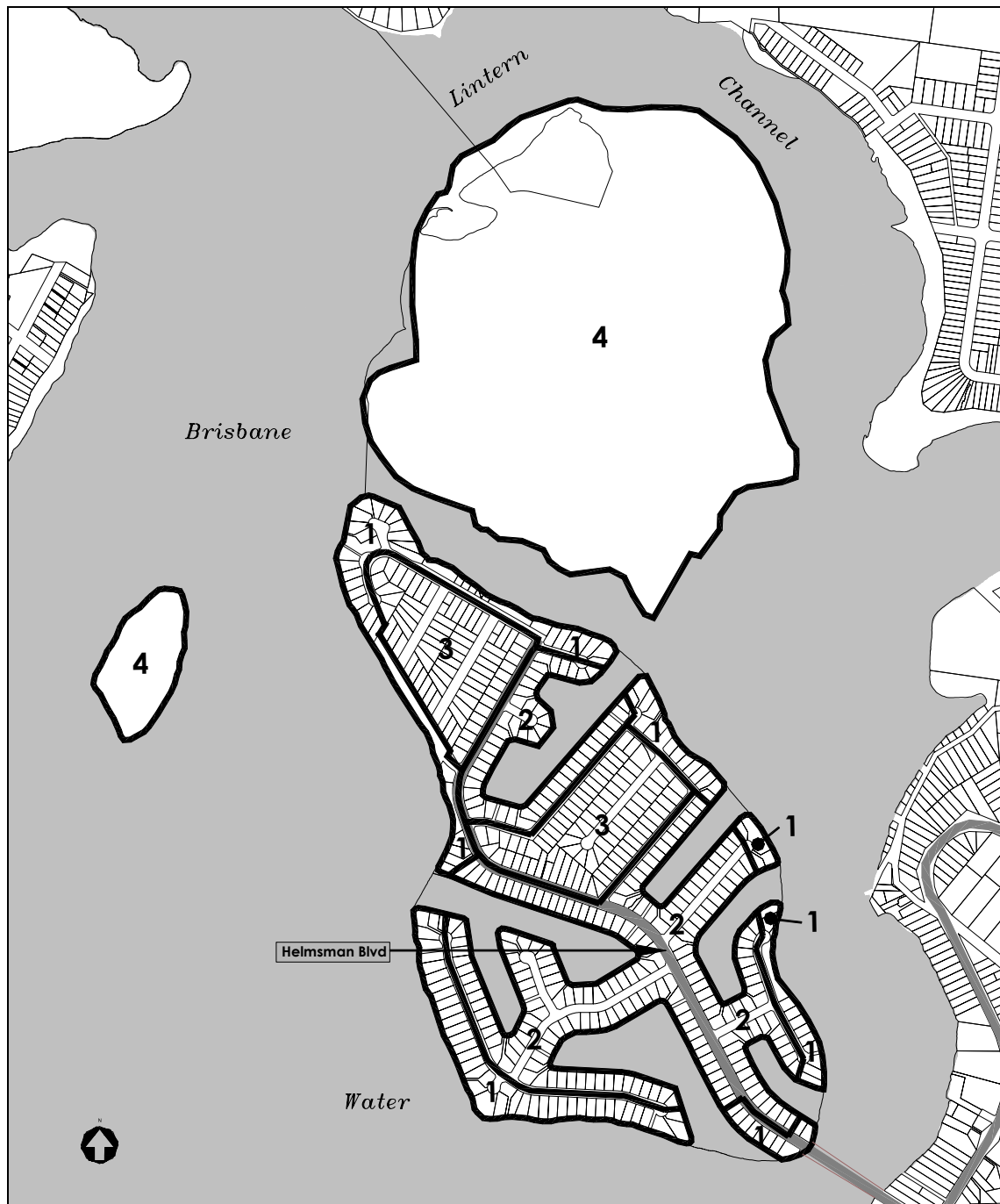


"Places" in St Huberts Island



- 1: Open Parkland Foreshores
- 2: Open Parkland Canals
- 3: Open Parkland
- 4: Scenic Conservation

St Huberts Island 1: Open Parkland Foreshores

Existing Character

A low-density residential canal estate, on reclaimed land facing open waterways, forming prominent backdrops to Brisbane Water and nearby suburbs, and supporting medium to large brick houses.

Facing a coastal waterway, a semi-regular pattern of medium-fronted allotments are accessed from streets with medium-width pavements flanked by kerbing and grassed verges that support a variety of planted woodland trees and shrubs.

Individually-designed houses are oriented towards waterfront views, either one or two storey brick and tile designs with wide balconies and terraces that capture panoramic views.

Along waterfrontages, private gardens vary in size and character from simple areas of open turf to elaborate terraces with mass-planted beds of shrubs and copses of trees set behind garden walls, facing private jetties with white-painted timber piles, or concrete boat ramps that cross narrow sandy foreshores.

Street-frontages have unfenced turfed gardens, supporting a mix of shady shrubs and trees or palms, providing a tidy parkland atmosphere.

Foreshore reserves vary from mangroves facing narrow bands of uneven grass to broad grassed areas surrounded by scattered copses of wetland regrowth that do not affect private waterviews.

St Huberts Island 1: Open Parkland Foreshores

Desired Character

These should remain low-density residential foreshores where the informal open but leafy character of prominent backdrops to Gosford City's coastal waterways are enhanced by new dwellings that are surrounded by shady gardens.

Ensure that new structures do not dominate these foreshore settings or disrupt development patterns that are evident upon their surrounding properties. Avoid disturbing natural slopes and on properties that are floodprone, use low-impact construction such as suspended floors and decks rather than extensive landfilling to elevate habitable floors. Ensure a leafy character for these prominent backdrops by conserving any existing trees that are visually-prominent foreshore features, as well as planting gardens with low hedges and trees that are predominantly indigenous, arranged in clusters to maintain existing panoramic views. Maintain the informal character of existing wide street verges that are dotted with shady street trees.

Facing waterfronts in particular, avoid retaining walls, tall fences or extensive terraces that would visibly compromise the desired leafy character. Use fences that are low or see-through, or plant low hedges to maintain glimpses of the waterfront from street frontages. For properties with a direct waterfrontage, ensure that new boatsheds are modestly-scaled and reflect the architectural features of traditional timber-framed sheds. New jetties should be compatible with the style and visual impact of traditional timber piers.

Avoid the appearance of a continuous wall of foreshore development by surrounding buildings with leafy gardens that maintain waterfront and street setbacks similar to the surrounding properties. Provide at least one wide side setback or step the shape of front and rear facades.

Minimise the scale and bulk of new buildings or additions to existing dwellings by reflecting elements of traditional foreshore bungalows. Use irregular floorplans to create well-articulated forms, such as linked pavilions that are separated by courtyards and capped by individual roofs. All roofs should be gently-pitched to minimise the height of ridges, flanked by wide eaves and verandahs to disguise the scale of exterior walls. Facing the waterfront, disguise the visual impact of upper storeys by a combination of extra setbacks from the ground floor plus shady balconies and verandahs.

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

St Huberts Island 2: Open Parkland Canals

Existing Character

A low-density residential canal estate, facing internal waterways on reclaimed land that supports medium to large houses.

Facing private waterfrontages, a semi-regular pattern of medium-fronted allotments addresses access streets or a local thoroughfare that have medium-width pavements flanked by kerbing and grassed verges supporting a variety of planted woodland trees and shrubs.

Individually-designed houses are oriented towards waterfront views, predominantly one or two storey brick and tile designs with wide balconies and terraces that capture panoramic waterviews.

Along the waterfront, gardens vary in size and character from simple open areas of turf to terraces with mass-planted beds of shrubs and copses of trees set behind open fences, sometimes with private pontoons or concrete boat ramps crossing narrow sandy foreshores.

Street-frontages have unfenced turfed gardens, supporting a mix of shady shrubs and trees or palms, providing a tidy open parkland atmosphere.

St Huberts Island 2: Open Parkland Canals

Desired Character

These areas should remain low-density canal frontages where new dwellings are surrounded by leafy gardens, and new structures on land or in the waterways do not obstruct panoramic views that are enjoyed by the surrounding properties.

Ensure that new structures do not dominate these foreshore settings or disrupt development patterns that are evident upon their surrounding properties. Along canal frontages, avoid retaining walls, tall fences or extensive terraces that would visibly compromise the desired leafy foreshore character. Use fences that are low or see-through, or plant low hedges to maintain glimpses of the waterfront from street frontages. Plant gardens with a variety of shrubs and trees, arranged in clusters to maintain existing panoramic views. New jetties should be compatible with the style and visual impact of traditional timber piers, and should not obstruct views available from neighbouring properties.

Avoid the appearance of a continuous wall of foreshore development by surrounding buildings with leafy gardens that maintain waterfront and street setbacks similar to the surrounding properties. Provide at least one wide side setback, or step the shape of front and rear facades.

Minimise the scale and bulk of buildings by well-articulated forms. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls. Facing the waterfront, disguise the visual impact of upper storeys by a combination of extra setbacks from the ground floor plus shady balconies and verandahs.

Construction should be predominantly brick-and-tile, varied by some sheet or board cladding. All dwellings should display a "street address" with verandahs or decks, and living rooms or front doors that are visible from the roadway. Avoid wide garages that would visually-dominate any front façade or block views between the dwelling and the street. Locate and screen all balconies or decks to maintain existing levels of privacy and amenity that are enjoyed by neighbouring dwellings.

St Huberts Island 3: Open Parkland

Existing Character

A low-density residential canal estate on reclaimed land, with allotments that have no direct waterfrontage supporting a variety of medium-sized houses.

A semi-regular pattern of medium-fronted allotments addresses access streets and a local thoroughfare with medium-width pavements flanked by kerbing and grassed verges that support a variety of planted woodland trees and shrubs.

Individually-designed houses address the street, predominantly one and two storey brick and tile designs set behind open front gardens.

Facing the street, gardens vary in size and character from simple open areas of turf to mass-planted beds of shrubs and copses of trees or palms flanking driveways, and, providing a tidy open parkland atmosphere.

St Huberts Island 3: Open Parkland

Desired Character

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

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

Minimise scale and bulk by stepped floorplans and building forms. Front or rear facades that are taller than neighbouring dwellings should be screened by balconies, verandahs, stepped forms or extra setbacks. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves to disguise the scale of exterior walls.

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

St Huberts Island 4: Scenic Conservation

Existing Character

A nature reserve of substantially-unmodified woodland, wetland and salt-marsh forming a scenically-distinctive and ecologically-significant landscape feature, visible from major arterial thoroughfares, surrounding waterways and suburbs.

Of scenic and ecological significance, Rileys Island provides a buffer between neighbouring suburbs as well as a landmark within Brisbane Water.

Desired Character

Ecological significance and scenic distinctiveness of this island reserve should be preserved and enhanced by best-practice environmental management.

Areas of intact bushland, wetland and salt marsh, mangroves and seagrasses should not be disturbed, and should be managed to maintain the diversity of existing plant communities plus habitat values. Noxious or environmental weeds should be controlled.

Future building or infrastructure works should be sited, designed and constructed to minimise any intrusion upon their scenic or ecological setting, and to maximise in-built protection from bushfires. Building works should be located within existing cleared areas. In areas with a high water-table, framed construction with suspended floors is more appropriate to preserve existing scenic qualities and ecological values.

Future recreation trails should be sited and constructed to protect ecological and scenic values, to maximise educational and recreation potential, and to provide for fire hazard reduction activities. Neither works nor activities should not result in further fragmentation of bushland.