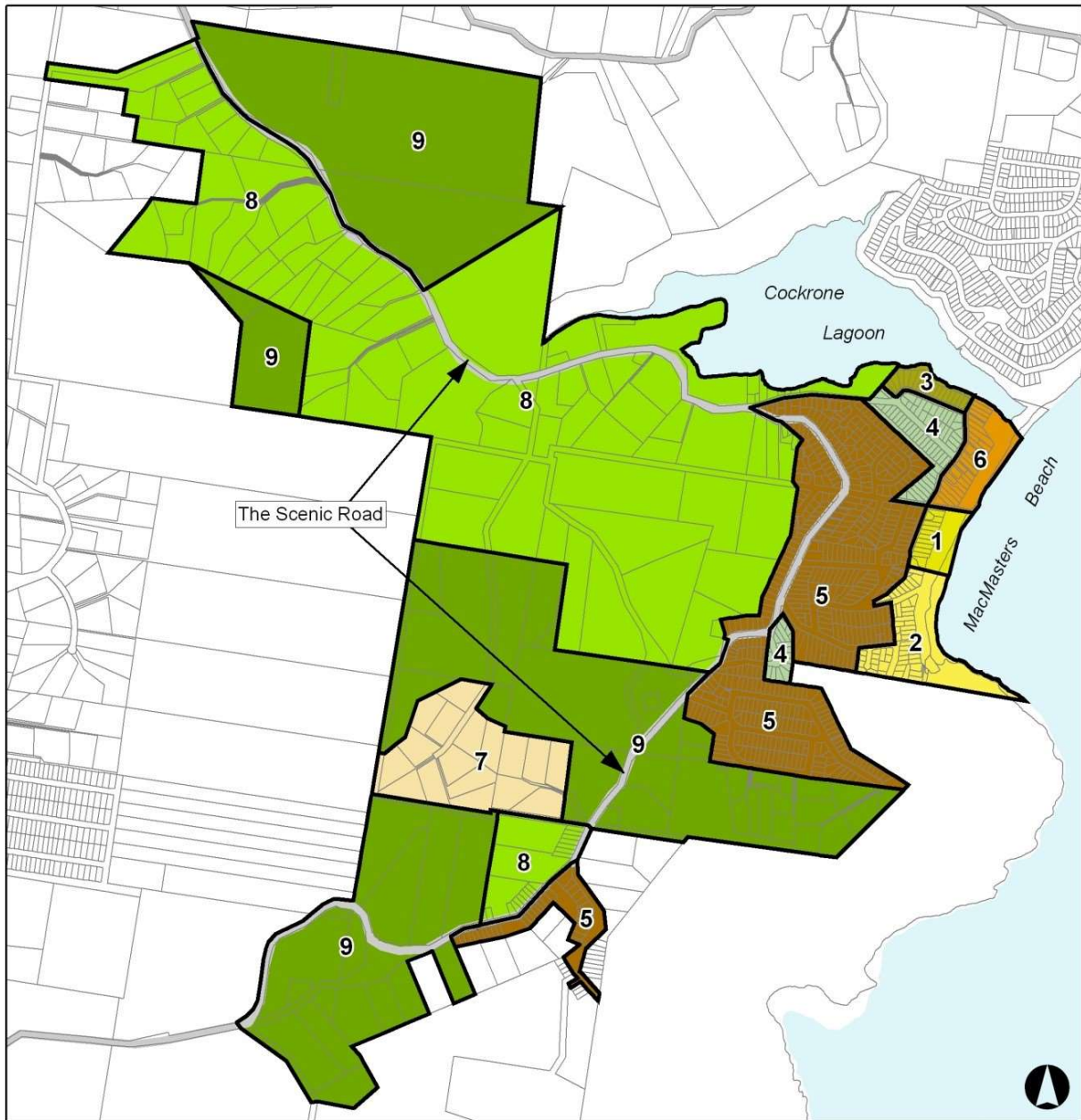









# MacMasters Beach



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## MacMasters Beach 1: Ocean Beachfront - Existing

## **Existing Character**

Located immediately behind the beach, residential development on medium to large allotments that extend to the crest of a raised foredune, forming a visually-prominent backdrop to the beach and nearby suburb.

Regular allotments and the foredune have been largely cleared of original vegetation, although recent plantings have restored the natural character of this exposed setting. Beside a narrow paved access street flanked by swales, sloping grassed verges extend into open residential gardens and accentuate a casual coastal character.

Detached dwellings reflect a variety of age, scale and size, ranging from traditional fibro “butter-boxes” to contemporary pavilion designs of one to two storeys surrounded by verandahs. Facing the street, large setbacks retain substantial gardens and a variety of planted shrubs, while ocean-frontages vary from basic grassed areas to a revegetated carpet of coastal shrubs and grasses.

## **MacMasters 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.

## **MacMasters Beach 2: Prominent Open Hillside - Existing**

### **Existing Character**

An established residential subdivision on moderate slopes fronting the ocean beach, incorporating a beachside recreation centre for residents and visitors, including parkland and carparking, a surf club and amenities building, providing a visually-prominent beach backdrop.

A variety of medium sized lots almost entirely cleared of original vegetation face meandering access streets with narrow pavements flanked by swales and grassed verges. A very wide main street provides informal visitor parking, separating the beach from nearby parkland with a substantial brick amenities building and children’s playground. The main street terminates at a two storey brick surfclub surrounded by paved areas and parkland with landmark

plantings of Norfolk Island pines.

Across the hillsides, the size and style of dwellings varies from a heritage-listed single storey timber farmhouse, newer coastal cottages of one or two storeys, to substantial elevated two storey brick or timber houses with wide frontages and balconies designed to capture panoramic ocean views. Separation between neighbouring buildings varies, with some side yards conserving woodland remnants and providing views towards scenic backdrops.

Gardens vary from low and open to preserve ocean views, to a scattering of shrubs and small trees including woodland remnants surrounded by turf. Fencing is restricted to back yards, accentuating the casual open coastal character.

## **MacMasters Beach 2: 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.

## **MacMasters Beach 3: Parkland Foreshore - Existing**

### **Existing Character**

A strip of allotments fronting a foreshore reserve that retains substantial woodland remnants, forming a scenically-prominent lagoon backdrop.

Medium to large allotments face the lagoon, accessed via a narrow paved local street flanked by broad turfed verges. The foreshore reserve meanders along the lagoon frontage, backed by substantial groves of melaleucas and introduced coral trees that provide shade and partially screen buildings.

Dwellings vary in age, size and style from traditional single storey timber cottages that are elevated but modestly scaled, to modern brick or timber houses of one and two storeys, with their principal outlook towards the lagoon.

Surrounding the traditional cottages, gardens include an informal mix of woodland remnants plus planted trees and

shrubs surrounded by open turf, while the newer houses have structured beds of low shrubs facing the lagoon. Street front gardens have areas of turf with dense screens of shrubs and remnants surrounding garages and driveways, with rustic fencing surrounding the older properties.

### **MacMasters Beach 3: Parkland Foreshore - 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.

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.

### **MacMasters Beach 4: Open Parkland Hillsides - Existing**

#### **Existing Character**

Three separate areas, with newer residential subdivisions that are semi-regular and support planted gardens, in locations that have been substantially cleared of original vegetation.

Visible from neighbouring suburbs, the open character of these hillside landscapes is concealed by continuous backdrops of tall trees located in surrounding residential streets. A variety of medium-sized lots face paved access streets flanked by kerbing and formed turfed verges.

Medium to large houses of one and two storeys are generally brick, constructed above basement garages or set on terraced building platforms. Siting and separation between neighbouring dwellings varies, creating patterns of buildings ranging from continuous walls along the street, to informal scattering surrounded by hillside gardens.

Gardens are planted with a mix of exotic shrubs and small trees, surrounded by turf and fences or retaining walls, accentuating the tidy parkland atmosphere.

## **MacMasters Beach 4: 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.

## **MacMasters Beach 5: Woodland Hillsides - Existing**

### **Existing Character**

Covering the majority of urban neighbourhoods in this locality, gentle to moderate slopes accommodate a variety of residential subdivisions where the original canopy of woodland or heath has been substantially-maintained.

Allotments are medium to large, most often with local views available across access streets or their rear boundary. Lots fronting the main access road provide scenically-prominent and distinctive backdrops to a major tourist route, accentuated by copses of tall canopy trees that line turfed verges along a medium width road pavement flanked by unformed edges. Along the crown of an elevated headland, allotments adjoin a national park and contribute to the scenic distinctiveness of a prominent coastal feature. On footslopes, an open canopy of woodland remnants provides scenic backdrops to a coastal lagoon as well as to local streets.

Access streets vary from medium to narrow pavements, sometimes kerbed but often flanked by swales and unformed sloping verges that are either wooded or grassed.

Houses vary in age, size and style from traditional single storey timber cottages elevated on piers, to one and two storey modern houses generally individually-designed to match the surrounding landscape character, and constructed above basement garages or open undercrofts. Buildings display variable siting and separation from their immediate neighbours, and side gardens are common features conserving a near-continuous tree canopy. Near the crown of the headland, buildings often rise above the surrounding bushland canopy to capture panoramic coastal views, but side gardens provide effective separation from neighbours and permit conservation of trees that provide scenic backdrops to buildings.

Relatively large gardens often include side yards that provide open views between dwellings and conserve woodland remnants. Gardens incorporate an informal mix of scattered woodland remnants above planted shrubs and open turf, generally screening buildings from neighbours or the street.

## **MacMasters Beach 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.

## **MacMasters Beach 6: Wooded Headland - Existing**

### **Existing Character**

A strip of residential allotments along the ridge of a minor coastal headland, forming a scenically-prominent backdrop to the beach and residential areas in Copacabana to the north.

Medium to large lots sit above the cliffline, retaining a dense carpet of coastal woodland along public frontages to the beach and the rear access street, where a narrow pavement is flanked by swales and grassed or wooded verges.

Houses are generally two storey brick or timber construction, with a modest scale that is substantially screened by woodland conserved along all boundaries.

Gardens occur as clearings screened by woodland, accentuating the windblown woodland character of this prominent landform.

## **MacMasters Beach 6: Wooded Headland - Desired**

### **Desired Character**

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

In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between desired scenic quality and hazard-reduction would limit clearing to thinning of the canopy to establish breaks between existing trees. Screen or shield all verandahs, windows, roofs and suspended floors to prevent the entry of sparks and flying embers.

Conserve natural and scenic characters of wooded headland 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, elevated structures including terraces or pools, steep driveways or opaque fences that would visibly compromise the existing leafy hillside character. Define boundaries by fences that are low or see-through, or by hedges.

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 of buildings by strongly-articulated forms that sit beneath the canopy, with floor-levels that step to follow natural slopes and irregular floorplans such as linked pavilions that are separated by courtyards and capped by individual roofs. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls. Disguise the impact of any upper storey by a combination of extra setbacks from the ground floor plus shady balconies and verandahs.

Minimise the scale of prominent facades by using extensive windows and verandahs plus a variety of materials and finishes rather than expanses of plain masonry. Where dwellings would be visible from 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.

## **MacMasters Beach 7: Rural Hamlets - Existing**

### **Existing Character**

Clusters of rural residential properties, with allotments of one to two hectares on moderate slopes adjoining scenically-prominent and ecologically-significant reserves or forested hillsides, and often visible from the main tourist thoroughfare.

Partially cleared, turfed hillsides have either a dense forest backdrop or retain scattered woodland remnants, providing a buffer between surrounding nature reserves and the nearby residential suburb.

Accessed via rural culs-de-sacs, these properties are substantially concealed from public view. Fronting narrow access roads that are either paved or gravel, flanked by swales and grassed verges, allotments support individually-designed houses of one and two storeys ranging from large to very large, of brick construction generally set upon benched terraces. Surrounded by open paddocks, houses enjoy scenic views to surrounding forest and woodland backdrops.

## **MacMasters Beach 7: 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.

## **MacMasters Beach 8: Scenic Buffers - Existing**

### **Existing Character**

Lining the main suburban access road and tourist route, a corridor of former farming properties that have been partially cleared and redeveloped for rural residential purposes. Also including an established main road fruit stall and shop.

Retaining a tall canopy of woodland or forest remnants and surrounded by forest backdrops, these properties are scenically prominent and provide distinctive frontages to an important thoroughfare and tourist route.

One and two storey brick houses and outbuildings generally have substantial set backs from the main road, and are either screened or framed by the overhanging tree canopy. Along the road frontages, deciduous fruit trees plus abandoned buildings or farm equipment provide historical pointers to previous land uses.

Traditional rustic fencing and screen plantings complete the scenically-distinctive character of this road corridor that provides a significant buffer between neighbouring coastal suburbs.

## **MacMasters 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.

## **MacMasters Beach 9: Scenic Conservation - Existing**

### **Existing Character**

Four separate areas, providing scenically-prominent and ecologically-distinctive backdrops to the main tourist thoroughfare and suburban access road, and adjoining coastal residential development.

Comprising a variety of landforms and ecosystems that include substantial blocks of dry woodland and forest on elevated ridges, plus rainforest gullies draining to the sensitive Cochrane Lagoon, these landscapes include coastal reserves and some privately owned lands that support very low key development.

Adjoining both rural-residential properties and residential neighbourhoods, these landscapes have exceptional visual prominence and provide a broad buffer.

## **MacMasters Beach 9: 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.

On gentle to moderate slopes that have been cleared almost entirely of their original vegetation, an older subdivision with a regular pattern of medium-sized lots forms a backdrop to the main road and railway.

Originally accommodating traditional dwellings that were once widespread throughout coastal suburbs, many allotments have been redeveloped for new brick houses. In addition, a former highway service station situated on a corner property operates as a main road business.

Facing the Highway or along narrow street pavements that are flanked by shallow swales, wide grassed verges extend into deep front gardens that vary from broad areas of open turf to a mature mix of planted trees and shrubs that frame individual dwellings. Occasionally, gardens contain mature conifers or isolated tall bushland remnants that shade buildings and provide distinctive neighbourhood landmarks.

The original dwellings are mid-Twentieth Century bungalows that are modestly-scaled single storey timber-framed structures, typically with a double-fronted configuration and capped by hipped or gabled roofs, clad in simple sheet-materials or weatherboards. The newer houses are brick and tile, mostly single storey, elevated above basement garages on the steeper slopes, and capped by pitched roofs that accentuate an inherently modest scale.

