



More wasted money and CONFUSION

At a Business Breakfast and Workshop last Friday Council and its Consultant updated the community on progress with the 2030 Strategy and its associated Development Control Plan (DCP) for Nelson Bay and the Waterfront. The workshop was attended by representatives of major business, tourism, environmental and resident organizations.

TRRA and other organizations were dismayed to learn that the latest report on design codes and a DCP would only apply to the existing Central Business District and not to the waterfront. This is despite the fact that much of the latest Consultant's report focused on design codes and development concepts for the Marina and associated parking areas and Apex Park.

Although Council and the Department of Lands have maintained that planning for the CBD and the waterfront was being carried out with the closest cooperation between the Council and the Department over the last three years, participants were informed that Ardent Leisure, the preferred future developer of the waterfront intended to submit a concept plan directly to the Minister for Planning for approval. Ardent Leisure would be relying on Part 3A of the Planning Act which provides for development applications for projects of regional significance to be submitted directly to the Director of the Department of Planning for determination.

'TRRA wants to know why so much money has been spent on consultants in developing plans which have sought to integrate the foreshore and the CBD when it now seems a useless exercise. TRRA has sought clarification from Council whether the 2030 Strategy and its Development Control Plan could still include these areas, at least as a guide to the State Government about the community's preferences for the Nelson Bay town centre,' Mr. Washington, TRRA Deputy Chair, said.

Participants at Friday's meeting received a presentation from the Nelson Bay Town and Foreshore Advisory Group which challenged many of the latest proposals including five storey buildings on Apex Park and across the Marina.

'This dense high-rise development would impose a barrier between the waterfront and the existing business centre and turn away visitors and potential residents who come here to avoid the city environment,' Mr. Washington said.

'TRRA has been assured by a spokesman for the Department of Lands that the process to be followed in developing Ardent Leisure's concept plan for the waterfront will involve further consultation commencing soon after Easter.'

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