

Wagstaffe



- 1: Cottage Foreshores
- 2: Open Parkland Foreshores
- 3: Foreshore Estate
- 4: Woodland Hillside
- 5: Open Parkland Hillside
- 6: Village Centre
- 7: Scenic Conservation

Wagstaffe 1: Cottage Foreshores - Existing

Existing Character

Small to medium lots that have been largely cleared of original vegetation, with dual frontage to a narrow access street and a foreshore studded with private jetties plus occasional over-water boathouses, forming a scenically distinctive waterfrontage.

Dwellings are set close to the waterfront, and are predominantly early-to-mid Twentieth Century cottages or bungalows that are modestly scaled timber-framed buildings of a single storey, with some new medium sized brick or timber houses of two storeys.

Clusters of traditional cottages on narrow fronted lots retain a historically-distinctive link with the original residential settlement, and vary in condition from heritage restorations to substantially modified buildings that nevertheless retain their traditional architectural form, modest scale and lightweight cladding.

Set close to neighbouring properties, houses form a wall of buildings along the waterfront that relies for its scenic distinctiveness upon the modest scale of individual buildings plus the repeated pattern of pitched roofs and shady verandahs or glass-fronted sunrooms.

Along the access street, small garden areas often accommodate freestanding garages, and are planted with shrubs and small trees. Occasionally, woodland remnants are preserved in the larger garden areas, or along wide street verges. Waterfront gardens are small areas of open turf set behind a seawall, providing panoramic views from dwellings across private jetties that line the waterfront.

Wagstaffe 1: Cottage Foreshores - Desired

Desired Character

These areas should remain low-density residential foreshores where new buildings complement the scenic and architectural qualities of surviving early Twentieth Century cottages that remain highly-distinctive elements of Gosford City's identity.

Ensure that new structures complement the siting and informal scenic character displayed by traditional foreshore cottages. Surround all buildings with gardens that retain existing trees and also accommodate clusters of new shady trees to provide distinctive backdrops facing both waterways and streets. Maintain waterfront setbacks that are similar to neighbouring properties. Prevent the appearance of a continuous wall of buildings along any street or waterway by providing at least one wide side setback, or by stepping front and rear facades to create deep courtyards that are planted with shady trees.

Avoid disturbing natural landforms, and for properties that are floodprone, elevate habitable floors with low-impact construction such as suspended floors and decks rather than extensive landfilling. Facing the waterfront, avoid terraces, fences or outdoor structures that would disrupt the desired informal landscape setting, or compromise the privacy and amenity enjoyed by neighbouring dwellings. On properties with a direct waterfrontage, ensure that new jetties are traditional white-painted timber piers, and that boatsheds are modestly-scaled by reflecting both the form and features of traditional timber-framed sheds. Maintain the informal qualities of streets that are flanked by shady trees, with wide verges and no kerbing.

In order to reflect the modest character of traditional early Twentieth Century cottages, minimise the scale and bulk of all new buildings and extensions. Use simple pitched roof forms such as hips, gables or skillions, with wide eaves and gentle pitches to minimise the height of ridges. Use stepped floorplans or divide floorspace into linked pavilion structures that are capped by individual roofs and flanked by landscaped courtyards. Any facades that are taller or longer than those of traditional cottages should be screened by a combination of extra setbacks from the ground storey, stepped forms, wide balconies and verandahs. Preferably, provide parking in open carports or as detached garages that are screened by shady trees. For dual occupancy developments in particular, street and waterfront facades should have asymmetric designs in order to suggest the appearance of a traditional cottage.

To complement the scale and design character of traditional cottages, a "light-weight appearance" is preferable for all visible facades. For example, incorporate large windows, timber-framed balconies or verandahs, plus painted finishes and some sheet or board cladding rather than extensive plain masonry. Also, each new dwelling should display a traditional "street address" with verandahs and living rooms or front doors that are visible from the street, and avoid wide garages that would dominate any frontage.

Wagstaffe 2: Open Parkland Foreshores - Existing

Existing Character

Medium to larger lots that have been largely cleared of original vegetation, with dual frontage to the suburban main road and a foreshore that is studded with private jetties plus occasional over-water boathouses, forming a visually-prominent waterfrontage visible from Brisbane Water and neighbouring residential areas.

Houses are generally set close to the waterfront, with a scattering of early-to-mid Twentieth Century cottages or bungalows that are modestly-scaled timber-framed buildings of a single storey, but predominantly newer medium-sized two storey houses of brick or timber.

The few surviving traditional cottages on narrow fronted lots retain a historically-distinctive link with the original residential settlement, varying in their condition, but generally retaining their traditional architectural form, scale and lightweight cladding. Sited close to neighbouring properties, dwellings form a wall of one and two storey buildings along the waterfront.

Facing the main road, garden areas vary from medium to large, with freestanding garages surrounded by areas of turf planted with shrubs or trees that include a number of tall shady trees that are prominent streetscape features.

Waterfront gardens are simple open turf set behind a seawall, providing panoramic private views, occasionally with large shady trees that are foreshore landmarks.

Wagstaffe 2: 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 with no kerbing 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.

Wagstaffe 3: Foreshore Estate - Existing

Existing Character

Residential redevelopment of a low-lying foreshore promontory that formerly supported traditional coastal cottages.

On a level site that was cleared of original vegetation, a gated subdivision is accessed via a driveway excavated into the wooded hillside, with a cluster of large to very large houses currently under construction.

Individually-designed with architecturally-distinctive forms and details, these buildings are two to three storeys high and provide a dramatic contrast to the scale of neighbouring foreshore cottages, or hillside houses that are screened by a woodland canopy.

Gardens currently remain as extensive areas of open turf, with landscaping yet to be completed.

Wagstaffe 3: Foreshore Estate - Desired

Desired Character

This property should be developed as a low-density residential foreshore, where new dwellings are surrounded by shady gardens to present an informal open but leafy character to Brisbane Water and surrounding suburbs.

Ensure that new structures do not dominate these foreshore settings or disrupt development patterns that are evident along nearby foreshores. 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 by planting gardens with low hedges and trees that are predominantly indigenous, arranged in clusters along side and rear boundaries to maintain panoramic water views. Reflect the informal character of existing wide street verges with no kerbing that are dotted with shady street trees.

Facing waterfronts in particular, avoid retaining walls, tall fences or extensive terraces that would visibly compromise this 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 setbacks that are similar to the surrounding properties. Provide at least one wide side setback for each dwelling.

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. Locate and screen all balconies or decks to maintain existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

Wagstaffe 4: Woodland Hillside - Existing

Existing Character

Medium to larger lots located on wooded hillsides with panoramic waterway views, merging with a ridgetop national park and forming a scenically-distinctive backdrop to Brisbane Water and surrounding residential areas.

Narrow access streets flanked by swales and sloping verges that are wooded or grassed, face an irregular pattern of lots situated on moderate to steep slopes, with panoramic waterviews through trees and above dwellings that are located on slopes below.

Dwellings are either set well back from the road and elevated above street level to capture views through the canopy, or on lots that fall from the street, are set below street level. Dwellings vary from modestly-scaled single storey brick houses to medium-sized pole homes of two to three stepping storeys.

Siting of dwellings varies, with wide yards along all frontages conserving woodland that ranges from an open canopy of scattered remnants to a near-continuous canopy overhanging a partly modified natural understorey, screening dwellings behind a dense pattern of trunks.

Garages are either open carports sited close to the street as freestanding structures or attached to dwellings, or are basement levels below dwellings located above street level and accessed via steep driveways. Gardens vary from an open understorey of planted shrubs and turf below the woodland canopy, to partly-modified woodland, generally without fences. Street frontages and side boundaries are generally without fences.

Wagstaffe 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 and unkerbed 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.

Wagstaffe 5: Open Parkland Hillside - Existing

Existing Character

Small to medium lots that have been largely cleared of original vegetation, situated below wooded hillsides but above foreshore cottages and with panoramic views.

Facing narrow access streets that are flanked by wide grassed verges, or lining the high side of a suburban main road, allotments on gentle to moderate slopes enjoy panoramic waterway views above the roofs of foreshore buildings.

Houses are either set well back from the main road and elevated to capture views, or facing local streets, are situated at street level on that fall towards the waterfront and provide panoramic vistas.

Dwellings vary from early-to-mid Twentieth Century cottages or bungalows that are modestly scaled timber framed buildings of a single storey, to newer medium-sized brick houses of two storeys. Clusters of traditional cottages on narrow fronted lots are set close to the street, retaining an historically-distinctive link with the original residential settlement, and varying in condition from heritage restorations to substantially-modified buildings that nevertheless retain traditional architectural forms and light-weight cladding.

Newer houses display varied siting, with garden areas to the front, the rear and sometimes the side providing substantial turfed areas that are planted with shrubs and trees, occasionally conserving woodland remnants. Garages are either sited next to the street as freestanding structures, or are discretely concealed to the rear of dwellings on the flatter sites.

Wagstaffe 5: Open Parkland Hillsides - Desired

Desired Character

These should remain low-density residential hillsides where existing streetscape quality and amenity are enhanced substantially by further “greening” of gardens and the unkerbed 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.

Wagstaffe 6: Village Centre - Existing

Existing Character

Located at the end of the suburban main road, a locally-unique waterfront centre accommodates community gatherings as well as servicing local retail needs.

A traditional corner store, a recently-refurbished community hall and a small park adjoin the foreshore and a public

wharf, surrounding a village square with a tall Norfolk Island Pine that forms a local landmark. The square is formed by wide paved streets that provide informal kerbside parking along three frontages, and is flanked by open turfed verges.

Within the foreshore reserve, an amenities building and picnic tables beneath shady trees are used extensively for informal community gatherings and visitors' picnics.

Next to the reserve, recent refurbishment of the community hall has reinforced its heritage and community values.

Diagonally opposite the hall, a traditional corner store operates from a converted cottage capped by a low-hipped roof, presenting a modest scale that is compatible with surrounding cottages. Attached to the store's walls, small-scale commercial advertising is arranged informally.

Wagstaffe 6: Village Centre - Desired

Desired Character

This should remain a low-intensity village centre, accommodating a limited number of local shops and businesses, located next to a foreshore reserve and community hall, and serving the local community as well as holidaying visitors.

The scale and design of new building works should protect the scenic qualities of foreshores that are visible from neighbouring suburbs and from Brisbane Water. The design of public areas should accommodate vehicle and pedestrian traffic that is generated by existing shops as well as the foreshore reserve and jetty that are highly-accessible. Any trees that are visually-prominent should be retained.

The nature of activities accommodated, plus the height, silhouette and orientation of any future building works, should preserve levels of privacy, sunlight and visual amenity that are enjoyed by neighbouring dwellings and their private open spaces, as well as recognising the scenic prominence of this location and the low-rise character of the surrounding residential area.

Future buildings should reflect features of traditional mid-Twentieth Century foreshore bungalows. In particular, external walls should be modestly-scaled, capped by gently-pitched roofs with overhanging eaves, and with the appearance of light-weight construction that incorporates shop-front windows screened by residential-style verandahs facing, plus painted wall finishes. Buildings that are larger than their neighbours should be designed as a series of interconnected pavilions or wings that are separated by landscaped courtyards.

Along street frontages that adjoin residential properties, front gardens should be large enough for taller canopy trees and shrubs that frame or screen buildings, set behind fences that are low or partly transparent. Garages should be located to the side or the rear of dwellings, appearing as smaller secondary structures or open carports that reflect features of traditional timber-framed sheds capped by low gabled roofs with overhanging eaves.

Colour schemes and commercial signs should promote a modestly-scaled and distinctive local centre, rather than corporate sponsorship.

Co-ordinated improvements along the street and throughout the foreshore reserves should maximise recreation opportunities and pedestrian safety, as well as accommodating existing high levels of visitors and traffic. Existing landmark trees should be protected. The size of parking areas should be retained, incorporating traffic calming devices and dedicated pedestrian crossings at key locations, plus barriers to protect adjoining picnic areas from traffic. Future park structures, including shelters, furniture and playground equipment, should be designed or selected according to a consistent waterfront village theme.

Wagstaffe 7: Scenic Conservation - Existing

Existing Character

A continuous ridgetop national park, of undisturbed woodland, extends descending into the residential hillsides below.

Forming a backdrop to the residential suburb, this reserve is both scenically and ecologically-distinctive, and is a prominent feature that is visible from Brisbane Water, major tourist routes and surrounding residential areas.

Wagstaffe 7: Scenic Conservation - Desired

Desired Character

These landmark reserves should remain near-natural buffers between residential areas, where active environmental management conserves the ecological and scenic qualities of Gosford City's unique forested hillsides and ridgetops.

Conserve the natural qualities of hillside and ridgetop reserves by preventing further clearing of bushland, and avoid any land-management activity that would compromise the long-term diversity, vigour and habitat value of natural plant communities occurring in these reserves. Control any infestations of noxious or environmental weeds, and progressively repair any disturbance to landforms or natural vegetation using bush-regeneration techniques. Employ ecological best-practice for bushfire hazard reduction, for example mosaic burns, in order to strike a balance between conservation, scenic quality and public safety.

Where recreational or infrastructure works are necessary, ensure that natural landscape settings are not dominated by the size, siting, design or construction of new structures. Avoid disturbing natural slopes and bushland by locating works or structures primarily within existing cleared areas. Where there is no reasonable alternative, allow minor clearings in locations that have a lesser ecological value, where effective long-term management of bushland ecology would not be compromised and where the extent of scenic bushland backdrops that are visible from major roads, waterways or surrounding neighbourhoods would not be interrupted. In sloping areas and close to bushland, very-low impact construction such as light-weight framed structures with suspended floors and decks should be used, and cut-and-fill techniques should be avoided.

