



TRRA INC NEWSLETTER
April 2022

**Our General Meeting scheduled for 11 April 2022 will
be held
in the Nelson Room of the Nelson Bay Bowling Club
commencing at 7.00 p.m.
Masks are optional but advised.**

**TRRA Inc GENERAL MEETING
Monday 11th April 2022, 7.00 pm**

AGENDA

- 1. Apologies**
- 2. Minutes of General Meeting held on 7 February (Posted on TRRA Website)**
- 3. Business Arising**
- 4. Correspondence In and Out**
- 5. Business Arising from Correspondence**
- 6. Treasurer's Report**
- 7. Reports**
 - i. 109 Foreshore Drive – Proposed Sale**
 - ii. Planning Issues - Strategic matters**
 - Port Stephens Rezoning Request Policies**
 - State-wide Policies**
 - Shoal Bay Place Plan**
- 8. Planning. TRRA Current Issues - DAs of Interest**
- 9. General Business**

NEXT MEETING: Monday 6th June 2022

NEWSLETTER

REPORTS

1. 109 Foreshore Drive – Proposed Sale

At the 22 February Meeting of Port Stephens Council, a motion listed by the Mayor, to approve the sale of a residential foreshore block 109 Foreshore Drive, was approved along with a list of 'urgent projects' recommended for funding from this sale.

The voting was tied at 5 all and passed with the Mayor's casting vote.

Proposals by the previous Council for sale of this block had resulted in strong public opposition. TRRA opposed this land sale, due to the precedent it would set for disposal of valuable waterfront land, environmental significance especially for koalas and its long term use for recreation and as a view corridor for the Port Stephens Drive approach road to our Bay. Public proposals to reclassify this block as 'community land', which would have made it more difficult for council to sell, failed in the previous Council.

This decision became the focus of a campaign led by the Mambo-Wanda Wetlands Conservation Group. They attracted in excess of 300 protesters to a picnic at 109 Foreshore Drive on 6 March.

Following considerable political manoeuvring, the 22 March PSC Meeting resolved unanimously (see full Minutes [HERE](#)) as follows:

- *Acknowledges Council's financial sustainability has been impacted by the effects of the COVID-19 pandemic and a strategic review has been initiated following Council's resolution of 26 Oct.*

- *Establishes a Financial Sustainability Committee, chaired by the Mayor, to review options to improve Council's financial sustainability (to report by 30 June,2022).*
- *Defers consideration of the sale or reclassification of 109 Foreshore Drive, Salamander Bay to after Council has considered the recommendations of the Financial Sustainability Committee.*

This decision was made in the wake of a recent confidential expert report to Council which identified potential threats to its financial sustainability which had in turn been raised as justification for the sale of 109 Foreshore Drive.

The citing of concerns relating to Council's financial sustainability appear to be somewhat at odds with the claims made in the Attachment to the 22 March Agenda Papers. Item 11

- Six Month Progress Report for July to December 2021 (see [HERE](#))

On page 42 of this Report it is stated that:

We have continued to:

- *maintain strong financial sustainability*
- *maximise non-rate revenue and investment to support Council services.*

TRRA will continue to monitor this issue and the findings of the proposed Financial Sustainability Committee.

The Mambo-Wanda Wetlands Conservation Group intends to continue its campaign to retain block 109 in as a public reserve and is arranging Social Gatherings in that Reserve from 2 to 5 pm on the following dates:

APRIL Sunday 10th and Thursday 28th

MAY Sunday 15th and Thursday 26th

JUNE Sunday 12th and Thursday 30th

Bring your picnic and demonstrate your support for the cause.



Picnic Rally on 6 March 2022

2. Planning Issues

Once again, the Planning subcommittee has been busy with a number of submissions for local Development Applications and important State-wide policy documents.

Strategic Documents

- **Port Stephens Rezoning Request Policy**

TRRA made comments in a submission expressing concerns about title of the policy which applies to proposed changes to all elements of the LEP and not just rezoning. Any changes to Planning Proposals have the potential for significant financial windfalls and we expressed concerns that the community needs to be aware of any requests for changes to occur as early as possible in the process.

- **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](#)

We think there were both good and bad aspects to all three initiatives.

One of the positive initiatives was the commitment for all new developments to be more energy-efficient and climate-resilient - this was supported by a strong business case. The previous Planning Minister introduced only on 2nd December 2021 a set of 9 Principles to simply and clarify the future direction of planning in NSW with a very strong emphasis on the sustainable development.

TRRA has since become very concerned (along with many organisations including the NSW chapters of both the Australian Institute of Architects and the Australian Institute of Landscape Architects, Better Planning Network, Nature Conservation Council and the Total Environment Centre) about the direction the NSW Government is now taking with the appointment of another new Planning and Environment Minister Anthony Roberts who on the 14th March 2022 announced he had discontinued the Planning Principles **‘to ensure focus remained on the government’s priority of delivering a pipeline of housing**

supply'. Recent media reports have suggested that the draft Design and Place strategy is now under threat with strong opposition from the development industry. TRRA appreciates the requirement for more housing but not at the expense of building sustainably. An excellent article in the [Guardian](#) by Julia Louise Pereira clearly illustrates the importance of planning in our cities 'to serve the people who live there'. Particularly the importance of the most vulnerable communities requiring an explicit voice and the need to invest into affordable climate-resistant housing.

- **Shoal Bay Place Plan**

Council's series of workshops for the Shoal Bay Place Plan continued with Parking and Movement discussed on Thursday 31 March (online) and 1 April (Face to Face). TRRA also attend the workshops in February which discussed land use. Further details can be found on the Councils [Have Your Say page](#).

Some planning principles emerging from the workshops include:

- Adopted planning principles should be addressed in the LEP/DCP and not left to the DA stage
- Building heights must remain low so as not to distract from water and surrounding hills and to maintain village feel and character
- Community may accept modest height increases in a transition zone around the commercial centre but no more than 4-5 storeys. 1-2 storeys should be the limit away from the commercial centre. With parking at a saturation point, new multi- storey developments should have underground parking. A one- way traffic scheme coupled with angle parking may be helpful in the commercial centre
- Improved landscaping is needed although careful selection of species (especially trees) is essential to maintain views from residential and tourist accommodation along the bayside area
- Provision of suitable sites for events should be addressed

TRRA Planning D. A. Report April 2022

Modification to approved motel at 9 Shoal Bay Rd Shoal Bay

TRAA lodged an [objection](#) to a proposed modification of the approved DA for a 'motel' at 9 Shoal Bay Road. We have concerns about the further increase in height – now more than 65% over the height limit for the site, and inadequate parking. We also consider that a decision should await the outcome of the current 'Place Plan' initiative and consultation for Shoal Bay.

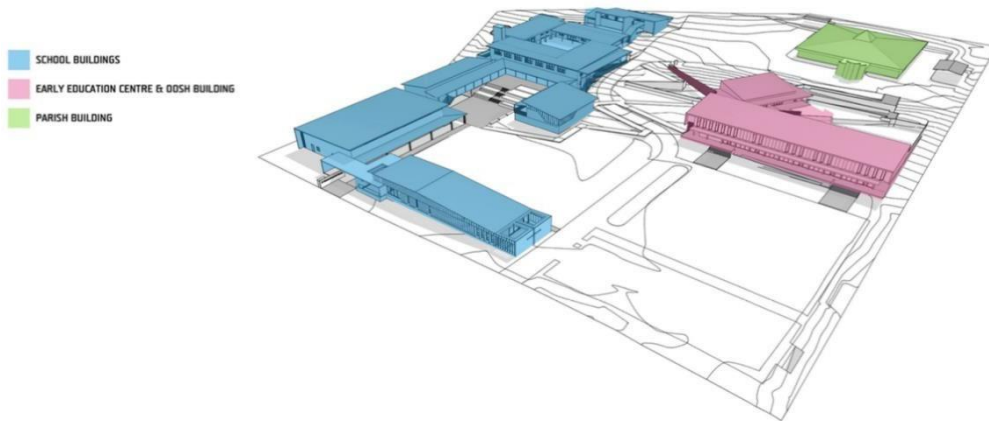


9 Shoal Bay Road (SoEE, page 1)

St Michael's School

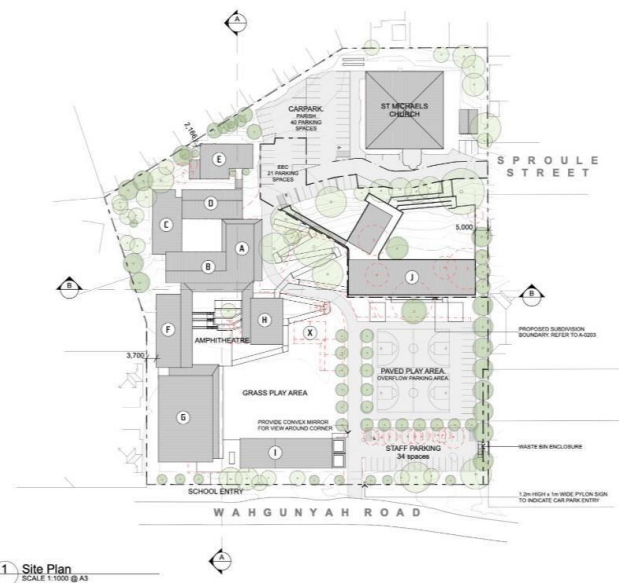
A DA for alterations and extensions including a new childcare and after school care centre at St Michael's School Nelson Bay was advertised in March. TRRA had no objection in principle to this development, with the design, layout and landscaping seeming acceptable. However we [submitted](#) that the assessment needs to carefully evaluate the impact of extra noise and traffic from the development on the neighbours and local community, along with possible financial implications from the subdivision and Infrastructure contributions.

Site Plan



Site Plan

- BLOCK A**
Refurbishment of administrative space to become teaching spaces to meet current functional area and teaching standards.
 - BLOCK B**
Refurbishment of teaching spaces to meet current functional area and teaching standards.
 - BLOCK C**
Refurbishment of teaching spaces to form a library and Covered Outdoor Learning Area (COLA).
 - BLOCK D**
Refurbishment of teaching spaces to meet current functional area and teaching standards.
 - BLOCK E**
Refurbishment and extension of teaching spaces to meet current functional area and teaching standards.
 - BLOCK F**
Block F proposed to remain unchanged.
 - BLOCK G**
Proposed to remain unchanged internally, with some external modifications to integrate with the proposed Block I.
 - BLOCK H**
A new Block H is proposed with 2 new classrooms and associated support spaces.
 - BLOCK I**
Construction of a new administration block, including, but not limited to, reception, meeting rooms, offices, staff room, male and female amenities, store rooms and outdoor staff area.
 - BLOCK J**
New purpose built 84 place early education centre accessed from the carpark adjacent to St Michael's Church. The lower level (or undercroft) is to incorporate a space that is suitable for an Out of School Hours (OSHW) facility.
 - BLOCK K**
Existing demountable classrooms to be removed.
- ST MICHAEL'S CHURCH**
Building to be unchanged. Associated carpark to be re-asphalted with new line markings and new lights.



Attachment 1 Development Plans and architectural analysis
Full site under separate cover

(Figures from SoEE, page 44-45)

Soldiers Point Marina

The DA for the commercial extension at the marina over the former slipway came before Council on the 8 February. Since it was lodged in 2019 it has attracted strong community opposition (162 submissions including 99 signatories) to the proposed new 'members' lounge, gym and swimming pool.

TRRA made submissions on this proposal in February and September 2019 objecting on many issues, particularly parking, loss of public views, effects on beach erosion and seagrass beds and more recently in January 2021 about land use and Aboriginal heritage issues. The Planners report recommended refusal solely on the grounds of issues, with inadequate information regarding Aboriginal heritage reports. It is pleasing that all Councillors voted to refuse the development not only on the heritage issues but also concerns on the lack of parking and aquatic ecological values.

Ingenia Latitude One Lifestyle Village

The Planning Proposal to allow Latitude One Lifestyle village to expand into the adjoining Rural zoned land came before Council on 22 March. Council deferred the decision to allow more time for clarification and hopefully resolution of some outstanding issues.

Some of these issues were raised by TRRA Inc. in our submission to Council on the Planning Proposal included concerns about koala crossings, boundaries of the C2 zone/location of the caravan storage area, traffic and transport, stormwater, the vegetation management plan and possible precedents for other Lifestyle 'Caravan Parks'.

TRRA attended a helpful site visit on 7 March and another is planned prior to

the item returning back to council, to allow the various interested parties to discuss outstanding concerns and offer some potential solutions for consideration by Ingenia and Council staff.

11-15 Church St Apartment Development



Fig. 5: Original from SoEE

The Council have notified the 100 plus community groups and residents who sent in a submission on the original DA in September last year that the application has now been amended and will be readvertised between 7 to 21 April.

TRRA strongly opposed the original 80-unit apartment proposal for its excessive 29% height exceedance and the visual impact of the sheer bulk of the building. No other details are available at this stage, but we will issue a submission guide asap during the submission period.

Williamtown Airport Business Park

TRRA made a submission in July 2021 objecting to the removal of a clause to protect existing native vegetation within a 5-metre landscape buffer along Nelson Bay Road, as part of a revised redesign of 103 approved lot subdivision surrounding the airport. The application for the subdivision was approved in March this year but pleasingly the trees remain protected.

Call for interest In TRRA Committee/specialist position

We are pleased to advise that André Dussart has recently accepted the position of **TRRA Webmaster**. Welcome to this important role in reaching out to the wider community. Our thanks goes to Alistair Wadell who has covered this task most effectively over the last few years and always been there to help out with IT issues when needed.

We are still waiting for someone to show interest in the **TRRA Media Officer** position which is being managed on an acting basis. Expressions of interest are invited from TRRA members or potential members who feel they may be able to contribute in this role. Please contact our Secretary via email secretary@trra.com.au to discuss.

Geoff Washington

TRRA Media Officer (Acting)

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You have expressed an interest in receiving updates from TRRA

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