



TRRA Inc GENERAL MEETING

Crows Nest Room, Nelson Bay Bowling Club

Minutes–Wednesday 18 April 2018 - 7 pm

1. **Apologies:** Ian McPhee, Jaimie Abbott, Peter Dundas-Smith, Sue Olsson. Accepted Geoffrey Bassar seconded John James
31 attended as per attendance sheets
2. **Minutes** of meeting 12 February 2018 (Posted on TRRA Website)
3. **Business Arising** (addressed in the agenda items)
4. **Correspondence In and Out** (GW)
5. **Business arising from Correspondence**
 - Many email communications received and sent with subject matters covered in later agenda items.
 - Letter from Kate Washington MP expressing concern relating to the high rise proposals in the Nelson bay implementation and delivery program
6. **Treasurers Report**
 - The current balance is \$2,603.65 Expenses drawn from the account for the public forum, campaign fliers, and copying totalled \$
7. **Nelson Bay Strategy Delivery Program (GW,NW)**
 - The consultation in 2017 there were 80 submissions. The summary published by council did not truly reflect the sentiments in submissions made, particularly relating to building heights.
 - TRRA put together a comprehensive campaign against the proposed height variations in the plan.
 - A very professional submission was made to council in February 2018. TRRA met with the Mayor, councilors and Council officers to explain the short comings in the document which was released for consultation.
 - 350 people attended the public meeting at Nelson Bay Bowling Club, the Mayor and council officers were able to hear first-hand the community attitude to the proposed changes which were almost 100% against the proposed height variations.
 - There was good response from the local media, the Sydney Morning Herald and the local papers.
 - 1,600 submissions were sent off to council signed by people who approached the street stalls in Nelson Bay and Salamander Shopping Centre
 - Bob Young David Gray (experienced developers) advised on the arguments to include in TRRA's submissions
 - Other Submissions by Nelson Bay Now, Eco Network and Tomaree Business Chamber largely agreed with the TRRA submission and pressed for the

preservation of the natural amphitheatre with a wooded background. They observed that the 8 storey viability allowed in the previous plan had not been used and that there was no evidence for a need for 10 storey buildings

- There were over 1,100 signatures on the petition at the Bowling Club.
- Thanks to Dan Bowen, Henk Tobbe, John and Gail Ballantyne, and the many volunteers who helped Margaret on submission signing stands at Nelson Bay and Salamander
- A vote was passed at the Public Forum to submit a formal request to council for the rezoning of foreshore land
- Motion
 - Post Stephens Council change the LEP strategies to ensure that the Nelson Bay foreshore from the playground to the eastern groin is protected as a recreational green zone.
 - Moved Sue Olsson and seconded Dick Appleby

8. Exceptions to Development Standards Policy (NW)

- Nigel Waters reported on a recent draft policy exhibited by PSC. Without specific conditions or guide lines it could encourage developers to push the envelope in future development proposals.

Research into the application of exceptions in other local government areas noted 10% variations allowed based on special needs like the shape of the block, but Port Stephens council in approving the Church St development allowed a 100% variation which cannot be justified. Council has not proposed set any standard or criterion; nominated any compensation benefits for allowing this variation.

- The height regulations apply right across Port Stephens Shire area and it is important for the public to be made aware of this.

8 Follow up

A follow up meeting will be sought with the Mayor and councilors and new planning staff to keep the pressure up. There will be a request that the submissions be posted on the council website. There is concern about the summarization of the submissions by planning staff. The next step will be a staff report to Council together with a recommendation on the Implementation and Delivery Program. If adopted, amendments to the LEP and DCP would follow. These two processes would be the only option for the community to challenge the outcome of this round of consultations.

9. Implementation Panel

People had been invited to self-nominate to be on a proposed Nelson Bay a Town Centre and Foreshore implementation panel. There has been concern expressed about the panel not being representative. Several attendees indicated that they had nominated.

10. Nelson Bay Now Report (GW, NW)

- The plan for the Yaccaba Street extension is for a one-way single lane moving traffic from the CBD onto Victoria Pde. The western boundary abuts a

driveway to the units fronting Victoria Parade beyond which is an unsightly side wall of a retail shop. A fence is proposed for this boundary. The other side allows for planters and green space. The latest version of the delivery review still refers to an area along the eastern side for retail development. TRRA has opposed this use which would reduce the view corridor towards the Bay and exacerbate the problems of existing retail operators. There is also a query as to the practicality having regard to the available space.

- Parking and Transport study.
The 2011 GHD study was updated in September 2017. It reported increased peak season traffic and parking pressure but only minor changes to the 2012 Strategy were proposed. Business people in the town have real concerns about the failure to fix the parking problems. There has been no solution offered for the Donald St east car park
- The Tomaree Business Chamber and Nelson Bay Now have mooted new functions for the town including a transport interchange, higher education, Port Stephens Council (or other levels of government) moving some public administration functions to Nelson Bay or nearby Tomaree locations. .
- A newly formed NB Now Civic Pride Group is organizing a working bee in NB CBD – Sunday 27th May starting at 6.00 am. This will involve cleaning up chewing gum, polishing windows, painting shop fronts, planting new plants, mulching existing ones. Salamander Bay Rotary will provide a sausage sizzle and bottled water. Volunteers are asked to register at the entry desk or with Tomaree Business Chamber Phone 4984 4751 or the TRRA contact is Margaret Wilkinson 4981 2881.
- PSC has indicated that it would match State Grant money resulting in funding of \$140,000 to be allocated to the preparation of a Public Domain Plan for Nelson Bay town and if possible to commence implementation. TRRA noted that the 2012 Strategy had an excellent Public Domain Strategy which included extension of street tree planting in the CBD and developments in Apex Park.

11. Town Gateway -

- Michael Mace (NB Rotary) reported on a plan to landscape with flower beds and a welcome sign at the roundabout entrance to Tomaree located at the intersection on Nelson Bay Road and Port Stephens Drive Anna Bay.
- It was suggested that signage should acknowledge sister cities in Japan and the United States.
- The suitability of an information centre on the council land adjacent to this roundabout was noted. The centre could be a place for a national park exhibit and provide a bus interchange. It was noted that this land is now classified as operational and can be sold. TRRA had previously lobbied for retention of at least the roadside section of this land to be retained for community purposes and was unsuccessful.
- Queries were raised about the legality of signage along Nelson Bay Road. TRRA is following up with Council on this.

12. DA Updates (JJ)

- Fleet St.
- The plan for a 6 storey high rise has been withdrawn. The threat to knock down bush land which is Koala habitat is not acceptable. An objection has been made to any further clearing of the bushland for APZ until future buildings are approved and about to be constructed.
- Bagnall Avenue, Soldiers Point There is an approved DA to build 8 town houses as a Council project. The access to Soldier's Point road is at a blind corner. This has now been referred to the traffic committee
- Sunrise Development Caravan park has 188-196 sites approved for development. A buffer zone on land adjacent to the road was originally set aside but now there is an application to fill this space with extra homes.
- A further 102 homes are approved for Trotter's Road and at Ingenia Lifestyle 600 mobile homes
- These are High Density Manufactured homes developments on rural land.
- \$23,000,000 is planned to be spent on a resort on rural land at Anna Bay. It is being represented as an "eco-tourism resort" and has gone to the state planning authorities.

12. Integrated Plans

- Members of the TRRA committee are working on a submission on the draft plans currently on exhibition. The documents identify Council and community priorities for the next decade and discuss funding options in a Long Term financial Plan. Submissions should be in by 30 April.
- Council has in recent years have not sought rate increases above the pegged level declared each year by the NSW Government. (around 2% per annum). The Reports identify significant needs to augment infrastructure and enhance services but suggest that such expenditure on these items may only be achieved by applying for a special rate variation if approved by the state this could see rates adopted in future years above the pegged increase. There was general agreement that TRRA should make the point that Council Must clearly indicate where additional funds would be spent prior to any move to seek a Special Rate Variation.

It was noted that the plans show 109 Foreshore Drive as "operational land" which allows such land to be sold. This parcel of land is directly opposite the Mambo Wetlands and provides a corridor of access to the foreshore from Foreshore Drive. A request be sent to council to rezone this land.

14. General Business

The meeting was informed that:

- PSC had resolved to propose Postal and electronic voting only for Council elections. It was noted that only 75% of eligible voters voted at the last local government elections. (NW)
- Tomaree Community College - Caveat There is a DA to build a 67place child Care centre with the community college maintaining ownership and using as a training facility. Some questions had been asked by community

members relating to the caveat to require land to be retained for educational purposes. Ownership transfers are required by banks to finance the Child Care Centre. No further action at present.

- Council meeting webcasts now online for a year

Next meeting: Monday 18th June – 7 pm – Nelson Bay Bowling Club