



Tomaree Ratepayers and Residents Association Inc.

Bay sites reaching for the sky, have your say!

- TRRA are perplexed, but not all that surprised by the revelations in the Newcastle Herald and the Examiner today in the article [Bay sites reaching for the sky](#). It appears that Port Stephens Council is very advanced in negotiations on specific proposals for 21 and 17 storey buildings in the middle of Nelson Bay CBD, that have been in progress since 2015! **We were wondering when our East Ward Councillors were going to let their constituents in on this information?**
- We are also concerned that these sites not only have to provide their own parking, but they have been loaded up with the existing CBD parking and even the cost of demolishing the old parking station by the Council. Any wonder they have to go so high to be viable. We want to know what the Council has been doing with the Section 94 infrastructure funds over the last 30 years. They have certainly not been spent on parking
- We have seen the two apartment proposals for Church Street Nelson Bay, both over the allowable height, one more than double it, that are currently before Council. We have noted developments at the Marina Resort Nelson Bay and Santa Catalina Motel in Shoal Bay that were approved recently, even though they exceeded the height limits.
- We have noticed the 'softening up' going on in the local papers from Mayor (we will have to go up!) Mackenzie, and the group Manager Property Services, Mike (something must be done!) Mackintosh.
- We have been studying the 2011 ABS statistics on permanent occupancy (Latest available), in apartment complexes on the Tomaree Peninsula over 4 storeys, and the unoccupied rate is 76.6%. We have also carried out our own informal survey more recently of 9 apartment complexes in Nelson Bay over 4 storeys, on their permanent occupancy rates, the unoccupied rate is 78% We do not necessarily subscribe to the theory of 'build it and they will come'.
- Now that the 'cat is out of the bag' on this issue, and a number of other articles and letters have been in the in the local media, we are certainly looking forward to the address the Senior Council planners are going to make on 'the progress of the review of the Nelson Bay Town & Foreshore

Strategy' to our forthcoming **General Meeting, 7:00pm Tuesday 21 February at the Nelson Bay Bowling Club.** In fact we have booked the larger auditorium in anticipation of a well-attended meeting.

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