



TRRA Inc GENERAL MEETING

Zoom

Monday 11 April 2022 – 7.00 pm

Minutes

Attendance: 23, including 10 Committee members

Apologies: Bill Salter, Margaret Wilkinson

Minutes of the previous meeting (Posted on TRRA Website)

1. Moved Ben van der Wijngaart, seconded John James, 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 had previously suggested that he may have information on the high cost for internet services and Ben van der Wijngaart advised he unfortunately was unable to offer a solution. André Dussart, as new Web Services, advised he was already taking steps to look into this as working in the field was aware of options and would present to committee. Moved Denis Pittorino, seconded John James, that the report be accepted. Agreed by consensus.
5. Geoff Washington raised a question re the public liability insurance. A question was raised by the Tomaree Headland Heritage group as to the extent of coverage, ie the EcoNetwork, and the NSW Nature Conservation had policies in place as well with possible overlaps. The committee will investigate further.

Reports

6. 109 Foreshore Drive – Proposed Sale

The mayor is still eager to proceed with the sale to contribute to a number of capital works projects. Council sought the advice of a confidential expert report, a review is in progress on their financial sustainability due by 30th June, The proposed sale has been placed on hold until then. There is substantial public opposition with a series of picnics planned on Sundays on site to highlight the importance of the site to the public.

7. Victoria Avenue Pedestrian Bridge Flyover

Council has an information sheet 'hidden' on their web site and posted once on Facebook about the issues surrounding the bridge, only one TRRA member was aware of the proposal, at this stage, there has not been any media coverage. Council believes the bridge requires inspection and maintenance, it is unknown if it relates to possible concrete cancer or damage from a collision a couple of years ago. To fully inspect the bridge requires removing the main structure from the pillars on the 27 April 2022 and taking it to the Council depot site. To return or maintain the bridge any further would require funds diversion from other projects. Removing the bridge permanently would also incur additional costs to removing the support pillars and landscaping. These funds would need to come from other projects. There was some ambivalence about the bridge, and uncertainty about its benefits, to either tourists or residents.

Planning Issues

8. Church Street Apartments

A number of opposing submissions were lodged at council though council appears to have largely ignored the public comments. The developers have made some effort including changing the swimming pools for general residents' use, council has asked changes to ground floor apartments to Allow for additional street level landscaping however the overall project is still over height. The developer has removed some of the wings on the roof contributing to the bulkiness of the project and also managed to increase the number of units from 80 to 81. There is still debate on the number of floors – 8 on Church Street but 11 on Donald Street. Traffic entry will still remain left turn only requiring cars to go around either the northern or southern roundabouts in Church St and turning left from the eastern side of Church Street.

9. 1 Yacaaba Street apartments

Brief discussion, will come before Council for approval..

10. Statewide Policies

TRRA has recently made submissions to the NSW Department of Planning on three important documents:

- The Draft Hunter Regional Plan 2041, which sets the planning framework for the region – [Click Here](#)
- A new approach to rezonings in NSW – [Click Here](#)
- Design and Place – a complex suite of reforms to the planning system – [Click Here](#)

The Draft Hunter Regional Plan discusses the Greater Hunter Region which includes Port Stephens, parts of Mid North Coast as well. The Tomaree and Tilligerry peninsulas and coastal regions would fall under a wider coastal strip.

Discussion also covered the changes made by the new Planning Minister Anthony Roberts to the draft Design and Place policies of the previous Minister Rob Stokes. A lot of the previous good planning policy work put in place by the previous minister has suddenly been abandoned. TRRA will draft a letter to the new minister highlighting our concerns.

11. 9 Shoal Bay Road

TRRA submitted an objection to an amendment of the already approved 16 units motel to reduce the number of units to 9. We are still concerned about insufficient parking and the building 65% over the height limit.

12. St Michael's School

A whole new building is being constructed and as such we don't have major objections. It will be for Early Childhood Education and After school care, but the hours will be from 6:00AM to 6:00PM, and some neighbours have issue with that along with increased traffic and parking concerns.

13. 58 Sandy Point Road

A three storey house to be built with survey estimates of the height being 10-17% over the 9 metre limit. It's a flat block so this is excessive. There is also a 3 car garage proposed when only 2 cars are allowed. Potential to set a negative precedent.

14. Latitude One

Major extension of 170 dwellings to the complex by planning proposal. A DA has not been lodged yet and they have engaged with TRRA. When the DA is lodged we can then review further.

15. Soldiers Point Marina

Council planners recommend refusal on the Aboriginal heritage issues. Also, the lack of parking and some quality ecological concerns.

16. Williamtown Airport

A small win here – business park subdivision. The developer wanted to remove clause maintaining 5 metre native vegetation buffer along Nelson Bay Road. Council rejected the removal of this clause.

General Business

5. None.

The meeting concluded at 8.30 pm.

Next meeting: 6 June 2022.

André Dussart, Acting Secretary

20 April 2022