greengrove 3: Scenic Conservation - Desired

Desired Character

These areas should predominantly remain as conservation or water reserves, together with a scattering of privately-owned lands that accommodate very low-impact residential development. Reserves should remain cornerstones of Gosford City's environmental identity, preserving natural and scenic features that are important elements of Aboriginal heritage, as well as scattered remains of the early colonial settlement.

Conserve the long-term diversity, vigour and habitat value of natural plant communities within reserves by preventing development, land-management or activities that would be intensive or intrusive. Maintain natural slopes, rock outcrops, watercourses and stream banks, as well as all existing bushland including mangroves and marshes near foreshores. Avoid further clearing by confining new works to existing clearings, and away from scenically-prominent foreshores, hillsides or road frontages, as well as away from watercourses and low-lying areas that are prone to flooding. Where clearing cannot be avoided, locate works to minimise natural and scenic impacts. Use low-impact framed construction with suspended floors rather than masonry structures that would require extensive additional cut-and-fill, particularly on visually-prominent slopes or next to bushland. Apply best-practice ecological management techniques to remove noxious and environmental weeds, as well as for bushfire hazard reduction works that strike a balance between environmental quality and public safety. Conserve Aboriginal artefacts and cultural sites, as well as structural remains of early European settlement in this region.

Achieve bushfire asset protection zones within existing clearings. Use fire-resistant design and construction techniques for all new structures as well as effective land management to reduce bushfire hazard. Screen all verandahs, windows and suspended floors to exclude bushfire embers and sparks.

Maintain natural and scenic qualities of surrounding bushland. Ensure that structures are small-scale or widely-separated to avoid the appearance of continuous walls of development or visually-dense clusters of buildings. Avoid tall opaque fences and retaining walls, as well as broad paved areas that would be scenically-intrusive. Conceal wastewater treatment systems and ensure that any discharges would not compromise the composition or scenic quality of bushland, encourage weed growth, or affect water quality within any stream.

Ensure that new buildings would not visually-dominate any scenically-prominent backdrop to the River or a major tourist route. Minimise scale and bulk by using strongly-articulated forms, such as stepped floor-levels that follow natural slopes, and irregular floorplans, such as linked pavilions that are capped by individual roofs and separated by landscaped courtyards. Roofs should be simple forms without elaborate articulation, with wide eaves plus gentle pitches to minimise height and scale of each building. Use extensive windows and shady verandahs, as well as a variety of exterior finishes and cladding, rather than expanses of plain masonry or metal sheeting.