

NELSON BAY TOWN CENTRE AND FORESHORE BUILDING HEIGHTS & Floor Space Ratios (FSR)						
Implications of 2012 Nelson Bay Town and Foreshore Strategy and 2016-2018 Review (updated January 2018)						
	Current (2018) height controls in current LEP 2013 and DCP 2014 (unchanged by 2012 Strategy) + (pre-2013 FSR limits)	After 24 April 2012 Council meeting – final adopted 2012 Strategy (revised height and FSR limits never implemented in either LEP or DCP revisions, but FSR controls removed from LEP)	% change in maximum height if 2012 Strategy fully implemented	Proposal in Dec 2016 Review Discussion Paper On exhibition Feb 2017	Proposal in Dec 2017 draft Delivery program' On exhibition Feb 2018	% change in maximum height if 2017 proposals accepted (change in FSR from pre-2012)
Max height per storey	3m	3.5m (increase agreed to reflect current building standards)		3.5m	3.5m	
Marina	8m = 2 storeys (FSR 1.8:1)	3 storey = 10.5m FSR 2:1	+31%	3 storey = 10.5m FSR 2.5:1	3 storey = 10.5m FSR 2:1	Ht +31% (FSR +11%)
Foreshore east of marina	8m = 2 storeys (FSR 1.8:1)	Nothing specified	?	2 storey = 9m No FSR	2 storey = 9m No FSR	Ht +12%
Marina & Foreshore with variation	8m = 2 storeys (FSR 1.8:1) *	Variation policy not to apply	Marina +31% Foreshore n/a	Potentially Unlimited	Potentially Unlimited	+ unlimited
Fishermen's Co-op site (default)	8m = 2 storeys (FSR 1.8:1)	4 storey = 14m FSR 2:1	+75%	4 storey = 14m FSR 2.5:1	4 storey = 14m FSR 2:1	Ht +75% (FSR +11%)
Co-op site with variation	8m = 2 storeys (FSR 1.8:1) *	6 storey = 21m FSR 3:1	+162%	Potentially Unlimited	Potentially Unlimited	+ unlimited
Town centre (default)	15m = 5 storeys (FSR 1.8:1)	5 storey = 17.5m FSR 2:1	+16%	7 storey = 24.5m FSR 2.5:1	10 storey – 35m FSR 3:1	Ht +133% (FSR +66%)
Town Centre with variation	15m = 5 storeys (FSR 1.8:1) *	7 storey = 24.5m FSR 2.5:1	+63%	Potentially Unlimited	Potentially Unlimited	+ unlimited
Clubs/Landmark site (S of Dowling St) (default)	Nothing specified but assume 15m = 5 storeys & FSR 1.8:1	7 storey = 24.5m FSR 2:1	+63%	9 storey = 30m# FSR 2.5:1 # error? 9x3.5=31.5	12 storey – 42m FSR 3:1	Ht +180% (FSR +66%)

NELSON BAY TOWN CENTRE AND FORESHORE BUILDING HEIGHTS & Floor Space Ratios (FSR)						
Implications of 2012 Nelson Bay Town and Foreshore Strategy and 2016-2018 Review (updated January 2018)						
	Current (2018) height controls in current LEP 2013 and DCP 2014 (unchanged by 2012 Strategy) + (pre-2013 FSR limits)	After 24 April 2012 Council meeting – final adopted 2012 Strategy (revised height and FSR limits never implemented in either LEP or DCP revisions, but FSR controls removed from LEP)	% change in maximum height if 2012 Strategy fully implemented	Proposal in Dec 2016 Review Discussion Paper On exhibition Feb 2017	Proposal in Dec 2017 draft Delivery program' On exhibition Feb 2018	% change in maximum height if 2017 proposals accepted (change in FSR from pre-2012)
Clubs/Landmark site with variation	Nothing specified but assume 15m = 5 storeys and FSR 1.8:1	9 storey = 31.5m FSR 2.5:1	110%	Potentially Unlimited	Potentially Unlimited	+ unlimited
Opportunity sites (4 specified, 3 in town ctr+Fishermen's co-op)	15m = 5 storeys (FSR 1.8:1) * 8m Fishermen's co-op	Variation policy would allow up to 2 storeys extra (+7m) and FSR up to 3:1	+40-63%	7 storey = 24.5m FSR 3.0:1	Concept abandoned	N/a
East & West ridgelines outside town centre	15m = 5 storeys	Not in strategy area	No change	5 storey = 17.5m No FSR	5 storey = 17.5m No FSR	Ht +16%
Variation Policy	*No formal variation 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 Fishermen's Co-op site	Various – see rows above with 'variation'	Unspecified but hints of relaxation	+10% on height or FSR without even internal review No maximum – case by case decision	

Red text emphasises particularly dramatic changes (from current limits) proposed 2012-2017

Illustrates that while 2012 strategy allowed for significant but mostly not dramatic height changes, the recent proposals 'lift the lid' with radical increases

Meaning of acronyms: LEP = Local Environment Plan

DCP = Development Control Plan

FSR = Floor Space Ratio