

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



Killcare 1: Cottage Foreshores

Existing Character

Small to medium allotments on gentle slopes with a tall woodland backdrop, supporting modestly-scaled cottages and houses that face an open foreshore reserve with private jetties servicing marine businesses and providing distinctive backdrops to the water and surrounding suburbs.

Buildings are predominantly early-to-mid Twentieth Century cottages and bungalows that are modestly-scaled timber-framed single storey buildings, either low-set or elevated on tall stumps, plus a few modern houses of one or two storeys and brick or timber construction, that reflect architectural features typical of the traditional older dwellings.

Sited close to the street, dwellings have open turfed gardens surrounded by low fences and hedges, providing space for informal on-site parking.

Killcare 1: Cottage Foreshores

Desired Character

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

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

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

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

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

Killcare 2: Woodland Foreshores

Existing Character

Relatively new residential development on medium to large foreshore allotments, situated in clearings on densely wooded slopes that are moderate to very steep, adjacent to a wooded ridgetop reserve, and forming a scenically distinctive foreshore that is visible from the village centre, the waterway and from neighbouring suburbs.

Access is via a long unformed cul-de-sac that meanders along the foreshore, flanked by wooded hillsides, mangroves and private jetties. On flatter areas, the road widens to permit passing or parking.

Undeveloped woodland lots separate clusters of modern houses that are medium to very large. Houses are generally two storeys, and mostly of a scale that is compatible with the scenic woodland backdrop. Designed for panoramic water views, houses are generally elevated, with wide frontages and multiple balconies. On steeper sites, elaborate pole homes are elevated considerably above street level, with parking located either in excavated open bays or in garages set hard against the street. Long access stairs climb from the street up to each dwelling.

Gardens surround each house, and vary from near-natural woodland slopes to planted areas of turf and shrubs on the flatter lots.

Killcare 2: Woodland Foreshores

Desired Character

These should remain leafy low-density residential foreshores where the current scenic quality of Gosford City's prominent foreshore backdrops is enhanced substantially by further "greening" of gardens and street verges in order to screen new development and to complement the open bushland canopy that surrounds most existing dwellings.

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

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

Avoid the appearance of a continuous wall of development along any foreshore or street by setting all building works back from exposed shores or ridges, and maintaining front setbacks that are similar to the surrounding properties. Also provide at least one wide side setback or step the shape of front and rear facades.

Minimise the scale and bulk of buildings by stepping floor-levels to follow natural slopes and by using irregular floorplans that create well-articulated forms. For example, divide floorspace into linked pavilions that are separated by courtyards and capped by individual roofs. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls. For waterfront facades, disguise the impact of upper storeys by a combination of extra setbacks from the ground floor plus shady balconies and verandahs.

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

Killcare 3: Open Parkland Hillside

Existing Character

Three separate areas, largely cleared of original vegetation, with a regular pattern of medium-sized lots situated below wooded residential hillside.

Access streets are flanked by wide grassed verges, fronting allotments with gentle to moderate slopes and panoramic water views above foreshore buildings or a cross foreshore reserves.

Dwellings vary from early-Twentieth Century timber framed coastal cottages of a single storey, to mid-Century single storey bungalows and weekenders, to modern brick houses of two storeys. Houses are either set well back from the street and elevated on basements or tall piers to capture views, or on lots that fall from the street, are situated at street level. Traditional architectural features are common, such as wrap-around verandas, articulated pitched roofs and a light weight appearance.

Varied siting retains garden areas to the front, rear and sometimes the side, with substantial turfed areas planted with shrubs and trees, and occasionally retaining corridors or isolated copses of woodland remnants.

Garages are either sited beside the street as open pads or freestanding structures, or beneath dwellings and accessed via sloping driveways.

Killcare 3: Open Parkland Hillside

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.

Killcare 4: Woodland Hillside

Existing Character

Four separate areas, facing either the ocean or Brisbane Water provide scenically-distinctive backdrops to the waterway, beach, village centre and surrounding residential areas. Irregular patterns of medium to large lots run across gentle to steep slopes that are shaded by a dense bushland canopy, with substantial rock outcrops occurring on the steeper slopes.

Varying according to aspect and exposure, bushland ranges from low windblown heath to a continuous canopy of small to medium trees that provide a shady and sheltered streetscape. Panoramic water views are available from elevated allotments beneath the tree canopy.

Access streets vary from narrow meandering pavements to wide and straight streets, either flanked by swales or kerbed and guttered, with verges that are gently sloping grass or wooded.

Houses vary from early-to-mid Twentieth Century cottages or bungalows that are modestly-scaled timber-framed buildings of a single storey often set upon tall piers, to large two storey modern buildings of brick upon terraced platforms or elevated pole-structures. On the steeper slopes, houses are either elevated well above the street, or on properties that fall from the street, are located close to street-level. Houses generally preserve natural landscape features and capture panoramic views through the tree tops from balconies. The largest houses incorporate contemporary architectural designs, rising up to three storeys with distinctive forms.

Setbacks and the separation between neighbouring buildings varies, with substantial garden areas conserving a near-continuous canopy on the steeper slopes. Planted gardens are generally restricted to the flatter properties, or small levelled areas and terraced-beds close to the street frontage. Adjoining the National Park, gardens remain in a near-natural state.

Garages are generally open carports sited beside the street, either free-standing or attached to dwellings, or are situated beneath dwellings that are set above street-level and accessed via steep driveways.

Killcare 4: Woodland Hillside

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.

Killcare 5: Village Centre

Existing Character

An established centre, supporting a variety of retail activities facing a waterfront reserve, and forming a foreshore landmark that is visible from the waterway and surrounding residential areas.

The foreshore reserve incorporates a public jetty and amenities block, located at the end of a suburban thoroughfare that is also a significant tourist route. Backed by a seawall, this turfed reserve has a landmark row of coral trees, facing a wide road with kerbside parking, opposite a broad footpath that provides space for pavement dining outside a traditional corner store plus one or two newer business premises.

The corner store displays distinctive traditional architectural features including a broad awning supported on timber brackets, painted signage on a tall parapet, and substantial timber framed shopfronts.

A recent development of town houses and apartments from one to three storeys high has established a buffer between the centre and neighbouring cottages. Immediately to the west, one or two cottages located in the neighbouring suburb of Hardys Bay have been converted for business uses, and effectively form part of this centre.

Killcare 5: Village Centre

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.



Killcare 6: Scenic Buffers

Existing Character

A public reserve facing the ocean beach, substantially cleared in the past for mining works, and revegetated with a range of foredune plants that are predominantly native.

Flanking a major access road, former heathland and foredunes have been cleared and reshaped, with turfed picnic areas and car parking surrounded by a semi-natural perimeter that allows parkland vistas from road frontages as well as from surrounding residential areas.

Killcare 6: Scenic Buffers

Desired Character

This reserve should remain a near-natural buffer to surrounding urban areas and a backdrop to the ocean beach, where active environmental management enhances the natural and scenic qualities of bushland backdrops that are visible from Gosford City's waterways, major roads and surrounding residential neighbourhoods.

Enhance natural qualities by maintaining existing slopes and minimising further clearing of natural vegetation. Avoid any land-management activities that would compromise the long-term diversity, vigour and habitat value of remaining natural plant communities that occur in these reserves. Control any infestations of noxious or environmental weeds, and progressively repair any disturbance to landforms or bushland using natural bush-regeneration techniques. Employ ecological best-practice for bushfire hazard reduction, for example mosaic burns, in order to strike a balance between scenic quality and public safety.

Along significant pedestrian desire lines between parking areas and the beach, provide low-impact pathways and boardwalks. Where recreational or infrastructure works are desirable, ensure that natural 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. Minimise the scale and bulk of new buildings. Divide floorspace into separate pavilion structures that are surrounded by landscaped courtyards, and vary the shape and height of facades, particularly to identify entrances. 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.

Advise surrounding residential property owners of the natural and scenic values of bushland remnants within these reserves, and manage adjacent private gardens to prevent the spread of noxious or environmental weeds. Prosecute illicit dumping of garden waste or rubbish into these accessible bushland reserves.



Killcare 7: Scenic Conservation

Existing Character

Substantial hillside and ridgetop reserves with scenic and ecological significance, facing the coastal waterway and covered by dense woodland or coastal heath.

Providing scenically-prominent and ecologically-distinctive backdrops to well-visited public places such as the beachfront, the coastal waterway and nearby village centre, and prominently visible from surrounding residential streets and a significant tourist thoroughfare, these landscapes form part of the Coastal Open Space System, and contribute to buffers that separate neighbouring residential areas.

Killcare 7: Scenic Conservation

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.