



Councillors
Port Stephens Council

10th February 2011

Dear Councillors

JRPP save Council a trip to Court

The Councillors and senior staff who pushed the flawed sub-division proposal for the land around the Salamander Bay town centre should be thanking the Joint Regional Planning Panel (JRPP), not calling for its abolition (as reported in the Examiner and Council papers).

If this proposal had not been referred to the JRPP, Council would have very likely approved the development. If that had happened then Council would now be spending time and more ratepayers' money on another case in the Land and Environment Court.

The independent assessor has clearly identified the very significant problems with Council's proposal. The proposal did not comply with at least 3 State Planning Policies, or Council's own LEP and Koala Plan of Management. Legal advice obtained by TRRA asserts that Council would have been open to legal action if you had approved this development.

Serious questions need to be asked of the General Manager as to why a development, which was so clearly in breach of State policies and Council's own plans, was allowed to be pursued for so long and at so much expense.

Instead of trying to shoot the messengers, we call on you to take this opportunity to turn a mistake into an opportunity. Initiate a professional Masterplan for the Salamander Bay area, which will transform it into the vibrant commercial and community centre we all want. If a proper Masterplan had been commissioned 2 years ago, we would most likely now have an Aldi and Big W in the area.

If Raymond Terrace can have a Masterplan for their new commercial centre, why can't Salamander Bay?

We hope you all take the time to read the Independent Assessor's Report on this DA in full, so that the mistakes made in pursuing a sub-standard development are not made again.

Yours truly,
R.A.Young,
Chairman.

Tomaree Ratepayers and Residents Association