



By email: landusesubmissions@portstephens.nsw.gov.au

30 September 2013

TRRA Inc. Submission on RECLASSIFICATION OF LOT 10 DP 729986 - 2 JESSIE ROAD, ANNA BAY (FORMER ANNA BAY OVAL). Ref: PSC2013-01904

BACKGROUND

The Tomaree Ratepayers and Residents Association Inc. (TRRA) has identified this site as having strategic significance in its earlier submissions to Council on the LGA Strategic Plan and more recently when the Proposal for Reclassification from “Community” to “Operational” was listed on PSC Agenda papers.

A copy of our letter to Councillors relating to the Agenda Item listed for Council’s Meeting on 13 May is attached.

The Association requested that serious consideration be given to future accommodation of existing informal uses of the site which we considered to offer significant long term public benefits.

TRRA has reviewed the exhibited Planning Proposal and offers the following comments.

NEED FOR THE PLANNING PROPOSAL

Part 3 JUSTIFICATION

It is noted that Council’s Intention (para.9, page 6), “is to reclassify the land in order to enable a wider range of potential uses to be explored for the land. Also noted that the current classification as “community land” together with a Zoning for General Recreation restricts the permissible uses to public recreation and certain associated uses.

The reasons for seeking a reclassification recommended in the LGA wide review of community lands are appreciated.

However, TRRA wishes to place on record its concern that the Planning Proposal does not acknowledge a number of specific possible future public uses which are already evident on portion of the land in question.



Accordingly TRRA challenges the veracity of two statements in this Part in respect of the current use of the land:

- In paragraph 9, Page 6 it is stated that “The land is generally unused other than use of part of the land by the Pony Club”.
- On pages 18 and 19 reference is made to use of part of the land by the Nelson Bay Pony Club and that the “balance of the land appears to be not used regularly by other users.”

Content elsewhere in the Proposal is in conflict with these statements. For example, Attachment A Figure 9, shows a picture of the informal car park adjoining Port Stephens Drive which is used on a daily basis by up to 30-40 vehicles for car- pooling or park and ride on public transport. This portion of the subject land is also regularly used by Port Stephens Coaches as an informal interchange for passengers wishing to join connecting routes, especially school children.

TRRA contends that this well established transport interchange and car-pooling use is an indicator of a public use that should not only be acknowledged, but given serious consideration as an important future public use in any change of Classification or zoning.

TRRA has previously suggested that the site could become a terminus for regular express bus services to Newcastle and other destinations in the Lower Hunter. This hub could be fed by shuttle services to a number of local destinations across the Tomaree Peninsula.

TRRA Inc. also identified this site as having potential as an Information Bay and /or Visitor Information Centre for those arriving at the Tomaree Peninsula tourist destination. The Destination Port Stephens Tourism Diagnostic Report of September 2013 includes the concept of a mobile tourism van. Should funds not be available for a permanent VIC, then this concept could be trialled at this location in tourist peak times.

There is already a suitable toilet facility at the site which could be retained for the users of the transport interchange or tourists.

RECOMMENDATIONS

1. That existing uses of the informal car park adjoining Port Stephens Drive be properly acknowledged in the Planning Proposal
2. The Technical Reasons for the reclassification be explained clearly and emphasised at an early stage of the report
3. That there be discussion of the potential public uses that could be made of portion of the land following reclassification.

Terry Wall
President
Tomaree Ratepayers & Residents Association Inc.



Attachment



By email:

27 May 2013

**TRRA Inc. Comments on Item 2. Meeting, 28 May
RECLASSIFICATION OF LOT 10 DP 729986 - 2 JESSIE ROAD,
ANNA BAY (FORMER ANNA BAY OVAL).**

Dear Councillors,

In 2012 when the reclassification of this community land was first mooted, TRRA Inc. urged councillors to consider the strategic importance of this site at the gateway to the Tomaree Peninsula.

We pointed out that a portion of the site adjacent to Nelson Bay Road has for many years been used as a transport interchange for Port Stephens Coaches serving the Tomaree (especially for school children) and as a park and ride / car sharing facility.

TRRA Inc. in its earlier submissions on the strategic planning for the LGA proposed that a suitable site at the approach to the peninsula be set aside for a designated transport interchange and car-pooling facility to reduce the growing density of private vehicle traffic to Newcastle and other commercial and employment centres in the Lower Hunter Region.

TRRA Inc. also identified this site as having potential as an Information Bay and /or visitor information office for those arriving at the Tomaree tourist destination.

We note that these potential uses have not been mentioned in the background papers and that consultations have been limited to the pony club. TRRA believes that there should have been discussions with Port Stephens Coaches, a sample of commuters who use the informal car-park and Port Stephens Tourism.

Recommendation: That the boundary of the site recommended for reclassification and ultimate sale be altered to provide sufficient space adjoining Nelson Bay Road to retain in public ownership and accommodate:

1. A formal public transport interchange
2. Car parking for car poolers and peninsula commuters who in the future would transfer to express bus services
3. A visitor information bay

Terry Wall
President
Tomaree Ratepayers & Residents Association Inc.



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