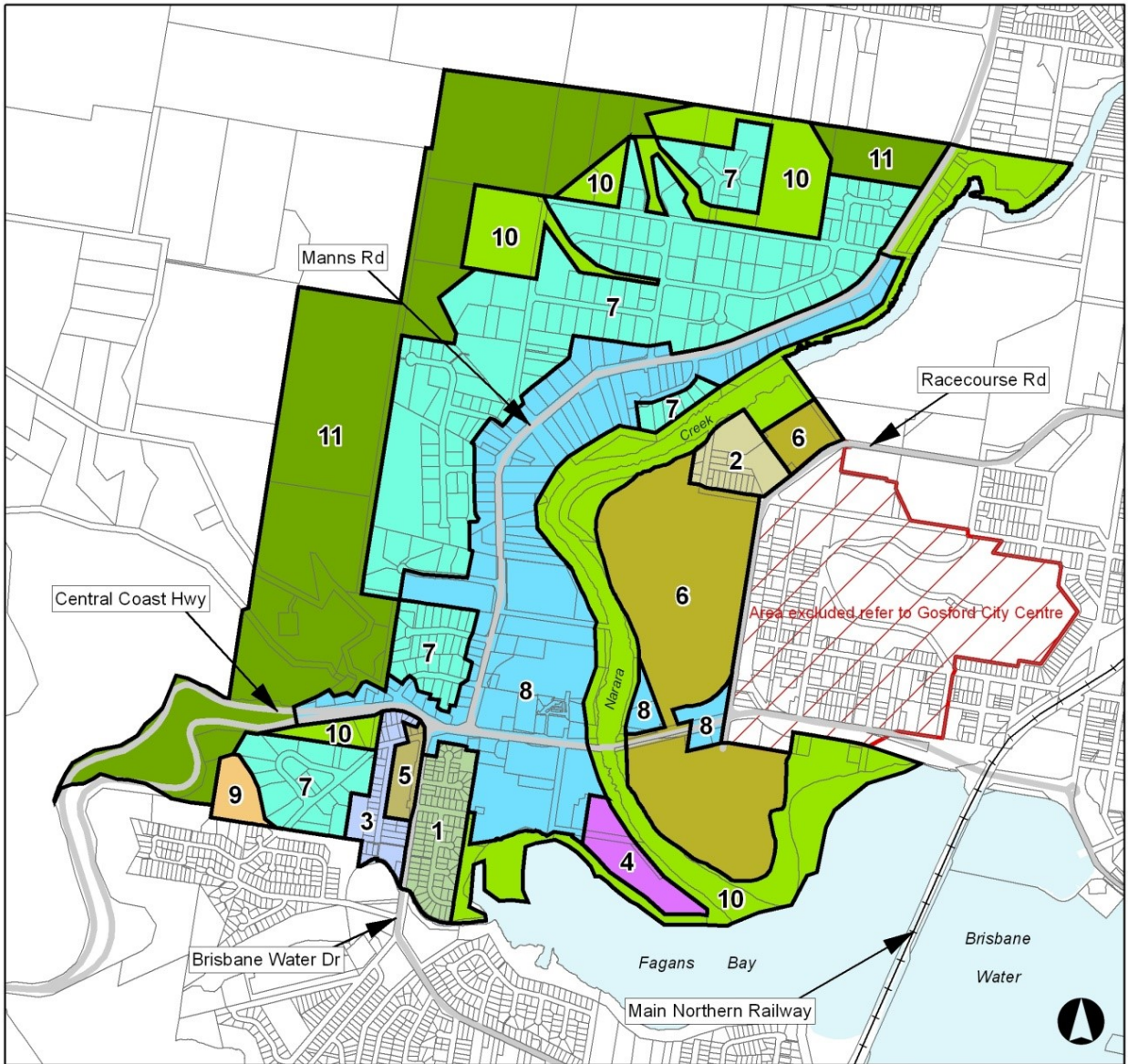


West Gosford



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|---|---------------------------|---|-------------------------|
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West Gosford 1: Open Parkland - Existing

Existing Character

Set between a waterfrontage reserve and a main road, a low density residential subdivision sits on flat low-lying land that has been almost entirely cleared of original vegetation.

Medium-sized allotments face medium-width paved streets that are flanked by kerbing and turfed verges, opening onto private gardens that are generally simple turf with a scattering of small trees and shrubs.

In this open landscape setting, streetscapes are dominated by a variety of detached houses that are mostly medium-sized brick-and-tile structures of one and two storeys capped by pitched roofs with eaves. Sited close to neighbours and with consistent front setbacks, dwellings create the appearance of a near-continuous wall of buildings lining each street. Street facades comprise a mix of visible living areas, balconies and garages.

West Gosford 1: Open Parkland - Desired

Desired Character

These should remain low-density residential neighbourhoods where existing streetscape quality and amenity are enhanced substantially by further “greening” of gardens and street verges, enhancing the present leafy settings around each dwelling.

Minimise disturbance to any existing trees that are visually-prominent, and avoid the appearance of a continuous wall of development along any street. Locate buildings behind front setbacks that appear similar to their surrounding properties, and provide at least one wide side setback or step 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 the roadway. Plantings in front gardens and along street verges should include some taller trees that are indigenous. Facing the street, emphasise a leafy garden character by limiting the width of driveways, using front fences that are low or see-through or hedges of shrubs.

Minimise scale and bulk by stepped floorplans and building forms. 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.

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.

West Gosford 2: Bungalow Businesses - Existing

Existing Character

On a hillside adjoining a main road and racecourse, a mix of traditional dwellings in garden settings, plus small workshops, sheds and stables are located along a cul-de-sac of medium-sized lots, on gentle to moderate slopes that have been cleared almost entirely of their original vegetation.

Visible from surrounding areas and main roads, this area is dominated by traditional bungalows that were once widespread throughout the original coastal suburbs. Facing narrow street pavements flanked by swales, wide grassed verges extend into sloping front and side gardens of open turf dotted with trees and shrubs that frame individual dwellings.

Dwellings are predominantly mid-Twentieth Century bungalows that are modestly-scaled single storey timber-framed buildings capped by hipped or gabled roofs, with walls clad in boards or sheeting. On an exposed hillside opposite the racecourse entrance, a distinctive streetscape is created by the inherent modesty of scale plus the homogeneity of architectural form that is accentuated by features such as pitched roofs with shady eaves plus extensive use of front verandahs and glazed sunrooms.

On lower-lying properties that are concealed from the racecourse, a variety of small sheds, workshops and stables are sited close to the street frontage, flanked by a few shady trees.

West Gosford 2: Bungalow Businesses - Desired

Desired Character

This area should accommodate a variety of dwellings, businesses, light-industrial activities and services associated with the nearby racecourse. For this prominent location directly opposite the racecourse entrance, the current level of civic quality should be substantially enhanced by future development.

Ensure that new developments (including alterations to existing buildings and infrastructure works) do not dominate their civic or landscaped settings. Also, ensure that the height and siting of new structures preserve levels of privacy, sunlight and visual amenity that are enjoyed by neighbouring dwellings and their private open spaces. Surround new buildings with landscaped settings that reflect a natural hillside character, planted with “hedges” of trees and shrubs that are predominantly indigenous to reflect the scenic quality of prominent bushland backdrops nearby.

Avoid the appearance of a continuous wall of development or uniform building heights across the hillside. Divide floorspace into pavilion structures that are stepped to follow the natural slopes, separated by courtyard gardens providing view corridors, access to building entrances, plus interior daylight and a panoramic outlook.

Minimise the scale and bulk of buildings by varying the shape and height of all visible facades. Top-most storeys should be setback behind wide terraces, and incorporate extensive windows that are shaded by framed balconies, verandahs or exterior sunscreens. In general, facades should not incorporate expanses of plain masonry or metal cladding. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves that disguise the scale of exterior walls.

Lower storeys should not be dominated by garages, and should display elements of a traditional “street address” such as entrances that are directly accessible from the street, plus balconies and walls of windows that display indoor activity. Conceal off-street parking behind occupied floorspace, and provide unobtrusive vehicle entrances that minimise disruption to the desirable street address

Conceal outdoor parking areas from street frontages, with driveways framed by garden plantings that incorporate beds of low shrubs and trees.

Contribute to street improvements that address the high volume of traffic attracted by the nearby racecourse, including an avenue of tall trees and safe shared access for pedestrians and vehicles, with footpaths and defined crossings opposite the racecourse entrance.

West Gosford 3: Mixed Density Hillside - Existing

Existing Character

Two visually-prominent neighbourhoods adjacent to main roads, either flat land beside a major shopping centre or moderate slopes below a wooded hillside reserve, almost entirely cleared of original vegetation where medium density residential developments are scattered among traditional coastal bungalows in garden settings.

Providing backdrops to main roads, centres and surrounding suburbs, a substantial proportion of the properties within these neighbourhoods accommodate traditional dwelling types that were once widespread throughout the original coastal suburbs, maintaining a link with the history of regional development. On low-lying land adjacent to the shopping centre, a former homestead building has been converted to a museum of regional history.

Facing medium width paved streets flanked by swales or kerbing, grassed verges extend into sloping front and side gardens that range from areas of open turf to a mature mix of trees and shrubs planted to frame individual dwellings, with taller bushland remnants along rear boundaries adjacent to the wooded hillside reserve.

Traditional dwellings are predominantly mid-Twentieth Century bungalows that are modestly-scaled single storey timber-framed structures capped by hipped or gabled roofs, with board or sheet cladding. Distinctive streetscapes are created by the inherent modesty of scale and the homogeneity of architectural form that is accentuated by pitched roofs with shady eaves plus front verandahs and glazed sunrooms.

Scattered throughout these traditional streetscapes, multi-unit redevelopments include single storey villa developments, two storey town houses, plus two and three storey apartments. Most multi-unit developments display

an extreme contrast with the traditional garden suburb pattern of modestly-scaled houses surrounded by private gardens, incorporating “gun-barrel” forms where long straight buildings are flanked by narrow courtyards and / or long straight driveways, and dwellings are arranged in modular and repetitive configurations.

Surrounding the new developments, garden areas are typically small, predominantly distributed as courtyards that are often substantially paved and surrounded by tall walls, plus small front gardens of open turf and narrow driveway verges.

West Gosford 3: Mixed Density Hillside - Desired

Desired Character

These areas should remain mixed-density residential hillside, retaining some of the original mid-Twentieth Century bungalows which remain distinctive elements of Gosford City’s identity and provide distinctive backdrops to town centres, main roads or the railway. Future developments should achieve significantly improved standards of amenity and urban design quality by reflecting features of those traditional bungalows, as well as providing a variety of low-rise dwellings that include apartments, town houses and villas.

Maintain the existing informal scenic qualities of hillside properties and road verges by appropriate site planning to conserve visually-prominent trees, particularly near hill crests, close to ridgelines, along street frontages or 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 with 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.

Ensure that new developments complement the siting, form and scale of surviving traditional bungalows upon nearby properties, as well as retaining a proportion of any panoramic views and maintaining reasonable levels of the sunlight, privacy and amenity that are enjoyed by neighbouring dwellings and their private open spaces.

Minimise the height and scale of new buildings 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 buildings on neighbouring properties should be disguised by a combination of extra setbacks and stepped forms, 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.

West Gosford 4: Medium Density Hillside - Existing

Existing Character

Adjacent to the highway, visually-prominent hillside and footslopes that have been cleared almost entirely of their original vegetation, where substantial multi-unit housing has occurred either as a large single development adjacent to a major reserve, or through redevelopment of traditional bungalow allotments situated on moderate slopes below a wooded hillside reserve.

Providing backdrops to main roads, centres and surrounding suburbs, these areas accommodate a mix of two storey town houses and three storey apartments, as well as a few remaining bungalows. Most multi-unit developments display an extreme contrast with the traditional garden suburb pattern of modestly-scaled houses surrounded by

private gardens, incorporating “gun-barrel” forms where long straight buildings are flanked by narrow courtyards and long straight driveways, with dwellings arranged in a modular and repetitive fashion.

Surrounding the new developments, garden areas are typically small, predominantly distributed as courtyards that are often substantially paved and surrounded by tall walls, plus small front gardens of open turf and narrow driveway verges.

West Gosford 4: Medium Density Hillside - 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.

West Gosford 5: Medium Density Estate - Existing

Existing Character

A substantial foreshore property located on an exposed low-lying promontory at the mouth of a creek and facing a coastal waterway, developed as a medium density residential estate that has been designed and managed to accommodate retirement living.

Partly-screened by a foreshore reserve of mangroves, a campus-style development incorporates large pavilion structures of one to two storeys flanking access driveways and wide courtyards planted with small trees and shrubs.

Facing the access street, frontages incorporate wide garden areas that are flanked by rows of buildings, planted with shrubs and trees to create an open parkland setting, disguising the impact of extensive paved areas, large tiled roofs and repetitive building forms.

West Gosford 5: Medium Density Estate - Desired

Desired Character

This area should remain a medium-density residential estate that accommodates older people or people with a disability, where any future development achieves improved standards of amenity and urban design quality by

surrounding buildings with leafy gardens to provide distinctive leafy backdrops to Gosford City's waterways, residential areas and major roads.

Avoid development close to waterfrontages that are floodprone or that support bushland remnants. Avoid the appearance of long or continuous buildings by surrounding new developments with leafy gardens that retain natural slopes along all boundaries and provide space for shady trees and shrubs. Plant a combination of trees and shrubs that are mostly-indigenous around courtyards as well as along all property boundaries, and use hedges or front fences that are low or see-through rather than tall and opaque.

Minimise the height and scale of new buildings by using strongly-articulated forms, including floor-levels that are stepped to follow natural slopes and facades that vary in shape and height. For example, divide floorspace into individual dwelling pavilions with a varied form or orientation, separated by landscaped courtyards and verandahs. Disguise the impact of upper storeys by a combination of stepped forms, balconies or verandahs. Roofs should be simple hips, gables or skillions, 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.

Minimise the scale of all visible facades with extensive windows that are shaded by framed balconies, verandahs or exterior sunscreens, plus some painted finishes and sheet or board cladding rather than expanses of plain masonry. Where dwellings face a street or common access-way, provide a traditional "street address" incorporating visible verandahs, living rooms and front doors.

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

West Gosford 6: Main Road Centre - Existing

Existing Character

Serving the surrounding district, a supermarket-based development plus a few freestanding business premises occupy a gateway location close to the intersection between two arterial roads. A large single building flanked by parking courtyards accommodates a variety of shops, businesses and recreation facilities.

Facing the main road, an open courtyard providing kerbside parking faces continuous shop frontages. Wide footpaths run along a two storey frontage protected by an awning that provides a focus for street-frontage pedestrian activity and channels shoppers towards arcade entrances. While the general configuration of this building is similar to traditional strip shopping villages, a cubic form and homogeneous design character create the appearance of a bulky and uninspiring structure that is accentuated by tall blank walls facing side and rear access streets.

A proliferation of signs appear on shop-fronts, below the awning, attached to the building façade and fixed to a free-standing pylon marking the carpark entrance.

Adjacent to the supermarket development, freestanding business premises include a post office and ground floor shops in a town-house style development, facing an intersection that provides access to the centre plus surrounding residential and industrial areas, but that is affected by congestion and poor sight-lines.

West Gosford 6: Main Road Centre - Desired

Desired Character

This should remain a mixed-use centre that provides predominantly retail and business services to the surrounding district, but might also incorporate some accommodation, where the civic quality of prominent backdrops to Gosford City's major arterial thoroughfares are enhanced by "greening" of the road frontages, standards of commercial presentation are co-ordinated, and high levels of pedestrian activity are displayed.

Promote high levels of visible retail-type activities facing the main roads and outdoor carparks. Adopt a traditional "main street" configuration for new developments, maximising the number of retailers or businesses plus the continuity of shop-windows that face the road and surround each parking courtyard. Incorporate footpaths with verandahs, colonnades or balconies that emphasise retail activity and provide sheltered pedestrian access from carparks to clearly-identified building entrances. Avoid delivery entrances that would disrupt the continuity of shopfronts or detract from the design quality of major frontages. Provide sheltered footpaths between neighbouring

buildings, and link the driveways and parking upon neighbouring properties to allow convenient access for customers and deliveries.

Facing the major roads, avoid the appearance of uniform building heights facing any street or driveway frontage, and vary the shape of all visible facades by terraces or balconies, as well as by stepping the line of roofs or parapets to emphasise prominent building corners or road intersections.

Disguise the scale and bulk of new buildings by applying a variety of finishes to all front and side facades, including extensive windows that are shaded by balconies, verandahs or exterior sunshades, plus painted finishes over a mixture of masonry and sheet cladding, rather than expanses of plain masonry or metal cladding. Roofs should be gently-pitched to minimise the height of ridges, flanked by wide eaves that disguise the scale of exterior walls.

Civic presentation of road frontages should be supported by the co-ordination of building colour schemes and commercial signs. Signs should be limited in both size and number, attached to buildings in consistent locations but limited in height to create continuous horizontal bands along awnings or parapets, rather than covering an entire facade. Pylon signs at the street frontage should complement the design of landscaped areas, and should be limited to one per property.

West Gosford 7: Regional Recreation - Existing

Existing Character

Facing the principal coastal highway and major thoroughfares, three separate properties that include a large reserve, a racecourse and a tennis centre provide significant gathering places for the community as well as green backdrops to surrounding areas.

These properties are generally open areas of turf, but they have backdrops of woodland, wetland or mangroves along frontages to creeks and coastal waterways. Within these reserves, amenities buildings and grandstands are often substantial structures. The racecourse accommodates a substantial but visually-uncoordinated complex of grandstands, administration buildings and stables on an elevated hillside that is a prominent backdrop to the highway.

West Gosford 7: Regional Recreation - Desired

Desired Character

These areas should have their community service roles enhanced by staged provision of additional facilities according to recognised levels of demand. Future building and infrastructure works should maintain the scenic qualities of existing landscaped road frontages, or enhance the civic potential of currently open frontages by clustered plantings of tall trees.

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.

In general, ensure that new developments (including alterations to existing buildings and infrastructure works) do not dominate their natural or landscaped settings. Surround buildings with landscaped settings that maintain the scenic quality of prominent bushland backdrops nearby, or existing corridors of planted trees. Complement the bushland canopy by planting all setbacks, courtyards and parking areas with shrubs and trees that are predominantly indigenous.

On the regional playing fields, enhance the recreation and scenic potential 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 access streets, protect the safety of children by footpaths that are flanked by landscaped barriers to channel pedestrian traffic towards defined road crossings. 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 to clearly-identified entrances facing carparks or access roads.

On the racecourse, enhance the scenic and civic potentials of open main road frontages by clustered plantings of

indigenous canopy trees that maintain vistas from roadways across the track. New buildings should be arranged to create a co-ordinated campus of pavilion-style buildings. Avoid the appearance of uniform building heights by well-articulated forms facing shady courtyards that are sheltered by tall canopy trees, and linked by covered pathways to concentrate pedestrian activity. 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. Signs should be integrated with the design of buildings and their landscape surroundings, and should be limited in both size and number.

West Gosford 8: Employment Centres - Existing

Existing Character

A variety of light and heavy industries, warehouses, service retail and maintenance facilities, plus storage yards located on gently-sloping allotments that vary in size from medium to very large, fronting wide access streets adjacent to main roads and surrounded by a backdrop of hillside forest reserves.

Facing wide paved access streets flanked by kerbing or unformed verges, a variety of tenants are accommodated in medium-to-large scale industrial buildings that vary in age, design and condition, surrounded by courtyards for parking and outdoor storage of goods. Overall, frontages to the access streets present a visually-uncoordinated character, with properties and businesses advertised by a proliferation of signs.

West Gosford 8: Employment Centres - Desired

Desired Character

These areas should remain a mixed-use cluster of medium- and higher-impact employment activities, where new developments maintain the scenic quality of surrounding bushland backdrops that can be seen from major roads and residential areas, where the amenity of nearby residential properties is protected and local streetscape quality is enhanced.

Maintain the scenic quality of prominent bushland backdrops by siting new buildings behind front gardens and parking courtyards that conserve visually-prominent bushland remnants, as well as accommodating new hedges and avenues of trees that are predominantly indigenous in order to screen tall facades and provide a leafy street backdrop. Adjoining any existing dwelling, provide wide landscaped setbacks to screen tall facades and minimise impacts upon the current levels of privacy, sunlight and visual amenity that are enjoyed by those dwellings and their private open spaces.

Promote improved standards of urban design by locating offices or showrooms to face the street, providing animated facades that display indoor activity, with delivery entrances that are confined to side and rear facades. Avoid the appearance of uniform building heights facing any street or driveway frontage by stepping the line of roofs and parapets, or by using taller forms to emphasise prominent building corners and entrances.

Disguise the scale and bulk of new buildings by applying a variety of materials and finishes to all front and side facades, including extensive windows that are shaded by balconies, verandahs or exterior sunshades, plus a mixture of masonry and sheet cladding. Roofs should be gently-pitched to minimise the height of ridges, flanked by wide eaves that disguise the scale of exterior walls.

Civic presentation of road frontages should be supported by the co-ordination of building colour schemes and commercial signs. Signs should be limited in both size and number, attached to buildings in consistent locations but limited in height to create continuous horizontal bands along awnings or parapets, rather than covering an entire facade. Pylon signs at the street frontage should complement the design of landscaped areas, and should be limited to one per property.

West Gosford 9: Main Road Employment - Existing

Existing Character

Lining three main roads, ribbons of light industrial, bulky-goods retail and drive-in restaurants in gateway locations that are visually prominent and highly accessible to the regional population.

Along divided carriageways flanked by kerbing and landscaped medians, or narrower roads with unformed edges and

wide gravelled verges, trunk power lines run overhead.

Existing structures vary widely in age, size, style and condition, generally set behind paved or landscaped forecourts. However, reflecting the visual prominence of these locations, many older industrial properties are undergoing redevelopment for bulky goods complexes or showrooms designed according to corporate themes.

Standards of urban and civic design vary widely, and overall, these corridors do not contribute a positive gateway character for Gosford City.

West Gosford 9: Main Road Employment - Desired

Desired Character

These should remain mixed-use ribbons of larger scale and medium-impact employment or service activities plus showrooms that benefit from high-exposure, where the civic quality of prominent backdrops to Gosford City's major arterial thoroughfares are enhanced by "greening" of the road frontages, and where new developments in leafy landscaped settings achieve a co-ordinated standard of presentation.

Enhance the civic presentation of main road backdrops by siting buildings behind leafy front gardens and courtyards for parking or outdoor display of goods. Landscaping of street frontages should be co-ordinated, using hedges and rows of tall trees that are predominantly indigenous with elevated canopies that maintain the visibility of shopfronts, goods and commercial signs.

Facing the major roads, promote improved standards of urban design for all new buildings. Locate offices or showrooms facing the street to provide animated facades that display indoor activity, with delivery entrances confined to side and rear facades. Avoid the appearance of uniform building heights facing any street or driveway frontage by stepping the line of roofs and parapets, or by using taller forms to emphasise prominent building corners and entrances.

Disguise the scale and bulk of new buildings by applying a variety of materials and finishes to all front and side facades, including extensive windows that are shaded by balconies, verandahs or exterior sunshades, plus painted finishes over a mixture of masonry and sheet cladding, rather than expanses of plain masonry or metal sheeting. Roofs should be gently-pitched to minimise the height of ridges, flanked by wide eaves that disguise the scale of exterior walls.

Civic presentation of road frontages should be supported by the co-ordination of building colour schemes and commercial signs. Signs should be limited in both size and number, attached to buildings in consistent locations but limited in height to create continuous horizontal bands along awnings or parapets, rather than covering an entire facade. Pylon signs at the street frontage should complement the design of landscaped areas, and should be limited to one per property.

West Gosford 10: Quarries + Landfills - Existing

Existing Character

A small quarry that is concealed behind a screen of indigenous trees, located between an industrial area, a residential estate and a main road, adjoining densely wooded conservation reserves.

West Gosford 10: Quarries + Landfills - Desired

Desired Character

This facility should continue to operate according to current consents and licenses, but the scenic potential of prominent backdrops to Gosford City's major tourist routes, waterways or surrounding residential areas should be restored progressively according to best-practice land management.

Minimise damage to the ecological or scenic values of surviving bushland, and prevent further fragmentation of the tree canopy along ridges and road frontages.

During the course of works, rehabilitate land by controlling noxious or environmental weeds, and by establishing dense screen plantings along prominent road frontages to conceal on-going works.

Upon completion of works, rehabilitate the residue of each property by re-contouring landforms to complement the landscape character of surrounding scenically-distinctive natural backdrops, including “natural” drainage lines to minimise erosion, and suitable to accommodate any identified new use.

Both during and on completion of works, revegetate all road frontages and prominent hillsides to recreate the indigenous plant communities that originally existed on these properties, including a full range of ground covers, shrubs and trees.

West Gosford 11: Scenic Buffer (Future Mixed-use) - Existing

Existing Character

Two hillside areas where properties are vacant, either a large single allotment that sits between forested reserves and an established industrial area partly built-up by imported fill, or a ribbon of visually-prominent allotments that are studded with bushland remnants, located between a wooded hillside reserve and a main road adjacent to a residential neighbourhood above the racecourse.

West Gosford 11: Scenic Buffer (Future Mixed-use) - Desired

Desired Character

This area should accommodate a mix of uses that possibly include some dwellings, where the existing scenic qualities of an open wooded hillside that provides a prominent backdrop to Gosford City’s arterial roads and coastal waterways are maintained by future development, and where high standards of amenity plus urban-and-scenic design quality are achieved.

Maintain the informal scenic characters of hillside properties and road verges by retaining existing natural slopes and conserving trees that are visually-prominent, particularly bushland remnants located in rear and front yards or along street verges. Avoid high-intensity development that would require extensive driveways or large levelled footprints.

Avoid disturbing natural slopes and trees by careful siting of new structures and using low-impact construction such as suspended floors and decks rather than extensive cut-and-fill. Avoid tall retaining walls, elevated structures or steep driveways that would interrupt the natural character of the existing hillside. Complement the established tree canopy by planting shrubs and trees that are indigenous throughout gardens that surround each building. Do not plant noxious or environmental weeds, and control any existing infestations. Along all boundaries, maintain an open hillside character with hedges of indigenous shrubs or low see-through fences.

Bushfire hazard must not be increased by new plantings or by inappropriate structures. Some thinning of the canopy to establish breaks between trees might be necessary as a compromise between desired scenic quality and bushfire protection. Residential buildings might require fire-resistant construction.

Avoid the appearance of a continuous wall of development or uniform building heights across the hillside. Divide floorspace into pavilion structures that are stepped to follow the natural slopes, separated by courtyard gardens providing view corridors, access to building entrances, plus interior daylight and a panoramic outlook.

Minimise the scale and bulk of buildings by varying the shape and height of all visible facades. Top-most storeys should be setback behind wide terraces, and incorporate extensive windows that are shaded by framed balconies, verandahs or exterior sunscreens. In general, facades should not incorporate expanses of plain masonry or metal cladding. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves that disguise the scale of exterior walls.

Lower storeys should not be dominated by garages, and should display elements of a traditional “street address” such as entrances that are directly accessible from the street, plus balconies and walls of windows that display indoor activity. Conceal off-street parking behind occupied floorspace, and provide unobtrusive vehicle entrances that minimise disruption to the desirable street address.

West Gosford 12: Scenic Buffers - Existing

Existing Character

These areas provide scenically-prominent backdrops to the main road and waterways, as well as buffers between neighbouring suburbs, and they include small bushland reserves, mangrove foreshores lining a creek and facing a

coastal waterway, plus residential properties and an electrical substation that are surrounded by bushland backdrops.

While bushland reserves provide scenically-distinctive contrasts to surrounding areas, but are relatively small and often occur as long corridors flanking watercourses, prone to disturbance and to invasion by noxious or environmental weeds, and therefore difficult to manage to preserve or enhance their ecological and scenic values.

Residential properties are either low-lying flood prone lands adjacent the creek, and screened by corridors of woodland trees along frontages to a main road, or productive market gardens located between hillside forest reserves and established industrial areas, contributing green buffers between urban areas.

Similarly, the electricity substation has clusters of transformers in a turfed clearing, surrounded by corridors of forest remnants that partly-screen the facility from surrounding properties, and provide a green buffer between industrial properties.

West Gosford 12: Scenic Buffers - Desired

Desired Character

These should remain 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 properties and waterways. 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.

On private properties, 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.

West Gosford 13: Scenic Conservation - Existing

Existing Character

Extensive bushland reserves that are elevated on moderate to steep hillsides provide ecologically-significant

landscape features, as well as backdrops of exceptional scenic distinctiveness that are visible from coastal waterways, main roads that carry significant commuter and visitor traffic, plus surrounding residential and industrial areas.

Incorporating both Brisbane Water National Park and council reserves, these areas define the limits of suburban development and provide broad buffers between residential neighbourhoods. Assessed as areas of high bushfire hazard, they are located in a unique proximity to urban areas, providing habitat for the diverse wildlife found in the suburbs of West Brisbane Water, as well as promoting a natural landscape identity that is unique to Gosford City.

West Gosford 13: 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.

