

DISCLAIMER

The plan you are about to view, i.e. **proposed** Draft Gosford Development Control Plan (DCP) 2009, is **NOT** on public exhibition; it has no legal status under the *Environmental Planning and Assessment Act, 1979*.

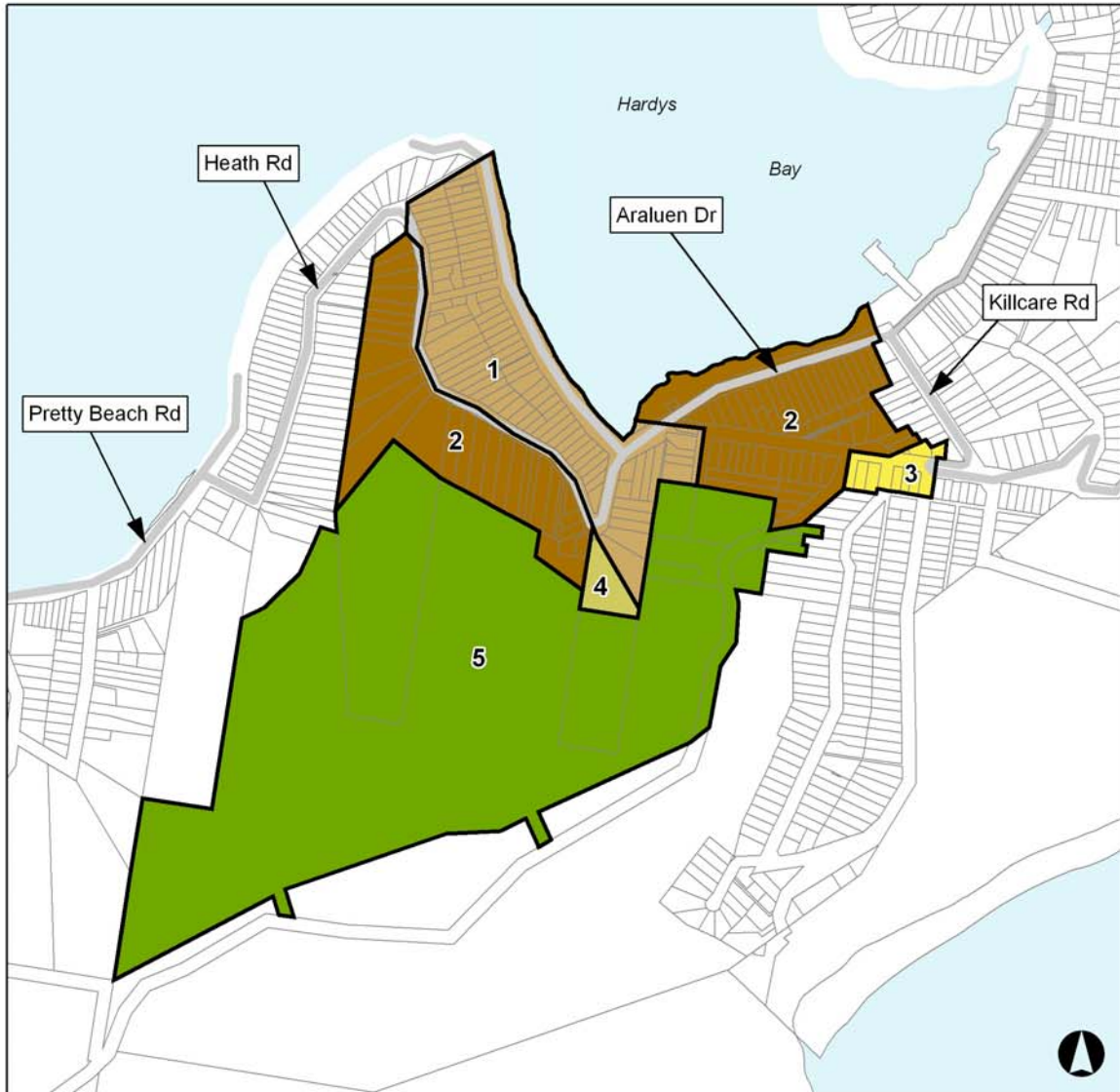
The plan was endorsed by Council at its meeting held on 4 November 2008 in readiness for it to be placed on public exhibition with the Draft Gosford Local Environmental Plan (LEP) 2009.

The Draft DCP was prepared in accordance with Section 74C of the *Environmental Planning and Assessment Act, 1979*.

The Department of Planning is currently assessing the proposed Draft Gosford LEP 2009 in order to certify that it is allowed to be placed on public exhibition. The Department may amend the Draft LEP before issuing the certification which may in turn require amendments to be made to the Draft DCP endorsed by Council. In addition minor amendments may be made that do not alter the primary intent of the Draft DCP prior to public exhibition.

After receipt of the certificate, pursuant to Section 65 of the *Environmental Planning and Assessment Act, 1979*, Council will place the Draft LEP and Draft DCP on public exhibition and seek public comments for subsequent consideration of Council.

The proposed Draft Gosford DCP 2009 is on Council's website because it is normal practice to place information that has been considered by Council on the website, for information only.



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Hardys Bay 1: Open Woodland Bungalows

Existing Character

Medium to large lots with panoramic views that have been partly cleared of original vegetation, situated behind the foreshore and below wooded hillsides, providing a scenically-prominent backdrop that is visible from the waterway, from nearby the village centre and surrounding residential areas.

Allotments with gentle to moderate slopes either face a narrow access street flanked by wide grassed verges adjacent to an open foreshore reserve, or front a suburban thoroughfare.

Houses are sited to capture panoramic views, either elevated above street level, or on lots that face the thoroughfare, set close to the street but below street level and looking across the roofs of neighbouring buildings situated on slopes below.

Dwellings vary from early-to-mid Twentieth Century cottages or bungalows that are modestly scaled timber framed buildings of a single storey, to modern medium-sized brick or timber houses of one or two storeys. Clusters of traditional cottages and week-enders retain a historically-distinctive link with the original residential settlement, varying in their condition but generally retaining their traditional architectural form and lightweight cladding.

Siting of dwellings varies, with private gardens providing substantial turfed areas that are planted with shrubs and trees, and also conserving scenically-distinctive corridors and copses of tall woodland remnants as backdrops to the foreshore and the main road.

Along the main road, parking is located in open carports attached to dwellings or on free-standing platforms set below street level. Facing the access street, garages are predominantly detached and located at street level.

Gardens follow the natural hillside profile, and there is minimal boundary fencing.

Hardys Bay 1: Open Woodland Bungalows

Desired Character

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

Ensure that prominent hillside settings are not dominated by new structures. 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 accommodating clusters of new trees and shrubs that are mostly indigenous in order to complement the established canopy. 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. Maintain the informal qualities of streets that are flanked by shady trees, with wide verges and no kerbing.

Complement the siting of surviving traditional cottages or 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 early-to-mid Twentieth Century cottages and 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 open carports or detached garages that are screened by shady trees, or on steeper sites in part-basement levels.

In order to complement the scale and design character of traditional cottages or 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.

Hardys Bay 2: Woodland Hillsides

Existing Character

Residential subdivisions with medium to large lots, situated either upon wooded hillsides adjacent to a ridgetop national park, or moderate to steep foreshore allotments that are densely wooded. Both locations enjoy panoramic waterway views and form scenically-distinctive backdrops to the waterway, the village centre and surrounding residential areas.

Hillside locations face narrow meandering access streets that are flanked by swales and sloping verges, with an irregular pattern of lots situated on moderate to steep slopes, and panoramic water views available above the roofs of dwellings and through trees that are located on slopes below. From the street, some waterway views are available above or around dwellings are not constructed across the full frontage of their allotment. Houses are set back from the road and elevated to capture views through the tree canopy, or on lots that fall from the street, are set below street level. Dwellings vary from traditional early-to-mid Twentieth Century cottages or bungalows that are modestly-scaled single storey buildings, often set on tall piers, to medium- sized modern pole homes of two to three stepped storeys.

Along the foreshores, properties sit between a suburban thoroughfare and an open reserve. Here, dwellings are medium to very large, modern buildings that are sited and designed to capture panoramic water views, generally elevated above garages constructed at street level that are either detached structures or basement levels.

In general, the siting of dwellings varies, with gardens along all frontages conserving woodland that ranges from an open canopy of scattered remnants to a near-continuous canopy above a partly-modified natural understorey that screens dwellings. Garages vary from open carports located beside the street to basement structures below dwellings that are sited above street level and accessed via steep stairways.

Hardys Bay 2: Woodland Hillsides

Desired Character

These should remain very leafy low-density residential hillsides, conserving natural and scenic qualities of the bushland backdrops that are fundamental features of Gosford City's identity, where landscape settings that adjoin bushland reserves are not dominated by new development.

Conserve natural and scenic characters of wooded hillside properties plus unformed road verges by retaining natural slopes and the continuity of tree-canopy that is provided by existing bushland remnants. Complement the established tree canopy by new plantings that are predominantly indigenous, and do not plant any identified noxious or environmental weeds. Facing all boundaries, emphasise a leafy garden character by avoiding tall retaining walls, fences that are not see-through, elevated structures such as terraces or pools, and steep driveways that would visibly compromise the existing bushy hillside character.

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

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

Minimise the scale and bulk of buildings by strongly-articulated forms that sit beneath the canopy, with floor-levels that step to follow natural slopes and irregular floorplans, such as linked pavilions that are separated by courtyards and capped by individual roofs. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls.

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

Hardys Bay 3: Prominent Open Hillside

Existing Character

A small area, largely cleared of original vegetation, with medium-sized lots that enjoy panoramic ocean views across a coastal national park.

Facing the main suburban thoroughfare, allotments with gentle to moderate slopes have panoramic waterway views above or across neighbouring properties. Set close the street, dwellings vary from modestly-scaled timber-framed bungalows and weekenders, to modern medium- sized two storey houses of timber or brick.

Garden areas are located to the front, the rear and sometimes also the side of dwellings, incorporating substantial turfed areas that are planted with a few shrubs and trees. Garages are sited with the dwelling or in open undercroft areas.

Hardys Bay 3: Prominent Open Hillside

Desired Character

These prominent backdrops to Gosford City's town centres, waterways and main roads should become leafy low-density residential hillsides, where new developments do not dominate their landscape setting, and improved standards of scenic-and-urban design quality are achieved by leafy hillside gardens around each dwelling.

Enhance the scenic potential of cleared hillside properties and road verges by retaining existing natural slopes in gardens and along street verges. Plant clusters of trees and shrubs throughout each garden to screen buildings and driveways, as well as to provide shady backdrops to roadways. Facing each street or any vantage points located downhill, emphasise a leafy garden character by planting taller trees that are indigenous plus hedges of shrubs, and avoid tall retaining walls, elevated structures including terraces or pools, and steep driveways that would visibly compromise the desired leafy hillside character. In any garden that is close to a bushland reserve, do not plant identified noxious or environmental weeds.

Avoid disturbing natural slopes by 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 would blend with the desired leafy setting. Avoid the appearance of a continuous wall of development along any street or hillside by locating buildings behind front or rear setbacks that appear 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 capped by individual roofs and separated by courtyards. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls.

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



Hardys Bay 4: Recreation Centre

Existing Character

Facing the suburban thoroughfare and located at the foot of a densely wooded gully, a small club building framed by overhanging trees provides a place for community gatherings as well as serving holidaying visitors.

Surrounded by steep wooded hillsides, the siting and design of this modest two-storey club building are not visually-intrusive. Illuminated signage identifies this building and the entrance to its forecourt carpark.

Hardys Bay 4: Recreation Centre

Desired Character

This property should continue to provide recreation services to the surrounding residential population. Scenic qualities of prominent vegetated backdrops to Gosford City's major roads should be protected as well as enhanced by future development, infrastructure or landscape improvements, and by effective open space management.

Protect the habitat and scenic values of remnant bushland on hillsides by retaining natural slopes and avoiding further fragmentation of the tree canopy, particularly mature bushland remnants that provide scenically-prominent backdrops to the road.

Ensure that new developments (including alterations to the existing building and infrastructure) do not dominate their natural or landscaped settings. 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 existing motel units. 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 carpark areas.

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.



Hardys Bay 5: Scenic Conservation

Existing Character

A continuous ridgetop national park, with undisturbed woodland that adjoins wooded residential hillsides. Forming a backdrop to the residential suburb, this reserve is both scenically and ecologically-distinctive, and forms a prominent feature that is visible from the waterway, major tourist routes and surrounding residential areas.

Hardys Bay 5: Scenic Conservation

Desired Character

This landmark reserve 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.