



## TRRA INC NEWSLETTER, MARCH 2019

### COMING EVENTS

#### **1. 2019 NSW State Election – ‘Meet the Candidates’ Forum Nelson Bay Bowling Club – 11 March 2019, 7:00 pm**

Candidates Kate Washington, Member for Port Stephens (Country Labor), Jaimie Abbott (Liberal) and Bill Doran (Independent) have accepted TRRA’s invitation to attend our Forum. Two other candidates - Maureen Magee (The Greens) and Theresa Taylor (Animal Justice Party) have sent their apologies. We are still awaiting a reply from Bradley Jelfs (Sustainable Australia).

The TRRA committee prepared the following 3 questions which have been circulated to the candidates and they have been requested to respond at the Forum.

#### **Three Set Questions From The Community**

As item 4 on the Agenda each Candidate will be asked to answer each of the questions below:

##### Question 1

Port Stephens Council has a track record of approving buildings that are much higher than the limits in its Local Environment Plan using a very generous Variations Policy, contrary to community expectations.

Will you support a change to the Planning Act to limit Council’s ability to approve major variations to adopted development standards?

##### Question 2

Port Stephens has many low-lying and coastal areas that would be seriously impacted by a rise in sea levels.

What policies do you have to address the threats posed by climate change, and specifically their implications for coastal areas of Port Stephens?

##### Question 3

Ten existing and proposed sand mines between Fern Bay and Anna Bay could put up to 1500 heavy trucks every day onto long stretches of single carriageway road.

- a. Would you limit the growth of sandmining in Port Stephens?
- b. Would you commit to full duplication of Nelson Bay Road all the way from Stockton, and/or of the other links to the Pacific Highway?

# **ELECTORAL COMMISSION BALLOT PAPER DRAW 2019**

## **Port Stephens Electorate STATE ELECTIONS**

1. Jaimie Abbott, Liberal Party
2. Bradley Jelfs, Sustainable Australia Party
3. Kate Washington, Country Labor Party
4. Bill Doran, Independent
5. Maureen Magee, The Greens
6. Theresa Taylor, Animal Justice Party

## **NEWS ITEMS**

### **Fingal Link Road**

The Liberal Candidate for Port Stephens has announced a commitment to allocate \$188 million to construct the proposed link road.

TRRA does not have a firm view on this concept and we do not have the details of the intended project.

From past discussions in the Tomaree community, indications are that there is significant support for a link road, on the belief that it would provide an emergency escape route (ambulance, fire, etc.) and quicker access times, promote development and reduce traffic along Nelson Bay and Shoal Bay foreshores.

TRRA Committee and some members of the community have posed some questions which need to be addressed on the link road proposal.

The threshold question is whether there is a sound business case for this project with a cost of \$188 million, given that very little land remains available for development in Fingal Bay and Shoal Bay. The project would increase pressure for higher density infill in both areas.

Another question is whether the present priority should be to complete the dual carriageway on Nelson Bay Road to improve accessibility to Newcastle. Consideration could also be given to the impact of a link road on the future viability of Nelson Bay Shopping Centre as the link road would provide more direct access to Salamander Shopping Centre.

There are alternative routes for any link road including via Austral street which has a wide road reserve and may be a cheaper option.

As much of the road is planned to cross National Park and other open space what will be the impact on environmental assets including wildlife?

This is a subject on which candidates can be asked questions at the forum.

### **1 Yacaaba Street, Nelson Bay**

Revised plans for the 1 Yacaaba St apartment building fail to address concerns.

The applicant for a residential apartment building on the corner of Yacaaba and Donald Streets has changed the design for a second time, supposedly in response to earlier feedback. Compared to the original DA, 4 units have been removed (now 56), the top floors set back slightly and the façade

made 'wavy', but although it is now 9 rather than 10 storeys, it is still over 30 metres high and still has a very high floor space ratio of 2.84:1. **The amount of parking provided has actually been reduced (by 36 spaces)!**

This image (from the DA) demonstrates the visual impact, by reference to the existing buildings to north and south.



TRRA thinks it is still far too high and bulky and inconsistent with the town character objectives of the Nelson Bay Strategy. It is still more than twice the existing height limit and nearly 3 metres over even the new limit adopted by Council in September (but which has yet to be confirmed). The proposed new limit is in any case supposed to operate alongside other controls to address view corridors, overshadowing etc, and we think this proposal fails on numerous counts.

We urge concerned citizens to make another submission, by 14 March, objecting to the proposal. Go to <http://bit.ly/2lqv2Cm> to have your say on DA 2018-386, or send an objection by email to [council@portstephens.nsw.gov.au](mailto:council@portstephens.nsw.gov.au) with OBJECTION to DA 2018-386 in the subject line.

## Special Rate Variation

Approval was given by Council at its 29 January Meeting to proceed with its proposal for a 7.5% cumulative increase over 7 years and has made its submission to IPART.

TRRA, in its Submission to Council on the SRV stated:

***TRRA now believes that a more acceptable approach would be to establish a less ambitious list of projects based on a more rigorous prioritisation. This would need to have regard to cost/benefit criteria and where appropriate, serious business cases to establish on-going feasibility.***

and:

***TRRA mentioned that It had now adopted the view that a less ambitious bid for a more prioritised set of projects, necessitating a lower level rate increase over a shorter time period, say 3-4 years, would be more acceptable to the community and possibly to IPART. Council could always apply for an extension of the SRV at the conclusion of the period.***

TRRA's submission which is nearing completion will reflect this position.

## **Your IPART Submission**

Preparatory to submitting its case to IPART (The Independent Pricing and Regulatory Tribunal) for consideration of its Special Rates Variation (SRV), Council is required to put its final submission up for public exhibition and comment.

**TRRA will be putting its case to IPART and ratepayers and residents are encouraged to do likewise.**

The IPART link is <https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/Reviews/Special-Variations-Minimum-Rates/Special-Variations-Minimum-Rates-2019-20>

Select the tab "COUNCILS & APPLICATIONS "to find the Port Stephens Council proposal and then back to the previous page to 'Have Your Say" on the SRV.

Your submission must be lodged by 14 March.

Geoff Washington  
President  
TRRA Inc.

8 March 2019