

## Summary of detail for the Workshop Feedback form - Business 3(g) zones incl. DCP 99

Detail developed from the HWCV meeting of 14 April 2009, includes input from many of the 30 workshop attendees;

### There are in reality FIVE very different 3(g) foreshore zones in Huskisson:

1. Zone 1, Fegen Street, bounded by Fegen, Nowra, Duncan & Bowen Streets, divided by Kent Lane
2. Zone 2, Beach Street north, bounded by Nowra & Beach Streets and Winnima Lane
3. Zone 3, Beach Street south, bounded by Jervis, Beach, Tapalla and an un-named Lane
4. Murdoch Street, bounded by Moona & Murdoch Streets, Moona Moona Creek and Jervis Bay National Park
5. Crown Bushland, bounded by Currambene, Berry and Moona Streets.

### Fegen Street, 3(g) Foreshore zone

- DCP99 previously defined this area for Tourism development
- Height limits are 8.5 meters
- Setbacks, FSR (floor space ratio) and landscaping requirements that will result in developments in this zone being in character with Huskisson as a coastal village
- Kent Lane will permit traffic access away from the main streets
- The residents of this area are adamant that they do NOT want an increase in height and bulk of buildings or loss of the village character.
- Attendees at the April 6 Workshop also stated that heights should NOT be increased above 8.5 meters in this zone
- The Huskisson Height Map (draft LEP 2009) shows 11 meter construction in this zone

### Beach Street north, 3(g) Foreshore zone

- There is no DCP (development control plan) for this zone. A Planning Statement issued in 1985 indicated that construction should be of medium density however higher density construction would be considered.
- Subsequent to Council approving a 4 storey Residential Flat Unit at 1 Beach Street, and due to community great concerns, an Urban Design workshop, restricted to the Beach Street north 3(g) zone, with limited attendees was held late in 2008. The outcome from this workshop has NOT been released.
- The workshop was facilitated by Noni Ruker, who was an Urban Design consultant for the 1 Beach Street developer, Huscorp. There is a perception of “conflict of interest” in Council using this consultant to develop an Urban Design for this zone.
- Attendees at this workshop, residents of Beach Street and representatives from the community were adamant that building heights should be restricted to 2 Stories. (equivalent to 8.5 meters)
- There is one 3 storey building already existing in Beach Street, north, and the previous Council approved a 4 storey Residential Flat Unit at 1 Beach Street, despite community wishes for the foreshore to be protected from construction exceeding 2 stories.
- Excessive Development in this zone will risk polluting Jervis Bay, both visually and from run-off due to the huge increase in hard surfaces.
- The Huskisson Height Map (draft LEP 2009) shows 13 meter construction in this zone

**Beach Street south, 3(g) Foreshore zone**

- There is no DCP (development control plan) for this zone. A Planning Statement issued in 1985 indicated that construction should be of medium density however higher density construction would be considered. A DCP would enable the community to have input to the planning policy.
- Council have approved a 4 storey Residential Flat Unit at the corner of Jervis & Beach Streets
- Attendees to the 6 April Workshop are adamant that building heights should NOT exceed 8.5 meters in conformance with DCP99.

**Murdoch Street, 3(g) Foreshore zone**

- There is no DCP (development control plan) for this zone. A Planning Statement issued in 1985 indicated that construction should be of medium density however higher density construction would be considered. A DCP would enable the community to have input to the planning policy.
- Council have approved a 4 storey Residential Flat Unit in Murdoch Street.
- The zone is in the 100 year flood area and there are extreme risks from bush fire.
- Attendees to the 6 April Workshop are adamant that building heights should NOT exceed 8.5 meters in conformance with DCP99
- Development in this zone will risk polluting Moona Moona Creek and in turn Jervis Bay.

**Crown Bushland, 3(g) zone**

- There are two 6(c) buffer zones adjacent to Berry Street that are NOT part of the 3(g) zone although Council's letter to attendees shows these included in the 3(g) zone.
- The area is adjacent to Jervis Bay National Park which is bounded by Moona Moona Creek and contains a number of Threatened Species; Magenta Lilly Pilly, Powerful Owl, Grey-headed Flying Fox and the Eastern Bent-wing Bat
- There should NOT be any development in this area
- The area should be re-zoned as for environmental protection
- The two 6(c) buffer zones should be extended to cover the full length of Berry Street

**Other Key Issues**

1. The issue of perceived "conflict of interest" from Council using the same consultant as Huscorp must be resolved and an independent Urban Design Planner is appointed.
2. That the three 4 Storey Residential Flat Units already approved by Council are NOT used as precedent to set the height limits in any of the five zones.
3. That the DA for 19 Fegen Street is to be determined against the adopted DCP99 as amended and not any draft during the review process.

**Overall Summary**

- There are in reality FIVE very different 3(g) foreshore zones in Huskisson;
  - Zone 1, Fegen Street, bounded by Fegen, Nowra, Duncan & Bowen Streets, divided by Kent Lane
  - Zone 2, Beach Street north, bounded by Nowra & Beach Streets and Winnima Lane
  - Zone 3, Beach Street south, bounded by Jervis, Beach, Tapalla and an un-named Lane

- Murdoch Street, bounded by Moona & Murdoch Streets, Moona Moona Creek and Jervis Bay National Park
- Crown Bushland, bounded by Currumbene, Berry and Moona Streets.
  
- The issue of perceived “conflict of interest” from Council using the same consultant as Huscorp must be resolved and an independent Urban Design Planner is appointed.
- That the three 4 Storey Residential Flat Units already approved by Council are NOT used as precedent to set the height limits in any of the five zones.
- That the DA for 19 Fegen Street is to be determined against the adopted DCP99 as amended and not any draft during the review process.
- Community requirements that heights in all 3(g) Foreshore zones NOT to exceed 8.5 meters
  - **However a not negotiable limit for each 3(g) zone is as follows;**
    - Fegen St 8.5 meters. DCP99 (as amended) to ensure that construction is in sympathy with and enhances the coastal village character of Huskisson.
    - Beach St north, 11 meters, designs of high architectural merit, high articulation, substantive set backs and FSR of 0.5:1
    - Beach St south, 11 meters, designs of high architectural merit, high articulation, substantive set backs and FSR of 0.5:1
    - Murdoch Street, 11 meters, designs of high architectural merit, high articulation, substantive set backs and FSR of 0.5:1
    - Crown Bushland, NO development and land to be re-zoned for environmental protection.
    - The 6(c) buffer zones are to be re-instated and extended to cover all of Berry Street.

**The HWCV Committee**

**17 April 2009**