



Tomaree Ratepayers and Residents Association Inc.

What do you want Nelson Bay to be?

Council plan to ensure the future prosperity of Nelson Bay CBD by removing restrictions on building heights and density in order to boost permanent residential development, fails to convince ratepayers.

A TRRA meeting at Nelson Bay Bowling Club on Tuesday night (21 Feb 2017) to discuss Port Stephens Council's review of the **Nelson Bay Town and Foreshore Strategy** was attended by over 200 residents.

The meeting was given a comprehensive presentation of the review by David Rowland and Jeff Bretag from the Council's Planning Department. Penny Amberg from Community Engagement and Councillors Sally Dover and John Nell were in attendance.

The scheduled agenda had to be abandoned, including a report on the failure of Council mergers, because of intense, sometimes passionate debate lead from the floor and prompted by revelations in the Examiner about the advanced state of negotiations with developers proposing 17 and 21 storey buildings with above ground parking on the two council owned sites in Donald Street.

That article and the resulting comments from the Mayor and two articles from Mike McIntosh, group Manager Development Services were seen as a continuation of a softening up process started in 2009 and firmly rejected by residents in 2012 to introduce High-Rise to Nelson Bay CBD.

The presentation's starting premise that Nelson Bay had already accepted 7 storeys as a base instead of 5 was challenged by TRRA, and it's conclusion that the answer to attracting permanent residents to the town carried the price of above ground parking, a blanket 'sweet spot' of 8 storeys and even further exemptions 'on merit' was firmly rejected by residents present.

ABS data presented to the meeting by TRRA, backed up from the floor, that three quarters of apartment buildings over 2 storeys on the Peninsula were unoccupied on census night, debunked the theory of 'build it and they will come'. Council Planners will also present to a NB 'Business Breakfast' on 1 March.

A comprehensive 'Position Paper' is available on our TRRA website [HERE](#) with details of how to make a submission. Submissions close 13 March 2017

