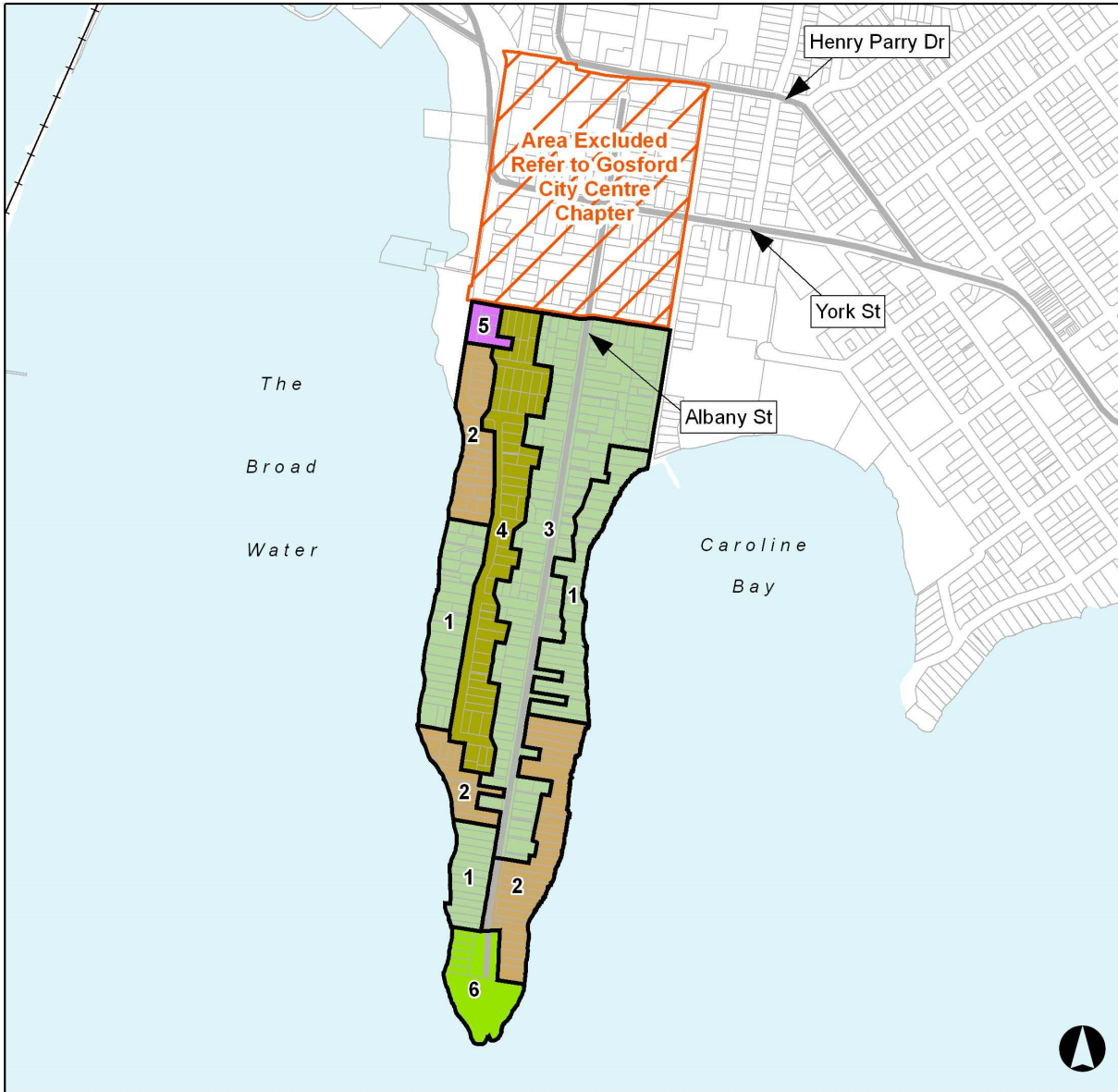


Point Frederick



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Point Frederick 1: Open Parkland Foreshores - Existing

Existing Character

Residential foreshores that are situated on gentle to moderate slopes almost entirely cleared of their original vegetation, where gardens that have been planted with shrubs and small trees create a leafy but open parkland character that partly disguises the extent of buildings along this foreshore backdrop.

Wide-fronted allotments are either medium-sized battle-axe properties fronting the waterway or an access street, or are large and deep properties with dual street and waterway frontages. Access streets are lined by avenues of deciduous trees forming a green ridgeline that is visible from the waterways, and streets are either a broad kerbed pavement carrying substantial traffic and flanked by narrow turfed verges, or informal narrow pavements with wider verges that support substantial trees.

Houses reflect a wide range of sizes and styles, from single storey timber-framed bungalows dating from the Inter-War period, to contemporary brick-and-tile buildings that are large two storey structures, generally with highly-articulated forms that disguise their scale and bulk. Viewed from waterways, the newer houses with wide facades present as continuous rows across the steeper slopes, partly-screened behind extensive verandahs, decks, and terraces. On the gentler slopes, the older houses form tight clusters, but their narrower floorplans are separated and partly-screened by copses of tall canopy trees in side and rear gardens.

Street-front gardens are generally deep, often planted with shady trees and shrubs that screen buildings, driveways and garages. The majority of front boundaries have fences that are designed to complement the design quality of each dwelling. Facing the waterfrontages, setbacks are usually substantial, and gardens vary from level areas of turf contained by sea-walls, to a series of terraces climbing the steeper slopes. Scattered shady trees are more apparent on the gentler slopes. On a number of properties, long jetties extend from sea-walls to deep-water moorings.

Occasionally, front or rear gardens accommodate isolated tall bushland remnants that provide distinctive local landmarks.

Point Frederick 1: Open Parkland Foreshores - 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. For properties with a direct waterfrontage, ensure that new boatsheds are modestly-scaled and reflect the architectural features of traditional timber-framed sheds. New jetties should be compatible with the style and visual impact of traditional timber piers.

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.

Point Frederick 2: Open Woodland Foreshores - Existing

Existing Character

Residential foreshores are on gentle to moderate slopes that have been substantially cleared of their original vegetation, but retaining a canopy of tall bushland remnants along street frontages and verges or across waterfrontages, adding to the scenic quality of this leafy foreshore backdrop.

Allotments are predominantly large and deep, with dual street and waterway frontages, facing access streets with narrow pavements flanked by wide verges and occasional tall bushland remnants that form a scenically-prominent green backdrop to the waterways.

Houses reflect a wide range of sizes and styles, from single storey timber-framed bungalows dating from the early Twentieth Century, to contemporary brick-and-tile buildings that are large two storey structures, generally with highly-articulated forms that disguise their scale and bulk. Viewed from waterways, houses are separated and partly-screened by copses of tall canopy trees standing in side or rear gardens.

Street-front gardens are generally deep, often planted with shady trees and shrubs as well as conserving bushland remnants, substantially screening buildings, driveways and garages from the street. The majority of front boundaries have low fences that complement the design style of each dwelling, revealing a traditional residential “address” that includes front doors and living room windows that are visible from the street frontage. Facing the waterfrontages, setbacks are usually substantial, and gardens vary from sloping areas of turf contained by sea-walls, to a series of terraces climbing the steeper slopes. Scattered shady trees including bushland remnants are more apparent on the gentler slopes. On a number of properties, long jetties extend from sea-walls to deep-water moorings.

Point Frederick 2: Open Woodland Foreshores - Desired

Desired Character

These should remain leafy low-density residential foreshores where the current scenic quality of Gosford City’s prominent foreshore backdrops is 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 existing dwellings.

Avoid disturbing natural slopes and existing trees that provide visually-prominent backdrops to waterways or surrounding suburbs. Complement the established canopy by planting gardens and street verges with trees that are mostly indigenous, enhancing the scenic quality of backdrops to waterways and streets, arranged in clusters to maintain existing water views. Do not plant identified noxious or environmental weeds near bushland reserves. Also, maintain the form of existing wide street verges that are dotted with shady street trees.

Promote a natural character for waterfront backdrops by avoiding structures that would visibly compromise the desired bushy foreshore character. Retain existing ground levels along all boundaries. On the steeper slopes, use low-impact construction such as suspended floors and decks rather than extensive cut-and-fill, and locate parking next to the street in structures that are designed to blend with the natural setting. Avoid tall retaining walls or fences, extensive terraces or elevated pools, and driveways that are wide or steep. Identify foreshore and street boundaries with hedges or fences that are low or transparent. On properties with a direct waterfrontage, ensure that new boatsheds are modestly-scaled and reflect the architectural features of traditional timber-framed sheds. New jetties should be compatible with the style and visual impact of traditional timber piers.

Avoid the appearance of a continuous wall of development along any foreshore or street by setting all building works back from exposed shores or ridges, and maintaining front setbacks that are similar to the surrounding properties. Also provide at least one wide side setback or step 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 that create well-articulated forms. For example, divide floorspace into 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. For waterfront facades, disguise the impact of upper storeys 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. 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 between the dwelling and the street. Locate and screen all balconies or decks to maintain the existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

Point Frederick 3: Open Parkland Hillside - Existing

Existing Character

Residential neighbourhoods that are situated on gentle to moderate slopes almost entirely cleared of their original vegetation, where gardens that have been planted with shrubs and deciduous trees are maturing, creating a leafy but open parkland character that contributes to the quality of local streetscapes.

A variety of medium-to-large allotments generally have broad frontages to streets with wide pavements that are flanked by wide verges plus avenues of deciduous trees.

Houses reflect a wide range of styles and sizes, from timber-framed bungalows dating from the 1950's and 60's to contemporary two storey brick-and-tile buildings that are large and often are elevated above basement garages upon the steeper slopes. The older bungalows maintain wide side setbacks for driveways to rear garages, while most of the newer buildings are sited close to their neighbours. The appearance of streets that are lined by near-continuous walls of buildings is avoided by the overall variety of building designs and setbacks together with leafy front gardens.

Generally, the newer houses have broad street facades that incorporate wide garages. The older bungalows are modestly-scaled buildings, capped by pitched roofs with shady eaves, and they incorporate a traditional street "address" that includes living room windows, verandahs or glazed sunrooms.

Occasionally, front or rear gardens accommodate isolated tall bushland remnants that provide distinctive local landmarks.

Point Frederick 3: 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.

Point Frederick 4: Parkland Hillsides - Existing

Existing Character

Residential neighbourhoods that are situated on gentle to moderate slopes almost entirely cleared of their original vegetation, where gardens have been planted with a dense mix of shrubs and deciduous trees, creating a very leafy parkland character that contributes to distinctive streetscapes as well as to a ridgetop forming a prominent backdrop to the nearby waterway.

A variety of medium-to-large allotments present wide frontages to a narrow paved street flanked by wide turfed verges that support an irregular avenue of large deciduous trees, facing low fences that reflect the design quality of each house.

Houses reflect a wide variety of sizes and styles, from large single storey timber-framed bungalows dating from the Inter-war period to contemporary two storey brick-and-tile buildings that are large, but often with highly-articulated forms that disguise their scale and bulk. The older bungalows often have wide side setbacks, while the newer buildings are sited close to their neighbours. The appearance of streets that are lined by near-continuous walls of buildings is avoided by the overall variety of building designs and setbacks combined with leafy front gardens that effectively screen many houses.

Generally, the newer houses have broad street facades that are sometimes dominated by wide garages. The older bungalows are modestly-scaled, capped by pitched roofs with shady eaves, and they incorporate traditional front facades with living rooms, verandahs or glazed sunrooms.

Occasionally, front or rear gardens accommodate isolated tall bushland remnants that provide distinctive local landmarks.

Point Frederick 4: Parkland Hillsides - Desired

Desired Character

These should remain leafy low-density residential hillsides, retaining the streetscape and scenic qualities of existing lush hillside gardens that surround each dwelling.

Minimise disturbance to natural slopes and existing trees that are visually-prominent features of any hillside or street frontage by appropriate siting of new structures, plus low-impact construction such as suspended floors and decks rather than extensive cut-and-fill. Complement the established tree canopy by planting additional trees and shrubs throughout each garden as well as along street verges. Facing the street, emphasise a leafy garden character by avoiding wide driveways and terraces, tall fences or multiple retaining walls.

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.

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 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.

Point Frederick 5: Medium Density Hillsides - Existing

Existing Character

On gentle to moderate slopes that have been almost entirely cleared of their original vegetation, nearly every property that originally accommodated a traditional coastal dwelling has been redeveloped for a variety of medium density housing.

In prominent locations that are visible from waterways, major roads and surrounding suburbs, two and three storey medium density redevelopments display variable standards of design quality, and typically are surrounded by small landscaped areas without any significant canopy plantings to disguise their substantial visual density. The height and size of buildings, combined with the extent of masonry construction and squared forms, accentuate the substantial disparities in scale and bulk relative to the traditional garden suburb bungalows that once stood in this area.

Point Frederick 5: 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.

Point Frederick 6: Scenic Buffer - Existing

Existing Character

An important reserve situated at the head of a peninsula, accommodating a historic cemetery plus a canopy of bushland remnants that provides a scenically-distinctive backdrop to surrounding waterways and suburbs.

A near-continuous canopy of bushland remnants provides shelter for grassy slopes, sitting areas and cemetery headstones that are linked by meandering pathways. Informal side-tracks provide access to rocky foreshores.

Point Frederick 6: Scenic Buffer - Desired

Desired Character

Scenic qualities of this promontory should be preserved and enhanced, together with passive recreation values that are associated with the existing informal mix of grassy slopes, sitting areas, pathways and rocky vantage points, plus the historic values of the cemetery.

Hillside topography and the existing bushland canopy should be disturbed, and any environmental or noxious weeds should be progressively removed. Where safe and appropriate to do so, waterfront access should be formalised via stairways, and existing tracks should be closed to limit erosion.

At the park entrance and near the amenities block, night lighting should be provided to enhance security and to deter intruders.

