



# Wagstaffe to Killcare Community Association Inc.

P O Box 4069, Wagstaffe, NSW 2257

E-mail: [sec@wagstaffetokillcare.org.au](mailto:sec@wagstaffetokillcare.org.au)

25/4/10

Gosford City Council  
PO Box 21  
Gosford, NSW, 2250  
by email: [Gosford\\_Lep\\_Submissions@gosford.nsw.gov.au](mailto:Gosford_Lep_Submissions@gosford.nsw.gov.au)

**Attention: DCP 2009/ LEP 2009 SUBMISSION**

## **Re: SECONDARY DWELLINGS IN SENSITIVE AREAS OF STATE, REGIONAL & LOCAL SIGNIFICANCE**

The Association can see the benefit of providing affordable housing in highly urban areas by permitting Secondary Dwellings. Existing public transport and valuable infrastructure facilities would be more efficiently utilised. However, in remote areas, especially those with high scenic conservation qualities, such as the Bouddi Peninsula, Pearl Beach & Patonga, allowing Secondary Dwellings has the capacity to destroy character and heritage.

**We propose that 'sensitive areas' be created and exempted from the Secondary Dwellings provision in some R2 zones.**

We see this requirement as being in accordance with the aims of the DDCP Scenic Quality Statements, for example for the Bouddi Geographic Area as follows :

*Part 2: Chapter 2.2 - Scenic Quality*

### **2.2.7 Geographic Unit: Bouddi**

#### **Landscape Units Covered:**

*Half Tide Rocks to Mourawaring Point, Wagstaffe, Daleys Point, Killcare Heights*

#### **Level of Significance:**

*Half Tide Rocks to Mourawaring Point - State*

*Wagstaffe, Daleys Point - Regional*

*Killcare Heights - Regional*

#### **Landscape Character**

*The Half Tide Rocks to Mourawaring Point Landscape Unit consists of spectacular sandstone cliffs and precipitous slopes of the northern entrance to Broken Bay on the seaward side of Bouddi Peninsula, clothes with coastal heaths, scrub and dense low woodland vegetation above crescent beaches and rock platforms. Largely natural in appearance, except for Killcare Heights, it is an area of outstanding natural beauty. The Wagstaffe/Daleys Point Landscape Unit consists of, for the most part, secluded water-side settlements surrounded by and set among the lower slopes of steep wooded hills. Urban form in Wagstaffe-Hardys Bay area is largely vernacular and traditional of holiday retreats of low density and scale with many weatherboard structures, small wharves and boat houses, meandering original road patterns and extensive areas of remnant vegetation. By contrast, Daleys Point consists of predominantly large scale residential dwellings. Killcare Heights Landscape Unit consists of a coastal suburb perched on the steep mid slopes of Bouddi Peninsula above Killcare Beach and surrounded by the spectacular natural landscapes of the Bouddi National Park. The development is haphazard partly on made road*

tracks, featuring suburban residences of various recent styles, forms and materials, mainly large, bulky and visually prominent.

#### **Scenic Conservation Issues**

For the Half Tide Rocks to Mourawaring Point and Killcare Heights Landscape Units the main negative factor in the scenic quality is the present haphazard urban development in Killcare Heights. The Wagstaffe area has a distinctive foreshore character derived from the age, form and scale of buildings and the relationship of these, their boat houses and wharves to Brisbane Water. These aspects of the character should be encouraged to be preserved in any redevelopment of the area. For the Daleys Point area the main negative factor is the overscale and bulky residential dwellings in waterfront areas where a greater density of development should be discouraged.

#### **Absorption Capacity**

For all landscape units low, the existing residential density and scale of areas could not absorb further development outside existing zoned areas without a further loss of scenic character.

#### **Visual Sensitivity**

High for all landscape units.

#### **Detracting Elements**

For all landscape units, overscale, bulky residential buildings.

Part 2: Chapter 2.2 - Scenic Quality

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#### **Statement of Significance**

The Half Tide Rocks to Mourawaring Point Landscape Unit is of outstanding scenic beauty and is recognised to be of State wide significance. The Wagstaffe/Daleys Point Landscape Unit is of regional scenic significance because of its unique character. Its place in the history of the development of Gosford is also significant. The Killcare Heights Landscape Unit is of regional scenic significance because of the area's outstanding natural landscape.

#### **Development Objectives**

- 1 Retain and enforce existing provisions contained within instruments and policies relating to the low density nature of development in all landscape units.
- 2 Prevent extension of residential areas by way of rezoning within all landscape units on land are viewed from public areas beyond the immediate area.
- 3 Encourage building styles for foreshore and other properties in the Wagstaffe – Hardys Bay area which are generally in keeping with the character and scale of the original development of the area.
- 4 Restrict zoning density of development to current levels on higher visible slopes in urban areas, particularly on steep land, in particular on the Daleys Point Peninsula.
- 5 Continue to secure lands identified for inclusion in Coastal Open Space System as part of the visual landscape.
- 6 Retain in Wagstaffe – Hardys Bay area informal street alignment and paths plus vegetated nature reserves which help to create the scenic character of this area.
- 7 Recognise importance of privately-owned Environmental Conservation zoned land in providing a complimentary land system to and a buffer area for COSS lands and National Parks.

Our Association has historically objected to Dual Occupancy development applications in our area because they have the capacity to destroy local character. Increased built environment impacts adversely in a landscape dominant area bordered by National Park & Brisbane Water. Larger blocks, extensive soft landscaping, unpretentious houses, lack of kerb & Guttering and footpaths have combined with poor public transport and absence of commercialism and infrastructure facilities to create a distinctive ambience in remote scenic areas, such as the Bouddi Peninsula, Pearl Beach & Patonga, which is worthy of protection, not least for its ecotourism potential.

The Association submits that the most appropriate way to protect these sensitive areas is by including a specific clause into the Character Statements for each precinct defined in the DDCP. On the Bouddi Peninsula this would be all precincts in the suburbs of Wagstaffe, Pretty Beach, Hardys Bay, Killcare & Killcare Heights. The Desired Character Statements

already read 'this should remain a low density residential area'. The Association requests that this statement be expanded to read :

**'this should remain a low key residential area with Secondary Dwellings on lots under 1000 square metres disallowed'**

Further reinforcement would be achieved by adding to the Scenic Quality objectives in the DDCP the following statement:

**'Secondary Dwellings not permitted on lots under 1000 square metres in sensitive areas of State, Regional & Local significance'**.

Finally the DLEP definition of R2 needs to specify that Secondary Dwellings in sensitive areas are PERMISSIBLE **only on blocks under 1000 square metres.**

These alterations would satisfy the objectives of ecologically sustainable development and intergenerational equity by protecting Gosford's identity and heritage in sensitive areas for which our Association has long campaigned.

Yours faithfully  
Graeme Anderson  
President