

**Regional Development – RA15/100 – Proposed Multi Storey Carpark
Berry, Lawrence & Worrigee Streets, Nowra**

Meeting Council Regional Development Committee – 14 November 2016

Deputation Berry Court – AGAINST Recommendations

1. Berry Court Owners are strongly against Key Points 1 – 6.
2. Points 1-5 focus solely on compliance with 15.5 metres height guideline for the zone C3 and identification of a shortage of adequate parking within the Nowra CBD as the justification for approval of the construction of the MSCP.
3. Point 6 dismisses Owners very real concerns of overshadowing and loss of northern sunlight and warmth to balconies fronting the proposed MSCP during three seasons of the year: mid Autumn, all of Winter and into mid Spring.
4. The proposal for the MSCP was raised to meet parking needs identified under a 2011 Draft Nowra CBD Master Plan. Arguing solely on the need for parking and meeting height restrictions is NOT a sufficient justification for proceeding with the MSCP.
5. The MSCP proposal puts CARS FIRST and PEOPLE SECOND. Key points 1-6 do not address Owner concerns re AIR POLLUTION, NOISE POLLUTION and AFTER HOURS SECURITY issues arising when the carpark is empty.
6. The Owners submit that Council needs to review the MSCP proposal with consideration to the stated PURPOSE of the **Final Report of the NOWRA CBD URBAN DESIGN AND DEVELOPMENT CONTROLS REPORT** adopted by Council in April 2016 – making Nowra a habitable place for residents; sympathetically designed to meet environmental, cultural and historical elements in order to attract people and business to the town. Whilst revisions meet height and parking requirements, the proposed MSCP is outdated and cherry picks the principles for compliance.
7. The MSCP falls into ZONE C3 CBD South – refer p60 Item 4.4. P60 states:
8. The future desired character of CBD South is described as follows:
“to attract residential and fringe commercial and retail uses. New development is to be designed to have a positive impact on the character, scale and proportion of the streets and protect the area’s heritage values”.
9. The revisions to the proposed MSCP will have a NEGATIVE impact on the character, scale and proportion of Zone C3. Berry St is a key focal entry point to the CBD. The proposed Council owned site is prime real estate. The heritage trees on Worrigee Street photographed on page 60 in the Report will be removed impacting the streetscape; iconic views to Cambewarra Mountain range also identified as cultural features will be lost.
10. If the MSCP in this location goes ahead it will DETRACT from streetscape and heritage value of Nowra Zone C3. Nowra will live up to its reputation of being a WORKING CLASS town, unattractive and devoid of culture. It will not attract commercial enterprise.

11. The **NOWRA CBD URBAN DESIGN AND DEVELOPMENT CONTROLS REPORT (April 2016)** identifies **2 other sites** for key urban design and renewal – the Egan St precinct and Stewart Place complex. These sites clearly do not have a residential focus whereas Worrigee/Berry St site does.
12. The economic feasibility of a \$20 million MSCP complex on the proposed site is poor – the MSCP has limited capacity to generate funds relying on user-pay parking; and user takeup will, in actuality primarily be used 4.5 days per week. Height compliance notwithstanding, there is no plan to incorporate residences or shops into the amended MSCP design to generate funds. Placement of a MSCP meeting height requirements would be better sited near existing businesses, such as at Egan St and Stewart Place and incorporating other opportunities for commercial development.
13. Given the failure of Key points 1-6 to adequately address the concerns of the Owners of Berry Court, Council should note that the Owners will seek to bring a Class Action against Council to seek financial redress for loss of property real estate value and compensation for potential health impacts, should the development of the MSCP be approved to proceed.