



TRRA MEMBER COMMUNICATION – 14th March 2018



NB: This is a montage only of what 10 storeys would look like on selected sites viewed from Nelson Bay Bowling Club – note the loss of distant water and mountain views

PUBLIC FORUM ON 6 MARCH ON NELSON BAY STRATEGY AND BUILDING HEIGHTS

TRRA's public forum held at the Nelson Bay Bowling Club on 12 March was promoted as 'Save Nelson Bay from High Rise'. It was attended by over 300 people and not surprisingly, they were overwhelmingly opposed to the doubling or more of height limits proposed by Council.

We were pleased that Council took up our invitation to present, and both the Mayor, Ryan Palmer and the Senior Strategic Planner Jeffrey Bretag spoke first, outlining Council's proposals. Nigel Waters, on behalf of the TRRA Committee then explained why we are strongly opposed to the increased height and density limits and to the open-ended 'Exceptions Policy' which would apply across the whole of Port Stephens and effectively invites developers to request an unlimited variation from any development standard, including heights and density, with few hurdles to jump.

We emphasised that we agreed with the majority of proposed actions, with an urgent need for parking provision and public domain improvements – actions which were also in the 2012 Strategy but which Council has largely failed to deliver. We welcome the commitment of our new Mayor and Councillors to finally implementing the final Strategy once it is settled.

But the height and density proposals would in our view ruin the unique character of our town forever. We are encouraged by the Mayor's declared willingness to listen to the community and to consider a finer grained approach to height limits, but major increases such as those proposed are simply unacceptable anywhere in town (or on the wider Tomaree peninsula).

The media release prepared by TRRA after the successful public meeting [HERE](#)

WHAT YOU CAN DO

This one page summary [HERE](#) will help you to prepare your own personal submission on the Nelson Bay Town Centre & Foreshore Strategy and also on the almost equally important, comment on the Exceptions to Development Standards (Clause 4.6) policy, both out for public

comment **until Wednesday 4th April 2018**. It will be available in Word format to copy and paste selected parts from our Facebook page Save Nelson Bay from High Rise. Please "Follow", Like and Share the page and invite your friends to do the same.

Companion reading for the Nelson Bay Strategy (available from Council website) is a 7 page critique done by TRRA Planning Sub Committee when the strategy was released in December [HERE](#). This highlights the misrepresentation of facts and identifies quite a few untruths. Very minor amendments were made by Council before putting this out for exhibition.

PUBLIC MEETING OUTCOMES

The Powerpoint Presentation [HERE](#) and Text only summary [HERE](#) from the public meeting are from TRRA presentation.

Motion from the Floor on Public Space – Nelson Bay Foreshore

Members have only recently spotted another significant concern in Council's proposals. This is the designation of the Foreshore parkland east of the marina buildings as having an 8 metre (2-storey) building height limit. While this may have technically always been the case, the 2012 Strategy showed this as public open space with no building height label at all. Given the history of previous proposals for foreshore development, the community is understandably nervous and suspicious.

While the Mayor's commitment at the Forum to protect this land was welcome, a motion was put and carried unanimously:

That Port Stephens Council change the Current LEP and all Council strategies to ensure that the Nelson Bay foreshore, from the playground to the eastern groyne is protected as recreational public land.

FUTURE STANDS - HELP NEEDED

We have 1300 proforma submissions ready to go to Council signed by concerned people at our public stands. More are anxious to sign. Further bookings are being sought for the week leading up to Easter and the days after, prior to closing date for submissions on Wednesday 4th April.

People are so aware of the main issue now that virtually no "sell" is required. However, 2 volunteers are needed for each shift because of the engagement people want to have – thus missing many other passers-by who want to sign. Email Margaret Wilkinson on membership@trra.com.au or phone 49812881 if you have free time available.

.....We think it would be a great idea for our Councillors to spend time on public stands for some real community consultation and enlightenment!

10 STOREYS – HERE WE COME @ SOLDIERS POINT

A local group has formed to oppose a DA recently submitted to Council for a 6 storey seniors housing development in Fleet Street on the old Colonial Ridge Resort Site. Ten Storeys is the next stage. TRRA Planning sub-committee will be assisting with advice. They have an active Facebook page which you should follow "We love Wanda Beach - Salamander Community Group" for regular updates and how you can assist them.

Diary Dates:

Tuesday 20th March 5.30 pm at Soldiers Point Bowling Club – Fleet Street (old Colonial Ridge Resort DA) organised by Salamander Bay Community Group

Sunday 25th March – Econetwork Forum on Energy – Tomaree Community Centre (as sent previously)

Wednesday 4th April – Closing Date for submissions on Nelson Bay Strategy

Wednesday 18th April – Next General Meeting of TRRA - 7 pm at Nelson Bay Bowling Club Crows Nest Room

DRAFT GREATER NEWCASTLE METROPOLITAN PLAN

Sharing the excellent TRRA submission made recently to the Department of Planning and Environment on the draft Greater Newcastle Metropolitan Plan [HERE](#) one which targets areas within Port Stephens Council area within a 30 minute commute from Newcastle City. Even though Nelson Bay is outside the parameters of this plan, our TRRA researcher John made several excellent comments on strategies that do affect us indirectly, ie, roads and infrastructure.

It was highlighted that other strategic centres such as Nelson Bay outside the arc should not be forgotten or considered the poor cousin as they will contribute significantly to the overall Hunter region.

Remember our next TRRA meeting: Wednesday 18th April at 7 pm. New members are always welcome.

Nigel Waters

Acting President

Tomaree Ratepayers and Residents Association Inc

14.3.18