



## **TRRA INC NEWSLETTER, 8 JUNE 2019**

### **NEXT TRRA GENERAL MEETING**

**Our Committee decided to postpone the next general meeting, due to the clash with the Queen's Birthday weekend holiday.**

**Please note that we have been able to arrange interesting guest speakers who at this stage are only available on Tuesday 18 June 2019.**

**Due to the long weekend it has not been possible to confirm the availability of a venue at the Bowling Club until next Tuesday when the Functions Manager returns to work.**

**A further advice will be circulated in the coming week confirming the meeting date and venue.**

**Guest Speakers: Ryan and Lia Edward Pereira,  
Irukandji Shark and Ray Encounters and  
"Sea Shelter" clean up and rescue programme**

### **NEWSLETTER**

#### **1. IPART Refusal of Port Stephens Council Application for a Special Rate Variation (SRV)**

IPART's Media release announcing its determination on Council's application is [HERE](#) . This is a summary of IPART's reasons for refusal. Their full report may be read [HERE](#).

It is interesting to note that IPART received 681 submissions on the Port Stephens SRV mostly opposing the increase. The Lithgow application received 242 submissions, Dungog 120 and Tamworth 12. Others received only very few submissions (less than 10).

Port Stephens Council has stated that it will now not be able to fund all the project list forming part of its application. It is understood that Councillors are now considering a significantly reduced set of priorities for the coming year to be funded from sources other than an SRV. TRRA will be requesting that further public consultation be offered to obtain a public input to the selection of projects.

## **The TRRA submission to IPART concluded as follows:**

*'If the council succeeds with its application, it is at the higher end of the options normally granted by IPART.*

*TRRA notes the current Council which is proposing the SRV has only 18 months to run before the next elections. We do not recall any of the current Councillors expressly flagging an intention for an SRV during the election campaign in 2017.*

*TRRA suggests that a less ambitious project list and shorter period for rate rises would be much more saleable to the community and allow the necessary flexibility to respond to the changing social, business, technical and financial conditions. There would be greater opportunity to assess the success of Council in delivering the programme and if proven, there would be an option of applying to IPART for an extension of the SRV.'*

## **TRRA's Full submission to IPART – [Click Here](#)**

### **2. Draft Nelson Bay Public Domain Study**

The draft Nelson Bay Public Domain Plan, Streetscape Design Guidelines, and Wayfinding Strategy are nearing completion and are expected to be presented to Council for adoption in the near future.

### **3. Buy Back of Mambo Wetland site protects valuable environmental asset**

After three years the NSW government has bought back the 5.6-hectare site that was sold to a developer "by mistake". The relentless lobbying by the Mambo-Wanda Wetlands Conservation Group supported by other community associations including TRRA, played an important part in securing this decision. Port Stephens Council, our State Member, Kate Washington, as well as Jaimie Abbott, the Liberal candidate for Port Stephens all supported the request for a buyback.

### **4. Latest DA for 1 Yacaaba Street**

TRRA in its last newsletter raised a number of objections to the revised plans for the 1 Yacaaba Street apartment building, on the corner of Yacaaba and Donald Streets .

Although the proposal is now for 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)!**

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



We await Council's planners' recommendation on the revised DA.

## 5. DAs for high rise apartments on Fleet Street withdrawn

The Salamander Bay Community Group opposed multiple high-rise apartment blocks which were planned for the site of the former Colonial Ridge Resort. The site is zoned Residential R2.

The residents group considered the plans to be a 'gross overdevelopment requiring an excavation of a huge volume of rock and thousands of truck movements'. The group was not opposed to 'appropriate development for seniors living'. Council had concerns relating to bulk and scale, building height and cut/fill on the site.

The applicant has withdrawn the proposal to investigate re-design.

## 6. Fingal Bay Link Road

In the campaign for the NSW election, the Liberal Government announced a provision of \$188 million for the construction of this Link Road. This was confirmed by the Premier soon after their return to government.

TRRA subsequently wrote to the Minister for Transport and Roads asking for advice on the details of what was being proposed and the programme for implementation of the undertaking. In particular, we asked about whether alternative routes are being investigated and if there had been a business case for the project.

The response is copied below (next page).

This advises that consultations have started with Port Stephens Council and Roads and Maritime expects to complete the route option report by late 2019 with the strategic business case developed in 2020.

TRRA intends to request an opportunity to have an input to the evaluation and design of this major project. A start would be to invite a representative of Roads and Maritime to be a guest speaker at a TRRA meeting.

If you have any comments on this project or the process for its implementation, please email them to [planning@trra.com.au](mailto:planning@trra.com.au).



Transport  
Roads & Maritime  
Services

Reference: 00807604

Mr Geoffrey Washington  
President  
Tomaree Ratepayers and Residents Association Inc  
1/76 Magnus Street  
NELSON BAY NSW 2315

Dear Mr Washington

Thank you for your email on behalf of the Tomaree Ratepayers and Residents Association Inc to the Minister for Transport and Roads about the Fingal Bay Link Road. The Minister has asked me to respond on his behalf.

Following the Premier's recent announcement of \$188 million for the construction of the Fingal Bay Link Road, Roads and Maritime Services has started consultation with Port Stephens Council to find out about the planning that Council has done on the project to date.

The first step for us is to complete sufficient investigations to develop a Strategic Business Case for the project. This will include strategic design development, traffic modelling, estimating, economic appraisal, heritage and environmental investigations of potential options. The business case will also consider the strategic merit of the project

Roads and Maritime expects to complete the route option report by late 2019 with the strategic business case developed in 2020.

The announced funding is based on a high level strategic estimate of Council's current design which I understand to be one lane in each direction within the preserved road corridor in Council's Local Environment Plan (LEP) giving consideration to project risks and the level of information available.

I hope this has been of assistance. If you require any further information please contact Mr Phil Davidson Senior Project Development Manager, Hunter on (02) 4908 7532.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anna Zycki'.

27 May 2019

**Anna Zycki**  
Director Hunter Region

## 7. Tomaree Headland Vision

TRRA continues to work with the Friends of Tomaree Headland, a group of community associations convened under the leadership of Peter Clough from the Tomaree Business Chamber. In the run up to the State election we lobbied the candidates to obtain commitments to maintain the Tomaree Lodge site in public ownership. Both major parties gave assurances that the land would not be sold and that planning for its future use would be undertaken in consultation with the community.

The Friends have applied for a grant towards a Scoping Study to identify the potential of the site and what is required to protect and enhance its assets. The Friends are liaising with relevant State and Federal representatives with some encouraging responses. The following presentation to the NSW Legislative Council was made by the Hon. Taylor Martin, Chair of the Standing Committee on State Development, on 7 June 2019.

**The Hon. TAYLOR MARTIN (15:13):** *I bring to the attention of the House the Friends of Tomaree Headland, a community-led organisation that is based in Port Stephens. The Friends of Tomaree Headland includes as participating groups Tomaree Business Chamber, Nelson Bay RSL Sub-Branch, Destination Port Stephens, Port Stephens Historical Society, Shoal Bay Community Association, EcoNetwork, Marine Parks Authority and Tomaree Ratepayers & Residents Association.*

*Earlier this year the Friends of Tomaree Headland outlined their community vision, which will leverage the location's outstanding natural and heritage assets to create a significant visitor attraction for Port Stephens. Tomaree headland is a beautiful place. The \$6.7 million announced last year, which the New South Wales Government has committed to invest in upgrades to the 23-kilometre Tomaree coastal walk, is an important part of the vision outlined by the Friends of Tomaree Headland. The funding will go towards enhanced visitor experiences for the iconic Tomaree headland including improved access, walking tracks and visitor amenity. Selected sites of the World War II fortifications—the gun emplacements, the command post and the radar site—on Tomaree headland will be interpreted for visitors to the park. The Friends of Tomaree Headland see further opportunities including a military museum; a visitor centre showcasing the Worimi people, military, marine and European history; an upgrade of the Tomaree Lodge site; reinstating the jetty and the baths; a picnic area; and nature-based tourism. It also envisages new amenities, parking and additional access. The Friends of Tomaree Headland convener Peter Clough is already making progress on the group's vision. I look forward to working with Mr Clough and the Friends of Tomaree Headland to see their vision become a reality.*

Geoff Washington  
President TRRA Inc.

8 June 2019