



## COMMUNITY AND STAKEHOLDER CONSULTATION REPORT

Draft Progressing the Nelson Bay Town Centre and Foreshore Strategy: A Revised Implementation and Delivery Program

Prepared by Perception Planning Pty Ltd for Port Stephens Council



**5 September 2018**

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## EXECUTIVE SUMMARY

This Report provides an overview of submissions received during the public exhibition of the 'Progressing the Nelson Bay Town Centre and Foreshore Strategy: A Revised Implementation and Delivery Program' (the Delivery Program) and 'Draft Exceptions to Development Standards Policy' (the Policy).

Both documents were exhibited from 21 February 2018 to 4 April 2018. More than 50 people attended a launch of the 'Nelson Bay Next' brand and over 30 people attended a 'Drop-In Session' in Apex Park. Both events took place within the public exhibition period. Councillors and Council Officers also spoke and answered questions at a Tomaree Residents and Ratepayers Meeting at the Nelson Bay Bowling Club.

151 submitters made individual written submissions. There were also 1674 pro-forma submissions and one petition with 813 signatures. Submissions were also received from peak organisations, such as Destination Port Stephens and the Tomaree Business Chamber, and community groups such as EcoNetwork and the Tomaree Residents and Ratepayers Association.

For each submission, it was recorded whether the following matters were mentioned:

1. Design Excellence
2. Building Height
3. Development Incentives
4. Public Domain
5. Transport and Parking
6. Implementation and Delivery
7. Draft Clause 4.6 Policy
8. Building Height along the Foreshore

Without exception, each submission mentioned the matter of building height in the Nelson Bay Town Centre. Other key matters related to transport & parking (14%), public domain (12%) and design excellence (8%). Other matters that received notable attention included the Draft Clause 4.6 Policy, Building Height along the Foreshore and Tertiary Education.

The overall sentiment that was expressed was support for the actions contained in the Delivery Program. There was little support from the community for increasing the height of buildings to ten storeys across the town centre, however where submissions did indicate support for an increase, this was noted to be a moderate increase in building heights.

There was a lack of support for the Clause 4.6 Policy because it was commonly believed that this policy was the mechanism to vary development standards across the Local Government Area, such as height. However, this is not its role. The Policy aims to provide for greater transparency and accountability for the variation of development standards, which is already achievable under the *Port Stephens Local Environmental Plan 2013* (Clause 4.6).

This Report identifies that an increase in building heights to ten storeys does not have support from the majority of submitters, nor does the Clause 4.6 Policy. Apart from that, all the other actions contained within the Delivery Program had the support of the majority of stakeholders, such as the Public Domain Plan, Citizens Parking Panel and encouraging Design Excellence. The submissions summary table is attached at **(ATTACHMENT 1)**.

## TERMS & ABBREVIATIONS

ASF	Active Street Frontages
CP	Contributions Plan
DA	Development Application
Delivery Program	Progressing the Nelson Bay Town Centre and Foreshore Strategy – A Revised Implementation and Delivery Program
DCP	Port Stephens Development Control Plan 2014
FSR	Floor Space Ratio
HoB	Height of Building
LEP	Port Stephens Local Environmental Plan 2013
LGA	Local Government Area
Paper	Progressing the Nelson Bay Town Centre and Foreshore Strategy – A Discussion Paper
PSC	Port Stephens Council
SEPP	State Environmental Planning Policy
Strategy	Nelson Bay Town Centre and Foreshore Strategy
UFM	Urban Feasibility Model
VPA	Voluntary Planning Agreement

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## 1.0 INTRODUCTION

This Report provides an overview of submissions received during the public exhibition period of the 'Progressing the Nelson Bay Town Centre and Foreshore Strategy: A Revised Implementation and Delivery Program' (the Delivery Program) and 'Draft Exceptions to Development Standards Policy' (the Policy). Both documents were exhibited from 21 February 2018 to 4 April 2018.

### 1.1 BACKGROUND

The Delivery Program and the Policy are not statutory requirements.

The purpose of the Delivery Program is to update and set the implementation program for the existing 'Nelson Bay Town Centre and Foreshore Strategy' (the Strategy). As a result, it will replace the 'Nelson Bay Town Centre & Foreshore Improvement Program' and overrides the Strategy where any inconsistencies may exist (p.10).

The purpose of the Policy is to provide guidance on the application and administration of Clause 4.6 – Exceptions to development standards in the *Port Stephens Local Environmental Plan 2013*. The Policy aims to create opportunities for greater transparency and community participation when decisions are made to vary development standards and to achieve better decision making through robust assessments.

Both documents are the product of feedback received on the 'Discussion Paper – Progress of the Nelson Bay Town Centre and Foreshore Strategy' that was placed on public exhibition in 2017.

### 1.2 PUBLIC EXHIBITION OF THE DRAFT DOCUMENTS

Both the Delivery Program and the Policy were placed on public exhibition for six weeks to provide members of the community and other stakeholders with an opportunity to:

- Review both documents, as well as fact sheets and frequently asked questions;
- Ask questions and participate in the Community Drop-In Session; and
- Make a submission.

Information was available on the Port Stephens Council Website and the subsequent Engagement HQ Platform. A submission could be made via this platform, or could be provided directly via mail, email or in person to the Port Stephens Council Administration Building in Raymond Terrace.

### 1.3 PARTICIPATION

Submissions were received during the public exhibition period from:

- Individuals and community members;
- Peak organisations, such as Destination Port Stephens and the Tomaree Business Chamber;
- Community groups, such as EcoNetwork and the Tomaree Residents and Ratepayers Association (TRRA); and
- NSW Department of Planning and Environment.

The submission received from the NSW Department of Planning and Environment was the one submission received from a Government agency. The Department stated:

*'I encourage and support Council to continue to implement the strategic vision for the revitalisation of Nelson Bay. Nelson Bay is identified as a strategic centre in the Hunter Regional Plan 2036 because of its role as a tourist centre for the region and as a hub for the Tomaree Peninsula. It is recognised that, among other matters, the delivery plan response to the Regional Plan's desire for Council to investigate opportunities for high density development that maintains and enhances the tourist, recreation and residential appeal of the centre' (p.1).*

Peak organisations that made submissions included Tomaree Business Chamber and Nelson Bay NOW. Community groups that made submissions included the TRRA, Shoal Bay Community Association Inc. and EcoNetwork – Port Stephens Inc.

More than 50 people attended a launch of the 'Nelson Bay Next' brand and over 30 people attended a 'Drop-In Session' in Apex Park. Both events took place within the public exhibition period. Councillors and Council Officers also spoke and answered questions at a Tomaree Residents and Ratepayers at the Nelson Bay Bowling Club within this period.

**Photo – Yacaaba Street Extension (Source: Port Stephens Council Website)**



## 2.0 OVERVIEW OF SUBMISSIONS

### 2.1 SUBMISSIONS BY TYPE

151 submitters made individual written submissions. There were an additional 1674 pro forma submissions and also one petition with 813 signatures. Seven submissions were received from peak organisations, community groups and State agencies.

#### Petition

The one petition that was submitted had a total of 813 signatures from the Nelson Bay Bowling and Recreation Club on behalf of Members and Guests, which stated:

- 'We are of the opinion that lifting building height restrictions will be detrimental to the Nelson Bay Area and Nelson Bay Bowling Club'; and
- 'Action petition for ensuring that the current height restrictions remain as they are'.

The Petition does not make reference to the two documents that were placed on public exhibition, but rather, it references the Nelson Bay Town Centre and Foreshore Strategy, which was not the subject of public exhibition and contains different height of building limits.

#### Pro-Forma Submissions

The pro-forma submission was lodged a total of 1,674 times with different names and appropriate contact details. This pro-forma submission could be summarised as follows:

- Strong objection to Council's proposals to allow building of 10 and more storeys in Nelson Bay town centre;
- The priorities for revitalising Nelson Bay are parking, public domain and improvements relating to landscaping, lighting, signage, design and maintenance standards;
- That the modest height increases agreed to in 2012, but never implemented, may be acceptable and help attract development; and
- The natural amphitheatre with a backdrop of wooded hills and ridges must be preserved.

#### All Submissions

The majority of submissions were provided via email. A vast majority of these individual submissions directly reflected the sentiments raised in the pro-forma, except those individual submissions provided further individual detail and were arranged in a different format.

### 2.2 ABOUT SUBMITTERS

It was difficult to gauge any further information about submitters because the significant majority were in an individual email format, pro-forma or petitions. These formats, unlike surveys do not request information about individual characteristics, or demographics such as age.

When submissions included comments about their individuality, this typically related to the number of years in which they had lived in Nelson Bay. Typical comments related to a desire to



not see things change and that no further population was required. The usual reason being that population would only create further traffic problems during the peak holiday periods.

The place of usual residence was more easily determined given that the vast majority of submissions included their postal address. Submissions came from a number of locations across Australia and one international submission from New Zealand.

The majority of submissions came from individuals that live and/or own property in the Nelson Bay Town Centre or the wider Tomaree Peninsula (i.e. Corlette, Shoal Bay and Fingal Bay).

Submitters were categorised as: 1) Within the Study Area; 2) Within the Tomaree Peninsula; and 3) Outside of the Tomaree Peninsula. The results are illustrated by the following **(FIGURE 3)**.

**FIGURE 1 – Submitters by Location**

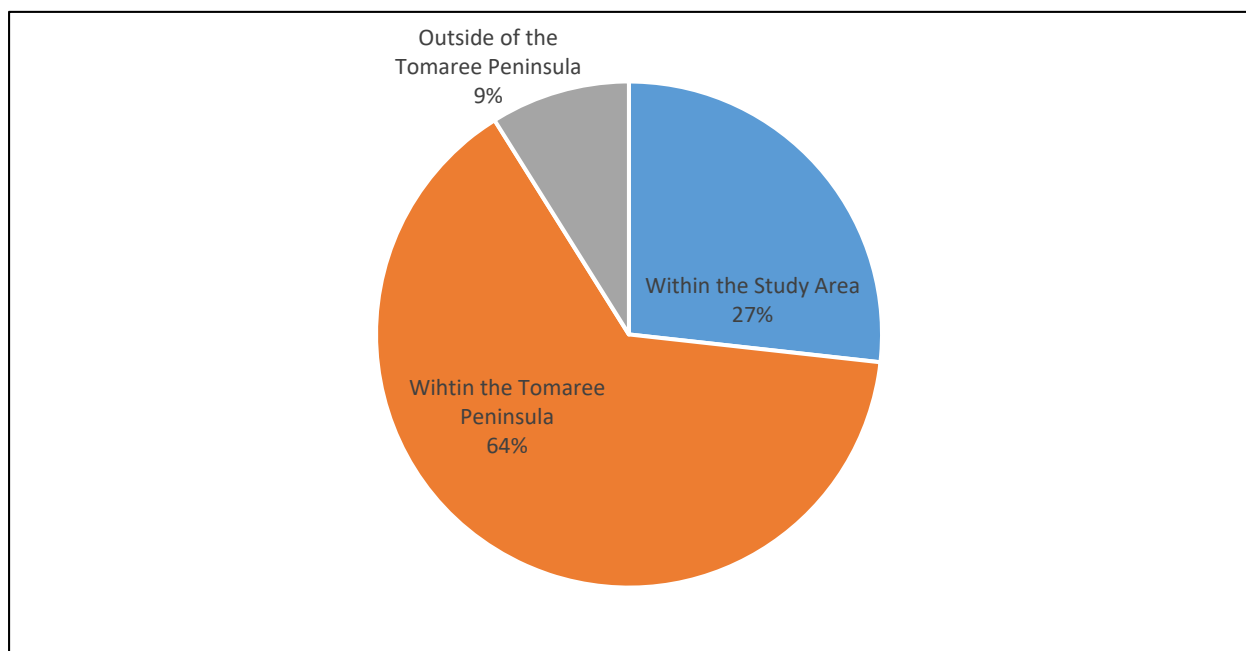


Photo – Launch of 'Nelson Bay Next' Branding (Source: Port Stephens Council Website)



## 3.0 SUMMARY OF FEEDBACK

### 3.1 ANALYSING SUBMISSIONS

All submissions were coded to be consistently recorded and reflect the views expressed in each submission. A summary of each submission and a response is provided (**ATTACHMENT 1**).

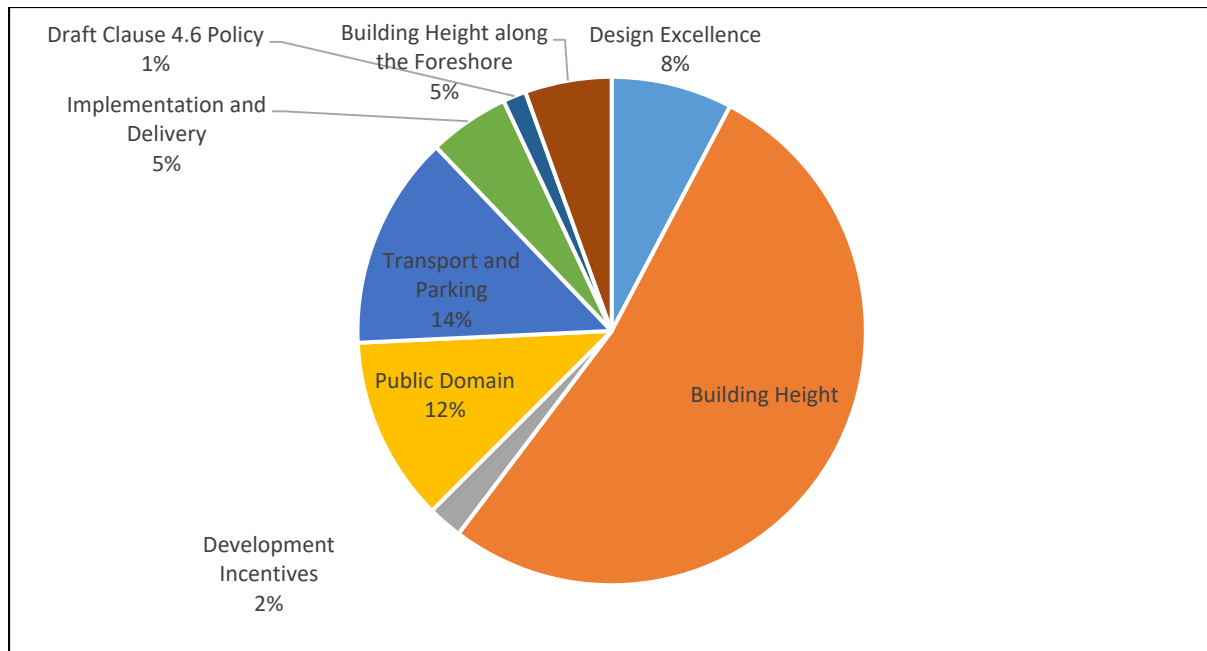
This report makes reference to the key themes raised in submissions and summarises the content of submissions. It also includes responses to key matters including where changes have been made to the Delivery program following exhibition in response to submissions.

### 3.2 KEY THEMES RAISED IN SUBMISSIONS

The key matters raised in submissions were:

1. Design Excellence
2. Building Height
3. Development Incentives
4. Public Domain
5. Transport and Parking
6. Implementation and Delivery
7. Draft Clause 4.6 Policy
8. Building Height along the Foreshore

**FIGURE 2 – Key Themes Raised in Submissions**



Without exception, each submission mentioned the matter of building height. Other common key matters raised related to transport & parking, public domain and design.

### Building Height

The majority of submissions received addressed building heights. Some were in support for a height increase from the current height limits in the town centre, but the vast majority were against an increase in height. Some of those opposed believed that five storeys were required in order to protect the existing coastal village character. Other submissions supported a moderate increase in height (7 or 8 storeys) and some submissions supported increasing heights and density in the town centre subject to maintaining amenity and view sharing. Some of these issues have also been addressed in the discussion on proposed development controls and development incentives.

Some direct extracts from submissions include:

- '...we submit that the clear sentiment expressed over the first few months of 2018 is overwhelmingly opposed to major height increase' – TRRA (p.6); and
- 'HoBs should be assessed on a project-by-project basis which balances the following considerations: 1) Commercial viability; 2) Design Excellence; 3) Natural amphitheatre; 4) Unique Coastal Village; and 5) Forested Backdrop' - Tomaree Business Chamber (p.3).

The reasons provided for this position were generally as follows:

- The need to protect the wooded ridgeline and headlands that surround Nelson Bay;
- The need to protect the natural amphitheatre;
- The need to protect the existing coastal village character; and
- No changes were required in order to encourage development.

A number of submissions identified that they would support a finer grained approach to the maximum height of building maps, if the above principles were still achieved. The majority of submissions appeared to be unaware of the existing development approvals that exceed eight storeys as cited in the Delivery Program (e.g. Marina Resort and the recent Church St approval). These approvals were granted in consideration of matters relevant to the Development Application through the Clause 4.6 – Exceptions to Development Standards of the *Port Stephens Local Environmental Plan 2013*.

The NSW Department of Planning and Environment expressed support for Council's strategic vision for the revitalisation of Nelson Bay in their submission and noted that:

Nelson Bay is identified as a strategic centre in the Hunter Regional Plan 2036 because of its role as a tourist centre for the region and as a hub for the Tomaree Peninsula. It is recognised that, among other matters, the delivery plan responds to the Regional Plan's desire for Council to investigate opportunities for high density development that maintains and enhances the tourist, recreation and residential appeal of the centre.

### Transport & Parking

The vast majority of submissions identified that the town centre experienced significant traffic and parking problems, especially during the peak periods.

Some of the submissions referenced the Traffic and Transport Study that was completed in 2012 and again updated in 2017. This parking study identified that traffic and parking reached peak capacity during the busier holiday periods (Easter and Christmas), but that there was significant

capacity outside of these peak periods. These submissions question the accuracy of these results and identified that further studies or anecdotal evidence should be relied upon.

Most submissions identified the current closure of Donald Street Car Park as an eyesore and were concerned about a feasible long-term solution given that two of the existing car parks in the town centre were only temporary solutions. A number of submissions identified that the Town Centre needed car parking in order to compete with the nearby Salamander Shopping Centre.

### Public Domain

A number of submissions identified the importance of an attractive and well-maintained public domain (i.e. seating, lighting, landscaping, paving, etc.). These submissions often gave positive feedback about the Yacaaba Street Extension.

A significant matter discussed within the Delivery Program was funding to improve the public domain, which rarely received a mention in submissions. Those that did make mention of funding expressed some support for a special rate variation, while others mentioned the use of development contributions. It would be desirable if further community education took place on the funding available and how this translated into public domain projects.

Some direct extracts from submissions made by residents include:

- 'There are many opportunities for partnerships between the Council and business owners to improve the public domain. Our neighbouring town of Taree has greatly enhanced its mains street through such a partnership resulting in significant increase in business activity. The recently established Nelson Bay Civic Pride Group is an important initiative in this context and this needs to be acknowledged and supported by Council'. (p.17).
- 'Public Domain and Town Presentation. This is the 'Main Game'. If we make the Town far more attractive this will lead to Business Investment' (p.8).

A number of submissions identified the support and appreciation of Council seeking and being awarded the \$140,000 grant to prepare a public domain plan and for borrowing the funds to construct and complete the Yacaaba Street Extension.

The need to implement the Apex Park Masterplan also received a number of mentions, including a strong desire for the relocation of the Visitor Information Centre.

### Design Excellence

Some submissions discussed their support for the concept of design excellence and what this meant. Some referenced the *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development* (SEPP 65), while others simply referenced a design to keep the 'coastal village character' and a desire to 'protect the wooded ridgelines'.

Some direct extracts from submissions include:

- 'The Nelson Bay Town Centre and Foreshore need significant investment to improve the visual economy, as well as, to drive visitor dispersal throughout the Port Stephens Local Government Area' – Destination Port Stephens (p.1).

- 'Public domain and town presentation is the main game. If we make the Town far more attractive, this will lead to Business Investment' – Nelson Bay Now (p.7).

A significant point raised in the Delivery Program, is that not one development that has been constructed in the Town Centre since SEPP 65 was introduced. This means that the standard for design excellence has been raised, but this is yet to be seen in the town centre. The Delivery Program also reinforces that development is not occurring under current development controls, so placing increased requirements on developers for excellence is unlikely to assist in attracting investment to the town centre.

The Delivery Program includes actions to review the Development Control Plan to provide guidance to the Apartment Design Guideline (SEPP 65), which was supported by submissions.

### Other Matters

Other matters that received a significant amount of mentions include:

#### 1. Draft Clause 4.6 Policy

There was a lack of support for the Clause 4.6 Policy because it was commonly believed that this policy was the mechanism to vary development standards across the Local Government Area, such as height. Clause 4.6 is a standard provision in all Local Environmental Plans, including the *Port Stephens Local Environmental Plan 2013*.

However, this is not the role of the Policy. The Policy aims to provide for greater transparency and accountability for the variation of development standards that is already achievable under the *Port Stephens Local Environmental Plan 2013* (Clause 4.6).

Council has developed a frequently asked questions document to provide more information about Clause 4.6 and this Policy to assist the community. The Clause 4.6 Policy has been strengthened following exhibition to respond to submissions so that all variation of 10% or more will now be determined by the full Council.

#### 2. Building Height along the Foreshore

There was an understanding that the Delivery Program was seeking to raise building heights along the Foreshore. This was not the case.

The Delivery Program simply illustrated the existing height of building limits under the *Port Stephens Local Environmental Plan 2013*. Any development would need to be in accordance with the existing Plan of Management.

#### 3. Tertiary Education

A number of submitters identified the importance of creating local jobs and retaining their young persons. That is, it was cited that young people often leave the Tomaree Peninsula in search of further education and employment.

A potential identified solution was for Council to work with tertiary education providers to attract a campus or training facilities in the Tomaree and buck that trend.

### **3.3 OVERALL SENTIMENT**

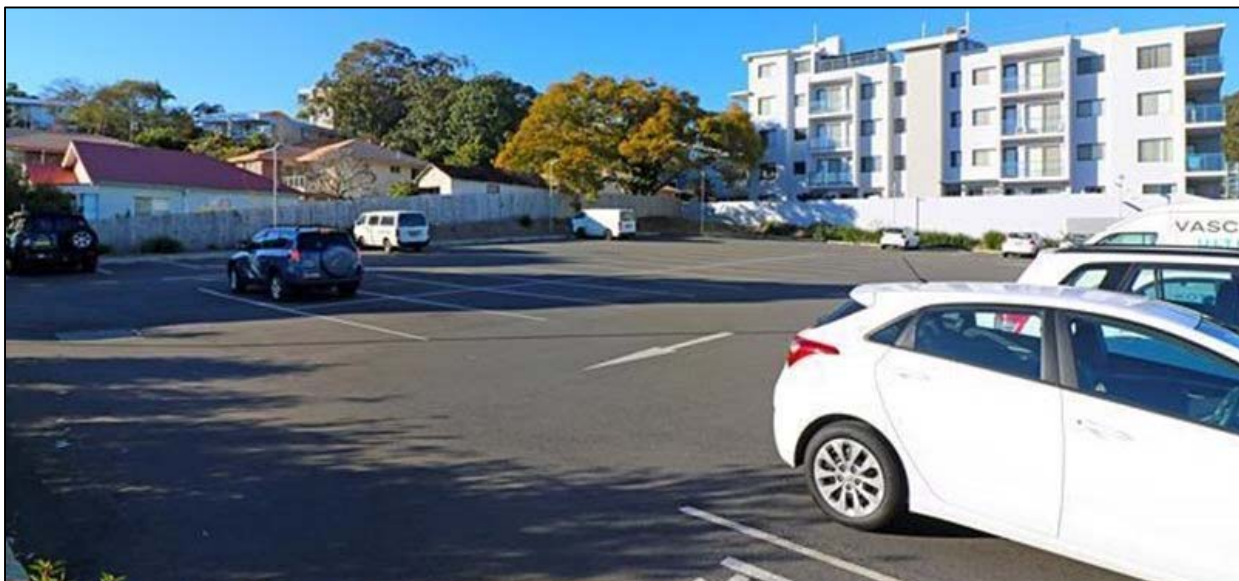
The overall sentiment that was expressed was support for the actions contained in the Delivery Program. However, there was little support from the community for increasing the height of buildings to ten storeys across the town centre, however where submissions did indicate support for an increase this was noted to be a moderate increase in building heights.

Some submitters were unconvinced that raising heights would have an impact on revitalising the town centre by drawing economic investment to Nelson Bay. Other submitters felt the impact of raising heights on the coastal village character of Nelson Bay would not be satisfactorily offset by any of the positive benefits identified in the Delivery Program.

There was also a lack of support for the Clause 4.6 Policy because submitters thought that it encouraged and enabled exceeding development standards, such as height.

Three actions contained within the Delivery Program relate to the formation of an Implementation Panel and Citizens Panel for Parking, which will create a direct and frequent line of communication of key actions of Council to stakeholders. This will assist in maintaining stakeholder and community engagement and allow the community to provide immediate feedback. Continual communication has occurred since the Delivery Program was placed on public exhibition through the preparation of the Public Domain Plan, occurring during 2018.

**Photo –Temporary Parking Station (Source: Port Stephens Council Website)**



## 5.0 CONCLUSION

Without exception, each submission mentioned the matter of building height in the Nelson Bay Town Centre. Other key matters related to transport & parking, public domain and design excellence. Other matters that received notable attention included the Draft Clause 4.6 Policy, Building Height along the Foreshore and Tertiary Education.

The overall sentiment that was expressed was support for the actions contained in the Delivery Program. However, there was little support from the community for increasing the height of buildings to ten storeys across the town centre, however where submissions did indicate support for an increase this was noted to be a moderate increase in building heights.

There was also a lack of support for the Clause 4.6 Policy because it was commonly believed that this policy was the mechanism to vary development standards across the Local Government Area, such as height. However, this is not its role. The Policy aims to provide for greater transparency and accountability for the variation of development standards that is already achievable under the *Port Stephens Local Environmental Plan 2013* (Clause 4.6).



## REFERENCE LIST

- Department of Lands, 2008, 'Foreshore Plan of Management'
- GHD, 23 May 2013, 'Nelson Bay Town Centre Transport and Parking Study'
- GHD, September 2017, 'Nelson Bay Traffic and Parking Study Update'
- HVRF, 2012, 'Survey of Stakeholders in the Nelson Bay Draft Strategy for Port Stephens Council'
- Port Stephens Council, February 2008, 'Nelson Bay Foreshore - Plan of Management'
- Port Stephens Council, 2012, 'Nelson Bay Town Centre & Foreshore Strategy'
- Port Stephens Council, 2012, 'Nelson Bay Town Centre & Foreshore - Improvement Plan'
- Port Stephens Council, 2011, 'Port Stephens Planning Strategy'
- Port Stephens Council, 1984, 'Tall Building Study'
- Port Stephens Council, 2011, 'Port Stephens Planning Strategy'
- Port Stephens Council, 2017, 'Draft Nelson Bay Town Centre & Foreshore Improvement Program'
- Port Stephens Council, 2017, 'Draft Exceptions to Development Standards Policy'
- RemPlan, 2016, 'Population, Demographic and Housing Report: Port Stephens LGA'
- NSW Government, 2011, 'Varying Development Standards: A Guide'



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## ATTACHMENT 1

### SUBMISSIONS SUMMARY TABLE

Nelson Bay Town Centre & Foreshore Implementation & Delivery Program

Author of submission	Comment	Council response
Eco Network – Port Stephens Inc.	States that the exhibition documents reveal a prevailing mindset of Council that economic necessity must override all other considerations.	The Delivery Program sought to quantify why no private investment had taken place over the past ten years and proposed changes to encourage investment.
	Supports the idea of an Implementation Panel, Citizens Jury, Design Excellence Proposals and Independent Urban Design Panel.	Noted. Terms of Reference for the Implementation Panel were placed on public exhibition during the exhibition of the Delivery Program.
	A radical new remedial and innovative town and foreshore plan is needed to remediate the sins of the past and eventually over time to gradually reshape the town as an appealing and sustainable bay-side destination.	The existing Strategy and the revised Implementation and Delivery Program seek to encourage development in a town centre in order to reduce development pressures on the fringes of the Tomaree Peninsula. This is a sound environmental strategy.
Nelson Bay Now	<p>Supports all the stated actions, except for:</p> <ol style="list-style-type: none"> <li>1. Building height and variation clauses</li> <li>2. Concerned that the data collected in the Parking Strategy does not reflect the true position.</li> <li>3. Satellite parking arrangements.</li> </ol>	<p>In response to those matters that are not supported:</p> <ol style="list-style-type: none"> <li>1. Council will have the option of retaining the five storey limit in the core of the town centre in the report that is provided to Council. Clause 4.6 applies to the whole of the local government area and is a mandatory clause that the State requires all councils to include.</li> <li>2. More than two traffic and parking studies have been conducted, which represent data during peak and non-peak events. This data indicates that parking is at capacity during peak</li> </ol>

Author of submission	Comment	Council response
		<p>events, which is only for several weeks of the year.</p> <p>3. Satellite parking, along with a number of other parking options will be considered by a Citizens Parking Panel.</p>
	States that there is a very strong need for Tertiary Education on the Tomaree.	Council will continue to work with other stakeholders
	Investigate an effective 'smart' parking mix of free, moderate cost, premium cost with timing restrictions to limit take up of CBD.	<p>A new action has been included in the Implementation Plan related to utilising Smart City Initiatives, such as a Smart Parking Application, Digital Signage and other tools to improve traffic and parking. These will be some of the options the Citizen's Parking Panel will be able to consider.</p>
Tomaree Business Chamber	<p>Supports all the stated actions, except for:</p> <ol style="list-style-type: none"> <li>1. Does not support the height limits as proposed. Suggests that a finer grained approach is required for maximum height of building.</li> <li>2. Does not support the Clause 4.6 Policy as proposed, unless it is amended to not apply to HoBs and FSRs in the Strategy Area.</li> <li>3. Identifies that further traffic and parking studies are required.</li> </ol>	<p>In response to those matters that are not supported:</p> <ol style="list-style-type: none"> <li>1. Council will have the option to consider retaining the five storey limit in the core of the town centre in the report that is provided to Council.</li> <li>2. Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council. Clause 4.6 applies to the whole of the local government area and is a standard clause that the State requires all councils to include in their local environmental plans. Amendments to this clause are not permitted by the State.</li> </ol>

Author of submission	Comment	Council response
		<p>3. More than two traffic and parking studies have been conducted, which represent data during peak and non-peak events. This data indicates that parking is at capacity during peak events, which is only for several weeks of the year. Satellite parking, along with a number of other parking options will be considered by a Citizens Parking Panel.</p>
NSW Department of Planning and Environment	<p>Expressed support for Council's strategic vision for the revitalisation of Nelson Bay and states:</p> <p>Nelson Bay is identified as a strategic centre in the Hunter Regional Plan 2036 because of its role as a tourist centre for the region and as a hub for the Tomaree Peninsula. It is recognised that, among other matters, the delivery plan responds to the Regional Plan's desire for Council to investigate opportunities for high density development that maintains and enhances the tourist, recreation and residential appeal of the centre.</p> <p>This submission identifies the justification that would be required if changes to the <i>Port Stephens Local Environment Plan 2013</i> was provided, such as development feasibility.</p>	<p>The Revised Implementation and Delivery Plan has been based on supporting studies that provide that justification for a planning proposal. The planning proposal will require assessment and endorsement by the Department of Planning and Environment.</p>
Shoal Bay Community	<p>States that they are strongly opposed to the blanket increase of building height</p>	<p>Council will have the opportunity to consider the option of retaining a five storey</p>

Author of submission	Comment	Council response
Association Inc.	limits in the town centre of Nelson Bay. Building heights should be governed by storeys.	height limit in the core of the town centre when it considers the Delivery Program. The Standard Instrument local environmental plan requires heights to be measured in metres.
	States that they strongly object to the land, on the water side of Victoria Parade being classified as 2 Storey.	There is no change proposed to the current controls that apply to this land. The current height limits for this land under the PSLEP will remain unchanged if the Delivery Program is adopted.
	The Visitors Centre should be moved out of Nelson Bay Centre to the junction at Nelson Bay and Port Stephens Drive.	There are no current plans to move the Visitor Information Centre.
Tomaree Residents & Ratepayers Association	<p>Supports all the stated actions, except for:</p> <ol style="list-style-type: none"> <li>1. Does not support the proposed heights and states the heights in the 2012 Strategy should be reinstated.</li> <li>2. Does not support Clause 4.6 Policy as they consider it to be far too weak.</li> <li>3. Conditional support for expanding strategy boundary along the ridgelines.</li> <li>4. Opposes development incentives as discussed and states that they should be considered as they were in the 2012 Strategy.</li> <li>5. Wants the removal of the Stockton Street Stage deferred.</li> <li>6. Wants the capacity analysis of Victoria Street Pedestrian Bridge deferred.</li> </ol>	<p>In response to those matters that are not supported:</p> <ol style="list-style-type: none"> <li>1. Council will have the option of retaining the five storey limit in the report that is provided to Council.</li> <li>2. Clause 4.6 is a part of the Standard Instrument Local Environmental Plan template. The Policy seeks to provide greater transparency to how this Clause is applied. Following exhibition, the Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.</li> <li>3. The Strategy boundaries have been expanded.</li> <li>4. The Delivery Paper reinforced that development incentives in relation to design excellence are difficult to</li> </ol>

Author of submission	Comment	Council response
		<p>apply. Design is subjective and the analysis states that non-excellent development will still take place under the current Strategy and current controls, and the Strategy does not guarantee design excellence.</p> <p>5. Noted. The details will form part of the Public Domain Plan.</p> <p>6. Noted. The details will form part of the Public Domain Plan.</p>
Petition – 813 signatures	The Petition is being lodged by Nelson Bay Bowling & Recreation Club on behalf of Members and Guests, who are of the opinion that lifting building height restrictions will be detrimental to the Nelson Bay Area and the Nelson Bay Bowling Club.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Pro-Forma 1	1,674 pro-forma submissions objected to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Destination Port Stephens	Supports the intent of the recommendation to adopt the LEP Clause 4.6 Policy.	Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.
	The Strategy should address the improvement of existing properties and actions to improve the public domain.	Expedited preparation of the Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan. Consultants have been engaged to prepare these documents so that they will be

Author of submission	Comment	Council response
		ready for public exhibition in conjunction with the planning proposal that will be prepared should Council adopt the Delivery Program.
	Ensure that Nelson Bay maintains its seaside village atmosphere, while increasing amenities on offer.	A Public Domain Plan has been expedited to provide additional amenity in the town centre.
Resident	Supportive of improvements to the public domain and protection of parkland from building development.	Noted.
	Not supportive of building height increases and states that 5-7 stories should be retained with any exceptions only for the most outstanding proposals.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Supportive of Council and has been impressed with the work Council has done along the Foreshore in recent years.	Noted.
	Supportive of development each side – along Church Street and to the east of Yacaaba Street and the high parts of Magnus Street are appropriate.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	Parking is a real issue in the peak periods as was clearly evident for the tourist visitors over Easter. This is costly and I don't see any easy fixes.	Council has expedited the establishment of the Citizen's Panel and has engaged the University of Technology's Centre for Local Government to establish this independently.
Resident	Strongly opposes Council's current proposal to allow buildings of ten or more storeys in Nelson Bay and the Tomaree Peninsula.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Objects to the proposal for increased building height because it will change the character of Nelson Bay.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.



Author of submission	Comment	Council response
	Supports a fine-grained approach to zoning, height and density limits to provide view corridors with a stepped approach to heights.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	Parking, traffic management and public domain improvements are the two main reasons to revitalising the town.	Council has expedited the establishment of the Citizen's Panel and has engaged the University of Technology's Centre for Local Government to establish this independently.
Resident	Supports the directions identified in the document except the proposal to increased building heights in Nelson Bay beyond the currently agreed 5 + 2 storey limit.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Supports recommendations of the Delivery Program with the exception of the proposal to raise the building heights above 5 storeys, let alone the proposed 10 storeys or more in the Nelson Bay town centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Concerned about the recent proposal to increase the building height to 10+ and the impact it will have on tourism and the Nelson Bay community.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strong objection to Council's proposals to allow buildings of ten and more storeys in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly object to the elements of the draft strategy relating to building heights as they would detrimentally change the character of Nelson Bay. A fine grained approach to zoning is required.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.

Author of submission	Comment	Council response
	Discusses five aspects of design excellence, pedestrian areas, parking, creating a niche and resourcing.	Expedited preparation of the Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan. Consultants have been engaged to prepare these documents so that they will be ready for public exhibition in conjunction with the planning proposal that will be prepared following Council adoption of the Delivery Program.
Resident	The whole ground floor of future development sites must be dedicated to retail/commercial development.	The Delivery Program has been amended to extend the area where new buildings will be required to provide an activated street frontage. This means all premises on the ground floor of a new building facing the street are to be used for the purposes of business premises or retail premises. This will create a lively centre with an amenable and pedestrian-focused public domain, activated by building uses that engage with the street.
	There are no other options for creating suitable car parking sites inside and outside the town centre sphere due to the restricted size of the CBD and the inconvenience of the hilly terrain.	Council has expedited the establishment of the Citizen's Panel and has engaged the University of Technology's Centre for Local Government to establish this independently.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay town centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Objects to Council's proposal to allow buildings of 10 or more storeys in the Nelson Bay town centre. Such a proposal would put a real strain on existing infrastructure particularly with regard to roads and parking.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.

Author of submission	Comment	Council response
Resident	Objects to any increase over the 7 storey height limits for Nelson Bay CBD. The 7 storeys precedent was set when the Landmark building was approved between 1995-1999.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly object to the proposal to radically increase building height limits in Nelson Bay and to allow easy approval to similar height buildings elsewhere in Port Stephens.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.  The Delivery Program will not apply to the assessment of development applications in other parts of the Local Government Area.
	In my opinion, Nelson Bay has suffered because of the Salamander Bay Shopping Centre. This is a common issue in many places.	Salamander Bay has grown because it offers larger floor plates for contemporary businesses. The Nelson Bay Town Centre cannot compete with this due to historical subdivision, however it can attract tourists and residents to the Centre through offering a different experience and elements such as a quality public domain.
Resident	Believes that Council have not undertaken the appropriate level of Urban Design and Architectural study for such a town centre plan.	Council has town planners with urban design expertise and also engaged consultants in the preparation of the Delivery Program with urban design expertise.  The proposed development standards for the Town Centre set the broad framework for future development which will then be subject to actions in the Delivery Program related to improving design excellence including an independent urban design panel, and development controls for upper storey

Author of submission	Comment	Council response
		setbacks and floor plates to enhance the public domain and pedestrian experience by preserving daylight access to the street level and creating a comfortable street environment.
Resident	Support a number of things suggested by the Delivery Program, but do not support the increase in height that is proposed.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	As a new resident to Nelson Bay, they were horrified to learn of a proposal to allow 10 storey high buildings in the area.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Express concern about allowing developers to fill the Nelson Bay amphitheatre with 10 and 12 storey buildings.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Objects to the increase in the building height as the wording used in the <i>Port Stephens Local Environmental Plan 2013</i> seeks to ensure height is appropriate for the context and character of the area.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly object to Council's proposals to allow buildings of 10 or more storeys in the Nelson Bay town centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	Believes the priorities for Nelson Bay are improving the appearance of the town, improving parking and walking tracks.	Expedited preparation of the Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan. Consultants have been engaged to prepare these documents so that they will be ready for public exhibition in conjunction with the planning proposal that will be prepared

Author of submission	Comment	Council response
		<p>following Council adoption of the Delivery Program.</p> <p>In relation to parking, Council has also expedited the establishment of the Citizen's Panel and has engaged the University of Technology's Centre for Local Government to establish this independently.</p>
Resident	Strongly object to Council's proposals to allow buildings of 10 or more storeys in the Nelson Bay town centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	Believes the priorities for Nelson Bay are improving the appearance of the town, improving parking and walking tracks.	<p>Expedited preparation of the Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan. Consultants have been engaged to prepare these documents so that they will be ready for public exhibition in conjunction with the planning proposal that will be prepared following Council adoption of the Delivery Program.</p> <p>In relation to parking, Council has also expedited the establishment of the Citizen's Panel and has engaged the University of Technology's Centre for Local Government to establish this independently.</p>
Resident	Supports Council's plans to modernise, update and beautify Nelson Bay Town Centre and surrounds.	Noted.
	Strongly opposed to the proposal to construct multiple high-rise developments throughout the town.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	The doubling of the current height limits is totally	Council will have the opportunity to consider the

Author of submission	Comment	Council response
	unjustified and unwanted – and is strongly opposed.	option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Fully support the concept that public domains matter.	Noted.
	Do not agree with the proposed new building height suggestions.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	Parking is an issue within the precinct and the availability is highlighted during peak tourism periods. I concur that additional opportunities should be investigated.	Council has expedited the establishment of the Citizen's Panel and has engaged the University of Technology's Centre for Local Government to establish this independently.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more story in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more story in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Opposed to changing the current plan for high rise in Nelson Bay. Does not want 10 + Storeys in Nelson Bay.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Visitor	There is no justification to have these high-rise buildings.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.

Author of submission	Comment	Council response
Resident	Objection to draft policy on Exceptions to Development Standards. Council must signal a strict approach to applications for variations from planning standards.	Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.
Resident	Strongly opposes Council's current proposal to allow buildings of ten or more storeys in Nelson Bay.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Visitor	Strongly objects to Council's proposals to allow buildings of 10 and more story in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Visitor	Questions the Feasibility Modelling and the assumptions made.	The feasibility modelling has been reported to Council and the detailed assumptions and peer review is available through previous Council Reports.
	Identifies a number of strategies to improve Nelson Bay, such as public transport, permanent residential occupation, innovative approaches to housing affordability, etc.	All of these strategies present positive solutions, but are not specific, measurable, accurate, realistic or time-based. These are objectives or goals, rather than actions that Council can implement in Nelson Bay to deliver the identified economic revitalisation.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more story in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly opposed to making lovely Port Stephens into a Gold Coast town with high rise buildings.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the

Author of submission	Comment	Council response
		town centre when it considers the Delivery Program.
Resident	Height limits must meet the Strategy objective that 'It is critical that the wooded ridge and headlands that surround the Bay be visible and not eclipsed by buildings.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	Parking and traffic management, and public domain improvements are the two main keys to revitalising the town.	Please refer to the previous responses in regards to the Public Domain Plan and Citizens Panel for Parking.
Resident	Objects to the proposed height and believes that the way to attract permanent residents is to implement all the recommendations in the existing 2012 Strategy to make the place attractive to the current and prospective permanent residents.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program. Furthermore, the Implementation Plan builds on the 2012 Strategy and has a strong focus on Implementation with actions that are specific, measurable, accurate, realistic and time-based.
Resident	Strong opposition to the proposed change in building height limits which will allow ten or more storeys to be built in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly object to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly object to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.



Author of submission	Comment	Council response
Resident	Strongly objects to Council's proposals to increase the building height limits in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Identifies that funding is a major hurdle and suggests that a balance is required.	The Delivery Program sets out a range of funding options. The actions in the Implementation Plan include clear requirements for Council's Strategic Asset Management Plan and Developer Contributions Plans to be updated to include infrastructure requirements.
	Identifies that public domain is definitely lacking and that urban design excellence is to be encouraged. States that the Nelson Bay Report is extremely well prepared and much easier to follow than Council Policy Documents.	Noted.
Resident	Applauds Council for plans to try and rejuvenate this beautiful area of Port Stephens after years of neglect.	Noted.
	Witnessed petitions being circulated through two retiree organisations with elderly residents being encouraged to sign. Most of them admitted afterwards they had no idea of what Council's vision and plans for the future were, but they signed it because a friend asked them.	Noted.
Resident	Objection to Clause 4.6 Policy.	Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.

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Resident	The town centre needs more car parking to compete with nearby shopping malls.	Multiple traffic and transport studies have identified that parking is at capacity during busy holiday periods. Outside of these periods, capacity exists. This is a common situation for holiday destinations. Council has expedited the establishment of the Citizen's Panel on parking and has engaged the University of Technology's Centre for Local Government to establish this independently.
	The town centre has traffic problems.	
	Does not support an increase in building heights.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Objection to Increase in Building Heights.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	The traffic movement in and around the NB CBD should be modernised to: <ul style="list-style-type: none"> <li>- Stockton St from Victoria Parade to the Nelson Bay Bowling Club should flow North to South</li> <li>- Donald Street traffic should flow from Church Street to Yacaaba Street, that is, West to East.</li> </ul>	A comprehensive Traffic and Parking Study was completed in 2012 and updated in 2017. This Study will inform the future traffic arrangements for the town centre.
	Why not limit the height of building to a Reduced Level.	Height of Building Limits are in accordance with the Relative Level under the Standard Instrument Local Environmental Plan. This is a standardised approach applied by the State Government across the State.
Resident	Strongly object to Council's proposals to allow buildings of	Council will have the opportunity to consider the

Author of submission	Comment	Council response
	10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Agrees with all the proposals and alterations to the above strategy that have been proposed by TRRA.	Noted.
Resident	Asks to look at Forster which allowed 8 to 10 plus stories many years ago and has one vacant shop in the Main Street. Believes that Nelson Bay had 6 or so vacant shops in the CBD at last count. Strongly recommends that Nelson Bay and Soldiers Point be allowed more high rise where appropriate.	Noted.
Resident	If there is to be any change made to building heights, then consider reducing them.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Visitor	Saddens this visitor to learn of the proposed changes to the building regulations which include allowing the development of new property at a greatly increased height.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's latest proposals to allow buildings of 10 or even more storeys in the main central area of Nelson Bay.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	More units, especially high rise ones are not needed or wanted in Nelson Bay.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Objection to the Clause 4.6 Policy as it provides for excessive development in the NSW Coastal Zones and most	The Clause 4.6 Policy seeks to provide greater transparency to development decisions that are already permissible under the land use tables and Clause 4.6

Author of submission	Comment	Council response
	especially in the Nelson Bay coastal township.	of the <i>Port Stephens Local Environmental Plan 2013</i> . Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.
Resident	Writes to express objection to allowing buildings of ten or more storeys to be built in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay town centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's latest proposals to allow buildings of 10 or even more storeys in the main central area of Nelson Bay.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Nelson Bay has no soul or atmosphere. No decorations are provided over Christmas and Port Stephens has no cultural arts centre.	The preparation of the Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan will seek to improve the Public Domain of the Nelson Bay Town Centre.
Resident	Sees no reason to alter the existing building code.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly oppose the increase in building heights beyond 5 storeys for the Bay area, as there are a number of issues that have been overlooked or ignored.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.

Author of submission	Comment	Council response
Resident	The priorities for revitalising Nelson Bay are parking, public domain improvements, such as landscaping, lighting and design and design and maintenance standards.	The preparation of the Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan will seek to improve the Public Domain of the Nelson Bay Town Centre.
Resident	In general, I agree with the directions identified in the document, except the proposal to increase the building heights in Nelson Bay beyond the currently agreed 5 + 2 storey limit.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Believes that changing the building height now is putting the cart before the horse. The Council could call for visual submissions.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Wishes to express opposition to any increase in building heights in Nelson Bay and also recognises the need for the revitalisation of the Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	States that there are many good aspects of the revised Delivery Program.	Noted.
	Parking, especially the East of Donald Street Car Park remains a serious problem, which requires an innovative approach.	An updated traffic and parking study informed the Delivery Program. A Citizen's Parking Panel will be coordinated by UTS.
	The 10 storey height limit will exacerbate problems and the two storey limit along the Foreshore should be removed.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay town centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of	Council will have the opportunity to consider the

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	10 and more storeys in the Nelson Bay town centre, more than doubling the current height limits.	option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay town centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Recommends that the implementation program not be approved in its current form and encourage Council to incorporate into the document the 2012 Strategy on building heights in the Nelson Bay CBD.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to increase the building height limits in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	The main reason for empty shops is greedy landlords charging exorbitant rents.	Noted.
	There is a major parking problem and increasing the density of Nelson Bay with high rise will only make things worse.	An updated traffic and parking study informed the Delivery Program. A Citizen's Panel will be coordinated by UTS.
Resident	States that you don't need 10 stories for developers to survive.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to permit buildings of 10 or more storeys in the Nelson Bay Area.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre,	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the

Author of submission	Comment	Council response
	more than doubling the current height limits.	town centre when it considers the Delivery Program.
Resident	I strongly object to Council's proposals to increase the building height limits in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to the doubling of the current height limit across the entire town centre, allowing for 10 storey buildings at very high density.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Identifies a number of public domain improvements, such as beautifying the main roundabouts and ideas to encourage shops/restaurants to stay open longer.	Expedited preparation of the Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan. Consultants have been engaged to prepare these documents so that they will be ready for public exhibition in conjunction with the planning proposal that will be prepared following Council adoption of the Delivery Program.
Resident	Strongly objects to Council's proposal to allow buildings of 10 and more storeys in the Nelson Bay Town centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Buildings should be kept below the wooden backdrop when viewed by the Bay. Any change in height restrictions would have a devastating and irreversible consequences.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposal to allow buildings of 10 and more storeys in the Nelson Bay Town centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposal to allow buildings of 10 and more storeys in the Nelson Bay Town centre,	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the

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	more than doubling the current height limits.	town centre when it considers the Delivery Program.
Resident	Objects to Council's proposals to allow home unit development of ten stories and higher in the centre of Nelson Bay as outlined in the plan tabled in the meeting at Nelson Bay Bowling Club.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Urges Council to reconsider the push for large scale high rise.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	The Draft Clause 4.6 Policy is definitely opposed.	Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Visitor	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
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Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.



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Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
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Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Objects to lifting the heights as it would spoil the natural amphitheatre look of the place.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	States that Council should keep the existing height limits – no increase. There is no need to attract permanent residents, there are plenty moving here all the time.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Visitor	Building heights should not be increased because: <ol style="list-style-type: none"> <li>1. They have never experienced a lack of accommodation.</li> <li>2. Building more high rise would spoil the relaxed holiday resort atmosphere.</li> </ol>	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Suggests by raising the height restriction Council is adding to the property values and	Council will have the opportunity to consider the option of retaining a five storey

Author of submission	Comment	Council response
	restricting development to only large companies and this inevitably leaves holes in the ground.	height limit in the core of the town centre when it considers the Delivery Program.
Resident	Opposes the Clause 4.6 Policy because it is giving Council more room to make inappropriate decisions.	<p>Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.</p> <p>Clause 4.6 is a part of the Standard Instrument Local Environmental Plan template. The Policy seeks to provide greater transparency to how this Clause is applied.</p>
	States that current height limits should be retained and that buildings along the foreshore should be kept to one storey.	The height limits that currently apply to Nelson Bay Foreshore Reserve are not proposed to be amended, and were shown in the exhibited draft Delivery Program as they currently exist in the <i>Port Stephens Local Environmental Plan 2013</i> .
Resident	Suggests by raising the height restriction Council is adding to the property values and restricting development to only large companies and this inevitably leaves holes in the ground.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Believes that Council has gone to a lot of expense over the years doing studies and would like to think that something might come of this one.	The actions relating to Implementation and Delivery seek to ensure that the actions of the Strategy are delivered.
	Suggests that the paid parking could be seasonal and it could	Note Council resolved to implement this initiative to

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	be tuned off after East until the end of September.	<p>provide free and untimed parking along Victoria Parade, Nelson Bay outside of peak periods and weekends on 26 June 2018.</p> <p>Paid parking, along with a number of other parking options will be considered by a Citizens Parking Panel.</p>
Resident	Suggests that if development cannot be expanded laterally then so be it – expanding vertically in the alternative is not necessarily the best alternative and strongly urge Council to rethink building height limitations.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	States that the Federal Government should pass laws that no buildings should block the views of other buildings.	The Federal Government does not have a role in planning and building. It is the role of the State Government and Local Government. The Land and Environment Court has established planning principles about view sharing and over-shadowing.
Resident	Disappointed with Council's vision and believes that the existing five storey height limit should be retained.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Disappointed that Council continues to shift the goal posts in terms of building height.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	Congratulates Council on bringing forward its plans to improve the amenity of central Nelson Bay.	The Delivery and Implementation Program identifies a list of actions that seek to encourage this private investment, such as the development of Nelson Bay Town Centre Public Domain

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		<p>Plan, Wayfinding Strategy and Street Tree Masterplan.</p> <p>Consultants have been engaged to prepare these documents so that they will be ready for public exhibition in conjunction with the planning proposal that will be prepared following Council adoption of the Delivery Program.</p>
Resident	Objects to the increases in height limited buildings in Nelson Bay and surrounding areas.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Objects to the increases in height limited buildings in Nelson Bay and surrounding areas.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Objects to Clause 4.6 Policy and any change in building heights.	<p>Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.</p> <p>Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.</p>
Resident	Strongly opposed to the development of high-rise in the central district.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program
Resident	Suggests extending the study area, building and increasing heights along Thurlow Avenue, Government Road and Morgan Street.	One of the key goals of the strategy is to encourage redevelopment in the existing centre as nothing has been completed in over ten years.

Author of submission	Comment	Council response
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	States that parking should be a priority, the public domain needs to be improved and the existing height limits provide enough incentive for developments.	<p>Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.</p> <p>The development of a Public Domain Plan and associated documents has commenced and a Citizens Panel for Parking.</p>
Resident	Disappointed that Council's proposal would allow new buildings in Nelson Bay to increase their heights to ten storeys.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre, more than doubling the current height limits. States that they do not want to live alongside high rise buildings.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Supports Council's plans to modernise, update and beautify the Town Centre, but	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the

Author of submission	Comment	Council response
	does not want the heights doubled.	town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to increase the building height limits in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Wishes to register a strong objection to changes to the building regulations.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
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Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to the raising of the building heights in Port Stephens – particularly in regard to Nelson Bay CBD.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	States that there are poor parking opportunities and a limitation on roads into and out of the Bay.	Parking opportunities along with a number of other parking options will be considered by a Citizens Parking Panel.

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Resident	States that Council has not provided parking, nor undertaken landscaping, lighting signage, nor implemented any design standards.	The Delivery and Implementation Program identifies a list of actions that seek to encourage this private investment, such as the development of Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan.
Resident	States that parking which has been provided has only been done on a temporary basis.	The discussion of opportunities along with a number of other parking options will be considered by a Citizens Parking Panel.
	States that they are concerned about the proposed changes to Nelson Bay's building height limit.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	States that increasing parking slots in the area could help.	The discussion of increasing parking slots along with a number of other parking options will be considered by an independent Citizens Parking Panel.
Resident	Strongly objects to Council's proposals to allow buildings of 10 and more storeys in the Nelson Bay Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly voices their objection to the proposed changes for building heights in Nelson Bay. States that other towns have had no difficulty in saying that their towns have reached an optimum size.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	States that their view is that the priorities are parking and traffic flow and looking at having very restricted high rise to no more than seven stories.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
		The discussion of increasing parking slots along with a

Author of submission	Comment	Council response
		number of other parking options will be considered by a Citizens Parking Panel.
Resident	States that the Strategy is fine, except for the increase in building heights.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Strongly objects to the proposals to allow for a 10 storey buildings at a very high density across the Town Centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	States that Council's exceptions policy must send a clear message that only marginal variation to height and density controls will be considered.	Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.
Resident	Identifies the importance of FSR and height standards working together building density and public amenity.	The proposed building height controls were considered alongside the proposed FSR controls. They were varied a few times to achieve the right balance in consultation with architects and the feasibility modelling that was undertaken.
Resident	Identifies that maintaining the green amphitheatre and improving beautification of the Nelson Bay amenity are critical for progress.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	Identifies that height limits and density must be strictly managed and stepped or zoned to provide assured view lines, which give developer confidence.	
	States the need to revitalise the town through public domain improvements and parking/traffic management.	The Delivery and Implementation Program identifies a list of actions that seek to encourage this private investment, such as the



Author of submission	Comment	Council response
		development of Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan.
	States that the foreshore is critical amenity and is the heart of Nelson Bay's attraction.	The Strategy makes no proposal or suggestion that the Foreshore will be developed. Any changes on the Foreshore would need to be in accordance with the existing Crown Plan of Management for this Foreshore land.
Resident	States that they strongly disagree with the proposal put forward by the Council to increase heights of developments in Nelson Bay and surrounding areas.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	States that they are strongly opposed to the blanket increase of building height limits in the town centre.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	States that the Exceptions to Development Standards Policy will give Council unilateral control over variations to building standards.	Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.  Clause 4.6 is a part of the Standard Instrument Local Environmental Plan template. The Policy seeks to provide greater transparency to how this Clause is applied.
Resident	States that they strongly object to Council's proposals to allow buildings of 10 and more storeys.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	States that they strongly object to Council's proposals	Council will have the opportunity to consider the

Author of submission	Comment	Council response
	to allow buildings of 10 and more storeys.	option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	States that they are concerned with Council's proposal/intention to demolish the building heights restriction and allow 10 storey developments in Nelson Bay.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	States that they attended the recent TRRA meeting and are absolutely opposed as everyone else to permitting the building height to increase to 10 + storeys.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	States that a new parking building will guarantee people spending more time and money in the area.	A Citizens Panel will be developed to discuss traffic and parking and the options.
Resident	Strongly objects to Council's proposals to allow buildings of 10 storeys and more in the Nelson Bay Town Centre, more than doubling current height limits.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Disappointed with the proposal to increase heights and the associated Clause 4.6 Policy.	<p>Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.</p> <p>Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.</p>
Resident	Disappointed with the proposal to increase heights and the associated Clause 4.6 Policy.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.

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		<p>Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.</p>
Resident	<p>Strongly objects to the blanket 10 + storeys zoning across the whole town area.</p>	<p>Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.</p>
Resident	<p>States that everyone agrees that building heights in Nelson Bay should not be increased.</p>	<p>Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.</p>
Resident	<p>This discusses the need to develop a streetscape plan, an access plan, a transport plan and Nelson Bay village design criteria that is fully embraced by all stakeholders.</p>	<p>The Nelson Bay Strategy was adopted in 2012. A review identified that although a number of government actions had been completed, no private investment had taken place.</p> <p>The Delivery and Implementation Program identifies a list of actions that seek to encourage this private investment, such as the development of Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan.</p> <p>Consultants have been engaged to prepare these documents so that they will be ready for public exhibition in conjunction with the planning proposal that will be prepared following Council adoption of the Delivery Program.</p>

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Resident	The Nelson Bay CBD should be developed with low rise (2 or 3 storeys, probably residential over commercial retail) in the centre of town, with taller buildings (say 5 to 7 storeys) rising up towards the surrounding ridge lines.	<p>The existing height of building limits had led to no new development. A change in these height of building limits is a mechanism to encourage development, which then means contributions can be collected and the public domain improved.</p> <p>Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.</p>
	The exceptions policy is unacceptable. There should be set height guidelines so that a developer knows what the height limits are.	<p>Following exhibition, the Clause 4.6 Policy has been strengthened to require all applications that include variations to development standards of more than 10% to be determined by the full Council.</p> <p>Clause 4.6 is a part of the Standard Instrument Local Environmental Plan template. The Policy seeks to provide greater transparency to how this Clause is applied.</p>
	As a property developer, I comment that the most valuable property is that with a water view – the better the water view, the higher the value.	The Delivery and Implementation Plan directly responds by providing data illustrating that developers are losing money on the first five floors because they do not have water views. This is one of the reasons why no redevelopment has taken place over the past ten years.
Resident	Does not agree with Council's proposal to allow buildings of 10 plus storeys in the Nelson Bay Area.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.

Author of submission	Comment	Council response
Resident	The key problem in Nelson Bay is parking, not population.	Noted.
	Council should listen to the public and not developers. If the silent majority are supposedly all for high rise, then let's hear from them.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Agrees with all the proposals and alterations to the above strategy that have been proposed by TRRA.	Noted.
Wipeout Graffiti	The issue that is of concern of the Team as a whole is the Donald Street East Car Park, which is the centre for antisocial behaviour in the town.	The Delivery Program identifies that re-development is unlikely to occur under current development controls and in turn changes are required to encourage redevelopment and subsequently boost activity in the town centre.
Resident	Writes to voice opposition to the proposed changes to height limits in Nelson Bay.	The preparation of the Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan will seek to improve the Public Domain of the Nelson Bay Town Centre.
Resident	The proposal to allow buildings of 10 or more storeys in the Nelson Bay CBD would destroy the ambience of the small coastal town.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Objection to high rise building heights being relaxed in Nelson Bay, particularly with regard to the vicinity of the township and marina.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
Resident	Totally rejects the push from Council to continually try and encourage extra height within the area by 'Lifting the Lid' on height restrictions.	Council will have the opportunity to consider the option of retaining a five storey height limit in the core of the town centre when it considers the Delivery Program.
	The proposed values of FSR are far too high for a coastal village and should be	The FSR values are commensurate with the town centre controls in similar coastal

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	restricted to values of no more than 2.5:1	locations in NSW that are also strategic centres and tourism hubs, such as Forster.
	States that the two public car parks need to be renewed and that existing traffic studies need to be updated.	A comprehensive Traffic and Parking Study was completed in 2012, which was updated with revised traffic and parking data in 2017. This Study will inform the future traffic arrangements for the town centre.
	States that the public domain is the most important component.	The preparation of the Nelson Bay Town Centre Public Domain Plan, Wayfinding Strategy and Street Tree Masterplan will seek to improve the Public Domain of the Nelson Bay Town Centre.