



Tomaree Ratepayers and Residents Association
Newsletter October 2015

Notice of General Meeting

The next General Meeting will be held on **Monday 9 November commencing at 7.00 PM** in the Crow's Nest Room, 2nd floor, Nelson Bay Bowling Club.

Annual General Meeting

TRRA held its AGM on 14 September, 2015. In addition to members the meeting was attended by PSC Councillors, John Nell and Geoff Dingle, as well as Kate Washington MP, Member for Port Stephens.

The **Annual Report** on the year's activities and achievements and the AGM minutes are available on the TRRA website [HERE](#). Our involvement in a wide range matters impacting on the Tomaree Peninsula continued over the 2014/15 year. A major achievement was the conduct of a 'Meet the Candidates Forum' for the NSW State Election.

The outgoing President, Terry Wall, was thanked for his contribution and leadership over the past two years. Terry acknowledged the remarkable contribution made by the Committee and TRRA members in preparing submissions, attending consultations and in expressing their opinions.

Nominations were received for all key Management Committee positions and these were declared elected by the returning officer Jean Armstrong. Two additional General Committee positions remain vacant and expressions of interest are invited from the membership. We are particularly interested in securing additional expertise in the field of financial management and accounting, to be in a position to thoroughly monitor Council and other financial reports.

The Treasurer's Annual Financial Statement forms part of the Annual Report:

The closing balance was **\$1421.16**.



The 2015/2016 TRRA Inc. Management Committee is:

TRRA Committee:		Home	Mobile
Brian Frost	(finance@trra.com.au)	4978-7107	0401-566-553
Cath Norman	(secretary@trra.com.au)	4981-2715	
Denis Pittorino	(treasurer@trra.com.au)	4981-0793	0413-279-202
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Geoff Washington	(president@trra.com.au)	4981-3916	0416-884-159
Geoffrey Bassar	(membership@trra.com.au)	4982-0667	0409-820-567
John James	(research@trra.com.au)	4984-9601	0447-158-810
Margaret Wilkinson	(liaison@trra.com.au)	4981-2881	0412 199 221
Nigel Waters	(planning@trra.com.au)	4981-0828	0407-230-342
Peter McBean	(minutes@trra.com.au)	4981-1935	0419-282-695

September Planning Sub Committee Report: (See TRRA website for more detailed coverage [HERE](#))

Soldiers Point Marina

The controversial **Marina expansion** is back. Following rejection of the previous plan by the Joint Regional Planning Panel (JRPP) in June 2014: [HERE](#), the applicant has now submitted a substantially similar application, but with a slightly revised layout and parking arrangements. An Environmental Impact Study (EIS) and Species Impact Study (SIS) – are on exhibition at the Tomaree Library until 24 October 2015. Now that the new DA Tracker system is operating these documents are also available online for viewing or download (DA No. 2015/586). TRRA Planning Subcommittee members received a briefing from PSC Planners on 29 September. We will be making an assessment and probably a submission. (Queries/comments to Nigel Waters: planning@trra.com.au)

Proposed Anna Bay Resort

The huge **The Bay Resort** 'International Eco-Hotel' (with 150 guest rooms and 219 tourist units) development, proposed for a site just north of Nelson Bay Rd at Anna Bay (behind the old wooden church), has been reported on previously: [HERE](#), and TRRA made a submission. We have subsequently met with a consultant to the developer who explained how they aim to make the development both commercially viable and environmentally sensitive. As a 'state significant development' the matter is now in the hands of the Department of Planning, which rejected (on multiple grounds) a previous version of the proposal (but on much bigger footprint) back in 2005-06.



Nelson Bay Diggers Club Apartment Blocks

We have become aware of a proposed development by Wests Leagues Club on the site of the western car park at the **Nelson Bay Diggers Club** on Shoal Bay Road. It is for **111 'Seniors Living' units in two apartment blocks of 8 and 10 storeys**. They have not yet lodged a development application (DA) but are first seeking a 'Certificate of compatibility' to overcome current zoning restrictions. TRRA has written to the relevant State authorities challenging the lack of consultation with community interests in this process.

The Local Environment Plan (LEP) limits building heights on the various parts of site to 4 and 5 storeys. Long-time residents will recall major opposition to high buildings on the then RSL land when a major redevelopment of the Club was proposed back in 2008. The 7 storeys proposed back in 2008 were considered unacceptable by many in the community – not least because they would be visible from the Bay, breaking above the natural tree line. We will be following this proposal closely and preparing to fight it if necessary. TRRA Submission to Minister for Planning [HERE](#)

'Caravan Park' at 16 Trotters Road, Anna Bay

A modification is proposed (DA 2007-15-2) to the already approved '**caravan park' at Anna Bay** (between Nelson Bay Road and Fenninghams Island). Like the other park approved in 2013 on the former **Divers Luck winery site** immediately to the south, this one has a large component of manufactured homes for permanent occupation. TRRA has consistently opposed approval of these types of development on rural land away from urban services and amenities, not least because they clearly breach the intention of the zoning controls. They have been approved under a provision that allows 'tourism developments' on rural land, which we think is designed for low density visitor accommodation – not for high density residential development. The two adjacent approved parks would have a combined total of around 300 2- or 3-bedroomed units for permanent occupation.

TRRA acknowledges that the many residential home parks in Port Stephens meet an important need, and that demand for low cost accommodation is strong. Our contention is that use of a 'tourism' loophole on rural land not adequately supported by urban services is the wrong way. We have made a submission opposing this modification which compounds the original mistake.

Draft Rural Residential Strategy



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Council has put on exhibition a [Draft Rural Residential Strategy](#), which provides a framework for subsequent applications to rezone and subdivide rural land for residential developments of more than 10 lots. It seems to have limited application to the Tomaree Peninsula, where various environmental and planning controls severely limit the area of land to which the new Strategy would apply. We continue to assess the proposal with a view to making a submission before the deadline of 8 October.

Flood Plain Management Plans

Council also has had two draft **Flood Plain Management Plans** on exhibition – for [Medowie](#) and for [Williamtown/Salt Ash](#). While these are outside our area, they have significant implications for Council planning policy and for the visual future of the approaches to the Tomaree Peninsula.

The Williamtown/Salt Ash study has highlighted that the low-lying coastal areas, such as those surrounding Fullerton Cove and Tilligerry Creek, are at particularly high risk with climate change. 192 residential homes, 25 commercial buildings and 4 community building/public infrastructure items will be affected. This has major implications particularly for the existing and planned ‘tourist’ developments of fast food outlets near the corner of Nelson Bay Road and Cabbage Tree Road/Lavis Lane which TRRA has raised in past submissions.

The report calls for ‘Land use planning and development controls which are key mechanisms by which Council can manage flood-affected areas within Williamtown-Salt Ash.’ TRRA welcomes this call for a more coordinated look at the impact of developments rather than individual DA’s being considered in isolation. TRRA Submission [HERE](#)

Foreshore Erosion at Corlette

Another consultation is on a report and options for **management of foreshore erosion at Corlette** between the Anchorage marina and western end of Bagnall’s Beach, including Conroy Park and Corlette Point. The [Report](#) aims to balance various objectives including public access, protection of private properties and prevention of further loss of public land. The options are costed at between \$4.2 million and \$7.6 million, although it is expected that a final approach may be a hybrid with elements from each option. It is not clear if ongoing maintenance costs have been estimated, and in any case there is currently no funding set aside. A public meeting on 23 September made clear that there are strong competing views. Submissions to Council should be made by 16 October.

Apex Park Master Plan

TRRA and other local interest groups have contributed ideas for a Master Plan being prepared by PSC for the future development of Apex Park (between the



Marina and the Town Centre) in Nelson Bay. The Council approved [Apex Park Draft Master Plan](#) (PDF) (5.1 MB) is now on exhibition for 42 days on the Council Website.

Many of the community's suggestions have been included, however our initial feeling is that more detail on the provision for landscaping, control of bicycle speeds and provision for crossing Teramby Road at the end of the cycle/disabled ramp need further consideration.

TRRA will attend a further information and consultation session on Wednesday 7 October and make a further submission once we have studied the draft plan. Please advise Geoff Washington: president@trra.com.au of any opinions.

Black Spot Road Funding

PSC has received approval for several works under the Commonwealth Black Spot Funding Program to improve pedestrian and traffic movements at a number of sites including Little Salamander Shopping Centre, Victoria Parade, Nelson Bay and Shoal Bay.

Council's project team is currently preparing detailed designs and will be contacting key stakeholders. Construction is due to commence March-June 2016.

Donald Street Car Parks Nelson Bay

PSC has received responses to its advertisement for proposals to redevelop the Council owned sites at Donald Street East and Donald Street near Rivers shop. Proposals include provision for free public car spaces, combined with other developments such as tertiary education and aged care accommodation. Buildings of 10-12 storeys are involved.

TRRA has written to council drawing attention to the Current LEP limit of 5 storeys in these locations and to the provisions of the Nelson Bay Town Centre and Foreshore Strategy.

Sand Truck Movements Nelson Bay Road

A recent public notice relating to a request from Mackas Sand for substantial increase to previously approved truck movements from the new alternative road (white fence on left of NB Road) has prompted serious public concern about the cumulative build-up of sand truck movements along the length of Nelson Bay Road. Concerns relate to safety, especially at entry points and roundabouts. The application also requests an extension of operating hours. This issue was the subject of a well-attended public meeting convened by the State Member for Port Stephens, Kate Washington. Kate has subsequently raised this matter in State Parliament. Website Story [HERE](#)



Public concern is also being directed to the overall environmental impact of existing and several new proposals (e.g. Bobs Farm and Cabbage Tree Road) for sand mining in the Port Stephens area. [HERE](#)

Boomerang Park Raymond Terrace

Port Stephens Council is proceeding with its plan for Boomerang Park, located centrally in Raymond Terrace. The broad concept is to allocate a significant portion of the parkland to housing development and the construction of a very large men's shed. Council has indicated a preference for senior's living on the residential precinct. Funds generated by the sale would be directed at a major upgrade of the remaining portion of the park.

Many in the local community oppose the alienation of this long standing public space and query the scale of the proposed men's shed. The Boomerang Park Action Group has organized a 'Walk in the Park' on Sunday 11 October, 11.00am -1.00pm, at which the detailed proposal and its potential impacts will be explained. **More Info** [HERE](#)

TRRA has concerns that this plan may set a precedent for alienation of public parklands which could be applied on the Tomaree peninsula and accordingly encourages members to show their support by attending the 'Walk'.

TRRA Webmaster is currently putting together a comprehensive story for the website on this issue, watch out for it soon.

Council's Conduct Questioned

TRRA and other community interest groups have queried a number of Council's decisions and inappropriate conduct over recent years. These have related to planning and other administrative decisions taken by Council which ignore the professional advice of Council staff, tendering procedures and inadequate enforcement of conditions for land use and/or developments. A further cause of concern is the Mayor's refusal of applications by residents for **public access** to address Council Meetings on sensitive matters.

The community frustration boiled over at the 8 July Council meeting where a large crowd rallied in protest outside the Council chamber. The meeting descended into chaos after a member of the public, who was refused public access, was ejected. The Mayor was forced to adjourn the meeting on two occasions to regain control. TRRA Website Story on the meeting [HERE](#)

The seriousness of this situation has been raised in parliament by our State member **Kate Washington** where she stated that the concerns would be referred to ICAC and called on the Minister for Local Government to take action. More details as well as a copy of the statement to Parliament are available on the TRRA website [HERE](#).



The TRRA webmaster is constantly updating our website [HERE](#). Why not consider subscribing to the website by inserting your email address in the box at the bottom or the right hand sidebar. You will then be notified of major posts by email and not miss the big stories as they happen.

Cath Norman

Secretary TRRA Inc.



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