

SHOAL BAY COMMUNITY ASSOCIATION INC.
MINUTES AGM WEDNESDAY 29TH AUGUST 2018
SHOAL B AY HOLIDAY PARK CONFERENCE ROOM

Present: Approximately 50 members and guests including representatives from Port Stephens Council

The Meeting opened by Chairman Tim Meharg (TM) 4.40pm

TM Welcomed all attending, with special mention to Port Stephen's Council representatives Mayor Ryan Palmer, Tim Crosdale GM Development Services, Group Manager Facilities & Services Greg Kable Financial Services Member Tim Hazell, Penny Amberg, Councillors John Nell, Sarah Smith, Jamie Abbott, Glen Dunkley

Special mention respecting the people of The Worimi Tribe.

TM also advised all present all re the Fire Assembly Point and Toilet Facilities.

Apologies were received from Greg Cable, Peter Matwijow, John Maratick, Maxine Jackson, Russell & Marilyn Wilson, John Lane, Sue Dunkley, Greg Wilson

Mayor Ryan Palmer address all regarding the Special Rate Variation Proposal (SRVP) out lining all items as the information booklet distributed to all present.

Details available

- on the Council website – portstephens.nsw.gov.au
- by telephone: (02) 4988 0255

The Council encourages everyone to have their say by submitting feedback at:

- online: haveyoursay.portstephens.nsw.gov.au/srv (preferred)
- email: srv@portstephens.nsw.gov.au
- Mail: PSC 2018-02118, General Manager, Port Stephens Council, PO Box 42, Raymond Terrace, NSW 2324

Please note that this feedback is due to close soon – Friday 7 Sept. 2018

Question on Notice: Questions were tabled to the Mayor.

Question on Notice 1

It has been stated that the proposed Special Rate Variation (SRV) would be divided evenly across Port Stephens. How will the SRV monies raised be divided?

Answer: The allocation be on the basis of an equal split between wards

Question on Notice 2

While many agree in principle with the proposed Special Rate Variation (SRV), the lack of specific projects to be supported by the SRV monies raised will cause many to object to the increase. The SRV Information Booklet provides only the broad scope of projects to be undertaken.

Answer: The projects will be short listed and published prior to the next stage of the community consultation in Oct/Nov.

Question on Notice 3

The proposed Special Rate Variation (SRV) is promoted as a one-off event and, if the SRV is approved, at the end of seven (7) years to what level will the ongoing rates revert?

Answer: The rates will remain at the level they reach after the seven years and then increase with the standard NSW Government rate peg. This will also help pay back borrowings used to fast track the infrastructure projects during the initial seven years

Nigel Dique: Would Council look at a special levy being issued??

i.e. special levy to cover Nelson Bay/Shoal Bay footpath upgrades

Tim Crosdale (TC) advised for a special levy the same process is needed as when applying for a SRV increase.

Kay & Peter Kruger: state of NB Town Centre footpaths not kept clean and in comparison to other areas, not good.

Kay & Peter Kruger: regarding upgrade of drainage.

RP: This is part of the masterplan upgrade

Dianne Allison from Fingal Bay expressed concerns regard the odour coming from the sewage area located near the 'dog area' at Fingal Bay. Also expressed concerns regarding a Culture Centre in Raymond Terrace, any reason Nelson Bay could not have a Culture Centre.

Ryan Palmer advised this is a Hunter Water issue and RP to contact Hunter Water regarding any leakage. The Raymond Terrace Culture Centre may not go ahead.

David Wilson How will the Council manage the choice of projects?

Mayor: This will be a job for Council. There is a master plan but will be a difficult matter. Tim Hazell from Council said they were looking at "trends" and this will help with decision making process.

Mayor: There are no funds at present for foreshore works.

Mayor: The old play equipment on Messines Road will be removed as there is now a new play area in nearby Bernie Thompson Park. No decision has been made to use the vacant space next to the tennis court.

John Nell (JN) added that footpath/cycleway plans are in place.

JN also added the figure of \$60m for a new Tomaree Sports Complex was not to be funded from public monies. The facilities need upgrade as they are being "flogged to death". Perhaps artificial grass may be considered. State elections help fund this type of project.

RP: The old play equipment on Messines Road will be removed as there is now a new play area in nearby Bernie Thompson Park. No decision has been made to use the vacant space next to the tennis court. At this point in time the land in question will not be sold off.

Peter Dunkley How equal divided evenly between 3 wards. East Ward should receive more - will the rate increase the? – again, could there be a flat levy as Shoal Bay will soon be unaffordable.

RP There are other wards/areas within the Port Stephens area that need upgrading.

Glennis Thomas re the new over 55's development retirement villages. How are these retirement village rates calculated and who pays council rates?

RP There are strict guidelines on this and **TC** from Council added it depends on the commercial development as the land is leased to the occupier who pay a 'strata' type levy, different levels of rates for different types of establishments which result in a different contribution levy

TM requested an update on /NSER Government review on over 55's retirement villages

TH Council This problem is often considered to be 'too hard' to be solved. Harbourside Haven do not pay rates.

Richard Poggiolio advised he had two properties in Shoal Bay, one owner occupied and the other rented – If rates are increased this will be passed onto the tenants and could effect to cost of tenancing.

RP Business owners to treat as they feel necessary. All business will have rate increases and these increases will be passed on.

TM The toilet blocks in Shoal Bay are in a poor state of repair. Visitors are put off by the lack of facilities i.e. change rooms for sports events. Shoal Bay may be missing out on the opportunity of hosting events on this account.

TC advised that the survey cut off date had been extended to Friday 7th September and encouraged all residents to complete the survey.

Penny Amberg from Council would like surveys emailed and more information available on Special Rate Variation on the Council website and feedback welcomed.

David Wilson thanked Mayor, Councillors and Council Staff for attending.

Shoal Bay Community Association Inc.

Nigel Dique address the meeting regarding Tomaree Lodge which was due to be closed by State Government in June 2018 but did not happen. The residents were to be housed in group houses – these have not been completed. What will happen to the land? It is Crown Land. What is Council's opinion on what it should be used for? SBCA suggest a Reserve Trust with an Interpretative Centre for example. The area to be maintained for public use. Residence were due to be placed in 'Group Homes', but these are yet to be provided. This is not a Council matter, but SBCA has consulted with NSW State Government and will be following up where possible.

.....? keep it public

Robert Mitchell – Maintenance of all building would be high.

ND advised the land should be kept as Public Parkland with some form of income to cover the cost of maintenance

Tim Meharg A master plan for the Shoal Bay foreshore was commission but funding is required. Access for Shoal Bay and Fingal Bay. 40kpm zone extended to the entrance of Harbourside retirement village. Tomaree Road – overheads showing upgrade by Council including Box Beach junction, bus stops, drains and footpaths. Due to start May/June 2019.

Daryl Dawson Crown Lands are owned by the people of NSW. The Lands Office administer them. Our natural assets are being exploited. The footpaths in the town centre are difficult to fix. The vehicles parked opposite Harbourside are a blight on the entrance to Shoal Bay and need a temporary seal to avoid puddles and dust. The approach to Shoal Bay is sub-standard – needs more parking and beautification.

SBCA Inc Annual General Meeting followed:

Present:

Tim Meharg – Chairperson

Nigel Dique – Deputy Chairperson

Ted McKay – Treasurer

Roz Welsh – Secretary

The minutes and Treasurers reports were taken as read and passed by all.

Thanks to the committee and all members for the work done over the past year.

Darrell Dawson acted as returning Officer - and conducted the voting of the Executive Committee.

Nominations Executive Committee

Tim Meharg – Chairperson by Peter Dunkley 2nd Nigel Dique

Nigel Dique – Deputy Chairperson by Derek Welsh 2nd Tim Meharg

Ted McKay – Treasurer by Roz Welsh 2nd Penny Meharg

Roz Welsh – Secretary by Ted McKay 2nd Nigel Dique

Proposed and agreed – No hance to the Executive Committee

Committee Members

Peter Thomas

George Hammond

David Wilson

Peter Dunkley

There being no further business the meeting closed at 6.15 pm.