



TRRA NEWSLETTER - OCTOBER 2022

October Annual General Meeting and General Meeting

**These meetings will be held on
Monday 10 October commencing at 7.00 pm
Nelson Room of the Nelson Bay Bowling Club.**

The TRRA Management Committee has taken account of the latest advice on Covid restrictions. Those who may have concerns about the possible transmission of the virus are welcome to wear a mask.

Nomination forms for Committee positions are attached to this Newsletter. Nomination forms

should be received by to the Secretary 7 days prior to the AGM.

Only financial members are eligible to vote at these meetings.

Renewal of TRRA's membership fees fell due on 30 June, 2022. If you have not already paid, see TRRA website for how to pay – [HERE](#)

See Agendas Below

**ANNUAL GENERAL MEETING 2022
AGENDA**

Monday 10 October 2022 – 7.00 pm

Attendance and Apologies

1. President's Annual Report and Presentation by Committee members on the Year's Issues
2. Confirmation of AGM Minutes October 2021
3. Matters Arising
4. Treasurer's Annual Report
5. Conduct Election of Management Committee 2018/19 (Returning Officer: Peter Dundas-Smith)

Please consider nominating for our TRRA Committee

[DOWNLOAD THE NOMINATION FORM HERE](#)

***Nominations to be received by Monday 3 October 2022.
Signed, scanned and emailed to secretary@trra.com.au ; or
Mail to TRRA Inc ,PO Box 290, Nelson Bay 2315; or
hand delivered to any current Committee member)***

- **President**
- **Vice President**
- **Secretary**
- **Membership Secretary**
- **Treasurer**
- **Public Officer (No election necessary if current incumbent able to continue)**
- **Web Services**
- **General Committee Members (6)**

[DOWNLOAD THE NOMINATION FORM HERE](#)

TRRA OCTOBER GENERAL MEETING

AGENDA

Monday 10 October 2022 – 7.00 pm

1. **Attendance**
2. **Apologies**
3. **Minutes of the previous meeting** (Posted on TRRA Website)
4. **Matters Arising**
5. **Correspondence**
6. **Treasurer's Report**
7. **Reports**

Rate Rise Options

- a. *Single Year Scenario*
- b. *Independent Recommendation Scenario*
- c. *Base Scenario-Current situation*

8. Planning Issues

- a. *DA 11-15 Church Street, Nelson Bay*
- b. *DA 17-19 Yacaaba Street, Nelson Bay*
- c. *DA 9 Shoal Bay Road, Shoal Bay*
- d. *Planning Proposal 610 Seaham Road, Nelson Plains*
- e. *DA 58 Sandy Point Road, Corlette*
- f. *Planning Proposal Gan Gan Army Camp Nelson Bay Road*
- g. *Draft Plans of Management, Council Holiday Parks (Halifax, Shoal Bay, Fingal Bay)*

General Business

Next meeting: General Meeting & Christmas Drinks – 12th December 2022

OCTOBER NEWSLETTER

1. Matters of General Interest

Election of Deputy Mayor

TRRA congratulates Cllr Arnott on his election as Deputy Mayor for the next year, uncontested, on 13 September.

Council procedures

A revised **Code of Meeting Practice** was adopted by Council on 13 September. The changes, initiated by Councillors Anderson and Arnott, will increase transparency and accountability.

- Webcasting Public Access sessions that precede some Council meetings, where the presenter consents.
- A few extra days' notice of Council agendas, which will allow for more analysis and consultation.
- Recording of all votes in Council, so that the community can see which way their elected representatives have voted.
- Individual Councillors will no longer be able to participate (and vote) in Council meetings remotely, encouraging them to be fully engaged.

Revised policies on **reporting planning matters to Council** and on **Communications and Engagement** should come to Council in the next few months – we hope that some improvement we suggested will be adopted.

Special Rate Variation

In an Item in the TRRA July newsletter reported on a special briefing provided to our president and several of our executive by Council's senior staff. That report is repeated as background to the current situation with this matter

'Our Funded Future' - Council's Finances and proposed Way Forward including options for Rates Increases

'On 8 July Members of the TRRA Committee attended one of our 'Catch up with the Mayor and Council Executive'. The Mayor was engaged on high level negotiations arising from the serious flooding across the LGA but the Acting General Manager, Tim Crosdale and several of his senior Executive officers were present. The major agenda item was a presentation from Tim

Hazell (PSC, Financial Services Manager) on Council's financial sustainability and their plans to deal with this situation including a Special Rates Variation (SRV).

Tim reported on recent advice provided by two academics who had been commissioned by Council to examine its financial sustainability. While Council had managed to achieve a close to break-even result over the past couple of years, the experts' prognosis was for unsustainable deficits in the future. On the revenue side, Covid and other market factors had seen profits from Holiday Parks and the Newcastle Airport greatly reduced. On the other hand, costs have been soaring for items such as fuel, electricity, equipment, insurance, building materials and more recently interest on loans. Major storm and flooding events have also had negative budget impacts. Prices across the board are expected to continue to increase in line with the inflation rate of 6%, while Council's rates are currently pegged at an annual maximum increase of 2.5%. These underlying factors are largely due to national and worldwide trends, although Council has taken steps to economise on spending and to achieve greater operational efficiency.

It was pointed out that the level of rates in Port Stephens was significantly lower than the other Councils in the Lower Hunter.

In these circumstances Council needed to develop options to ensure future financial sustainability.

These options included reduced levels of service and infrastructure provision, asset sales, increased fees and charges, and an increase in rates. Mr Hazell included details of these measures and the resulting impact on the bottom-line going forward.'

TRRA members were urged to examine the Council's published information to participate in the consultation sessions which were conducted and to complete Council's online survey on the various options presented.

The survey and consultation results have now been assessed by Council and two options have emerged for a Special Rate Variation (SRV). These are now the subject of a further round of public consultations. See details [HERE](#). Click the Have Your Say for a short survey and the Schedule for consultation sessions and venues. Your attention is drawn to the details of the two options and their implications for financial sustainability and there is a useful calculator which allows you to obtain an estimate of your rates under each option.

The TRRA Committee has not formed a view on the options which have been tabled by Council but urges members to make their individual comments via the Have Your Say facility. You will note that the SRV is on the Agenda for our 10 October General Meeting providing members with an opportunity to discuss the Council's proposals.

Notice of Motion – Poor State of Anna Bay Resort, 74-84 Gan Gan Road (Councillor Jason Well) - Motion supported unanimously at September 13 PSC meeting.

That Council:

- Acknowledges the poor state of the Anna Bay Resort
- Requests the General Manager commence compliance action to improve the state of the site
- (Further points were included proposing detailed improvements.)

The background report on this item cited significant directives issued by Council since 2013 with limited success. It was also advised that the company who owns the site is now in liquidation.

2. **Planning Update**

- A decision on the DA for an 11-storey apartment building at **11-15 Church St**, Nelson Bay (the crane site) was deferred by Council on

13 September. The applicant has been asked to change the design to bring it within the 28-metre height limit for the site.

- The same applicant has appealed against Council's refusal in May 2022 of the DA for a 9- storey apartment building at **17-19 Yacaaba St**. There were 7 reasons for refusal all related to building height and visual impact. There is a first Court conference on 1 November.
- The DA for changes to the plans for a motel at **9 Shoal Bay Rd** is on the agenda for the Council meeting on 27 September.
- A Planning Proposal for rezoning of farmland at **610 Seaham Road, Nelson Plains** to allow 38 large residential lots will not now proceed. TRRA supported the VOWW group, neighbours, farmers and some State agencies in opposing this as an unsuitable location for housing. Councillors decided 9 to 1 on 23 August not to proceed with this Proposal – only the Mayor supported the staff recommendation to seek an extension from the Dept of Planning to allow further work on the proposal.
- TRRA objected to a DA for a very large (7 bed) house at **58 Sandy Point Road, Corlette** which exceeds the height limit by 13% and does not comply with setback requirements. This DA was approved on 23 August 8 to 2, with Clrs Arnott and Francis opposed – Clr Arnott always and Clr Francis generally oppose any 'variations' under Clause 4.6 of the LEP
- TRRA welcomed the Council decision on 9 August to discontinue the Planning Proposal to rezone part of the **Gan Gan Army camp site at 4874 Nelson Bay Road**. The private owner of the site has failed to submit required reports, and Council planners recommended withdrawal of support for the proposal which would have allowed for

major development along Nelson Bay Rd opposite the Tomaree sports complex and Council depot.

- Draft Plans of Management for 3 **Council Holiday Parks (Halifax, Shoal Bay and Fingal Bay)** were approved by Council on 9 August and went on public exhibition during September. TRRA did not comment but encouraged input by anyone interested or affected

Geoff Washington
Acting Media Officer

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You have expressed an interest in receiving updates from TRRA

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