



## Tomaree Ratepayers and Residents Association Inc.

### THE FUTURE OF HOUSING ON THE TOMAREE PENINSULA

A Discussion Paper from the Tomaree Ratepayers and Residents Association Inc.

At the request of its members, TRRA has set out its position on housing, in a Discussion Paper released today and sent to Port Stephens Council.

*“TRRA welcomed the opportunity to participate in Council’s excellent Housing Forum in November and were pleased to hear so many stakeholders recognising the problems of availability and affordability”* said Vice President, Richard Davis.

To address the NSW housing crisis the State Government expects Port Stephens Council to provide an extra 4000 dwellings over the next 20 years on top of the 7000 already approved or zoned. Council documents state that 1,484 of these new residential lots and or dwellings should be on the Tomaree Peninsula and constructed between now and 2037.

TRRA Planning spokesperson, Nigel Waters, said *“We believe most residents of the Tomaree Peninsula understand the need for new housing, particularly social and affordable housing”*. He cautioned however against an arbitrary target that may simply lead to inappropriate and excessive density. *“Development must respect local character and the natural environment and must not outstrip the capacity of supporting infrastructure.”* he said

Council’s current Housing Strategy sensibly avoids mentioning any specific numeric targets for new housing, focussing instead on the mix of dwelling types and the relative contributions to land supply of greenfield and infill sites in different parts of the LGA. Richard Davis said *“Ideally, a revised Strategy should also avoid commitment to any specific numbers of dwellings. Instead Council should engage with the various communities to come up with realistic and achievable programs that recognise the environmental and social constraints of their specific area”*.

When discussing the paper, Nigel Waters explained *“On the Tomaree Peninsula, constraints include, extensive flood prone land, large areas of environmentally protected land (National Parks, Conservation Areas and Reserves), additional areas of habitat for threatened flora and fauna, and a built form character that is not only highly valued by locals but also underpins the essential tourist economy of the area as well as its ecological sustainability.”*

TRRA has long acknowledged that more infill can be acceptable, but it comes with its own set of problems and suggest that it should be subject to certain key pre-conditions. These preconditions are set out in the Discussion paper, now available on our website [HERE](#) and include;



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- The provision of necessary infrastructure in advance of development, particularly in respect of health services, adequate roads and drainage.
- Affordability to meet the needs of workers in the care economy. including essential services as well as in the very important tourism industry.
- Increased diversity of dwelling types that will include innovative solutions such as mixed use development and ‘shop-top’ housing around established town centres.
- Environmental sustainability considerations including improved tree cover and the overloading of stormwater drains.
- Adequate parking and traffic management as well as improved quality design along with better building standards which can be achieved with more sympathetic designs that soften the impact of infill development.

Nigel Waters added *“Another necessary condition for community acceptance of higher density through infill development is improved compliance and enforcement by Council. Failure to do so undermines community trust in local government and development standards.”*

In summing up the reason for this Paper, Richard Davis said *“We submit that Port Stephens Council should, and can, make a fair contribution to addressing the State-wide crisis in housing supply and an approach that meets the preconditions we have outlined will ensure community acceptance.”*

Contacts for further details

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