



TRRA Newsletter March/April 2017

PS Council Planners given the message about High-Rise in Nelson Bay CBD at TRRA Meeting:



Our last TRRA General Meeting (Tuesday 21 Feb 2017) was attended by over 200 ratepayers, two East Ward Councillors and local media in the Nelson Bay Bowling Club's refurbished auditorium, which had to be hastily reconfigured to accommodate the crowd.

The new dropdown screen and projection equipment showed the presentations in cinema quality. The topic on everybody's mind was the Council's review of the **Nelson Bay Town and Foreshore Strategy**. A presentation was given on this by Senior PSC Town Planners.



The view expressed by the Mayor and the Group Manager, Commercial services in the local press, that removing restrictions on building heights would attract more developers to the area, based on a perception that this would revitalize the town was comprehensively rejected by the many speakers from the floor.....

The Minutes and the Presentation in PDF format can be found [HERE](#), (Just ignore the DropBox popup, and click 'No, thanks. Continue to view'.)

Next TRRA General Meeting 7.00 pm Tuesday 04 April 2017 – Crow's Nest Room – Nelson Bay Bowling Club

The Report on the Town and Foreshore Strategy took up the whole of the last meeting, so there will be a full report on developments since, and we will deal with the remainder of the agenda carried over.

- Council Mergers
- Council Elections
- NSW Planning Legislation Review
- PSC Annual Report and Integrated Plans
- New Parliamentary Secretary for the Hunter
- TRRA participation-Nelson Bay NOW
- Progress Proposed Koala Hospital
- Yacaaba Street extension
- Development Applications of note
- Matters of concern to members

Full **Agenda** below or [HERE](#). A full report will be given on the Building Heights Issue

Soldiers Point Marina Expansion Update:

The Soldiers Point Community Group have invited interested parties to the current Land and Environment Court hearing at the Soldiers Point Hall, Noon Monday 03 April 2017. More Detail [HERE](#).

For those that can't attend, or wish to read our submissions, check previous minutes or just keep abreast of all the current issues we would suggest that you checkout our TRRA website at: trra.com.au

Development watch update March 2017

There have been only a few significant new DAs since our last 'DA watch' in February<<http://trra.com.au/?p=6870>> , but also progress on a few others.



A new DA proposes a major renovation of the **Salamander Shores Hotel**. The applicant notes that the market is still not there for the even more major demolition and new build for which they received approval in 2011. Instead, they now propose investing \$7million in a substantial 'makeover' including removal of the odd 'skywalks' on the upper floors and relocated restaurant and bar areas, as well as a new reception entry for the accommodation. TRRA will be reviewing the detailed proposals, but neighbours and Soldiers Point community may want to look in particular at parking and traffic implications.

TRRA is told that the proposal for a 33 metre, 8 storey residential tower block at 11-13 Church St, Nelson Bay, will come before the Council meeting on 11 April for decision. While the '**Ascent Apartments**' would see the welcome end of the ugly 'hole in the ground' on this important site, TRRA is concerned that approval of a building more than twice as high as the current limit prematurely pre-empts the whole issue of building heights in the Nelson Bay town centre currently under review. We have also questioned what 'strategic public benefit' will be extracted for the community if the DA is approved.

The proposed **Bay Resort** at Anna Bay – a huge hotel and holiday apartment complex proposed for a low lying site north of Nelson Bay Road opposite the tomato stall has submitted minor changes to the Department of Planning in response to submissions received more than two years ago (including comments from TRRA). It is not known when the Department will finalise an assessment report before forwarding the project to the Planning Assessment Commission for an approval process (which will include a public hearing).

Also at Anna Bay, there is no further news about the either the approved '**Pulse**' entertainment complex, or the abandoned **Birubi Beach Resort**, both on Gan Gan Road at Anna Bay, although some tidying up and removal of debris appears to be under way by the new owners of the latter site.

The forthcoming Land and Environment Court appeal hearing on the **Soldiers Point Marina expansion**, rejected by the Joint Regional Planning Panel is covered elsewhere. TRRA will be represented at the hearing on 3 April.

Council approved an 8 unit residential development at 14 Bagnall Avenue, Soldiers Point, on land it owns and had re-classified as 'operational'. Despite TRRA being aware of community concerns about the visual and traffic implications, and encouraging local people to have their say, no submissions were received by Council. We can only do so much!

Infrastructure works continue at the **Salamander Centre** (in preparation for the new Aldi, servo and four other sites, and at **Shoal Bay**, where traffic lights are being installed at the corner of Government and Shoal Bay Roads, along with new drainage.

The proposed **extension of Yacaaba St** to connect with Victoria Parade is promised for 2017-18, with Council approving a loan to finance this and other works at its 14 February meeting. Some Crown land still needs to be acquired but detailed design work is under way. This one way (northbound) traffic lane and associated footpath/cycleway and open space, opening up the link between the foreshore and town centre, will be an important and long overdue asset for Nelson Bay if it is finally delivered. This project is one of the

main 'asks' from Nelson Bay Now, the new 'lobbying' group of which TRRA is a founding member. Both **Nelson Bay Now** and TRRA have made submissions on the important current review of the **Nelson Bay Strategy**, covered elsewhere on this site.

TRRA planning committee is preparing a detailed submission on the State Government proposed **new planning legislation**. Major changes are proposed to the Environmental Assessment Act 1979, some of which are a re-run of the pro-development agenda rejected two years ago when the government was forced to withdraw its legislation. This time, the government appears to have listened to some of the wider community concerns and the Bill includes some positive changes in relation to objectives and community consultation. We are benefiting from excellent briefings from the Environmental Defenders Office and Nature Conservation Council, but would welcome assistance in reviewing the complex package of changes before the submission deadline of 31 March. Contact planning@trra.com.au if you can help.

Nigel Waters – Planning Convenor – TRRA Planning Committee

Full Agenda For General Meeting Attached Below.



TRRA Inc. GENERAL MEETING
Tuesday 4 April 2017– 7 pm Crows Nest Room, Nelson Bay Bowling Club

Please note that the Club, for public liability insurance cover, requires all persons attending to be club members or to be signed in as visitors at the desk. TRRA will have a member at the desk for this purpose.

AGENDA

1. Apologies
2. Minutes of last Meeting –21 February 2017 (refer to website)
3. Matters Arising
 - Discussion Paper on the Nelson Bay Town Centre & Foreshore Strategy
4. Treasurer's Report
5. Correspondence
6. TRRA Administration
 - Professional indemnity/ public liability Insurance
 - Guest speaker invitations: TRRA President to address Rotary in June
7. Reports – Current Issues:
 - NSW Planning Legislation Review
 - Council Mergers
 - Council Elections
 - PSC Annual Report and Integrated Plans
 - TRRA participation-Nelson Bay NOW
 - a) MOU
 - b) Car Parking
 - c) New Parliamentary Secretary for the Hunter, Scot McDonald
 - d) Gondola Proposal
 - Progress Proposed Koala Hospital
 - Yacaaba Street extension
 - Development Applications of note
8. General Business
 - Matters of concern to members

Have Your Say At TRRA!

Dick Appleby
 Media Officer, Webmaster
 Tomaree Ratepayers & Residents Association Inc.

