



## **TRRA Inc GENERAL MEETING**

**Nelson Bay Bowling Club  
Monday 8 February, 2021 – 7.00 pm  
Minutes**

**Attendance:** 20

**Apologies:** Jean Armstrong, Geoff and Nanette Basser, Geoff and Judy Washington, Pam Mumford

**Minutes of the previous meeting** (Posted on TRRA Website)

1. Accepted: Robyn Williams, Lorrence Salter

### **Matters Arising**

2. The President reported that while the last meeting with the Mayor had been discouraging as regards the Gateway initiative, he had been invited by Steven Peart to follow up. He was now awaiting a response to his follow-up.

### **Correspondence**

3. None.

### **Treasurer's Report**

4. The Treasurer presented the report for November 2020. Moved Denis Pittorino, seconded Nigel Waters that the report be accepted. Agreed by consensus.

### **Reports**

5. *Kings Hill development.* The President reported that the Regional Planning Council had deferred a decision on the proposed development pending receipt of further information. While this was good news, he warned that this last remaining area of serious koala habitat was still likely to be lost.
6. *Council Waste Strategy.* Nigel Waters congratulated PSC on its serious process of consultation by PSC. The draft policy was still awaited.

## Other Planning Issues

7. John James reported on a number of planning issues:
  - a A DA for a residential apartment building at 10 Tomaree Road, Shoal bay, which was 43% higher than the 9 metre limit. Rather than revising the LEP if this became necessary, PSC's approach was to approve ad hoc variations which then became the basis for a revision.
  - b expansion of the Soldiers Point Marina building, which raised multiple issues including its impact on aboriginal places and exacerbation of the car parking shortage at the marina.
  - c Rezoning of some Council land at 12 Bagnall Avenue, Soldiers Point, to provide 4 house lots rather than 8 townhouses. While this was potentially an improvement there were traffic safety concerns regarding placement of driveways and a bus stop. Councillor Nell pointed out that the key moment at which development could be affected was when land was being rezoned, which was why he was taking issue with the proposed redevelopment of the Gan Gan army camp.
8. Nigel Waters also reported on some planning issues and thanked the Soldiers Point Community Group, Rachel and her fellow Salamander Bay residents for their inputs and support:
  - a A proposed 24-hour gym behind the Salamander Centre, at 8 Central Avenue, was only being advertised because it proposed 24-hour operation: the overall lot design, which would result in a very narrow unlit path between buildings, had been approved without public notice by a private certifier. TRRA was raising concerns with Council both on the specific proposal and the general expectation of public notification. It was also seeking information on what was planned for the rest of the site.
  - b The next stage of Greenside Seniors Housing by the Soldiers Point Bowling Club. The proposed changes to this development would result in gross over-development, with a very high building that was inconsistent with the character of the area. He encouraged members to make submissions.
  - c Surfacing of a carpark at Shoal Bay. This was proposed in a Notice of Motion by the Mayor, to be discussed at the forthcoming Council meeting. The objective was unstated but might be to extend paid parking to Shoal Bay.
  - d Proposal by Council to create "parklets" for cafes and restaurants in Shoal Bay. It seemed that this was aimed at finding a use for funds allocated by the State Government, after opposition from some shopkeepers in Nelson Bay had caused them to abandon the proposal to create such parklets on Magnus Street. However, Shoal Bay already had a large pedestrian plaza as well as generous shopfront setbacks from the road, so the benefit of these "parklets" was unclear.
  - e Renewed tree lopping was also a concern. Two large trees and some smaller ones had been cut down in Halifax Park, although it seemed that these

were coral trees, which are regarded as an undesirable species in NSW. A large tree had also been reduced to “habitat” (which turns out to be a euphemism for removal of all branches, leaving only the trunk) in a wooded grove between Canomii Close and Wollomi Avenue after a neighbour threatened to sue Council if his house was damaged by falling limbs, despite the fact that the tree had been inspected and found to be sound. One member reported that after a tree on Council land had fallen on her house she was told that she was not able to sue Council.

9. John James presented some interesting alternative approaches to town planning, as exemplified by the redevelopment plan of Highland Park, New Jersey USA.

### **General Business**

10. The President reported that he had followed up with Council an issue raised at the previous General Meeting regarding trees removed on Church Street. The reply had justified their removal on grounds of pedestrian safety although in his view the trees had posed no hazard. On the other hand, he recognized Council’s effort to save the trees in front of the Sea Breeze Hotel and had written to Council to congratulate them. Finally, he mentioned that a Shoal Bay resident had complained about the noise from skateboarders around the IGA shop. He would discuss this with the Committee.

11. One member, referring to the proposed sale and possible redevelopment of the Toboggan Hill site, emphasized the importance of maintaining trees on ridgelines. Nigel Waters noted that the site only covered the lower part of the hill.

The meeting concluded at 8.20 pm.

Next meeting: 12 April 2021.

Bill Salter