



TRRA Inc GENERAL MEETING

Zoom

Monday 7 February 2022 – 7.00 pm

Minutes

Attendance: 22, including 10 Committee members

Apologies: Jean Armstrong, Judy and Ian Hearn, Peter Dundas-Smith

Minutes of the previous meeting (Posted on TRRA Website)

1. Moved Ben van der Wijngaart, seconded Bill Salter, that the Minutes be accepted. Agreed by consensus.

Matters Arising

2. None.

Correspondence

3. None.

Treasurer's Report

4. The Treasurer presented the monthly report. Jason Wells asked for information on the cost for internet services, which seemed to be high, and offered to help find a better solution. The President thanked him and promised to follow up with him. Moved Denis Pittorino, seconded John James, that the report be accepted. Agreed by consensus.

Reports

5. *New Council arrangements.* The President outlined the Committee's first steps in seeking a more constructive and mutually beneficial relationship with Council. This included welcoming all Councillors to TRRA's General Meetings.
6. *Place Plans.* John James explained the intent behind the Place Plans and reported on the consultations that had been taking place in different localities, most recently Shoal Bay. He emphasised the importance of taking an active role in the development of the

Place Plans since they would set the ground rules for development within the locality. Jason Wells noted that the Shoal Bay consultations had been the best attended.

7. *Draft Hunter Regional Plan 2041*. John James explained that this five-year review would extend the Plan's validity by 5 years, to 2041, It did not make major changes although it was "greener", proposing a just transition to renewables and requiring any new coal developments to be net zero. In response to a question from a member he said that the Plan did not directly change any land use zones but rather identified areas for growth, which would next require a Place Plan. Nigel Waters pointed out that the Joint Regional Planning Panel had apparently rejected the Kings Hill proposal, which the Council had been counting on for its growth strategy.
8. *Design and Place SEPP*. John James explained that this was at State level and that State planning policy would take precedence over local plans.
9. *Lifestyle Villages*. Nigel Waters reported that none of the three proposals for which decisions were pending – at Latitude One (extension), The Boardwalk (Trotter Road) and Fullerton Cove – satisfied the criteria required in the draft Hunter Regional Plan.
10. *Marine Park Review*. Nigel Waters said that there were major problems with the draft, including the move to a single Plan for all five Marine Parks, with different zones to be prescribed only in subsequent Rules, with much less certainty. Moreover, the draft weakened the protection of "no take" sanctuary zones and facilitated trade-offs at the expense of ecologically sustainable development.

Planning Issues

11. Nigel Waters reported that TRRA had made three major submissions in January: the Anna Bay Heliport, the apartment block on the corner of Yacaaba and Tomaree Streets, and the redevelopment of the Bannisters complex. He also spoke to current DAs of interest:
 - a 1 Yacaaba Street apartments. ...The amendment proposed involved only a minor height increase, which would be difficult to oppose. John James added that a report in the Newcastle Herald suggested that half of the units had been pre-sold. One member noted that the proposal did not take account of the changed traffic arrangements on Yacaaba Street. In response to a question whether Port Stephens has rules restricting overshadowing Nigel Waters said that the proposed design complied with those rules, which did not protect views. He added that it would be referred by Council to the Urban Design Panel which might have views.
 - b Tourist Resort, Anna Bay. The revised proposal reduced the scale of the development (247 units reduced to 98) but was still inappropriate for the site..
 - c Soldiers Point Marina. The proposal for a commercial extension over the former slipway would be determined by Council at its next meeting. TRRA, together with other residents' associations and others, had lodged submissions objecting to it.

General Business

12. None.

The meeting concluded at 8.35 pm.

Next meeting: 11 April 2022.

Bill Salter, Secretary

26 February 2022