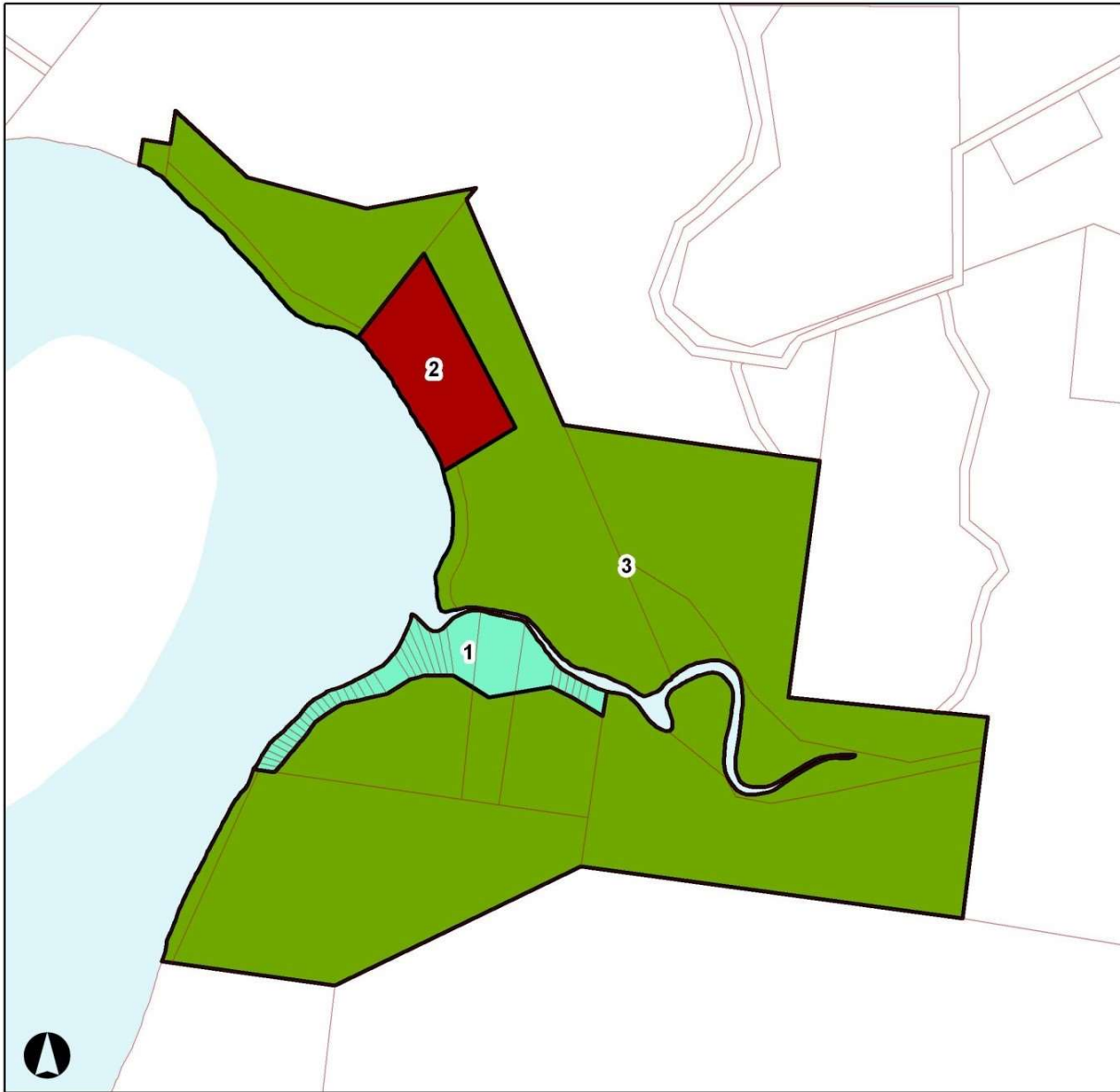


# Marlow



- 1: Marlow Rivershores
- 2: Caravan Parks
- 3: Scenic Conservation

## Marlow 1: Marlow Rivershores - Existing

## **Existing Character**

These residential foreshores accommodate dwellings that are nestled below a tall bushland canopy or that are screened behind foreshore mangroves. Together with bushland that is located in reserves to the east, this vegetation provides scenically-prominent backdrops to the River.

Accessible only by water, this settlement has a variety of pedestrian tracks from waterfront jetties and public wharfs to each dwelling that cross private lands.

Upon medium-sized allotments, dwellings typically are sited on gentle to moderate slopes, either on terraces that adjoin sea-walls or on gentler slopes behind mangrove foreshores. The steeper drier properties retain tall bushland remnants which provide scenically-distinctive backdrops to both dwellings and the River.

Dwellings are typically mid-to-late Twentieth Century bungalows that are modestly-scaled framed-buildings of one or two storeys, with simple unadorned forms that are capped by pitched roofs.

Siting of dwellings varies, and together with modest scale of most buildings, provides for the conservation of tall bushland remnants that are scenically-distinctive. Private gardens retain the natural hillside profile, and there is no boundary fencing within this settlement. Private jetties are simple timber structures that are located predominantly along shores with deeper water.

## **Marlow 1: Marlow Rivershores - Desired**

### **Desired Character**

This should remain a leafy, secluded residential settlement where new building works do not dominate the natural or scenic qualities of this prominent River backdrop, and where amenity of the existing environmental setting is enhanced.

In this bushfire prone area, 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 exclude sparks and flying embers.

Conserve and enhance existing scenic qualities of each property by retaining natural slopes, rock faces plus continuity of the bushland canopy. Concentrate new buildings and works within existing clearings away from low-lying foreshores. Ensure that future garden plantings do not include exotic trees plus identified noxious or environmental weeds, and remove any existing weed infestations together with any foreshore debris.

Ensure that building works would not compromise existing natural or scenic qualities. Avoid disturbing natural landforms by using low-impact framed construction with suspended floors rather than masonry structures that require extensive excavation or terracing. Also avoid extensive garden terraces or tall retaining walls, and conceal wastewater treatment systems. Limit foreshore works to the refurbishment of existing timber-piered jetties and reconstruction of seawalls with natural sandstone blocks. Ensure that any wastewater discharges would not compromise the scenic quality of hillside or waterfront bushland, encourage the growth of weeds, or reduce water quality within the River.

From the River, avoid the appearance of continuous walls of development. Maintain the established irregular pattern of buildings that are scattered along foreshores and across hillsides. Setbacks to side boundaries and the riverfront should be similar to existing dwellings upon each property as well as nearby.

Minimise the scale and bulk of new buildings. Use strongly-articulated forms that appear to sit beneath the canopy, and stepping floor-levels that follow natural slopes. For large buildings, employ irregular floorplans such as pavilions that are capped by individual roofs and separated by landscaped courtyards. Disguise building scale by incorporating gently-pitched roofs with wide shady eaves, verandahs and extensive windows, plus a variety of light-weight cladding rather than expanses of plain masonry.

Maintain pedestrian access throughout this settlement by a continuous network of pathways that include foreshore terraces or tracks with gradients and steps designed for safety as well as to prevent hillside erosion. Plant the

boundaries of each property with hedges or shrubs rather than using fences that are opaque. Screen all balconies and decks to protect the privacy and amenity that are enjoyed by neighbouring dwellings.

## **Marlow 2: Caravan Parks - Existing**

### **Existing Character**

This prominent waterfront property supports a mix of permanent, week-end and tourist accommodation.

Although cleared almost-entirely of original vegetation, the property's river-frontages retain a substantial buffer of mangroves which partly-screen an ad-hoc arrangement of buildings and caravans from the River.

This property is an established feature of the River environment.

## **Marlow 2: Caravan Parks - Desired**

### **Desired Character**

This property located in a scenically-prominent setting should remain a camping grounds and caravan park that provides a combination of holiday and semi-permanent accommodation.

Maintain and enhance existing scenic qualities of River backdrops. Conserve all indigenous vegetation that provides prominent backdrops to the River or shade. Complement surrounding bushland by encouraging natural regeneration and planting new indigenous trees and shrubs, particularly along river and road frontages. Stabilise riverbanks and encourage mangrove regrowth. Ensure that future plantings do not include any identified noxious or environmental weeds, and remove any existing infestations.

Ensure that structures would not visually-dominate these scenic settings. Limit foreshore building works to refurbishment of any existing timber-framed boatsheds or timber-piered jetties, and sea-walls. Distribute buildings, camping and caravan sites away from immediate river frontages and road frontages so that they can be concealed by existing or new screen plantings. Conceal site services and ensure that any wastewater discharges would not compromise the composition or scenic quality of waterfront bushland, encourage weed growth, or affect water quality within the River.

## **Marlow 3: Scenic Conservation - Existing**

### **Existing Character**

This natural ridgetop is part of the National Park reserve, but also includes some private properties in a near-natural condition where buildings are concealed in small clearings.

Contributing to natural backdrops that are visible from the River and surrounding river settlements, this area is scenically- and ecologically-significant. It provides a landscape barrier to the westwards expansion of urban development within the Central Coast region.

This area also conserves aboriginal cultural artefacts and values.

## **Marlow 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.

