

<b>OUTCOME: NELSON BAY TOWN CENTRE AND FORESHORE BUILDING HEIGHTS &amp; FSR</b>			
	Current controls (in Nelson Bay Chapter of DCP 2007)	After 24 April Council	% change in maximum height
Maximum height per storey	3m	3.5	
Foreshore & Marina	3 storey = 9m FSR 1.8:1	3 storey = 10.5m FSR 2:1	<b>16%</b>
Foreshore & Marina with variation	N/A*	Variation policy not to apply	
Fishermen's Co-op site (default)	3 storeys = 9m FSR 1.8:1	4 storey = 14m FSR 2:1	<b>50%</b>
Co-op site with variation	N/A*	6 storey = 21m FSR 2.5:1	<b>130%</b>
Town centre (default)	5 storeys = 15m FSR 1.8:1	5 storey = 17.5m FSR 2:1	<b>16%</b>
Town Centre with variation	N/A*	7 storey = 24.5m FSR 2.5:1	<b>63%</b>
Clubs site (S of Dowling St) (default)	5 storey = 15 m FSR 1.8:1	7 storey = 24.5m FSR 2:1	<b>63%</b>
Clubs site with variation	N/A*	9 storey = 31.5m FSR 2.5:1	<b>110%</b>
Opportunity sites (4 specified)	N/A	No change in height but FSR up to 3:1	
Variation Policy	*No formal policy but Council has allowed up to 16.5 m and 6 storeys in town centre and 7 storeys at Landmark	Up to 2 extra storeys + FSR 2.5:1  Would apply throughout town centre and on the Fishermens' Co-op site	

*Prepared by Nigel Waters, Convenor TRRA Planning Sub-Committee*