



Toronto Foreshore Protection Group

Preserving Toronto's Public
Foreshore Land as Park for a
Growing Population



Toronto Foreshore Protection Group

Preserving Toronto's Public
Foreshore Land as Park for a
Growing Population

Introducing . . .



The Toronto Foreshore Protection Group

This group was formed from a number of community groups and concerned residents during May 2018.

The group comprises:

Toronto Sustainable Neighbourhood Group - Nico Marcar

Sunrise Rotary - Jeff Jansson

Coal Point Progress Association - Suzanne Pritchard

Royal Motor Yacht Club - Melvyn Steiner

Residents - Bob and Linda Ireland,
Lindsay and Maryanne Cartwright,
Howard Dick, Lois Simpson



What Brings Us Together Tonight?



This map, published by LMCC, shows Toronto township's stretch of public foreshore land.

The pink section is vacant land on which Council intends to erect a multi-storey building.

The orange section is parkland at the southern end, and an undeveloped section north of the Amateur Sailing Club.

A "Masterplan" for the orange area is to be developed in 2018-19.





Council's Proposal for the Development Site

- Lake Macquarie City Council have allocated up to **\$1million** for the preparation of a Development Application to erect a ***4 – 6 storey building on foreshore land*** opposite the Royal Motor Yacht Club.
- The building will be a mix of ***residential apartments, tourist accommodation, and commercial premises.***



Where is the building to be situated ?





Aerial View
4-6
Bath St

From
maps.six.nsw.gov.au



Aerial View 18 Victory Row

From
maps.six.nsw.gov.au





Two Major Developments Next to Each Other!

- Many people have ***confused this development*** with the one next to McDonalds – for which a Development Application has already been lodged.
- The Council's proposal is for a ***second block of units*** on adjacent land in Bath St and Victory Row.

- At this stage, it appears that ***both developments and the Yacht Club*** will all be accessed via Bay St and Arnott Ave.
- Council has proposed linking Arnott Ave to the roundabout in Victory Pde.

This is yet to be confirmed.



Access Map (Google)



McDonald's

**Toronto
Public School**

**Proposed new major
residential development site**

**Royal Motor
Yacht Club**

Development site



Artists view of proposed development next to McDonalds



consent authority for this \$36.5million
project: *Joint Regional Planning Panel.*

- * **124 residential units**
- * **2,872 m2 of commercial premises**

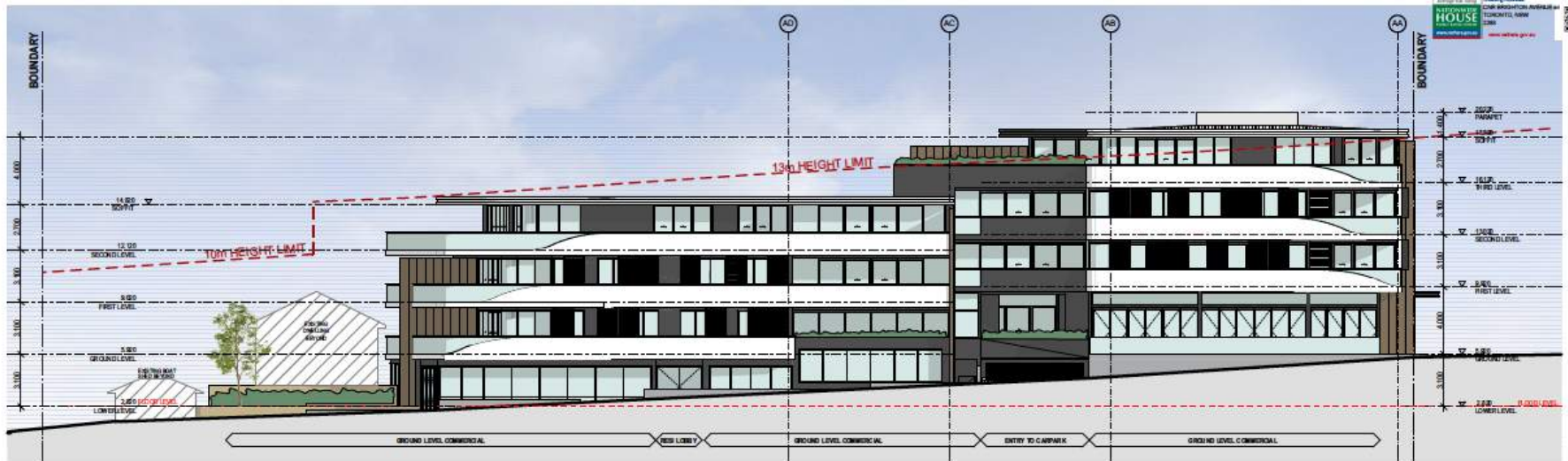
Parking:

- * **170 parking spaces for *residents***
- * **123 car parks for *commercial premises***

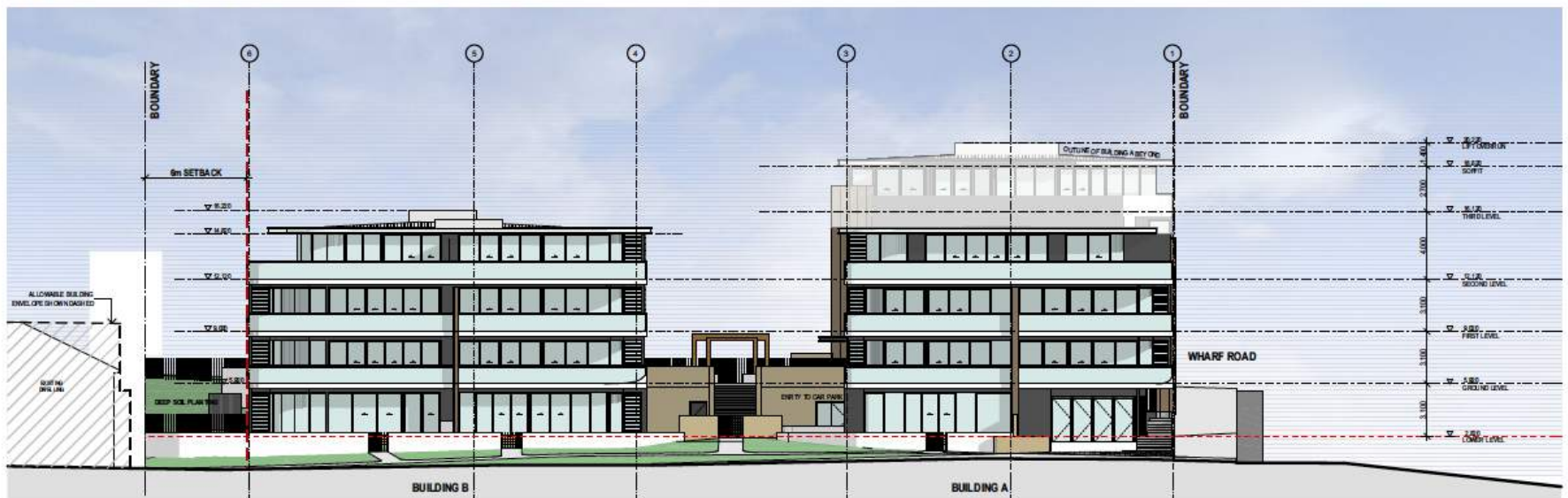
*While at the other end of the foreshore park,
on the Lifestyle Marine site,
two new multi-storey buildings*



VIEW FROM BRIGHTON AVENUE



E1 NORTH WEST ELEVATION - WHARF ROAD



E3 NORTH EAST ELEVATION - WATERFRONT

REFER TO SCHEDULE OF MATERIALS FOR EXTERNAL FINISHES



Background to Council's Foreshore Development Proposal

- The land in Bath St was acquired by council in 1985 from the Greive Family for **\$157,500**.
- According to the landholder, it was purchased for zoning as ***community land***.



Background . . . (cont)

- At the time of sale, the City Planner indicated that the site was ***not suited to tourist accommodation*** (motel units).
- The planner indicated that the land's purchase would provide facilities for ***“marine-oriented and open space uses”***



Current Classification

- The land is currently classified as “operational land”, which is land held for purposes other than community uses, such as ***lease, sale or redevelopment.***
- It is zoned ***B2 and SP3***
- Council is seeking to develop this land which it claims was always intended as ***“land for tourism.”***



Council Documents

Here are some ***excerpts*** from the many Council documents related to the Toronto Foreshore & its ***need for development***



Background documents

1. Operational Plan 2016-2017

- involved extensive community engagement.
- Community told council to ‘plan and develop playground and parklands’

2. Recreation Plan

- Acknowledged need to “continue improvement of the Toronto foreshore”



Background documents. (cont. ...)

3. Open Space Strategy

“LMCC is seeking to extend the Lake Foreshore Park along the whole edge of Lake Macquarie.”

Background documents (cont. . .)

4. Open Space Plan

The *Clouston survey* identified that:

- The most popular open space settings were *developed foreshore parks* (25%);
- *Lake oriented recreation areas* were preferred (62.1%);
- *Council acquisition* of lake foreshore land was seen as important.

Background documents (cont. . .)

5. Town Centre Area Plan – Toronto 2016

- “Generally, the town centre is ***not well served*** by pedestrian connections or adequate gathering places.” (p35)
- “Toronto development character should reflect the ***high amenity waterside location*** and its popularity as a social and recreational destination on the lake.”
- “***Activate the foreshore*** and Victory Parade as an interface between the lake and the town centre.”



Lake Macquarie City Council

Development Contributions Plan

Recreation and Land Plan
Toronto Contributions Catchment
2015 – 2030


6. *Recreation & Land Plan*

“The Toronto foreshore park . . . adjoins the town centre but the ***existing park is rather small and congested.***”

“A ***larger feature park is required*** to serve the projected growth in, around the Toronto town centre, and beyond.”

“This plan recommends a ***significant expansion and upgrade of the Toronto foreshore park.***” (p36)

Toronto Foreshore Park – Proposed Expansion & Major Upgrade (p.37)



**Toronto-Fassifern
Greenway
Cycleway** - extend
Shared pathway

Promenade - seats,
outdoor gym equipment,
solar lighting

Sailing Club car park –
Relocate close to road

Boat Ramp & car
Park – relocate to
Toronto Lions Park

Park Entrance – open & enhance
Connection from town centre

Wharf Rd – possible road
Closure to add to park

Extend Public Domain/wharf area
- Along foreshore, seating, solar
Lighting, outdoor ping pong table

Land Acquisition – for park
Expansion & major playground

*LMCC
Toronto
Recreation
& Land
Plan*

Council's "Development" Concept

Property Investment Committee met, Mon 9 April 2018

The Mayor

Councillor Kay Fraser

Councillors

Brian Adamthwaite, Luke Cubis
John Gilbert, Adam Shultz

CEO

Morven Cameron

Council Officers

Tony Farrell, John Ferguson,
Kate Cramp

They Considered 7 options

Options:

1. ***two level scheme*** (Development Control Plan compliant)
2. ***four level scheme*** (DCP non-compliant)
3. Four levels as above, however ***including an additional basement car park level.***
4. ***six level scheme*** (DCP non-compliant)

5. To not proceed with any redevelopment, and leave the land available for ***unformed car parking for the public.***
6. To not proceed with any redevelopment and allocate the land for community purposes . . . for the purpose of consolidation into the overall foreshore masterplan redesign in 2018/19.

(This is the option favoured by the TFPG.)

7. Develop a design with RMYC for a ***Joint Venture. . .***

The Committee Recommended Option 2 Non-compliant 4 Storey Building

*The Report detailed “risks” faced by this
proposal*

- the proposed building height of up to 14 metres exceeds the Development Control Plan (DCP) building height allowance of 10 metres.
- Option 4 (6 level building) is not favoured due to the higher approval risk associated with considerably exceeding the DCP building height allowances.

**Council decided to proceed to DA stage
with Option 4 -**

the 6 storey development

How high would a 6 storey building extend?

Six storeys = 20 m (approx.)

Indicative only

The actual concept plans are “commercial in confidence”





The Consequences

If this building goes ahead, the foreshore would be squeezed at both ends by high-rise buildings.

Instead of being extended, the foreshore will be reduced.

What are the problems with this proposal?

1. We don't know the details

- ***Confidential Attachment 7*** keeps all the details “commercial in confidence”
- There are ***no artists impressions or plans*** available until the DA is presented
- Councillors cannot give us ***proper responses to questions*** on detail

2. It breaks Council's own rules



Part 10 – Town Centre Area Plans – Toronto



Figure 19 - Block F Control Plan



Part 10 – Town Centre Area Plans – Toronto

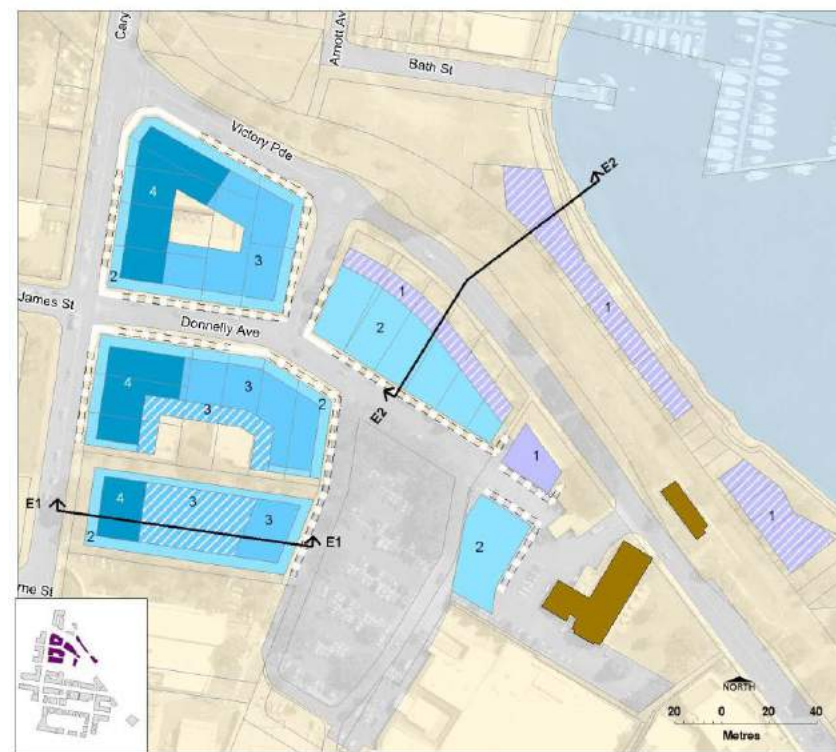


Figure 16 - Block E Control Plan

Breaking the rules:

The Toronto Town Centre plan

“The existing scale and character of development should be maintained. New buildings should be ***comparable in size to existing surrounding buildings*** and should adopt similar forms and materials.”

“The scale, height & form of future development should ***not detract from the scenic qualities*** or interrupt the identified vistas.”

Breaking the rules:

The Toronto Town Heritage Guidelines

“A development within the Town Heritage area ***must not disturb or otherwise alter*** the landform related to the construction and operation of the Fassifern-Toronto rail line. . .”

“. . . maintain the ***low small-scale built form*** between the lake and the foreshore.” [SEP]

Can the rules be broken?

Lake Macquarie Local Environmental Plan 2014

●4.6 Exceptions to development standards

(4) . . . consent must not be granted for development that contravenes a development standard unless . . . the consent authority is satisfied that:

- (ii) the proposed development will be in the public interest . . .

3. No Proper Community Consultation

- * There has been virtually ***no community consultation*** prior to the approval of this concept proposal.
- * Council claim that community consultation will come when the Development Application is presented, but by then they will already have spent ***up to \$1million*** preparing the DA.
- * This public money could be put to ***more constructive use***

*4. Creates real safety problems
for Toronto Primary children*





6. Increased Traffic volume



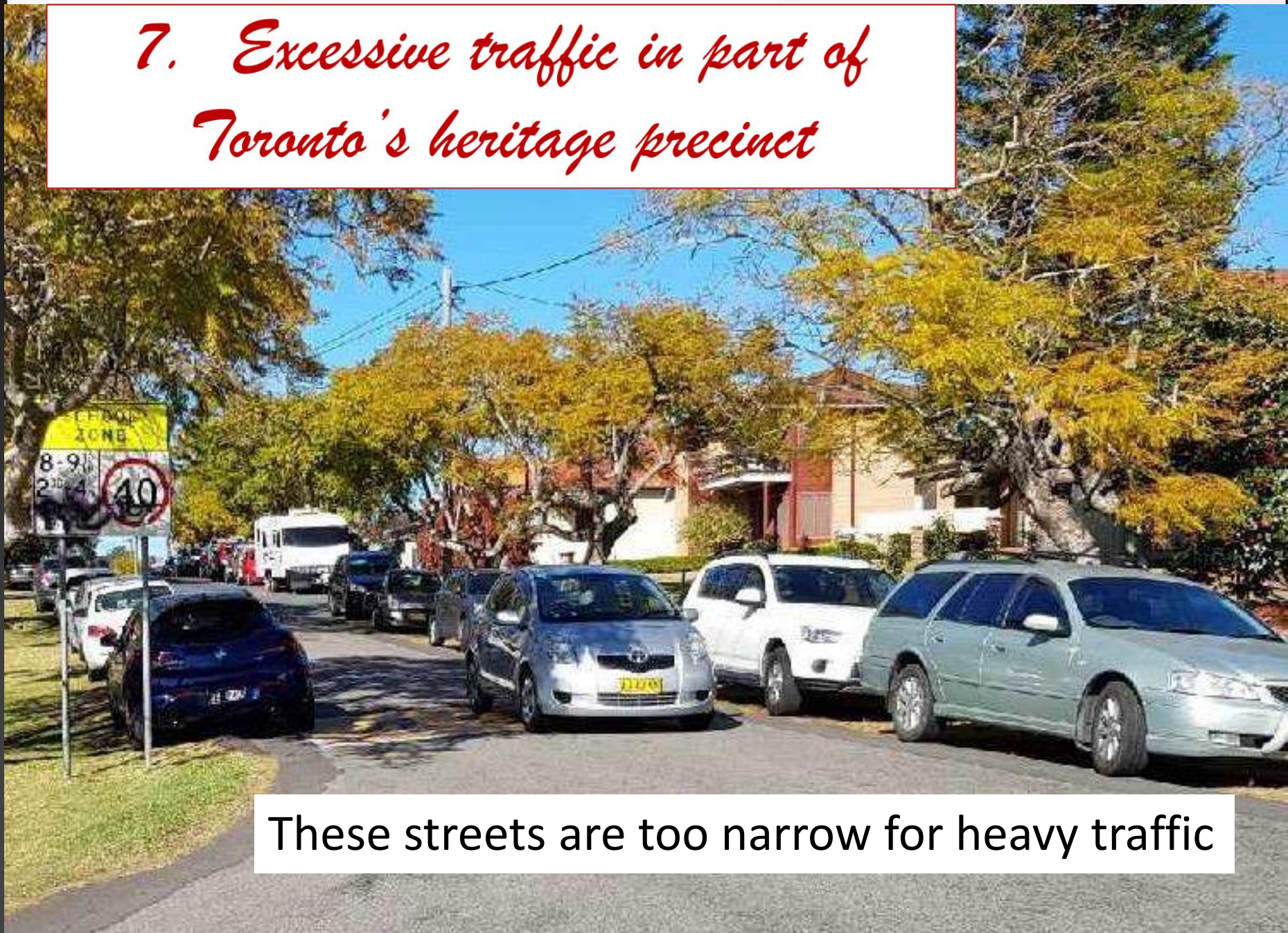
A major residential/commercial/tourist development will see increased traffic flows along neighbouring narrow streets.

This congestion will be compounded by the 124 unit, six storey Carey St building next door!

5. *Parking*

Overflow parking from the new development will make parent parking a nightmare in the school vicinity!

7. Excessive traffic in part of Toronto's heritage precinct



These streets are too narrow for heavy traffic

8. *No Integrated Plan for Toronto's Foreshore*

Council has put aside \$80,000 for the development of a ***Toronto Foreshore Masterplan*** in 2018-9

BUT

At this stage, the Bath St/Victory Row development site is ***not being included*** in this Masterplan.

9. An unacceptable Precedent

If this proposal, with Council as the “developer” goes ahead, how can we expect any application for a foreshore development to be rejected??

This proposal sets a dangerous precedent for multi-storey development on Lake Macquarie foreshore.

This is an ill-conceived development.



How has the Community Reacted?

Many residents of Toronto and surrounding suburbs ***strongly oppose*** Council's plans.

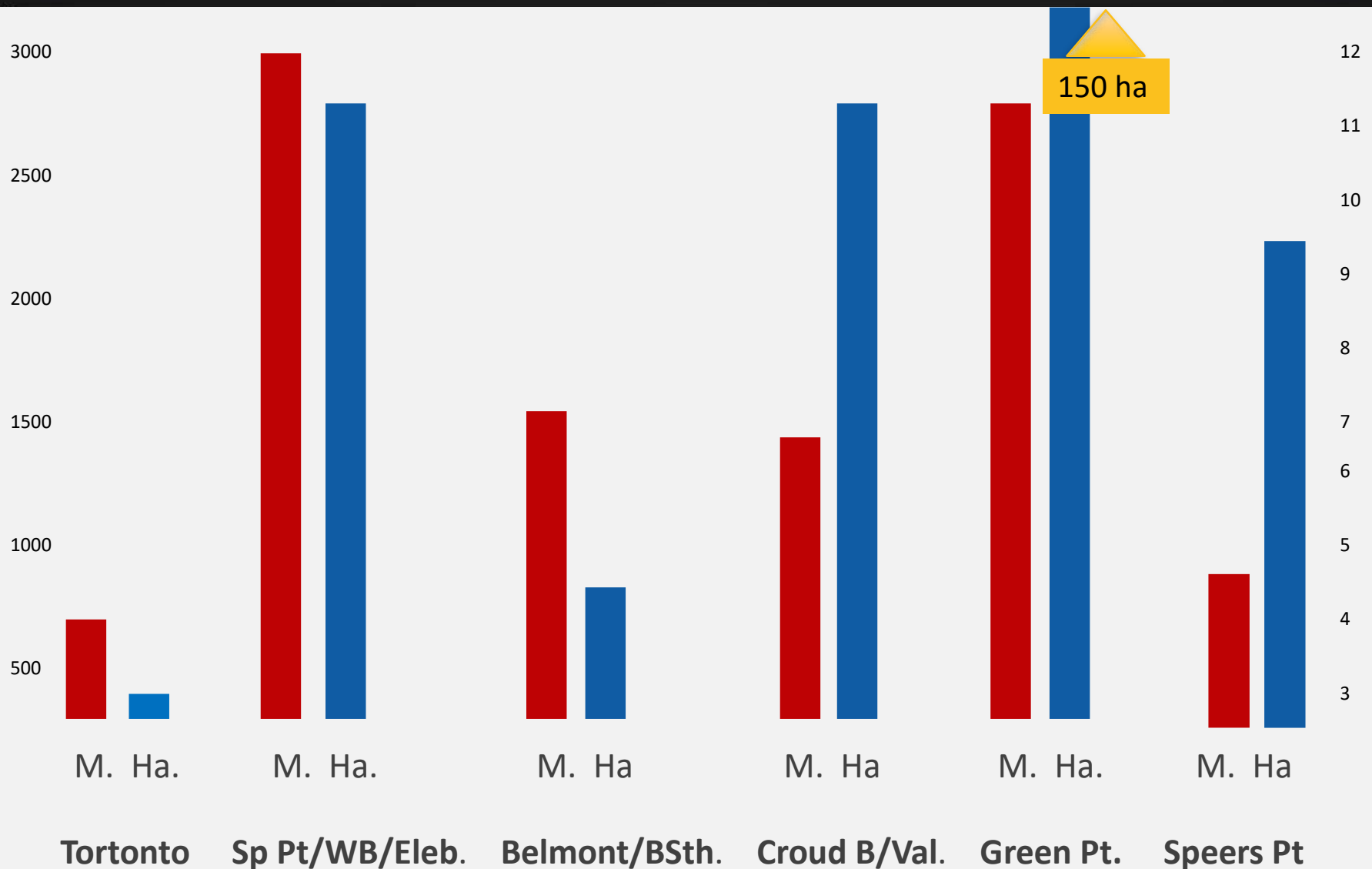
More than 3,400 signatures have already been added to a Petition objecting to this proposal.

There are feelings that ***Toronto is being railroaded*** into accepting a development which will deprive people of foreshore parkland.

There must be ***community input*** into how this land is to be used.

What the TFPQ is trying to achieve

- We believe ***this land should belong to the community***, not be used for multi-storey residential / tourist / commercial development.
- We seek reclassification of all this foreshore land to ***‘community parkland’***.
- The Toronto area does not have enough open space, recreational facilities or publicly accessible foreshore to cater for an ***anticipated 20% growth*** over the next decade.



Toronto has the least amount of foreshore land of any Lakeside suburb. TFPG aims to address this deficiency.



TFPG's Aims (. . . continued)

- TFPG aims to lead the community in persuading Council to ***change the nature of this foreshore development.***
- Instead of residential and tourist units, shops and businesses we want ***parkland*** with sympathetic developments such as ***walkways, cycleways, kiosks, playgrounds, improved boating facilities, BBQs, outdoor gym equipment.***

TFPG's Aims. (. . . Continued)

- We want to persuade Council to ***drop this plan*** before they spend heavily on the preparation of a Development Application (DA).
- We want the ***Community involved*** in deciding how best we can develop our scarce strip of foreshore, ***including the Bath St site.***

This is Council's opportunity to compensate Toronto for losing a major Foreshore Playground Development (\$4.6 million was allocated for land acquisition alone) and gaining, in its place, a 4-5 storey lakeside apartment block on the Lifestyle Marina site.

How Council views the Project

Council's leaflet handed out in Toronto 2 weeks ago states:

“Less than 10 percent of the land area is intended for the proposed development project”.

A more open observation would have been:

“The project will sacrifice one tenth of the Toronto foreshore park, which is already the smallest foreshore park in Lake Macquarie.”



What can we do?

- ***Use our website*** for information. tfpg.org.au
- ***Raise Awareness***
- ***Tell your friends*** and neighbours about Council's plans
- Join the conversation on Facebook -
Save Our Toronto Foreshore Park
- ***Give feedback:*** shape.lakemac.com.au/future-toronto

Contact Your Councillors

- * Write letters
- * Send emails
- * Make a phone call
- * Make a submission

The contact details of all Councillors are on the tfpg website and available tonight

A personal, preferably hand written letter to Councillors will be more effective than any other action

Sign the Online Petition

Write to the newspapers

- ***More than 3,400 signatures*** have already been collected on the petition
- Sign here tonight, or sign online at tfpg website

Add your comment to the online petition

Write a *letter to the editor* - Herald or Lakes Mail



*Once the foreshore is built out
we will never get it back!*

*Make your voice heard
Act now*

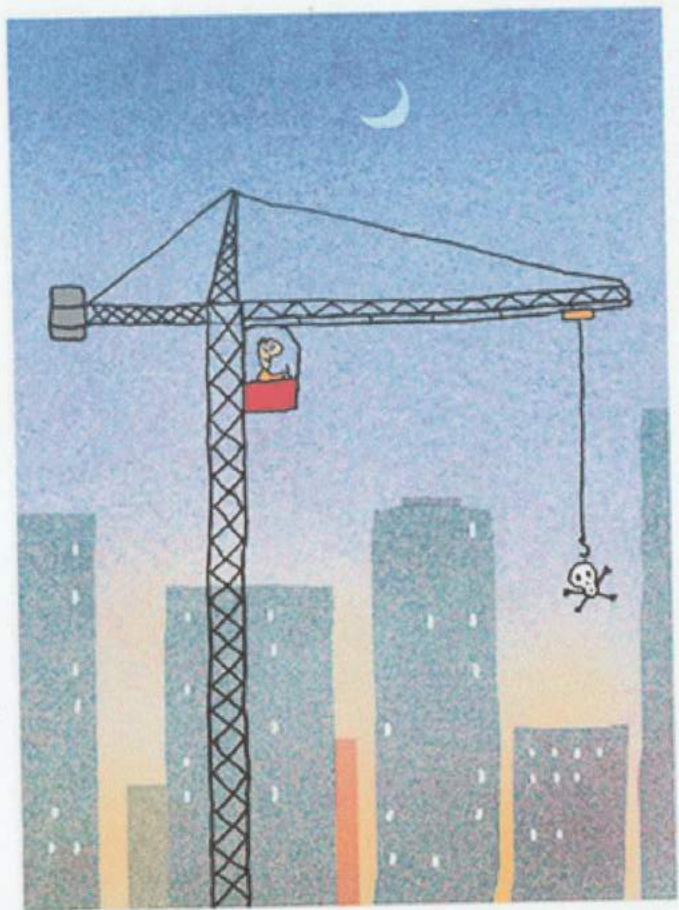


Remember

*If You Don't Fight
You Can't win!*

THE AWFULISERS

Every night and every day
The awfulisers work away,
Awfulising public places,
Favourite things and little graces;
Awfulising lovely treasures,
Common joys and simple pleasures;
Awfulising far and near
The parts of life we hold so dear:
Democratic, clean and lawful,
Awful, awful, awful, awful.



Leunig



Toronto Foreshore Protection Group

Preserving Toronto's Public
Foreshore Land as Park for a
Growing Population



Resolution 1

This meeting of the Toronto community asserts that Lake Macquarie City Council has no community mandate to progress the Bath St / Victory Row development.



Resolution 2

This community meeting urges Council to stop proceeding with the Bath St / Victory Row development and to include the site in the Foreshore Master Plan as an integral part of the Toronto foreshore park.



Resolution 3

This community meeting urges Council to rezone and reclassify the Bath St / Victory Row site as community parkland.