

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
<p>Route 1: Gan Gan Rd-Government Rd SB (reserve shown on most recent plans, inc. current Tomaree NP Plan of Management)</p>	<p>Approx. 5km of new road</p> <p>Junction at intersection of Gan Gan Rd and Nelson Bay Road</p>	<p>Much quicker access to SB and FB from the west and vice versa – convenience for local residents, commuters to Airport and Newcastle and visitors</p> <p>Provides alternative access to and from SB & FB in event of blockage of SB Road</p> <p>Relieves NB Centre of through traffic</p> <p>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?</p>	<p>Major expense - \$188 million minimum – complex engineering over difficult terrain</p> <p>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)</p> <p>Major environmental impact on National Park – cuts through and divides + major loss of native vegetation/habitat + aboriginal heritage?</p> <p>Loss of business for Nelson Bay town centre as provides direct link between FB & SB and the Salamander Centre</p> <p>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</p> <p>Need for agreement with Land Council for use of land at Gan Gan Road end of route? (outstanding negotiations?)</p>

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

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