



TRRA INC NEWSLETTER

June 2021

TRRA INC GENERAL MEETING

Monday 7 June 2021, 7.00 pm

TRRA General Meeting will be held in the Nelson Bay Bowling Club in the Nelson Room on the ground floor. Covid 19 limitations will still apply

Guest Speaker: Peter Clough, President, Tomaree Headland Heritage Group Inc (THHG)
Topic: Report on THHG Achievements and Future of Tomaree Lodge Site



TRRA GENERAL MEETING AGENDA

- 1. Apologies**
- 2. Minutes of the previous meeting**
- 3. Business Arising**
- 4. Correspondence In and Out**
- 5. Business Arising from Correspondence**
- 6. Treasurer's Report**
- 7. Reports**
 - Tomaree Gateway Strategy (BW)
 - Projects from Nelson Bay Public Domain to be funded from \$5 million loan (NW,JJ)
 - Jet ski controls (BW,GW)
 - Future of Tomaree Headland (See Guest Speaker)
- 8. Planning. TRRA Current Issues - DAs of Interest**
- 9. General Business**

EARLY NOTICE - AUGUST MEETING

**“Meet the Candidates” for Port Stephens Council Election,
Monday 16 August 2021, 7.00 pm
Nelson Bay Bowling Club**

**All candidates will be invited to introduce themselves, outline their platforms
and receive questions from the floor.**

Nelson Bay Crane - update

A yellow crane has remained on a Church Street building site for some time. The Council has advised that the crane has been inspected in accordance with the regulations and can remain in place.

TRRA has heard that we can expect a new Development Application for a revised plan for residential apartments.

Strategy to enhance the Gateway to the Bays.

On 9 March Representatives of TRRA and Business Port Stephens met with senior Council officers to discuss our proposal for a strategy to enhance the approaches to the Tomaree Peninsula, focusing on the Newcastle Airport precinct and Nelson Bay Road. Council agreed to examine and list the possibilities of how the community and business groups can contribute to the big picture going forward, in harmony with PSC .

Council prepared an action plan which was considered at a further meeting on 10 May with the same officers. Whilst TRRA accepted that there were a number of sound ideas to progress this strategy, we considered that the actions proposed inappropriately assigned too much responsibility to TRRA and Business Port Stephens. The effectiveness of community and business initiatives, in our view, will depend on securing a firm and public commitment from PSC to adopt an overall strategy for improvement and ongoing management of the approach corridor.

TRRA will need to carefully examine the draft Masterplan for the Newcastle Airport as well as the the Williamstown Special Activation Precinct Plan (SAP) being prepared by the NSW Department of Planning and Environment. The draft SAP plan is due in the last quarter of 2021. We will also need to encourage the incoming PSC to upgrade the priority to be given to this Gateway Initiative and get it into the longer term budget commitments

Priorities for the Implementation of the Nelson Bay Public Domain Plan

Council at its meeting on 9 February 2021 resolved that PSC :

- 1) Borrows \$5 million over a maximum of 10 years to fund the beginning of the Nelson Bay Public Domain Plan and fund the construction of a new car park in Nelson Bay.
- 2) Repays the loan from the SMART Parking revenue collected in Nelson Bay.
- 3) Continues additional capital works, maintenance and marketing in Nelson Bay with the remaining SMART Parking revenue.
- 4) Continues Community Consultation regarding the allocating of the \$5 million loan in relation to:
 - i) Stages of the Public Domain Plan
 - ii) Additional car parking

TRRA, when asked for a comment on this by the Examiner, queried whether there was sufficient information on revenue potential from the paid parking scheme to support the borrowing scheme. We did welcome the offer to continue community consultation on the priorities for further implementation of the Public Domain proposals and on additional car parking.

Council has indicated that decisions on these priorities and related works will now not be made before the end of the current Calendar year, having regard for the timing of the Council elections

Report on PSC Smart parking initiative

The Nelson Bay Smart Parking has now been installed and is operational. Some last minute adjustments were required to meet the needs of the business community for more practical time limits and worker parking. A surprise 7.00am to 7.00 pm application of the scheme has attracted some opposition from the business community and this has been reconsidered by Council.

TRRA has sought advice from Council staff on whether there are any details available on the usage of the parking spaces or the revenues being generated. Public

information on these aspects is not yet available, although the general advice was that the revenue was encouraging and in line with expectations.

TRRA believes that Council's intention to borrow \$5 million over a maximum of 10 years should be the subject of a business plan based on a reasonable period of monitoring the parking revenue flow.

Decisions on possible extension of Smart Parking to Shoal Bay and Birubi Beach are also unlikely before the end of this year.

Readers are reminded that resident and worker permits for free parking can be arranged online at <https://www.portstephens.nsw.gov.au/live/resident-services/roads/parking-in-port-stephens>.

Progress with Major State Initiatives

The December Newsletter reported on several major State level projects which are in the planning/assessment stage.

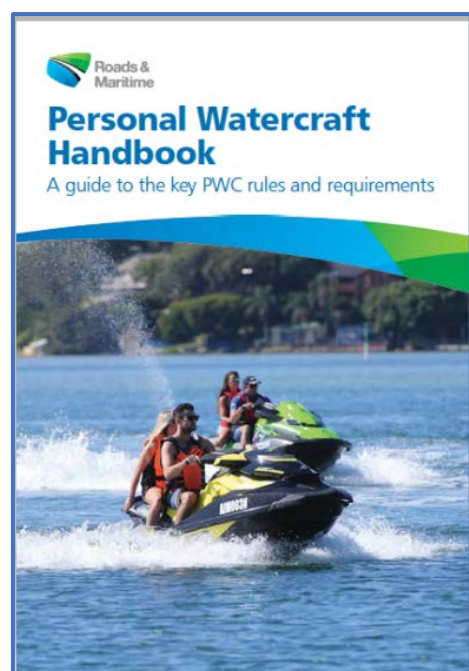
These include:

- Fingal Bay Link Road
- Nelson Bay Road Duplication
- NPWS Tomaree Coastal Walk

There is no further progress to report at this time on the Fingal Bay Link Road. TRRA will maintain a watching brief of these key projects and indications are that the NSW Government may be leaning towards a more recent easterly (route closer to the sand dunes) for the Nelson Bay Road duplication. There are also indications that NPWS planning for the Tomaree Coastal Walk and its construction may be delayed following the major damage incurred during our recent storm and flooding events.

Jet Ski Controls

There has been a number of local press articles raising concerns about the rapid growth in jet ski activity in Port Stephens. Following the presentation by Frank Future at our April GM, TRRA acknowledged that the use of these watercraft on Port Stephens warranted some action due to the potential impact on marine life especially dolphins, excessive speeds and noise and conflict with other watercraft and swimmers.



TRRA now supports a review of these problems by responsible authorities with the view to investigating whether additional controls and/or enforcement measures are needed. Our recent press on this matter release is [HERE](#).

TRAA has written to the NSW Premier, the Port Stephens Mayor and the local member for Port Stephens Ms Kate Washington MP, advising of these community concerns and calling for a review of jet ski operations on Port Stephens together with an examination of the existing rules and the effectiveness of their enforcement.

Your comments via our Website/Facebook or directly by email to the Secretary would be appreciated - (secretary@trra.com.au).

Planning Report April 2021

Soldiers Point

We have previously reported on the **Council owned site at the corner of Bagnall Avenue** and Soldiers Point Road which was originally planned as an 8 unit development and then earlier this year as a 4 lot subdivision. There was strong opposition from the local community, including the Soldiers Point Community Group (SPCG), which remained concerned about several issues including road safety. Despite submissions from SPCG and TRRA, the DA was recently approved under delegated authority by Council staff.

The modification to the **Seniors housing development behind the Soldiers Point Bowling Club** to a 7-storey tower block received 29 submissions, including two lengthy and detailed objections from TRRA and SPCG. However this is now likely to be approved, also through delegated authority rather than coming before Council. The DA had been 'called up' by 3 Councillors (now required) but regrettably one withdrew, and Cllrs Arnott and Nell were unable to find another Councillor to support them. None of the other Councillors could even bother to reply to a direct appeal from TRRA. This will result in the community not having the opportunity to see, in advance of a decision, how Council have responded to their objections or to present their concerns at Public Access and have them debated. TRRA are very concerned that the approval of this high-rise building will have serious consequences by setting a precedent for future development on the Soldiers Point peninsula.

Bobs Farm

The Boardwalk Lifestyle Village Trotters Road

This is located behind the Sunrise development – now constructing the final stages. TRRA has previously raised concerns about the Boardwalk development, now owned by Ingenia – the same operator as Latitude One. We have again made a submission objecting to the significant proposed modification which is now clearly substantially different from what was originally approved; i.e. 117 long term and 2 short term sites compared to 81 long term and 75 short term sites, with all the long term sites being significantly larger. This will change the character of the land and wider locality, the

natural environment, and is not in keeping with the rural zoning of the site. We are once again seeking the support of Councillors to have this DA called-up, as we think all these 'land-lease communities' raise a number of important issues.

Anna Bay

Bay Resort

TRRA made a detailed submission to the Dept. of Planning objecting to the 'scaled down' eco-tourist resort development proposed on rural land to the rear of Port Stephen Eggs on Nelson Bay Road.

The previous proposal was refused by the Department.

TRRA in principle supports investment in new tourist facilities and accommodation on the Tomaree peninsula but it must be in appropriate locations and genuinely ecologically sustainable. We cannot support such a large scale development on this largely flood prone site.

The development would fail to maintain the rural landscape character of the RU2 zoned land and does not meet the definition of Eco-tourist facilities which is the only significant accommodation type permitted with consent in an RU2 zone.

The proposed design and layout fail to minimise bulk, scale, overall physical footprint and ecological or visual impact.

Nelson Bay

A DA for a 27-unit development on the vacant lot at 15-17 Donald St was recently advertised. Although it is a difficult site the proposal did not exceed any of planning restrictions and there is a commitment to retain many of the mature native trees.

Place Plans

PSC's Strategic Planning section is currently undertaking a strategic study of Shoal Bay with other locations, including Anna Bay, expected within the next 12 to 24 months. We will report further on these important studies in the coming months as more details come to hand. Place Plans will effectively be a new masterplan for the location with a statement of the desired character, parking and traffic plans and review of the planning controls including land use zoning and heights.

Liveability Index

Port Stephens was one of several locations trialled around Australia in September 2000, with 3,700 local people participating in an online survey.

Liveability is what a place is like to live in — a liveable place is a healthy place, together with the Care Factor which is what people value about a place.

Port Stephens scored a PX score of 66 — that's just below the national average of 67. The results can be found at [:/w https www.portstephens.nsw.gov.au/grow/portstephens-planning-strategies/liveability-index](https://www.portstephens.nsw.gov.au/grow/portstephens-planning-strategies/liveability-index)

The report is very detailed and presents the results separated into individual suburbs. Council will be using this data in the future to determine priorities for capital works projects.

Your chance to comment on Council

Council is running its annual [Community Satisfaction Survey](#) closing on Friday 18th June.

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Date: 1 June 2021