

TRRA NEWSLETTER, SEPTEMBER 24, 2018

COUNCIL RECOMMENDED TO ADOPT NEW STRATEGY FOR NELSON BAY TOWN CENTRE BASED ON DOUBLING BUILDING HEIGHTS TO 10 STOREYS.

The agenda papers posted on PSC website on Friday morning for next **Tuesday's (25 September) meeting** include a recommendation to:

Adopt the Delivery Program which recommends raising the height limit in Nelson Bay Town Centre to 10 storeys and other actions to increase investment feasibility, whilst maintaining a high quality public domain and improved design outcomes. To see the details open "TABLED DOCUMENT 4 – 2. Nelson Bay Delivery Program" [HERE](#) . **SEE PAGE 3 FOR WHAT YOU CAN DO.**

The recommended height limits map follows:

FIGURE 13- Illustration of proposed HoB and FSR



This is a proposal for a blanket 10-storey zoning across the entire core area of the CBD (**shaded blue**) and also an increase to 12 stories in the vicinity of the Bowling Club (**shaded yellow**). This proposal has the potential to destroy the community's sense of place and undermine the location's existing attractors. View corridors to the water will be blocked and the town will no longer be framed by the wooded hills. The eastern groyne of the foreshore is designated green for two-storey development. The pink area for the marina precinct extends to the National Parks building on the west, almost to the playground on the east and covers much of the car park and Teramby Road.

Such a dramatic doubling of building heights over the CBD is in stark conflict with the 2645 community opinions voiced in the submissions and petition received by council on the most recently exhibited strategy:

Over 90% of the submissions received expressed concern over a proposed height increase from the existing (5) storey limit.” “Where submissions did indicate support for an increase, this was noted to be a moderate increase in the building heights.” (see page 15 of the Tabled document 4.1 reporting on the results of consultations).

TRRA and the wider group of membership of “Nelson Bay Now”:

- *accept the need for some higher dwelling density in existing built up areas of the Peninsula*
- *However, we question the rationality for high rise apartments in the Town Centre as it has the potential to:*
 - *Exacerbate the CBD parking issues*
 - *Potential for limited occupancy based on existing statistics from last Census*
 - *Uncertainty for developers who will not be able to guarantee views if there is a uniform high limit- there will always be a risk of being built out*
- *We believe that there are better infill sites outside the Town Centre which would be better utilised for higher density development which has less potential to impact on the environment*
- *Variation Policy on heights should be more strictly enforced - some height variation would be acceptable in selected locations with emphasis on Public benefit and Good design*
- *Finer grain HOB/ Zoning Controls*
- *Encouragement of low rise at foreshore and centre stepping up at edges of Town Centre*

The 2012 Strategy which attracted consensus support included Planning Principles which were informed by the following statement:

“Nelson Bay has a beautiful setting in an amphitheatre with a backdrop of wooded ridgelines. Water views are highly valued. Building scale that responds to topography and respects neighbouring sites and public spaces can maximise community access to these areas and maintain a “feel” of the Town”.

We simply cannot pretend that the currently proposed building heights and associated density controls are directed towards achieving the 2012 Strategy vision.

Of equal concern is the failure of the document to provide evidence of the claimed link between the attraction of high-rise residential buildings and revitalisation of commercial and retail activity.

It is incredible that after many rounds of consultations requiring huge commitment of funds by Council and time by the community, that Council staff virtually dismiss the clear messages arising from those consultations.

We need to convince councillors that they should not be rushed into adopting a flawed concept which is utterly rejected by the vast majority of the community.

WHAT YOU CAN DO (Before Tuesday night)

- Send an email to the Mayor and PSC councillors indicating your outrage about the dismissal of community opinion and the unconvincing documents presented to councillors and the public which lack sound analysis or evidence. (See addresses below)
- Ring your East Ward councillors and give them your views.
- **ATTEND THIS TUESDAY'S COUNCIL MEETING AT RAYMOND TERRACE ARRIVING BY 5.15 PM TO MOUNT A CITIZEN'S PROTEST. BRING A SUITABLE PLACARD SUCH AS "SAVE NELSON BAY", "SAY NO TO 10 STOREYS".**
- Talk to or email your neighbours and friends and encourage them to do all of the above.

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