



Tomaree Ratepayers and Residents Association

Examiner July 14 2011, 'Port Stephens Review'

July 15 2011

TRRA is a little disappointed that a number of stakeholders including the Mayor, Business and Real Estate Agents were consulted about their vision for the future of Nelson Bay for the wrap around in this week's Examiner but unfortunately we were not. This is surprising because an 800 word document titled 'Vision for the Future of Nelson Bay' was submitted to the Examiner on June 13 and was never published. This document was a constructive, positive representation of the view from our membership of over 400 residents that contained absolutely no criticism of the Council whatsoever. The only mention we got in the Examiner 'review' was a spray from the Mayor about a vocal minority that bagged his 2030 plan in letters to the paper.

We respectfully request that you revisit our document and publish it next week to balance the views expressed and we have attached it again, unedited for your consideration.

We feel that we actually do reflect views of the "reasonable" residents of the area and we are determined to hold the Mayor to his word on delivering the services that "reasonable" residents would expect.

We put our views to a meeting of Council in Public Access about the 2030 plan and **the Councillors agreed with our contention** that the plan, put up for adoption by the planning Department, was flawed and ill considered and asked that it be amended and re submitted by the Department.

We gave an extensive presentation to our membership on the 2030 strategy and the Capacity Modelling that the Mayor refers to that, would see 1,990 Dwellings, 3,582 more people in the Nelson Bay CBD with 5 story development across the whole town including Apex Park and our members made their feelings about these proposals abundantly clear to us.

We have also called for a Quality Hotel and Conference Centre but do not see it as the panacea for local business that some interests expressed in your 'review'. We already have one of those at Shoal Bay, and it has its own restaurants and facilities and the transient nature of the clientele it attracts is not a lot different to that of the Tourist Industry.

The only way to provide a sustainable local business model is to embrace these existing industries as well as attracting more permanent residents to service them and be employed by them and to actually live here all year round, and they don't want to live in one bedroom boxes, we have enough of those, empty most of the year as it is.

Our Executive recently organised a discussion in the Bay involving David Broyd, (Council Planner), Michael Almyer, (PS Tourism) and another prominent Real Estate agent Bruce Gair (PRD) and it was agreed that the only solution was to attract more permanent residents and that the sweet spot for apartments was 135 to 140 Sq meters with adequate parking. A study from a major Bank Lender was quoted saying that it would no longer support development loans for 50sq meter apartments as proposed in the capacity modelling and by Warren Kelly because they were not viable.

Any more of these cheap off the plan developments would have no lasting positive contribution to lifestyle in the Bay and would be seen by us as the quick buck, tax dodge that we have too many of in this area already. 90% of the year they are empty and represent passive, non productive investment.

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