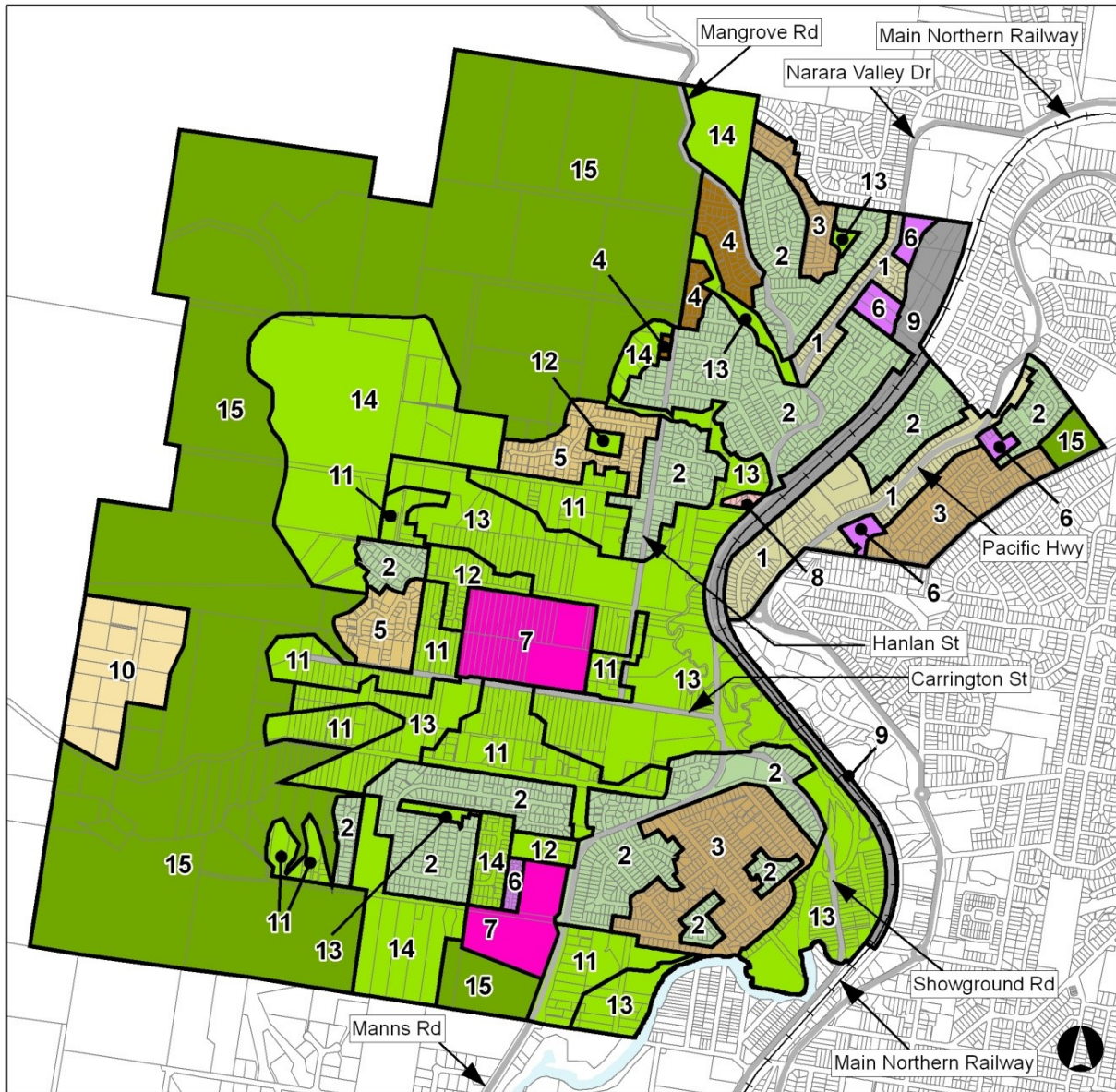

















Narara



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|---|--------------------------------|---|--|
|  | 1: Bungalow Hillside |  | 9: Transit Corridor |
|  | 2: Open Parkland Hillside |  | 10: Rural Hamlet |
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Narara 1: Bungalow Hillside - Existing

Existing Character

On gentle to moderate slopes that have been cleared almost entirely of their original vegetation, older subdivisions with a regular pattern of medium-sized lots provide prominent backdrops to a major collector road and the coastal railway.

Originally accommodating traditional dwelling types that were once widespread throughout coastal suburbs, many allotments have been redeveloped for new brick houses, and the highway frontages also accommodate traditional corner stores and a service station plus a two-storey brick motel that is set behind a large parking forecourt.

Facing pavements that are flanked by shallow swales, wide grassed verges extend into deep front gardens that vary from areas of open turf to a mature mix of planted trees and shrubs framing individual dwellings. Occasionally, gardens contain mature conifers and isolated taller bushland remnants that shade buildings and provide neighbourhood landmarks. Front boundaries are sometimes marked by low timber fences.

Original dwellings are mid-Twentieth Century bungalows, modestly-scaled single storey timber-framed buildings typically with a double-fronted configuration, capped by hipped or gabled roofs, clad in simple sheet-materials or weatherboards. Newer houses are brick and tile construction, mostly single storey, and capped by pitched roofs that accentuate the inherently modest scale of these buildings.

The arterial thoroughfare carries a significant and growing volume of business, commuter and tourist traffic along a sweeping alignment flanked by tall forest remnants that currently stand close to the roadway and provide scenically-distinctive landmarks as well as suggesting a unique semi-rural setting. Regional population pressures are likely to demand widening of the existing two-lane pavement, possibly compromising the character and amenity of existing road frontages.

Narara 1: Bungalow Hillside - Desired

Desired Character

These areas should remain low-density residential hillside where new buildings complement the distinctive pattern of early-to-mid Twentieth Century cottages and bungalows that are prominent features of Gosford City's older hillside suburbs, and additional plantings enhance the scenic potential of the existing tree canopy.

Ensure that new structures do not dominate exposed hillside locations, and surround each dwelling with a leafy, sloping garden to conserve existing trees that are visually-prominent features of ridgelines or local streetscapes, as well as to accommodate new clusters of shady trees and shrubs to provide buildings with leafy backdrops. Avoid disturbing natural landforms, and on the steeper properties, use low-impact construction such as suspended floors and decks rather than extensive landfilling. Also avoid tall retaining walls or fences, steep driveways or terraces that would disrupt these established informal landscape settings, or compromise the privacy and amenity enjoyed by neighbours.

Complement the siting of surviving traditional bungalows nearby. Maintain street setbacks that are similar to neighbouring properties, and avoid the appearance of a continuous wall of buildings along any street or hillside by providing at least one wide side setback or by stepping the shape of front and rear facades.

For new dwellings and additions to existing dwellings, reflect the modest scale and simple articulation of traditional mid-Twentieth Century bungalows. Roofs should be simple hips, gables or skillions without elaborate articulation, gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale and bulk of exterior walls. Use stepped floorplans, or divide floorspace into linked pavilion structures that are capped by individual roofs and separated by landscaped courtyards. Any facades that are taller or longer than those of neighbouring dwellings should be screened by an extra setback or by balconies and verandahs. Preferably, provide parking in part-basement levels, in open carports or detached garages that are screened by shady trees.

In order to complement the scale and design character of traditional bungalows, a "light-weight appearance" is preferable for facades that are visible from the street or down-hill locations. For example, incorporate large windows plus timber-framed balconies or verandahs, plus painted finishes and some sheet or board cladding rather than extensive plain masonry. Also, provide a traditional "street address" with verandahs and living rooms or front doors that are visible from the road, and ensure that wide garages do not visually-dominate any facade.

Facing the street, maintain the informal qualities of existing sloping street verges and plant new shady street trees. Plant the boundaries facing streets with hedges or shrubs to allow a filtered view from each dwelling, rather than using fences that are tall and opaque. Screen terraces and balconies to protect the privacy and amenity that are enjoyed by neighbouring dwellings.

Narara 2: Open Parkland Hillside - Existing

Existing Character

Neighbourhoods of residential allotments situated on gentle to moderate slopes that have been almost entirely cleared of original vegetation, where gardens planted with shrubs and small trees are maturing to create a leafy but open parkland character.

A variety of medium-sized allotments face curving streets with narrow pavements, flanked by kerbing and turfed verges that extend across front gardens. Houses are brick-and-tile designs, mostly of a single storey, sited close to their neighbours and creating the appearance of near-continuous walls of buildings lining each street, occasionally disguised by the height of front garden plantings.

Often with local valley views, most dwellings have broad facades that open onto verandahs or decks, and street frontages are sometimes dominated by garages.

Narara 2: Open Parkland Hillside - 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.

Narara 3: Open Woodland Hillside - Existing

Existing Character

Low density neighbourhoods situated on slopes that range from gentle to moderate, mostly elevated locations that are visually-prominent, where original vegetation has been thinned or has been cleared from street frontages, but maintaining a scattered bushland canopy that is scenically-distinctive.

Allotments are mostly medium-sized, facing medium-width paved streets that are flanked by kerbing, with grassed verges extending across open front gardens that have been substantially cleared but are dotted with a variety of planted trees plus isolated bushland remnants, partly screening buildings and contributing to leafy streetscapes.

Along rear boundaries, corridors of tall bushland remnants are visible above rooftops, providing visually-prominent neighbourhood features, contributing to the scenic quality of neighbouring reserves and buffers between urban areas. Street and side boundaries are often marked by low retaining walls or shrub-beds

Houses are mostly project-style brick and / or weatherboard construction, modestly-scaled single storey dwellings set into hillsides, sometimes with basement garages. Siting varies according to slope and the individual design of each dwelling, producing streetscapes that are relatively uniform on the gentler more-open slopes with greater variety on slopes that are moderate or that are more-densely vegetated. Street facades incorporate a mix of balconies and verandahs, living rooms plus garages, facing gardens that retain the scenic qualities of natural slopes.

Narara 3: Open Woodland Hillsides - Desired

Desired Character

These should remain low-density residential areas where the existing scenic quality and amenity of prominent hillsides are 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 dwellings.

Maintain the semi-natural character of hillsides by retaining existing natural slopes throughout gardens and along street verges, and by conserving bushland trees that are visually-prominent features. Complement the established canopy by planting trees and shrubs that are predominantly indigenous throughout all garden areas and along street verges. Do not plant identified noxious or environmental weeds in any garden that is close to a bushland reserve. Facing all boundaries, emphasise a leafy garden character by avoiding tall retaining walls, elevated structures such as terraces or pools, and steep driveways that would visibly compromise the leafy 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 desired bushy setting. Avoid the appearance of a continuous wall of development along any street or hillside by locating buildings behind front and rear setbacks 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 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. 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.

Narara 4: Woodland Hillsides - Existing

Existing Character

Hillside locations where bushland has been thinned or partly cleared, where low density residential development is sheltered beneath a canopy of forest remnants that extend across both front and rear gardens, partly-concealing buildings and either providing scenically-distinctive backdrops to major roads and to centres or contributing to the natural qualities of adjoining bushland reserves that are visible from nearby vantage points.

Allotments are generally medium-sized, facing access streets that are paved and flanked by kerbing with grassed verges extending into front gardens that are dotted with canopy trees, partly-screening houses from their street

frontage as well as from immediate neighbours.

Dwellings vary from one to two storeys, medium-to-large in size, with designs and siting that range from regular alignment of conventional brick-and-tile structures on the gentler slopes to irregular siting of pole-structures on the steeper slopes.

Gardens generally have a cleared understorey planted with turf and shrubs beneath the bushland canopy. Decks are common, providing outdoor living space directly accessible from indoors. Carparking is provided by carports located at the street frontage, or in basement garages.

Narara 4: Woodland Hillside - Desired

Desired Character

These should remain very leafy low-density residential hillside, 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.

Narara 5: New Estates - Existing

Existing Character

Recently-completed residential subdivisions, on gentle to steep slopes, often with local valley views, sometimes forming backdrops that are clearly visible from surrounding areas and major roads. Almost entirely cleared of original vegetation, these areas support new detached housing development surrounded by small gardens where plantings have yet to achieve a mature character, resulting in landscape settings that are dominated by brick-and-tile buildings plus paved roadways. On some ridgetops, thin corridors of tall bushland remnants provide local landmarks that are scenically-prominent.

These subdivisions incorporate irregular curved networks of through-roads and cul-de-sacs, sometimes arranged to follow topographic contours, flanked by kerbing and narrow grassed verges that extend across open front gardens. Recently-constructed houses range from medium to large, mostly one and two storey project-designs constructed upon benched platforms or above tall basement walls, sited close to neighbouring buildings and forming a near-continuous wall of development that encloses each street or stretching across hillsides. In general, front facades are dominated by wide garages and driveways.

For the larger properties on steeper slopes, hillsides are also dominated by tall garden fences that surround areas of open turf, overlooked by elevated buildings with walls that are up to three storeys high.

Narara 5: 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.

Narara 6: Medium Density Hillsides - Existing

Existing Character

Three properties in low density neighbourhoods, developed for medium density villas or townhouses, fronting major collector roads.

On footslopes above creeklines or drainage reserves, rows of buildings are grouped around central driveways and small courtyards.

There is no scope for further development on any of these properties.

Narara 6: Medium Density Hillsides - Desired

Desired Character

These areas should remain medium-density residential hillsides where improved standards of amenity and urban design quality are achieved by new multi-unit developments that are surrounded by leafy hillside gardens, providing distinctive backdrops to Gosford City's town centres, main roads or the railway.

Maintain the existing informal scenic qualities of hillside properties and road verges by site planning that conserves visually-prominent trees, particularly near hill crests, close to ridgelines or along street frontages and verges. Surround new developments with leafy gardens that retain natural slopes along all boundaries, providing space for new shady trees and shrubs, and avoiding the appearance of long or continuous buildings. 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 that requires tall retaining walls or steep driveways. Plant a combination of trees and shrubs that are mostly-indigenous along all property boundaries and through courtyards, and use hedges or front fences that are low or see-through rather than tall and opaque.

Minimise the scale of new buildings and retain a proportion of the panoramic views that are available from any neighbouring property by using strongly-articulated forms, including floor-levels that are stepped to follow natural slopes plus facades that vary in shape and height. For example, divide floorspace into individual dwelling pavilions with a varied form or orientation, separated by verandahs and landscaped courtyards. Any facades that are taller or longer than buildings on neighbouring properties should be screened by a combination of extra setbacks and balconies or verandahs. Roofs should be 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.

A “light-weight appearance” is preferable for all visible facades to minimise their scale and bulk, incorporating walls of windows that are shaded by framed balconies or verandahs plus exterior sunscreens, some painted finishes and sheet or board cladding rather than extensive plain masonry. Where dwellings face a street or common access-way, provide a traditional “street address” with visible verandahs, living rooms and front doors.

Screen any driveways, terraces, courtyards and balconies to protect the privacy and amenity of neighbouring dwellings.

Narara 7: Community Centres + Schools - Existing

Existing Character

One large reserve, plus three primary or secondary school properties, providing significant gathering places for the community as well as green backdrops that are visible from surrounding residential areas and major roads.

Scattered across these properties, corridors and copses of tall trees that are mostly bushland remnants provide continuous shady backdrops to playing fields, community buildings and blocks of classroom buildings. Schools are predominantly modern compounds with substantial pavilion structures of one or two storeys. However, due to the low proportion of site coverage plus conservation of bushland remnants, buildings tend not to dominate their immediate landscape settings.

Adjacent to a major floodway, a substantial playing field has a backdrop of tall trees. Supported by a substantial community building, this area accommodates significant week-end gatherings and sporting events.

Narara 7: 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.

Narara 8: Village Centre - Existing

Existing Character

A single storey building contains a few convenience shops, facing a collector road and adjacent to a railway station. A highly-visible location, this area has a scenically-distinctive backdrop of trees along the adjoining watercourse.

Facing a busy two-lane road flanked by kerbing, the building is set behind a parking forecourt.

Narara 8: Village Centre - Desired

Desired Character

This should remain a low-intensity centre that services primarily residents from the surrounding suburb but also includes some shop-top accommodation, where the civic-and-urban design quality of a neighbourhood landmark is enhanced by new development that encourages street activity.

Promote on-street activity by maximising the continuity of shop-windows facing all street frontages within the “village”, and incorporate awnings, colonnades or balconies in all buildings as shelter for pedestrian frontages.

Ensure that new developments (including alterations to existing buildings) do not dominate their predominantly low-rise residential surroundings, and maximise the amenity of all pedestrian frontages. Facing the street, shop-front facades should have a zero setback and a maximum height of one storey, with any taller storey set back behind terraces or balconies to maintain a modest, pedestrian-friendly scale as well as the current level of midday sunlight that is available along the footpath. Also ensure that the height and siting of new buildings preserve current levels of privacy, sunlight and visual amenity that are enjoyed by neighbouring dwellings and their private open spaces.

Adapt features of traditional mainstreet shopping villages to reflect the established pattern of low-density suburban dwellings. Buildings should be designed to maximise the number of retail tenants along all street frontages. Avoid the appearance of a continuous wall of development or uniform building heights along any street, and vary both the shape and height of all visible facades, with roofs and parapet heights that step from one building to the next, and any street corners that are emphasised by taller forms. Roofs should be simple hips, gables or skillions without elaborate articulation, gently-pitched to minimise the height of ridges, and flanked by wide eaves that shade upper-storey terraces as well as disguising the scale of exterior walls. In general, the walls of all upper storeys should be screened by an extra setback plus a balcony or a verandah. Adjacent to any detached dwelling, wider allotments also should provide a landscaped setback from the side boundaries.

Disguise the scale and bulk of new buildings. All visible facades should employ extensive windows that are shaded by lightly-framed balconies, verandahs or exterior sunshades, plus painted finishes and some board or sheet cladding rather than expanses of plain masonry. Side and rear facades should match the design quality of the street frontage.

Provide shopper parking at the kerbside, and locate any additional off-street parking behind shops with unobtrusive vehicle entrances that minimise disruption to shopfronts and their associated pedestrian activity. Screen driveways

and outdoor parking courtyards by hedges and shady trees. Contribute to co-ordinated street improvements that include dedicated pedestrian crossings, footpaths, landscaping and lighting to provide safe and secure settings for informal social interaction. Building colour schemes and commercial signs should be co-ordinated and limited in size and number to promote the identity of this local centre, rather than emphasising corporate sponsorship.

Narara 9: Transit Corridor - Existing

Existing Character

A broad corridor containing the coastal railway plus reserves for drainage and future extension of a major collector road, flanked by vegetated verges that contribute to this scenically-prominent landmark winding along the valley floors, as well as providing a barrier between neighbouring residential hillsides.

Set within a broad corridor that is partly fenced, wide verges support corridors of forest remnants. The twin-track railway runs across embankments and at grade.

Stations and over-bridges provide significant gathering places for the community, but they generally demonstrate poor levels of urban design, consideration of commuter amenity, and they fail to contribute to the identity of valley suburbs.

Narara 9: Transit Corridor - Desired

Desired Character

This corridor should remain a primary regional and state transit link, where future infrastructure maintains the scenic qualities of frontages that are prominent backdrops to Gosford City's tourist and commuter routes, and where improved standards of scenic-and-urban design quality are achieved.

Maintain the informal scenic characters of verges and their surroundings by retaining existing slopes and trees wherever possible, or by contouring cuttings and embankments to complement the landscape character of surrounding scenically-distinctive natural backdrops and revegetating cleared areas to recreate indigenous plant communities. Control noxious or environmental weeds along all road and railway reserves.

Around station buildings, promote high levels of visible activity and safety by adopting elements of traditional "main street" shopping villages, with walls of windows and building entrances located to reveal indoor activity, adjoining carparks and set-down areas that are shaded by trees and have effective security lighting. Provide sheltered pedestrian access from surrounding streets and carparks to clearly-identified building entrances along footpaths and verandahs that contribute to the desirable concentration of outdoor activity.

Promote a local identity for new buildings by reflecting the modest scale and character of Gosford City's traditional mid-Twentieth Century houses, including walls of windows that are shaded by framed verandahs or exterior sunscreens, a variety of materials and finishes rather than extensive areas of plain masonry or metal cladding, and roofs that are gently-pitched with wide eaves or verandahs to disguise the scale of exterior walls.

For infrastructure compounds, provide a screen of shady trees wherever space is available.

Along significant pedestrian "desire lines", provide crossings above or below the transit corridor located and designed to minimise visual impact and to blend with natural surroundings, as well as providing safe all-weather and after-hours access.

Narara 10: Rural Hamlets - Existing

Existing Character

Situated on gentle to steep slopes that are concealed from residential areas and major roads, the subdivision of original farms has created a cluster of rural-residential properties that range from one to two hectares. Flanking cul-de-sacs that do not carry through-traffic, this cluster of properties contributes to the scenically-distinctive buffers that form backdrops to the Valley suburbs.

Concealed behind forested ridgetops that are scenically-distinctive, these properties support very low density residential developments, and landscape settings are not dominated by buildings.

Although the majority of gentler slope have been cleared substantially, bushland remnants survive as substantial

copses across the steeper slopes, plus corridors and isolated trees along street frontages as well as the side and rear boundaries, often next to forested properties that are a significant bushfire hazard.

Access roads display an informal scenic quality that is typical of traditional rural areas, with pavements that are narrow or gravelled, flanked by grassed swales or embankments that support tall forest remnants overhanging the roadway, or avenues of deciduous trees and shrubs planted to screen dwellings.

Dwellings are mostly medium to large one and two storey houses, capped by pitched roofs, surrounded by extensive verandahs, and associated with outbuildings.

Dwellings are either set close to the road, screened by a dense mix of planted shady trees and shrubs, or are sited well back from the road frontage and surrounded by extensive gardens or paddocks. Gardens range from an open canopy of bushland remnants above turfed natural slopes, to open paddocks. Along the road frontages, fences are mostly traditional rural-style post-and-rail that complement the informal streetscape character.

Narara 10: 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.

Narara 11: Scenic Buffers (Residential) - Existing

Existing Character

Several areas with very large allotments that are zoned for urban residential development, where modern housing

has been established close to street frontages, and on occasion, supporting church and community buildings.

Gentle to moderate slopes have been partly or almost totally cleared of their original vegetation, adjoining floodways that provide scenic buffers between residential areas.

Houses are mostly medium-to-large, set in landscaped surroundings or bushland settings that appear similar to rural-residential areas, contributing to the character of scenically-distinctive floodway buffers.

Future redevelopment is most likely to include battle-axe subdivision, with site amalgamation for comprehensive redevelopment unlikely over the short-to-medium term.

Narara 11: Scenic Buffers (Residential) - Desired

Desired Character

These should remain large-lot buffers between urban residential areas, 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 low density residential developments.

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 scenic character of existing hillsides by avoiding tall retaining walls, extensive terraces or broad driveways that would be visible from any road or nearby property, and mark boundaries with hedges or fences that are see-through. 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.

Narara 12: Scenic Buffers (Future Residential) - Existing

Existing Character

Cleared farm paddocks on gently-sloping hillsides, form backdrops that are prominent as well as scenically-distinctive, adjacent to residential areas and major local roads.

Zoned for urban development, but as yet not affected by construction works, future development of these areas offers the opportunity to apply best-practice environmental planning and urban design.

Narara 12: Scenic Buffers (Future Residential) - Desired

Desired Character

Future low-density residential development of these areas should maintain existing scenic and natural qualities of these distinctive backdrops to urban areas and major roads, as well as achieving the highest standards of urban and scenic design.

Maintain existing natural and scenic qualities of these hillside properties by retaining bushland in locations that are scenically-prominent, particularly as backdrops along ridges and upper slopes, plus front and side boundaries. Conserve bushland in parcels that protect any threatened plants and maintain a network of effective habitat for native fauna, configurations with a low proportion of perimeter to area to enable sustainable long-term management. Near any stream, maintain natural slopes and provide buffers that are wide enough to protect the stability of banks, conserve buffers of existing vegetation and protect the safety of future properties. Where stream banks have been cleared, prevent further erosion by re-contouring disturbed landforms and restoring a buffer of indigenous plants.

For residential subdivisions, appropriate planning and construction should conserve any bushland remnants along street verges, local reserves and the rear boundaries of future allotments. Individual allotments should be large enough to accommodate clusters of shady trees around future dwellings, particularly in front gardens as leafy backdrops to local streets.

Future residential development should avoid the appearance of continuous walls of buildings along any street or hillside by providing each dwelling with at least one wide side setback, or by stepping the shape of front and rear facades to create courtyards that can accommodate shady trees. The scale and bulk of dwellings should be minimised, for example by strongly-articulated forms, floor-levels that are stepped to follow natural slopes, and by roofs that are gently-pitched to minimise the height of ridges.

To minimise the scale of future dwellings facing any street, incorporate extensive windows that are shaded by framed balconies or verandahs, wide eaves and exterior sunscreens, and walls with some painted finishes rather than expanses of plain masonry. Provide a traditional "street address" for each dwelling, and ensure that verandahs, decks and living rooms or front doors are visible from the street. Avoid wide garages, tall fences or retaining walls that would visually-dominate any frontage. Locate and screen all balconies and decks to protect the privacy and amenity of neighbouring properties.

Narara 13: Scenic Buffers (Floodways) - Existing

Existing Character

Watercourse reserves passing through residential subdivisions or non-urban floodplains, either narrow corridors of bushland or low-lying paddocks that have been substantially cleared for farming pastures, providing visually-prominent backdrops to major roads and residential areas, as well as scenically-distinctive neighbourhood landmarks and backdrops.

Low-lying rural properties are associated with tall corridors of forest remnants lining stream-banks and providing scenically-distinctive backdrops to major roads and residential areas. Generally, these properties support traditional timber-framed farmhouses that are modestly-scaled dwellings surrounded by verandahs and capped by pitched roofs, associated with a variety of out-buildings, mostly set back from road frontages and surrounded by traditional farm fences.

Within new residential areas, watercourse reserves support tall bushland remnants in a condition that varies from thinned to near-natural. However, the configuration of these reserves with a high ratio of edge-to-area, adjoining back boundaries of residential properties, inevitably compromises the condition and long-term management of bushland, with the understorey inevitably replaced by corridors of noxious or environmental weeds that often have escaped from adjoining residential gardens. Assisted regeneration, clearing of accumulated weed, refuse and silt is complicated by limited access points.

Narara 13: Scenic Buffers (Floodways) - Desired

Desired Character

These floodways should remain rural-residential buffers where the distinctive semi-rural and natural qualities of

prominent backdrops to Gosford City's major roads and subdivisions are preserved by low density residential development that is protected from flooding.

Retain natural slopes and prevent further fragmentation of the tree canopy in order to maintain the informal scenic characters of valley properties and meandering roads with unformed verges. Maintain mature bushland remnants along creeks and road frontages that provide scenically-prominent backdrops to major tourist routes or nearby properties. Avoid disturbing natural slopes and stream banks by siting buildings away from watercourses, primarily within existing clearings, with habitable floors elevated above the flood level by low-impact construction such as suspended floors and decks rather than extensive cut-and-fill.

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 floodplains by avoiding retaining walls, extensive terraces or driveways that would be visible from any road or nearby property, and provide boundary fences that are see-through. 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.

Narara 14: Scenic Buffers - Existing

Existing Character

A substantial agricultural research station, together with the subdivision of original Valley farms that has created bands of rural-residential properties ranging from one to two hectares, providing bushland and semi-rural backdrops to residential areas and roads that carry substantial volumes of through-traffic.

Situated on gentle to moderate slopes, these areas are elevated and they contribute to the scenically-distinctive buffers that separate neighbouring valley suburbs

Although original forest has been cleared substantially from the majority of gentler slopes, bushland remnants survive as substantial copses on the steeper slopes, with corridors and isolated trees along street frontages, side and rear boundaries. Providing scenically-distinctive local landmarks as well as habitat, bushland remnants are often associated with an understorey of noxious or environmental weeds. Generally supporting very low density residential development or a compound of farm-style research buildings, these landscape settings are not dominated by structures.

Buildings vary widely in size and style, from early-Twentieth Century timber-framed cottages, to large one and two storey brick houses, mostly capped by pitched roofs, and often surrounded by extensive verandahs.

Buildings are either set close to roads, generally screened by a dense mix of planted shady trees and shrubs, or are sited well back and surrounded by extensive gardens or paddocks. Gardens range from an open canopy of bushland

remnants above turfed natural slopes, to open paddocks and orchards. Along the road frontages, fences are mostly traditional rustic post-and-rail designs that complement the informal streetscape character.

Narara 14: 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.

Narara 15: Scenic Conservation - Existing

Existing Character

Properties that are extensively forested, located along ridgetops plus adjacent slopes that are moderate-to-steep, conserving scenically-distinctive backdrops to residential areas and major thoroughfares, as well as providing buffers that separate neighbouring valley suburbs.

Forming part of Council's reserve network, or private residential properties, these areas remain in a substantially-natural condition, and they conserve indigenous plant communities as well as contributing to fauna corridors that have regional ecological significance.

On private properties, any buildings are confined to very small clearings. Due to the overall vegetation density, all properties are exposed to a significant bushfire hazard.

Public access roads have the informal character of gravelled tracks or narrow pavements that are hemmed between dense stands of tall trees and a natural understorey.

Narara 15: 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.

