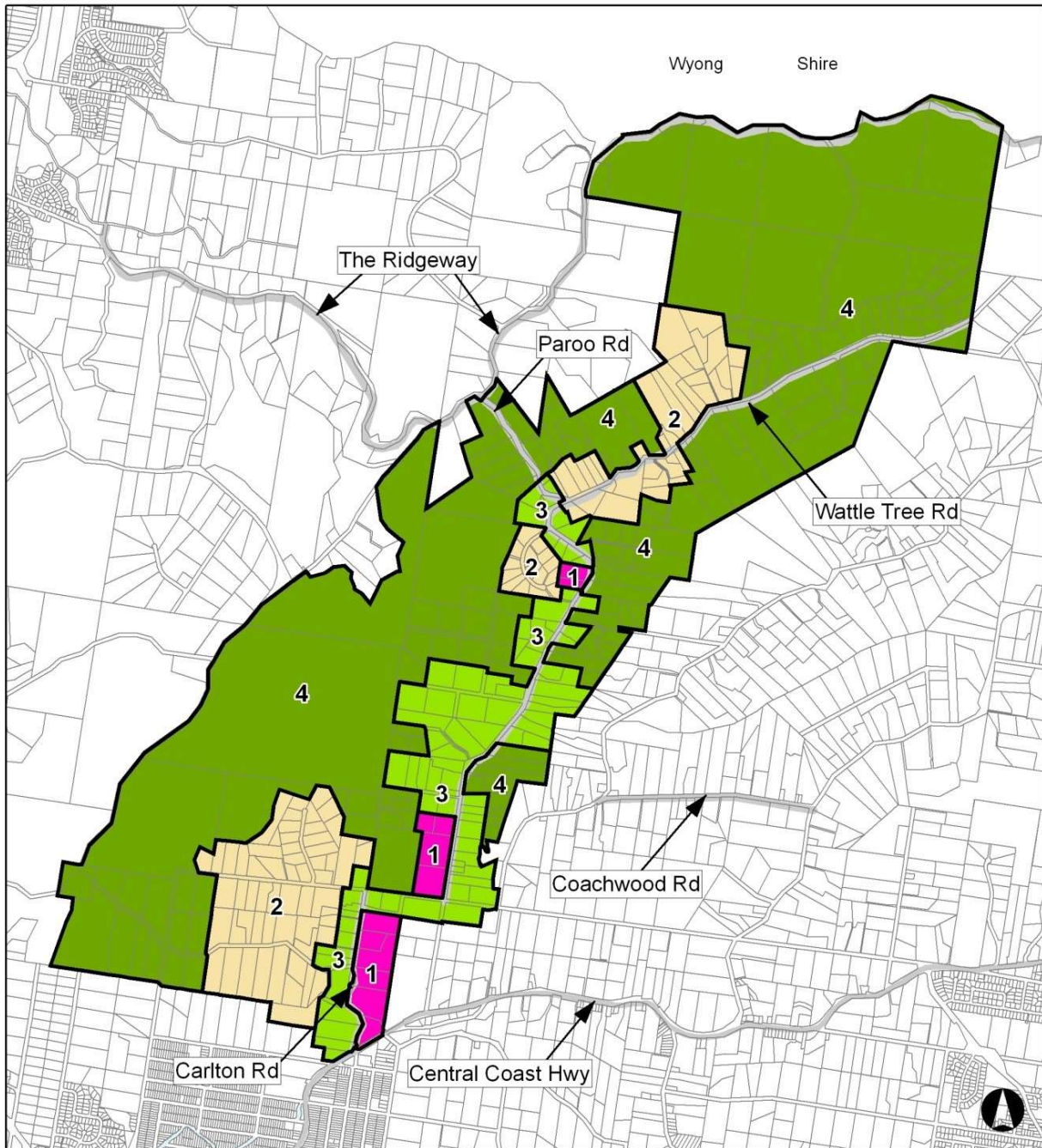


Holgate



- 1: Community Centres & Schools
- 2: Rural Hamlets
- 3: Scenic Buffer
- 4: Scenic Conservation

Holgate 1: Community Centres + Schools - Existing

Existing Character

Clusters of classroom buildings or large recreation clubs surrounded by substantial open spaces, provide significant gathering places for the community as well as green backdrops to surrounding residential areas and major roads.

Surrounded by wide street-front setbacks incorporating perimeters of dense shady trees that include tall forest remnants, school buildings appear as compounds of separate pavilions that vary in age and design, with a scale ranging from one to two storeys.

On low-lying land adjacent to a creek, a series of playing fields are surrounded by perimeters of planted shady trees and forest remnants, providing a scenically-distinctive outlook from school buildings as well as a backdrop to major roadways.

Holgate 1: 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 and regional 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.

Holgate 2: Rural Hamlets - Existing

Existing Character

Facing cul-de-sacs or long dead-end access streets, clusters of rural-residential properties of one to two hectares are located along the floor and lower slopes of narrow coastal valleys, supporting very low density residential development plus a variety of rural businesses that sometimes attract substantial numbers of visitors and traffic.

Situated on gentle to moderate slopes below forested ridgetops that are scenically-distinctive, these areas are

overlooked from lookouts and picnic areas in hillside reserves, but otherwise are concealed from surrounding residential suburbs or the major tourist thoroughfares. Nevertheless, these areas contribute to the substantial scenically-distinctive buffers that separate neighbouring residential suburbs.

Properties have been substantially cleared, but retain forest remnants that range from corridors and substantial copses to isolated trees standing in open grassed paddocks, set against forested ridgetop backdrops that are a significant bushfire hazard.

The principal access road winds along the valley floor, with a pavement that varies from narrow to medium-width, flanked by grassed swales or embankments supporting substantial copses of tall bushland remnants overhanging the roadway, or avenues of deciduous trees and shrubs planted to screen dwellings that are set close to their street frontage. Scattered along these roads, a variety of former public buildings and farm structures provide historically-distinctive links to the original valley settlement.

Houses display a wide variety of styles, and are generally medium to very large single storey brick buildings with pitched roofs surrounded by extensive verandahs. Adjacent to these houses, outbuildings range from large garages to clusters of substantial rural sheds, accommodating a variety of business activities that include livestocking and recreation facilities.

Houses are either set close to the road and screened by a dense mix of planted shady trees and shrubs, or are sited well back from the road frontage surrounded by extensive gardens. Gardens range from open paddocks, to an open canopy of bushland remnants above turfed natural slopes, to extensively modified landforms that include elevated terraces and water features, surrounded by avenues or dense screens of planted shady trees.

Holgate 2: Rural Hamlets - Desired

Desired Character

These should remain rural-residential buffers between surrounding urban areas, where the scenically-distinctive qualities and amenity of existing secluded settings are preserved by very-low density residential development plus low-impact rural activities or businesses that are associated with a dwelling.

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 in existing clearings, and using 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 verandahs to disguise the scale of exterior walls. (In bushfire prone areas, all 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.

Holgate 3: Scenic Buffers - Existing

Existing Character

Facing major local roads that carry substantial residential, tourist and through traffic, rural-residential properties of one to two hectares are located along the floor and lower slopes of narrow coastal valleys, supporting very low density residential development plus a variety of rural businesses that attract substantial numbers of visitors.

Situated on gentle to moderate slopes below forested ridgetops, these areas provide scenically-distinctive semi-rural backdrops to major tourist routes and form part of the substantial scenically-distinctive buffers that separate neighbouring residential suburbs.

Properties have been substantially cleared, but retain a scattering of forest remnants as corridors or copses in open grassed paddocks, set against forested ridgetop backdrops that are a significant bushfire hazard.

Roads wind along valley floors, with narrow to medium-width pavements, flanked by grassed swales, sometimes passing through avenues of deciduous trees or substantial copses of tall bushland remnants that overhang the roadway.

Houses display a wide variety of ages and styles, but are predominantly medium to very large single storey brick buildings with pitched roofs surrounded by extensive verandahs. Outbuildings are sometimes sited adjacent to these houses, ranging from large garages to clusters of substantial rural sheds, accommodating a variety of business activities that include livestocking, plant nurseries and wineries.

Houses are generally sited close to the road, set behind rural style fences and sometimes partly screened by open corridors of forest remnants or planted shady trees. Occasionally, large houses are set well back on elevated levelled platforms to capture valley views. Gardens range from open paddocks, to an open canopy of bushland remnants above turfed natural slopes, to extensively modified landforms that include elevated terraces surrounded by avenues of planted shady trees.

Holgate 3: 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.

Holgate 4: Scenic Conservation - Existing

Existing Character

Substantial areas of forest in a substantially-natural condition, on moderate to steep slopes lining ridgetop reserves that provide scenically-distinctive backdrops to rural-residential valleys, as well as ecologically significant fauna corridors, and buffers that are visible from neighbouring suburbs and main roads.

Including public reserves that form part of the Coastal Open Space System, as well as private lands where development is confined within small clearings hidden from road frontages, these areas support a canopy of open forest that is scenically- and ecologically-distinctive, above an understorey that varies in condition from partly-modified to near-natural, forming a high bushfire hazard.

Holgate 4: Scenic Conservation - Desired

Desired Character

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

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

In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between desired scenic quality and hazard-reduction would limit clearing to the understorey plus thinning of the canopy to establish breaks between existing trees. Regular garden management should maintain separation between canopies and remove accumulated leaf litter by ecological best-practice techniques such as mosaic burns that strike a balance between conservation, scenic quality and public safety.

Minimise the scale and bulk of any new building that would be visible from a road or nearby property. For example, divide floorspace into linked pavilion structures that are surrounded by shady verandahs, and preferably provide parking in separate garages or outdoors. Roofs should be simple hips or gables without elaborate articulation or extensive valleys, gently-pitched to minimise the height of ridges and flanked by wide eaves and verandahs that

disguise the scale of exterior walls. All verandahs, windows, roofs and suspended floors must be screened to prevent the entry of sparks and flying bushfire embers.

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

