



**TRRA GENERAL MEETING
MONDAY 3RD JUNE
AT NELSON ROOM of NELSON BAY BOWLING CLUB**

DRAFT MINUTES

MEETING OPENED: 1906 hours

Vice-President Richard Davis acknowledged country and welcomed Councillor Leah Anderson (Deputy Mayor of PSC), members and guests.

PRESENT: 21 as per attached sheet plus Nigel Waters and Cllr. Anderson

APOLOGIES: Robyn Williams, Roz Armstrong, Kelly Hammond, Russell Williams

MINUTES from the General Meeting of 8th April 2024 were taken as read.
Moved: Geoff Washington, seconded Ken Shadler. Adopted

BUSINESS ARISING FROM PREVIOUS MEETING:

The Vice-President advised that there were now 3 General Committee positions vacant due to a recent resignation. Anyone interested member can contact a current committee member.

Moved: Nigel Waters, seconded, Ben van der Wijngaart. Adopted.

CORRESPONDENCE:

IN: Nil
OUT: Nil

BUSINESS ARISING FROM CORRESPONDENCE: Nil

TREASURERS REPORT: (Denis Pitorrino)

Closing Balance \$3353.48

Moved: Ben van der Wijngaart, seconded Margaret Wilkinson. Adopted

MEMBERSHIP REPORT: (Irene Jones)

The meeting was advised that 8 new members had joined during the membership drive, and 2 ex-members re-joined. Irene encouraged attendees to take a leaflet and membership form for a friend or neighbour. Some attendees were present due to the information they received at the membership drive. The Membership drive will be an ongoing event twice a year.

REPRESENTATIVES REPORTS

Tomaree Headland Heritage Group (THHG) (Geoff Washington)

Geoff reported that THHG are still attempting to get information from the State government for the future of the site, however the Department of Communities and Justice (DCJ) has advised that there is likely to be an announcement from the Minister, the Hon Kate Washington, in the near future. The Heritage group have been working with PSC, and professional consultants (Clouston & Assoc) have prepared a concept plan of what can be done at the site. THHG has referred this report to DCJ and PSC. Twelve groups of students working on their master's degree course at Newcastle University School of Architecture and

Built Environment are preparing designs for the adaptive reuse of some buildings and precincts within the Lodge site. The groups recently gave the THHG Executive a presentation on their preliminary designs. The site being State Heritage listed as well as its environmentally sensitive foreshore location, imposes significant constraints on the eventual uses of the site and on redevelopment proposals. A detailed management plan will be possible once there are decisions on the preferred use of the site.

PSC Environmental Advisory Group (EAG) (Nigel Waters)

This initiative is one of three new advisory groups set up on the initiative of Councillor Anderson.

The EAG has met again, and sub-groups have now been formed, covering:

- Biodiversity & Greening
- Marine & Water Management
- Sustainable Living

The Marine and Water Management sub-group has asked for a briefing from PSC on how it manages storm water.

Much of the focus is on community education and the public should start to see the outcomes

Housing Strategy and Supply (Nigel Waters)

The Meeting was advised that land supply was an issue, can be either town infill or greenfield (but not much greenfield land available). The housing shortage issue overlaps with homelessness concerns (see below). PSC housing strategy issued 2020 is outdated and the new strategy, responding to State Government targets, has been on exhibition. It will be reported back to PSC on 25th June 2024.

PLANNING & OTHER MATTERS

Coastal Management Program (CMP) (Nigel Waters)

Many issues and priorities within the CMP. Which areas to be attended to first taking into consideration the shortage of funds. Important areas affected by coastal erosion and expected sea level rise include Shoal Bay Road, Conroy Park, Soldiers Point Beaches. Dune Movement is also an issue to be managed.

Awaiting report to Council for 25 June meeting.

Soldiers Point Marina (SPM) (Nigel Waters)

The SPM extension DA was refused by PSC in 2022 on the grounds of traffic, environmental and neighbourhood concerns. In the recent dismissal of the appeal by the Land & Environment Court (L&EC), the Commissioner only cited the parking shortfall, stating that other concerns had been resolved. TRRA is seeking information from PSC on the "resolution" of other grounds. There are many issues to be clarified. Also, the complexities of Soldiers Point being an Aboriginal Place need to be taken into consideration.

Vegetation Management (Nigel Waters)

TRRA has commented on proposed changes to the DCP, rules and guidance on (a) Tree Management and (b) Flora and Fauna. There will be a report to Council on 9 July. TRRA wants other changes to better control tree removal and require replanting if permission given. The flora and fauna need to be taken into consideration for tree removal. Nigel explained that there were not enough resources in Council staff to ensure compliance of tree management. Awaiting report to Council on 9 July.

Zombie Development Applications (DAs) (Nigel Waters)

TRRA has made a submission to a Parliamentary Inquiry on this issue. A Zombie DA is when the application lays dormant with no major build for many years. When the developer decides to build many years later the standards have changed but the DA is still built on the

former standards, also residents will have changed, and other changes in the neighbourhood may have occurred which affect the impact of the development. Tomaree Peninsula has many DAs with historical development consent and TRRA has given several local examples, including Bannisters (formerly Salamander Shores) (2011) and the Marina Resort (2014-15).

Shoal Bay Town Team (SBTT) (Nigel Waters)

After the launch of the Shoal Bay Place Plan the PSC implemented the next stage which is a proposed Town Team. The launch nights on 16 & 17 May had been well attended but received mixed reviews. A Town Team will have a say in what occurs in their neighbourhood and Nigel advised the members from that area that although the Town Team was not mandatory, he would urge them to get involved. If it goes ahead, involvement in the SBTT was important given that the Shoal Bay Community Association has had to fold because of lack of support in filling the Committee positions (explained by Chris Bastic, last chair of the SBCA).

Some attendees were not fully up to date with the Place Plan and Nigel and Cllr Anderson explained that the changes to height limits and the positioning of the second road in Shoal Bay had been removed, with further consideration and consultation to take place. The rest of the plan had been adopted by PSC. They urged the Shoal Bay community to get involved in having a say what happened in their area as once the cost of installing the paid parking was repaid then income from the parking would be spent in Shoal Bay.

Anna Bay DA Proposals (Nigel Waters)

Concerns for Anna Bay include proposals for land north of Gan Gan Road, 263 Gan Gan Road for a 47 lot sub-division (refused by PSC – on appeal) and a planning proposal for 500-600 dwellings presented to PSC on 26th March 2024. If the landowner goes ahead with this proposal, Council will have to process it and place it on public display.

Anna Bay has a good residents group (South Tomaree Community Association/Future of Anna Bay) keeping a watchful eye on proposals coming up in their area,

New Fingal Bay Community Group (Nigel Waters)

Fingal Bay has formed a community group last year (Fingal Bay Community Association) which now has 140 members. Nigel & Richard met with them recently to discuss liaison and common issues.

Fingal Bay Sports Club (which is part of the Ramsgate RSL Group) is considering an option to develop some of their vacant surrounding land. At a recent meeting some ideas put forward were seniors housing (low rise), shops and medical centre or a hotel/motel. Their reason for wanting to develop the vacant land was to keep the club viable if, and when gaming machines are restricted.

OTHER CURRENT MATTERS

Jet Ski Concerns (Ben van der Wijngaart)

A brief update on the way the Committee was moving forward. It had been decided to engage all responsible authorities and water user groups to be involved in meeting together to explore a 20knot speed limit in the bay. Commercial boats are restricted to 20 knots so an achievable goal. Bodies approached and onboard for a meeting are RMS, Fisheries, MPA, EcoNetwork and TRRA.

It was decided to follow this pathway rather than collect the 10,000 signatures to present to State government. However, if this avenue does not achieve the desired outcome the petition would be the next step as per the Motion passed at the previous TRRA General meeting. The holdup thus far is waiting the Marine Parks Association (MPA) to restart their group (25th June possible date suggested by Frank Future, but pointed out that this clashes with a Council meeting). Paul Hearfield from RMS will chair a meeting of representatives from interested parties.

Homelessness Strategy Report (Leah Anderson, Deputy Mayor of PSC)

Councillor Anderson informed the meeting that all 3 levels of government were onboard in finding a solution to this problem. Also, there is an alliance of representatives from Police, Salvation Army, Hope Cottage, Worimi Land Council and several other groups who experience and assist the homelessness situation in Port Stephens.

Food groups have also been set up to feed homeless people.

A recent survey shows that 39% of income is spent on rental so even those employed may also need a helping hand.

PSC is doing its share. Some vacant cabins in its holiday parks have been made available to domestic violence (DV) victims (usually women and children) for short-term rental. Also, when holiday parks are refurbished, the allied groups will be sent out expressions of interest for the furniture, whitegoods etc. Port Stephens Council is one of the few Councils actively getting involved with trying to solve the homelessness issue.

More affordable and social housing is required in Port Stephens and Raymond Terrace has pockets of land where this could be viable, but the hindrance at the current time is trying to get developers to build there. PSC wanting to make Raymond Terrace interesting to developers. The forthcoming State budget is likely to include some measures.

Leah stated that the official number of homeless people on the street was 23 BUT this is the count of actual people sighted and did not include those camping in the bush, under bridges, sleeping in cars or those who are couch surfing with friends and family.

Nigel Waters commented that it is not surprising the developers had not shown interest in adding to the affordable housing stock and suggested that the incentives for this should come from State and Federal Governments.

Ben van der Wijngaart recommended that the TRRA committee congratulate Port Stephens Council on a good job done so far. This was unanimously supported.

MEETING CLOSED: 2053 hours.

NEXT MEETING

Monday 12th August 2024 at 1900 hours (General Meeting)

TRRA will host a 'Meet the Candidates' meeting for the Mayoral and East Ward candidates in the Council elections (14 September) at the Nelson Bay Bowling Club at 7pm on Thursday 29 August