



Wagstaffe to Killcare Community Association Inc.

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25/4/10

Gosford City Council
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Attention: DCP 2009 SUBMISSION

Re: DDCP ALTERATIONS REGARDING KERB & GUTTERS / FOOTPATHS AND FENCES IN THE BOUDDI PENINSULA AREA

1. KERB & GUTTERS / FOOTPATHS

Council imposes a standard condition in many Development Consents that kerb and gutter and footpaths be installed. This is often in error in areas where the DCP Character Statement lists **“informal qualities of streets that are flanked by shady trees, with wide verges and no kerbing”** as a desired characteristic.

Wagstaffe, Pretty Beach, Hardys Bay, Killcare and Killcare Heights are suburbs typified by their informal road reserves, with retained trees, grassy verges, natural bio-filters within these verges, lack of paved or bitumen visitor spaces and infiltration of some stormwater.

The Wagstaffe to Killcare Community Association wishes to strengthen the provisions that seek to retain this characteristic of the Bouddi Peninsula. The DCP is the correct place for this detail, therefore we submit **that the Character Statements for these suburbs be amended in DDCP 2009 to strengthen this component of the streetscape.**

We believe the DLEP’s objective for R2 land i.e. –

“ To promote ecologically, socially and economically sustainable development and the need for and value of biodiversity in the local government area.”

would be better achieved with the change to the DDCP proposed below. Grassy verges encourage biodiversity, sheltering frogs and other small reptiles. The scenic quality and local identity of our area will be preserved. Most residential land in the Bouddi Peninsula is R2, with environmental and other zones also relevant in the consideration of streetscape.

Given the Peninsula’s close physical connection with Bouddi National Park, this objective is particularly important in the locality. Bouddi NP suffers from its relatively small size and from its relatively exposed long boundaries. The northern and eastern boundaries of the southern half of the Park essentially abut residential land under DLEP 2009. In the northern half of the park, Killcare Heights’ residential and 7(c2) and 7(c3) lands abut and are upstream of the park from Maitland Bay Store westwards.

We request that consideration of the road reserve as part of the streetscape be more fully covered by the Character Statements. We therefore propose the addition of the following

paragraph into the 'Desired Character' clause for each precinct of those 5 suburbs' Character Statements within Chapter 2 of the DDCP.

Remove standard kerbing, guttering and footpath requirements as DA conditions. Retain an informal grassy road verge, except in front of business-zoned properties where kerb and gutter may be required. Street plantings of trees or shrubs should allow for roadside parking, good sightlines for passing vehicles and safety principles as recommended by the NSW Police Dept. and described in their *Safer by Design* program.

2. FENCES

The settlements around this area of Brisbane Water consisted originally of very modest buildings set in open woodland, principally on the slopes. There were either no fences or simple wire fences to delineate property, resulting in a very open and pleasing landscape. Over time property owners have defined their boundaries with plantings and sometimes with wire fencing where protection of children, animals or garden were required. The value of lack of fencing or low-key open fencing is widely shared in the community, but is not always understood by newcomers.

With this in mind, we request that the 'Desired Character' statements for **all residential** precincts in Wagstaffe, Pretty Beach, Hardys Bay, Killcare & Killcare Heights contain a statement worded as follows.

Where property delineation is required use only low or see-through fences or a hedge.

(We note that a similar statement is currently included in the Character Statements, but only in some of them and only in some precincts.)

3. SUMMARY

The Association requests that the additions to Character Statements in the DCP as detailed in the two points above be made to ensure retention of the special character and scenic quality of the Bouddi Peninsula area. This will save the Association the constant writing of letters and lobbying of Councillors regarding inappropriate kerb and guttering and footpath conditions in DA approvals in Wagstaffe, Pretty Beach, Hardys Bay, Killcare and Killcare Heights. The Association also requests that standard Development Application consents for the area include conditions specifically excluding kerb & guttering and footpaths. Conditions for appropriate low-key or see through fencing should also be included.

Yours faithfully

Graeme Anderson
President