



TRRA Newsletter May/June 2017

**Next TRRA General Meeting:
7:00pm 20 June 2017 Nelson bay Bowling Club, Crow's Nest Room**

**Guest Speaker: Andrew McDonald – Owner/Manager, Nelson Resort – Chairman,
Destination Port Stephens. Full Agenda below or [HERE](#)**

Reports will be given on:

- Church Street High-Rise Approval
- Port Stephens/Dungog merger abandoned, Dungog Council Meltdown.
- Port Stephens Council Elections, 'Meet the Candidates' Forum
- PSC Litigation and Code of Conduct cases – GIPA request for costs etc.
- Ngoika Horticultural Centre, Little Beach – Can it survive?
- Hunter Water Activity – Bagnall's Beach East Car Park
- Pathways plan - Survey
- DA Watch: Planning Sub Committee Report

Other News:

1. [High-Rise in Nelson Bay? The story so far:](#) Now that the dust has settled, the full implications of the Council's recent decision on High-Rise are examined by the TRRA planning Sub Committee.

“Port Stephens Council’s recent approval of a high density high-rise apartment building at 11-13 Church St – at 33 meters more than twice the official height limit for the site, may be a game-changing move in the long-running struggle to keep the low-rise character of this unique coastal town, nestled in a natural amphitheater surrounded by wooded hills.” More: [How High? Is High-Rise coming to Nelson Bay?](#)

2. [Ngoika Centre – Can it survive?](#) TRRA’s Margaret Wilkinson and Secretary Cath Norman examine this issue ahead of a critical decision on the future of this facility and its disabled workers at the next Council Meeting 27 June 2017.

Port Stephens Council will reconsider its financial support of horticultural services at the Ngoika Centre, Little Beach.



3. **Port Stephens Council Elections:** 'Meet the Candidates' Forum, 7.00 pm
Tuesday 15 August 2017, Nelson Bay Bowling Club Auditorium (Save The date!)
More information on our [Website](#) soon.
4. **Thou Shalt not 'Impute':** This story is about transparency, accountability and the cost the current of out of control litigation around PS Council and its consequences.

*Journalist Joanne McCarthy has finally made public in today's [Newcastle Herald, 24 May 2017](#), **some** of what we were aware has been going on behind the scenes at Port Stephens Council for some time.*

5. **Dungog/Port Stephens Council Merger** We thought that this issue had gone away but it has exploded again in Dungog recently, with the Council up there going into complete meltdown. The Mayor, Deputy Mayor, General Manager and 3 Councillors have resigned. With one currently overseas they are struggling along with only three Councillors attending meetings. We are in the process of writing a comprehensive article on the fallout from the abandoned amalgamation process for the website but it requires a fair bit of research and was not finished by deadline. Press Clippings we have put together so far are available [HERE](#)

DA Watch update May/June 2017

– John James, TRRA Planning Sub-Committee

Since the approval of the 8 storey "Ascent" residential tower block at 11-13 Church St, Nelson Bay by our Councillors at the Council meeting on the 11 April and again on the 9th May [TRRA Press-Release –The battle to maintain Nelson Bay character just got more difficult.pdf](#) we have seen two more proposals presented to Council for unit developments in Nelson Bay.

16 Church St Nelson Bay

16 Church St Nelson Bay is opposite the Anglican Church and is for a 12 unit development. TRRA were impressed that the developer has been able to present an attractive building with below ground car parking and still achieve 3 storeys of accommodation at close to the 9m height limit which covers the remainder of Nelson Bay outside the 15m limit of the CBD. Along the western side of Church St and a small section of Government Rd the area is zoned for Medium Density Residential (R3), which is a small transitional zone between the CBD and the normal Low Density Residential (R2) zone. This R3 zoning allows for unit development. Some parts of the roof line of this development do extend about a metre above the 9m cap with a very small percentage between one and two metres. The additional height was a result of the roof design which was justified as necessary to improve the natural light in the top floor units. We believe that this use of Clause 4.6 to claim an exception to the height limit for a modest increase of 10 to 20% is the intended use of the Clause and was not intended to justify developments such as 11-13 Church St which were over 100% of the allowed limit.

20 Government Road Nelson Bay

20 Government Rd Nelson Bay, is next to the Police station for a 17 unit residential flat development. Car parking for this development is at ground level which has had the effect of increasing the height of the development to 13.42m, 49% above the allowed height. Once again we have seen the use of Clause 4.6 being used to try and justify the additional height which we believe is a misuse of the Clause. The developer has also tried to use the



additional height approved for 11-13 Church St as a precedent, which Council itself have been at pains to emphasise to TRRA will not necessarily happen

Car Parking

Car parking has always be an issue particularly within the CBD but also around unit blocks. This is certainly noticeable during holiday periods when it is not uncommon to see tourists staying with either 2 vehicles and/or a boat/jet ski. TRRA have been concerned for some time that recent applications for units in Shoal Bay and Nelson Bay are only required to provide one car parking space per one and two bedroom units. It would be nice to think that permanent residents and tourists will only have one vehicle and walk or use public transport but we fear that it is only going to result in a significant increase in on-road parking. With recent DA's for 100 additional units in the Church St region, we question where the potential extra 50 vehicles are going to be forced to park off-site and the effect it will have on businesses within the CBD.

220 Soldiers point Road Salamander Bay

A proposal at 220 Soldiers Point Rd Salamander Bay to convert one lot into a 30 Lot subdivision has been lodged and is open for submissions until 7th July. Full details can be found on the Council DA tracker at:

<http://datracker.portstephens.nsw.gov.au/Application/ApplicationDetails/016-2017-00000306-001/>. The 3.16ha site has a forested section covering approx. 1.45ha which connects to the Stoney Ridge Reserve to the west. The proposal is to clear 1.2ha which would result in only 0.25ha of the forest section remaining. The local community and TRRA currently have no objection to the development over the cleared section near Soldiers Point Rd but are very concerned about potential loss of this important koala supplementary feeding habit. Little Lorikeets, Swift Parrots, Glossy Black Cockatoo and Forest Owls have been identified within the area and it is considered likely that Sugar Gliders and Micro bats would also be affected. Existing hollow-bearing trees would be removed resulting in a loss of approximately 102 hollows. A proposal to clear land adjacent to this site in 2013-14 was refused by Council for a number of environmental reasons, particularly with the lack of a Species Impact Study which has not been undertaken as yet for this development. It is the accumulated effect of losing small sections of the habit that concerns us the most and must be taken into account as the loss of native remnant vegetation forest will further reduce the foraging area for Koalas already compromised by development in Oasis Close, Tarrant Road, Lyndel Close and the Soldiers Point Bowling Club. The proposal also is for the treated stormwater to enter Salamander Bay.

Salamander Shopping Centre

The existing Shopping Centre was sold last month to Charter Hall Retail REIT for \$174.5 million. The earthworks have recommenced on the Council owned land surrounding the Centre fronting Bagnalls Beach Road and we expect a decision shortly on the DA's submitted early this year for the new Aldi supermarket and Caltex petrol outlet planned within this area.

A DA has also been lodged for what we believe is the corner block next to the Child Care Centre on Salamander Way but as yet there are no further details available.

Salamander Shores Hotel

The DA mentioned in our last update at that Salamander Shores Hotel for a \$7 million makeover has been approved by Council.

Soldiers Point Marina Expansion

Hearings proposed for 23-25 May 2017 have now been scheduled for 28-30 August.



Cabbage Tree Road Sand Mine.

At the ordinary Council Meeting on 09 May 2017 the Council resolved to extend the sunset date in the agreement for lease for the mine from 31 December 2017 to 31 December 2018. Despite some opposition from Clrs Dingle and Kafer the motion was carried.

There have been previous extensions to deadlines, the first was for an EIS due 15 July 2014 which was extended to 28 July 2015. The sunset date was extended again on 28 July 2015 for six months until 28 Jan 2017. It was then extended again to 31 December 2017.

In effect this means that the projected \$1mill income per annum, (\$18mil all up) from the current version of this venture that Port Stephens Council has been factoring into its long term financial plans since 2013, has just got even more long term.

The Williamstown Sand Syndicate, which inherited the lease from Nathan Tinkler's Castle Quarry Products in 2015, has secured another extension on its deadline to address the ever increasing environmental challenge of mining this resource in a built up area in the middle of the Pfos contaminated 'Red Zone' at Williamstown. TRRA has covered this story in detail in [Part 1](#) and [Part 2](#), from when the Council purchased the land in 2002, until its decision to mine it in 2010 and the controversial tender process undertaken in 2012-13. We are not holding our breath..... We feel for the Williamstown community having to deal with all this uncertainty for so long.

- **Come along and 'Have Your Say' at our next General meeting, all welcome.**
- **Annual membership fees are due 30 June, and can be paid at meetings or follow the instructions [HERE](#) We are still having problems with online payment, but Electronic Transfers, cheques etc. are OK.**
- **Save the date (15 August) for the "Meet the Candidates Forum"**
- **Go to our [Website](#) for information, articles, Press Releases and Press Clippings on the issues that affect **YOU**.**
- **General Meeting Agenda Attached below**



TRRA Inc. GENERAL MEETING
7 pm Tuesday 20 June 2017
Crow's 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. Guest Speaker: **Andrew Mc Donald, Chairman of the Board, Destination Port Stephens.** The role and activities of Destination Port Stephens, tourism in Port Stephens including market trends, product development into the future and issues for the industry.
3. Minutes of last Meeting – 4 April 2017 (refer to website)
4. Matters Arising
 - Discussion Paper on the Nelson Bay Town Centre & Foreshore Strategy
5. Treasurer's Report
6. Correspondence
 - Letter to Council re parking problems in Shoal Bay
 - Supplementary submission on building heights in Nelson Bay
 - Dungog Merger proposal
 - GIPA Request PSC legal expenses
 - GIPA request DLG determination re Confidential Code of Conduct matter
7. TRRA Administration
 - TRRA President to address Rotary in June
8. Reports – Current Issues:
 - NSW Planning Legislation Review
 - Council elections, Meet The Candidates Forum 15 August.
 - PSC Loans/ new project funding plans including Yacaaba Street extension
 - TRRA participation-Nelson Bay NOW
 - Progress Proposed Koala Hospital
 - Development Applications of note - Ascent apartments
9. General Business
 - NGOIKA Nursery Little Beach – future funding and operation
 - Hunter Water Activity – Bagnall's Beach East Car Park
 - Pathways plan - Survey
 - Matters of concern to members