

# Community views on housing form and density.

Based on feedback at, Myall River Downs /

Riverside Charette

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COMMUNITY PARTICIPATION EXPERTS

## 1. Introduction

This brief paper offers an overview of community views on the issue of housing arising from a planning design forum held to develop the Concept Plan for the Riverside and Myall River Downs sites in Tea Gardens. It points to the fact that, when pressed, the community's primary concerns relate to urban design and the need to avoid insensitive scale development that over-rides the traditional character of the town.

This paper discusses the major themes emerging from the consultation. The full notes of facilitated sessions are appended for information. Additionally appended is a summary of the feedback results received following the final presentation of day 4 of the design forum.

## 2. Background

The Draft Tea Gardens Hawks Nest Housing Strategy, released late in 2005, sets out a strategy for future residential development in Tea Gardens and Hawks Nest. This Draft Strategy included moves to substantially increase residential densities, particularly in Tea Gardens. The local community has voiced its strong opposition to this idea.

Between 1 and 3 February 2006 Crighton Properties held a planning design forum for the Myall River Downs and Riverside at Tea Gardens (formerly Myall Quays) sites. This forum provided an opportunity, through facilitated sessions, for the community and various government agencies to detail their views on the future development of the Tea Gardens area.

The community (as represented at the forum) was not implacably opposed to the principles of the Draft Housing Strategy per se, but was deeply concerned that the densities proposed, particularly in the medium density zones, would result in development that would detract from the traditional character of the town. Numerous examples of how this had occurred in the past were cited.

### 3. Key housing related themes

#### 3.1 The character of Tea Gardens

##### 3.1.1 Defining the character

The need to preserve the character of Tea Gardens was agreed by all parties. The task of defining what exactly that character is represented by is best undertaken with recourse to both words and illustrations.

Words and phrases put forward to capture this sense of character included:

- Series of neighbourhoods – not amorphous housing estate
- Precincts – communities within communities
- Differentiation of precincts

- Weatherboard/iron roofs-mix of materials-reflect original cottages
- Underlying theme “to encourage interaction – foster community spirit”
- Focal Points that encourage people to meet
- Characterised by “inclusiveness” rather than divisiveness
- Quality of streets – people want to walk down
- Sense of informality
- Cohesive community
- Large lots with edge yards
- Verandahs – shading, habitable front
- Trees – shading/ landscaping
- Roof pitches
- Colour bond roofs
- Swale may be appropriate in some areas instead of kerb & footpath, gives sense of informality.
- Single or two storey buildings.
- Witt Street, tree planting – beautiful street
- Illaroo Street-Canopy of trees, no kerbs & swales to edge
- Wide streets – character of this street typical of Tea Gardens and Hawks Nest
- Walks, water, space and peace and quiet
- Not Nelson Bay

Images that were felt to capture the traditional nature of the community include:





The community character seems equally easily defined by what it should not be. There appeared to be unanimity on this point. The following image illustrates this point; this is one building, on the river front at Marine Drive that residents feel goes against the character of the area. Similar views were expressed about any buildings of more than two storeys. It is worthy of note that it is this building that is used by the Draft Housing Strategy to demonstrate that densities of 40 per ha are achievable in the Myall Quays and Myall River Downs areas. It was particularly noteworthy that the community defined neighbourhood character more by reference to the streetscapes than by the buildings themselves. It is therefore important that these streetscapes and the interaction between buildings and the street are carefully considered in future developments.

### 3.1.2

How to deliver the principles of the Draft Housing Strategy whilst preserving the traditional character of the town.

The principles elucidated by the Draft Housing Strategy for Tea Gardens and Hawks Nest are as follows:

- Reinforce and consolidate existing commercial centres
- Establish focal points for development
- Open space areas
- Encourage higher density development around focal points
- Protect natural features
- Promote scenic amenity
- Restrict incompatible land uses
- Restrict inefficient use of urban land
- Gateways
- Maintain connections with existing towns
- Connected street patterns
- Reduce reliance on cars
- Consider future technologies

These principles are almost entirely consistent with the issues and points raised by the community during the forum. Concern with the Draft Housing Strategy is based around urban form and design rather than the principles per se.

Many of the points made about what is valued in terms of the architecture and character of the Tea Gardens community are also instructive in terms of how to design a community for the future that both protects and nurtures these values. Strong emphasis was placed on traditional neighbourhood design with walkable neighbourhoods, connectivity between areas and integration with the surrounding natural environment. Again, many comments relate more to streetscape and to neighbourhood layout than to building design.

Specific points raised that relate to housing form include:

- The need for verandahs
  - The importance of walk ability and connectivity between precincts and neighbourhoods
  - The need for communities to feel and be secure
  - Series of small parks – with close proximity of all residents
  - Product suited to community needs
  - Avoid brick & tile sterility, heritage isn't brick & tile
  - Character of Tea Gardens and Hawks Nest, is missing in new development
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- Review current building design guidelines
  - Reduced setbacks 'cutting down quality'
  - Taking up the whole block, building to boundary was seen as a problem
  - Need landscaping controls



- More double storey to reduce plot ratio footprint
- Mandate side setbacks
- No kerb and gutter
- No concrete driveways/no brick
- No air-con housing energy sufficient, solar power, not the big box
- Water reuse, retain trees-muted colours, natural, earthy
- Don't want two storey buildings – issue with privacy to homes
- Density such as shop-top/terraces ok in retail centre
- Potential at River and Sand Quarry for tea room cafe, board walk – can replicate areas that everyone loves
- Weatherboard homes, soft natural, built on piers – preserve character + style
- Replicate character of architecture and streets and draw back into Australiana
- Garage management, laneways to provide for rear lane access
- Strategically placed – little centres supplying needs and providing meeting places
- Eaves – shelter and shade
- 6 metre setback with small front yards
- Large houses on large blocks – no Cherrybrook
- More double storey / more garden
- One storey and some two storey housing
- Density around commercial centre
- Setbacks – open lawns
- Density – location in regards to shop / facilities – important – should also spread around so not all are located in centralised area.
- Affordability of housing is important to maintain young people / families in area.
- Community objection may be to cheap style housing (cara vans, boarding housing etc).
- Council is strongly promoting home industry through policy and staff support, potential for home business precinct in My all Quays.
- Unsightly aerials and receiving dishes – need to look at non intrusive methods

It should be noted that these points are a selection of those appended that refer specifically to housing stock. They are not all mutually supportive, for instance there were a variety of views expressed about block size and whether homes should be predominantly one or two storeys. However, there was a surprising degree of consensus on most of the issues raised.

### 3.2

Impediments to development that respects the traditional character of Tea Gardens

Two major issues arise with regard to achieving development that respects the traditional character of the community whilst providing for future growth.

The first is the need for flexibility in development. It is clear from the

points above that a land use zoning system that clusters medium density development into specific enclaves in the new release areas will not be conducive to protecting the traditional character of Tea Gardens. More flexible zonings (such as the current 2F zone at Riverside) would be the preferred instrument to facilitate development that emphasises traditional community character.

The second impediment is Council engineering standards which often specify design treatments such as kerb and gutter and road layouts which are inconsistent with traditional character. Given the importance of streetscape to community character a review of these engineering standards to allow flexibility will be necessary.

### 3.3 Affordable Housing

The issue of affordable housing was discussed at some length. The community was concerned with the idea of cheap or poor quality housing but had little issue with the idea of housing diversity or building communities to house a diverse cross section of housing needs. In fact there was a strong emphasis on attracting young people to the area and providing housing to meet their needs.

It was widely accepted that the issue of housing affordability is best dealt with by the rental market and the provision of single dwellings on smaller lots. Existing duplexes were examined on the site visit and the community generally favoured this sort of development.



Initial reactions against affordable housing eased noticeably when a distinction was made between affordable and public housing. Moreover, the fact that affordability was held by the Draft Housing Strategy as a rationale for extensive medium density development that is felt to be out of character for the area led to hostility to be directed toward the concept of affordable housing. Once this link was broken, opposition to the provision of affordable housing lessened considerably.

### 3.4 Densities

The Draft Housing Strategy focused on prescribing densities that should be achieved in areas of the Myall Quays and Myall River Downs sites

demanding 19 dwellings per ha in low density areas and 40 dwellings per ha in medium density areas (25% of the land).

The community clearly rejects these proposed densities which are, incidentally, significantly higher than those required by the Department of Planning in more urbanised areas of the Lower Hunter (12 to 13 dwellings per ha). Discussions with the Department have confirmed that they have not stipulated any such levels for the region.

However, the forum demonstrated to the community that density levels as high as 16 per ha can be achieved as an average across both the Myall Quays and Myall River Downs sites. The example of Ellenbrook in WA was used to illustrate the urban form that an average of 16 dwellings per ha might involve. The illustrations below show the Ellenbrook development. Ellenbrook is widely regarded as best practice in terms of planning and urban design, with a particular focus on walkable neighbourhood design.

### **3.5 The Broader Area**

Strong support was demonstrated by the community for the concept of mixed density neighbourhoods.

This was in direct contrast to the idea of the establishment of specific areas of lower and higher density which had been advocated in the Draft Housing Strategy.

There appeared to be support for the premise of allowing higher densities in areas of greater amenity and lower densities where little or no amenity existed. However, amenity was defined to be far more complex than mere access to a town centre. Amenities were discussed to include commercial services, open space, playing fields, pocket parks, bush outlooks, cycleways and even areas of pleasant views, such as pond or wetland frontage.

It was commonly held that developments of levels of densities at the upper end of the scale could be managed if they were carefully controlled architecturally and not grouped together in great numbers – thus resulting in a different town character.

It was also widely argued that the existing town had more than enough opportunities for higher density development within its current zonings (ie 2b zoned areas) and required no further medium density zoning of land. It was suggested on a number of occasions that if average densities of 16 dwellings per hectare were proposed to be met on the Myall River Downs and Riverside sites (some 25 – 30% higher than existing densities on those sites) this would alleviate pressure on the established township to zone more land to 2b.

It was universally acknowledged, however, that current 2b zones would require more architectural control to ensure quality development.

### **3.6 Summary of Forum feedback**

In summary five key points arose from the design forum which may provide guidance on the provision of future housing in Tea Gardens.

1. The community is very attached to the low rise, coastal seaside village character of Tea Gardens and wishes to see it preserved.
2. The community does not wish to see any more 2b zoned land.
3. If higher densities are to be created it is preferable to be delivered through a mixture of house types throughout a neighbourhood and not concentrated in any specific location.
4. Attractive walkable streets linking areas of amenity are a priority.
5. Densities of 16 dwellings per ha as delivered in Ellenbrook would be appropriate on greenfield sites in the area if properly master planned and managed.

The unedited notes from the key design forum workshops are appended for reference along with a summary of feedback received from the design forum via a feedback form distributed at the final presentation on Friday 3rd February.

### 3.7 Designs based on the Forum outcomes.

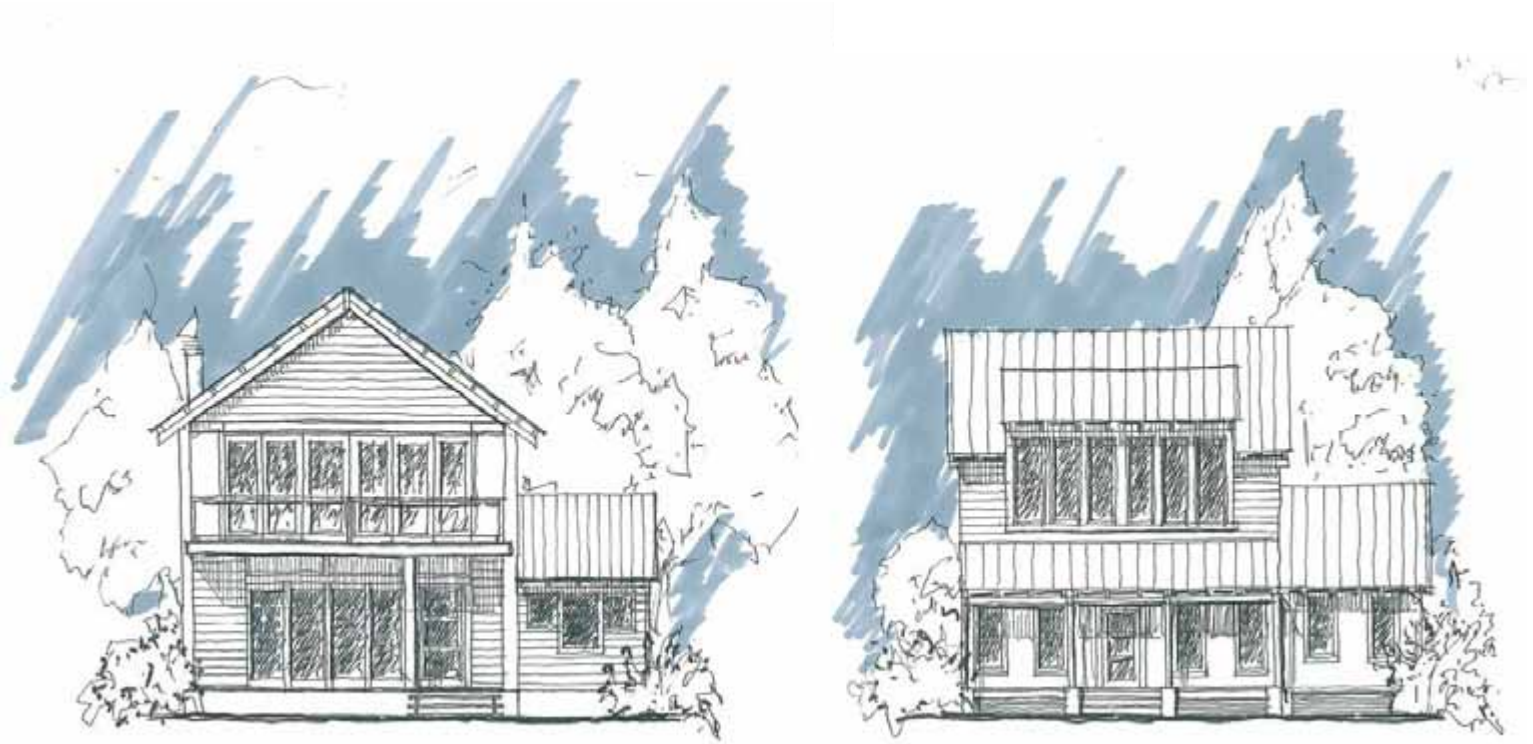
The illustrations that follow give an idea of the housing types and designs that were suggested as being appropriate for Riverside and Myall River Downs. These designs were completed by the design team based on the outcomes of the forum process.

Net densities of a minimum of 16 per ha can be achieved using these types of urban form and streetscape creating a community that respects the heritage and environment of Tea Gardens and will provide an attractive setting for future residents and visitors alike.









#### 4. Recommendations

Based on the outcomes of the design forum it is recommended that the following revisions be made to the Draft Housing Strategy in order to better reflect community opinions.

1. That a 16 dwelling per ha minimum density be applied across the Riverside and Myall River Downs sites.
2. That the current 2f zoning be retained for the Riverside site and that the same zone be applied to the Myall River Downs site with the detailed designs incorporated into the Concept Plan and Statement of Commitments for the sites.
3. That, to ensure that minimum densities are achieved, a cumulative approach be adopted such that no project application will be allowed to reduce the average net density of dwellings on the site to below 16 per hectare.
4. That design codes for the existing urban areas be reviewed and strengthened based on the recommendations of the forum. Rezonings will not be needed as the developments at Myall River Downs and Riverside will relieve pressure from existing areas.
5. That council's engineering standards be reviewed to allow the flexibility for development that is sympathetic to traditional community character to take place.

## APPENDIX – UNEDITED REPRODUCTION OF NOTES FROM CHARETTE WORKSHOPS

### VISION

#### Delivering The Vision:

1. Preserve character of this iconic town
  2. Reinforce unique community spirit – town of self helpers
  3. Protect and enhance natural assets - (river) National Park
- Verandahs
  - Walkability
  - People
  - Series of neighbourhoods – not amorphous housing estate
  - Ooze security
  - Precincts – communities with communities
  - Design Guidelines – reflect character of existing towns – verandahs/ weatherboard/iron roofs-mix of materials-reflect original cottages (Seaside)
  - 4 design categories - marine life
    - riverside
    - size of lots to remain as is – space
    - beautification – footpaths
    - good quality
  - Underlying theme “to encourage interaction – foster community spirit” –
  - Differentiation of precincts – materials/house character – reflects existing Tea Gardens character
  - Unique to NSW + Australian Coast
  - Focal Points – that encourage people to meet
    - Sport / Own business / restaurant / hub interaction between communities
  - Characterised by “inclusiveness” rather than divisiveness
  - Ladies become “widows” resist shift back to suburban families – they stay – epitome the spirit of the community
  - Don’t impose community upon people engender it R Florida – Vibrant communities
  - Certainty for the town – long term plan
  - Attractive places for people to live + healthy life
  - Quality of streets – people want to walk down
  - Ambition or vision – be proud to keep our name on the plans
  - Integration – with existing settlement and the environment, link with older areas
  - Model for growth areas in the future
  - Distil the character of existing town
  - Sense of informality / openness / flexibility / sense of community
    - Community / social / cultural / recreation – Thursday session

- Secondary school – so time off
- Primary school – established as community facility – multi use
- co-location
- Some interest in private school – developing area
- Singing bridge upgrade – council issue
- Cemetery site
- Ability for people to age in place – need for high care facilities
- Continuous bus service
- Adequate meeting places
- Recognition / promotion of volunteer organisations
- Indoor pool for hydrotherapy
- A town for all seasons - usable community and recreation facilities year round
- Department of Health – greater presence in Tea Gardens.
- End result – advantages start – others envious of process
- “enhance diversity of cultures:
- Series of small parks – with close proximity of all residents
- “Meeting rooms” / places
- Fabulous outdoor eating places
- Enhancing the natural amenity – housing affordability shouldn’t detract from natural setting
- “town for all seasons”
- Work collectively
- “Getting it right” “Capability Brown”
- Look fantastic and be in the right place in 400 years
- Cohesive community
- Sense of community and lifestyle
- Product suited to community needs
- Achieve true coastal design – avoid brick & tile sterility, heritage isn’t brick & tile – a lot of scope to improve housing design
- To complement the lifestyle to build on the community – more honesty in the industry – more knowledgeable and discerning – integration – Pindimar Trail
- Connected community

## ENVIRONMENT AND LANDSCAPE

- Issues concerning existing lake system of Myall Quays
  - Macrophyte build up
  - Sandy shores
  - Changing water quality
- Landscape
  - Consider soft edging to roadways instead of standard kerb & guttering
  - Need to clarify and record responsibilities for management of landscape and public areas when handed over to council / community
  - Landscape planting – streetscape and private land plantings should incorporate local and suitable species for both visual and ecology value. (sand plain specialist plants).
- Environment
  1. Concern about retention of high value habitat as identified in Parsons Brinkerhoff LES. Are current proposals following the recommendations



in the LES for land areas.

2. What land is being conserved and how will this be managed and by whom.
3. Provision of internal habitat linkages.
4. Use and management of 'transition' zones.
5. Marine Park Authority consult.
6. Guarantee of statements of intent.
7. Conservation of vegetation types of local importance.
8. Rehabilitation of some areas (can this be integrated into urban design?)
9. Eco-tourism – potential on Myall River Downs area e.g. soft adventure and nature walks.
10. Focal point – possible boardwalk into adjoining protection zones (boardwalk at Pindima).

#### Discussion

1. About biodiversity values of surrounding lands – not just habitat for koalas or squirrel gliders other threatened species known to occur.
2. To concentrate on habitat management issues including:
  - Habitat linkages
  - Impact management area
  - Retention / management of high value habitat / vegetation.
3. Geoff Cox suggested that Crighton invite Koala Group and several interested community members to meet with Crighton and their consultants to input into future habitat management plans.
4. Need to investigate involvement with Catchment Management Authority / NPWS regarding future management, rehabilitation, ownership.
5. Future management plans need to cover:
  - Land ownership
  - Works required
  - Funding
  - Extent of habitat protection areas.

#### Conclusion

These matters clearly targeted management issues for retained vegetation / habitats. This reflects current / new legislative requirements and forms the basis of our involvements.

## ENGINEERING / TRANSPORT / WATER

- Services
  - Electricity supply - constant interruptions – must ensure continuous / quality supply
  - IT - need good telecommunications access
  - Sewerage – assuming population >14,000 ultimately – does vacuum and treatment plant provide for tourism peaks – grey water reuse NOT favoured – rain water reuse ok.
- Safety – roads / access
  - Access to Myall Road – 3 intersections required
  - Adopt roundabouts, no lights, enhance pedestrian access
  - Myall Road favoured to have a “green median” and create

an “entrance statement” for Tea Gardens.

- Concern re “building construction truck access” – need to back up and turn, interconnectivity favoured during construction and for community.
- Concern re access / drainage / paths along Myall Road
- need for greater council attention to this.
- Access / Roads
  - Rear lane concept favoured – in some locations – safety, length (not too long), wide enough to turn.
  - Streets with NO kerb & channel, swales & driveways favoured.
  - Advantage of front loaded garage, access fixed to house – not detached rear garage – walk in rain!
  - Increase in bridge traffic – the “singing bridge”
- Engineering / water quality / drainage management
  - Maintenance concerns – temporary swales / debris need maintenance.
  - Favoured – current detention & retention water quality system as in Myall Quays – extension of lake for water quality and focal feature.
  - Myall River Downs – concern for retention of trees, minimise filling to preserve, Patterson Britton doing modelling to engage hallow stormwater swales / minimisation.
  - Trees – option to plant ‘koala friendly trees’ in streetscape and advised ‘eucalypts’ not favoured in streets. Favour small trees and natives.
  - Accommodate koalas and squirrel gliders as overlay.
    - Public access to conservation areas – favoured
    - Network of stormwater swales on Myall River Downs
    - Include paths
    - Need to maintain stormwater outflow points (for sustainability) they can interlink with access and pedestrian connectivity.
- Consultation Outcomes
  - Favour for “matrix” of corridors across Myall River – for access / drainage / environment
  - General understanding and merit of saline lake option (smaller / efficient / best quality) Riverside
  - Concern – not to “pretend” a predominantly water conveyance corridor is “environmental fauna corridor”. Unless wide and mixed:- both in level, path, ponds, trees and landscape.
  - Desire to minimise fill (including tree retention) on Myall River Downs
  - Water quality treatments (as already being put in place at Myall Quays) is accepted as very good practice and delivery. Little concern that it won’t / can’t be implemented on both Riverside & Myall River – good!
  - Caution re sewer treatment capacity, when major tourist impact.
  - Also residential visitors, managed at WWTP - OK

- Character of Tea Gardens and Hawks Nest, is missing in new development
- Review current building design guidelines
- team to look at streets + buildings
- previously Council had 6m front setback standards, reduced setbacks 'cutting down quality'
- plot ratio has changed deteriorating value of properties, deteriorating the character of the street
- taking up the whole block, building to boundary
- Current character of traditional Tea Gardens – large lots with edge yards

Crighton Properties sets design guidelines – they are relaxing them eg articulation

Issue with implementing and controlling guidelines

Basix – ESD rating for building

Basix – environmental performance criteria

- Character of Tea Gardens defined by:
  - Plot ratio
- Character
- Verandahs – shading, habitable front
- Trees – shading/ landscaping
- Roof pitches
- Colourbond roofs

**Suggestions to allow for:**

- Landscaping controls
- More double storey to reduce plot ratio footprint
- Mandate side setbacks

**What streets work?**

- Myall Street when leave Boston, no footpath until Bi-Lo -- danger
- Witt Street, tree planting – beautiful street
- Swale may be appropriate in some areas, kerb & footpath
- Illaroo Street-Canopy of trees, no kerbs & swales to edge wide streets – character of this street typical of Tea Gardens and Hawks Nest
- What do the different places across the site feel to you in terms of character?
  - To bush areas - more eco-environment, no kerb and gutter – different architecture style
  - Eco – environment – no concrete driveways/no brick
  - Boardwalks into wetlands, no air-con housing energy sufficient, solar power, not the big box, water reuse, retain trees-muted colours, natural, earthy
- Verandahs
- Friendly to fauna
- 2 storey – limit footprints on site
- No fences

- Car space + verandah requirements
- Double storey maintains semi-permeable surface for drainage
- Myall Quays – too narrow streets, problem with emergency access
- Two storey – issue with privacy to homes
- Setting up surety within plan regarding build out of homes – single storey restrictions
- Issue with Council not referring building notices to neighbours
- Set up protocol of communication and permitting b/w Crighton Properties, existing residents and Council

### Myall Quays

- Density such as shop-top/terraces OK to retail centre
- Lodgement of landscaping plans for permit
- Standardise finish floor levels across site
- Crighton intermediary b/w residents + Council
- Shopping Centre doesn't work
  - no energy, no excitement
  - issue with management of Bi-Lo and centre in general
  - concrete jungle.....car park poorly line-marked, parking capacity inadequate
- NO PUBLIC SQUARE, place to sit at cafes like in Europe, lacking central space

### WHAT – type of character for the Myall Quays Centre?

- bullnose verandahs over street
- heritage buildings of fishing village
- quaintness of shops
- river, boats, dolphins
- like Marine Parade
- Would not frequent restaurants and cafes at Myall Quays
- Quaintness of old-style shops, not modern we don't want it to look like Port Stephens
- No trees, no real water, no character at Myall
- Potential at River and Sand Quarry for tea room cafe, boardwalk – can replicate areas that everyone loves
- Public access to river, water, conservation areas
- Western Red Cedar houses to respond to natural areas
- Weatherboard homes, soft natural, built on piers – preserve character + style and form along Myall Way. PRESERVATION

Replicate character of architecture and streets and draw back into Australiana

- Raised off the ground
  - Glen Murcutt 'touch the earth lightly'
- Different roofs – flat roofs too, Verandahs
- Garage management, laneways
- Materials



## TRANSECT

### Character Elements

- Coding place by character elements – develop character controls
- Walkability – retail centre within walk for provision of daily needs
  - Seaside
- Strategically placed – little centres supplying needs - walkability
- Encourage Bi-Lo – small convenience stores within walking distance – pegging cost for affordability
- Eaves – shelter and shade
- Standards
  - 6 metre setback with small front yards
  - % of building to open space
  - Large houses on large blocks – no Cherrybrook
  - BASIX – ESD controls
  - Verandah / eaves
  - Glare – colourbond / light materials
  - More double storey / more garden
  - Streets – footpaths (Witt Street)
  - Vary streetscapes – mixed curbs / swales etc
  - Illaroo Street – informality
  - Soft weatherboard / built up on piers
  - Back lanes
  - Narrow streets – ambulance etc
  - Covenants on two storey houses
  - DA process – public plan display
  - Privacy verses freedom
  - Floor slabs – water runoff / tanks / storm water / bores
- By the river - Eco environment
- No gutter
- No concrete driveways
- No bricks
- Boardwalks
- Houses with no air conditioners / self sufficient
- Muted / earthy colours
- Verandahs / no fences
- Solar power
- Water reticulation
- 2 vehicles / 1 storey – parking
- Riverside – Tea Gardens
  - One storey and some two storey housing
  - Density around commercial centre
- Myall River Downs
  - Myall Quays model water management
  - Keep bushland – wattles
  - Setbacks – open lawns

## HOUSING DIVERSITY Comments from Thursday session

- Attractions
  - Not Nelson Bay
  - Most of the group brought in area a long time ago to move to in the future
  - Brought because of space, quiet, water, walks and level land
- Issues
  - Somewhere for boat and caravan
  - Affordable homes may attract “yobbos”
  - Youth and delinquency issues – youth are bored
  - Density
  - Quality – wrong quality brings wrong people
  - Potential impact of increased population on existing resources
  - Tourism – permanent residents needs
- Wants
  - Community facilities for youth – multi purpose centres
  - Connectivity cycle, path and buggy ways – wider and on both sides of the road
    - Quality design and materials
    - Focal points and meeting places
    - To see trees on the way in
    - Medical facilities – poly clinic
    - Primary / secondary / university / U3A – education campus
  - Helicopter landing
- Permanent verses temporary residents – perception of high % temporary residents – actual statistics:
  - 1% absentee ownership since 2000
  - In Tea Gardens – 1250 dwellings – 5% (60-70) absentees.
  - Density – location in regards to shop / facilities – important – should also spread around so not all are located in centralised area.
- Affordability of housing is important to maintain young people / families in area.
- Community objection may be to cheap style housing (caravans, boarding housing etc).
- Rental properties:
  - 300 Hawks Nest permanent rental
  - 300 Hawks Nest holiday rental
  - 250 not for rent
  - 50 Tea Gardens
- Many people renting are building homes in new estates.
- Cars – accessibility and use of car – if use is significantly reduced less cars may be required – single car couples – saving \$’s.
- Council looking at employment strategy as well as housing.
- Consideration of facilities / services for home office / employment (refer to {Parkside @ Terrigal).
- Discussion on areas of low key industrial near Myall River

Downs. Council / Crightons' in discussion.

- Options for community 'hub ' café etc to be integrated at local scale with residential neighbourhood.
- Developments at Williamtown and Medowie with good roads will bring more people to Tea Gardens – 40 minute drive to Williamtown.
- Some homes for sale \$250 – 300 K but no interest shown, therefore affordable housing is already here.
- Council is strongly promoting home industry through policy and staff support.
- Unsightly aerials and receiving dishes – need to look at non intrusive methods
- Consider 'safe design' to cater for younger people – healthy lifestyles.
- Need for transport impact study.
- Developer guarantee's to achieve development density.
- Younger families enter area can fill in employment or provide employment opportunities.

## **SITE + CONTEXT TOUR**

### **Comments:**

We have pristine beaches at present – great attraction. No damage from tankers on way to Newcastle.

**Ian Hesse**

### **Should spear pumps be put down for al new lots?**

Quite impressed with the tour today.

Extremely concerned about what has been demolished in town – where is our Heritage.....we definitely don't want any American architecture here.

The newer style of buildings in town are ugly.

Garages seem to be the focal point in the front of the house.

Double stories take up less land.

Pine trees are a real problem for the town.

**Jill Wiseman**

All our parks have been taken away.

We should build a youth centre; perhaps a bowling alley.      Kathy

Hudson

Many people have left family and friends elsewhere having fallen in love with Tea Gardens. They are passionate and concerned about the future development.

To be responded to:

**“When is the large Crighton Properties Sign going?”**

**“When the new development is started, will the access for large vehicles be**

**through Settlers Way or will Spinifex St be opened”?**

**John Reynolds**

**22 Settlers Way ( 49970079)**

**“Why the opposition to double storey?”**

**Jill Wiseman**

**53 Myall St TG**

**“Is the park in Riverside accessible to the public?”**

**“In Seaside, where do the kids play?”**

**Kathy Hudson**

**4 Motom Ave TG**

**“Is the existing name of Myall Quays estate to be changed to ‘Riverside’?”**

**Ian Hesse**

**Compass Close TG**

#### QUESTIONS FROM BUS TOUR

- What is the vacant land on the right hand side as you drive past the Grange?
- What bushfire precautions are in place for MRD?
  
- What is on the left side of the road as we drive past the Grange?
- What would be the hazard reductions for the squirrel glider conservation area?
- How deep is the sand quarry?
- What sort of make up is the sand?
- Re golf course statement is made that there is no golf course proposed for North Hawks Nest – gentleman seemed to be questioning the statement made by Peter Childs. This also happened on Andrew Cox’s’ bus – where North HawksNestwas mentioned in relation to golf course, and a lady on that bus said that the land at North Hawks Nest had been given to National Parks & Wildlife because the developers could not get zoning (?) for golf course.
- How big will the buffer zone from the proposed eco village / marina to the river?
- Why can we not use the already agreed on master plan for the sites?
- What are the site constraints?
- What plans are there for Tea Gardens Grange & The Hermitage for care for residents as they get older?
- Is the 50 bed aged care facility completely approved and how far away is it from being developed?
- Would the 11m, 14m and bigger frontages happen in the new development and would they be intermingled?



- Is it proposed not to have houses down to the waterline? Will the water frontage be community space?
- Will the skateboard site be moved over the road if that becomes the recreational fields' area for the area?
- Will there be more boat ramps? If so, where?
- Is the proposal to open up the waterfront and not have houses to the waterline?
- Where is the proposed road down to Myall River to the boat / marina area?
- Will there be cycle ways / walk ways to link to Shearwater and Pindimer?
- Will work be done on Myall Road to cater for the increased traffic flow?
- Will work be done on the bridge to cater for the increased traffic flow?
- What is going to be the focal point of the development?
- Can the land north of the current Myall Quays be developed without the continuation of the lake?
- What will be the entry/s Myall Road from the new developments?

## FEEDBACK FORM

### DISTRIBUTED AT THE FRIDAY NIGHT PRESENTATION

1. Have you been able to attend any of the preceding sessions?  
(Please tick)

Wednesday – site visit and day session	23
Thursday – day workshop	9
Thursday – night community forum	4
No response	3

2. Do you believe your comments and questions have been adequately recorded and addressed by the project team?

Yes 26

No 1 (one person yes & no)

No response 2

Partly 1

Comments 10

no comment 19

Project team has done an excellent job. However, constant reference to America has a negative influence to certain groups of people in our society.

Much notice and opinions have been noted. The team has been most cooperative in presenting this plan and seem to be at last really taking note of our views. We really have not had a really good insight up till now what was going on around the existing village areas and you have tried to explain what could eventuate in 10 – 20 year hence which we hope will be very much better than the state government plans – unbelievable! Only partly at this stage.

Great vision – congratulations!

The Wednesday summary verified this.

Input from local experts and ordinary residents like myself is clearly embedded in the draft master plan, which gives me at least a feeling of ownership and pride. The concept scope and management of the design forum is a tribute to the vision of Geoff and Andrew Cox and their enthusiastic and capable support team.

It was very pleasing to know that the comments, views and visions of the residents of this beautiful natural area were well and truly taken into consideration with great enthusiasm by the Roberts Day team.

The team did a great job – they did their best to cover each point put to them. I was pleasantly surprised and enlightened and do hope they integrate the pine trees that surround the meadow beside us at Myall Downs.

I believe the “community” feeling was widespread and an important aspect. It can also assist in guiding our young people to keep them advised and “on the right track”.

However, I would like to see how we can minimise power cut experiences with allowances for perhaps back up power or solar power on the estates.

3. What do you think is the best feature of the proposed draft masterplan and principles?

Comments 25

No comment 4

Proposal to endeavour to maintain the individual character of each precinct.

The arrangement of houses so not to overcrowd the estate combined with boardwalks, bicycle safety and treed landscape.

Integration and preservation of natural environment; massive improvements to pedestrian and cycle safety & availability; considered design of urban communities.

That it appears no high rise development, concept of cycleways, environmentally friendly style development, plenty of reserves.

The importance of path / cycleways to connect; open spaces for public use; provision for recreational spaces.

Myall Quays – waterway around island; continue existing vision up to Shearwater.

River Downs – masterplan with different lot / house zones.

Attractive road features coming into Tea Gardens a la Port Douglas.

The apparent undertakings that there won't be high density or high rise development.

Trees, ground floor dwellings, walkways and cycleways.

The vision and imagination it is based on. The desire to establish communities and walkability are the best features.

Your “vision” for the future blew me away, in 10 years time I look forward to saying “it really happened”.

Spacing of houses, room for garden and trees, tree lined streets, variety of design, sizes with larger and duplex type housing, restricted heights, blending of colours and designs. NO curbing and guttering, over all pleasing natural effect could be achieved.

Potential visual aspects within the Myall River Downs site.

The retention of natural vegetation surrounding the proposed development

areas and promotion of a village environment for each area.

Completion of the “lake” water detention; open spaces, good sized parks & reserves; viewing corridor from lookout to Yaccaba Headland; walking / cycleways and village “ambience”.

Its connectivity.

Great ease has been taken to consider the natural attributes of the area to come up with a draft master plan to enhance and take advantage of this. The avenue entrance to Tea Gardens, the housing concepts, street concepts fired my imagination.

Very taken by proposed lake at quarry site and surroundings, especially linking the area with nature trails etc. lovely idea of ‘timelessness’, not a mish mash of congested homes. If only!

Helping to maintain the standard of living we expected when we purchased in TG area.

Keeping of ideals and character of TG and the rejection of high rise, high density dwellings.

I think the draft masterplan retains the village atmosphere and also takes the environment into account. It steers away from high density, high rise development

Water retention ponds.

The interconnection between areas with the emphasis on healthy exercise lifestyle. The importance of treescape and a green environment and some emphasis on community areas, halls, meeting places in each area.

The availability of larger block options, the community minded layout with small shops, building materials in tune with beach style housing (avoiding suburb look).

The vision & careful thought given to keeping the village country atmosphere of the town that does not appear to be on the councils agenda at present! The highlighting of the areas beauty is most important in the proposal.

The streetscapes – Australian and US – as shown have merit – giving a “rural type” atmosphere to the residential areas.

4. Do you support (on the whole) the key design principles presented in the draft masterplan?

Yes 26

No 2

No response 1

Comments 19

No comments 10

There is focus on ‘over 55’ type development, logically because it works. However, this area is so desirable that it equally appeals to people who may want to work from home (younger) and people who may want semi-rural lots.

The plan whilst obviously a commercial imperative in mind has addressed development in a sensitive way and paid attention to community needs and concerns.

The visual improvement of Myall Way would be of benefit to the whole area.

Yes, without any further changes which minority groups may request.

Very much.

I only hope that these ideas put forward to the team will not be

overlooked in the long term plan for the place could develop into a really unique village style place one could be really proud of in the future.

Design features look ok within the sites.

We live on the water at Myall Quays, I would like to see when the island water way is completed a feeder channel is feed in from the north to prevent stagnant water (as it happens sometimes now).

But not sure front verandahs and detached garages are good idea for lakefront properties, ok if you overlook a reserve.

The key design principles presented are to a large extent due to Mike Day and his team 'walking the walk' and seeking out the real character and spirit of our twin towns and their people. I believe they saw that character and spirit, felt it and have now mapped a path for it to continue to grow and flourish.

The overall vision of Geoff and Andrew Cox and their team together with the support of the design team has given me great confidence that the very reasons that caused me to buy into this beautiful area will be preserved, enhanced upon and not ruined at the whims of council and greed driven developers.

What I saw really impressed me. It would be a great asset to grow in such a way that doesn't harm the natural beauty of this area. Time will tell!

Yes, it can do nothing but improve the area.

Some consideration may be given to setting aside an area for religious buildings. NB: at TG now we have a full house every Sunday.

Do we really need houses from TG to Pindimar, we might as well be living in the city if you can only see houses and no bush.

Very good open designs with a varied block size and options. Use off the quarry was I believe very important and the view on entrance to the town is very important with a median road while the space is available.

The designers that Crighton industries are using, have a sense of vision and community mindedness. I highly recommend the council consider using their services for future planning.

I appreciate the fact that the team intends to give Tea Gardens its own identify. I only worry that if such a plan is accepted by council, then the council changes, the concept is swept under the carpet and all is lost before completion! Such a thing has happened before.

The suggestion of garages, positioned to the rear of dwellings – not favoured, while garages situated "up front" as part of the main residence offer much appreciated protection when arriving with the weekly shopping on a wet Thursday evening.

5. Would you like to attend another evening presentation of this masterplan following further development with council and various other stakeholders in approximately 4 weeks time?

Yes 28

No 0

No response 1

6. Would you like to receive a summary brochure identifying the issues and outcomes from the Design Forum?

Yes 27

No 0

No response 2



If so please provide your name and address

NAME – given – 28

NOT GIVEN 1

7. Do you believe the Design Forum process has assisted in the preparation of a draft masterplan which represents your own aspirations and vision for the development of Tea Gardens?

Yes 26

No 1

Partly 1

No response 1

8. Do you have any further comments you wish to make?

Comments 24

No comment 5

Myall Quays and these designs are excellent examples but I'd like to see more variety of choices – bigger blocks (say 1200m<sup>2</sup>) in some areas, eco-friendly 2 storey houses, modern architecture and good designs.

I appreciate the time and effort your team has put in to make these presentations.

The proposed sports complex should include a good sized oval, the existing oval at Tea Gardens is too small. There should be community hall facilities for various sporting and community groups.

It would be useful to have an estimate of proposed capacity of each area and some sort of time frame based on market projections.

Concept plans should become final version. Suggest no further public meetings as this would only result in further delays.

I'd like to see; some means of reducing the visual impact of double garage doors at the front of most houses and soft verges as in some Hawks Nest streets where possible.

Thank Crighton Properties for taking this approach.

Wow! Go for it, the future of Hawks Nest / Tea Gardens is in your hands, our childrens' children will have something very special.

I do congratulate you on bringing this project to the people. Giving us the opportunity to voice our opinions as to how we would like to see our towns developing in future and I do hope that these opinions will be noted carefully when final draft plan is drawn up and not put aside and ignored.

The external impacts of the proposals as yet have not been evaluated.

We believe that both the residents and developers are aiming for the best outcome possible for the three areas.

I like the concept that's been put forward.

Design forum was a huge success – very professional – trust the council conforms.

The draft master plan capture the character and soul of the twin towns, perpetuates the historical architectural character in its vision of housing design and treads softly, protects and blends harmoniously with our beautiful natural environment.

So very exciting and very encouraging that people with some power are very much driven to incorporate the natural beauty in further developing our towns.

I was impressed by the amount of conservation planned and reiterate that I hope it includes what is left of the pine trees around 'our' meadow. Trees soften the buildings and outlook.

I would commend Crighton Properties for their vision, time & effort they have put into their and our dream of an area we and people to come and be proud to live.

I would like to see the problem with the land bequeathed to council for community use resolved quickly in particular the skate park and sporting complex.

Would like to be assured that the service station proposed will include LPG.

Not high rise, but some affordable housing that the young people can rent so they don't have to leave town.

It was stated that there was a CD to be cut with the powerpoint presentation. If this is available I would like a copy as my wife and some friends were unable to attend on Friday evening.

The day was an informative day that gave me a good representation of the future building and development process which I believe is a fair way to go and look forward to the future.

Sorry I was unable to attend the previous sessions. Appreciate the thought and work which resulted in this presentation. It is hoped that the 'bush barriers' and corridors as on the proposal are retained in the final plan.

I would like to be advised of proposed density of small scale development.