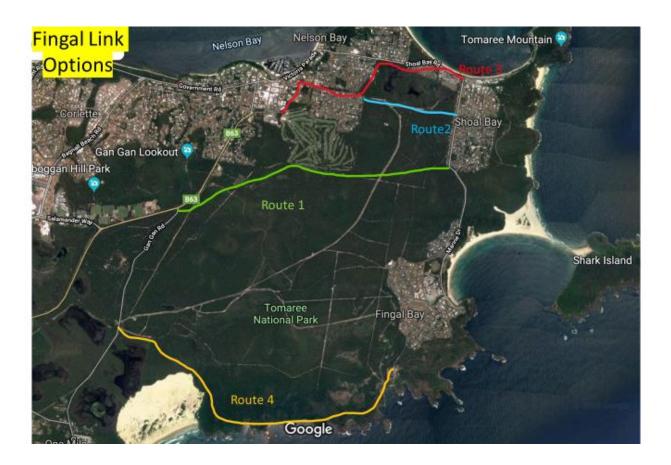
Fingal Link Road - Options TRRA October 2019



Some routes use existing road network with minor improvements

Selected routes are those previously proposed known to TRRA. Route 1 is thought to be the one currently under consideration by the State Government (2019 Election commitment to spend \$188 million), although route options are part of the consideration.

Other routes are possible – e.g. following existing fire trails or water board easements, but have not been included at this stage.

Consideration of all routes must include economic, social and environmental impacts (inc. traffic/parking) not just on immediate environs but on all Tomaree communities.

Need to clearly define and agree on objectives/business case before proceeding much further

Abbreviations: SB = Shoal Bay FB = Fingal Bay NB = Nelson Bay

Route	Works	Benefits	Drawbacks
Route 1: Gan Gan Rd-Government Rd SB (reserve shown on most recent plans, inc. current Tomaree NP Plan of Management)	Approx. 5km of new road Junction at intersection of Gan Gan Rd and Nelson Bay Road	Much quicker access to SB and FB from the west and vice versa – convenience for local residents, commuters to Airport and Newcastle and visitors Provides alternative access to and from SB & FB in event of blockage of SB Road Relieves NB Centre of through traffic Invites and facilitates development of land north of new road and west of Glovers Hill (private owners and/or Worimi Local Aboriginal Land Council) – various lots already proposed for re-zoning to residential – potential for 'value capture' to help fund road?	Major expense - \$188 million minimum — complex engineering over difficult terrain Does not provide alternate access to SB or FB in event of bush fire in National Park — new road likely to be directly affected (+ still relies on single track road through bush between SB and FB) Major environmental impact on National Park — cuts through and divides + major loss of native vegetation/habitat + aboriginal heritage? Loss of business for Nelson Bay town centre as provides direct link between FB & SB and the Salamander Centre Major increase in development pressure on both SB and FB — both for intensification (higher density and height increases) and for incursion on bush including NP Need for agreement with Land Council for use of land at Gan Gan Road end of route? (outstanding negotiations?)

Route	Works	Benefits	Drawbacks
Route 2: Austral St – Government Rd, Shoal Bay – reserve shown on older maps)	Approx. 1.2km of new road + minor junction priority changes through Seabreeze Estate and signage May require acquisition of one or two properties on Government Rd, SB	Much cheaper (<\$50 million?) Uses existing road reserve on northern side of Austral St Provides alternative to Shoal Bay Road 'choke point'	Environmental impact on northern section of National Park (including wetlands south of SB Rd?) Possible aboriginal heritage constraints? Some increase in development pressure on both SB and FB Effect on amenity of residents of Austral St (mostly on southern side) In long term, may require upgrade of Dowling St access to Nelson Bay Golf Club
Route 3: Dowling- Fingal-Gowrie – re- routing along existing roads	Minor road improvements + junction priority changes and signage Would use (wide) Fingal St for much of route Sub-option would use (wide) Trafalgar St with new roundabout at Shoal Bay Rd to avoid impact on Fingal St, Trevally St, Gowrie Ave and Community Hospital	Cheapest option (<\$10 million?) Relieves traffic through NB centre, Magnus St East and Victoria Pde	Does not provide any alternative to the Shoal Bay Road 'choke point' between Gowrie Ave and Government Rd SB Effect on amenity of many more existing residents In long term, may require upgrade of Dowling St access to Nelson Bay Golf Club

Route	Works	Benefits	Drawbacks
Route 4 – Gan-Gan Rd to Fingal Bay via coast (Tourist route proposed pre-1990) No-one seriously proposing this any longer?	Approx. 5km of new road - Major engineering project over very difficult terrain	Provides complete alternative access to both FB and SB (even in event of major bush fire?) or accident on existing roads Relieves traffic from NB Centre, Seabreeze Estate, Shoal Bay Road and SB village New tourist attraction	Huge cost (\$??) Massive environmental impact on National Park