



## Do you want Hi-Rise in the Nelson Bay CBD?

**How High ? Our Community faces critical decision on Nelson Bay building heights**

Please read the coverage of this important issue on the TRRA website [HERE](#) for details.

If you care about the future of Nelson Bay, **please make a submission to Council:** Preferably, send an email in your own words, (or use some of the key points below as a guide), direct to Ref No: PSC2007-1204V3, [council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au))

Or through the Council's questionnaire, at: <http://haveyoursay.portstephens.nsw.gov.au/discussion-paper-progress-of-the-nelson-bay-town-centre-foreshore-strategy>

Submissions should be made by **Monday 13 March.**

### **Suggested Key points for submission**

- The 2012 Strategy doesn't need much change – but this time round it must be implemented!
- There is a strong community consensus on maintaining coastal village character, and keeping buildings below the wooded backdrop when viewed from the Bay.
- There is no evidence that building more apartments is the answer – there is limited demand for permanent apartment dwelling – allowing high rise would spoil the town without achieving anything – most units would likely sit empty most of the year.
- The existing default height limit of 5 storeys north of Dowling St. is still desirable, with any variation limited to an additional 2 storeys, and only in exceptional cases with outstanding design *and* strategic public benefit. Modern building design means that



- these limits will actually be 17% higher in metres than the current limits. There could be higher buildings south of Dowling St against the hillside.
- There should be general overriding criterion that buildings not breach the tree-line on surrounding ridges and hills. It is not appropriate to extend the Strategy area to include the ridge lines (along Thurlow Ave and Magnus St) and the current 4 storey height limits in those medium-density residential areas should remain with no expectation of variation.
  - Guidelines for any variations must be strict and set maximum height and floor space ratio limits – otherwise there will be no certainty for developers or occupiers – the prospect of having views obstructed will deter investment.
  - An overall long-term parking and traffic management strategy is required that does not give away the community asset of the two Donald St car parks and provides for both current and future needs.
  - Public domain improvements are the key to attracting more residents, visitors, and investors, and there are many minor and relatively low-cost things that could be done *soon* such as better landscaping, signage, paving, street furniture and lighting.

For more detailed submission points, see TRRA's provisional position at <http://trra.com.au/wp-content/uploads/2011/09/170222-TRRA-draft-position-on-Discussion-Paper-for-website.pdf> , and watch out for our final submission which we will post at [www.trra.com.au](http://www.trra.com.au) by 10 March.

Email [planning@trra.com.au](mailto:planning@trra.com.au) or call 0407 230 342 for further information or advice.

**The PSC Senior Planners that addressed our recent general meeting (attended by 200 people) urged us to give them community feedback on this issue so that EVERYBODY'S views could be considered in the current review. Please invest a few minutes of your time into a submission so that YOUR views are taken into account. It may be the last chance you get.....!**

**Nigel Waters  
Planning Sub Committee Convenor  
Tomaree Ratepayers & Residents Association Inc.**

