



**TOMAREE RATEPAYERS AND RESIDENTS ASSOCIATION INC.  
MINUTES – GENERAL MEETING – MONDAY NOVEMBER 9, 2015  
Meeting held Crowes Nest Room, Nelson Bay Bowling & Recreation Club**

**ATTENDANCE:** 29 as per Attendance Sheets including  
Kate Washington MP, Clr John Nell,  
Denise Sharp (President, Nelson Bay Business Association)

**APOLOGIES:** Fran Corner, Nigel Waters, Margaret Wilkinson, Terry Wall

President Geoff Washington welcome those present and especially Kate Washington, John Nell and Denise Sharp. He informed the meeting that the guest speaker Nico Ivanov had apologised at the last moment due to an urgent meeting with his construction contractor.

He invited Denise Sharp to say few words. She informed the meeting on the following points:

- TRRA and Business Association members had similar aims including the overall presentation of the CBD and immediate surrounds
- Business survives whilst we have a community
- Traders & Residents Forum on November 17 at 6.00pm
- AGM Business Association December 10
- Breakfast Meeting November 26
- She would be standing for re-election as President of the Business Association next year and would devote her time to TRRA.

**PREVIOUS MINUTES:** Minutes of the General Meeting held on Monday September 14, 2015 were accepted as a true and correct record on the motion of Geoff Basser and John James

**TREASURER'S REPORT:** Denis Pittorino reported income for the September/October period of \$149, expenditure of \$140.65 giving a closing balance of \$1979.41.

He moved that the report be accepted. The motion was seconded by Jean Armstrong and passed.

**CORRESPONDENCE:** Members were reminded that all correspondence is listed in the Correspondence Register and to contact the secretary should they require further access and/or assistance.



**MEETING DATES:** President spoke on the need to maximise attendance at General Meetings and that the Management Committee had discussed the options for such meetings. The committee has recommended that all future General meetings be held on the third Tuesday of alternative months. That would mean commencing 2016 the third Tuesday in Feb, Apr, Jun, Aug, Oct. A motion that that effect was moved by Geoff Bassar and seconded by Dick Appleby and passed.

The membership was also advised that they would be invited to Christmas Drinks at the Nelson Bay Bowling Club on Monday December 14 at 6.00pm.

**REPORTS:**

**1. Action following the ABC Radio briefing with Mayor Bruce MacKenzie.**

Dick Appleby briefed the meeting on pertinent points of this matter

- Mayor proposed the construction of a BMX track at the Bruce MacKenzie Complex in Richardson Road, Salt Ash and has managed to get approval from Council regardless of strong opposition from interested groups and minimum consultation.
- Soil testing by various authorities has indicated the presence of acid sulphate.
- TRRA has written to the relevant state minister who has acknowledge receipt. TRRA secretary requested to follow up.

**2. PSC is averting consultation with community groups.**

They have adopted a 'divide and conquer' strategy with a 2 on 2 approach thus isolating other interested groups.

Denise Sharp advised that the Mayor had attended the Nelson Bay Business Association breakfast meeting and addressed various issues.

There would appear to be a feeling that PSC could be trying to protect their employees by restricting any consultation at the Raymond Terrace office to one person. The meeting agreed that PSC employees would quite capable of negotiating with the public. A suggestion to video all meetings between PSC and small groups was not an option.

TRRA is working on a submission to address this issue.

**3. Soldiers Point Marina Development.**

Jean Armstrong addressed the meeting indicating that the developer has had four separate proposals since 2008 and that this is a private business venture utilising public facilities with no benefit to the community. The developer is expected to recoup his investment in 2 years with an estimated income of \$89,000 pa.

The differences with the latest plan are:

Species Impact Statement – suspect  
 Valet parking included  
 Further utilisation of deep water channel  
 Pollution is still a major issue and the Director General's requirements still may not be satisfied.  
 Furthermore there is a question as to whether the PSC/JRPP have the authority to make a final decision.

#### **4. West Nelson Bay Diggers**

A full report on this Senior Housing Dept Block is in the last TRRA Newsletter.

The proposed development is for 2 buildings of 8 and 10 floors respectively and is similar to the development at the rear of Soldiers Point Bowling Club. Local residents will be able to comment prior to DA.

#### **5. Apex Park Master Plan**

This plan has been on public exhibition and concludes on Tuesday November 10, 2015.

Our major concern is that the current plan does not comply with the Nelson Bay Foreshore Strategy adopted by PSC.

Apex Park is considered an important space for the future of Nelson Bay. It is the Town Square and needs to project a welcome and feeling of civic pride to residents and visitors alike. The current landscape plan conveys very little of the finished overall effect. Speakers highlighted the fact that Raymond Terrace, Medowie and others in the local government area have Master Plans in place whereas the Tomaree Peninsula does not or is not being recognised and implemented. Millions of dollars were spent on the Nelson Bay 2030 Foreshore Plan which is being ignored. Proposal from TRRA ready for submission November 11.

#### **6. Donald Street Car Parks**

The development criteria requires the same number of car spaces in any commercial development at no cost to PSC. In order for the project to be viable this may mean a 10-14 storey commercial development.

#### **7. Corlette Foreshore**

Clr JohnNell indicated a major problem with existing residents' boat ramps which are unsuitable for the area and have been installed without approval. He also said most residents had insurance cover for fire but not water (sea) and several dwellings were only just above sea level.

#### **8. Boomerang Park, Raymond Terrace**

This park the 3<sup>rd</sup> oldest in New South Wales and is Item 1 Heritage Listed. It is being threatened by the proposed development of senior's housing (21% of the existing park) and a men's shed which could be used for other activities. TRRA is concerned how Council

decision on this proposal could impact on future Tomaree developments.

### **GENERAL BUSINESS:**

#### **Kate Washington MP**

- a. Kate thanked TRRA for its attitude and submission on the PSC consultation strategy for community groups.
- b. Regarding the soil contamination problem in the Williamstown/Salt Ash area she indicated that she has several government departments and committees looking at this issue but that it may take some time to resolve the matter. There would appear to be disagreement in the camp and this is not helping. Compensation packages for local fishermen does not compensate for loss of income.
- c. Tomaree Lodge  
Proposal is to provide accommodation for existing residents at Tomaree Lodge and those from Stockton. It is intended to focus on allowing residents to be part of the community and away from institutionalisation. She has arranged to meet with the Minister for the Disabled.  
Denise Sharp voiced the sentiment that we should separate the disability issue and the future use of the land.

#### **Salamander Bay Shopping Centre**

John James spoke with the aid of some slides on the past and current subdivision and development plans for this precinct currently before PSC who are scheduled to debate the development on November 10. Current plan allows for - 3 developments against Rigby Centre to cater for Medical Centre, Gym and Service Station

- Bus interchange

Concerns are - No pedestrian access to Rigby Centre  
Does to comply with Master Plan for the Centre  
Parking and traffic control with Funeral Home for White Lady Funerals

#### **Planning for the Future**

TRRA and its Associates to identify at least one major issue or project in 2016 to be put in place.

TRRA is a many faceted community group on the Tomaree Peninsula whose purpose and focus is to represent the thoughts and ambitions of the community who:

- Live here
- Study here

- Work here
- Play here
- Invest here

Greater consideration needs to be given to having an ambitious blue print for urban transformation of Nelson Bay, Shoal Bay, Anna Bay, Salamander Centre, Little Salamander ensuring we take advantage of the MAXIMUM OPPORTUNITY to research all the bold recommendations to position the Tomaree Peninsula as one of NSW's major tourism hubs, and a place to live and invest in. TRRA wishes to work with all the various communities of the peninsula to map out and implement opportunities for better futures for

- People
- Enterprise
- Environment

That will need us all to      Come together  
   Build relationships  
   Recognise opportunities  
   Encourage collaboration  
   Inspire innovation  
   Activate action

towards shared visions, concepts and community plans for the future of our region.

Let us consider                      a Tomaree Peninsula Urban Design

Competition

A Master Plan for Children's Playgrounds  
"Gateway to Port Stephens" – Internal and  
external – Strategy and Plan

TRRA asks all community groups to consider these opportunities as to what they offer and please let us continue the conversation. President Geoff Washington thanked everyone for their attendance and contribution and closed the meeting at 9.10 pm

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Minutes accepted as a true and correct record of the meeting.

Signed

Date