

# PUBLIC FORUM



ON COUNCIL'S PLAN FOR 10+ STOREYS IN NELSON BAY





SAVE NELSON BAY FROM HIGH RISE



**Tomaree Ratepayers and Residents Association  
Public Meeting 6 March 2018**

# Agenda



1. Acknowledgement Of Country
2. Welcome – TRRA President, Geoff Washington
3. Apologies
4. Presidents' Introduction
5. Presentation by Mayor of Port Stephens - Councillor Ryan Palmer
6. Presentation by Council's Strategic Planning Co-ordinator - Jeff Bretag
7. Presentation by Convenor of TRRA's Planning Sub-committee – Nigel Waters
8. Introduction of Moderator, Nigel Dique, Secretary of EcoNetwork
9. Questions And Comments From The Public – Moderator, Nigel Dique
10. Close of Proceedings – Geoff Washington



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- The background is a teal-to-blue gradient. On the right side, there is a faint, large circular pattern resembling a compass rose or a technical diagram, with concentric circles and radial lines. Some numbers are visible along the outer edge of this pattern, such as 100, 120, 140, 160, 180, and 200. There are also smaller, faint circular patterns in the bottom left corner.
1. Acknowledgement of Country
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**TRRA President, Geoff Washington**

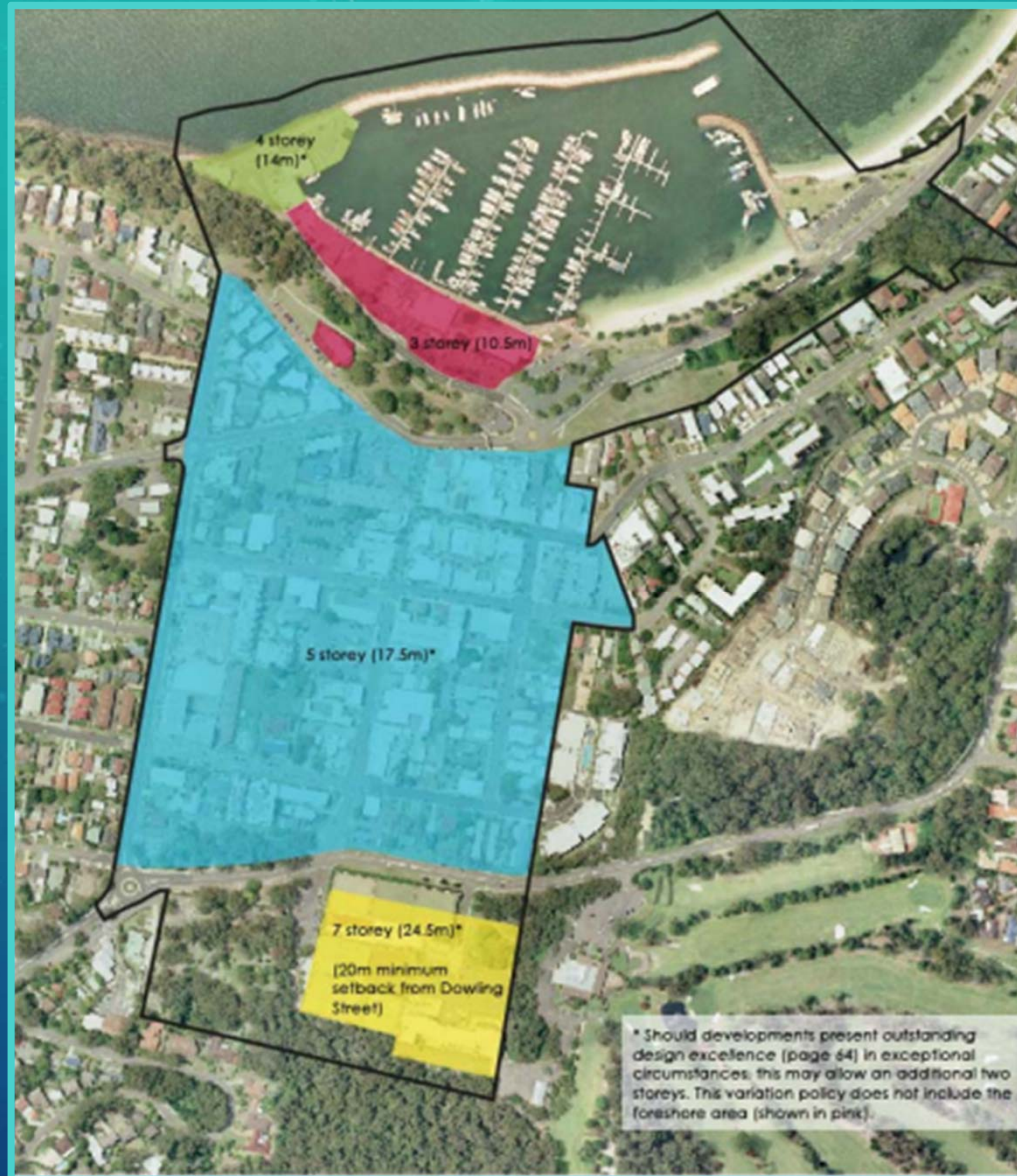


## Nelson Bay Town Centre & Foreshore STRATEGY



# Nelson Bay Town Centre And Foreshore Strategy 2012





# 2012 Strategy Proposed Building Height Map 5-Storeys

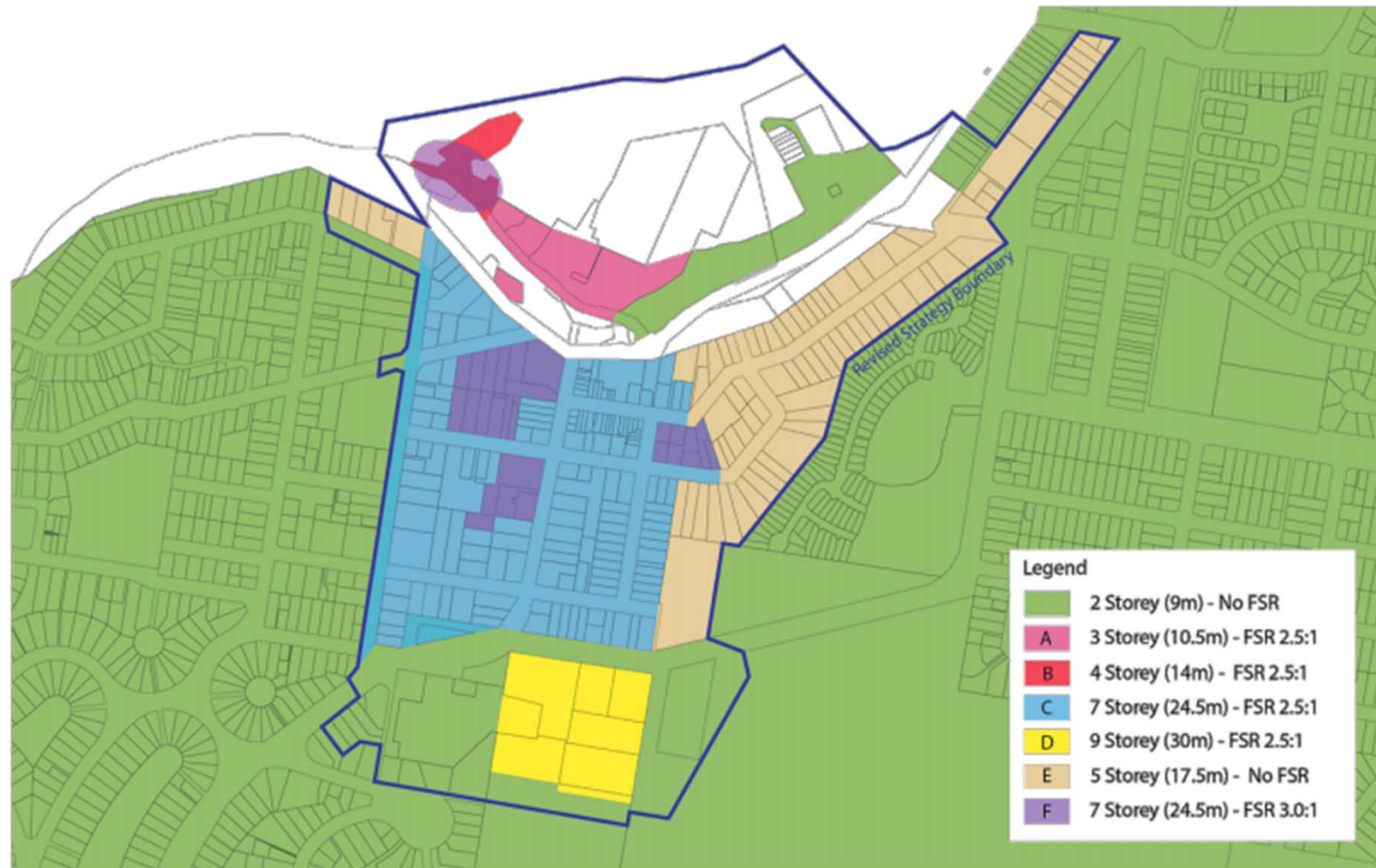


Discussion Paper-  
Progress of the  
**Nelson Bay Town Centre  
& Foreshore Strategy**

# Progress Of The Nelson Bay Town Centre And Foreshore Strategy- A Revised Implementation And Delivery Program February 2017



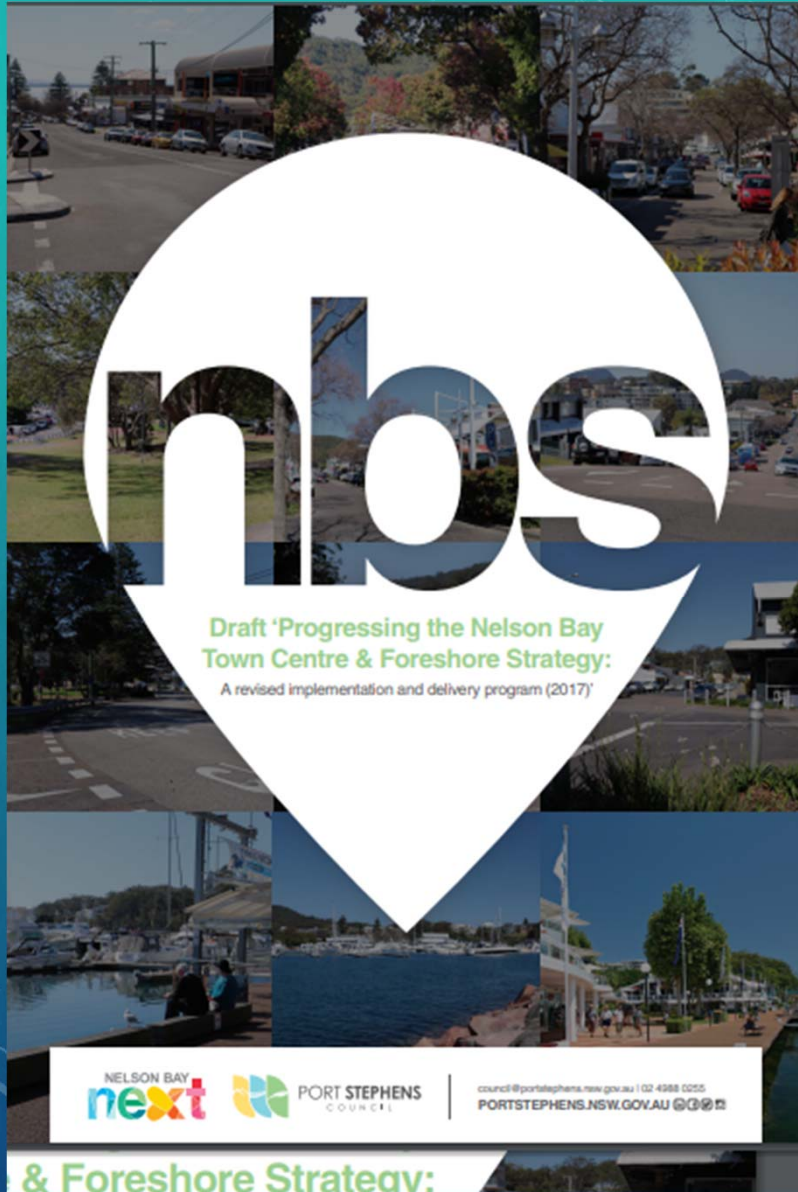
FIGURE 12 - Proposed Heights of Building and FSR



Proposed  
Building  
Heights  
Discussion  
Paper  
Dec. 2016  
7-storeys




# Draft 'Progressing The Nelson Bay Town Centre And Foreshore Strategy; A Revised Implementation And Delivery Program' February 2018



# Illustration Of Proposed Height Of Building And Floor Space Ratios Dec. 2017 (10-storeys in blue area)







**As is our tradition we request that all speakers be received with due respect and that the proceedings be conducted with utmost courtesy – this will ensure that everyone has a chance to speak and be heard**



Mayor Of Port Stephens

Ryan Palmer





# Council's Strategic Planning Co-ordinator

## Jeff Bretag

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# Convenor of TRRA's Planning Sub-committee

## Nigel Waters

# TRRA WELCOMES PROGRESS ON THE NELSON BAY STRATEGY

- **Many elements unchanged since 2012 Strategy, adopted by Council after 5 year process leading to a broad consensus**
- **Aims and Objectives unchanged**
  - “The visual appearance and amenity of the Town Centre and Foreshore are important elements ...”
  - “Facilitate a distinctive town centre character”
  - “Building heights need to be limited in order to ensure that the natural setting of the town is apparent..”



# STRATEGY MUST BE IMPLEMENTED

- TRRA believes that major reasons for lack of recent investment in the town centre are:
  - The natural economic cycle – no evidence for Council's assertion that Nelson Bay has missed out compared to other coastal towns
  - Council's failure to implement the 2012 Strategy, and associated uncertainty
- The renewed commitment by the new Council to get on and deliver the Strategy is most welcome
- Council has 30 action points in the revised 'Delivery Program'
- TRRA is likely to support 20 unconditionally and another 8 subject to clarification – we are not negative or NIMBY!

# AGREEMENT ON MOST POINTS

- TRRA agrees that key issues that need to be addressed include:
  - Parking and traffic management
  - Public Domain and Infrastructure improvements
  - Design quality
  - Funding
  - Implementation and monitoring
- TRRA is already working with the Tomaree Business Chamber, EcoNetwork Port Stephens and others (through *Nelson Bay Now*) to make joint submissions in support of Council's proposed actions on these issues
- TRRA only opposes 3 of Council's action points – BUT THEY ARE CRITICAL



## TRRA OPPOSES:

- Proposed new town centre building height limits
  - Doubling the current limits to 35 metres - 10 storeys
- Proposed new variation policy (to apply to ALL of Pt Stephens)
  - Effectively inviting applications to exceed height and other limits
- Abandonment of 'incentive' policy ...
  - ... which made approval of variations conditional on 'outstanding design excellence' AND 'strategic public benefit'

# BUILDING HEIGHTS THE KEY ISSUE

- TRRA makes no apology for focussing on this issue – ‘Save Nelson Bay from Highrise’
- Not new – comes round every decade!
- In combination, these three proposals effectively ‘lift the lid’ on building heights
- TRRA firmly believes that allowing buildings of 10 storeys and more anywhere in the town centre is unacceptable to the community



# HEIGHTS ELSEWHERE IN TOMAREE

- Building heights not just a Nelson Bay issue
- DA just lodged for Fleet St, Old Salamander (former Colonial Ridge resort) proposing 10 storey seniors housing
- Shoal Bay battle in 1990s
- Approval of major height increases in Nelson Bay would set a precedent for other areas – where next?

# FORESHORE DEVELOPMENT?



- Latest plans confirm 3 storey limit for current marina (as agreed in 2012)
- BUT ALSO
- Proposes allowing 2 storey buildings along the rest of the foreshore east to the ferry booking office, shown as beachfront parkland in 2012 Strategy, and as a Crown reserve for plantation and public recreation in the 2008 Foreshore Plan of Management
- Another battle to come?

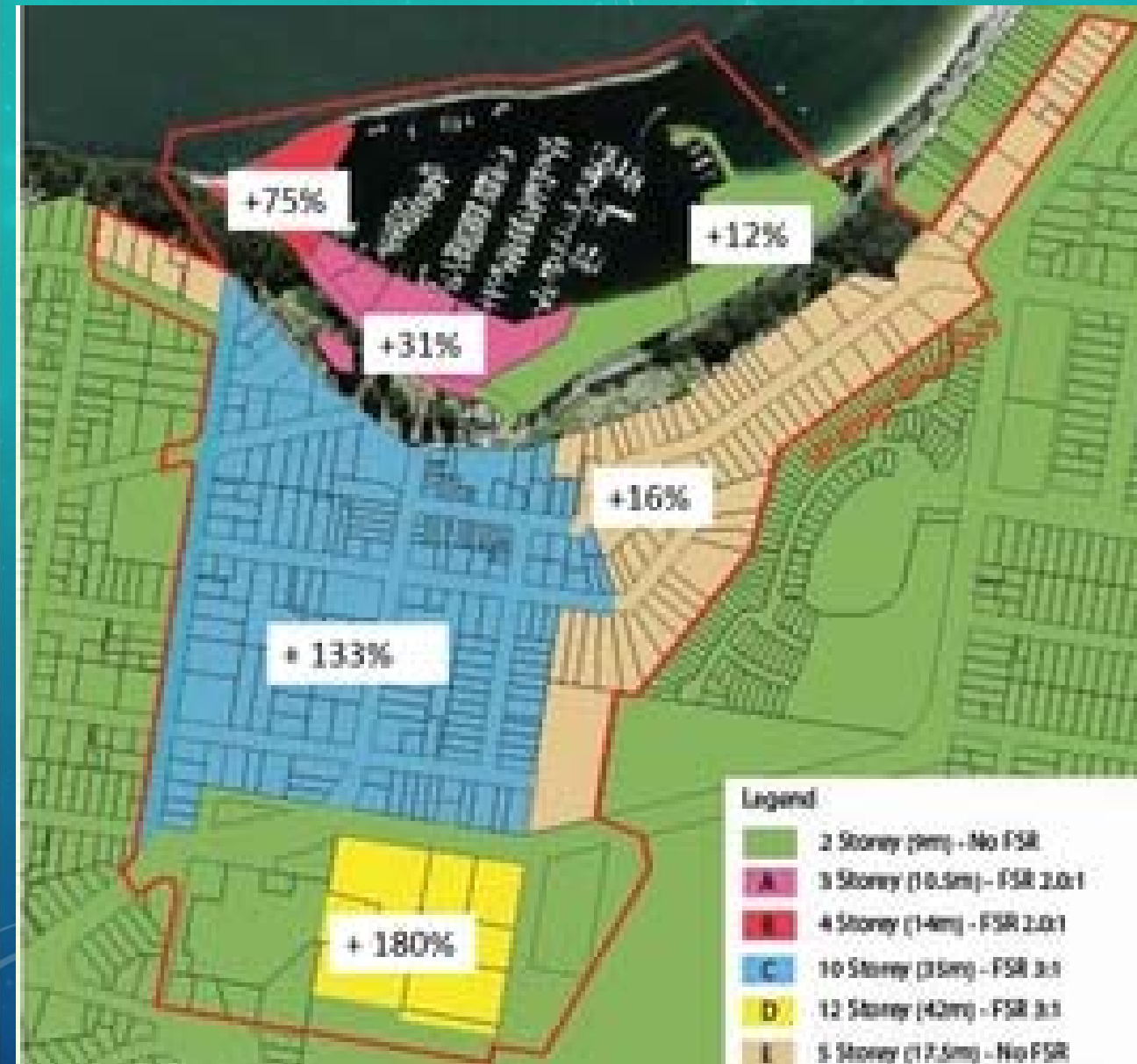


# Nelson Bay Town Centre and Foreshore Building heights – increases proposed by Port Stephens Council, December 2017

Base map from Council paper

% increases from current height limits are from TRRA Inc. calculations.

Buildings in any location could go even higher under Council's proposed 'variation policy'



# THE PROPOSED BUILDING HEIGHTS ...

**... are inconsistent with the Strategy, which states:**

*‘It is critical that the wooded ridge and headlands that surround the Bay be visible and not eclipsed by buildings’ (p6)*

*‘A significant factor in managing perceptions of the intensity of development is building height’ (p60)*





# THE PROPOSED BUILDING HEIGHTS ...

**... are clearly contrary to most local opinion, from residents, businesses and visitors alike**

**As Council's new document admits:**

*'The desire to keep the unique coastal village and 'natural amphitheatre' character was also reinforced' (p9)*

*'.. the vast majority (of 76 submissions) was against any significant increase [in height]' (p9)*

*'.. clear consensus that building heights should follow the natural slope of the land and view corridors should be preserved' (p9)*

*'...continually reinforced that they supported the existing strategy' (p10)*







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# THE PROPOSED BUILDING HEIGHTS ...

... **will not achieve the results that Council claims:**

No evidence that high rise apartments will lead to greater permanent occupancy – and existing proof that the opposite result is likely

| Dwelling Type                         | 2011                  | 2016                  |
|---------------------------------------|-----------------------|-----------------------|
|                                       | Percentage Unoccupied | Percentage Unoccupied |
| Flat or apartment - 1-2 storey block  | 53.9%                 | 43.6%                 |
| Flat or apartment - 3 storey block    | 74.8%                 | 71.8%                 |
| Flat or apartment - 4 or more storeys | 76.6%                 | 69.4%                 |
| Total all dwelling types              | 43.2%                 | 40.2%                 |

**OCCUPANCY of  
NELSON BAY\*  
DWELLINGS, ABS  
CENSUS 2011 AND  
2016**

\*Statistics for Nelson Bay State suburb (SSC). Source: ABS 2011, 2016



# THE PROPOSED BUILDING HEIGHTS ...

- ... are inconsistent with Council's expert advice that **8** storey developments would give the greatest profit margin on 4 of five sites tested, and that much higher buildings are not viable
- In any case, is it Council's function to guarantee commercial returns to private interests? With a clear vision and firm controls, land and property prices will adjust
- The proposed blanket 10+ storey limit across the entire town centre would increase, not decrease, uncertainty for investment – no developer could guarantee views

# THE PROPOSED BUILDING HEIGHTS ...

... if built, will spoil the town for ever



# WHERE IS THE DEMAND?

- **Council suggests that high rise apartments are needed to accommodate population growth**
- **This is inconsistent with State planning forecasts, and even more inconsistent with Council's own recent submissions**



# DWELLING PROJECTIONS 2016-2036

|   | Total new dwellings | Greenfield | Infill |
|---|---------------------|------------|--------|
| Port Stephens (entire LGA)<br>(State Dept of Planning)          | 11,000              | 2,700      | 8,300  |
| 'Nelson Bay'??<br>(Council 'Delivery Program' Dec 2017)         |                     |            | 1,120  |
| Tomaree<br>(Council submission on Gtr Newcastle Plan, Feb 2018) |                     | 1,224      | 235    |

# LIKELY SUPPLY OF NEW DWELLINGS

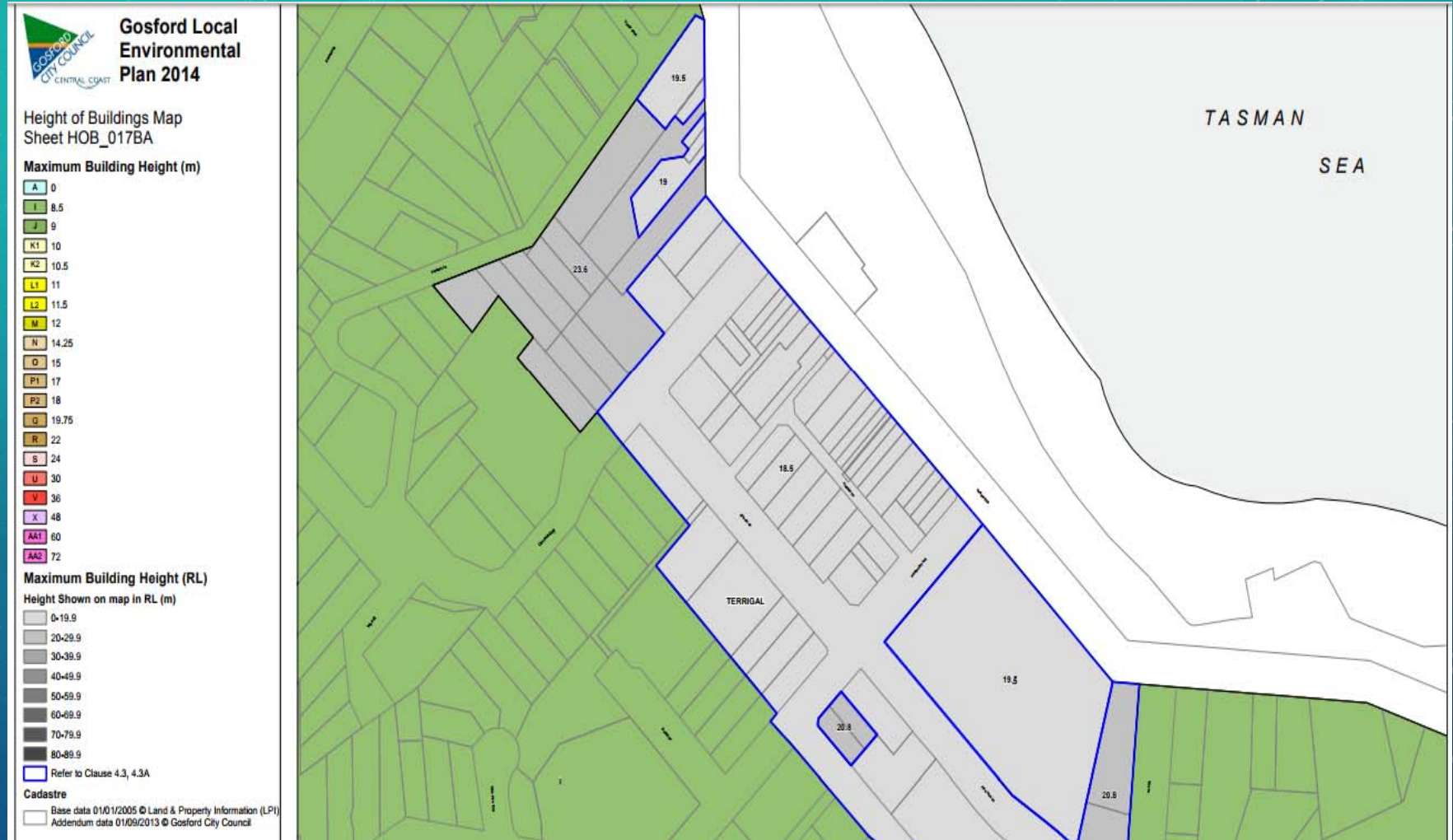
- **In the next 10 years, the Tomaree Peninsula will see:**
  - 500+ new manufactured homes on sites already approved
  - Continued infill by subdivision, dual occupancy, duplex and town house developments in established residential areas
  - Some greenfield developments urban fringe sites already zoned or proposed as 'residential' e.g. at Anna Bay
  - Other applications for residential apartment buildings (e.g. Fleet St towers)
- **This supply will provide for far more than even the highest forecasts of demand.**

# RESEARCH INTO HEIGHT CONTROLS IN SIMILAR COASTAL TOWNS

- **TRRA has researched planning controls in many other comparable coastal towns**
- **Almost all have strict height limits of 7 storeys or less, with only isolated exceptions (many have 3-4 storey limits!)**
- **Council has provided no examples of comparable coastal towns which have benefitted from allowing high rise apartment buildings**



# TERRIGAL BUILDING HEIGHTS

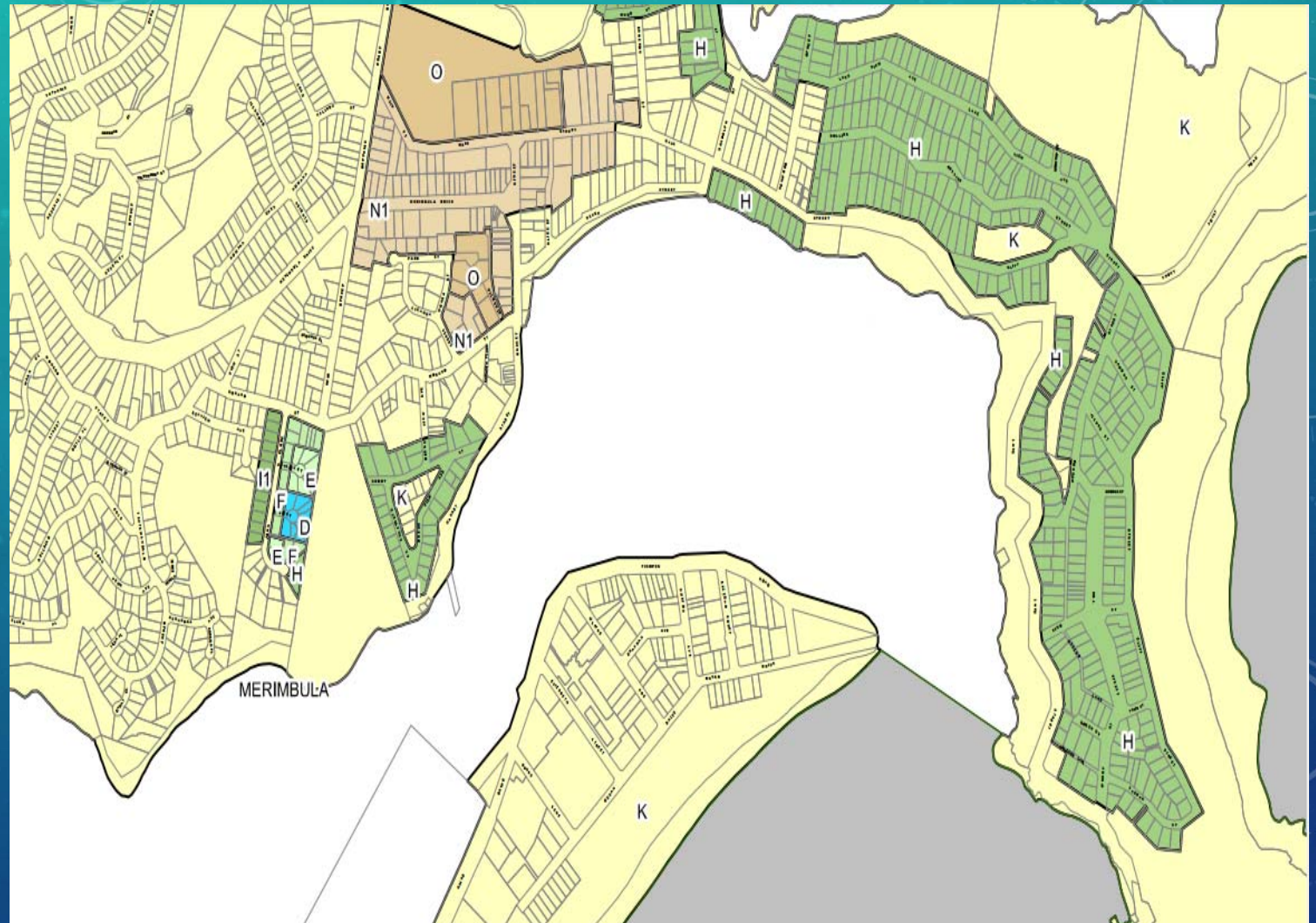


**Clause 4.3A Max Height 2.75m Less Than Map If Frontage Less Than 20m Or Area Less Than 2000 Square Metres, Allowed Extra 2.75m If Larger Site**

# MERIMBULA BUILDING HEIGHTS

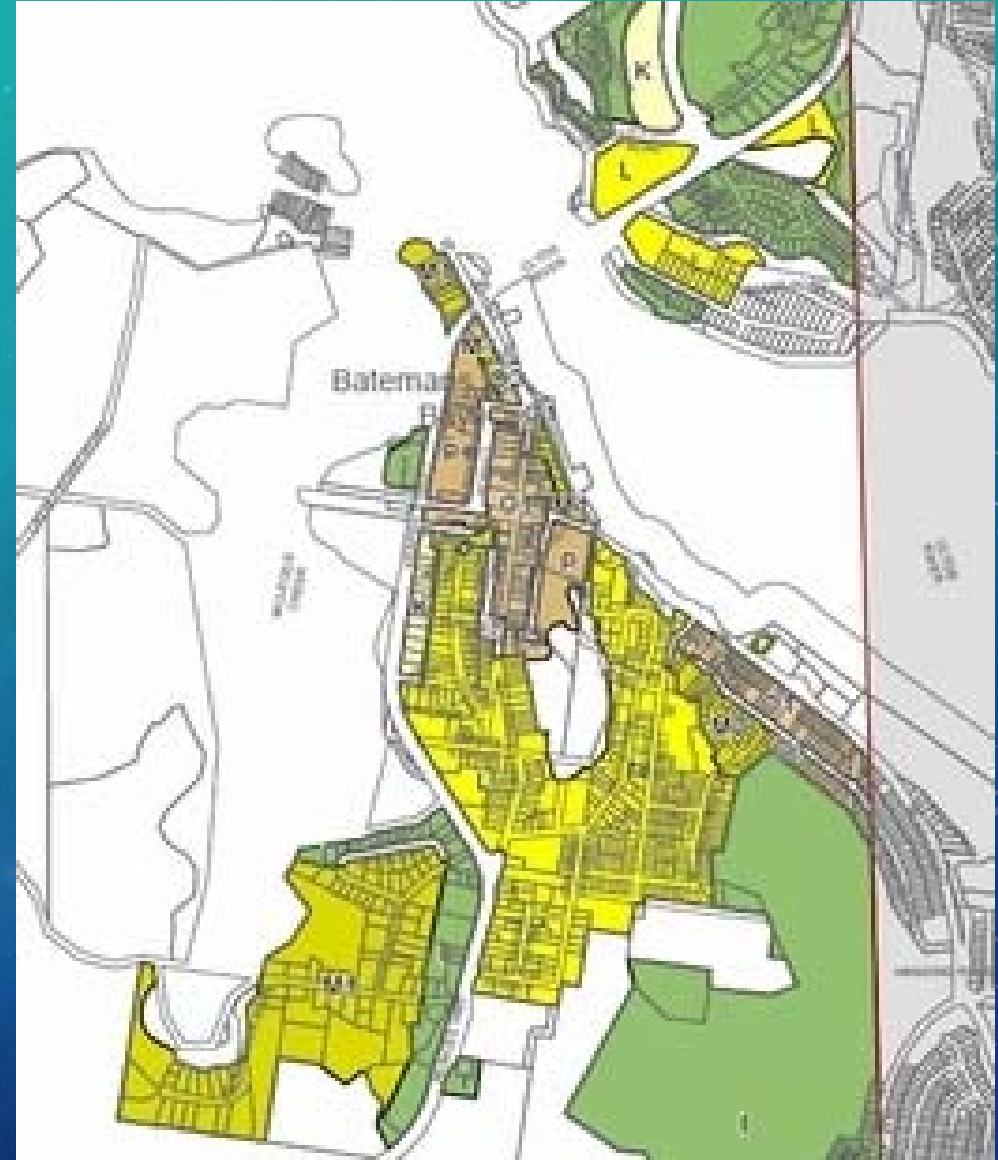
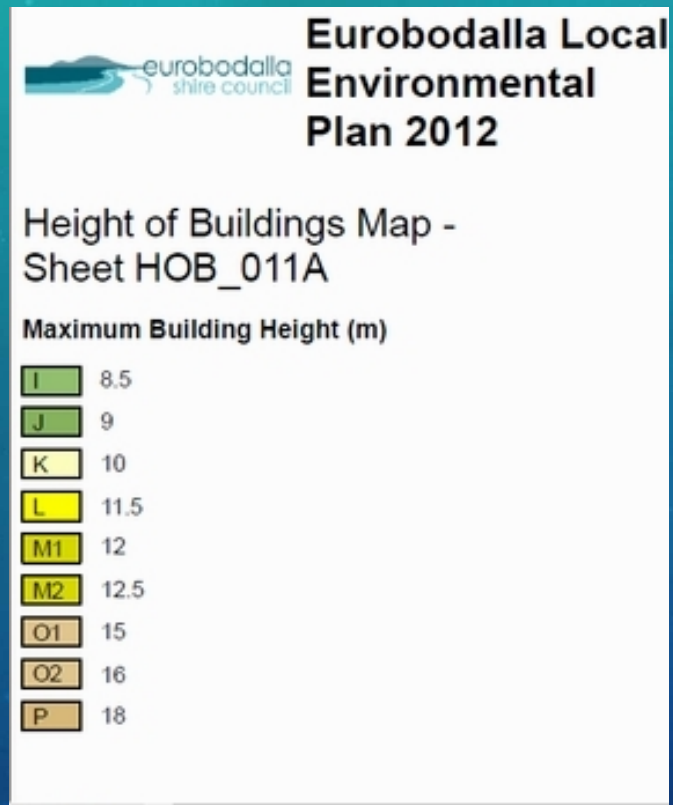
## Maximum Building Height (m)

|    |     |
|----|-----|
| D  | 5.5 |
| E  | 6   |
| F  | 6.5 |
| G  | 7   |
| H  | 7.5 |
| I1 | 8   |
| I2 | 8.5 |
| J  | 9   |
| K  | 10  |
| N1 | 13  |
| N2 | 14  |
| O  | 16  |





# BATEMANS BAY BUILDING HEIGHTS





# BATEMANS BAY STRUCTURE PLAN







# What can you do?

- **Have your say!**
- **Make a submission to Port Stephens Council by 4 April**
  - Use the mapping tool on Council's website to indicate your views
- **Use the materials prepared by TRRA and other groups as a resource**
  - e.g. Critique Paper sent to Council in December (identified factual errors and false assertions); submission guidelines and templates
- **Follow our campaign on our website [www.trra.com.au](http://www.trra.com.au) and/or our Facebook Page "Save Nelson Bay from High Rise"**





## TOMAREE RATEPAYERS & RESIDENTS ASSOCIATION

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## How High? Is High Rise Coming to Nelson Bay?

[See more of Save Nelson Bay from High Rise on Facebook](#)



# facebook



Save Nelson Bay  
from High Rise  
[@nomorehighrise](#)

Home

The background is a gradient of teal and blue. It features faint, stylized circular patterns, some resembling compass roses or technical diagrams, and a very light, almost invisible world map centered in the background. The text is white and bold, positioned in the upper right quadrant.


**Moderator, Nigel Dique, Secretary EcoNetwork  
and Member of Nelson Bay NOW**

# Message From Kate Washington MP



# Questions and Comments from the Public

Moderator, Nigel Dique, Secretary EcoNetwork



**As is our tradition we request that all speakers be received with due respect and that the proceedings be conducted with utmost courtesy – this will ensure that everyone has a chance to speak and be heard**

**Submissions to Council on**

**Draft 'Progressing the Nelson Bay Town  
Centre and Foreshore Strategy: a Revised  
Implementation And Delivery Program'**

**Send To**

**[landusesubmissions@portstephens.nsw.gov.au](mailto:landusesubmissions@portstephens.nsw.gov.au)**

**By 5 pm 4 April 2018**



# Information Sessions With Council Staff

**Session 1: 7 March 2018 1 - 3 pm**

**Session 2: 7 March 2018 4 - 6 pm**

**Apex Park, Nelson Bay**



**Thank you For Attending  
Remember Submissions by 4 April**