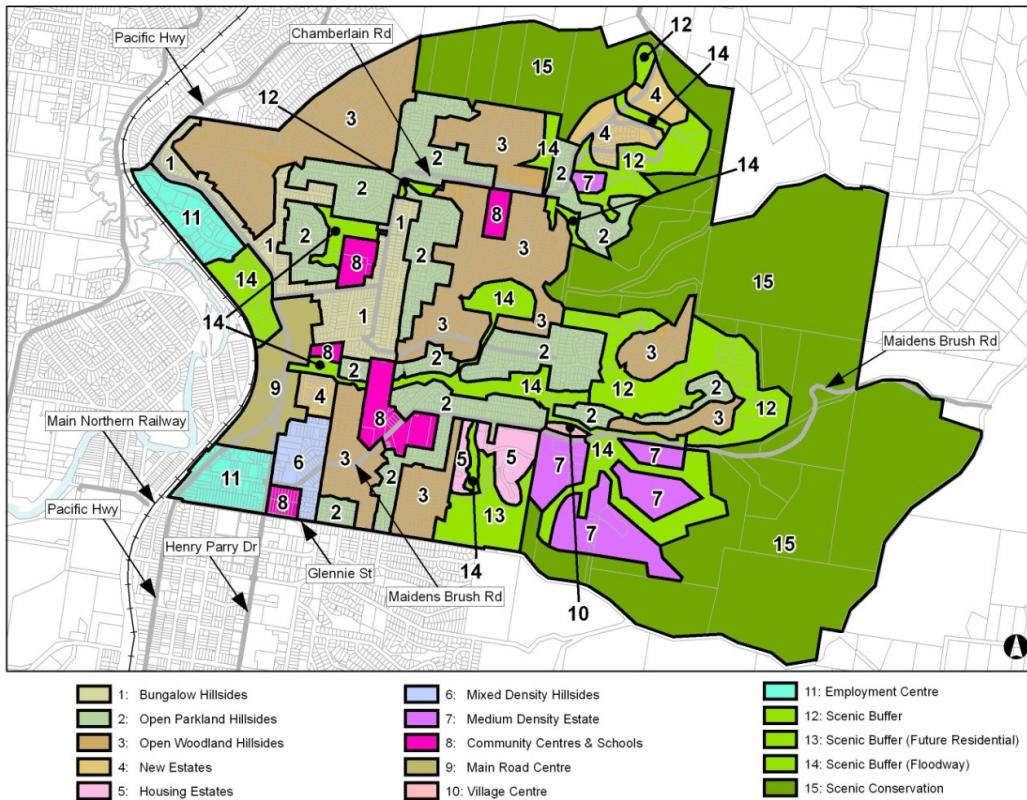


Wyoming



Wyoming 1: Bungalow Hillside - Existing

Existing Character

On gentle to moderate slopes that have been substantially cleared of their original vegetation, older subdivisions with a regular pattern of medium-sized lots accommodate traditional coastal cottages and bungalows that provide distinctive backdrops to a highway, major retail centre and the surrounding residential areas.

Mostly accommodating traditional dwelling types that were once widespread throughout coastal suburbs, these areas also include identified heritage items plus new brick or weatherboard houses. Overall, housing along this road frontage maintains a link with the history of regional development, and together with surrounding gardens, contributes to the scenic distinctiveness of a significant regional tourist route.

Along the highway, recently-completed road widening is flanked by kerbing, footpaths and sometimes by tall timber sound barriers. Sloping front gardens are generally open areas of turf, studded with a mix of planted trees and shrubs or scattered forest remnants that partly-screen individual dwellings and provide distinctive road-side landmarks.

Away from the highway, local roads are generally flanked by shallow swales, with wide grassed verges extending into deep front gardens that vary from areas of open turf to a mature mix of trees and shrubs that partly-screen dwellings. Occasionally, gardens contain mature conifers or isolated copses of tall forest remnants that shade buildings and provide distinctive neighbourhood landmarks. Front boundaries are sometimes marked by low timber fences.

Traditional dwellings are bungalows dating from the mid-Twentieth Century to 1960's, modestly-scaled single storey timber-framed buildings that typically display a multiple-fronted configuration, mostly with hipped or gabled roofs and clad in simple sheet-materials or weatherboards. Newer houses are brick and tile construction, mostly single storey, and capped by pitched roofs that accentuate the inherently modest scale of these buildings. On sloping sites, buildings are set above tall basements that incorporate garages.

Wyoming 1: Bungalow Hillside - Desired

Desired Character

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

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

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

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

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

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

Wyoming 2: Open Parkland Hillsides - Existing

Existing Character

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

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

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

Wyoming 2: 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 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.

Wyoming 3: Open Woodland Hillsides - Existing

Existing Character

Low density neighbourhoods situated on slopes that range from gentle to moderate, mostly near the edge of urban areas in elevated locations that are visually-prominent, where original vegetation has been thinned or has been cleared from street frontages, but where a scenically-distinctive bushland canopy is maintained at least along back yards.

Allotments are generally medium-sized, facing medium-width paved streets flanked by kerbing and grassed verges extending across open front gardens that have mostly been cleared, and in some locations, dotted with a variety of planted trees and isolated bushland remnants that partly screen buildings and contribute to leafy streetscapes. Along rear boundaries, corridors of tall bushland remnants are visible above rooftops, providing visually-prominent neighbourhood features, contributing to the scenic quality of neighbouring reserves and buffers between urban areas. Street and side boundaries are often marked by low retaining walls or shrub-beds

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

Wyoming 3: Open Woodland Hillsides - Desired

Desired Character

These should remain low-density residential areas where the existing scenic quality and amenity of prominent hillsides are enhanced substantially by further "greening" of gardens and street verges in order to screen new development and to complement the open bushland canopy that surrounds most dwellings.

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

In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or

structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between desired scenic quality and hazard-reduction would limit clearing to thinning of the canopy to establish breaks between existing trees. Screen or shield all verandahs, windows, roofs and suspended floors to prevent the entry of sparks and flying embers.

Avoid disturbing natural slopes and trees by appropriate siting of structures plus low-impact construction such as suspended floors and decks, rather than extensive cut-and-fill. On the steeper sites, locate parking next to the street in structures that are designed to blend with their desired bushy setting. Avoid the appearance of a continuous wall of development along any street or hillside by locating buildings behind front and rear setbacks similar to their surrounding properties, and providing at least one wide side setback or stepping the shape of front and rear facades.

Minimise the scale and bulk of buildings by stepping floor-levels to follow natural slopes and by using irregular floorplans to create well-articulated forms. For example, divide floorspace into linked pavilions that are separated by courtyards and capped by individual roofs. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls.

Minimise the scale of prominent facades by using extensive windows and verandahs plus a variety of materials and finishes rather than expanses of plain masonry. All dwellings should display a traditional "street address" with verandahs or decks, and living rooms or front doors that are visible from the roadway. Avoid wide garages that would visually-dominate any front façade or block views from a dwelling to the street. Locate and screen all balconies or decks to maintain the existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

Wyoming 4: New Estates - Existing

Existing Character

Approved residential subdivisions on gentle to moderate slopes where construction is currently in progress, either hidden from surrounding areas or forming backdrops that are clearly visible from surrounding areas and major roads. Almost entirely cleared of original vegetation, these subdivisions are either located upon a former wildlife park or upon former farming properties surrounded by bushland backdrops.

Subdivisions incorporate both regular irregular curved networks of access-roads and cul-de-sacs, sometimes arranged to follow topographic contours, flanked by kerbing and narrow grassed verges. Houses under construction are medium-sized project-designs, sited close to neighbouring buildings and forming a near-continuous wall of development that encloses each street. In general, front facades will be dominated by wide garages and driveways.

Wyoming 4: New Estates - Desired

Desired Character

These should become leafy low-density residential neighbourhoods where high standards of streetscape, urban design quality and amenity are achieved by dwellings that are set behind shady street trees and surrounded by lush gardens.

Avoid disturbing natural slopes along boundaries, and locate buildings behind front setbacks that are similar to their surrounding properties. Also avoid the appearance of a continuous wall of development along any street by providing at least one wide side setback or by stepping the shape of front and rear facades. Plant clusters of trees and shrubs throughout each garden to screen buildings and driveways, as well as to provide shady backdrops to roadways. On properties near any bushland reserve, garden plantings must not include any identified noxious or environmental weeds. Front gardens and street verges should include some taller trees that are indigenous. A leafy garden character should be emphasised by limiting the width of driveways, and using front fences that are low or see-through, or by planting hedges of shrubs.

Minimise the scale and bulk of buildings by floor-levels that step to follow natural slopes and by irregular floorplans that create well-articulated forms. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs or extra setbacks. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls.

Construction should be predominantly brick-and-tile, varied by some board or sheet cladding. All dwellings should

display a traditional “street address” with verandahs or decks, and living rooms or front doors that are visible from the roadway. Avoid wide garages that would visually-dominate any front façade or block views from the dwelling to the street. Locate and screen all balconies or decks to maintain the existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

Wyoming 5: Housing Estates - Existing

Existing Character

Surrounded by bushland backdrops, a public housing estate mostly of single dwellings situated on gentle to moderate slopes that have been almost entirely cleared of original vegetation, where street verges and gardens planted with shrubs and trees are maturing to create a leafy but open parkland character. Occasionally, this leafy picturesque character is interrupted by tall retaining walls along the street frontage.

A variety of small-to-medium allotments face curving streets with narrow pavements, flanked by kerbing and turfed verges that extend across front gardens, creating a picturesque setting. Houses are weatherboard-and-tile designs, mostly of a single storey, set above tall brick basements on the sloping sites, separated from their neighbours by wide garden setbacks.

Mostly single garages are located in basements or as carport structures.

Wyoming 5: Housing Estates - Desired

Desired Character

The picturesque qualities of leafy streetscapes and modestly-scaled buildings should be maintained, particularly along existing street frontages.

Future infill development or alterations should avoid disturbance to natural hillsides and to any existing trees that are visually-prominent. On the steeper sites, lightweight construction with suspended floors and decks is most appropriate.

The scale and siting of future building works should maintain streetscape qualities of modestly-scaled dwellings surrounded by a mix of shady trees that are planted throughout gardens. Facing at least one side boundary, front facades plus rear facades that are visible from downhill locations should be stepped to suggest a broad side setback, and planted with trees or shrubs to avoid the appearance of a continuous wall of buildings along any street or hillside.

New buildings should follow the natural hillside profile, as well as reflecting the scale and siting of neighbouring dwellings. External walls should appear similar in height to their immediate neighbours, capped by pitched roofs with shady eaves that are designed to disguise the apparent scale of new works. The scale of large buildings should be reduced by designs that incorporate a series of interconnected pavilions or wings separated by landscaped courtyards, with tall facades screened by balconies or verandahs.

In general, street facades should not be dominated by wide garages or driveways, and should incorporate some balconies or verandahs plus living rooms and front doors that are visible from the street.

Wyoming 6: Mixed Density Hillsides - Existing

Existing Character

On gentle to moderate slopes substantially cleared of their original vegetation, a neighbourhood that originally accommodated traditional dwellings is undergoing medium-density redevelopment for villas and townhouses.

In two small neighbourhoods in visually-prominent locations near the Highway and retail centre, new medium density redevelopment has created a significant contrast with the character and design quality displayed by traditional garden-suburb bungalows that currently remain the predominant housing type.

Original dwellings are mid-Twentieth Century bungalows, modestly-scaled single storey timber-framed buildings surrounded by verandahs, or with a double-fronted configuration, capped by hipped or gabled roofs, clad in simple sheet-materials or weatherboards. New development includes single storey villas and two storey town houses, predominantly “gun-barrel” forms where long straight buildings or tightly-packed clusters of dwellings are sited close to boundaries, flanked by narrow courtyards and / or long straight driveways, accommodating dwellings in modular

repetitive configurations that create an undesirable contrast with the traditional pattern of development.

In the new developments, gardens are mostly small, either private courtyards that are substantially paved and surrounded by tall walls, small areas of open turf facing the street, or narrow driveway verges. Very occasionally, tall forest remnants are conserved by wide front setbacks, substantially enhancing the design quality of development.

Wyoming 6: Mixed Density Hillside - Desired

Desired Character

This area should remain a 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.

Wyoming 7: Medium Density Estates - Existing

Existing Character

Several separate medium density residential estates located at the edge of urban areas, designed and managed to accommodate retirement living.

On footslopes fragmented by floodways that support corridors of tall forest remnants, a large estate is broken into separate neighbourhoods, each supporting a variety of long one and two storey buildings surrounded by turfed garden areas, and substantially concealed from surrounding roads or residential areas.

Nearby, a smaller estate on a cleared block has several long single storey buildings arranged in a repetitive manner along the street frontage, opposite a small neighbourhood centre.

Elsewhere, a single building is set behind a deep setback that supports a thick corridor of forest remnants, substantially concealed from its street frontage.

Wyoming 7: Medium Density Estates - Desired

Desired Character

These properties should remain medium-density residential estates that accommodate older people or people with a disability, where any future development achieves improved standards of amenity and urban design quality, and low-rise multi-unit buildings are surrounded by leafy gardens to provide distinctive backdrops for Gosford city's town centres and major roads.

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

Ensure that new developments complement the siting, form and scale of nearby detached dwelling neighbourhoods, as well as maintaining reasonable levels of 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 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.

Wyoming 8: Community Centres + Schools - Existing

Existing Character

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

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

Adjacent to a floodway that provides a backdrop of tall trees, a substantial playing field accommodates significant week-end gatherings and sporting events.

Wyoming 8: Community Centres + Schools - Desired

Desired Character

These properties should continue to provide community, educational and recreation services according to the needs of their surrounding residential population. The scenic and civic qualities of prominent vegetated backdrops to

Gosford City's waterfronts, major roads and residential areas should be protected as well as enhanced by future development, infrastructure or landscape improvements, and by open space management.

Protect the habitat and scenic values of remnant bushland, wetland or salt marsh by retaining natural slopes and by avoiding further fragmentation of the tree canopy, particularly mature bushland remnants along any ridge, slope, waterway or road frontage that provide scenically-prominent backdrops.

Enhance the recreation and scenic potentials of playing fields by masterplanned improvements that satisfy a wide range of recreation needs, including clustered shelter plantings around existing ovals and pitches, walking trails and seating, and amenities buildings. Around carparks and along street frontages in general, protect the safety of children by footpaths that are flanked by landscaped barriers to channel pedestrian traffic towards defined road crossings.

Ensure that new developments (including alterations to existing buildings and infrastructure works) do not dominate their natural or landscaped settings, or their predominantly low-rise residential surroundings. Surround buildings with landscaped settings that maintain the scenic quality of prominent bushland backdrops or existing corridors of planted trees. Ensure that the height and siting of new structures also preserve levels of privacy, sunlight and visual amenity that are enjoyed by neighbouring dwellings and their private open spaces. Complement the bushland canopy by planting all setbacks, courtyards and parking areas with shrubs and trees that are predominantly indigenous. Along front boundaries, provide for surveillance and safety by planting hedges or using fences that are low or see-through.

Promote high levels of visible activity around buildings by adopting elements of traditional "mainstreet" shopping villages, including extensive windows and building entrances that are located to reveal indoor activity. Incorporate footpaths, verandahs or colonnades to concentrate pedestrian access between clearly-identified building entrances and surrounding streets or carparks.

Minimise the scale and bulk of new buildings and avoid the appearance of uniform building heights along any street by well-articulated forms. Divide floorspace into separate pavilion structures that are surrounded by landscaped courtyards, and vary the shape and height of facades, particularly to identify major entrances. For visually-prominent facades, incorporate extensive windows that are shaded by framed verandahs or exterior sunscreens, and display some variety of materials or finishes rather than expanses of plain masonry or metal cladding. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves or verandahs that disguise the scale of exterior walls.

Wyoming 9: Main Road Centre - Existing

Existing Character

An arterial thoroughfare that carries a significant and growing volume of business, commuter and tourist traffic, has a sweeping alignment flanked by a variety of business activities that include supermarkets, shops, service stations and fast-food restaurants, community facilities that include performing arts theatres and medical centres, and residential facilities comprising motels and caravan parks.

Along a wide reserve, regional population pressures have required widening of the former two-lane pavement, illustrating the possible outcome of future highway widening elsewhere. Flanked by kerbing and footpaths, the widened road reserve includes traffic islands with formal plantings that do not complement the scenic quality of tall forest remnants that survive along road frontages nearby, and contrasting with the unique semi-rural setting of traditional road frontages.

Businesses are accommodated in a variety of commercial and residential style structures, mostly upon allotments that have been cleared of original vegetation, but sometimes retaining corridors of tall trees near floodways.

Overall, this corridor presents an appearance that is both visually- and commercially-uncoordinated. Recent renovation of several established developments, together with the medical centre development, illustrate improved standards of urban design that enhance the character and identity of this area, including pavilion-style structures capped by distinctive pitched roofs that disguise scale and bulk, landscaped forecourts that either conserve existing trees or accommodate avenue plantings of indigenous trees along street frontages and around carparks, and business signs that are confined to one or two large panels or pylons.

Wyoming 9: Main Road Centre - Desired

Desired Character

This should remain a mixed-use centre that predominantly provides a range of retail and business services to the surrounding district, but that 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, and where future developments in leafy landscaped settings achieve a co-ordinated standard of presentation and also display high levels of indoor activity.

Enhance the civic presentation of main road backdrops and achieve an improved setting for retail and business activities by siting buildings behind leafy front gardens and parking courtyards that provide a buffer to traffic and noise. Ensure that neighbouring developments promote a co-ordinated network of landscaped setbacks, retail frontages plus pedestrian and vehicle access. Landscape all setbacks and parking courtyards using hedges and rows of tall trees that are predominantly indigenous, with elevated canopies that maintain the visibility of shopfronts and commercial signs.

Promote high levels of visible retail-type activities along the main roads. 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. 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, promote improved standards of urban design for all new buildings. 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, and by emphasising prominent building corners or road intersections by taller forms.

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.

Wyoming 10: Village Centre - Existing

Existing Character

A two storey building contains a few convenience shops plus shop-top apartments, adjacent to a single storey community centre and pre-school, facing a collector road and adjacent to major retirement villages. A highly-visible location, this area has a scenically-distinctive backdrop of trees along the adjoining watercourse.

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

Wyoming 10: Village Centre - Desired

Desired Character

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

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

Ensure that new developments (including alterations to existing buildings) do not dominate their predominantly low-

rise residential surroundings, and maximise the amenity of all pedestrian frontages. Facing the street, shop-front facades should have a zero setback and a maximum height of one storey, with any taller storey set back behind terraces or balconies to maintain a modest, pedestrian-friendly scale as well as the current level of midday sunlight that is available along the footpath. Also ensure that the height and siting of new buildings preserve current levels of privacy, sunlight and visual amenity that are enjoyed by neighbouring dwellings and their private open spaces.

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

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

Provide shopper parking at the kerbside, and locate any additional off-street parking behind shops with unobtrusive vehicle entrances that minimise disruption to shopfronts and their associated pedestrian activity. Screen driveways and outdoor parking courtyards by hedges and shady trees. Contribute to co-ordinated street improvements that include dedicated pedestrian crossings, footpaths, landscaping and lighting to provide safe and secure settings for informal social interaction. Building colour schemes and commercial signs should be co-ordinated and limited in size and number to promote the identity of this local centre, rather than emphasising corporate sponsorship.

Wyoming 11: Employment Centre - Existing

Existing Character

On flat lands that have been cleared entirely between the Highway and railway, a variety of warehouses, small manufacturing and maintenance facilities plus car sales yards and indoor sports activities are located on large gently sloping allotments that are visually-prominent.

A variety of medium-to-large scale industrial buildings ranges in age, design and condition from rudimentary sheds to office-warehouse structures surrounded by paved courtyards.

A proliferation of signs attached to buildings and pylons, the lack of visual coordination evident in building forms, and the absence of landscaping, compromise both the scenic and commercial presentation of this area.

Wyoming 11: Employment Centre - Desired

Desired Character

This area 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 setting 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.

Wyoming 12: Scenic Buffers - Existing

Existing Character

Either bushland reserves in urban areas, or the subdivision of original valley farms to create broad bands of rural-residential properties that range from one to two hectares, providing bushland or semi-rural backdrops to residential areas and roads that carry substantial volumes of through-traffic.

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

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

Dwellings are predominantly medium and very large one and two storey buildings, either set close to the road and screened by a dense mix of planted shady trees, or concealed from road frontages and accessed via winding private tracks. Gardens range from an open canopy of bushland remnants above turfed natural slopes to open paddocks. Along the road frontages, fences are mostly traditional rustic post-and-rail designs that complement the informal streetscape character.

Winding along ridgetops, access roads serving these properties display an informal scenic quality that is typical of traditional rural areas, with pavements that are often narrow or gravelled, flanked by grassed swales or embankments supporting tall bushland remnants that overhang the roadway, or avenues of deciduous trees and shrubs planted to screen dwellings that are set close to their street frontage.

Bushland reserves in the urban areas are difficult to sustain and manage due to their high proportion of edge-to-area, and their immediate proximity to residential properties. On most reserves, the understorey suffers from substantial infestations of noxious or environmental weeds.

Wyoming 12: Scenic Buffers - Desired

Desired Character

These should remain rural-residential buffers where the scenically-distinctive semi-rural and natural qualities of prominent backdrops to Gosford City's major roads and tourist routes are preserved by appropriate very-low density residential developments associated with low-impact rural activities, and by small-scale businesses or community and educational facilities that have a modest impact.

Retain natural slopes and prevent further fragmentation of the tree canopy in order to maintain habitat values and informal scenic characters of hillside or valley properties, plus meandering roads with unformed verges. Along creeks, ridges, slopes or road frontages, conserve all mature bushland remnants that provide scenically-prominent backdrops visible from any road or nearby property. Limit intrusion of structures upon their landscape setting by concentrating new buildings and pavements in existing clearings. Use low-impact construction such as suspended floors and decks rather than extensive cut-and-fill, particularly on elevated slopes or near bushland.

In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between desired scenic quality and hazard-reduction would limit clearing to the understorey plus thinning of the canopy to establish breaks between existing trees.

Maintain the informal character of existing semi-rural hillsides by avoiding tall retaining walls, extensive terraces or broad driveways that would be visible from any road or nearby property, and provide boundary fences that are see-through such as traditional post-and-rail designs. Surround all buildings with extensive garden setbacks, planted with new trees and shrubs that are predominantly indigenous to complement the established canopy. Noxious or environmental weeds must not be planted, and existing infestations should be controlled.

In order to minimise their scale and bulk, all new structures that would be visible from a road or nearby property should reflect the modest character and simple articulation of traditional farm buildings. For example, divide floorspace into a series of linked pavilion structures or wings of rooms that are surrounded by landscaped courtyards, and preferably, provide parking in carports or separate garages. Roofs should be simple hips or gables without elaborate articulation, gently-pitched to minimise the height of ridges and flanked by wide eaves or extensive verandahs to disguise the scale of exterior walls. (In bushfire prone areas, verandahs, roofs and suspended floors must be screened to prevent the entry of sparks and flying embers.)

Disguise the scale of facades that are visible from the street by incorporating extensive windows and verandahs, some painted finishes rather than expanses of plain masonry, and avoid wide garages that would visually-dominate any frontage. Ensure that outbuildings are compatible with the scale and design of their associated dwelling, particularly by using a similar roof pitch and wide eaves. Any commercial signs should be limited in size and number.

Wyoming 13: Scenic Buffers (Future Residential) - Existing

Existing Character

Bushland on gentle to steeply-sloping hillsides adjacent to a public housing estate, contributing to the scenic quality of backdrops to residential areas.

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

Wyoming 13: Scenic Buffers (Future Residential) - Desired

Desired Character

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

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

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

Future residential development should avoid the appearance of continuous walls of buildings along any street or hillside by providing each dwelling with at least one wide side setback, or by stepping the shape of front and rear facades to create courtyards that can accommodate shady trees. The scale and bulk of dwellings should be

minimised, for example by strongly-articulated forms, floor-levels that are stepped to follow natural slopes, and by roofs that are gently-pitched to minimise the height of ridges.

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

Wyoming 14: Scenic Buffers (Floodways) - Existing

Existing Character

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

Low-lying rural allotments are associated with tall corridors of forest remnants lining stream-banks and providing scenically-distinctive backdrops to the Highway, railway and surrounding residential hillsides.

Within residential areas, narrow watercourse reserves support corridors of tall bushland remnants in a condition that varies from thinned to near-natural. However, the configuration of these reserves, in particular their high ratio of edge-to-area and location immediately adjacent the back boundaries of residential properties, inevitably compromises the condition and long-term management of bushland. In most places, the indigenous understorey has been replaced by corridors of noxious or environmental weeds that are frequently escapees from neighbouring residential gardens. In these areas, the limited access points complicate assisted regeneration plus the clearing of accumulated weed, refuse and silt.

Adjacent to the main road shopping area, a perimeter of tall trees substantially conceal a small caravan park that is located between the main road and a creek.

Wyoming 14: Scenic Buffers (Floodways) - Desired

Desired Character

These floodways should remain rural-residential buffers where the distinctive semi-rural and natural qualities of prominent backdrops to Gosford City's major roads and subdivisions are preserved by low density residential development that is protected from flooding.

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

In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between desired scenic quality and hazard-reduction would limit clearing to the understorey plus thinning of the canopy to establish breaks between existing trees.

For private properties, maintain the informal character of existing semi-rural floodplains by avoiding retaining walls, extensive terraces or driveways that would be visible from any road or nearby property, and provide boundary fences that are see-through. Surround all buildings with extensive garden setbacks, planted with new trees and shrubs that are predominantly indigenous to complement the established canopy. Noxious or environmental weeds must not be planted, and existing infestations should be controlled.

In order to minimise their scale and bulk, all new structures that would be visible from a road or nearby property

should reflect the modest character and simple articulation of traditional farm buildings. For example, divide floorspace into a series of linked pavilion structures or wings of rooms that are surrounded by landscaped courtyards, and preferably, provide parking in carports or separate garages. Roofs should be simple hips or gables without elaborate articulation, gently-pitched to minimise the height of ridges and flanked by wide eaves or verandahs to disguise the scale of exterior walls. (In bushfire prone areas, all verandahs, roofs and suspended floors must be screened to prevent the entry of sparks and flying embers.)

Disguise the scale of facades that are visible from the street by incorporating extensive windows and verandahs, some painted finishes rather than expanses of plain masonry, and avoid wide garages that would visually-dominate any frontage. Ensure that outbuildings are compatible with the scale and design of their associated dwelling, particularly by using a similar roof pitch and wide eaves.

Wyoming 15: Scenic Conservation - Existing

Existing Character

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

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

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

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

Wyoming 15: Scenic Conservation - Desired

Desired Character

These should remain near-natural buffers where the ecological and scenic qualities of Gosford City's distinctive ridgetop reserves are conserved by very-low impact residential development upon existing private properties supported by active environmental management.

Conserve the natural qualities of hillside properties and reserves by minimising further clearing of bushland, and avoid any land-management activities that would compromise the long-term diversity, vigour and habitat value of natural plant communities that are associated with public reserves. New structures should be sited within existing clearings. Only where there is no reasonable alternative to accommodate a new structure upon an existing property, minor clearing might be acceptable in locations with a lesser ecological value, provided that effective long-term management of bushland ecology would not be compromised and where the extent of bushland backdrops that are visible from major roads, waterways or surrounding neighbourhoods would not be diminished. Avoid cut-and-fill construction, and employ very-low impact techniques such as light-weight framed structures with suspended floors and decks. Control existing infestations of noxious or environmental weeds, and progressively repair any existing disturbance to landforms or natural vegetation using bush-regeneration techniques.

In areas that are defined as bushfire prone, hazard must not be increased by inappropriate new plantings or structures. Minimise the extent of cleared asset protection zones by fire-resistant siting, design and construction for all new structures plus effective management of gardens. The ideal compromise between desired scenic quality and hazard-reduction would limit clearing to the understorey plus thinning of the canopy to establish breaks between existing trees. Regular garden management should maintain separation between canopies and remove accumulated leaf litter by ecological best-practice techniques such as mosaic burns that strike a balance between conservation, scenic quality and public safety.

Minimise the scale and bulk of any new building that would be visible from a road or nearby property. For example, divide floorspace into linked pavilion structures that are surrounded by shady verandahs, and preferably provide parking in separate garages or outdoors. Roofs should be simple hips or gables without elaborate articulation or

extensive valleys, gently-pitched to minimise the height of ridges and flanked by wide eaves and verandahs that disguise the scale of exterior walls. All verandahs, windows, roofs and suspended floors must be screened to prevent the entry of sparks and flying bushfire embers.

Disguise the scale of facades that are visible from the street by incorporating extensive windows and verandahs, some painted finishes rather than expanses of plain masonry, and avoid wide garages that would visually-dominate any frontage. Ensure that outbuildings are compatible with the scale and design of their associated dwelling, particularly by using a similar roof pitch and wide eaves.

