

CHAPTER 5.4 KINCUMBER, AVOCA DRIVE (MANASSEH FROST HOUSE)

5.4.1 LAND TO WHICH THIS CHAPTER APPLIES

Manasseh Frost House is located on part of Lot 11 DP 1124060 (previously Lot 11 DP 635510) Avoca Drive, Kincumber as indicated in figure 1.

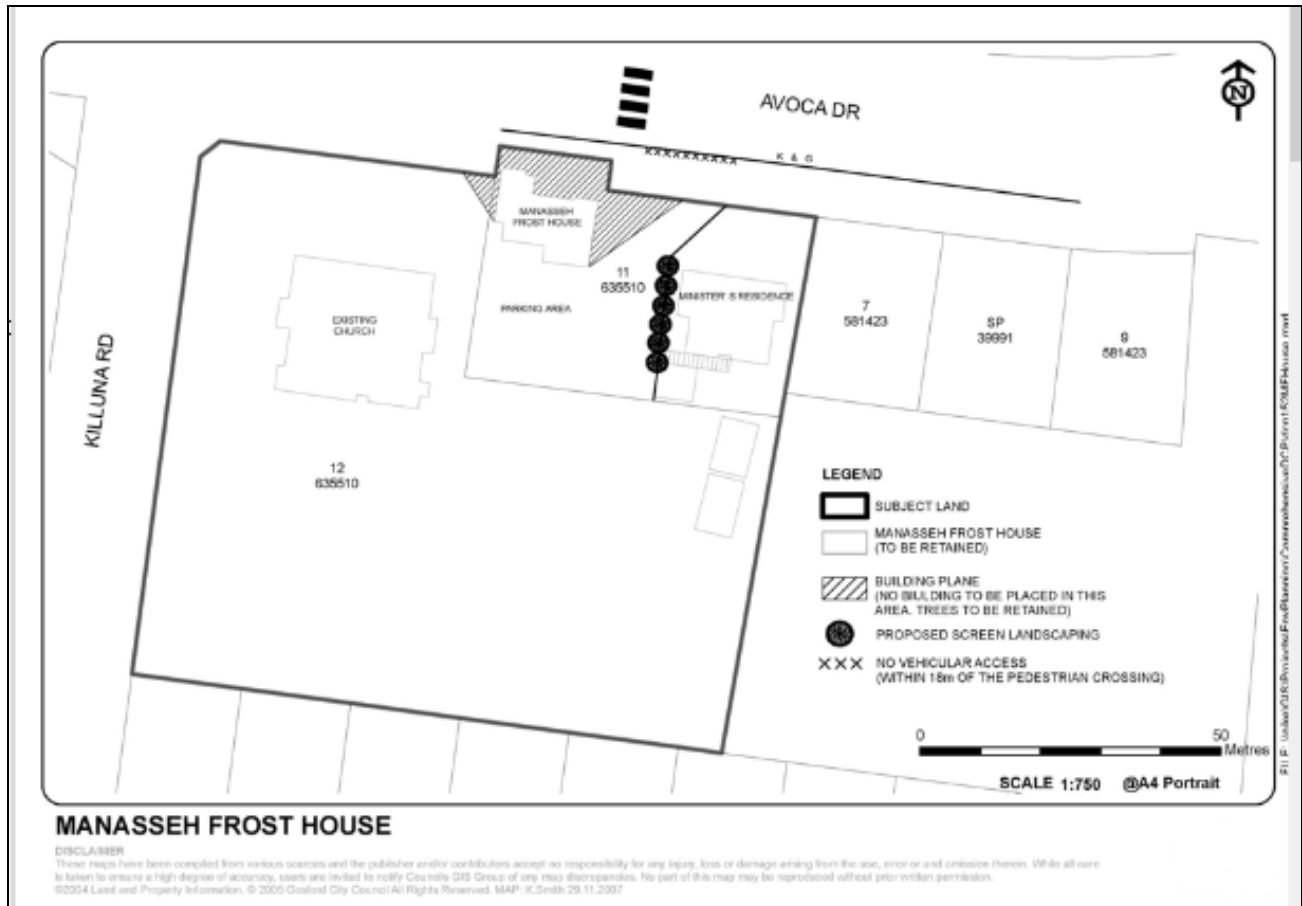


Figure 1 – Land to which this Chapter applies

5.4.2 PURPOSE OF THIS CHAPTER

The purpose of this chapter is to provide more detailed guidelines for the development of the land, having regard to Manasseh Frost House being an item of environmental heritage.

5.4.3 OBJECTIVES

The objectives of this chapter are as follows:

- To protect the historical value of the weatherboard cottage
- To guide restoration of the cottage
- To facilitate traffic management and safety

5.4.4 REQUIREMENTS

- a To protect the historical value of the weatherboard cottage. This building is identified as an item of environmental heritage under Central Coast Local Environment Plan (LEP) 2018. Clause 5.10 of the LEP provides conservation incentives for heritage items, which enables a particular item to be used for a purpose not necessarily permitted within a zone provided that its use will maintain the historical value of the building (subject to development consent). Alternatively, uses permitted within the R2 Low Density Residential could be considered for the building subject to development consent.
- i Any development application for Manasseh Frost House is to be referred to Council's Heritage Committee or to Council's Relevant Heritage Officer for comment.
 - ii Any development on the subject site or on adjoining properties within 10 metres of the weatherboard cottage is to give due consideration to its impact upon the historic building. Any such development is to be designed to be complementary to the architectural appearance of the cottage.
 - iii In order to retain views of the house from Avoca Drive and not diminish its appearance with other structures, no new building is to be located in front of the house within a 45° plane projected to the front of the property from the rear corners of the house, as delineated on the map.
 - iv All mature trees located in front of the building and within the 45° plane are to be retained.
 - v Alterations and/or additions to the rear of the building are permitted provided they are sympathetic in design to the existing cottage and, when viewed from Avoca Drive, they are predominantly unable to be seen.
 - vi Any signage is to be consistent with the architecture of the building and compatible with its heritage character.
- b To guide restoration of the cottage

Any restorative works will have to ensure the original character of the cottage is retained whilst implementing current health and building practices. For visual amenity reasons, the external facade is considered the most important element to be restored, whereas the internal design can be varied.

- i The exterior of the dwelling is to be restored to its 1980s character. Records of its appearance at this time are held in Council (reference: *Gosford/Wyong History and Heritage Summary and Recommendations 1986*).
 - ii The internal design and layout is able to be varied to suit the intended use.
 - iii The building is to generally comply with the provisions of the *Building Code of Australia*.
- c To facilitate traffic management and safety

Currently, the dwelling does not have vehicular access to Avoca Drive, although any future use of the building may require the provision of vehicular access to the site from Avoca Drive. Given the high traffic volumes on Avoca Drive, and the location of a pedestrian crossing directly in front of the dwelling, the location of the vehicular access point is limited from a traffic safety aspect.

- i The vehicular access point, servicing the building, is to be located a minimum of 18 metres to the east of the pedestrian crossing in Avoca Drive.
- ii No right turn into, or out of, the site is permitted from/to Avoca Drive.
- iii Any parking spaces provided on site are to be located to the rear of the building.

- iv In order to screen the adjoining dwelling from the car park, a landscaping strip is to be planted along the dividing fence. The vegetation is to consist of native shrubs that have a mature height of 2.5 metres.
- v Now that Manasseh Frost House is located Lot 112 DO 1124060, access is gained via Killuna Road.

DRAFT