



## **TRRA INC NEWSLETTER**

### **June 2022**

Our General Meeting scheduled for 7.00 pm on Monday, 6 June 2022 will be held by Zoom.

The decision in favour of a Zoom format has been taken having regard for our responsibility to minimise the possibility of infection of attendees or contacts in the wider community and the recent Covid numbers in the Hunter Region.

To join the meeting, click on the following URL:

### **Join Zoom Meeting**

[https://us02web.zoom.us/j/85158007623?pwd=TkI1ZVZs  
dDhYRmRHUGhLSXpDaTVOUT09](https://us02web.zoom.us/j/85158007623?pwd=TkI1ZVZs<br/>dDhYRmRHUGhLSXpDaTVOUT09)

**Meeting ID: 851 5800 7623, Passcode: 035787**

**TRRA Inc GENERAL MEETING  
Monday 6<sup>th</sup> June 2022, 7.00 pm**

**AGENDA**

1. **Attendance**
2. **Minutes General Meeting held on 11 April 2022 (Posted on TRRA Website)**
3. **Business Arising**
4. **Correspondence In and Out**
5. **Business Arising from Correspondence**
6. **Treasurer's Report**
7. **Reports:**
  - (a) **Application of height limits**
  - (b) **Tree lopping**
  - (c) **Place Plans**
  - (d) **Retirement villages**
8. **Gateway to the Tomaree**
9. **Arrangements for future TRRA GMs - canvassing a return to face-to-face or blended meetings and suggestions for guest speakers.**
10. **Current Issues - DAs of Interest. See Planning Report in following Newsletter**
11. **General Business**

**NEXT MEETING: Monday 8<sup>th</sup> August, 2022**

## **NEWSLETTER**



**Successful Major Event - Outrigger Canoe National Championships Shoal Bay, May 2022**

## **TRRA Planning Report May 2022**

**Since our last report we are pleased to advise our members that three significant Development Applications that the community had strongly objected to have either been refused or withdrawn.**

### **Anna Bay Heliport refused 26 April 2022**

**The proposal for a major helicopter operation close to the Anna Bay Lawn Cemetery was strongly opposed by TRRA and the local community. This was a wholly unsuitable location for such a noisy activity, incompatible with a long-established cemetery. The Development Application was refused by Council staff on multiple grounds:**

1. The proposed development is inconsistent with the Environmental Planning & Assessment Act 1979 and Port Stephens Local Environmental Plan 2013.
2. The development is likely to detract from the rural character of the locality and impact the surrounding land uses negatively.
3. The development is considered to have a negative social impact on the locality.
4. The development is not suitable for the site.
5. The development is not in the public interest.
6. Council has given consideration to community views when making the decision to determine the application.

**This is a big win for our local community and for ‘people power’. The applicant does have a right of appeal to the Land and Environment Court, but we hope that with so many well-articulated grounds for the refusal, they will not put the community through that process.**



**Heliport public meeting at Anna Bay Cemetery 2022**

## **Sandcastle Resort Anna Bay DA withdrawn 3 May 2022**

**The DA for a revised Eco-tourist facility – 98 accommodation units, restaurant/bar, parking, performance space and guest facilities at 58 Gan Gan Rd, Anna Bay has been withdrawn.**

**This proposal is adjacent to the ‘failed’ resort next to the entrance to Birubi Beach.**

**TRRA strongly objected to this DA in February 2022, even though it was a much smaller scale tourist accommodation development than the previous proposal in 2020 by the same proponent for 247 units. Our main concerns were non-compliance with the RU2 zoning, ecological impact, unacceptable visual impact, traffic and Aboriginal heritage issues.**

## **17-19 Yacaaba St Nelson Bay – 9 Storey Apartment building refused**



**Figure 2: Perspective Drawing from Yacaaba Street**

**(From p.74 of Agenda for Council meeting 24 May 2022 - p.3 of Assessment Report on DA 16-2021-781-1)**

**At the Council meeting on 24 May, after public access presentations from a representative of the 110 Mantra apartments owners, and from TRRA, the Councillors voted 7:2 to refuse the proposed 9-storey apartment building (opposite Service NSW), on the basis that it exceeded the height limit by too much (3.2 metres or 11.4%).**

**This is a very significant decision which we hope reflects a clear new position by Council, that having only recently set new height**

limits for the Nelson Bay town centre, it will not accept inappropriate use of the 'variation' clause in the LEP to gain an entire extra level.

The applicant does have a right of appeal to the Land and Environment Court, but we hope they will respect the decision of Council.

## **1 Yacaaba St Nelson Bay - 9 Storey Apartment building**

At the same meeting (24 May), Council unanimously approved a minor height variation (+51cm) and other minor changes to the already approved design for this development on the site of the temporary carpark on the corner of Donald St.

## **Recent Submissions**

### **18-20 Soldiers Point Rd Soldiers Point – 5- Storey Shop top Apartments**

TRRA has lodged an objection to a DA for a 5-storey commercial/apartment building on a vacant block just south of the existing mixed use buildings. While this is not 'high-rise' and is acceptable in principle in this 'neighbourhood centre' zone, the height is excessive – 29% over the 15-metre limit for the site.

### **16 Christmas Bush Ave Nelson Bay – Amarna Resort**

TRRA made a submission on minor changes proposed to an approved DA for the final stage of the units adjacent to the popular Dutchies Beach. Three of the approved 5 buildings have been completed, the final stages also include a restaurant. The amendments involved redesigning the apartments, with a reduction from nine to four units. We raised concerns about the number of parking spaces and access to the restaurant.

## **27 Diemars Rd, Salamander Bay – Oyster Business**

TRRA reviewed a DA for a jetty and a large shed incorporating a caretaker's residence for an approved oyster lease on land zoned IN4 R2 Working Waterfront. No submission was warranted.

## **Currently Advertised DAs**

### **53 Magnus St Nelson Bay – 5-Storey Apartment building**

This DA was originally approved in 2007 and has had a number of modifications approved since then. This latest proposal seeks to take advantage of the increased town centre height limit (from 15m. to 17.5m. in this zone). TRRA is reviewing the proposal which seeks an additional 6.2% height variation, apparently only to gain an extra unit. [Submissions](#) close on 8/6/2022.



## **2A Lavis Lane, Williamtown – Reconfiguration of Tourist Facility.**

This development was originally approved in 2013 on Rural-Zoned land adjacent to McDonalds for a number of fast-food outlets, a hotel and motel. This mix of uses, which would not normally be allowed on this rural-zoned land, was only approved because they were accepted as part of a 'Tourist Facility', dependent on the accommodation units. However, the latest amendment slashes the number of motel units from 50 to 10, and changes one of the fast-food outlets to a petrol outlet.

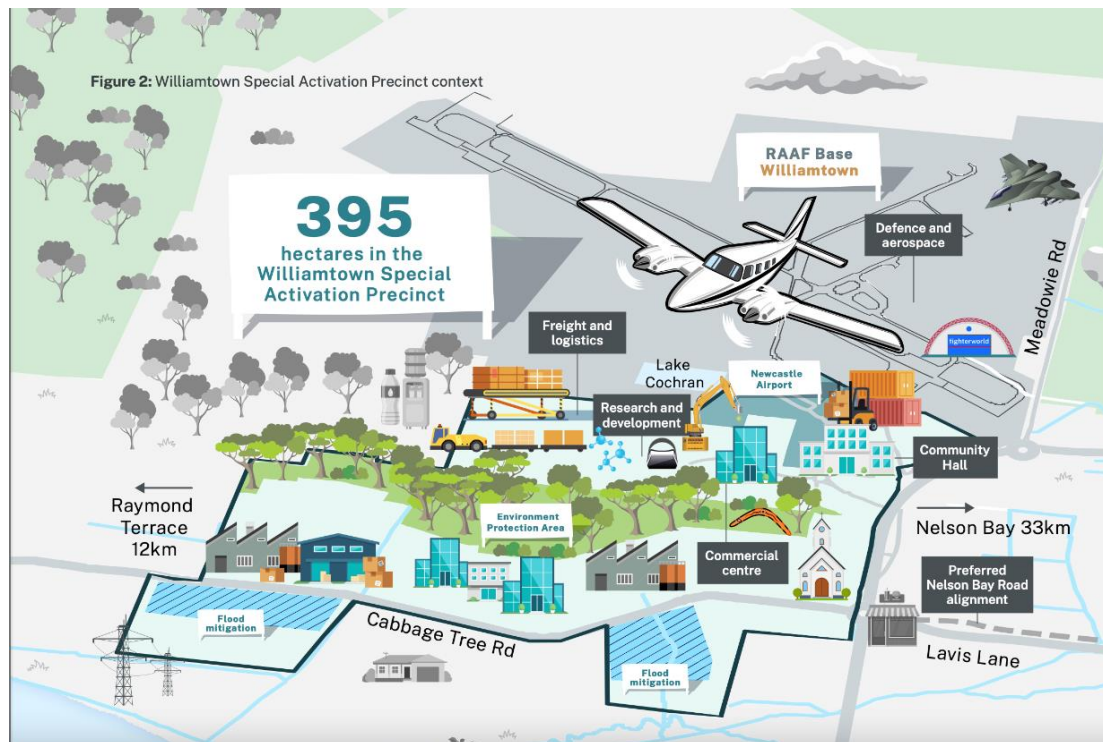
[Submissions](#) due 8/6/2022.

## **16 Trotter Rd, Bobs Farm - The Board Walk Lifestyle Resort**

Following approval of modifications late last year, this is another adjustment to the layout. TRRA are yet to review the changes but will consult with neighbours and Koala Koalition Econetwork Port Stephens (KKEPS) which has negotiated with Ingenia on koala connectivity issues towards the rear of the property.

[Submissions](#) are due 9/6/2022.

# Williamstown Special Activation Precinct (SAP)



(Fig. 2. Draft Master Plan)

The SAP is a State Government initiative which sidelines Council from the approval process for any developments on this very large precinct. A [draft master plan](#) is on exhibition until 8 June 2022, TRRA is preparing a submission focusing on the landscaping along Cabbage Tree and Nelson Bay Roads, environmental conservation areas within the precinct, flood issues and restrictions on the type of uses to be permitted.

## **Recent Policy Submissions**

**Council made one small improvement in the Rezoning Request Policy in response to a TRRA submission, and Cllr Arnott had a good amendment passed at the 24 May Council meeting to give an extra opportunity for Councillors to review Planning Proposals at an early stage. There will still be no public notice of Planning Proposals which staff judge to be 'consistent' with adopted Council strategies, so we will have to rely on Councillors recognising Proposals which raise significant concerns.**

**A planning proposal to rezone rural land at 42 Fullerton Cove Rd, Fern Bay, to allow for a shopping centre, will involve some clearing of bushland (2.5 hectares) but will also increase the level of environmental protection for the rest of the site (4.2 hectares). Following no objection from KKEPS, TRRA didn't object to the proposal.**

**Representatives of TRRA, EcoNetwork and VOWW, met with Council planning staff on 25 May to discuss the rezoning policy and proposed changes to permitted land-uses in rural zones.**

**The annual Draft Community Strategic Plan, and a suite of other Integrated Planning and Reporting documents relating to Council's financial plans was on exhibition until the 26 May. TRRA made a limited submission, noting that the financial position and potential capital works projects will need to be reviewed again once Council's recently established Financial Sustainability Committee presents its report at the end of June. Any assistance from members with skills or an interest in these important documents would be very welcome.**

**Geoff Washington**  
**Media Officer (Acting)**



**Council has Recently Activated Yacaaba Street Extension with Festoon Lighting**

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You have expressed an interest in receiving updates from TRRA

**Our mailing address is:**

Tomaree Ratepayers And Residents Association Inc.  
PO Box 290  
Nelson Bay, NSW 2315  
Australia

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