

# 3(g) ZONED LAND IN HUSKISSON Urban Design Strategy

BEACH STREET SOUTH

FEGEN STREET

MOONA/MURDOCH STREET

## Community Workshop

# DESIGN FINDINGS



## ROUND TABLE WORKSHOP

30mins

1. Presentation
  - Review of comments received
  - sets out workshop ideas (please write down 2 to 3 discussion points for use at the workshop)

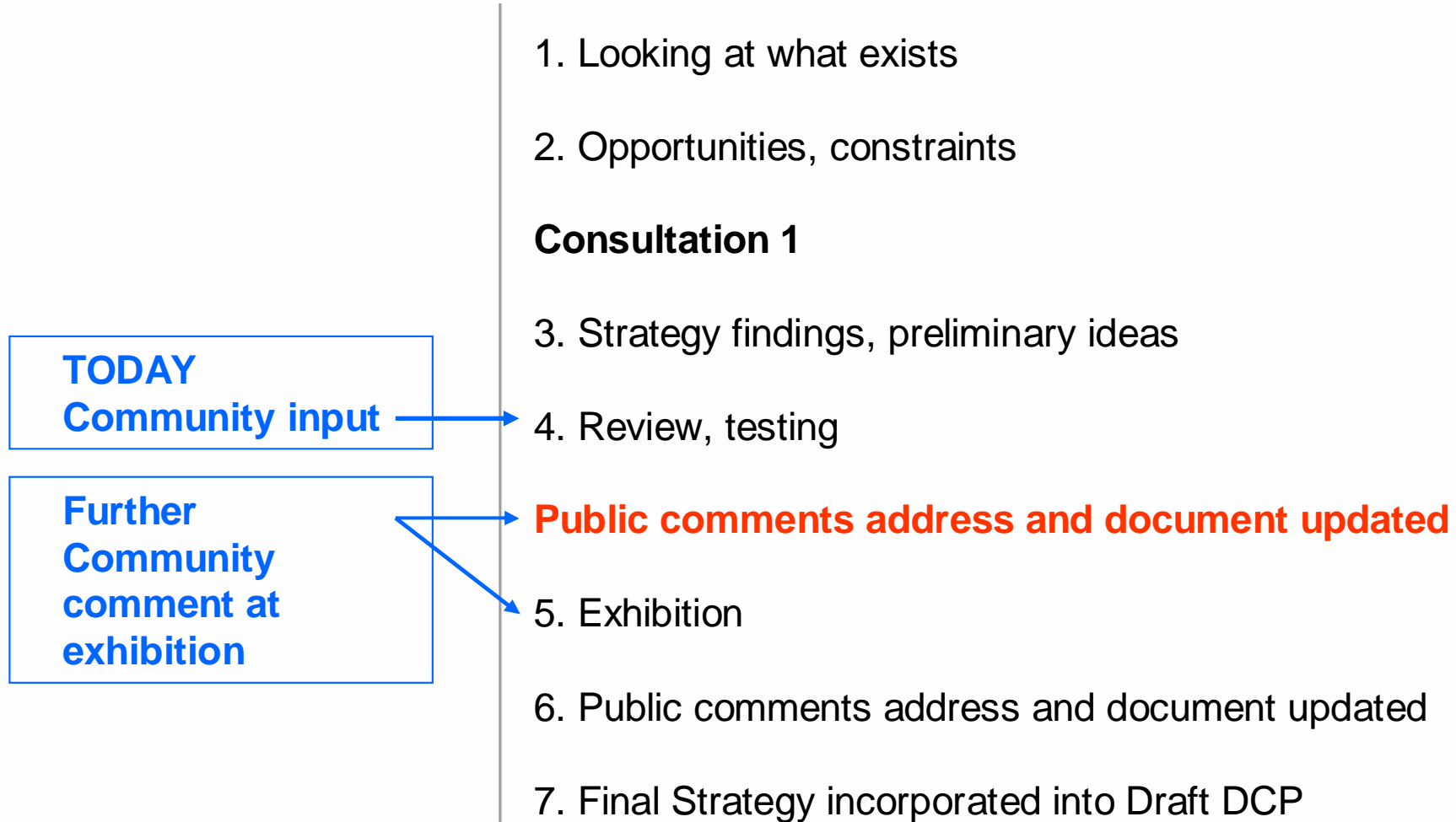
(Short Break)

1.5 hrs

2. Collate discussion topics – distill (we will go around the room for topics please be prepared with our two points)
3. Discuss topics for each precinct – round table discussion

Three 3(g) areas huskisson

# Workshop Format



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where are we in the planning process

# The planning process

## Qualified and experienced Urban Designer

- First Class Honors and award winning BArch and Masters UD level
- Senior level State Government experience on Coastal Design
- Author of NSW Coastal Design Guidelines (UDAS)
- Won Australia's most prestigious Urban Design Award - Australian Urban Design Award (2005) for coastal design
- Worked extensively and mainly with Local Councils; *Tweed Shire, Nambucca, Port Stephens Council, Port Macquarie, Eurobodalla, Bega Valley, Ryde Council, Waverly Council*

### Experience in change management through design

**Similar difficulties along NSW coast:**

**More investment on coast = opportunity for better design  
through design controls = better built form**

## Huskisson Role

- Tourism gateway, Planning showpiece, Gateway to Jervis Bay and all its recreational activities
- Economic generator for the wider Shoalhaven
- Huskisson requires investment and the creation of local jobs
- Many tourists are holidaying away from Huskisson and south to Mollymook and Batemans Bay, north to the Central Coast and further north to Port Macquarie and Coffs Harbour.
- Town an invention and pretext: Huskisson is, and will remain, a village, even by Council's own future projections.
- A maximum building height of 13m can set a workable foundation for future development and investment in the Shoalhaven.

## Huskisson Character

- Naturalness
- Pristine marine environment
- The vegetation that softens the built environment
- The predominance of natural beauty – proximity of the Bay
- The village atmosphere that encourages residents to talk to each other and residents and visitors to communicate
- Renew streetscape: Virtually NO streetscape in Fegen Street
- Proximity of everything to everything else in the village.
- Huskisson is in dire need of character
- It has a village feel to it and a Huskisson feel.
- A relaxed atmosphere, an idea of a relaxed holiday.
- Huskisson is in need of modern accommodation
- Balance between residential and tourism

## Built form

- FIVE very different 3(g) foreshore zones
- Fegen St 8.5 meters. DCP99
- Beach St north, South 11 meters, Murdoch Street 0.5:1
- Buildings 11 metre or less and set well back.
- Foreshore areas 2 storeys
- Height limit of 8.5 metres
- The 6(c) buffer zones to cover all of Berry Street.
- Crown Bushland, NO development and land to be re-zoned for environmental protection.
- 4 storey developments are not over-bearing, especially if designed with off-street parking and with good aesthetics
- 4 storeys, Huskisson will remain a 'medium density' town avoiding the clutter as experienced by 7 storey skyline such as Port Stephens and Port Macquarie
- The development in this area needs to be kept away from the beach itself – there should be lots of park/green between the beach and the housing.
- The area around Tapalla St is environmentally delicate

### **Design Quality**

- Designs of high architectural merit, high articulation, substantive set backs
- Parking from residential parts of developments needs to be all on-site.
- Don't want high rise residential dormitory
- Generic coastal sprawl little point of difference
- Recently approved by Council are extremely attractive and will bring Huskisson to the forefront of tourist / visitor destinations in NSW.
- 4 storey residential zoning model consistent with the D/A's that have been approved
- 8 out of 9 owners in Fegen St in favour of 4 storeys

## Process

- Conflict of interest: Council are using the same consultant as Huscorp – appoint independent Urban Design Planner
- Any talk of ‘conflict if interest’ should be dismissed as Shoalhaven is a regional centre and it is very common that most if not all of the external consultants would have dealt with various councillors, developers, engineers etc. in some form or another.
- 3 DA’s set a good precedent of high quality design, a decent economic output and a scale that suits the planning statement: 3 D/A’s consisting of 4 storey developments have been approved under 3(g) zonings including Murdoch St, Jervis St and Beach St.
- Don’t use 3 DA’s a precedents

### **Commonalities**

- Design Quality Important
- Importance of walkable 'friendly' streets
- Huskisson as tourism gateway
- Showpiece in the area
- Beauty and importance of Bay and natural areas

### **Variations**

- Remain essentially as is, as a very low scale suburb ie. 2 storey houses throughout
- Fulfill 3(g) zoning within the allocated areas, support housing choice, medium density areas, 4 storeys

## EXISTING PLANNING DOCUMENTS

- Wide range of applications
- minimal consideration for architectural aesthetics
- minimal consideration for streetscapes and surrounding amenity
- Risk the matter being appealed to the LEC
  
- Supporting quality development in the current Business 3(g) zones, current controls do neither quality nor poor development

**Tighter place specific controls provide certainty**

**Money spent on good design NOT on LEC**



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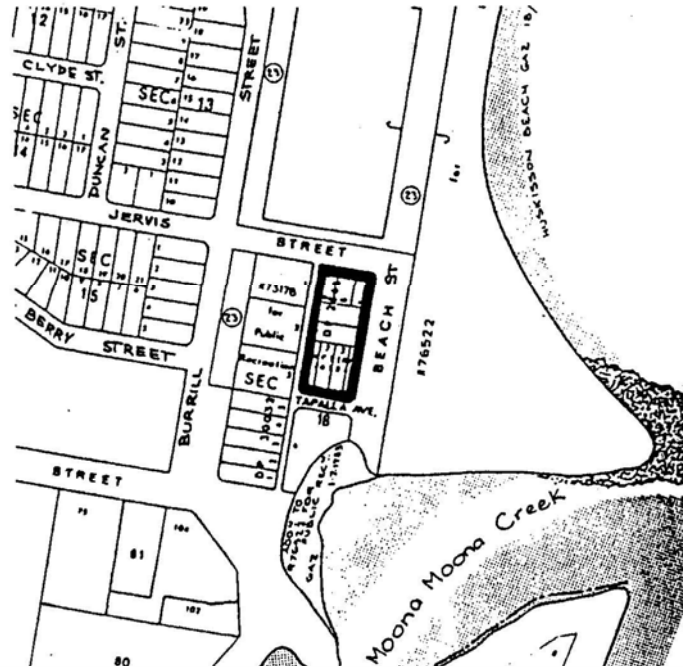
# Strategic Position

**The project is NOT considering rezoning**  
**The project does NOT spot rezone**

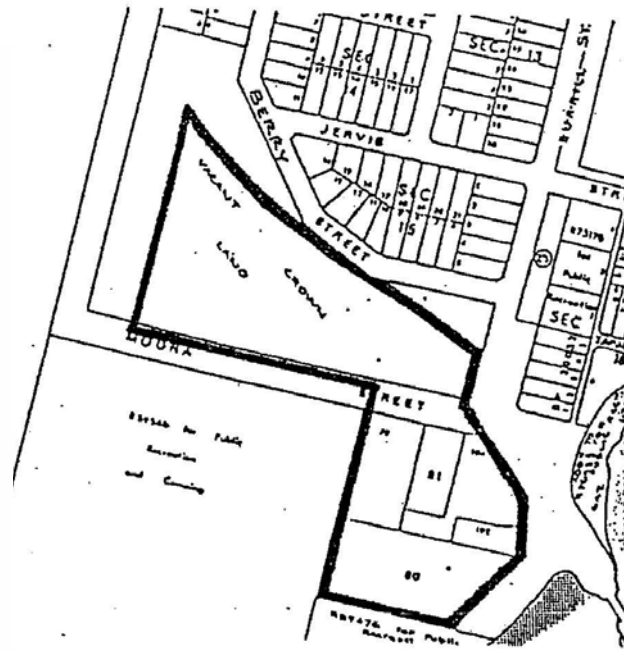
- 3(g) areas have been zoned this way for 24 years
- Essentially they are zoned for built form of a greater density and intensity than detached houses
- Murdoch Street 1985
- Beach Street 1985
- Fegen Street 1985 with an updated DCP 99

**The issue is essentially that within this zoning there are no controls**

LOCATION : HUSKISSON - BEACH ST / JERVIS ST



LOCATION : HUSKISSON - MOONA STREET



DCP 99

8.5m

## MOONA/MURDOCH STREET AND FEGEN STS

- Beach, Moona St: Planning statement allows **higher density, high rise (Moona Street)** building types
- Fegen St: terraces, villas, townhouses, cluster housing, integrated housing, walk-up RFB's
- Allows for residential and tourist accommodation uses
- Controls sets value expectation

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## Strategic Position

Strategy:

- Provide Accommodation only
- Buildings necessarily to be greater than a house
- Residential flat buildings

- All site are within the settlements footprint
- Surrounded by national park, nestled between the ocean on its east and bush to the west
- Small urban footprint with pristine natural areas surrounding



Three 3(g) areas huskisson

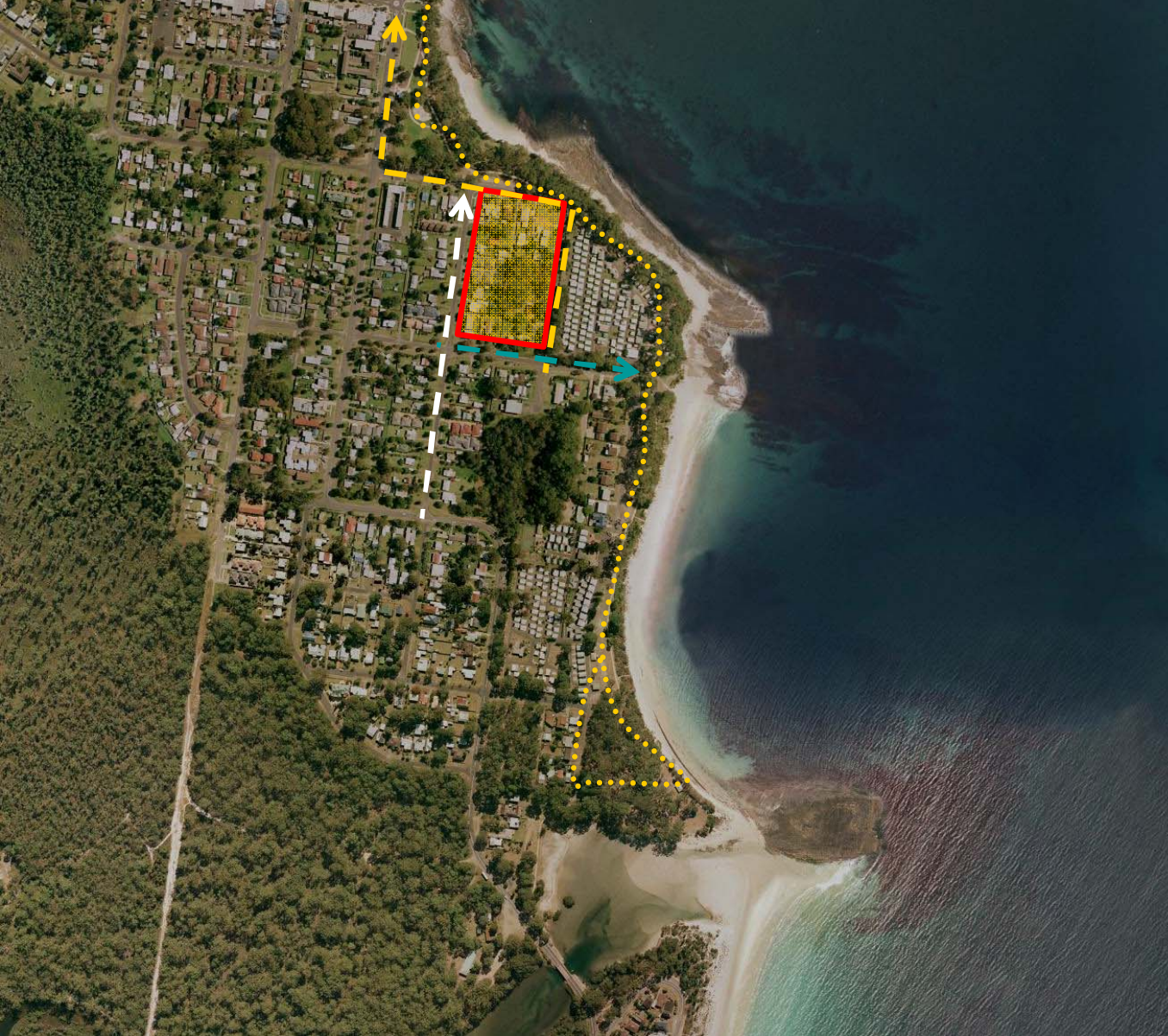
## Strategic Position

The Strategy:

- Protect existing natural areas
- Small footprint
- Highest and best use of urban land

- Mediate between divergent points of view
- Balance between allowing investment opportunities and protection of neighbourhood character/ amenity
- Defining and encouraging quality development in the current Business 3(g) zones
- Current controls don't differentiate between quality or poor development
- Work within existing Zoning and Statement Objectives
- Work with strategic positioning of Huskisson

**Reconcile competing and complex issues**



- Destination for visitors and residents
- Close to town centre and harbour
- Located adjacent to iconic coastal walk
- Fegen Street 5mins walk to the centre, Beach Street 15mins
- Direct and easy vehicular access

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## Fegen Street

The strategy:

- Permanent and temporary accom.
- Housing choice
- Medium density
- No retail



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- Coastal walk and park – no change
- Streets – potential to be enhanced
- Used for local through traffic – no change
- Very wide streets - give ample views of the foreshore, parking and room for public domain improvements 10m each side!
- Rear Lane access - Improves pedestrian amenity along streets, servicing and car access concealed
- Low scale residential area in proximity

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## Fegen Street

The strategy:

- Car access from laneway
- Street reserve for trees, pathway, pedestrians



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- Similar setbacks to existing – streetscape continuity with existing , maintains character, helps with transition
- Visual qualities of street are important – low fencing, open fencing, landscaping, front doors to street, front gates to street

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## Fegen Street

The strategy:

- Retain existing setbacks (averaged)
- Residential character to street
- Landscaped setbacks



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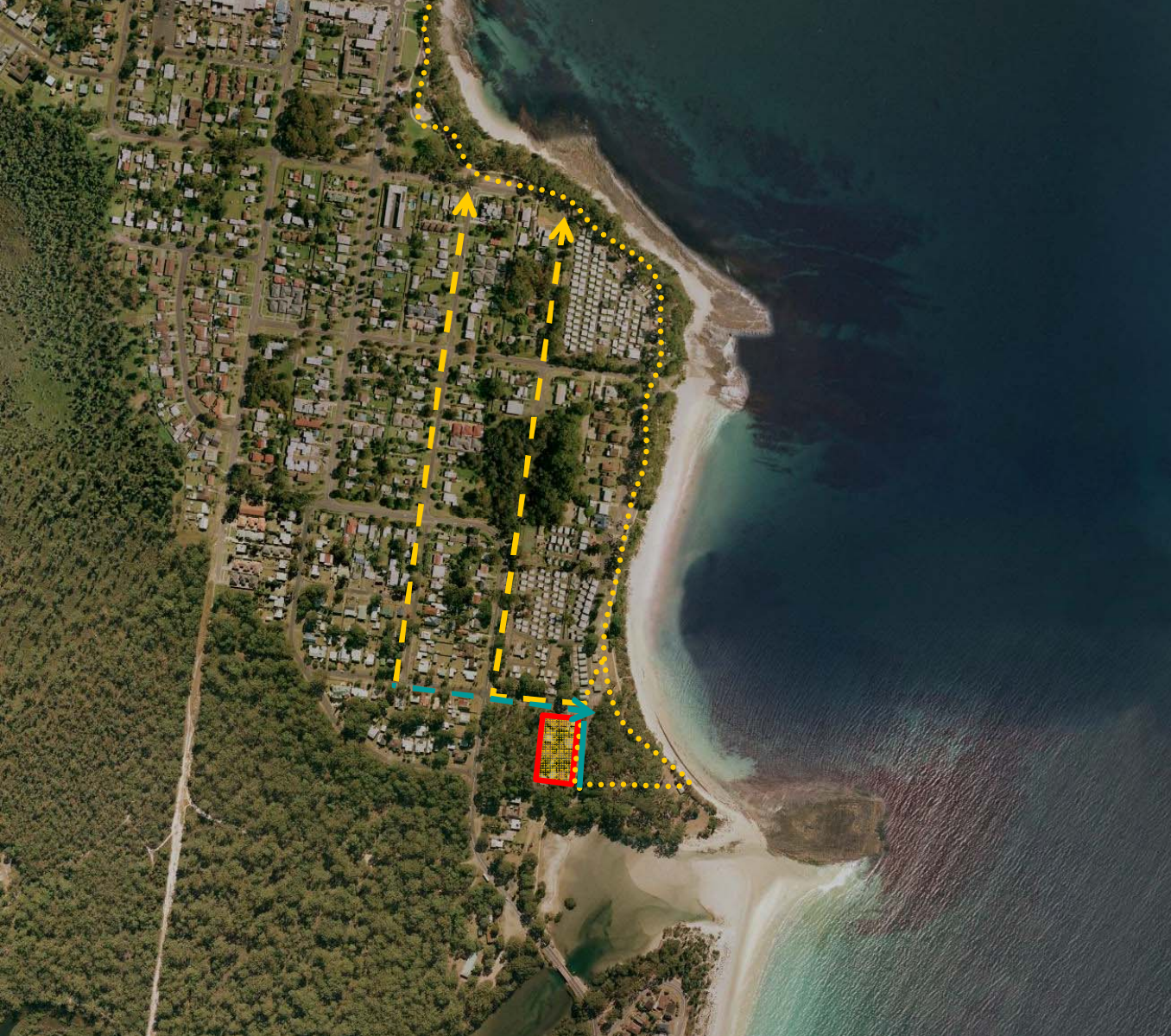
- No well defined built form character
- Scale of a large house or set of houses
- Minimum Permeable area 30-40%
- 2.5 more suited to Duncan and Nowra Sts, 2.5 can be easily accommodated Possibly 3.5 on Bowen and Fegen St given context and block config. But needs more work to get right
- Encourage underground CP
- Side setbacks, rear setbacks
- Building modulation – top level only half of level below, look like a house
- Residential materials and detailing

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## Fegen Street

The strategy:

- Match built quality with natural beauty
- Residential materials, detailing
- Retain landscaping, provide controls
- Residential scale and easy transition



- Destination location for visitors and residents
- Close to foreshore
- Located adjacent to iconic coastal walk, primary access to foreshore
- Located within the settlement, 10mins from centre
- Defined precinct
- Direct and easy vehicular access

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## Beach Street

The strategy:

- Permanent and temporary accom.
- Housing choice
- Medium density
- No retail



- Primary coastal walks to and along the foreshore
- Streetscapes can be enhanced
- Primary pedestrian and vehicular access to beach and creek foreshore from Beach Street
- Tapalla Street beautiful setting for the park and houses
- Laneways for vehicular access
- Significant bush reserves separate precinct from surrounding residential areas

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## Beach Street

The strategy:

- Improve streetscape for pedestrians
- Formalise Tapalla reserve
- Not affect surrounding houses due to bush reserves



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- Front, side and rear setbacks provided to retain green around blds.
- Minimum open space on sites between 25-35%
- Visual qualities of foreshore buildings are important
- Carparking under buildings from rear
- Discrete precinct can support 3.5 storeys
- Well modulated buildings
- Residential materials and detailing

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## Beach Street

The strategy:

- Provide design excellence to match built quality with natural beauty
- Blds to 'frame' the reserve, streets
- Flat buildings with green space around/ CP underground

- Destination location for visitors and residents
- Close to foreshore
- Located adjacent to iconic coastal walk, primary access to foreshore
- On outer edge of township on boundary but still within walking distance of town centre – 15mins to centre
- Direct and easy vehicular access



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## Murdoch Street

The strategy:

- Define settlement boundary
- Permanent and temporary accom.
- Housing choice
- Medium density
- No retail



- Heavily vegetated with Bangalay Sand Forest Endangered Ecological Community (listed NSW TSC Act)
- Many large hollow-bearing trees; habitat for threatened fauna. SIS may be required
- Proponents of developments would have to conduct extensive fauna & flora surveys
- Possible DECC would not approve development on the sites under the current zoning
- Flooding could be an issue
- Bush fire risk is a significant issue

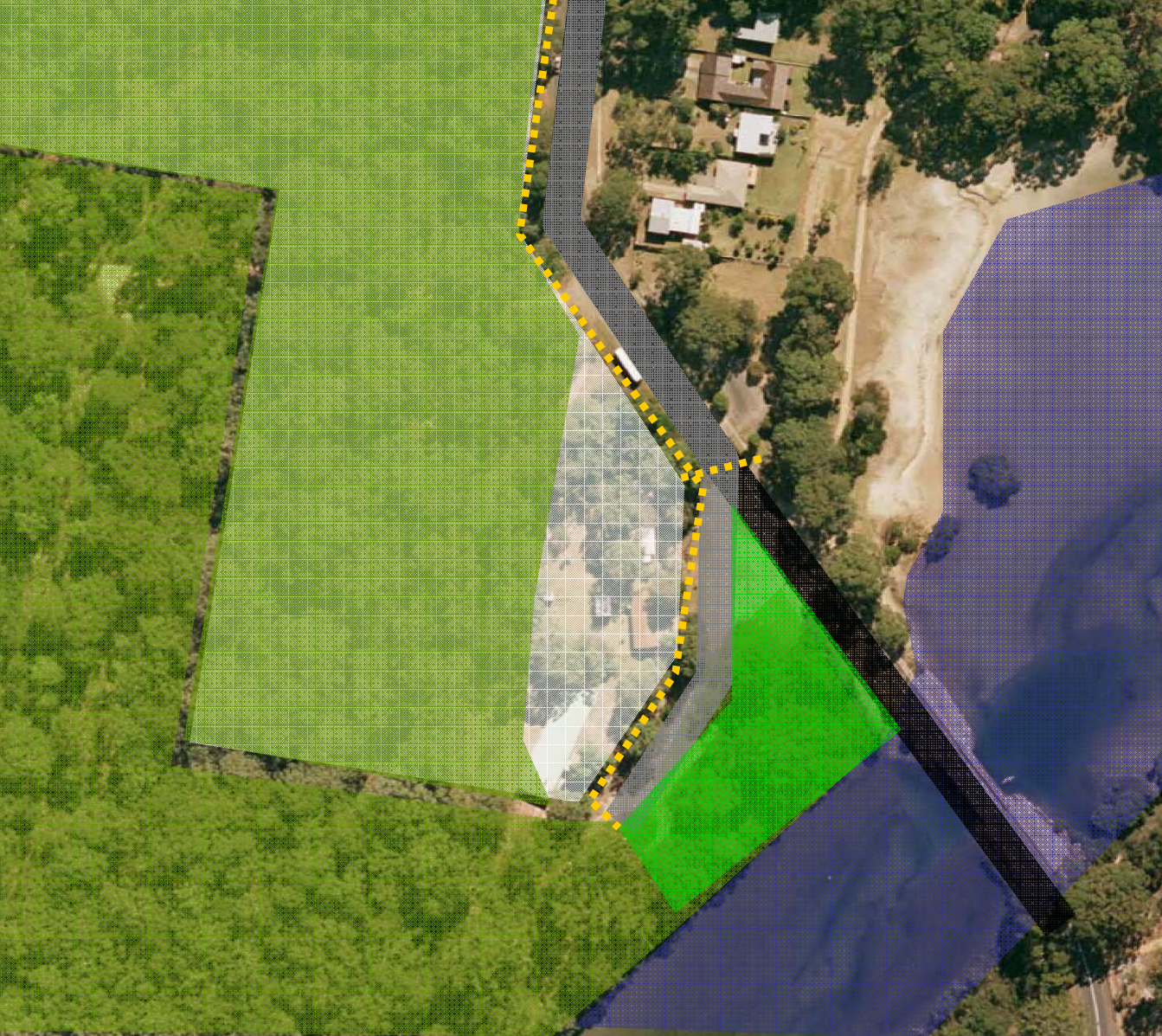
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## Murdoch Street

### Strategy:

- Identifies next step is to undertake fauna and flora survey
- Identifies constraints flood levels, bush fire regs.
- Implies possible rezoning needed

- Potential to improve vegetation along Road
- Provide footpaths
- Possible track to creek
- Precinct forms southern gateway to Huskisson



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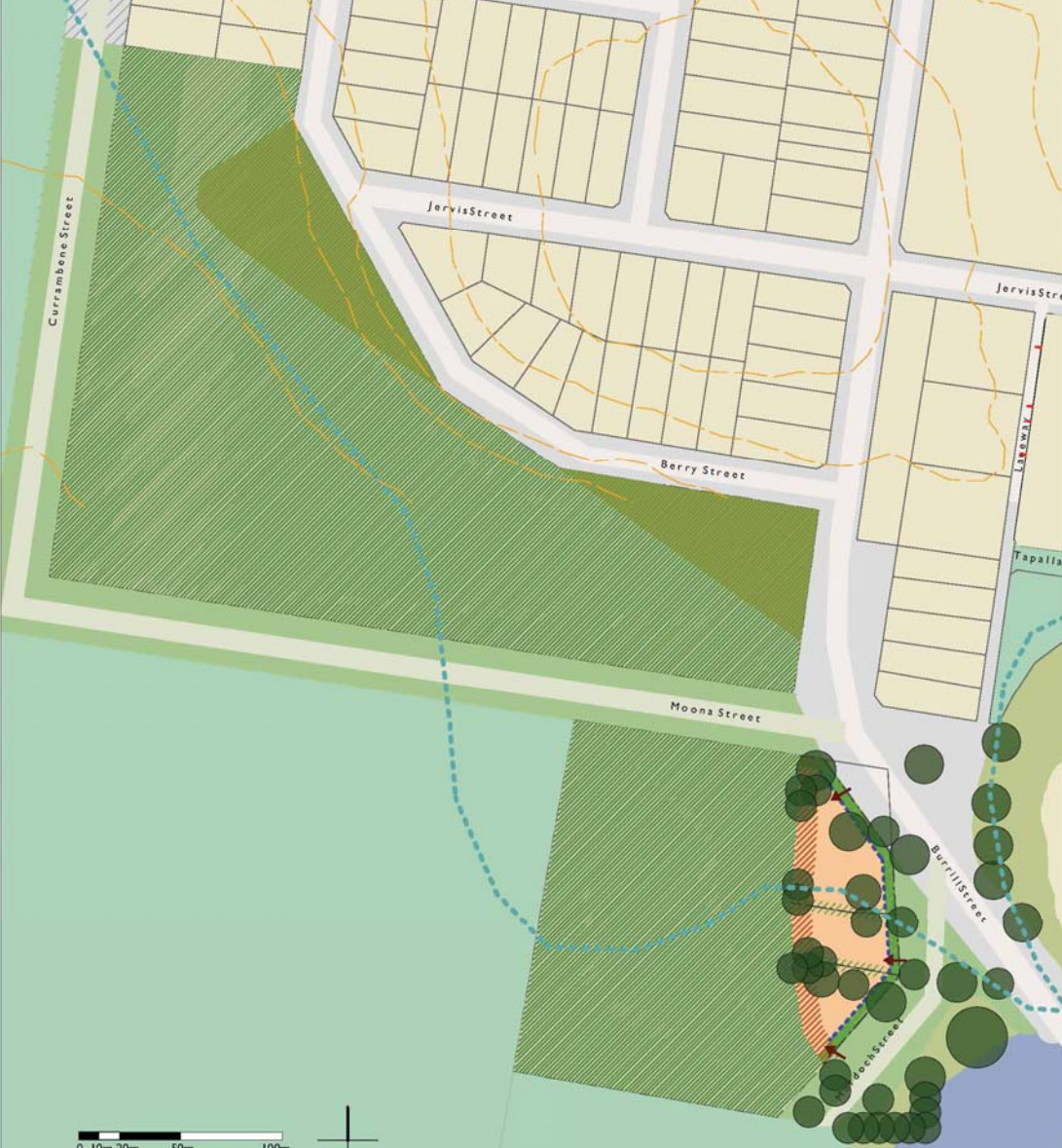
## Murdoch Street

Strategy:

- Suggest public domain improvements, these could occur with developments
- Beautiful buildings to make gateway

## MOONA/MURDOCH STREET

- Small area close to Murdoch Street may be able to be developed
- Retain existing trees to rear and front of sites
- Flooding and sea level rise need to be addressed
- Bushfire needs to be addressed
- Lower scale buildings as area is on edge of settlement 2.5 storeys



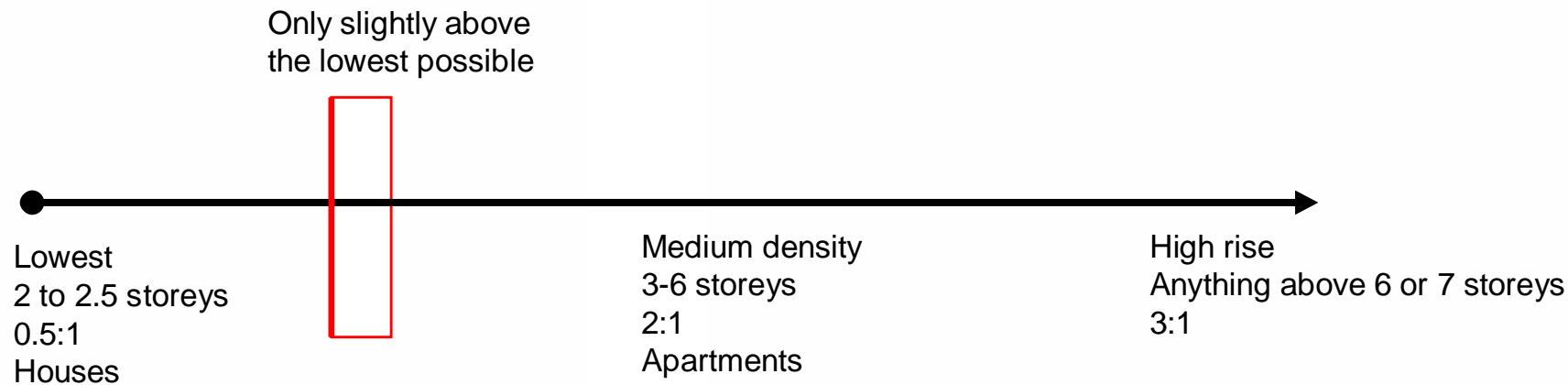
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## Murdoch Street

### Strategy:

- Identified Ecological Issues
- Issues 'warning' – limit to development footprint
- Retains mature vegetation
- Design excellence encouraged

- Fair and reasonable position of recommending variations between 2.5 to 3.5 storeys depending on context



- The **key is building design** not just about slight moderations in height ie. 2.5 or 3.5 storeys although these do occur between precincts

- Differences in the three precincts
- Strategy delivers much more than just building height
- Commonality in terms of encouraging design excellence/defining what this is
- The **key is building design** not just about slight moderations in height ie. 2.5 or 3.5 storeys although these do occur between precincts

Incentive and controls to encourage design excellence - Design Guide

Controls that **allow** good design

## Poor Practice



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## Better Practice

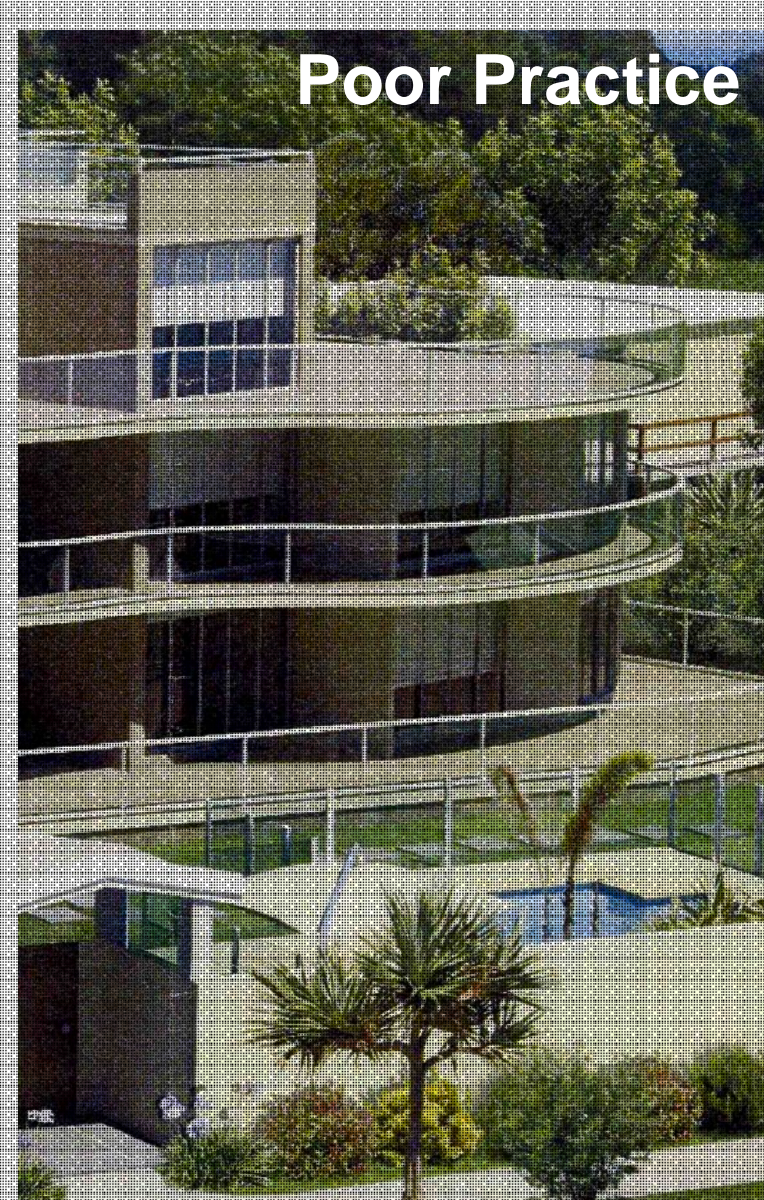


## Design Concept

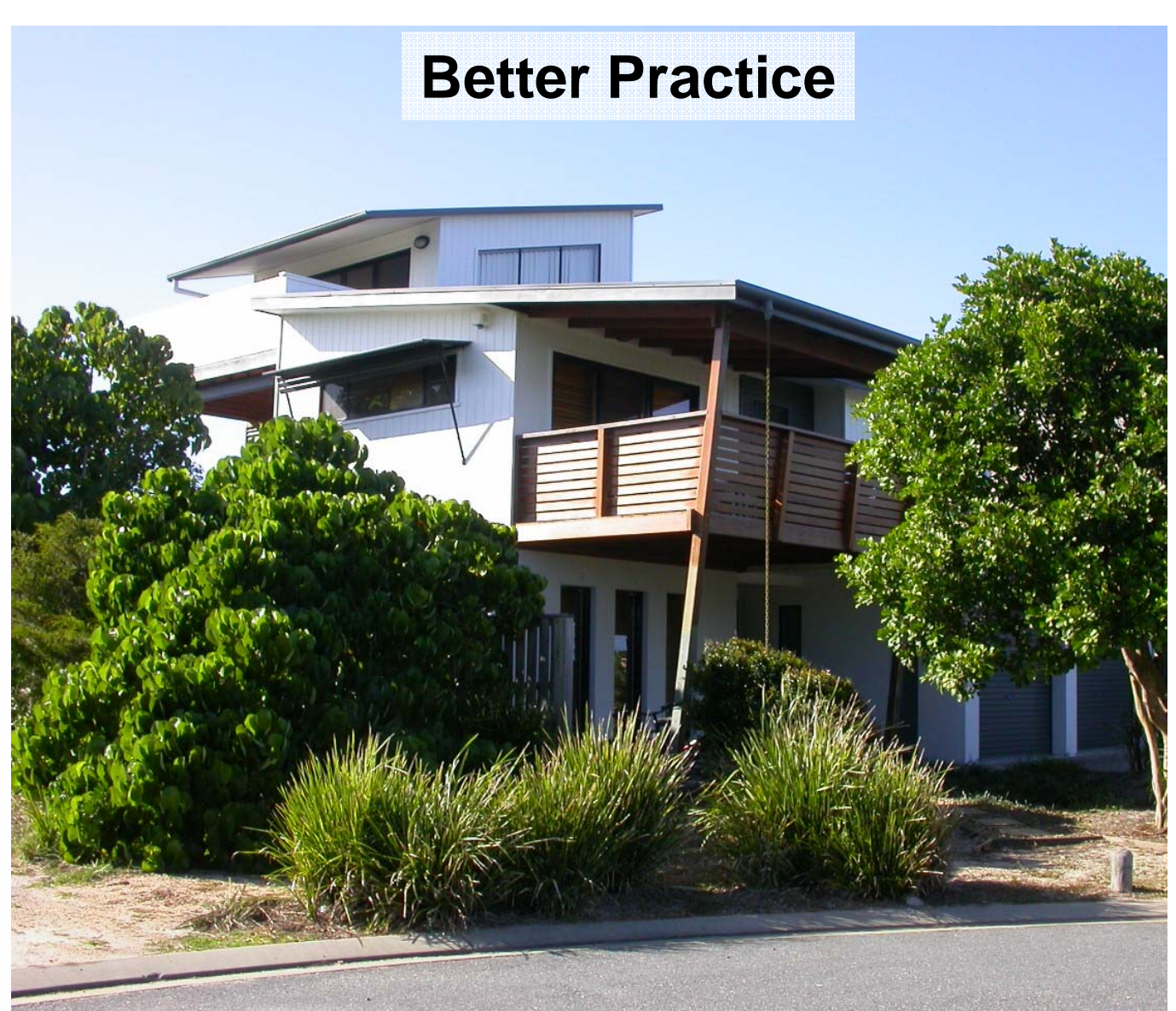
Strategy:

- Coastal 'houses' NOT Office blocks

## Poor Practice



## Better Practice



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## Form

Strategy:

- 3d form architecture
- NOT slab or plan architecture

# Poor Practice



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# Better Practice design

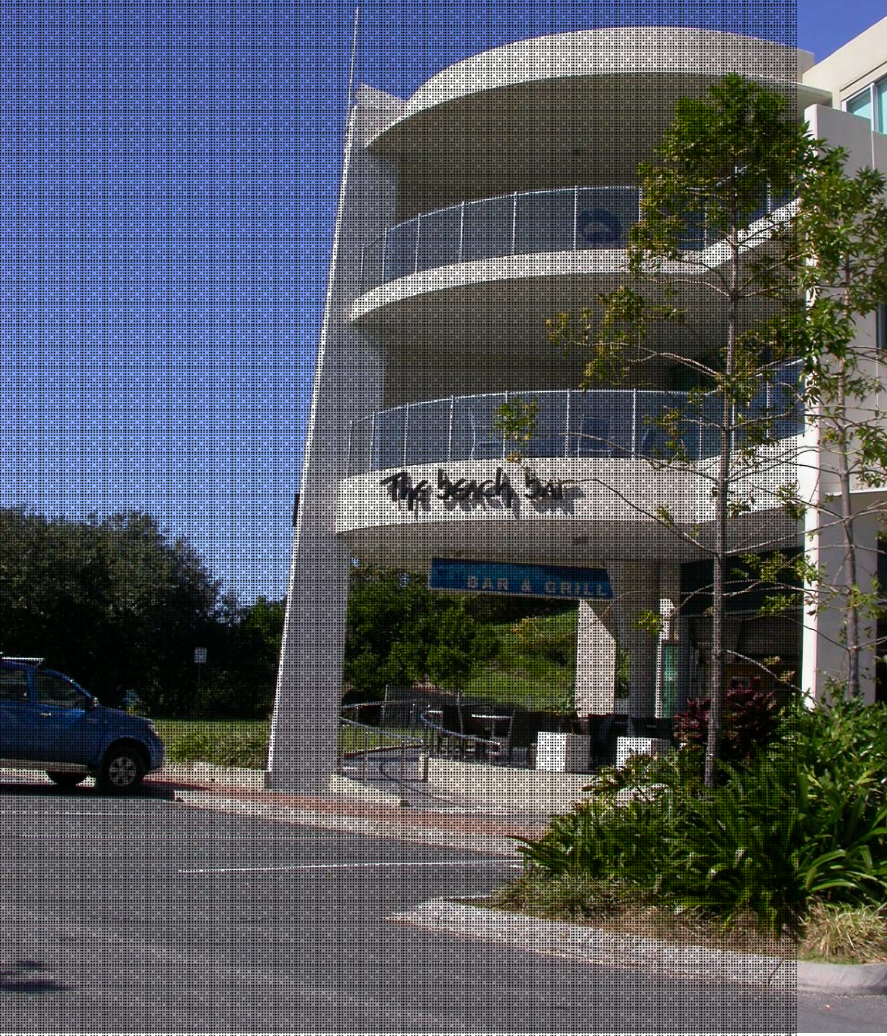


## Building Massing

Strategy:

- Maximum bld. Length
- Articulation of bays

## Poor Practice



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## Buildings that have clothes

## Better Practice



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Strategy:

- Clad the building
- NOT structure + glass

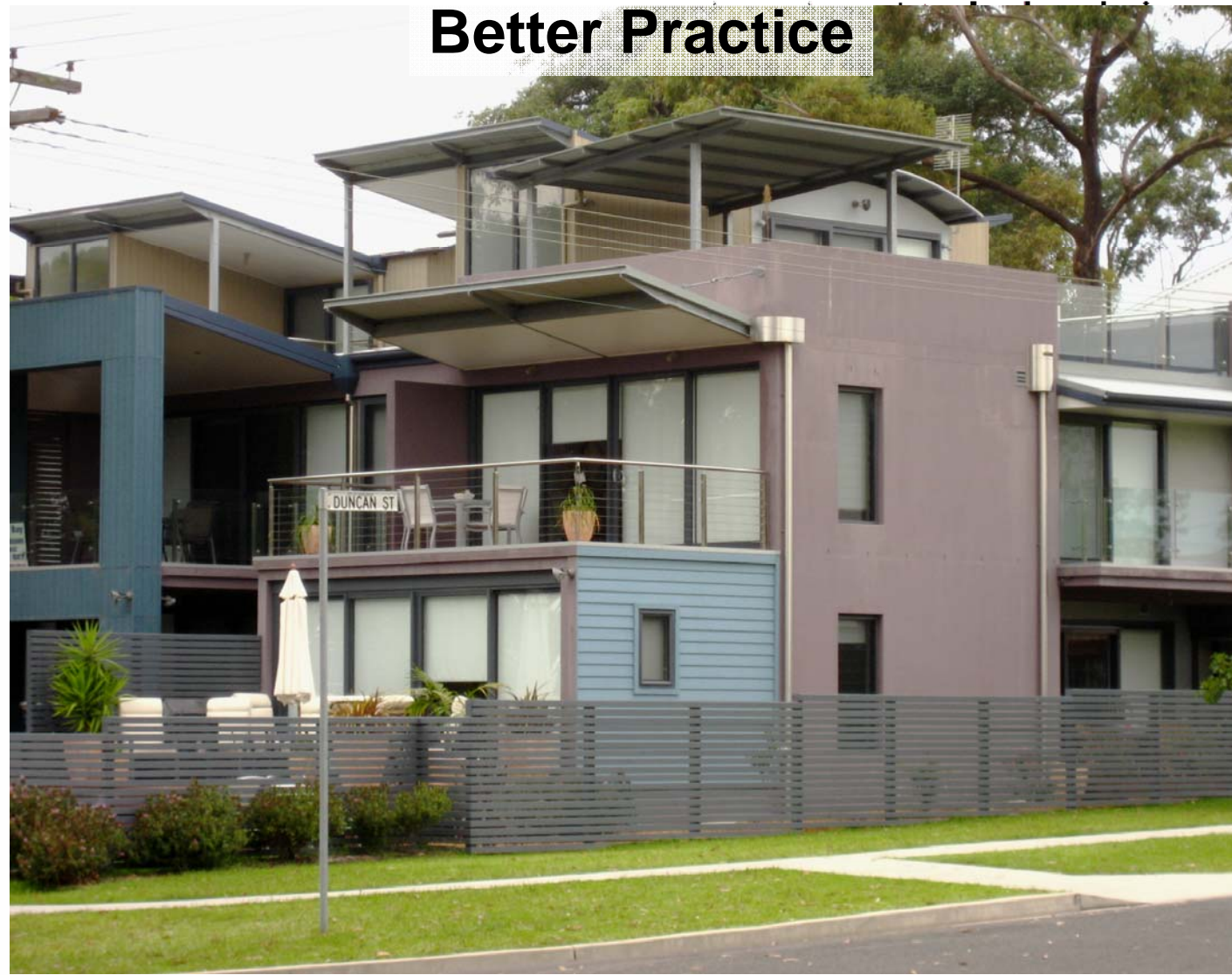
## Poor Practice



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## Scale and Detailing

## Better Practice



Strategy:

- Reduce scale through interest and detail
- Residential feel through detailing

# Better Practice



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## Roof forms and walls

Strategy:

- Tapered roofs
- Variety of roof forms
- Variety of smaller solid forms and roof elements

# Better Practice



Mermaid Beach is home to a plethora of 1950s and '60s beach houses. The use of lightweight materials and interlocking forms anchors Paul Uhlmann's designs in the spirit of this architecture.

78 HOUSES



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## Respond to orientation

Strategy:

- Overhangs
- Awnings
- Pergolas
- Solid walls

# Better Practice

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**Retain Trees**  
**New Trees**

Strategy:

- Courtyards
- Retain trees
- Plant new feature trees

# Better Practice

design



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## Differentiate Building Components

Strategy:

- Break up building to relate to internal use
- Express entries
- Design for night time viewing

# Better Practice



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## Landscaping

Strategy:

- Retain relaxed coastal feel to streets important
- Safety important 'eyes' on streets

# Better Practice



Three 3(g) areas huskisson

## Landscaping

Strategy:

- Retain relaxed coastal feel to streets important
- Safety important 'eyes' on streets

## Better Practice



Three 3(g) areas huskisson

### Vehicular access

Strategy:

- Reduce visual impact from the street
- Alternative materials to concrete

'Soft' engineering to parking and reserve design



Detail elements that add to residential character

Gravel and Grass driveways increase 'green' space



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## Site Landscaping

Strategy:

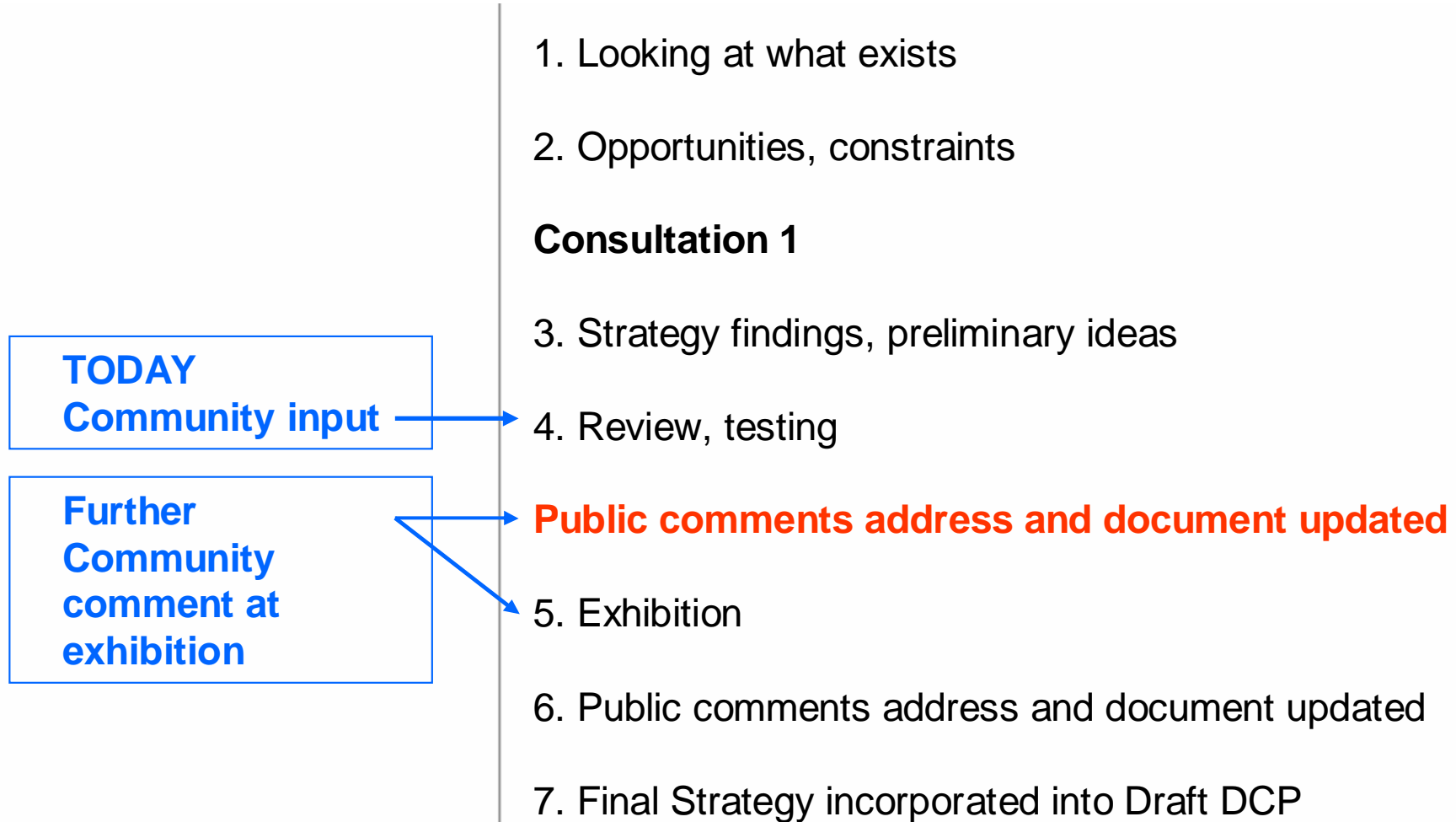
- Retain relaxed coastal feel
- Soften hard and soft edges
- Increase percolation areas
- Increase green areas



- The project does NOT rezone land
- Project provides controls to assess the difference between quality and poor building design
- Mediation between divergent points of view
- Balance between allowing investment opportunities and protection of neighbourhood character/ amenity
- Differences in the three precincts but the **key is building design** not just about slight moderations in height ie. 2.5 or 3.5 storeys although these do occur between precincts
- Strategy delivers much more than just building height
- Incentive and controls to encourage design excellence - Design Guide

## ROUND TABLE WORKSHOP

1. Presentation – sets out workshop ideas (please write down 2 to 3 discussion points for use at the workshop)  
  
(Short Break)
2. Collate discussion topics – distill (we will go around the room for topics please be prepared with our two points)
3. Discuss topics for each precinct – round table discussion



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where are we in the planning process

# The planning process