

Communications and
Engagement Report
Shoal Bay Place Plan
March 2024



PORT STEPHENS
COUNCIL



Shoal Bay Place Plan

Engagement snapshot

The place planning process aims to capture the character of the unique communities within Port Stephens and to give voice to their residents. By giving ownership to the community of the roadmap for the future, it not only enhances their connection to place but also ensures that the priorities and actions within the plan are created by those who it will impact. The Shoal Bay Place Plan is an action-oriented strategy informed and guided by community input.

What we've been up to



**Workshops/
drop-ins etc**

350 attendees



**Surveys/
submissions**

392 completed



Webpage

3849 visitors



**Direct emails/
e-newsletters**

12313 sent



Social media

28274 reached

Top 5 Shoal Bay Values - Liveability Index Care Factors



77%
Elements
of natural
environment



68%
Shared paths
that connect
housing to
amenities



68%
General
condition of
public open
space



60%
Protection of
the natural
environment



59%
Sense of
neighbourhood
safety

Things we've heard

Smart Parking would generate income which could be spent on the area and would help to implement Place Plan actions

Preserve and protect Tomaree lodge

Find the balance between business/economic generation and public space preservation

Liveability recommendations

Shoal Bay attributes to nurture

Locally owned and operated businesses
Elements of natural environment
Local businesses that provide for daily needs
Access to neighbourhood amenities
Landscaping and natural elements

Shoal Bay attributes to prioritise

General condition of public open space
Access of walking, cycling & public transport
Shared paths that connect to other places
Protection of the natural environment
Sense of neighbourhood safety

Shoal Bay attributes to manage

Quality of public space
Evidence of recent public investment
Sustainable urban design
Evidence of Council management
Amount of public space

safe
friendly
relaxed
vibrant
slow
village
family
tidy

Key workshop themes

1. Protecting and enhancing open space
2. Congestion, access and lack of car parking
3. More pathway connections
4. Business/commercial area improvements and land use limits

Project timeline

Phase 1:
Liveability
Index
2020

Phase 2:
Deep Dive
Workshops
2021-2022

Phase 3:
Check-in on
draft actions
June 2023

Phase 4: Public
Exhibition
Jan-Feb 2024

Phase 5:
Endorsement
Mid 2024

Contents

	Page
Summary	4
Communication and engagement methods	6
Key findings	9
Appendices	21
Appendix A: Phase 1 – Shoal Bay Liveability Index flyer	22
Appendix B: Phase 2 – Workshops 1-4	24
Appendix C: Phase 3 – Check-in phase	49
Appendix D: Phase 4 – Public Exhibition	70

Summary

Place planning is an approach to planning and delivery for Port Stephens Council that recognises the identity of a place. Place Plans are designed to capture the character of our unique communities, including their values and priorities, and document this into an action-orientated roadmap for the future. Place plans are intended to be developed from the ‘bottom-up’ providing the community with a tangible document that incorporates their collective ideas. It’s an action-oriented strategy that enhances a community’s connection to their place.

The Shoal Bay Place Plan works through a four-phased engagement approach:

- | | |
|----------------|---|
| Phase 1 | Collection of the Liveability Index data collection.
Completed September 2020. |
| Phase 2 | Targeted and collaborative engagement - allowed local residents, businesses and other stakeholders to prioritise and vision for the place.
Completed May 2022.
Additional workshops to further develop key actions and themes.
Completed April 2022. |
| Phase 3 | Check-in phase - testing of key concepts and actions with the previous workshop participants
Completed April 2023 |
| Phase 4 | Exhibition of the draft document for public comment.
Completed 29 January 2024 – 25 February 2024 |

The key objectives of all phases of engagement are to:



Increase community awareness of the development of the Shoal Bay Place Plan



Inform the key stakeholders and community about upcoming engagement opportunities in Shoal Bay



Seek feedback on the draft Place Plan and how community priorities might have changed



Identify and report on community preferences to inform the Shoal Bay Place Plan

Communication and engagement methods

COMMUNICATIONS METHODS		
ACTIVITY	DESCRIPTION	REACH
Phase 1	Liveability Index	
Various activities	Sep 2020 Tied to wider communications campaign for entire local government area not specific to Shoal Bay	N/A
Phase 2	Initial communications 'Planning for your place' and workshop details	
'Have Your Say' webpage	Planning for your place EHQ project page https://haveyoursay.portstephens.nsw.gov.au/planning-for-your-place Used to collect EOI's/registrations and host information	1200+ visits Aug 2021 – June 2022
EDM	22 Jul 2021 Have Your Say update 5 Aug 2021 Have Your Say update 19 Aug 2021 PSToday (now called YourPort) 8 Sep 2021 Have Your say update 9 Nov 2021 Have your say update 29 Mar 2021 Have your say update Sub total	1289 1236 2517 1226 1223 1356 8847
Social media	Planning for your place advertisement ran from 27 August to 8 September 2021 (for workshops 1 and 2); 1 paid post (targeting Shoal Bay); 2 x event posts for Workshop 1 and 2; 1 post re: cancellation of drop-in (due to weather); and Facebook post shared on Business Port Stephens Facebook and local community Facebook pages	3336 - 24 link clicks; 971; 3515; 2609 Unknown reach
Printed newsletter with rates	October 2021 Your Port newsletter 'Plans that put people and places first'	~16,000
Letterbox drops	Bulk letterbox drop (Workshop 3 – Parking and Movement) at Shoal Bay	350+ flyers
Direct email contact	13 Aug 2021 Invite to Planning for your Place to known stakeholders and interest groups for Shoal Bay	28

	Ongoing emails to workshop participants	
	6 Sep 2021 Workshop 1 invite to EOIs	40
	9 Sep 2021 Workshop 1 reminder	40
	16 Sep 2021 Workshop 1 homework	40
	19 Sep 2021 Workshop 2 homework reminder	40
	11 Nov 2021 Thank you and invite to workshop 3	40
	9 Dec 2021 Workshop 3 reminder	18
	14 Dec 2021 Workshop 3 cancellation	18
	18 Jan 2022 Workshop 3 invite	18
	2 Feb 2022 Workshop 3 (businesses) invite	26
	16 Mar 2022 Workshop 3 homework, follow up	25
	21 Mar 2022 Workshop 4 invite	61
	11 Apr 2022 Workshop 4 parking + movement survey	32
	14 Nov 2023 Shoal Bay Smart Parking update	34
	Sub total	460
Phase 3	Check-in phase, includes general updates	
Direct email contact	22 Mar 2023 Shoal Bay smart parking update	65
	2 Jun 2023 Direct email to workshop participants for check-in survey	66
	22 Sep 2023 Shoal Bay update	74
	Sub total	205
Printed newsletter with rates	October 2022 Your Port Newsletter 'Plans that put people and places first' update	~16,000
Phase 4	Public Exhibition period	
Place Plan website page	Shoal Bay Place Plan page 1 June 2023 – 25 Feb 2024 https://www.portstephens.nsw.gov.au/development/place-plans/shoal-bay-place-plan	2649
Direct email contact	30 Jan 2024 Direct email to previous participants	85
Your Port e-newsletter	February 2024 'Have your say on the Draft Shoal Bay Place Plan'	2716
Social media	Shoal Bay is getting a Place Plan, 'Seeking community feedback', 29 January 2024	15,110; 333 clicks

	It's now time for you to provide your feedback ‘	
	‘It's now time for you to provide your feedback’ Shoal Bay Place Plan, 31 January 2024	2,470; 205 link clicks
	Port Stephens Council Facebook story, 12 Feb 2024	263 reach;
	Facebook post shared on Business Port Stephens Facebook and local community Facebook pages	Unknown
Printed media	1 February 2024, Port Stephens Examiner, Council notices ad, page 19	31,320 circulation
	1 February 2024, Port Stephens News of the Area, Council notices ad, page 2	10,000 circulation
	22 February 2024, Port Stephens News of the Area, Article, ‘Last days to have say on Shoal Bay Place Plan, page 6	10,000 circulation

ENGAGEMENT METHODS		
ACTIVITY	METHOD	PARTICIPATION
Phase 1	Liveability Index	
Online survey	Liveability Index – Shoal Bay responses only	116
Phase 2	Initial communications ‘Planning for your place’ and workshop details	
Workshop 1 + 2	2x 2hr Place Plan workshops Workshops to allow for deeper exploration of local situations including ideas and solutions generation Workshop 1: 14 September 2021 Workshop 2: 21 September 2021	More than 40 people registered their interest in the workshop series. 28 people attended both workshops.
Workshop 3	Shoal Bay Land use workshop Workshop to talk about character and land use planning for Shoal Bay. Workshop 3 ‘Land use Workshop’: 9 February 2022 (face-to-face) and 10 February 2022 (online)	18 people attended a workshop (7 face to face + 11 online)

Workshop 4	<p>Parking and Movement workshop</p> <p>Workshop to allow for deeper exploration of traffic and parking issues and solutions for Shoal Bay including the installation of smart parking.</p> <p>Workshop 4 'Parking and Movement Workshop': 31 March 2022 (online) and 1 April 2022 (face-to-face)</p>	34 people attended a workshop (10 online + 24 face to face)
Online survey	Testing level of support with workshop participants for potential parking and movement mitigation strategies. Open 8 April to 19 April 2022.	27 surveys completed
Key stakeholder meetings	<p>Meeting with Shoal Bay Harbourside Haven representatives, May 2022</p> <p>Meeting with representatives from Port Stephens Business Chamber, 24 August 2022</p>	2 meetings
Phase 3	Check-in phase	
Online survey	Testing level of support with previous workshop participants for draft place plan actions. Open 2 June to 18 June 2023.	40 surveys completed
Phase 4	Public Exhibition period 29 January 2024 to 25 February 2024	
Online survey	Online survey – guided submission process	165 surveys completed
Written submissions	Standard public exhibition process	44 submissions
Information drop-in sessions	Two information drop-in sessions held 13 and 17 February 2024	110 people
Key stakeholder meetings	<p>Shoal Bay Community Association briefing, 15 February 2024</p> <p>Harbourside Haven residents briefing, 15 February 2024</p>	<p>90 people</p> <p>40 people</p>

Key findings –

What the community told us

Phase 1: Liveability Index

The top priorities identified in the Liveability Index for Shoal Bay included:

Celebrating and protecting the strengths of the area:

- Locally owned and operated businesses
- Elements of natural environment (natural features, views, vegetation, topography, water, wildlife etc)
- Local businesses that provide for daily needs
- Access to neighbourhood amenities
- Landscaping and natural elements

Improve underperforming areas highlighted as follows:

- General condition of public open space
- Access and safety of walking, cycling and/or public transport
- Walking/jogging/bike paths that connect housing to communal amenity
- Protection of the natural environment
- Sense of neighbourhood safety (from crime, traffic, pollution)

See **Appendix A** for full details.

Phase 2: ‘Deep Dive’

The key component of this phase was a series of community workshops.

The first two workshops were undertaken in the online environment during lockdown and attendance at both 2-hour workshops was excellent with 28 people attending both workshops (with even more attendees present at workshop 1). This represents a considerable commitment from this group of people keen to participate in the process.

The workshops also came on the back of the completion of the foreshore improvements at Shoal Bay and some attendees at the workshop included people who were vehemently opposed to the type and height of the shelters installed at Shoal Bay. Some of this commentary is evident throughout the comments received via the activities conducted, particularly during Workshop 1.

The key focus areas identified during Workshop 1 corroborated the priorities expressed per the data collected as part of the Liveability Index.

The case study and action planning activities conducted showed the community a way forward to achieve some improvements through a working together process.

The emerging themes from these workshops included:

- Protecting open space and reserves
- Congestion, access and lack of car parking
- Business area feels old and date
- More pathway connections especially missing links

Key stats Workshop 1 and 2:

Workshop 1: Activity 1 Liveability values ‘deep dive’: 70 comments

Workshop 1: Activity 2: Mapping priorities: 73 comments

Workshop 2: Activity 1: Action planning ideas total: 74 ideas (8 ideas action-planned)

Workshop 3 – Land use workshop

This workshop was designed to specifically focus on further exploration of the character and future vision for land use in Shoal Bay. This workshop was originally proposed for December 2021 but was postponed due to low participant numbers in February 2022.

The third workshop was replicated in both online and face-to-face environments. It was attended by 19 people and was particularly directed at the previous attendees at

Workshop 1 and 2 to help develop a more in-depth examination of land use options and the 'character' at Shoal Bay.

Changes to the current Local Environment Plan including zoning changes were considered. Some of the planning controls that could be considered to help maintain and enhance the character of Shoal Bay include:

- Frontage and consistent colour scheme in the commercial precinct
- Active street frontages
- Landscaping
- Consistent setbacks
- Site coverage
- Floor space ratio to reduce bulk and scale
- Increased upper floor setbacks
- Height controls to follow topography
- Ground floor window requirement
- Catering for cars off the street

Workshop 4 – Parking and movement workshop

The fourth workshop for this phase of engagement was replicated in both the online and face-to-face environments. It was attended by 34 people in total and included a much stronger communications push to ensure that attendance was directed to potentially affected residents and businesses.

These workshops looked at potential solutions and options to the problems of parking and movement at Shoal Bay. Some of the key discussion points were:

- Potential options and their respective pros and cons
- Potential changes for nearby streets (specifically Messines Street, Lillian Street and part of Tomaree Road)
- Equitable access for people with high needs

This workshop was conducted in a World Café style with each group spending time discussing the potential issues, options and solutions for each precinct area.

For the **CBD precinct** area, there was a concern that proposals would need significant accompanying traffic changes to be feasible for example:

- Potential changes to nearby streets to cater for traffic flow changes
- Shared zones (10km/hr) to be implemented along the foreshore area
- Wider pedestrian paths and on-road cyclist allocations
- Easy access to shops and beach for people with access difficulties

For the **east foreshore precinct** area included centred around:

- The future of Tomaree Lodge and potential access to part of this land for turning circles and public amenities
- Improvements to the boat ramp parking area/access

- Potential to use wharf as a ferry stop and other public transport options that include hop on, hop off bus.

For the **west foreshore precinct** area comments centred around:

- Beach stabilisation and the 'missing link' pathway on Shoal Bay Road were also linked to further investigation of the use of the existing cycle/pedestrian path and APZ area at the rear of Harbourside Haven as either a new one-way or as an emergency access road
- Upgrading the dirt road to connect Shoal Bay Road to Harwood Avenue would improve traffic movement and connectivity and would also provide an additional beach destination point which could include playground options

For the **primary residential precinct** area centred around:

- Provision of better services to allow for car parking to be able to spread into this area.
- Better pedestrian connections around local school, housing, business and foreshore areas especially for people with high accessibility needs including those using prams and mobility scooters.

Parking and movement survey

General overall data and demographics

- A total of 27 surveys were received – responses were sourced via direct emails to workshop participants and from social media.
- Of those who completed the survey, 44% (or 12 respondents) had attended one of the two parking and movement workshop held on the 31 March or 1 April, and are considered highly informed. 56% (or 15 respondents) had not attended a workshop and are considered moderately informed.
- 59% (or 16 respondents) indicated that they either learnt about the project via targeted direct email, leaflet or word of mouth which indicates that they are Shoal Bay locals. The remaining 41% (11 responses) indicated that they learnt about the project via social media. Almost half of these responders (5/11) did not complete an email address indicating that they are not willing to keep up to date with this project.

Parking and movement community experiences

When asked of their experience of the following traffic and movement aspects, respondents indicated parking demands as their most unsatisfactory element in Shoal Bay. Traffic safety, traffic flows and illegal parking were also considered unsatisfactory. Pedestrian flows were considered the most satisfactory movement element.

Respondees when asked about their agreement with the findings of the Shoal Bay traffic study were primarily in agreement (68.5% average) with the findings.

Smart Parking support levels

When asked for a level of support for Smart Parking to be introduced to Shoal Bay, 67% of all respondents indicated they were very supportive or supportive. It should be noted that 100% of highly informed respondents (those people who attended the workshops) were either supportive or very supportive.

Further investigation into one-way option at Shoal Bay support levels

When asked for a level of support for further investigation into a one-way traffic arrangement in Shoal Bay town centre (involving Messines Street and part of Tomaree Road), 63% of respondents were either very supportive or supportive.

It should be noted that a further survey was conducted in April 2023 as part of the Smart Parking roll-out to Shoal Bay. These results are captured as part of a separate engagement report aimed at answering specific questions to help inform the rollout of Smart Parking to Shoal Bay including details regarding infrastructure plan for the area.

A copy of this engagement report is available on Council's meeting agenda for 26 September 2023 where these results were presented [here](#) (please follow the link and see page 93)

Full details from the workshop activities (Workshops 1-4) and parking and movement survey responses can be found in **Appendix B**.

Phase 3: 'Check-in' survey

The approach for Phase 3 consisted of a survey to 'check-in' with the previous workshop participants to confirm the direction of the draft place plan and provide feedback on the draft actions.

The survey received 40 responses. Full details are available in **Appendix C**.

Q1 Majority of responses were highly **supportive** of the draft Environmental Sustainability actions:

- Caring for the local environment (**97.5% supportive**; 2.5% unsure; 0% opposed)
- Immerse yourself in nature (**85% supportive**; 15% unsure; 0% opposed)
- Landscaping and gardening (**92.5% supportive**; 7.5% unsure; 0% opposed)
- Beachfront stabilisation (**97.5% supportive**; 2.5% unsure; 0% opposed)

Q2 Majority of responses were **supportive** of the draft Management and Safety actions:

- Establish a Town Team (**62.2% supportive**; 37.8% unsure; 0% opposed)
- Light it up (**73% supportive**; 16.2% unsure; 10.8% opposed)
- Navigating the boat ramp (**83.8% supportive**; 13.5% unsure; 2.7% opposed)
- Help keep it clean and tidy (**100% supportive**; 0% unsure; 0% opposed)
- Has it worked? (**59.5% supportive**; 32.4% unsure; 8.1% opposed)
- State agency advocacy (**62.2% supportive**; 32.4% unsure; 5.4% opposed)
- Community noticeboard (**70.3% supportive**; 24.3% unsure; 5.4% opposed)

Q3 Majority of responses were **supportive** of the draft Economy actions:

- Linger for longer (**63.9% supportive**; 33.3% unsure; 2.8% opposed)
- Helping business thrive (**88.9% supportive**; 11.1% unsure; 0% opposed)
- Capitalise on the Tomaree Coastal Walk (**77.8% supportive**; 19.4% unsure; 2.8% opposed)
- A signature event for Shoal Bay (**69.5% supportive**; 27.8% unsure; 2.8% opposed)
- It happens at the Foreshore! (**77.8% supportive**; 22.2% unsure; 0% opposed)

Q4 Majority of responses were **supportive** of the draft Movement actions:

- Pedestrian Friendly Foreshore (**86.1% supportive**; 8.3% unsure; 5.6% opposed)
- Establish the "Port Walk" (**88.9% supportive**; 8.3% unsure; 2.8% opposed)

- Smart Parking infrastructure plan (**72.2% supportive**; 13.9% unsure; 13.9% opposed)
- Better access to Shoal Bay (**83.3% supportive**; 8.3% unsure; 8.3% opposed)
- Don't get lost! (**72.2% supportive**; 22.2% unsure; 5.6% opposed)

Q5 Majority of responses were **supportive** of the draft Character actions with the exception of the draft action regarding infill development with majority of responses selecting a 'neutral/unsure/need more information':

- Defining the character of Shoal Bay (**66.7% supportive**; 25.0% unsure; 8.3% opposed)
- Facilitate appropriate infill development (36.1% supportive; **41.7% unsure**; 22.2% opposed)
- Controls for the look and feel of Shoal Bay (**58.3% supportive**; 30.6% unsure; 11.1% opposed)
- Encouraging sustainable gardening (**72.2% supportive**; 25.0% unsure; 2.8% opposed)
- Creative solutions for placemaking (**55.6% supportive**; 36.1% unsure; 8.3% opposed)
- Harbourside Haven Village (**50.0% supportive**; 27.8% unsure; 22.2% opposed)

Q6 Majority of the responses were **supportive** of the draft Open Space actions

- Future of Pozieres Park (**52.8% supportive**; 22.0% unsure; 25.0% opposed)
- Tomaree Lodge (**72.2% supportive**; 19.4% unsure; 8.3% opposed)
- Activate your public space (**80.6% supportive**; 11.1% unsure; 8.3% opposed)
- Picture Perfect Postcards (**63.9% supportive**; 22.2% unsure; 13.9% opposed)
- Public art to showcase Shoal Bay (**69.5% supportive**; 22.2% unsure; 8.3% opposed)

Phase 4: Public Exhibition of draft place plan

Following the check-in phase some of the draft actions were amended and reworded for the draft document. The draft document was endorsed for public exhibition by Council on 12 December 2023. The communications and engagement approach for the public exhibition period was to have a more active public exhibition period to help encourage submissions from the whole community. This included a drop-in, briefings to key stakeholders, guided submission survey as well as the standard public exhibition process via submission. The public exhibition period ran from 29 January 2024 to 25 February 2024 and we received 44 formal written submissions and 165 guided submission surveys.

Drop-ins/key stakeholder briefings

Drop-in information sessions

The initial drop-in session on Tuesday, 13 February had approximately 70 people attend with questions and comments focused primarily on two draft actions of the place plan, 'Facilitate infill development' and 'Better access to Shoal Bay'. A further drop-in session was quickly scheduled to help answer criticisms regarding scheduling of the original drop-in session during work hours. The second drop-in session was held on Saturday, 17 February 2024 and approximately 40 people attended.

Key stakeholder meetings

Council officers also provided a briefing to the Shoal Bay Community Association on 15 February 2024. The Association opened this meeting to the public and approximately 90 people attended. Following the exhibition period, a briefing was also given to residents of Harbourside Haven and Bernie Thompson Retirement Villages. Approximately 40 residents attended.

Some of the common community concerns that were heard at the community drop-ins and briefings included:

Facilitate infill development

- increasing building heights would impact the village character and valued lifestyle of Shoal Bay;
- existing infrastructure and services, particularly drainage, sewer, access, traffic and parking, and medical facilities, are not sufficient to cater for additional development;
- any new development would be holiday accommodation, therefore not providing additional housing supply or helping with affordability;
- new housing development would have negative impacts on the natural environment;

Better access to Shoal Bay

- The proposed road at the rear of the retirement village would impact adversely on residents;
- The proposed road at the rear of the retirement village would negatively impact on the immediate wetland environment

Written submissions

The 44 written submissions have been included as part of the Council report as part of Council's standard public exhibition processes. The written submissions that are in protest against the place plan are primarily focused on the same draft actions as the conversations held at the drop-ins, 'Facilitate infill development' and 'Better access to Shoal Bay'. A summary of the submissions received have been incorporated into the Council report as part of standard public exhibition processes and therefore is not replicated in this report.

Guided submission survey

The guided submission has proven to be particularly useful to help gather feedback on the whole draft place plan rather than just the two actions that had generated the majority of the community comment at the drop-ins and written submissions. The guided submission survey received 165 responses. Full details are available in **Appendix D**.

Q1 Majority of responses were **supportive** of the draft Environmental Sustainability actions (Answered 162; Skipped 3):

- Caring for the local environment (**88.2% supportive**; 6.83% unsure; 4.97% opposed)
- Protecting our precious coastline (**95.57% supportive**; 3.16% unsure; 0.63% opposed)
- Maintaining the balance (**77.71% supportive**; 15.29% unsure; 7.01% opposed)

Q2 The top 3 tagged comments/concerns regarding the draft Environmental Sustainability action items were (Answered 65; Skipped 100):

1. Environment concerns includes comments regarding coastal erosion, dune restoration, flora and fauna loss (24 comments, 36.92%)
2. Development/density/population increase concerns includes no high rise comments (17 comments, 26.15%)
3. Action suggestions including additional suggestions, improvements to the draft document (7 comments, 10.77%)

Q3 Majority of responses were **supportive** of the draft Management and Safety actions (Answered 156; Skipped 9):

- Establish a Town Team (**59.35% supportive**; 29.68% unsure; 10.97% opposed)
- Spotlight on Shoal Bay (**61.93% supportive**; 24.52% unsure; 13.55% opposed)
- Navigating the boat ramp (**67.97% supportive**; 26.14% unsure; 5.88% opposed)
- Help keep it clean and tidy (**89.61% supportive**; 6.49% unsure; 3.90% opposed)
- Village noticeboard (**69.48% supportive**; 23.38% unsure; 7.15% opposed)

Q4 The top 3 tagged comments/concerns regarding the draft Management and Safety action items were (Answered 51; Skipped 114):

1. General suggestions regarding council operations/processes including signage, waste, communications etc (17 comments, 33.33%)
2. Action suggestions including additional suggestions, improvements to the draft document (16 comments, 31.37%)
3. Infrastructure concerns includes comments regarding roads and access in general, bypass, proposed new road (10 comments, 19.62%)

Q5 Majority of responses were **supportive** of the draft Economy actions (Answered 156; Skipped 9):

- The Tomaree Coastal Walk (**85.26% supportive**; 10.26% unsure; 4.49% opposed)
- It's On – events and activation (**66.89% supportive**; 25.17% unsure; 7.95% opposed)

Q6 The top 3 tagged comments/concerns regarding the draft Economy actions were (Answered 48; Skipped 117):

1. General suggestions regarding council operations/processes including signage, waste, communications etc (17 comments, 35.42%)
2. Action suggestions including additional suggestions, improvements to the draft document, (12 comments, 25.0%)
3. Infrastructure concerns includes comments regarding roads and access in general, bypass, proposed new road (7 comments, 14.58%)
3. Development/population increase includes comments regarding heights (7 comments, 14.58%)

Q7 Majority of responses were **supportive** of the draft Movement actions (Answered 156; Skipped 9):

- Prioritising pedestrian movement (**74.51% supportive**; 18.95% unsure; 6.53% opposed)
- Promoting walkability and connection (**87.66% supportive**; 9.74% unsure; 6.53% opposed)
- Better access to Shoal Bay (**73.38% supportive**; 16.23% unsure; 10.39% opposed)

Q8 The top 3 tagged comments/concerns regarding the draft Movement actions were (Answered 48; Skipped 117):

1. Infrastructure concerns includes comments regarding paths, roads and access in general, bypass, proposed new road (48 comments, 71.64%)
2. Action suggestions including additional suggestions, improvements to the draft document, (12 comments, 17.91%)
3. Development/population increase includes comments regarding heights (6 comments, 8.96%)

Q9 Mixed levels of support for the draft Character actions as follows (Answered 156; Skipped 9):

- Facilitate infill development (22.73% supportive; 20.78% unsure; **56.49% opposed**)
- Defining Shoal Bay's character (**57.52% supportive**; 30.6% unsure; 11.1% opposed)
- Encouraging sustainable gardening (**72.2% supportive**; 26.14% unsure; 16.34% opposed)
- Increased capacity for Harbourside Haven Village (**38.96% supportive**; 22.73% unsure; **38.31% opposed**)
- Building better business (**58.55% supportive**; 27.63% unsure; 13.82% opposed)

Q10 The top 3 tagged comments/concerns regarding the draft Character actions were (Answered 80; Skipped 85):

1. Development/population increase includes comments regarding heights (59 comments, 73.75%)
2. Infrastructure concerns includes comments regarding roads and access in general, bypass, proposed new road (21 comments, 26.25%)
3. Action suggestions including additional suggestions, improvements to the draft document, (9 comments, 11.25%)

Q11 Majority of responses were **supportive** of the public open space actions as follows (Answered 154; Skipped 11):

- A new future for Tomaree Lodge (**68.19% supportive**; 24.68% unsure; 7.15% opposed)
- Activating your public space (**70.20% supportive**; 24.5% unsure; 5.3% opposed)

Q12 The top 3 tagged comments/concerns regarding the draft Character actions were (Answered 64; Skipped 101):

1. Action suggestions including additional suggestions, improvements to the draft document, (53 comments, 82.810%)
2. Tomaree lodge action suggestions (38 comments, 59.36%)
3. Development/population increase concerns (7 comments, 10.94%)

Q13 The draft Shoal Bay Place Plan provides a list of potential projects that could be undertaken to create better places and spaces in Shoal Bay, that would be funded by Smart Parking revenue. Do you have any comments on the Smart Parking infrastructure projects listed on page 25 of the draft Plan? (Answered 86; Skipped 79)

These comments were tagged and the top 3 tagged comments concerns regarding this question were:

1. Smart Parking system feedback (45 comments, 52.33%)
2. Potential project feedback (13 comments, 15.12%)
3. Infrastructure suggestions (12 comments, 13.95%)

Q14 Do you have any final comments about the draft Shoal Bay Place Plan? (Answered 92; Skipped 73)

These comments were tagged and the top 5 tagged comments concerns regarding this question were:

1. Development/population increase concerns (49 comments, 53.26%)
2. Infrastructure concerns (33 comments, 35.87%)
3. Action suggestions (12 comments, 13.04%)
4. Supportive of plan (12 comments, 13.04%)
5. General suggestions regarding council operations (10 comments, 10.87%)

Q15 Contact information (Answered 129; Skipped 36)

- Due to privacy reasons this personal information is not shown in this report.

Q16 After the Shoal Bay Place Plan is adopted, we'll be creating a Town Team for Shoal Bay. A Town Team is a group of people who want to be involved in helping deliver some amazing projects for their place. If you're interested in joining the Shoal Bay Town Team or even just learning more about the process, please check the box below and we will keep in touch. (Answered 70; Skipped 95)

- 70 people expressed interested in joining a town team

APPENDIX A

Phase 1 – Shoal Bay Liveability Index flyer

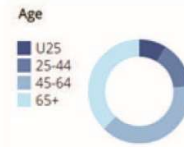
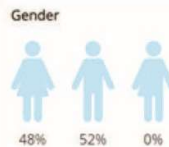


Shoal Bay Liveability Index 2020

In September 2020 we teamed up with Place Score to complete our first ever place census. Over 3,700 people told us what they value and how they rate their neighbourhood.

The results allows us to focus on the things most valuable to our community. It helps us plan and make decisions that will have the biggest impact on your wellbeing.

116
responses from
Shoal Bay








Liveability is simply what a place is like to live in — a liveable place is a healthy place.

Liveability is influenced by safety, the natural environment, infrastructure, accessibility, things to do, attractiveness and inclusivity.



OUR TOP 5 SHOAL BAY VALUES

These are the things most important to Shoal Bay residents in their ideal neighbourhood:

-  Elements of natural environment — 71%
-  General condition of public open space — 62%
-  Walking/jogging/bike paths that connect housing to communal amenity — 55%
-  Protection of the natural environment — 54%
-  Sense of neighbourhood safety — 54%

In Shoal Bay your ideal neighbourhood has:

- well maintained and managed public domain; footpaths, parks, roads and other public assets
- locally owned and operated businesses that provide the community with their daily needs
- easy to access shared community amenities, like the local shops, on foot or bike.

OUR STRENGTHS

These are the things you care about most and say are performing well. We must continue to celebrate and protect these.



Locally owned and operated businesses



Elements of natural environment



Local businesses that provide for daily needs



Access to neighbourhood amenities



Landscaping and natural elements

OUR LIVEABILITY PRIORITIES

These are the things most important to you and are underperforming. We must work to improve these.



General condition of public open space



Access and safety of walking, cycling and/or public transport



Walking/jogging/bike paths that connect housing to communal amenity



Protection of the natural environment



Sense of neighbourhood safety



Quality of public space



Evidence of recent public investment



Sustainable urban design



Evidence of Council/government management



Amount of public space



Ease of driving and parking



Sustainable behaviours in the community



Local history, historic buildings or features



Local employment opportunities



PORT STEPHENS
COUNCIL

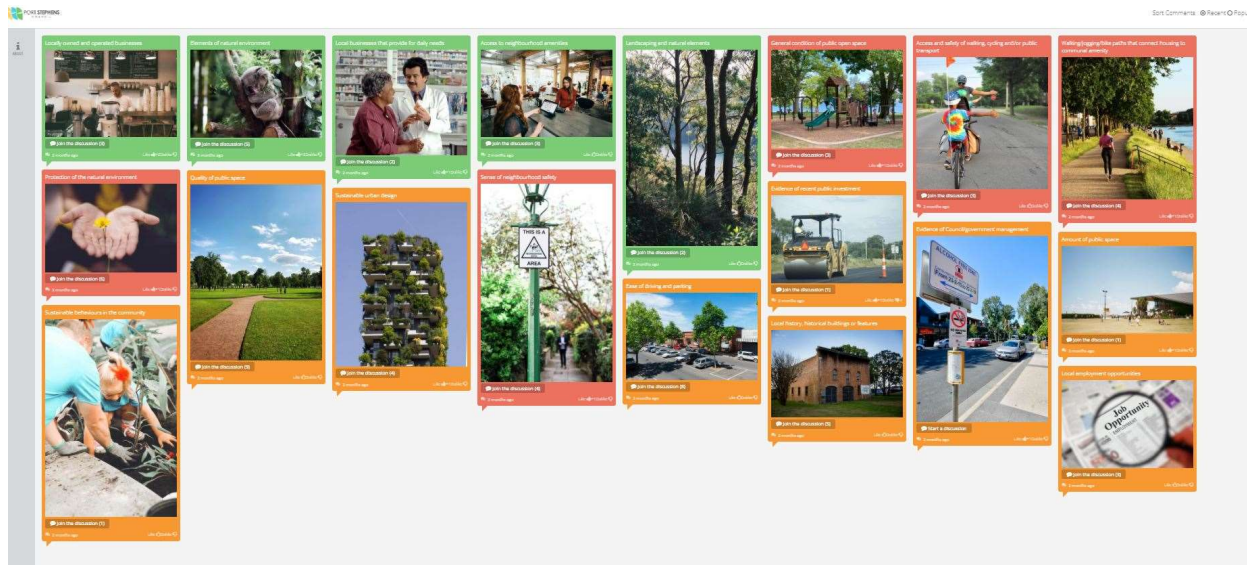
For more information go to

PORTSTEPHENS.NSW.GOV.AU



APPENDIX B

Phase 2 – Workshops 1-4



Workshop 1

Workshop 1: What is a place plan?

Online engagement tool, Miro, was used to help create a fun and engaging workshop activity designed to build confidence in the online environment.

Workshop 1: Testing the Liveability Index values for Shoal Bay

Online engagement tool, Social Pinpoint, was used to help capture and focus a 'deep dive' into the Liveability Index findings for Shoal Bay. The exercise was designed to explore what the attributes mean to different people.

The following table is a summary of the activity. There were 70 comments received.

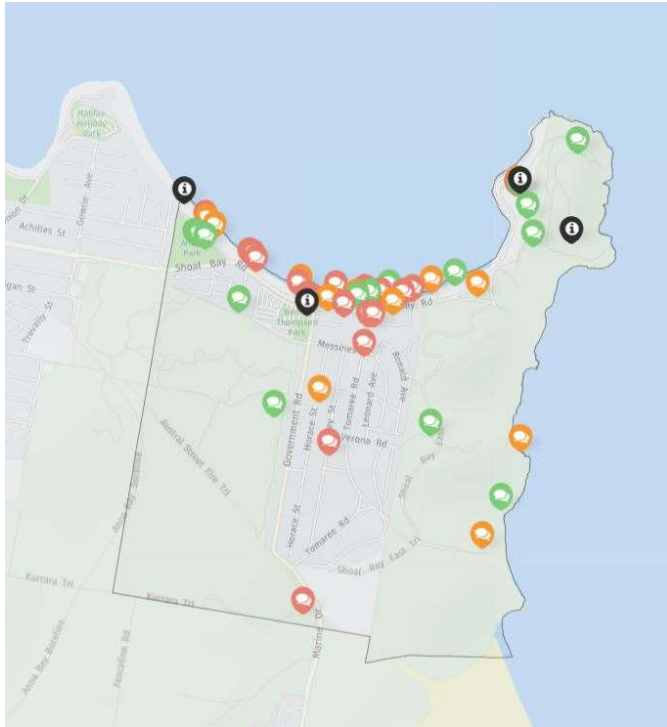
Please note that many of the participant comments have been adjusted and uplifted to focus on the broader attribute rather than on specifics. For example, if someone had commented, 'I cannot walk to the beach safely. There are no footpaths for kids and parents. Holiday season is especially dangerous' this has been translated as 'New and improved pathways are needed to provide safe connection between suburbs and key features ie., Shoal Bay to Nelson Bay; between school/beach and housing'. This process ensures similar comments can be grouped and key priorities are more easily highlighted

Please also note that some of the Liveability attributes are very similar – these have been aligned into the following table to best highlight the similar comments

Workshop1 – Activity 1: Liveability values ‘deep dive’

Type	Liveability attribute	What does this mean to me? Why is it important to me?	Count
STRENGTHS	Elements of natural environment	Greatest asset and focus	3
	Local business that provides for daily needs	Shoal Bay is removed from main shopping centres (Nelson Bay and Salamander) so local businesses are critical.	1
	Locally owned and operated businesses	Unique, knowledgeable and need local support in the winter time	3
	Access to neighbourhood amenities	Access for people with high needs to beach and shops is important	2
	Landscaping and natural elements	Public parklands to be separate as a contrast to natural bushlands	2
HIGH PRIORITIES	General condition of public open space	Well maintained public spaces especially during holiday season	4
		Shade in children’s playgrounds	1
		Open parks for play and view corridors	1
	Protection of the natural environment	Areas requiring protection include esp. beach/marine environment; crown land and national parks including Tomaree Headland, local wetlands and local flora and fauna.	7
		Consideration of climate change	2
		Environmental protection is essential for the tourism economy viability	1
	Walking/jogging/bike paths that connect housing to communal amenity	New and improved pathways are needed to provide safe connection between suburbs and key features ie., Shoal Bay to Nelson Bay; between school/beach and housing	6
	Access and safety of walking, cycling and/or public transport	Existing paths are unsafe (narrow) or need lighting	3
		Conflict between path users	1
	Sense of neighbourhood safety	Better street lighting and safety signage	3
		Alcohol free zones	1
SECONDARY PRIORITIES	Quality of public space	Opportunities for inclusion, public art, street libraries and events	3
		Keep space open and adhere to planning guidelines ie., height limits	2
		Beautification of nature strips	1
	Ease of driving and parking	Traffic flow and direction to be investigated around Shoal Bay foreshore area including Beach Road/Anzac Park	5
		Better use of existing loading facilities by service vehicles ie., Bullecourt Street	2
		Better parking availability for people with a disability or high needs	2
	Local history, historic buildings or features	Maintain and enhance Tomaree Lodge as a public space	6
		Celebrate local history	1
	Sustainable urban design	Development that maintains environment and is planned	2
		Green roofs on buildings	2
	Local employment opportunities	Sustainable options including youth art sessions in open spaces	2
		Local employment helps local business survive	1

Workshop 1 – Activity 2: Mapping priorities



This exercise focused on people mapping specific areas to a liveability priority. There were 73 responses received and some of the key themes are as follows:

- Protecting and enhancing open space and reserves (includes non-Council controlled assets such as Tomaree Lodge, Tomaree headland and other NPWS controlled lands such as Wreck Beach) (37 comments); related to Liveability priorities – Protection of the natural environment + Local history, historic buildings/features.
- Congestion, access and lack of car parking (includes Beach Road) (20 comments); related to Liveability priority – ease of driving and parking
- More pathway connections esp. missing links (10 comments); related to Liveability priorities – walking/jogging/ bike paths that connect to communal amenity + access and safety of walking, cycling and/or public transport
- Business/commercial area improvements and land use limits (6 comments); related to Liveability priorities – Locally owned and operated businesses + local businesses that provide for daily needs

Theme 1: Protecting, enhancing open space and reserves (includes non-Council controlled assets such as Tomaree Lodge) (37 comments)

#	Comment	Pin type
Tomaree Lodge and other non-council-controlled land		
1	Very concerned about the future of Tomaree Lodge - member of the heritage group. People who live here need equal access. Need a plan to cope with tourist influxes.	Information pin
2	Preserve and protect Tomaree lodge, considering rising sea levels and climate change	Celebrate and protect
3	Preserve and maintain Tomaree Lodge - link to heritage, heritage/link to public space	Celebrate and protect
4	Remain public space	Celebrate and protect
5	Maintaining Mt Tomaree - protecting the national park and the history, indigenous etc. Tomaree Lodge - keep it as public. Tomaree headland.	Celebrate and protect
6	The Shoal Bay roadway and foreshore to the Lodge need to be quieted and formalised to protect the vegetation and trees from erosion caused by parking on the grassed and treed areas. I would suggest continuing the current use of large sandstone blocks that are already being used to line some of the roadway to be installed around the boat and carpark areas yet not done to prevent vehicles from parking on unpaved vegetated areas that are to be used as open space and picnic areas.	Celebrate and protect
7	I believe that the Lodge area should be preserved as public open space planted out with Australian native vegetation and trees to restore the site back to a more natural state. Most of the buildings are only suitable for demolition and the remaining substantial ones could be used as a Historical Museum with minimal commercial use. The walk from the S Bay Commercial area can be an attraction in itself. There does not need to be fragmentation of the S Bay business district by creating another.	Celebrate and protect
8	I could envision the Lodge area with the old useless buildings removed and the area terraced and planted out into an Australian native treed & vegetated area with footpaths and a Historical Museum with minimal commercial, like a coffee house/light meal concession and maintained as public open space or park with walking connections to Shoal Bay.	High Priority
9	Continuous coastline needs some serious planning especially Tomaree Lodge.	High Priority
10	Protecting natural environment and heritage and history.	High Priority
11	Shared concern regarding the protection and future direction of the Tomaree Lodge redevelopment.	Medium priority
12	Anzac Park: Protect for public use	Celebrate and protect
13	Anzac Park is integral to the beauty and character of the Shoal Bay precinct. The use can be improved but the land holding and use must remain in the public domain. It should never be sold or developed as private held or leased land.	Celebrate and protect
14	Celebrate box beach!	Celebrate and protect

15	I understand why the bins were removed from Box Beach, as a certain element within our community not only litters the carpark and beach but sets fire to the bins, which is a real risk in the dry season for starting bushfires. I am not sure what do about this issue as it is a real problem. Surveillance is maybe the only answer other than trying to change the culture to taking away what you bring with you when you visit Box Beach and making people feel guilty about dropping rubbish in public.	Medium priority
16	Box beach - no bins.	Medium priority
17	Wreck Beach... Celebrate - but needs some work. Has been closed for track/shared path.	Medium priority
Shoal Bay foreshore		
18	Foreshore Improvements have made this a more useable space	Celebrate and protect
19	Preserve natural environment in park	Celebrate and protect
20	Need another toilet block	High Priority
21	The recent Council foreshore works that removed approximately 1 metre of the natural dune elevation which assisted in protecting the Shoal Bay Beach will now need further work and attention to prevent the beach and foreshore from severe erosion. Better natural plantings and dune stabilisation methods are urgently required.	High Priority
22	Dune stabilisation needed - access to public space, safety to public space. All the way along. Steps keep washing away. Weed management - planting of local species.	High Priority
23	Lack of lighting along foreshore- access and lighting	High Priority
24	Amenities block isn't big enough	High Priority
25	Amount and quality of open space - visual impact from new shade structures.	High Priority
26	Poor access to the west	High Priority
27	Beach access improvement, sand build up	Medium priority
28	Potential erosion issue could affect road into the future	Medium priority
29	Change rooms needed	High Priority
30	and no showers. How about some solar heated ones especially for the winter swimmers.	High Priority
Other general comments re: enhancing and protecting open space		
31	Preserve fauna - elements of the natural environment	Celebrate and protect
32	Balance between business /economic generation and pubic space preservation	Celebrate and protect
33	Protect natural vegetation - no expansion of urban footprint	Celebrate and protect
34	Protect our natural/local flora and fauna!	Celebrate and protect

35	Gradually degrading bushland on path between Fingal and Shoal Bay - linked to attribute Protection of the Natural Environment	High Priority
36	Landscaping, tree planting within residential area	Medium priority
37	Residents of Shoal Bay can improve the quality and quantity of vegetation of their properties by planting out the road reserves in front of their properties with Australian natives. Home owners can do this on their own accord.	Medium priority

Theme 2: Congestion, access and lack of car parking (20 comments)		
#	Comment	Pin type
1	Parking is important for locals and tourists. Definitely agree this is a priority. Accelerate it.	High Priority
2	Parking and congestion in town CBD - greater parking facilities needed	High Priority
3	fixing of roads and footpaths for public safety - main thoroughfare	High Priority
4	Need another road out - access and safety	High Priority
5	Traffic bottleneck. Only a single access. Particularly bad during holiday times	Medium priority
6	Car Parking and access needs improvements	High Priority
7	As parking in Shoal is limited and space a premium then Council could improve Beach Road and include parking in that area with a safe shared pathway back to Shoal Foreshore.	High Priority
8	Council needs to improve traffic movement on Messines Street, especially at the western end where the road width changes and the formalised street kerbs disappear. The broad directional traffic system used in Nelson Bay needs to be applied to Shoal Bay Rd in front of the shops with angled parking and one direction traffic. Tomaree Road needs to be discontinued as a through road.	High Priority
9	In regard to sending trucks, buses and other heavy traffic into Messines St - it is a residential street and the people that live there would be negatively impacted. If there was parking meters in the car park on the corner of Government and Shoal Bay Rd, there would be a greater turnover of parks. In peak times it is usually full because of the overflow from the caravan park and the meters would also prevent this happening.	High Priority
10	If there is a paid parking plan put in place that charges only visitors for use and provides more parking (angled parking) where it is needed which is directly in front of the Shoal Bay Shops for short term and the current unpaved parking area adjacent the caravan park. I do not have a problem with paid parking.	High Priority
11	Maybe parking spaces needs organising but we don't want to destroy or compromise trees and we don't want carpark paved	Information pin
12	Shoal Bay Paid Parking implementation - concerns about impact on local business.	High Priority
13	The traffic flow through and around the Shoal Bay commercial district needs to be directional and have parking improved with angle parking space created by the use of one way traffic to restrict and eliminate heavy vehicle	Medium priority

Theme 2: Congestion, access and lack of car parking (20 comments)		
#	Comment	Pin type
	movement through Shoal Bay that currently use Tomaree Road to transit from Fingal Bay.	
14	The portion of Tomaree Road that is in desperate need of repair needs to be re-build and have a footpath built is a priority. The southern end of Tomaree Road and junction to Government Road needs to be rebuilt and signed to prevent the transit of heavy vehicles through the residential area of Shoal Bay. Service vehicles exempt.	High Priority
15	Disabled parking - accessibility. Currently no disabled parking.	Medium priority
16	Could the loading docks be changed to disability parking as there are loading docks behind buildings?	Medium priority
17	Beach road access	Medium priority
18	Collaboration with agency for parking opportunities	Medium priority
19	In the peak tourist season visitors and some locals park their vehicles on grassed and vegetated areas. A continuation of the large sandstone blocks should be used to prevent loss of trees, vegetation and solid erosion in areas that have not been protected.	Celebrate and protect
20	Roadway and foreshore, need to fix road to protect entry - access	Celebrate and protect

Theme 3: More pathway connections esp. missing links (10 comments)		
#	Comment	Pin type
1	Walking footpath along foreshore- brilliant	Celebrate and protect
2	For safety around the schools - footpaths and roads need fixing. Footpaths would be great. Safety for children and drivers. Pot holes cause cars to swerve.	High Priority
3	Safety around schools can be improved by first eliminating through traffic that traverses the area and formalised streets and footpaths.	High Priority
4	This is the missing Link in Nelson Bay to Shoal Bay and a much needed safe walking path from Beach Road to the Shoal Bay Caravan Park area. This link would also extend access from Nelson Bay to Shoal Bay and Headland. Although there may be some engineering issues with the Shoal Bay Road being close to the Shoal Beach area and elevated path could be placed above the sand area with pylons inserted into the sand area close to the roadway to provide a cantilevered base for an elevated walkway.	High Priority
5	This is the missing link between Shoal Bay - Nelson Bay. A much needed safe shared pathway is required beach side of Shoal Bay Road between Caravan Park & Beach road.	High Priority
6	Opportunity to improve pedestrian access	High Priority

Theme 3: More pathway connections esp. missing links (10 comments)		
	Comment	Pin type
7	Footpath needed. Visitors love the travel here, but not safe for walking/travelling along. Elevated path? Looks nicer on the walk to the lighthouse. Access and safety of walking.	High Priority
8	Problem area with access - path just ends:	High Priority
9	Agreed. A much needed safe footpath to Link Beach Road to the new Shoal Bay Foreshore area.	High Priority
10	Better access for people in home care situation on Tomaree Road to foreshore - linked to attribute access and safety of walking/cycling paths.	High Priority

Theme 4: Business/commercial area improvements and land use limits (6 comments)		
#	Comment	Pin type
1	Bay Village shops - feels old and outdated. Nice to have music/activities/gathering areas. More shops, more variety of shops. Encouraging businesses to go there. It is noted that it is strata. Upgrade shops fronts and open spaces - tree boxes, wooden planter boxes. quality of public space	High Priority
12	Just a comment on this idea. I have one of the businesses in the village shop - the massage rooms. I do hope I will be consulted on any major activities that takes place in our square as we could not operate if there is excessive noise. So, if we did have to close because of said activities - who compensates?	High Priority
3	The square would benefit from plantings and street furniture	High Priority
4	Land zoning - sustainable urban design, built form	Medium priority
5	Commercial land use needs to be limited to the area bounded by Shoal Bay Road, Tomaree Road, Messines St and Government Road. There needs to be a cap on commercial development as there is a distinct geographic limit to Shoal Bay.	Medium priority
6	Add more bins to each entrance [shops]	Medium priority

Workshop 2

Workshop 2: 'Vision for Shoal Bay in 10 years' time'

Participants were asked to provide three words which describe their vision for Shoal Bay in 10 years' time. The following word cloud resulted:

Summary and key insights



Workshop 2: Local case study – Business area spruce up

A case study using online break out rooms was used to discuss way to update the business area of Shoal Bay with the view that creating great places can benefit business and community and doesn't necessarily mean at great cost.

Some of the key ideas included

- General tidy up
- Better and consistent street lighting
- Primary square needs softening eg trees/greening, hanging baskets, fountain, seating, art, shade
- Include dedicated disability parking
- Activation and events eg street music in the square, New Years Eve event
- Adopt Nelson Bay Civic Pride model for ongoing care and maintenance
- Beautification to include Bullecourt Street

Workshop 2: Quick Wins, Big-Picture ideas

After Workshop 1 participants were asked to undertake a homework exercise that would feed into the activities for Workshop 2. This activity centred on people detailing their quick win and big-picture ideas. These were presented as part of the presentation for Workshop 2 as follows:

Quick wins

- Clean up day
- Entertainment on foreshore or village square
- Continue community collaboration effort
- Native garden between boat ramp and Tomaree Lodge
- Signage to prevent heavy vehicles using residential areas and waterfront
- Sandstone blocks to prevent parking on vegetated areas near parking areas
- Install more historical, flora and fauna information
- Three minute drop off zone in front of beaches
- Lighten new amenities block replacing every third roof sheet with clear roofing sheet

Big picture

- Beach front stabilisation to prevent erosion
- Change rooms developed along foreshore
- Develop community gardens on vacant land
- Safe shared pathway between Beach Road and foreshore
- Protection and future management of Tomaree Lodge
- Upgrade the Shoal Bay business centre
- Upgrade ANZAC Park
- Lighting along foreshore walk between wharf and Tomaree Lodge
- Height limits in new developments
- Create a natural amphitheater out of Murrumbidgee Reserve

Workshop 2: Action planning

The quick wins and big picture moves provided by the community were further distilled into four key actions and these were then action planned using online workshop breakout rooms.

Summary of Quick Win Action Plans

QUICK WIN 1: Native garden between boat ramp and Tomaree Lodge	
Three key actions to make it happen	<ol style="list-style-type: none">1. EOI/Invitation for people to be involved in planning2. Source funding/sponsorship for the project3. Work with the people (EOI)s to scope out planning4. Just do it!!!
QUICK WIN 2: Safe shared pathway which links existing path at Shoal Bay Road with Beach Road	
Three key actions to make it happen	<ol style="list-style-type: none">1. Stabilise the dune and see if it is suitable to build a walkway/boardwalk/shared path.2. Plan for the design.3. Find the money – talk with Landcare group for contributions (financial/in-kind).
QUICK WIN 3: Markets and/or entertainment on new Foreshore	
Three key actions to make it happen	<ol style="list-style-type: none">1. Get messaging out by utilising local media to coordinate2. Engage the right type of markets or events/activities3. Seek out Council grant/funding for event/markets
QUICK WIN 4: Hold a Clean up day	
Key actions to make it happen	<ol style="list-style-type: none">1. See Clean Up Australia day website;2. Join Shoal Bay Community Association clean up every Wednesday - see Shoal Bay community association website here: https://www.shoalbay.org.au/

Summary of Big Picture Action Plans

BIG PICTURE 1: Safe shared pathway between Beach Road and foreshore/Village	
Three key actions to make it happen	<ol style="list-style-type: none"> 1. Look at what Lake Mac has done at Warners Bay with footbridge 2. Need to fix beach erosion 3. Significant funding required
BIG PICTURE 2: Keep village feel of Shoal Bay	
Three key actions to make it happen	<ol style="list-style-type: none"> 1. Look at traffic arrangements 2. Do some of the actions in the case study 'Business area spruce up' 3. Look at the character of the area
BIG PICTURE 3: Beach front stabilisation to prevent erosion	
Three key actions to make it happen	<ol style="list-style-type: none"> 1. Council getting emergency funding 2. Maritime consultation 3. Liaise with Stockton area to see how they have dealt with their similar problem?
BIG PICTURE 4: Protection and future management of Tomaree Lodg	
Three key actions to make it happen	<ol style="list-style-type: none"> 1. Formal application to state government to seek commitment to future of land; 2. More community involvement into THHG and their plan; 3. Priority for funding – how to refocus government – media opportunities – public discourse opportunity – tie into election cycle

Workshop 3 – Land use and character planning

On 9 February and 10 February we conducted an online and in person workshop looking at the future of land use in Shoal Bay. We discussed development pressure in Shoal Bay, and looked at the current framework of zoning and height limits in Shoal Bay. The State Government has set a goal for 70% of new development to come from infill, and we know that there is no room for greenfield development in Shoal Bay due to the environmental constraints.

We broke up into two groups to look at 4 areas of Shoal Bay. These areas were split into precincts or areas, identified as commercial (blue), tourist accommodation (yellow), transition (red), and residential (pink). We showed 4 photos from the street as examples for each of these areas for the participants to comment on what they noticed in the picture, and whether it was important to the character of Shoal Bay.



At the workshop we discussed issues related to bulk and scale of development, look and feel, context and height. The important elements of character that the community highlighted were:

- Coastal look and feel of existing buildings (exemplified by render, lighter colours, weatherboard etc.)
- Views of surrounding vegetation and local topography
- Variety of buildings is important, consensus that 'cookie cutter' new developments don't fit with Shoal Bay
- Important to activate commercial precinct and also transition area
- Landscaping is an important and noticeable element
- Drainage was identified as an important issue that needs solving before density is increased
- Parking is also a major factor that needs to be considered

Following the workshop, we sent out a summary table of what we had heard and listed possible controls that could inform a Development Control Plan to guide future development in Shoal Bay, in line with existing character. We asked for additional comments, 1 lot of feedback was received from TRRA. Some possible controls we looked at were:

- Frontage and consistent colour scheme in commercial precinct
- Active street frontages
- Landscaping
- Consistent setbacks
- Site coverage
- Floorspace ratio to reduce bulk and scale
- Increased upper floor setbacks
- Height controls to follow topography
- Ground floor window requirement
- Catering for cars off the street

Workshop 4 - Parking and Movement hard copy newsletter



Background

We've been hearing a lot about the need to improve parking and movement in Shoal Bay over the last few years:

- Dec 2019 - Council decision to investigate the extension of smart parking to Shoal Bay
- Sep 2020 - the Liveability Index identified 'ease of driving and parking' as a medium priority
- Jan 2021 - traffic study for Shoal Bay was commissioned
- Mar 2021 - petitions around loss of parking as a result of the parklets trial
- Apr 2021 - traffic counts were taken over the Easter period
- Sep 2021 - the ease of movement around Shoal Bay was a hot topic at the Place Plan workshops
- Sep 2021 - Traffic Analysis Report
- Jan 2022 - Parking assessment report

Concepts

We're now in a position to work through some potential solutions and options to the problems of parking and movement at Shoal Bay.

Some of the key discussion points are:

- Potential options pros and cons
- Potential changes for nearby streets (Messines Street, Lillian Street and part of Tomaree Road)
- Equitable access for people with high needs
- Future projects

Workshops

We're calling on interested people, including local business representatives, to get involved in our upcoming workshops and your input will help inform our future direction.

Workshop details

Online workshop

Thursday 31 March 2022
5 to 7pm

Face to face workshop

Friday 1 April 2022
10am to noon

Please register your interest by emailing **converse@portstephens.nsw.gov.au** or calling Council **4988 0255**

Contact us

If you can't make a workshop please go to our dedicated website page to learn more at **haveyoursay.portstephens.nsw.gov.au/shoal-bay-parking-and-movement**.

We will also be on site on Shoal Bay foreshore on Friday 8 April 2022 10am to 11:30am where you can ask questions and provide feedback.

Workshop 4 - Parking and Movement

A total of 34 attendees participated in a 2hr workshop session (10 attended online workshop session and 24 attended face to face workshop session).

A short presentation for the workshop was prepared and the groups were then split into four separate precinct areas to work through the parking and movement issues, constraints and solutions for the different precincts.

Each group circled through a discussion on each precinct area for approximately 20mins focusing on issues, constraints and pros and cons of potential solutions.

It should be noted that this information has been largely replicated from the Shoal Bay Smart Parking Engagement Report May 2022



These precinct areas are Precinct 1: Town centre (green); Precinct 2: Foreshore East (yellow); Precinct 3: Foreshore West (red) and Precinct 4: Local streets (blue).

Precinct 1: Town centre (green)

In this precinct we know from the traffic study findings, previous place plan workshop discussions and complaint history that at peak times parking is over capacity and there are no car parking spaces. This problem is exacerbated by circulating traffic looking for car parking which increases congestion in the area. It should be noted that on a typical weekday there is spare parking capacity. There are also known missing pedestrian links in the area and the town centre is currently well serviced by public transport.

Some ideas from the workshop specifically around smart parking include:

- Convert existing gravel Crown land car park to sealed Smart Parking carpark to help generate turnover and availability of carparking for the area. This project is a potentially whilst this would result in some of the trees being removed most of these are coral trees which are a noxious weed;
- Smart Parking would also generate income which could be spent on the area and would help to implement Place Plan actions;
- Bullecourt Street could be used as an allocated business parking area to support worker parking for the shopping precinct area. Electronic signage or indicator boards informing of parking availability would also help with easing circulating traffic looking for car parking spaces in Bullecourt Street;
- Smart Parking implementation would mean potentially more parking in local residential streets as people aim to avoid paying for parking during peak periods and also could potentially push traffic to Fingal Bay for the same reason.

Further discussion around one-way options around the town centre was undertaken. There was strong support for a one way option particularly from members of the Shoal Bay Community Association who have been advocating this as a solution over a number of years. A one-way arrangement would create more carparking spaces and in conjunction with Smart Parking would assist with the turnover of carparking in an area of Shoal Bay which needs it the most.

Any one-way proposal would need to be considered together with other accompanying traffic changes for example:

- Potential changes to nearby streets to cater for traffic flow changes
- Shared zones (10km/hr) to be implemented along foreshore area
- Wider pedestrian paths and on-road cyclist allocations
- Easy access to shops and beach for people with access difficulties

There was no particular one-way proposal put to the workshop attendees or in the follow up survey and traffic flow either way around the town centre would work as per the traffic study findings. Any future one-way proposals would need further consultation with the key stakeholders, including businesses and residents.

Other more general ideas or suggestions for the CBD precinct include:

- Move loading zones to Bullecourt Street would help ensure encourage an 'eat' street atmosphere along Shoal Bay Road
- Explore potential additional formed parking availability near Tennis court area
- Explore options to make Bullecourt Street a through road by purchasing nearby land
- Explore option to move playground and use this area as additional formed parking

Precinct 2: Foreshore east (yellow)

We know from traffic study findings, place plan discussions and complaint history is that congestion can get bad during peak times in this precinct and this is compounded by the dead end at Tomaree Lodge. There is also a lack of parking supply along Shoal Bay Road and near to the beaches during peak periods. The parking around the Shoal Bay boat ramp is also being used by cars rather than vehicles with trailers. There are also evidence of considerable illegal parking and overstay of vehicles, trailers and motorhomes around this precinct.

Some ideas from the workshop specifically around Smart Parking include:

- Workshop participants were generally supportive of paid parking along Shoal Bay Road especially to help flow of new patrons and customers to local seasonal businesses;
- The formalisation of parking around the boat ramp would assist with providing additional parking opportunities and would reduce illegal parking and overstay;
- Electronic signage or indicator boards would also help improve congestion from vehicles circling looking for parking spots;
- Smart Parking revenue could be used to fund improvements particularly in this very popular recreation area of Shoal Bay

Some of the bigger ideas or suggestions for the foreshore east precinct include:

- The future of Tomaree lodge use and also the extension of the coastal walk need to be considered in future planning especially around parking
- Construction of a suitable turning bay at the Tomaree headland access gate
- Moving the existing boom gate back to allow public access to the old cricket pitch area of Tomaree Lodge and existing amenities could provide additional parking availability and access to amenities. Is there a way that Council can lease land from Department of Health?
- Ferry stop at the wharf to allow people to get on and off to include with potential public transport options that include hop on, hop off bus.

Precinct 3: Foreshore west (red)

We know from traffic study findings, place plan discussions and complaint history is that congestion can get bad during peak times due to traffic lights, pedestrian crossing and the large volume trying to enter Shoal Bay Road on the one in/out road. The current parking supply located at Beach Road near Harbourside Haven is also not formalised and could provide additional parking supply.

This precinct area includes the well-known missing link section of pathway between Shoal Bay Road and the beach which is also tied to dune stabilisation problems.

Some of the bigger ideas or suggestions for the Foreshore west precinct include:

- Undertake beach stabilisation and build suitable pathway to provide much needed missing shared path missing link
- Upgrade dirt road and connect Shoal Bay Road to Harwood Avenue would improve traffic movement and connectivity and would also provide an additional beach destination point
- Investigate potential use of existing cycle/pedestrian path and APZ area at the rear of Harbourside Haven as either a new one-way or as an emergency access road
- Relocate playground at Bernie Thompson reserve to this precinct

Precinct 4: Local streets (blue)

We know from the traffic study findings, previous place plan workshop discussions and complaint history that people use the local streets to park during peak times and that the streets are generally narrow and are not necessarily set up for on road parking. These existing parking problems would be exacerbated by Smart Parking introduction as it would push car parking into this area.

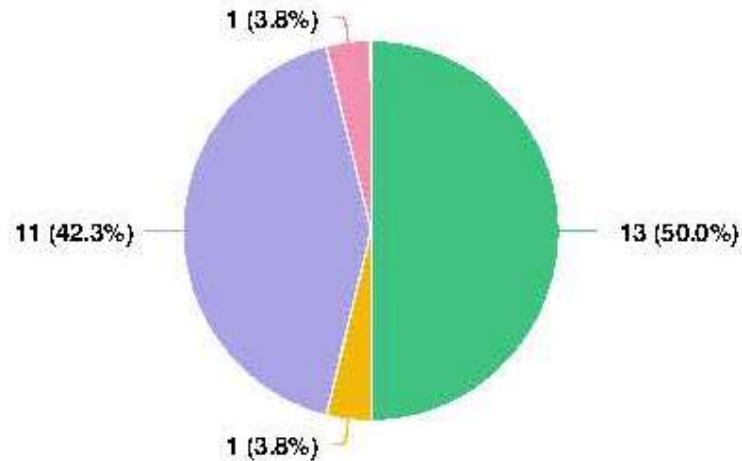
Some of the bigger ideas or suggestions for the local streets precinct include:

- This area would need better kerb and guttering and flood mitigation measures including kerb and guttering to allow for car parking to be able to spread into this area.
- Road pavement improvements in the local streets particularly along Tomaree Road would need to be continued.
- Funding pathway connections between the local school, housing, business and foreshore areas would be a significant safety improvement and would also provide better access for people with high accessibility needs including those using prams and mobility scooters.

Parking and Movement Survey

Q1 How did you learn about this project?

26 responses; 1 skipped



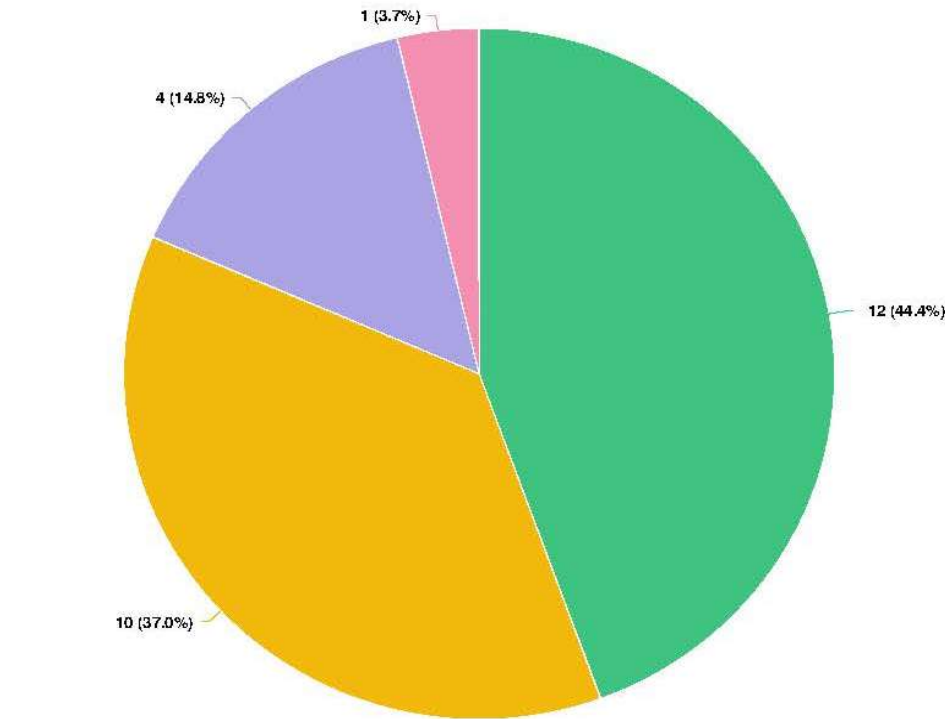
Question options

- Direct email (either from Council or community/business group)
- Social media (either from Council or community/business group)
- Leaflet
- Word of mouth - friend, neighbour, colleague

Optional question (26 response(s), 1 skipped)

Question type: Dropdown Question

Q2 Did you attend the recent Parking and Movement workshops held 31 March or 1 April 2022?



Question options

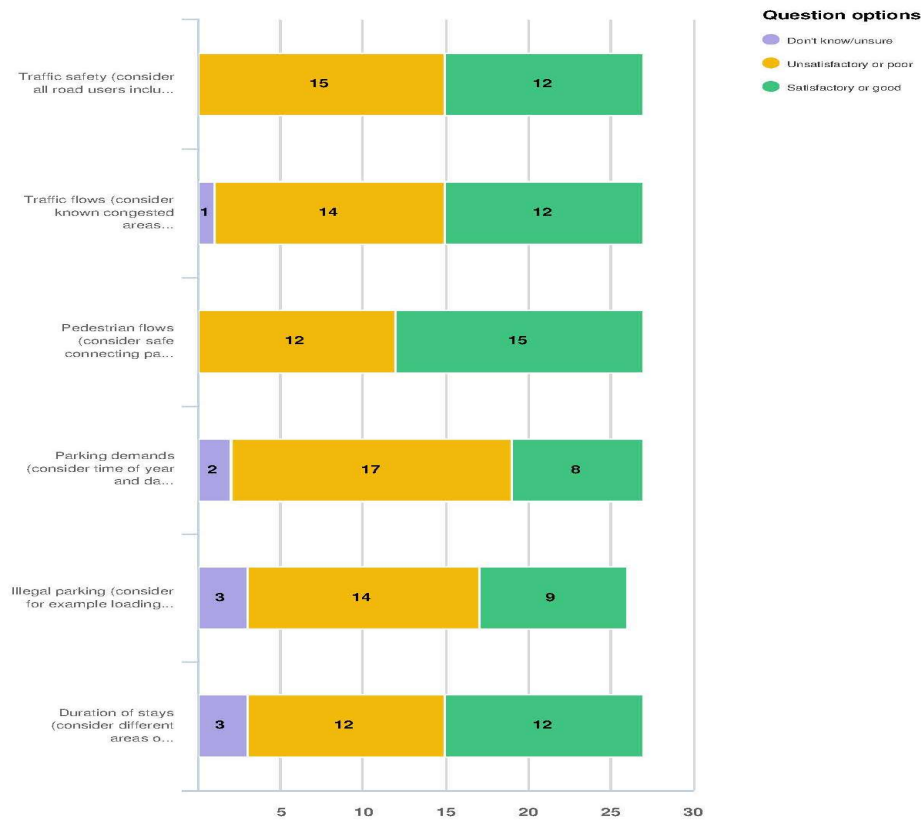
☒ Yes ☒ No ☒ I wanted to but date/time didn't suit ☒ Other (please specify)

Optional question (27 response(s), 0 skipped)

Question type: Dropdown Question

Q3

The traffic study was undertaken in 2021 and focused on the following 6 key aspects.
What is your experience of these aspects in Shoal Bay?



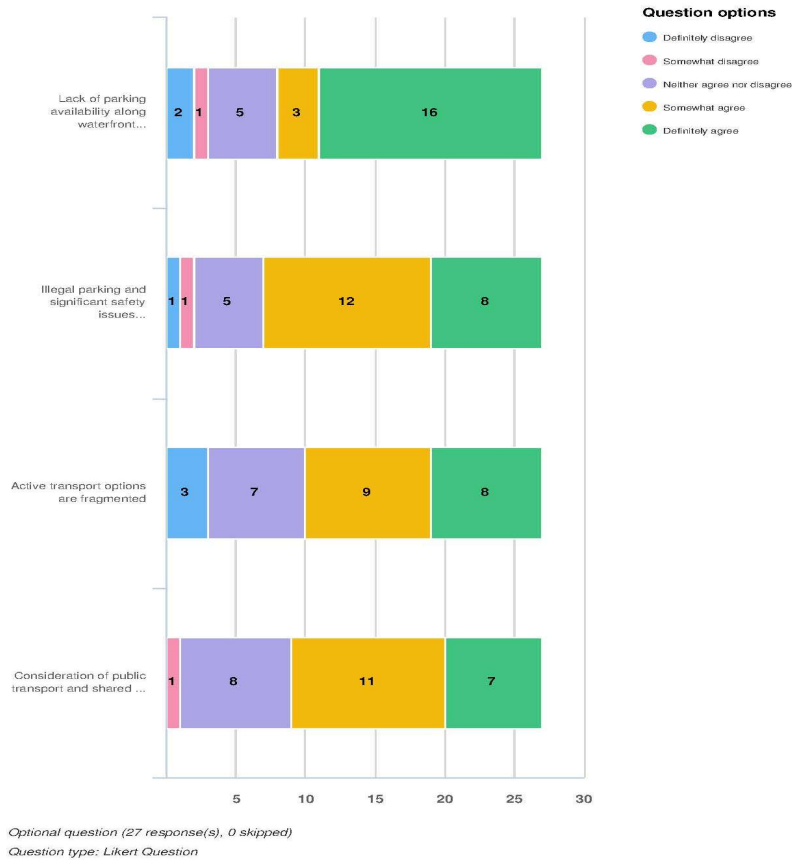
Optional question (27 response(s), 0 skipped)
Question type: Likert Question

Please see the table below for clearer detail:

Satisfaction with parking and movement elements in Shoal Bay			
Aspect	Unsatisfactory	Satisfactory	Unsure
Parking demands	63%	30%	7%
Traffic safety	56%	44%	-
Traffic flows	52%	44%	4%
Illegal parking	52%	33%	11%
Duration of stays	44%	44%	11%
Pedestrian flows	44%	56%	-

Q4 Do you agree with the findings of the traffic study?

The traffic study findings included highlighting some of the issues in the area as per the following statements - do you agree?

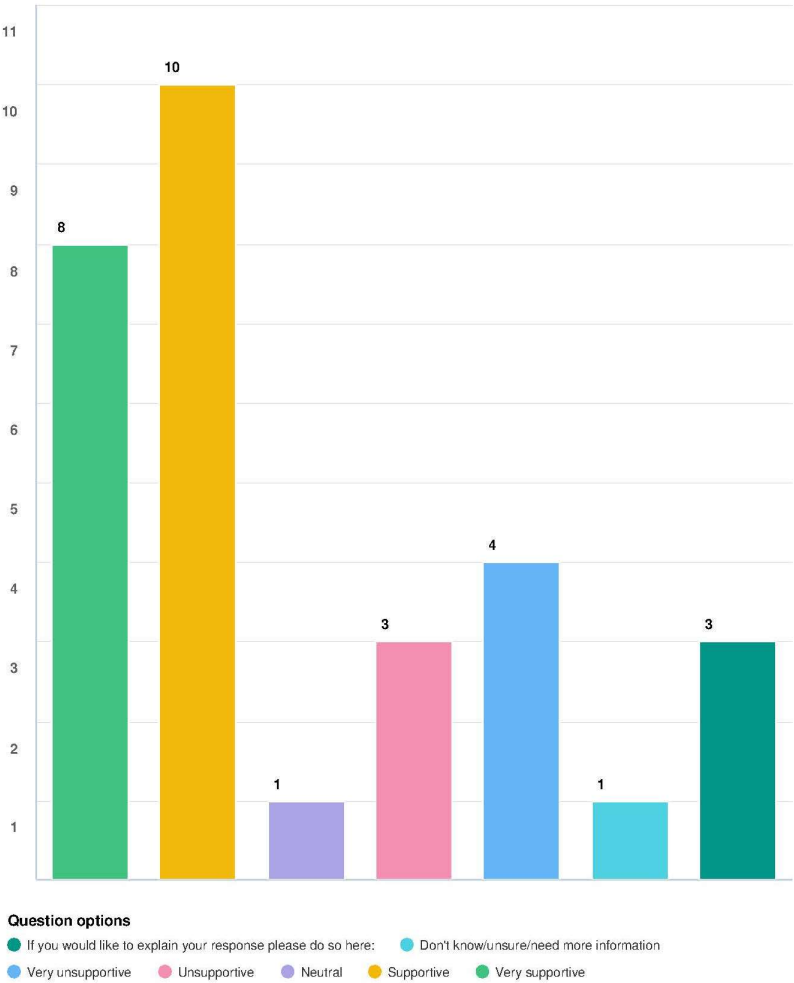


Please see the table below for clearer detail:

Level of agreement with Traffic Study findings			
Statement	Definitely agree or somewhat agree	Definitely disagree or somewhat disagree	Neutral
Lack of parking availability along waterfront and to access Tomaree headland and nearby beaches	70%	11%	19%
Illegal parking and significant safety issues in and around access roads to nearby beaches	74%	8%	19%
Active transport options are fragmented	63%	11%	26%
Consideration of public transport and shared spaces options	67%	4%	30%

Q5 Smart Parking level of support

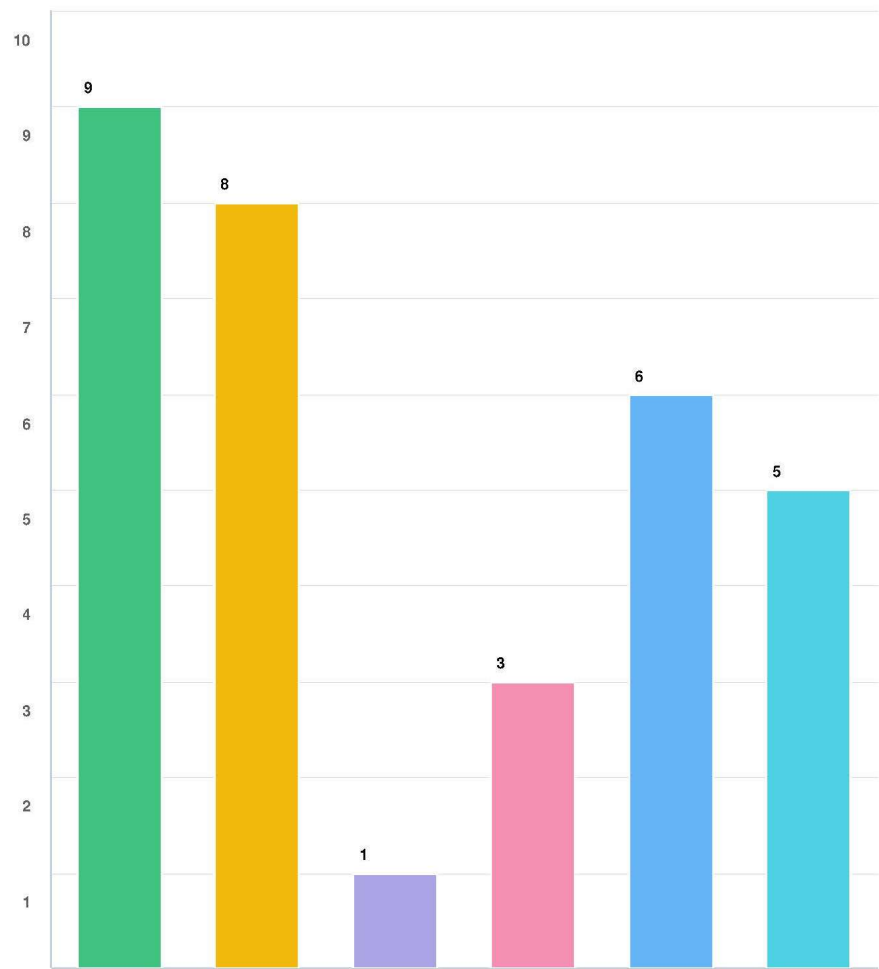
The extension of smart parking to Shoal Bay is an option which can assist to improve traffic flow and parking availability. Smart parking includes meters, electronic signs and also resident and business permit allocations. Please indicate your gene...



Mandatory Question (27 response(s))
Question type: Checkbox Question

Q6 One way level of support

Please indicate your general level of support towards further investigation into a one way arrangement in the town centre of Shoal Bay (involving Messines Street and part of Tomaree Road)?



Question options
If you would like to explain your response please do so here: Very unsupportive Unsupportive Neutral Supportive Very supportive

Mandatory Question (27 response(s))
Question type: Checkbox Question

APPENDIX C

Phase 3 – Check in survey

Q1: How supportive are you of each of the Environmental Sustainability action items proposed for the Draft Shoal Bay Place Plan?

Answered 40; Skipped 0

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
▼ Caring for the local environment	75.00% 30	22.50% 9	2.50% 1	0.00% 0	0.00% 0	40	1.27
▼ Immerse yourself in nature	67.50% 27	17.50% 7	15.00% 6	0.00% 0	0.00% 0	40	1.48
▼ Landscaping and gardening	65.00% 26	27.50% 11	7.50% 3	0.00% 0	0.00% 0	40	1.43
▼ Beachfront stabilisation	85.00% 34	12.50% 5	2.50% 1	0.00% 0	0.00% 0	40	1.18
Comments (16)							

Key survey findings

Q1 Majority of responses were highly **supportive** of the draft Environmental Sustainability actions:

- Caring for the local environment (97.5 supportive; 2.5% unsure; 0% opposed)
- Immerse yourself in nature (85% supportive; 15% unsure; 0% opposed)
- Landscaping and gardening (92.5% supportive; 7.5% unsure; 0% opposed)
- Beachfront stabilisation (97.5% supportive; 2.5% unsure; 0% opposed)

Q1a Are there other actions you expected to see for protecting and preserving our natural environment in Shoal Bay? Comments (16):

#	Responses	Tags
1	More emphasis on what is needed for the locals instead of tourists and visitors all of the time.	Unsupportive of draft actions
2	Foreshore planting with coastal native vegetation and some improvement over green mesh bunting and star pickets.	Support existing action/refinement of action
3	It would've been nice if Council kept the native wattle trees near the boat ramp, instead you replaced them with Magnolia trees.	Support existing action/refinement of action
4	Preserving trees (other than the Coral Trees) in the car park that is slated for Paid Parking.	Support existing action/refinement of action
5	Policing of landowners across Shoal Bay Road from cutting trees and removing vegetation to improve their view over the Shoal bay beachfront.	Operational matter
6	I would like to see showering facilities available where the new toilet facilities have been opened.	Support existing action/refinement of action
7	8-4 story development is totally inappropriate. Does not go with preserving the nature environment. Blocking views is totally unacceptable. One storey on the low side of streets and 2 storey on the high side of Stephens Peak gives everyone a beautiful view! Please think of your planning on a steep slope!! Views do not need to be blocked!	Unsupportive of draft actions
8	Access to Wreck Beach is needed urgently	Support existing action/refinement of action
9	More PSC Outdoor staff	Operational matter
10	Beachfront stabilisation is important in Shoal Bay West to protect the road as vital infrastructure. Elsewhere the high cost may not be justified and 'planned retreat' may be a better option.	Support existing action/refinement of action
11	Safe access along the beach side of Shoal Bay road between Beach Road & Shoal Bay	Support existing action/refinement of action
12	A sand stone wall along parts of Shoal Bay Beach would help this would still be there in a hundred years stopping erosion	Support existing action/refinement of action
13	Shoal Bay has had a lot of erosion, increased over the years since the marina in Nelson Bay changed the ocean currents as they came through the headland.	Support existing action/refinement of action

#	Responses	Tags
14	As a member of Shoal Bay Land Care I have watched the beach erode using the methods proposed. It is now too late and only a rock wall will work. ie the rocks in front of the Lodge.	Support existing action/refinement of action
15	The ability for local residents to reach these areas, ie. The Shoal Bay Shore front via good footpaths, crossings and roads. Adequate signage at pedestrian vulnerable intersections is also required.	Support existing action/refinement of action
16	Safety for locals and patrons from the country club. A lot of damage and mess occurs at night by patrons under the influence and no outside monitoring.	Operational matter

Q1a Comment tag summary (16 comments)

Tag	#	%
Support existing action/refinement of action	11	68.75
Operational matter	3	18.75
Unsupportive of draft actions	2	12.5

Q2 How supportive are you of the Management and Safety action items for the draft Shoal Bay Place Plan?

Answered 37; Skipped 3

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
▼ Establish a Town Team	37.84% 14	24.32% 9	37.84% 14	0.00% 0	0.00% 0	37	2.00
▼ Light it up	40.54% 15	32.43% 12	16.22% 6	10.81% 4	0.00% 0	37	1.97
▼ Navigating the boat ramp	40.54% 15	43.24% 16	13.51% 5	2.70% 1	0.00% 0	37	1.78
▼ Help keep it clean and tidy	64.86% 24	35.14% 13	0.00% 0	0.00% 0	0.00% 0	37	1.35
▼ Has it worked?	18.92% 7	40.54% 15	32.43% 12	8.11% 3	0.00% 0	37	2.30
▼ State agency advocacy	32.43% 12	29.73% 11	32.43% 12	2.70% 1	2.70% 1	37	2.14
▼ Community noticeboard	45.95% 17	24.32% 9	24.32% 9	0.00% 0	5.41% 2	37	1.95

[Comments \(14\)](#)

Key survey findings

Q2 Majority of responses were **supportive** of the draft Management and Safety actions:

- Establish a Town Team (62.2% supportive; 37.8% unsure; 0% opposed)
- Light it up (73% supportive; 16.2% unsure; 10.8% opposed)
- Navigating the boat ramp (83.8% supportive; 13.5% unsure; 2.7% opposed)
- Help keep it clean and tidy (100% supportive; 0% unsure; 0% opposed)
- Has it worked? (59.5% supportive; 32.4% unsure; 8.1% opposed)
- State agency advocacy (62.2% supportive; 32.4% unsure; 5.4% opposed)
- Community noticeboard (70.3% supportive; 24.3% unsure; 5.4% opposed)

Q2a Are there other actions you expected to see for improving peoples safety in Shoal Bay? Comments 14

#	Responses	Tags
1	Lighting up Shoal Bay would destroy a great visual asset, the night sky. One of the few remaining sites on the East Coast of Australia with great vies of the universe	Unsupportive of action
2	Introduction of one vehicle traffic in Shoal Bay Rd in the CBD section [west to east so as not to divert traffic out of the CBD] and relocate bus stops and Loading Zone - these will enhance pedestrian safety	Existing action/refinement of action
3	With regards to establishing a Town Team, we already have a Shoal Bay Community Association which is very proactive. Can I suggest that this is used instead of starting up another committee.	Existing action/refinement of action
4	Access for paddle powered craft is as important as powered boats. Restrict jetskis, which cause huge problems at holiday time, especially as they turn up in large numbers - I counted 27 one day, then witnessed them harassing and chasing dolphins on the other side of the bay. Campers overnighing also need to be moved on & the locally owned bus that is parked should not have been allowed to remain for the last 3 years!?	Operational matter
5	Street cameras Unsure of lighting due to dark sky alliance	Existing action/refinement of action
6	I don't think we need extra street lightning along the Commercial area of Shoal Bay. There's already street lights installed. We don't want it to look like the Gold Coast	Existing action/refinement of action
7	Improved access to the beach for people with disabilities.	Existing action/refinement of action
8	Frankly, after participating in the survey and multiple consultations, I see little of substance having been accomplished other than a lot of talk. The "quicken wins" that were asked for have not been actioned...it all feels like lip-service by Council.	Unsupportive of action
9	Roads in Shoal Bay are a disgrace. First thing is to have good roads with gutters and footpaths. Verges are undulating and dangerous. Street lighting is shocking. Tomaree Road has a care home with young men in wheel chairs - no footpaths, Road full of pot holes. Road with traffic each way, cars on the street make it impassable. Roads need to be fixed before anything else. Bnbs garages built in for accommodation. Residents are surely more important than tourists.	Operational matter
10	Lighting must use sensors to save energy and ensure 'dark sky' views after evening activity is over - only subdued lighting is required in some areas all night. Town teams will only work with regular reporting by Council on project implementation and funding.	Existing action/refinement of action
11	Build a safe access walk way between Beach Road & Shoal Bay holiday park on the beach side which would also add to the beach walk	Existing action/refinement of action
12	Stop any additional built environment on Tomaree Headland.	Existing action/refinement of action
13	Ability to see around blind corners of which two come to mind along the Shoal Bay Foreshore. Eg. Opposite the Country Club & the next corner	Operational matter

	towards the boat ramp. Turning right into Shoal Bay Road can be hazardous & very dangerous with traffic moving along Shoal Bay Road from the boat ramp! A Stop Sign is needed at the intersection of Tomaree Rd & Shoal Bay Road so there is ease of access either when turning left or right.	
14	Probably not a safety issue, but you talked about new toilets, I'm truly hopeful that you will include toilets for those who are disabled	Existing action/refinement of action

Q2a Comment tag summary (14)

Tag	#	%
Support existing action/refinement of action	9	64.29
Operational matter	3	21.43
Unsupportive of draft actions	2	14.29

Q3 How supportive are you of each of the Economy action items for the draft Shoal Bay Place Plan

Answered 36; Skipped 4

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
▼ Linger for longer	33.33% 12	30.56% 11	33.33% 12	2.78% 1	0.00% 0	36	2.06
▼ Helping business thrive	50.00% 18	38.89% 14	11.11% 4	0.00% 0	0.00% 0	36	1.61
▼ Capitalise on the Tomaree Coastal Walk	55.56% 20	22.22% 8	19.44% 7	2.78% 1	0.00% 0	36	1.69
▼ A signature event for Shoal Bay	38.89% 14	30.56% 11	27.78% 10	2.78% 1	0.00% 0	36	1.94
▼ It happens at the Foreshore!	38.89% 14	38.89% 14	22.22% 8	0.00% 0	0.00% 0	36	1.83

[Comments \(15\)](#)

Key survey findings

Q3 Majority of responses were **supportive** of the draft Economy actions:

- Linger for longer (63.9% supportive; 33.3% unsure; 2.8% opposed)
- Helping business thrive (88.9% supportive; 11.1% unsure; 0% opposed)
- Capitalise on the Tomaree Coastal Walk (77.8% supportive; 19.4% unsure; 2.8% opposed)
- A signature event for Shoal Bay (69.5% supportive; 27.8% unsure; 2.8% opposed)
- It happens at the Foreshore! (77.8% supportive; 22.2% unsure; 0% opposed)

Q3a Are there other actions you expected to see for a strong economy in Shoal Bay? Comments 15

#	Response	Tags
1	The most important matter for the local economy is to enhance parking opportunities particularly the current unstructured tree carpark which should have a second level with an active street frontage onto Shoal Bay road which could include restaurants etc . This carpark could also include a bus stop /taxi rank, e-parking opportunities	Existing action/refine action
2	Parking will be a huge issue for both Tomaree Headland and the Coastal Walk. Need parking bays along the walk and people return to the parking via bus that could run on the hour. Passengers to pay.	Existing action/refine action
3	what the businesses of Shoal Bay is more stimulation in the winter months. Our peak times are already peaking so it would be a waste of resources putting your 'events' on at this time of year.	Existing action/refine action
4	Tomaree walk is already overcrowded - we need visitors to access from a range of points, not just the final summit of Mt Tomaree	Existing action/refine action
5	There are already many sporting events that are held here. The other weekend it was a triathlon, we have the paddle boarding, outriggers and many more. How about Council try to help the local businesses, who are doing it tough mainly due to rent hikes. They have to pay Council for using the outdoor areas in front of their shops. Do NOT install any furniture that resembles your horrible parklets. Keep it natural and easy.	Existing action/refine action
6	Beautification of the "Town Centre" shop area.	Existing action/refine action
7	Do something positive with Tomaree Lodge	Existing action/refine action
8	The streetscape of Shoal Bay and the traffic routing needs to be fixed and directed. The parking needs to be located in Shoal Bay and people need to walk to the Lodge area...not drive and park. There is limited space to park and Council needs to accept the fact that the area is space limited. Limited number of boat trailer park and regular car park. The area cannot accommodate unlimited numbers, which is why they park over the kerbs and under trees on the grass. I needs to be policed.	Existing action/refine action
9	Shoal Bay already has a strong economy. Seems no interest in the residents.	Unsupportive of action
10	Access to Wreck Beach needed urgently	Existing action/refine action
11	Let's talk about a signature event that would draw locals and tourists done on a yearly basis	Existing action/refine action
12	Very limited space Shoal Bay front of shops & waterfront. Pedestrians can at busy times hardly negotiate footpath	Existing action/refine action

13	Traffic at peak times is limiting a strong economy	Existing action/refine action
14	Less vehicles along the foreshore. Footpaths near retail area are too small for outdoor dining.	Existing action/refine action
15	Traffic remodelling. Maybe one way along the waterfront?	Existing action/refine action

Q3a Comment tag summary (15)

Tag	#	%
Existing action/refine action	14	93.33
Unsupportive of draft actions	1	6.67

Q4 How supportive are you of the Movement action items for the draft Shoal Bay Place Plan?

Answered 36; Skipped 4

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
▼ Pedestrian Friendly Foreshore	55.56% 20	30.56% 11	8.33% 3	0.00% 0	5.56% 2	36	1.69
▼ Establish the "Port Walk"	61.11% 22	27.78% 10	8.33% 3	2.78% 1	0.00% 0	36	1.53
▼ Smart Parking infrastructure plan	41.67% 15	30.56% 11	13.89% 5	8.33% 3	5.56% 2	36	2.06
▼ Better access to Shoal Bay	66.67% 24	16.67% 6	8.33% 3	5.56% 2	2.78% 1	36	1.61
▼ Don't get lost!	33.33% 12	38.89% 14	22.22% 8	2.78% 1	2.78% 1	36	2.03

[Comments \(16\)](#)

Key survey findings

Q4 Majority of responses were **supportive** of the draft Movement actions:

- Pedestrian Friendly Foreshore (86.1% supportive; 8.3% unsure; 5.6% opposed)
- Establish the "Port Walk" (88.9% supportive; 8.3% unsure; 2.8% opposed)
- Smart Parking infrastructure plan (72.2% supportive; 13.9% unsure; 13.9% opposed)
- Better access to Shoal Bay (83.3% supportive; 8.3% unsure; 8.3% opposed)
- Don't get lost! (72.2% supportive; 22.2% unsure; 5.6% opposed)

Q4a Are there other actions you expected to see for improving movement around Shoal Bay? Comments 16

#	Responses	Tags
1	Putting traffic through a retirement village.....really! And please don't make Messines St open to all of the heavy traffic from the main street - buses, trucks and Harleys won't be a welcome addition to the people living in that area.	Unsupportive of action
2	Encouraging overcrowding by tourists is untenable, it is already a nightmare at peak tourist times - tourists should not be encouraged to arrive by car and drive through	Unsupportive of action
3	I reject your ideal of one-way traffic through the shopping area and one-way traffic on Messiness Street. Messiness Street is already heavily used for domestic traffic now providing access to a large number of homes in the area. A bad move.	Unsupportive of action
4	The Bay is already pedestrian friendly. If you have a problem with beach erosion, then don't put a coastal walk in to Little Beach. Good luck with getting the residents behind you with the proposed new access road into Shoal Bay. Are you serious? It's only chaotic over the Christmas holidays. If you insist on signage, then have them from the Worimi perspective.	Unsupportive of action
5	Is there still thought about a one-way system involving Shoal Bay Rd and Messines St? If this enabled 45 degree parking on Shoal Bay Rd this would increase the number of parking spaces. Can there also be parking on the "cricket pitch" area of Tomaree Lodge?	Supportive of action/refinement of action
6	The directional flow of traffic in Shoal Bay needs to be one way with angled carparking, which will improve effective carpark numbers and reduced congestion associated with parallel parks on both sides of SB Road. Kerb blisters will give the opportunity for larger shade tree planting that are needed to soften the facades of the SB building and streetscape but provide shaded habitat.	Supportive of action/refinement of action
7	We need mobility parking available on Shoal Bay road between Tomaree & Government Rd. We also need a second road from near the Tomaree Medical facility to Govern Road, in the holiday period moving between Nelson Bay & Shoal Bay is a nightmare.	Supportive of action/refinement of action
8	Fix The roads!!! Tomaree Road, Horace Street, Messines Street, Rigney Street. No gutters! No footpaths!	Operational matter
9	All of these actions are desirable but there is devil in the detail - do not take scores above as unqualified support - all have issues which need careful consideration	Supportive of action/refinement of action
10	A board walk along the missing section of pedestrian walk	Supportive of action/refinement of action
11	I am sure Harbourside Haven residents will love a major tourist road turning their residential area into a median strip!	Unsupportive of action
12	An alternate route into SB has been spoken of for far too long. Get it done	Supportive of action/refinement of action
13	Shoal bay too small for smart parking It would definitely turn tourist away especially young families Small businesses in the area will be affected because visitors will only be able to come for a quick swim and move on No more lunches	Unsupportive of action

#	Responses	Tags
14	The ability to walk and ride with a family to Nelson bay should have been done long ago	Supportive of action/refinement of action
15	Boats/ferry for carrying people to be dropped off at jetty! The beautiful mature shade trees should stay in the informal carpark on the corner of Shoal Bay & Government Road. Carpark at entrance to Tomaree Lodge would be more appropriate!	Supportive of action/refinement of action
	Honestly this is fabulous. The idea of an alternative road into Shoal Bay, I would think would be a major priority given the Coastal erosion that is taking place	Supportive of action/refinement of action

Q4a Comment tag summary (16 comments)

Tag	#	%
Supportive of existing actions	9	56.25
Unsupportive of draft actions	6	37.5
Operational matter	1	6.25

Q5 How supportive are you of the Character action items for the draft Shoal Bay Place Plan?

Answered: 36; Skipped: 4

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
▼ Defining the character of Shoal Bay	25.00% 9	41.67% 15	25.00% 9	2.78% 1	5.56% 2	36	2.22
▼ Facilitate appropriate infill development	19.44% 7	16.67% 6	41.67% 15	11.11% 4	11.11% 4	36	2.78
▼ Controls for the look and feel of Shoal Bay	33.33% 12	25.00% 9	30.56% 11	5.56% 2	5.56% 2	36	2.25
▼ Encouraging sustainable gardening	33.33% 12	38.89% 14	25.00% 9	0.00% 0	2.78% 1	36	2.00
▼ Creative solutions for placemaking	25.00% 9	30.56% 11	36.11% 13	2.78% 1	5.56% 2	36	2.33
▼ Harbourside Haven Village	25.00% 9	25.00% 9	27.78% 10	13.89% 5	8.33% 3	36	2.56
Comments (12)							

Key survey findings

Q5 Majority of responses were **supportive** of the draft actions with the exception of the draft action regarding infill development with majority of respondents selecting a 'neutral/unsure/need more information':

- Defining the character of Shoal Bay (**66.7% supportive**; 25.0% unsure; 8.3% opposed)
- Facilitate appropriate infill development (36.1% supportive; **41.7% unsure**; 22.2% opposed)
- Controls for the look and feel of Shoal Bay (**58.3% supportive**; 30.6% unsure; 11.1% opposed)
- Encouraging sustainable gardening (**72.2% supportive**; 25.0% unsure; 2.8% opposed)
- Creative solutions for placemaking (**55.6% supportive**; 36.1% unsure; 8.3% opposed)
- Harbourside Haven Village (**50.0% supportive**; 27.8% unsure; 22.2% opposed)

Q5a Are there other actions you expected to see for shaping the character of Shoal Bay? Comments (12)

#	Responses	Tags
1	This is an opportunity to redevelop the Shoal Tourist Park on Shoal Bay Road. This is the perfect site for a 5 star resort development which will substantially enhance the local economy and local employment	New idea
2	Why are you allowing more development when you are doing nothing to help our already struggling medical facilities here in the Bay.	Unsupportive of draft actions
3	If you build higher, then you MUST insist the parking is within the construction and not relying on street parking. There is already hire businesses operating from the foreshore. If you encourage out of towners to have pop up shops it will look tacky and dirty. If you want to establish CDP to control the look and feel of Shoal Bay - my idea is to have the local rate payers have the final say. Not a paid consultant. Do not change the planning controls which will only benefit from the Property Developer. Once you have the correct infrastructure, such as drainage, then you can reconsider	Supportive of existing action/refine action
4	Council needs to lead the way with a comprehensive redeveloped roadway, parking and access plan. Until the directional roadways and better carpark is installed Shoal Bay will continue to be a disorganised mess. Real action needs to be taken to align Shoal Bay for the future. It is pretty stupid to consider intensifying the use of the area, and at the same time doing nothing about the traffic and parking problems that exist today. Growth in the use of the area will compound today's traffic issues in the future. Substantial changes need to be made, more words and surveys are not needed.	Supportive of existing action/refine action
5	8 story buildings should not be considered. Shoal Bay is mainly on the steep slope of Stephens Peak. Developments should be built lower on the lower slope and Higher on the upper slope. Thereby not blocking views. 8 or 4 storey buildings should NOT be built within the residential area. Current 9 metres is bad enough - already blocking views of properties higher on Stephens Peak. This is poor planning. There is no need for this to happen. Too many holiday let properties in Shoal Bay. Empty houses and no residents.	Unsupportive of draft actions
6	The local Landcare Group continues to enhance gardens along the Shoal Bay Foreshore - tree planting on residential footpaths needs to be improved	Supportive of existing action/refine action
7	Height and density need to be addressed	Supportive of existing action/refine action
8	Essential that any changes to the LEP and DCP in relation to density and height limits genuinely respect sentiment in the wider Tomaree community (not just Shoal Bay) rather than facilitating an external agenda	Supportive of existing action/refine action
9	When these planned limits are reached then new heights & density increased, so all plans are fluid & overcrowding will occur. Water run off	Unsupportive of draft actions

#	Responses	Tags
	to lower properties increase, solar panels overshadowed. Building designs of excellence what criteria? Are they really comfortable water & power saving designs?	
10	Please remember that Tourists love Shoal Bay for what it is.	Supportive of existing action/refine action
11	A suitable tidal swimming pool like that built in the Tomaree Lodge but no longer exists would be a great asset.	New idea
12	It would be wonderful if some of our indigenous residents, could contribute artistically	New idea

Q5a Comment tag summary (12 comments)

Tag	#	%
Support of existing actions	6	50
New ideas	3	25
Unsupportive of draft actions	3	25

Q6 How supportive are you of the Open Space action items for the draft Shoal Bay Place Plan?

Answered: 36; Skipped: 0

	VERY SUPPORTIVE	SUPPORTIVE	NEUTRAL/UNSURE/NEED INFORMATION	OPPOSED	VERY OPPOSED	TOTAL	WEIGHTED AVERAGE
▼ Future of Pozieres Park	33.33% 12	19.44% 7	22.22% 8	16.67% 6	8.33% 3	36	2.47
▼ Tomaree Lodge	58.33% 21	13.89% 5	19.44% 7	5.56% 2	2.78% 1	36	1.81
▼ Activate your public space	41.67% 15	38.89% 14	11.11% 4	2.78% 1	5.56% 2	36	1.92
▼ Picture Perfect Postcards	33.33% 12	30.56% 11	22.22% 8	5.56% 2	8.33% 3	36	2.25
▼ Public art to showcase Shoal Bay	41.67% 15	27.78% 10	22.22% 8	5.56% 2	2.78% 1	36	2.00

[Comments \(11\)](#)

Key survey findings

Q6 Majority of the responses were **supportive** of the draft Open Space actions

- Future of Pozieres Park (52.8% supportive; 22.0% unsure; 25.0% opposed)
- Tomaree Lodge (72.2% supportive; 19.4% unsure; 8.3% opposed)
- Activate your public space (80.6% supportive; 11.1% unsure; 8.3% opposed)
- Picture Perfect Postcards (63.9% supportive; 22.2% unsure; 13.9% opposed)
- Public art to showcase Shoal Bay (69.5% supportive; 22.2% unsure; 8.3% opposed)

Q6a Are there other actions you expected to see for making open space in Shoal Bay great? Comments (11)

#	Response	Tags
1	<p>It is so important that the future of the Tomaree Lodge is considered in conjunction with the future of the Shoal Bay CBD. There is a very active organisation called Tomaree Headland Heritage Group which has been engaging with the community and the authorities about its future. Linkages to the Lodge site are so important having regard to the limited parking at the Headland and traffic management is also a key issue. Some sort of Train or shuttle bus from the Traffic lights at Shoal Bay [where potentially there will be a large carpark] could be introduced and this would also be a Visitor attraction and this would go through the Lodge site to the point - this would be so popular-. Also PSC should support the reintroduction of the jetty at the Tomaree lodge for public transport which would provide less reliance on vehicle transport. Also the current jetty in Shoal Bay CBD should be extended to allow cruise and ferry operators to access it. It has very limited purpose at present and has the potential to contribute to the reduction of vehicular traffic in Shoal Bay CBD.</p> <p>Also you should consider enhancing opportunities for outdoor dining in the CBD</p>	Supportive of existing action/refinement, New ideas
2	<p>To have the Coastal Walk, Tomaree Headland and Tomaree Lodge as multiple attractions will require solutions such as park and ride or Tomaree Lodge becoming a holiday place for disadvantaged children from throughout N.S.W.</p>	New ideas
3	<p>Leave Pozieres park alone! It's a great buffer against your predicted urban sprawl at Shoal Bay. And you might need to update your google photos of our tennis courts. They are incredibly well maintained by the members of the club - me being one of they. If there is anything unsightly about our reserve – it's the lack of council maintenance that is the problem.</p>	Unsupportive of action
4	<p>The infill plan for Pozieres Park is disgusting. This area is not unkempt as you say. The mowing is undertaken by Council on a regular basis. The local Community enjoy using the Shoal Bay Tennis Courts because it's a SOCIAL tennis clubs. All the other facilities in Port Stephens run competitive programs.</p> <p>Tomaree Lodge is historic and needs to be kept special reflecting its history.</p> <p>There are enough benches along the foreshore. How about planting more shade trees</p> <p>Outdoor exercising need your approval plus you charge annual fees for the right</p> <p>Two businesses in Shoal Bay already feature local artists. There's only been minimum interest in purchase of their work. Don't know how Council can remedy situation</p>	New ideas, Unsupportive of action
5	<p>Pozieres Park needs to be redeveloped and better utilised for carparking that is not on the premium beachfront. The beachfront is not a good use for carpark and people need to walk a little...or a lot! There needs to be a comprehensive roadway and redeveloped car parking plan for Shoal Bay to accommodate future growth and use that is sustainable.</p>	Supportive of existing action/refinement

#	Response	Tags
6	Tomaree Lodge should be left as public space for families.	Supportive of existing action/refinement
7	Council needs to become Land Manager of Tomaree Lodge site with appropriate funding from State. A Plan of Management should be first priority funded by State Government.	Operational matter
8	Let's not overdo, nature is best at times left natural	Supportive of existing action/refinement
9	Just maintain paradise...no car parks	Unsupportive of action
10	Accessibility for all people irrespective of ability.	Supportive of existing action/refinement
11	Local indigenous artists to contribute?	New ideas

Q6a Tag summary (11 comments)

Tag	#	%
Support of existing actions	5	45.45
New ideas	4	36.36
Unsupportive of draft actions	3	27.27
Operational matters	1	9.09

Q7 Overall do you feel that we've missed something that you were expecting to be included in the draft actions for the Shoal Bay Place Plan that you haven't already shared with us?

Answered: 22; Skipped 18

	Responses	Tags
1	Thank you for consulting with the community on this extremely important matter. It is important that you look at the long term which includes the future of the Tomaree Lodge site and the Tomaree Coastal Walk. Shoal Bay CBD will be significantly impacted by these developments and therefore planning is so important such as parking and traffic management as well as introduction of public transport such as a train or trolley bus connecting the CBD with the Headland which serves a dual purpose of being a visitor attraction and reducing the reliance on vehicle transport. Dealing with the future of the existing jetty in the CBD which is primarily a diving platform but has the potential to contribute to less reliance on vehicle traffic by extending it with a pontoon and also the reintroduction of the jetty with a pontoon at the Tomaree Lodge will enhance the appeal and traffic management in Shoal Bay. We must elevate our thinking on what can be achieved for Shoal Bay. An alternate entry and egress point to Shoal Bay is also so important for the long term	Support of existing action/refinement of action
2	Much more attention to a range of concepts than I imagined. Congratulations.	Support of existing action/refinement of action
3	Concerned about a council plan to create one-way traffic flow through the main Shoal Bay shopping area and Messines Street. Messiness Street is already a very busy road and any one-way traffic plan will make things far worse. Property values will also be impacted.	Unsupportive of draft actions
4	I think you are totally out of touch with what the residents who live at Shoal Bay want. There are just over 1800 of us so your plans are just overkill.	Unsupportive of draft actions
5	The negative impact of overcrowding by tourists in peak times - spoils the amenity for everyone	Unsupportive of draft actions
6	Not mentioned but the toilet block redeveloped at Nelson Bay is a huge disgusting building. Let's not make a huge statement again about a toilet block. Who got paid for that one? Same as Little Beach who paid to have a fence put up behind the WC block	Operational matters
7	One-way traffic issue is a MAJOR concern and was hidden away in action 17. I believe Council needs to make this as a key action item. Traffic flow on Messiness is already a problem.	Unsupportive of draft actions
8	Our roads and footpaths south of Messines Street are in very poor condition and are unsafe in peak periods. They should be given priority over walking paths for upgrades similar to the section of Tomaree road which was recently upgraded.	Operational matters
9	You just about missed everything the local rate payers expressed to you at the Public meetings.	Unsupportive of draft actions
10	Great work!	Support of existing action/refinement of action

	Responses	Tags
11	There is no mention of improvement to the roads. Messines St and Tomaree Rd would both have to be upgraded.	New idea
12	Yes, a comprehensive roadway directional plan and car parking plan to accommodate the future anticipated growth in use that will be created by making the place more attractive to visitors. This is fundamental to a long term strategy for the sustainable development of the area. Council needs to actually accept that Shoal Bay is actually full developed (not well developed), and that all these proposal do is increase the level of use without improving the infrastructure. Short sighted by design seems to be the mantra of PSC by largely ignoring future planning.	Unsupportive of draft actions
13	You've definitely had no consideration for residents. In Tomaree Road one side between Messines Street and Edward Street there's 13 homes, only one owner occupied house, One rental and the rest vacant, owners living elsewhere. Surely we need some owner occupied houses.	Operational matters
14	Limited building development. No new building to be higher than those already established	Support of existing action/refinement of action
15	The mess left after the country club closes needs to be addressed. I'm over the vomit, bottles and rubbish left by the patrons on the street, footpath and gardens. That would help keep the street clean and safe.	Operational matters
16	Will have more to add later. This online survey is problematic in presenting largely uncontroversial 'actions' with limited opportunity for nuanced responses - format also unfortunate in not allowing respondents to see the entirety of the survey before having to answer specific questions.	Operational matters
17	YEs a safe pathway connecting Nelson Bay to Shoal Bay along the foreshore	Support of existing action/refinement of action
18	The bottom section of Tomaree road cannot wait any longer to be surfaced	Support of existing action/refinement of action
19	Shoal bay is the north shore of Port Stephens Please keep it classy I wouldn't like to see murals or painted furniture around the area It would look tacky	Support of existing action/refinement of action
20	Lack of workable space in the Foreshore area complicates the desired outcomes!	Untagged
21	Would love to see outdoor exercise equipment at Shoal Bay	Support of existing action/refinement of action
22	Local indigenous art. As much as possible.	Support of existing action/refinement of action

Q7 Tag summary

Tag	#	%
Support of existing actions	9	40.91
Unsupportive of draft actions	6	27.27
Operational matters	5	22.73
New ideas	1	4.55
Untagged	1	4.55

Q8 As part of implementing the Shoal Bay Place Plan we would like to set up a Shoal Bay Town Team. A Town Team is a group of local change makers that find each other and connect, organise and act to regenerate their neighbourhoods and to create better places. You can find out more about Town Teams [here](#). If you're interested in being part of a Shoal Bay Town Team or are interested in knowing more, please provide your email address and we'll be in touch.

Answered: 18; Skipped 22

18 email addresses supplied (not included for privacy reasons)

APPENDIX D

Phase 4 – Public Exhibition

Drop-ins photos



Tuesday, 13 February 2024



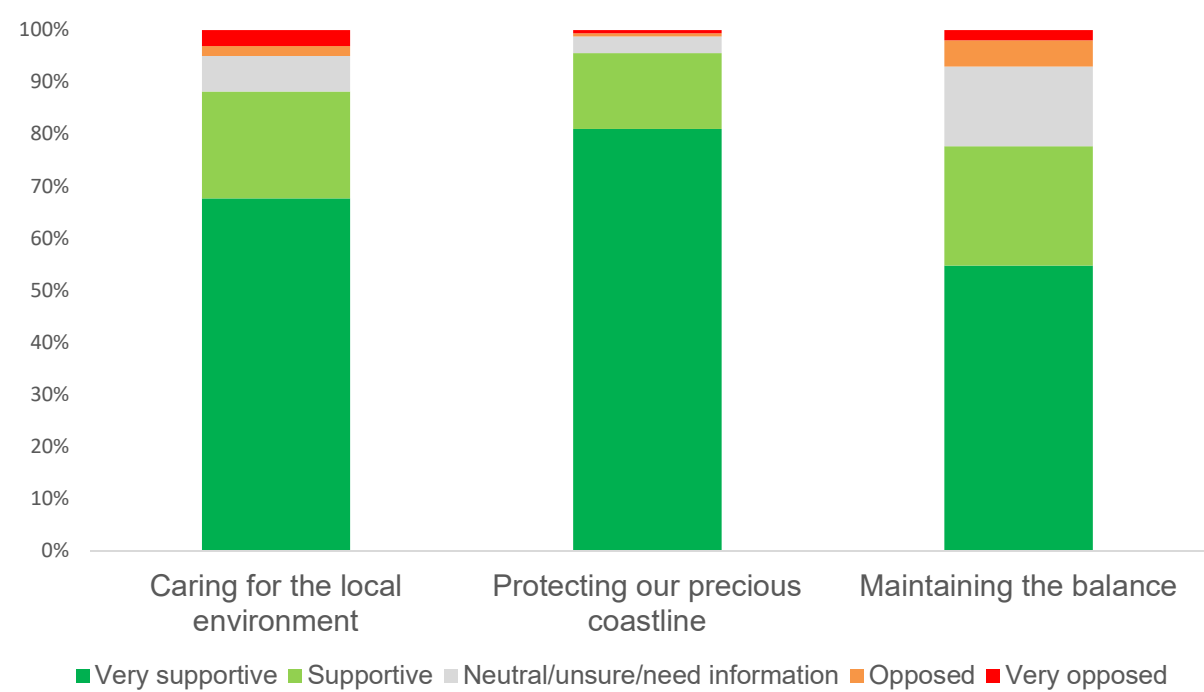
Saturday, 17 February 2024

Guided submission survey results

Open from 29 January 2024 to 25 February 2024

Q1 How supportive are you of the Environmental Sustainability action items?
(Answered 162; Skipped 3)

Action	Very supportive	Supportive	Neutral/ unsure/ need information	Opposed	Very opposed
Caring for the local environment	67.70%	20.50%	6.83%	1.86%	3.11%
Protecting our precious coastline	81.01%	14.56%	3.16%	0.63%	0.63%
Maintaining the balance	54.78%	22.93%	15.29%	5.10%	1.91%



Q2 Do you have any further comments about the draft Environmental Sustainability action items? (Answered 65; Skipped 100)

#	Responses	Tags
1	<p>1. Shoal Bay Beach volunteers do their utmost every fortnight to plant and preserve the foreshore but council makes no effort to keep tourists off the dunes and take action to save our beach front</p> <p>2. Council has done nothing to preserve our beach. It is too late for just investigations and this needs to be addressed now not on some medium time frame. Nature will not wait for council. We have lost many trees and the foreshore has been eroded to a very serious and dangerous level. "Bandaïd" approach will not work.</p> <p>3. How will signage work when all No Dog signs and Parking signs are ignored. Rangers are never seen in Shoal Bay and our beaches always have dogs running around and cars and campers always park in trailer only area and grassed areas that are not parking and have signs that are ignored.</p>	Environment concerns
2	Next to the shoal bay jetty, as part of the dune stabilisation, add steps either side of the jetty, which will offer access to the beach and dune stabilisation. Many people already use a makeshift path on the right hand side of the jetty, it's obviously something used and needed.	Environment concerns
3	Rising sea levels is of real concern and needs thorough planning to commence asap.	Environment concerns
4	Shoal Bay is a gorgeous natural wonderland where the impact of climate change and increase in visitors is having a negative effect.	Environment concerns
5	I think the erosion of the Bay needs to be first priority	Environment concerns
6	The care of our koalas and coast line is more important than increasing economics. No environment no increase in our economy	Environment concerns
7	<p>Protecting the coast and shoreline from erosion is one of my primary concerns - I look forward to a thorough forward plan to address the erosion to ensure our beaches remain the great asset to the community that they are.</p> <p>Protecting the natural beauty of our area should be the councils' number 1 priority.</p>	Environment concerns
8	Having worked in a Landcare group on Shoal Bay Beach I am disappointed with council's inaction in restoring dune exclusion fencing and dune restoration. the Coastal Management plan has been underway for 8 years with no outcomes as yet.	Environment concerns
9	There are a number of environmental items that need action (drainage, and coastal erosion), maintaining the live ability of the existing residents and visitors to the area is important.	Environment concerns
10	The environment including the ocean (no windfarms at Port Stephens) and National Park should be of primary concern to Council, ripping up part of the National park for a road is NOT caring for the environment.	Environment concerns
11	In order to maintain this fragile environment attention must be given to dealing with coastal erosion, beach access and protecting the heritage and flora and fauna of the area. The sustainability of the area is paramount to this plan.	Environment concerns
12	One of the main reasons people come to visit, stay, live here is for the quality of the environment so ensuring its sustainability is imperative	Environment concerns

#	Responses	Tags
13	Priority should be Environment Sustainability well above any developers aspirations. Council needs to cease approving anymore development that involves clearing of bush land/trees.	Environment concerns
14	As you are well aware there is a great deal of coastal sand erosion along Shoal Bay beach which is being maintained to stabilised the bank. We need to look to the future and new ways at preventing further degradation.	Environment concerns
15	Protecting the waterways from plastics (fishing net and plastic ropes in particular)	Environment concerns
16	Beach access walk tracks on shoal bay beach, are extremely dangerous. 2 are very steep drops. They are liability waiting to happen for the council. They need immediate repair. It's the caravan park end of the beach. Also the locals started work and creating dune stability. Give them council resources to continue the work.	Environment concerns
17	Nothing mentioned about beach erosion. I think it should be approached.	Environment concerns
18	Environment will never be the same. View corridors to Stephens Peak, Quarry and Green Hills will be blocked to the East and the same of Glover 1 and Glover 2 to the west. Local birds from the National Park across to the National Park behind Government Road will be seriously affected. The nature is world renowned.	Environment concerns
19	Our beautiful dunes and beach at Shoal Bay is precious to us so why would you want to cause anymore damage to it by allowing more residential building	Environment concerns, Development/p opulation increase concerns
20	More protection of flora and fauna and water, no more apartments in shoal bay,	Environment concerns, Development/p opulation increase concerns
21	I don't want the current delicate balance to be in danger of regressing due to an increase in the built environment and population growth.	Environment concerns, Development/p opulation increase concerns
22	No increase in impervious foot print on a lot. Reduce stormwater into the Bay. Clean out stormwater pits. Stop approval of tree felling on new developments. Police uncontrolled dogs on Shoal Bay beach as owners don't pick up after them. Stop the jet skis. Stop the windfarm. Stop infil housing. Plant more trees to encourage more wildlife to return.	Environment concerns, Unrelated to Place Plan (eg windfarms, jet skis)
23	Any development impact on green space is unacceptable. We have enough existing vacant housing and unit blocks to cater for any acceptable population growth without bulldozing more trees or taking our precious public spaces so Councilor, developers those local business men make more money.	Development/p opulation increase concerns

#	Responses	Tags
24	<p>I think as is the difficulty of planning density provisions, not all "environmental sustainability" is captured in a regular survey or report.</p> <p>Increasing heights on land that was recently deemed "flood zone" by the Port Stephens council is indeed worrying and I would like to see that report (as outlined in page 16 in the Draft Place Plan) that confirms that current storm water outlets are designed to cope with more hard landscaping water run off that comes with higher density building.</p> <p>Also being a current resident in the shaded zone for higher density permits would directly negatively impact on my passive designed home, blocking north easterly breezes that I rely on for passive cooling in summer and shade my house from the north aspect, blocking the winter sun azimuth track heating my house passively in winter and reducing my solar energy generation gain by shading my solar panels.</p> <p>in short, the R8 proposal is too high and developments at current heights can still be designed to meet the infill goals.</p>	Development/p opulation increase concerns
25	You are contradicting of your goal of building high density housing and saying in the plan this makes it easier on council duties.	Development/p opulation increase concerns
26	8 Storeys will ruin the beautiful coastal vibe shoal bay offers.	Development/p opulation increase concerns
27	It is rare that expansion of accommodation and business leads to sustainability. Increase population puts pressure on the coast and environment so the effort to 'maintain the balance' is never achieved at the cost of the environment. I feel proposed developments (increase density) will negatively impact despite what is written in the report. It is too late once enacted.	Development/p opulation increase concerns
28	Reliant on volunteers to ensure environmental maintainace and preservation while you allow developers to build skyscrapers is a discrace. This is what you state in the plan. Appalling.	Development/p opulation increase concerns
29	In short, I do not believe the addition height changes to allow multi-storey dwellings will assist finding permanent residents long term lease options, It will increase the already high number of holiday rentals that the local shops, restaurants and traffic can not handle at present.	Development/p opulation increase concerns
30	Shoal Bay is a unique environment. It should not be spoiled by over-development as suggested in the Place Plan. There is plenty of tourist accommodation in built up areas such as Nelson Bay, Salamander Bay and surrounding areas.	Development/p opulation increase concerns
31	Think should not have buildings 8 storeys high (we are not the Gold Coast) or buildings squashed together. Leave it the way it is.	Development/p opulation increase concerns
32	No high rise	Development/p opulation increase concerns

#	Responses	Tags
33	The right balance depends on the level of development. If this relates to the high rise infill proposed for Tomaree Rd this does NOT maintain the balance	Development/p opulation increase concerns
34	Shoal bay should always prioritise caring for the environment. More rangers need to be visible enforcing fines for destruction of the environment or littering or fishing in sanctuary zones.	Development/p opulation increase concerns
35	Your statements seemed to be more of, "wish-washy gobble-de-gook" designed to make yuppy's all warm and fuzzy. In other words, a pile of bull——. MORE HIGH RISE = LESS TREES as they attract people that just don't care and no amount of marketing/advertising or threatening will change this.	Action suggestions, Development/p opulation increase concerns
36	The Council information should be coming from the NSW National Parks and Wildlife service given the lack of substance behind any information from Council in this report. The information in the Place Plan relating to environment is superficial at best and was not elaborated upon by any member from Council who was questioned at the recent Community Information Sessions.	Action suggestions
37	There are a number of actions listed that need to be owned by the general public & volunteer groups, but I didnt actually see any environmental sustainability action plan that would be driven by council.	Action suggestions
38	Future housing development be eco friendly , low rise and architecturally in keeping with coastal environment	Action suggestions
39	It needs to be long ranging as this type of development occurs infrequently. Look more at renewables in infrastructure and supporting energy demands the summer holiday population adds to the Bay. Community batteries, solar canopies, align with NSW renewables Act.	Action suggestions
40	I find the Shoal Bay Place Plan (SBPP) underwhelming when it comes to Environmental Sustainability actions. The plan refers to a range of things that could be done, without articulating any substantial actions. Erosion of the Shoal Bay foreshore is arguably an existential matter for the area, particularly given the single road in and out of Shoal Bay. I appreciate the SBPP does at least identify this issue however there are no new possible actions contemplated, and given the ongoing erosion, I would expect to see something a little more novel. Particularly given council's desire to significant increase the amount of housing in the area.	Action suggestions, Environment concerns
41	-Report is all talk no action by Council. -volunteers with minimal backup or resources are the only people taking any initiative. Damage to the beach and dunes has been obvious for a number of years. Absolutely no action by Council, with plan being to 'Investigate actions....' - embarrassing and deplorable response.	Action suggestions, Environment concerns
42	No, except that they are not honoured in the Shoal Bay Place Plan.	General negative comments -
43	Doesn't make sense in plan	General negative comments
44	The residents of shoal bay hate it	General negative comments-

#	Responses	Tags
45	Bins at all beach entrances would allow tourists and locals to better maintain the beaches.	General negative comments -
46	We need to control the noise, drama and mess that occurs at the SBCC. I pick up rubbish and watch people urinate and it's not managed at all.	General negative comments
47	I am worried about a substantial increase in population before the necessary infrastructure is put in place, particularly: 1. A much larger medical/hospital facility than the present Tomaree Hospital. 2. A second road into Shoal Bay/ Finga; Bay	Infrastructure concerns
48	Shoal Bay barely copes with the high tourist numbers how is high rise and more parking etc going to cope!	Infrastructure concerns
49	You need to focus on the tourism impact and create spaces that allow for the tourism rather than just putting sandstones blocks and plants In, it just forces tourists to do the wrong thing cause the space can't handle them	Infrastructure concerns
50	I do not support this development. Shoal Bay does not need anymore highrise, it has enough. The road won't work as it goes onto Shoal Bay road. This development is not going to help the environment. This council can't even fix our roads.	Infrastructure concerns, Development/p opulation increase concerns
51	Great ideas	Supportive of actions
52	Appreciation and connection with the natural environment that surrounds Shoal Bay is important to my families well- being and way of life. It is the primary reason of why we have come to live here as a family.	Supportive of actions
53	I feel stabalising the beach and natural surroundings is paramount and should trump all other aspects.	Supportive of actions
54	Extremely good	Supportive of actions
55	Yes we need council to reject the proposed Windmill Factories that will destroy our pristine environment.	Unrelated to Place Plan (eg windfarms, jet skis)
56	No wind farms. Go solar	Unrelated to Place Plan (eg windfarms, jet skis)
57	The main concern of everyone is the off shore wind farms and their impact on wild life, even if they just ruin the view that impacts tourism, and around the world they are being abandoned.	Unrelated to Place Plan (eg windfarms, jet skis)
58	No smart city in Shoal bay I totally oppose!	Unrelated to Place Plan (eg windfarms, jet skis)
59	Please see email submission sent 25.02.2024	
60	Nil	
61	N/A	

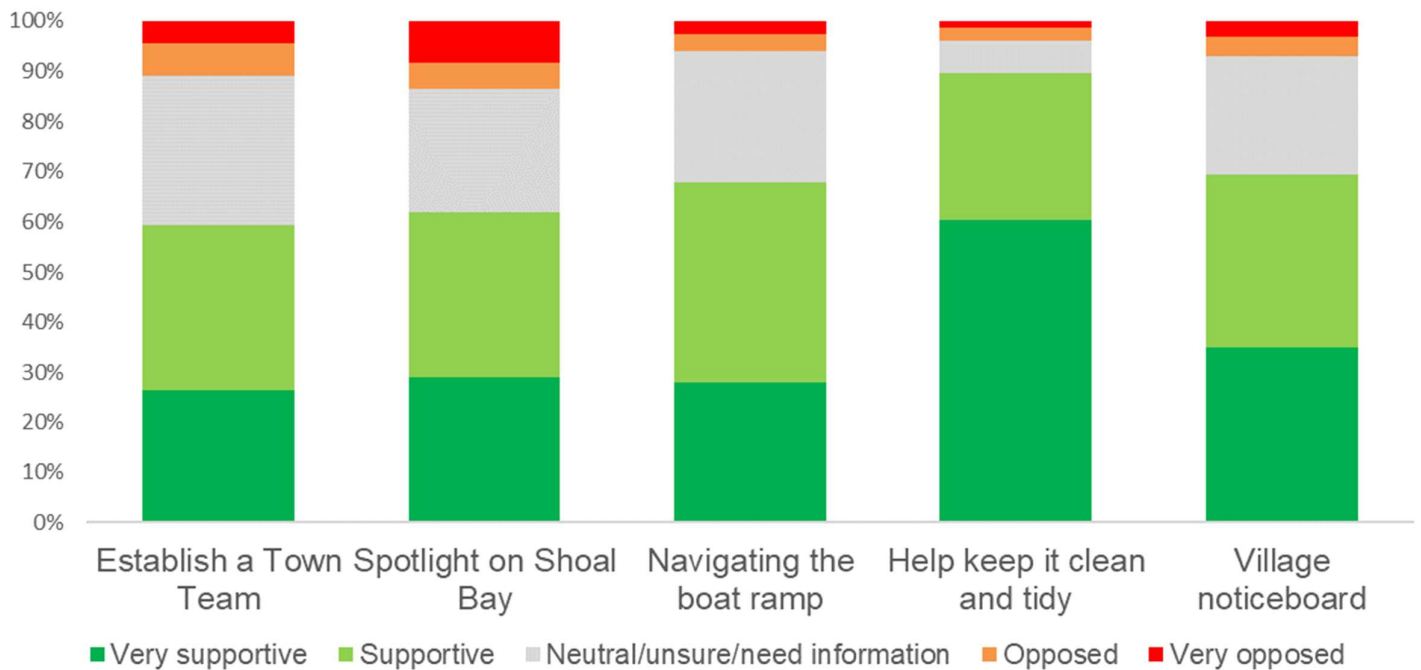
#	Responses	Tags
62	No	
63	No	
64	No	
65	No	

Q2 Tag summary

Tag	#	%
Environment concerns	24	36.92
Development/population increase	17	26.15
Action suggestions	7	10.77
General negative comments	5	7.69
Unrelated to place plan	5	7.69
Infrastructure concerns	4	6.15
Supportive of actions	4	6.15
Social concerns	1	1.54

Q3 What do you think of each of the Management and Safety action items?
(Answered 156; Skipped 9)

Action	Very supportive	Supportive	Neutral/ unsure/ need information	Opposed	Very opposed
Establish a Town Team	26.45%	32.90%	29.68%	6.45%	4.52%
Spotlight on Shoal Bay	29.03%	32.90%	24.52%	5.16%	8.39%
Navigating the boat ramp	28.10%	39.87%	26.14%	3.27%	2.61%
Help keep it clean and tidy	60.39%	29.22%	6.49%	2.60%	1.30%



Q4 Do you have any further comments about the draft Management and Safety action items? (Answered 51; Skipped 114)

#	Responses	Tags
1	<p>1. A Town Team should only have permanent residence and small business in it. Not developers and investors. There is already a Shoal Bay Community Association which is not being informed or included in council plans or communications.</p> <p>2. Using the village square would be wonderful if done properly. Not cheap and ad hoc light the previous attempt in seating. Wind breaks would need to be considered.</p> <p>3. A large clear notice board with relevant information and regularly updated and maintained would help keep residents informed. Relying on social and all electronic media means so many people have no idea what is going on.</p>	Action suggestions
2	town teams are a great idea in theory...but once you develop and lose the character of Shoal Bay that you have quoted as being so important, the volunteers and locals will become disengaged and disinterested because they see the council betrayal and not doing their part. What is Plan B for tidy town?	Action suggestions
3	<p>Im not really sure what council are owning here.</p> <ul style="list-style-type: none"> - The Town Team are volunteers - The boat ramp parking fines are revenue raising - The actions on keeping shoal bay cleans and tidy are the responsibility of the general public - A village notice board would be nice to promote local activities - but its not going to be a gamechanger for the community 	Action suggestions
4	The residence of Shoal Bay have in place a team of volunteers who keep Shoal Bay clean and tidy. Plus the lady know 'the lady in the pink hat' who regularly walks the streets picking up rubbish	Action suggestions
5	The boat ramp should be relocated into grounds of the tomaree lodge, along with an ocean pool.	Action suggestions
6	Fingal Bay residents need to be included in the decision making and communications, as we are directly impacted by access issues as we share the same roads.	Action suggestions
7	Spotlight on Shoal Bay but not at the expense of existing houses.	Action suggestions
8	What does "Navigating the boat ramp" mean?	Action suggestions

#	Responses	Tags
9	There could be water fountains with dolphins and water that squirts put of their mouths and up from the ground, which shld be soft fall. We are the only area i know that doesn't cater for the children and families to enjoy the environment and free facilities. Need more lights along the foreshore and new toilet block. Lockers for rental so beach goes cld lock up their valuables.	Action suggestions
10	Seems to be a reliance of residents to maintain S.Bay. We now have great residents who do all this. With infill housing probably an increase in unemployed, SBay will end up a dump	Action suggestions
11	Ensuring capability to engage with tourists is available over the holiday periods. Policing, environmental support to avoid rubbish dumping etc	Action suggestions
12	Pretty well bureaucratic terms to try and pacify the community, Shoal Bay will no longer be a village with increased unit heights allowed and new units allowed to be developed.	Action suggestions, Development/p opulation increase concerns
13	<ul style="list-style-type: none"> - If you're not going to ban Jet skis, they should be limited to east of the boat ramp away from swimmers. - Don't understand what 'Spotlight on Shoal Bay' means! - Long Parking east of the fish cleaning tables should be extended and used for boat trailers. -Council should clean their bins more often. - I note that you call it a 'Village' Noticeboard but you are wanting to facilitate infill housing. 	Action suggestions, General suggestions
14	<ul style="list-style-type: none"> - no need for a Town Team. There is already a local community group. - beachfront is already satisfactory lighted. - Local and volunteers, with council garbage collection, already keep the area clean and tidy. Council should increase foreshore garbage collection, or provide more bins, in peak periods. - no appropriate place for a notice board. Council should improve their own communication methods. 	Action suggestions, General suggestions
15	Again, the suggestion that 'community and businesses could come together by joining the annual Clean up Australia Day event' isn't a management and safety plan. We already do this. The vast majority of litter if from disrespectful tourists; coffee cups at the base of Tomaree, rubbish at Box Beach car park, bottles up and down Shoal Bay Beach. I'm supportive to keep it clean and tidy, but the 'plan' for community to do it on clean up Australia Day is absurd. Perhaps ensuring bins are emptied and available in peak periods?	Action suggestions, General suggestions
16	Your point on keeping areas clean and maintenance of public places by council is quite funny indeed when we have overflowing bins everywhere on the waterfront of Shoal Bay caused mostly by tourists during peak time, that's a council problem that needs at lot of attention, it's embarrassing to see that as a resident, and you want to attract more people to Shoal Bay	General suggestions

#	Responses	Tags
17	We have no mobility parking in the Main Street of Shoal Bay	General suggestions
18	Again, baloney to make us feel good. The PSC public service can't even empty a garbage can successfully so how could they be trusted with 'a place plan'. Further, it his obvious that nobody associated with this plan has any idea just what a 'sea side village' is.	General suggestions
19	The people don't trust the council and regardless of what we say everyone's they'll go ahead. For money.	General suggestions
20	Dog poo bag dispensers. As there are currently zero in all of Shoal bay. More bins.	General suggestions
21	As a resident I do not agree with the plan	General suggestions
22	Don't touch my property	General suggestions
23	Not owning a boat, I have little interest in navigating the boat ramp. Keeping the boat ramp clean and tidy is part of the whole foreshore and its management.	General suggestions
24	It seems all the changes you want to do to Shoal Bay is focused on the yearly visitors to our village, and has nothing to do with the local Ratepayers.	General suggestions
25	If tourists an priority for certain times of year then council allocate additional funds for clean up up of parks, beaches and picnic areas	General suggestions
26	We need more more community engagement, not these surveys which is only 1 way with and feels like we are talking to a blank wall. We live in this area also, not just people making decisions and not have to put up with it	General suggestions
27	Focus on connecting the path from caravan park to the Fingal tree tunnel walk so you can safely walk it	General suggestions
28	We should have council cleaning bins after public holidays. After Australia Day the rubbish overflowed onto the beach.	General suggestions
29	I strongly doubt that with a population with the average age being that of a pensioner, that many full-time residents in the area are physically capable of some elements relating to a "Team". This idea also pre-supposes that residents do not have ties to each other and to the place; instead, this area has a very strong sense of community already and I	Social concerns, Action suggestions,

#	Responses	Tags
	doubt very much that many would be interested in participating in anything organised by Council after the recent information sessions about the Place Plan arranged by Council. The key reason that people will participate in a Town Team is to find out what is going on given the paucity of information about some elements of the proposed Place Plan to date. Aside from that, the key issues with safety in the town at present relate to the Shoal Bay Country Club (issues with drug dealing and opening hours/poor & unsafe patron behaviour) and frankly shocking behaviour by some people on our waterways with repeated assaults on water wildlife and some people attempting to enjoy our waterways. If the local Police and water police numbers are insufficient to service the current community needs particularly during peak holiday season, how will the increased infill numbers assist in improving the safety of wildlife and people? Council staff did of course mention at the Community Information sessions that there was little they could do about this as they did not control policing levels in the area....which was hardly comforting.	General suggestions
30	The considerations with respect to management and safety are very modest given the intention to ramp up housing so dramatically. An important aspect of safety relates to the ability to exit the area in a bush fire emergency. The single road in and out of Shoal Bay in the summer peak is already a significant cause of concern, this will be exacerbated by the proposed significant increase in housing in the area.	Infrastructure concerns
31	Management and safety is being overlooked as not only our residential streets especially tomaree road in total disrepair but you have failed residents by knocking back a proposed bypass of shoal Bay especially in tourist time for emergencies	Infrastructure concerns
32	Little information seems to be available. No in depth details covering essential services to cope with a higher density of population.	Infrastructure concerns
33	The footpaths are not wheelchair friendly the whole way along shoal bay and parking is extremely limited. Pumping more people in the suburb will just make safety no existent,	Infrastructure concerns
34	No mention is made of bike paths. There are a large number of cyclists, both residential and visitors. This is only going to increase as seen worldwide and helps tourism in off peak times. It should be given a much higher priority. I am concerned the proposed road behind Harbourside will negatively impact this. Currently it is the only safe cycling between shoal bay and Nelson Bay.	Infrastructure concerns
35	No more traffic or	Infrastructure concerns
36	Take care with the car spots as the lines opposite the SBCC are not long enough and I have been parked in numerous times with utes and big 4wds.	Infrastructure concerns
37	Jetski's should be banned in the Bay. They should not be able to launch via the boat ramp. The boat ramp should be closed during school holidays. Smart parking is not the answer this will just cause other parking problems.	Unrelated to Place Plan, Infrastructure concerns

#	Responses	Tags
38	The whole plan is a public relations disaster so stop trying to add this type of diversion away from your real intention to over develop the Shoal Bay at the expense of us the residents.	Development/p opulation increase concerns
39	Councillors, TRRA, SBCA should be listening to the people they represent. NOT people who are only interested in making as much money as possible.	Development/p opulation increase concerns
40	I do not support this development. Shoal Bay does not need anymore highrise, it has enough. The road won't work as it goes onto Shoal Bay road. This development is not going to help the environment, safety or management. This council can't even fix our roads.	Development/p opulation increase concerns
41	No high rise	Development/p opulation increase concerns
42	Great ideas	Supportive of actions
43	Very supportive of these items	Supportive of actions
44	I think a Town Team would be a good idea but more information would be required. This team should include small local businesses and community not the big money earners as their interest may not be focused on our community. They already reap the rewards. Shoal Bay seems to stand out for a lot of holiday maker and tourists, just look at our Christmas increase of people, except for some of the jet ski idiots. The boat ramp seems accessible to most boats and jet skis although some visitors think they can push past. Overall, our Bay is tidy and clean most of the time. The idea of a village noticeboard would be great to instill some trust in our Council as all local Residents would access and knowledge regard the area. Not everyone has a computer let alone be savvy.	Supportive of actions
45	A physical noticeboard would be great so visitors can enjoy it too but it has to be managed correctly. I support 'navigating' the boat ramp but timed parking (eg 2 hours) won't really work for boat users	Supportive of actions, Infrastructure concerns
46	I think the Town Team concept is fine but preferably should be titled Shoal Bay Civic Pride similar to Nelson Bay Civic Pride which recently won the Australia Day Environmental award. This project was initiated by Tomaree Business Chamber [Now BPS] and has now been in place since about 2017 so it has proved to be sustainable . It should be community driven . I think that some sort of training should be established for Civic Pride groups and maybe that is something for TAFE. You make the comment that there needs to be an additional access road to Shoal Bay and that option is fully supported . However you should also	Supportive of actions, Infrastructure concerns

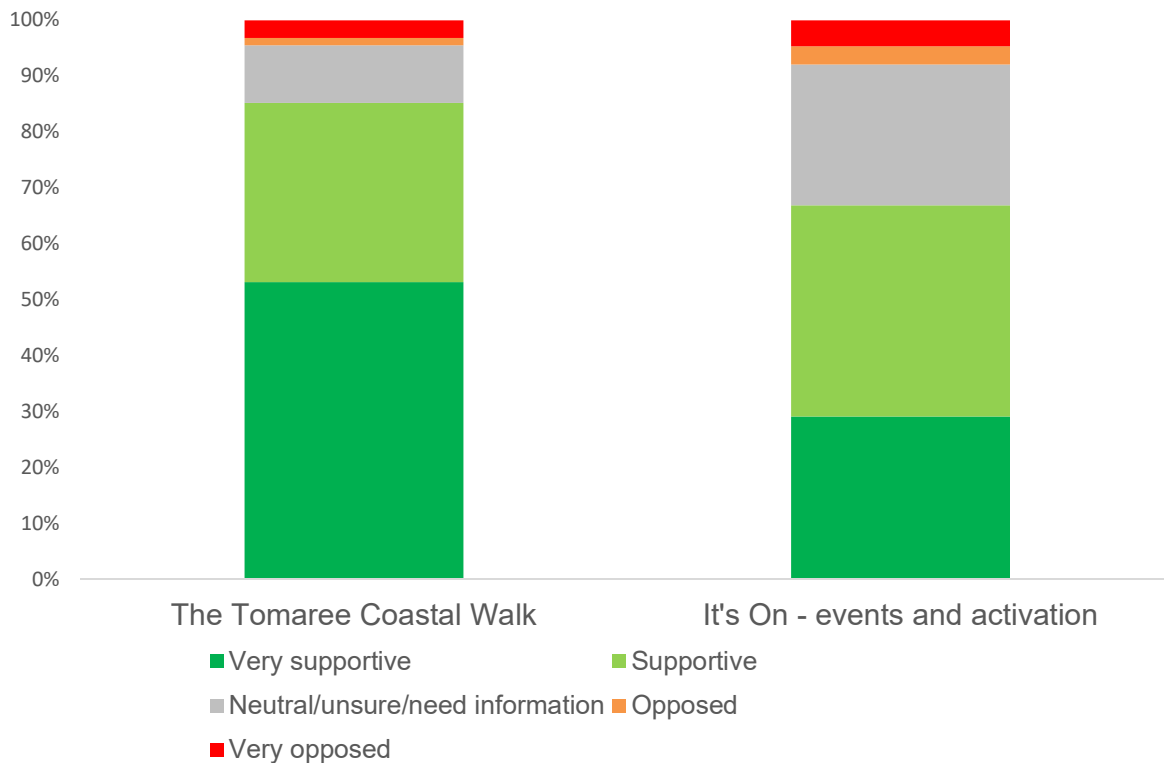
#	Responses	Tags
	include upgrading the /extending the jetty so that it can be accessed by ferries and cruise operators to reduce the need for motor vehicle access to Shoal Bay and more environmentally friendly. Also bear in mind that Fingal Bay is rapidly becoming a destination for visitors and therefore Shoal Bay is becoming a through road to Fingal Bay . Therefore Council should be advocating for the introduction of the Fingal Bay Link Road. The proposed road behind the Harbourside Haven is also supported.	
47	Safety measures should include Jet Skis which posed a real danger to swimmers, swans and marine life generally especially with all the tourists. They failed to follow safety rules when using there jet skis. A number of locals felt unsafe and as a result did not go to beach areas during the holidays. Animals were killed and/ or threatened a human fatality will be next	Unrelated to Place Plan
48	Please see email submission sent 25.02.2024	Infrastructure concerns
49	Nil	
50	N/A	
51	No	

Q4 Tag summary

Tag	#	%
General suggestions – council operations	17	33.33
Action suggestions	16	31.37
Infrastructure concerns	10	19.61
Development/population increase	5	9.8
Supportive of actions	5	9.8
Unrelated to place plan	2	3.91
Untagged	4	7.84

Q5 What do you think of each of the Economy action items?
(Answered 156; Skipped 9)

Action	Very supportive	Supportive	Neutral/ unsure/ need information	Opposed	Very opposed
The Tomaree Coastal Walk	53.21%	32.05%	10.26%	1.28%	3.21%
It's On – events and activation	29.14%	37.75%	25.17%	3.31%	4.64%



**Q6 Do you have any further comments about the draft Economy action items
(Answered 48; Skipped 117)**

#	Response	Tag
1	The sole economy of Shoal Bay really is hospitality related (aside from the school and small number of retail businesses). All of the hospitality businesses rely upon the natural environment to generate income and yet there is scant detail in the Place Plan about protecting (as opposed to exploiting) said environment thus rendering most of this section on "Economy" significantly under-done.	Action suggestions
2	Parking at Tomaree Lodge and Birubi needs to be increased for the coastal walk(or shuttle buses). There already are many events affecting Shoal Bay: Triathalons, swims, boating, fishing,weddings,conferences,etc. There are already plenty of other events/markets close by.	Action suggestions
3	"Economy action" is not sufficiently explained in the draft place plan.	Action suggestions
4	Would love more options for the kids as there isn't a lot for them to do in Shoal Bay	Action suggestions
5	What's the plan with the old lodge?	Action suggestions
6	Shoal Bay road from government road and Tomaree road should be closed through summer holidays to pedestrian access only. Allow businesses to operate in the streets.	Action suggestions
7	It would be great to move faster on the headland as it's falling apart and could be a great asset.	Action suggestions
8	Again we are happy as things are. We don't want more development.	Development/p opulation increase concerns
9	The Tomaree Coastal walk benefits not only Shoal Bay but Fingal, One Mile etc, Shoal Bay has Tomaree Mountain as it's attraction already with tourists. We are a village community that's why we want to live here and not have the place full of high rise, Nelson Bay is the hub of the area.	Development/p opulation increase concerns
10	Tomaree walk helps all of the Tomaree Peninsula not just Shoal Bay. Events just bring the wrong type of people. Again, what is a seaside village. I live there because I was born and raised there. My partner moved there because of the ambience and just how it is. HIGH RISE WILL DESTROY THE VILLAGE.	Development/p opulation increase concerns
11	No high rise	Development/p opulation increase concerns
12	Coastal Walk there is no way to get off the walk and get back to your car. SBay is a dead end. Why not find somewhere more suitable for infill. Port Stephens LGA is huge.	Development/p opulation increase concerns
13	Ensuring that it has enough forward planning as tourist population increases annually.	Development/p opulation

#	Response	Tag
		increase concerns
14	I do not support this development. Shoal Bay does not need anymore highrise, it has enough. The road won't work as it goes onto Shoal Bay road. This development is not going to help the environment, safety or management. This council can't even fix our roads.	Development/population increase concerns, Infrastructure concerns
15	1. The "New" Coastal walk in the national park has done nothing to address the dangerous gravel fire trail around Stephens Peak and Quarry Hill and volunteers have had to create their own path from Beach Rd to the grassed foreshore. 2. I would like to see more activity/arts/entertainment events but these need to be done in a professional way not some poor attempt and lack of support and encouraging interest that we have seen with passed events	Environment concerns, General suggestions
16	- holiday makers are parking in the back streets so as to avoid paid parking which concerns me as they dump their car in front of our place when their holiday accommodation has paid parking out the front.	General suggestions
17	- Tomaree Coastal Walk is overrated. Opportunity list to build a first class walk encompassing our full coastline. This is not a cohesive walking track and lacks any real signage. Many visitors can't even find the Mount Tomaree walk entrance!	General suggestions
18	Increasing the tourism will cause a larger detrimental shift during the off-seasons which will cause great stress for business.	General suggestions
19	coastal walk is attractive and Council has done a great job with this. increased visitors mean additional congestion so detailed parking, signage and access routes are most important.	General suggestions
20	Often we are not made aware of events which makes it hard to be supportive.	General suggestions
21	Re. The Tomaree coastal walk - nothing has been done between Zenith carpark and Fingal to improve this asset. I understand this is National Parks responsibility and prerogative, so don't try and claim it as yours. The 'coastal walk' has been unchanged for a decade (excluding a few signs), and the fact that Wreck Beach is now (and has been for years, inaccessible to all but the most fit and nimble is a disgrace. Events would be good, but I am yet to see anything vaguely related to a 'program of activation, which celebrates and promotes music, art, food, nature, health, and other community friendly activities'.	General suggestions
22	Keep events to the off peak tourist times.....not Christmas and Easter	General suggestions
23	Your corrupt activities will NOT be supported by any resident in Shoal Bay	General suggestions
24	Is the Walk finished? I don't think it is. The local Hotel already has weekly events. If you plan to hold them in the open, then you're defeating your purpose of give the visiting bike riders more access to the area??	General suggestions
25	Need to have better signage for Tomaree Coastal Walk	General suggestions

#	Response	Tag
26	So long as events are not financially supported/funded by Council. Our Rates are high enough without wasting money on funding events and then have Council cry it is running poor.	General suggestions
27	Remember the Balance. Respect the quiet of Shoal Bay and discourage vendors with loud music or generators.	General suggestions
28	The Tomaree Walk is an amazing meander within our region well done. More information to what,s on and events would make Council more transparent instead of finding out after the event.	General suggestions
29	You need regular events in shoal bay even over winter for it to become a seat spot look how the station does it in Newcastle. Get rid of the tennis courts and weird park and build a covered space that can hold markerts/music etc	General suggestions
30	Tomaree headland walkway and a Marine aquarium on the head land. How does Port Stephens not have salt water aquarium. We did in 1980 when I grewup. It was the entry to the pool. Why don't we have ocean baths at shoal bay in the marine park area. We had the ocean baths, till the council removed it for the marina development. The shoal bay wharf has no ruler in the water to measure the depth. 1 person has already ended up in wheelchair from jumping off the wharf, our local shoal bay sch do it at the end of the year. Provide safety measure of the water deep displayed. Also there's nothing stopping prams or wheelchairs going over the edge, the platform is flat to the end of the wharf. Use parking meter money to start these projects,	General suggestions Action suggestions
31	Any event based activity must recognise and address the transport problems that arise with events.	Infrastructure concerns
32	Parking and traffic management will become more and more of a problem with new activities including Tomaree Coastal Walk and the repurposing of the Tomaree Lodge. I therefore think the bus service should be removed form the CBD and alternatively directed down Government Road using the proposed upgraded Parking area adjacent to the Traffic Lights to include a bus and taxi facility . Also the Childrens playground next to Bernie Thompson park should be relocated to the foreshore and opened up to parking. Council should also consider linking Bullecourt st to Messines st with a road as there is suitable vacant land for purchase . This would considerably assist traffic management for Shoal Bay CBD . Is there any reason why the Area adjacent to Shoal Bay Road that adjoins Anzac Park could not be turned into parking as there is already an unstructured carpark in existence which generally provides for staff at Harbourside Haven. If you take this away it will further exacerbate parking issues.	Infrastructure concerns
33	The walk needs more carparks, priority should be given to using the nearby lodge parking to simply provide more capacity	Infrastructure concerns, Action suggestions
34	Accessibility of any walkways/ walks/events proposed (mobility scooters, wheelchairs and walking frames) and accessible facilities (toilets).	Infrastructure concerns, Action suggestions
35	It's on events lead to more traffic into shoal bay. Bottle necking is already bad in summertime, for years it's been like this. Fingal bay bypass when?	Infrastructure concerns,

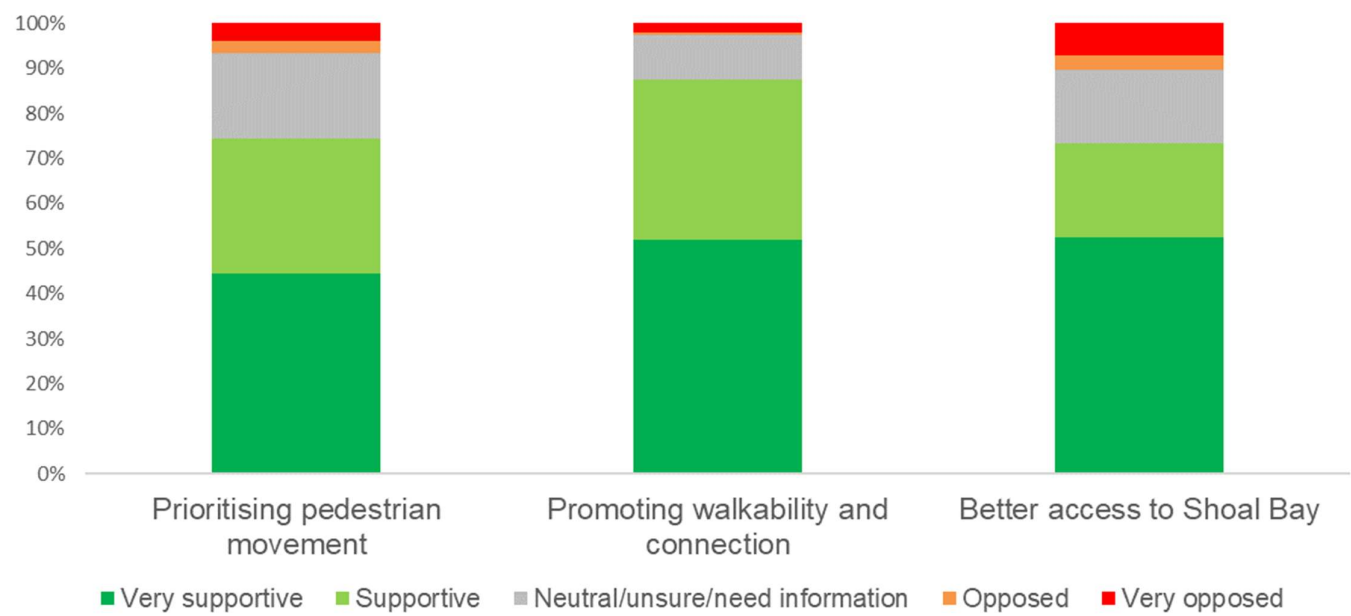
#	Response	Tag
		Action suggestions
36	Events are fantastic for an area but parking and access could be a massive issue if not managed correctly	Infrastructure concerns, General suggestions
37	I would consider Coastal Walk to be an interesting development. It certainly plays to the area's strengths.	Supportive of actions
38	Great idea	Supportive of actions
39	Responsible and reasonable improvement or increase to the economic aspects is expected.	Supportive of actions
40	Maintaining the locals free parking in the Bay Area would continue to encourage economic growth and stability from the people who live here, not just the tourists.	Supportive of actions
41	The Coastal Walk is a great initiative, but it needs to be managed to prevent vandalism (has already occurred). Events and activation can be communicated via a Village Notice Board	Supportive of actions, Action suggestions
42	Bot sure why you would waste to much money on Tomaree walk until Windfarm issue is stopped. Otherwise people will not be coming to this area. Just leaving. So its a bit premature. Against the waste of money & lack of planning & commonsense ideas that is not used by PS councils for its so called improvements. It a rort to pretend they are improving things. Rather an embarrassment. Maybe the planning & landscape manager needs to be sacked.	Unrelated to place plan
43	The Tomaree Coastal Walk is not be worth anything to the economy of the area if the view from various points on the walk is of windfarms.	Unrelated to place plan
44	Please see email submission sent 25.02.2024	
45	No	
46	Nil	
47	N/A	
48	No	

Q6 Tag summary

Tag	#	%
General suggestions – council operations	17	35.42
Action suggestions	12	25
Infrastructure concerns	7	14.58
Development/population increase	7	14.58
Supportive of actions	5	10.42
Unrelated to place plan	2	4.17
Untagged	2	4.17
Environment concerns	1	2.08

Q7 What do you think of each of the Movement and Place action items (Answered 156; Skipped 9)

Action	Very supportive	Supportive	Neutral/ unsure/ need information	Opposed	Very opposed
Prioritising pedestrian movement	44.44%	30.07%	18.95%	2.61%	3.92%
Promoting walkability and connection	51.95%	35.71%	9.74%	0.65%	1.95%
Better access to Shoal Bay	52.60%	20.78%	16.23%	3.25%	7.14%



Q8 Do you have any further comments about the draft Movement and Place action items? (Answered 67; Skipped 98)

#	Response	Tag
1	pedestrian access and open space should be key. open space includes preserving the natural forests walks and so on. Bypass road must be carefully considered given impact on treescape. One way circuit in then out of the town centre may be an option.	Action suggestions
2	The footpaths are adequate for the town and only are a problem when people do not think of others e.g. standing in groups on the footpaths, letting dogs and children be uncontrolled/unrestrained, walking on the wrong side/meandering, unpacking the car onto the footpaths,etc.	Action suggestions
3	Finga Bay residents need to be consulted on the access way changes.	Action suggestions
4	Whole Bay Area should have linking walk ways and cycle tracks	Action suggestions
5	Close Rigney Street at the northern end to create a safe environment for pedestrians. This will mean improving Tomaree Rd, which is already in your plan.	Action suggestions
6	The first 2 plans seem to be working although there does not seem to be much access to Shoal Bay. Drop off stops for beach access would be better.	Action suggestions
7	Need to prioritise 2 items> 1 make Shoal Bay road outside the shopping precinct and country club a 'shared zone' for both pedestrians and vehicles with more speed ramps to slow down drivers 2> Build more footpaths on Tomaree rd south of Messines st to cater for foot traffic in and out of the town	Action suggestions
8	See my comments in Section 6 section re traffic and parking management , Also some sort of trolley / people mover facility along the foreshore to the Headland would help and also be an additional tourist attraction.	Action suggestions
9	Support for alternative mobility. Electric bikes, EV charging, enough pathway or controls for ensuring safe movement of people and vehicles in high density tourism areas such as foreshore.	Action suggestions
10	Better bost ramp facility possible break wall	Action suggestions
11	It doesn't include bike paths. This is a HUGE oversight as almost all visitors to the bay cycle as do many residents. It is also something increasingly helping tourism to the area in the quieter months. I like the idea of a park and ride too. Maybe a hop on hop off bus around the bay. It would help with traffic flow.	Action suggestions, Supportive of actions
12	I would like to see a guarantee that parking will remain free for locals ad infinitum. I am very supporting of improved pedestrian access. My children negotiate Tomaree Road every day, and it is truly a miracle that no one has been killed on that stretch whilst trying to reach the beach. I'm do quite like the idea of one way into Shoal Bay (and one way on the waterfront), with the return being on Messines and behind the caravan park.	Action suggestions, Supportive of actions
13	No high rise	Development/p opulation

#	Response	Tag
		increase concerns
14	I really think the PSC needs to fix what it has before thinking of any 'pie in the sky' adventures like increasing the population of Shoaly. All of my 65 years I've listened to how roads, drainage and waste are going to be fixed and all I can say is that the PSC has gone backwards. NO HIGH RISE.	Development/p opulation increase concerns, Infrastructure concerns
15	None of these items matter without improved road access (ie. not just one road in and out) to the area and if permission is granted to put in 8 storey residential accommodation. With 8 storeys along the high side of Tomaree Road, ANYTHING drafted in this Place Plan becomes redundant as we will not be able to get around freely due to the additional numbers of cars and parking and prior to that, the significant impact of building works in that area.	Development/p opulation increase concerns, Infrastructure concerns
16	I believe it to be incomprehensible and sheer incompetence that any private DA development as approved by a plan should be given the green light until the infrastructure to support that development is in place. This council is notoriously bad at "catching up" . This approach is not "innovative" nor "forward thinking" if its constantly battling to meet basics of the plan once the unit towers are in place . Especially siting "funding shortfalls" or "change of priorities". Case in point: kerb and guttering has been promised, scheduled, advertised and delayed until 2027!!! in Rigney Street since 2000!!!!	Development/p opulation increase concerns, Infrastructure concerns
17	I do not support this development. Shoal Bay does not need anymore highrise, it has enough. The road won't work as it goes onto Shoal Bay road. This development is not going to help the environment, safety or management. This council can't even fix our roads.	Development/p opulation increase concerns, Infrastructure concerns
18	If this is to further encourage the holiday nature of this area then it is very important to enhance the pedestrian aspects. Also, this project should NOT progress in any manner until effective and credible traffic access is agreed and actioned. There is to be approval of BOTH proposed options for the Fingal Bypass (Austral St AND Nelson Bay Rd) in my opinion. Traffic is already chaotic, to increase population density any further is madness without opening up access through both those options. No support should be given without the road access created.	Development/p opulation increase concerns, Infrastructure concerns
19	I am totally opposed to building a road on wetland behind Harbourside Haven/Bernie Thompson Retirement Village	Environment concerns
20	The Harwood to Government Rd plan is only a bandaid in case Shoal Bay Rd collapses. Fix the Beach to save the road AND build a road to enter Sylvia St between Government Rd and Marine Drive. This is so necessary for solving the traffic kaos. This should have top priority above all else regardless of cost.	Environment concerns, Infrastructure concerns
21	- just proceed with the already planned Fingal Bay by-pass road. The option of another route behind Harbourside Haven through the National Park is nonsense. Taking immediate action to address beach erosion is the obvious first course of action to protect the existing access.	Environment concerns, Infrastructure concerns
22	The alternative access to Shoal Bay should not impinge on the national park.	Environment concerns, Infrastructure concerns

#	Response	Tag
23	The proposal for an alternative access road behind Harwood Road and behind the Caravan Park appear to be extremely underprepared and not supported. The proposed road is too close to the proximity of Tomaree National Park, the fragile local wetland, the endangered Tomaree Donkey orchid and the habitat for native wildlife, koalas, flying foxes and the spotted quoll. Further environmental assessment must be investigated as this suggestion is unrealistic and unprepared for this place plan.	Environment concerns, Infrastructure concerns
24	Unsure of alternative access road into Shoal Bay from Harwood Road, along the rear of Harbourside Village and Shoal Bay Holiday Park, and linking with Government Road. Significant impacts to the livelihoods of the Harbourside residents exist with this proposal.	Infrastructure concerns
25	I am very supportive of plans to encourage more walking and less driving, noting the age demographic of the area. The proposed road behind Harbourside Village does not address the bottleneck of the single road in and out of the area. In the summer peak, traffic backs up past the RSL, that is the problem that needs to be addressed.	Infrastructure concerns
26	There needs to be another road to access Shoal Bay, also footpaths provided for residents and visitors.	Infrastructure concerns
27	Keep the motorised scooters and bikes off the footpaths! Footpaths along the village shops is not wide enough, pedestrians walking out of a shop nearly bowled over by an electric scooter. Shoal Bay patrons spill out on the footpath blocking access. Fingal Bay By-Pass MUST be built immediately. No. 1 priority.	Infrastructure concerns
28	There was a plan already to create a new road into Shoal Bay a long time ago, why has that taken so long to build ?	Infrastructure concerns
29	It seems that a second road into Shoal Bay has been discussed for YEARS. It really needs to the FIRST project completed before an infill program is commenced.	Infrastructure concerns
30	The Fingal Bay bypass road that transport for NSW have been investigating has since been abandoned as a project. Council need to action further lobbying for a solution to the one road in and out of Shoal Bay/Fingal Bay- holiday period congestion is a problem, as is the emergency situation of needing to evacuate. Refer to the recently updated status here: https://www.transport.nsw.gov.au/projects/current-projects/fingal-bay-link-road	Infrastructure concerns
31	The access to shoal bay is just fine as it is.	Infrastructure concerns
32	Build the extra road to Fingal bay	Infrastructure concerns
33	Now during peak holiday seasons our roads and footpaths can't cope with the heavy usage. I've witnessed by ambulance and fire appliances turn their sirens off because they are at a stand-still in the traffic. The road system is a failure during those peak times. The footpaths are near as bad during peak times as there often is the room for both pedestrians and bike riders to share the same footpaths.	Infrastructure concerns
34	A drop on and off bus will never work on a congested road system. There is only one road in and out of Shoal Bay. Only one road in and out of	Infrastructure concerns

#	Response	Tag
	Fingal Bay. We are a country in love with our cars, this is a novelty idea that won't work in a small town community.	
35	1. Council should be supporting the Fingal Bay bypass rather than looking to bring cars behind the Shoal Bay Holiday Park. 2. 1. Tomaree rd (North) is a shambles, embarrassing to take visitors along, and creates more traffic on secondary roads to avoid it. It's on the bus route. People walk on the road as there's no paths. 2026 is too long to wait. This should have already been completed.	Infrastructure concerns
36	Movement in Shoal Bay has already been addressed. Access to Shoal Bay - one road in one road out!! Access via the proposed Gang Gang Rd By pass or alternatively continue the road through Austral Street	Infrastructure concerns
37	Until the issue of accessibility to Shoal Bay-i.e. more than 1 road in and out, the feasibility of increasing the population of Shoal Bay increases the danger and lack of safety to all residents during an emergency. If the population increases and a bushfire/flooding event occurs it increases the likelihood of a large percent of this population being unable to escape the danger	Infrastructure concerns
38	I am very opposed to making our area one way through the main street and Messines. This is not a move for the locals but for the peak tourist time and very unfair to put the constant heavy traffic going past peoples homes....dirt, dust and noise.	Infrastructure concerns
39	Access to Shoal Bay during holiday period should be urgently investigated by council It is a critical safety and emergency activation issue, not to mention a significant inconvenience during busy times.	Infrastructure concerns
40	Threat to Shoal Bay Road from erosion and land slip near Shoal Bay Avenue is a major concern - alternate road access to Shoal Bay is a major issue	Infrastructure concerns
41	Having constructed the mulch walking track I am keen to see council step up and establish a fit for purpose elevated shared pathway in this area	Infrastructure concerns
42	Walkability can only be achieved by provision of pedestrian foot paths. Better access to Shoal Bay will only be achieved with another way in and out. Shoal Bay Road is the only option at this time and any impact to this road will be catastrophic for both Shoal Bay and Fingal Bay residents and visitors (to a lesser extent).	Infrastructure concerns
43	This insanity about access to Shoal Bay, its a big issue for one or two days a year or at various times during the holiday season, it is NOT in issue for the vast majority of the year.	Infrastructure concerns
44	Have you not seen the width of the green space between the Bay and Shoal Bay Road? Why do you think the pedestrians suffer during those so important to Council 6 weeks per year? Obviously your aim is to make Shoal Bay Road one way, then have Messines Street one way. I am so against this idea and have told Council representatives this many many times.	Infrastructure concerns
45	Access via austral st would be a better alternative. Using the existing Waterboro trails you could almost get to Bernie Thompson Park on prepared gravel roads.	Infrastructure concerns
46	Road access needs to be no1 priority	Infrastructure concerns
47	The only way to have better access to Shoal Bay is via a complete bypass of Nelson Bay.	Infrastructure concerns

#	Response	Tag
48	Very important need is better access to Shoal Bay in tourist season. Need more parking.	Infrastructure concerns
49	We need better access to fingal bay. Shoal bay too busy as it is	Infrastructure concerns
50	Council needs to prioritise the 2nd access road to the bay , it is crucial to safety services and resident access	Infrastructure concerns
51	Accessibility of any walkways/ walks /events proposed (mobility scooters, wheelchairs and walking frames) and accessible facilities (toilets).	Infrastructure concerns
52	Do Road from Fingal to nelson bay, stop the traffic blocking up I'm shoal bay, it's been on the plan for 20yrs and never happens	Infrastructure concerns
53	Minimise traffic by pass road would be better for people travelling to Fingal Bay	Infrastructure concerns
54	Fingal bay bypass when?	Infrastructure concerns
55	Shoal Bay has ONE road in ONE road out. Second road access is needed. After waiting some 40 years still no action as to second road access to Shoal Bay or Fingal Bay	Infrastructure concerns
56	Any plans about improving access to Shoal Bay must consider impacts for residents in Fingal Bay. We have been unable to attract funding for a bypass for decades so developing a "competing" and perhaps ineffectual (for Fingal ratepayers) solution for Shoal Bay seems to be problematic. Please consider Shoal and Fingal Bay needs jointly for this action.	Infrastructure concerns
57	Fingal Bypass suitable. Not cutting Harbourside in half a d forcing residents into High Rise	Infrastructure concerns
58	The rind Rd is needed for through traffic.	Infrastructure concerns
59	We need better access to Shoal Bay, but not in the proposed format. The proposed access won't mitigate traffic that backs up on Shoal Bay road past the Wests Diggers. Any alternate access needs to be before Gowrie Street. I think access to Shoal Bay via Fingal -> Nelson Bay / Anna Bay would be better than the proposed access behind Harbourside Haven. In traffic, by the time you reach Harwood Ave on Shoal Bay Road, you are out of the worst of the traffic. More defined bicycle lanes are needed. Especially from Shoal Bay to the Fingal bike track.	Infrastructure concerns
60	A second road in and out of shoal bay would be great for busy periods as well as emergency situations. A train to the Bay would also be of huge benefit, making the bay more accessible to a different cohort.	Infrastructure concerns
61	To minimise traffic and congestion within Shoal Bay footpaths and adequate space for riding bicycles is essential. We live on Rigney St and I currently care for elderly clients living on this street who would like to walk each day to exercise. However, they cannot because of uneven surfaces and no paths. As a mother of a school age child attending Shoal Bay Public School it is a concern when a one lane road also acts as a footpath and bike lane and sometimes bus route. Access to public school needs to be better.	Infrastructure concerns, General suggestions - council operations
62	Kerb and gutter and foot paths are a great idea. The idea of a new rd is only necessary if shoal bay rd is at risk of erosion. Funds to support an additional rd could be better spent elsewhere as it is only required for a few weeks of the year.	Infrastructure concerns, Supportive of actions
63	Leave us alone. We are happy with our current movement!	

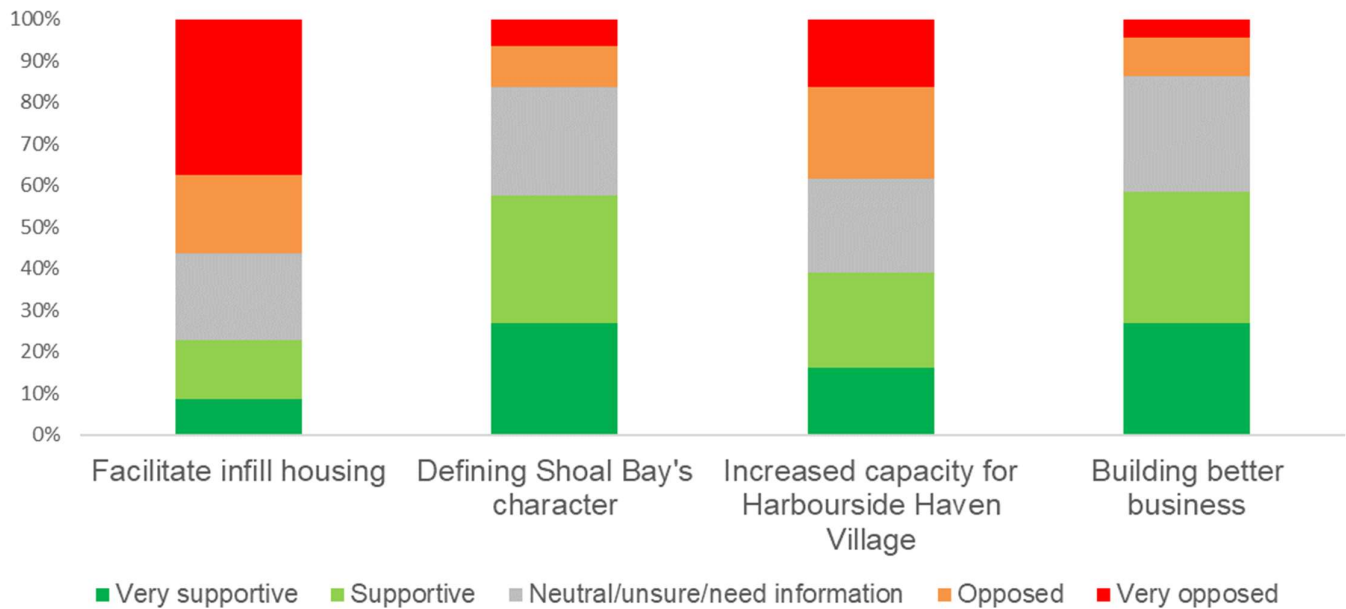
#	Response	Tag
64	Nil	
65	Leave Shoal bay out of this and do not involve us the people in your corrupt activities	
66	N/A	
67	The map was helpful	

Q8 Tag summary

Tag	#	%
Infrastructure concerns	48	71.64
Action suggestions	12	17.91
Development/population increase	6	8.96
Environment concerns	5	7.46
Untagged	5	7.46
Supportive of actions	3	4.48
General suggestions – council operations	1	1.49

Q9 What do you think of each of the Character action items? (Answered 156; Skipped 9)

Action	Very supportive	Supportive	Neutral /unsure /need information	Opposed	Very opposed
Facilitate infill housing	8.44%	14.29%	20.78%	18.83%	37.66%
Defining Shoal Bay's character	26.80%	30.72%	26.14%	9.80%	6.54%
Increased capacity for Harbourside Haven Village	16.23%	22.73%	22.73%	22.08%	16.23%
Building better business	26.97%	31.58%	27.63%	9.21%	4.61%



Q10 Do you have any further comments about the draft Character action items? (Answered 80; Skipped 80)

#	Response	Tag
1	On page 9 of your proposal you mention access to shopping and banks - there is no bank in Shoal Bay and 1 in Nelson Bay.	Action suggestions
2	Business should be able to validate parking. I've had a lot of family come up to visit and refuse to go to shoal bay now because of paid parking	Action suggestions
3	I am open to discussion in relation to the increased capacity of Harbourside Haven. Problem being where are they going to house the additional employees? At present they have had to close down certain wards due to lack of staff. We need to look at affordable living options for these and many more service staff. We are not going to achieve this with multi-storey housing in the middle of shoal bay.	Action suggestions
4	Business should be strongly encouraged by council to upgrade commercial areas to make more attractive as in other major coastal areas. Lot of drab business areas in shoal bay which have enormous potential if upgraded	Action suggestions
5	Height of Buildings in r3 zone needs to be relative to height above sea level just not number of levels	Action suggestions
6	"Character" and "build better business" needs to be explained	Action suggestions
7	This area requires further community discussion. It will impact all of the other objectives - possibly negatively.	Action suggestions
8	Harbourside is not generating income or creating a public space. Build the space for families and holiday people, who will spend money and regularly visit, not old people who are literally dying out.	Action suggestions
9	Our current village character was based the current LEP, ie coastal villages and previous papers. You already started destroying Shoal Bay with the 7-8 storey monstrosity unit block behind the SB Country Club (pub). We don't want another Little Beach !! Don't destroy the rest of our area!	Development/population concerns
10	We do NOT want to create a high rise beach town. Shoal Bay is unique and to add too many units will detract from the beauty it offers today. Too many people makes a town to become unattractive.	Development/population concerns
11	The ideas proposed here will destroy the current laid back character of Shoal Bay & seems to be focused on increased revenue for developer stakeholders only	Development/population concerns
12	Don't fix what ain't broken is my motto, Shoal Bay is laidback and has a lovely village feel, it's the reason why many of us decided to live here, don't destroy our beautiful way of living	Development/population concerns
13	Whilst I understand the need across Australia for more housing, I am very worried about the building heights proposed for Shoal Bay. Will Council really enforce the suggested tapering of building heights down towards the water. We would hate to look like the Gold Coast, or even Forster.	Development/population concerns
14	NO HIGH RISE - leave the village alone. Shoal has a great character now - that's why so many people like the place. Leave it alone. If it ain't broke, don't fix it. Harbourside is a brilliant facility. High rise will only make the strain on its services worse AND WILL NOT HELP ACCOMMODATION for workers. The PSC has a lousy track record of business in the area - keep out.	Development/population concerns

#	Response	Tag
15	Infill housing of 8 stories would change the character of Shoal Bay in a negative way	Development/p opulation concerns
16	<p>Shoal bay residents value the existing character of the town. In my opinion increasing capacity at Harbourside village or the facilitation of infill housing will not only take away the existing character, but is an unrealistic idea.</p> <p>I live on Rigney st, the rd is very narrow and would not support the additional traffic. This idea has obviously has not taken in to consideration the increased flow of traffic to the local primary school occurs at school drop off / pick up times.</p> <p>Due to the council strip also being narrow, the idea of not only widening the rd, but adding a kerb, gutter and footpath is unrealistic in my opinion. Limiting the Airbnb rental time period would hopefully attract young families that would increased local school numbers. I believe that Creating infill housing would only attract investors.</p> <p>It is important that this plan prioritises locals first, then holiday makers.It would be beneficial market shoal bay as a family friendly community. In regards to building better business, I would prefer to support local business. A butcher, bakery, fruit shop would be a useful addition to the shoal bay's town village.</p> <p>Shoal bay does not want to be marketed as a place where the night life is more important than a family friendly business such as a restaurant, cafe. As a resident Keeping it local is what's important to me</p>	Development/p opulation concerns
17	<p>1. Any increase in height restrictions will destroy the character of Shoal Bay. Any large scale development south of Messines St will destroy the character of Shoal Bay. Residents do not want it changed! Infill housing will not help with any housing crisis or offer accomodation for hospitality and aged care workers. They would not be able to afford it and it would mostly be owned by investors and big developers for holiday accomodation. We do not have the infrastructure for this. We don't have the drainage, the roads, the health care or public transport to cater for a greater population.</p> <p>2. Harbour Side Haven is in keeping with the village character as is. The Tomaree Peninsula has been inundated with new over 55 villages so there is a lot of choice in the area but no medical or public transport infrastructure to cater for it.</p>	Development/p opulation concerns
18	<p>-infill housing is necessary in growth areas near industry. Totally unnecessary in a coastal holiday destination such as Shoal Bay and will destroy its character.</p> <p>To consider raising building heights to match an existing approved height is spurious. A past planning mistake which, no doubt, was controversial should not be an excuse to destroy this town's character. There are not many residents who are not suspicious that this decision is to pander to commercial interests. Future developments will be watched with interest, particularly the recent sale of a development block cornering Government Rd and Bullecourt Rd</p>	Development/p opulation concerns
19	The infill housing proposal is fundamentally flawed by the idea that 8 storeys anywhere other than the Ramada would work. The appeal of this area from a tourism perspective is the village feel and the stunning natural environment. 8 storeys turns Shoal Bay into Dee Why with worse parking and less amenity. There is no doubt that there can be more housing in Shoal Bay but this is not the way to do it and only lines the	Development/p opulation concerns

#	Response	Tag
	pockets of developers and the owners of the Shoal Bay Country Club. The fact that all land on the "high" side of Shoal Bay (ie. Stephens Peak) is fairly unstable and built on a sand dune that regularly results in slippage - as was highlighted when the Tomaree Coastal Walk was built (where experts advised against building on Stephens Peak due to slips, slides, and instability) is surely evidence that this area is not suitable for the size and scale of development envisaged by the proposed "infill" ideas.	
20	<p>The plan shades an area to increase density heights that extends southward from the foreshore to approximately 41 Rigney Street. This proposed infill area is too large.</p> <p>In my opinion, it should stop at Edward Street .</p> <p>To draw comparisons, this proposed area size is similar to other suburbs that have undergone transformations to similar plan.....such as Dee Why, NSW 2099.</p> <p>Dee Why had a similar plan but lost its "Village Feel" because villages typically have at most 2 to 3 storey dwellings.</p> <p>You would need to name successful "Village Feel" coastal towns of this density to win me over on this.</p>	Development/p opulation concerns
21	<p>Increasing building heights within Shoal Bay will in my opinion be detrimental to the village like way of life that we all know and love. I do not believe that there is enough infrastructure to facilitate increasing building heights certainly behind Messines St towards Rigney St and Horace St. As residents of this lower part of the village without ocean views we value views of green spaces such as Stephens Peak. I believe that this will be hindered with the increase of heights to 4 stories.</p> <p>Currently there are multistoried buildings at Little Beach that remain empty for most of the year. I do not believe that this will increase permanent housing stock, just line the pockets of developers looking for a quick investment. We need to encourage young families to the area to care and provide services for the already aging population. Freeing up already empty 'holiday' houses is a way we can achieved this which has to be encouraged by government policy.</p>	Development/p opulation concerns
22	<p>There are already enough over 55 accommodation, the housing needs to be in place for the younger generation to be able to afford a home.</p>	Development/p opulation concerns
23	<p>Shoal Bay doesn't need anymore high density holiday accommodation. It will be much more pleasant to remain as is without being another Gold Coast style of mayhem.</p>	Development/p opulation concerns
24	<p>Shoal Bay is far too small for eight storeys along the foreshore, and higher density in many streets behind the foreshore. Who does this benefit? The many low socio economic families in this community or investors and outside financial interest.</p>	Development/p opulation concerns
25	<p>the village feel is most important...and council acknowledge this. Despite that the plan emphasizes increase in building heights (8 storeys in town) which is absolutely contrary to the village feel that everyone comes to visit and live. the increase heights will destroy the village feel and increase vacant apartments (with owners not contributing to the local business [apart from council rates]) It appears council are pushing this agenda anyway as the planning doc did not provide a balanced view. Council appear to side with developers and their proposals that they can not make money unless they build 8 storeys. I do sometimes wonder about the relationship between council and developers.</p>	Development/p opulation concerns

#	Response	Tag
26	No action should be taken to further develop Shoal Bay or increase heights of buildings their or increase housing density except with selective 2 to 3 story 'terrace' style housing with at least 33% dedicated for long term affordable housing provided always that traffic congestion and service failures are addressed before any further rezoning or development steps are taken.	Development/p opulation concerns
27	Where would apartments be built? All villas are occupied.	Development/p opulation concerns
28	Infilling in Shoal Bay is not needed. Existing infrastructure cannot support more people. Increased height for developments will detract from the "Village" feel of Shoal Bay which will generate negative impacts for both residents and visitors.	Development/p opulation concerns
29	Shoal Bay's character of a cute seaside town surrounded by natural beauty is what residents and visitors love most (council reports S.B. residents have the 2nd highest approval rating in its LGA)	Development/p opulation concerns
30	People come to Shoal Bay because it is beautiful. We dont need high rise or pulling down of properties to build high rise, we need monitoring of the existing housing from airbnb to rental, to combat the housing shortage, Making sure that places built are sold to local people for rental and living instead of people from Sydney and other areas buying them up and leaving them vacant for most of the year!!	Development/p opulation concerns
31	Opposed to infill housing. Shoal Bay already has a high level of unemployment & creating 'infill housing' with the associated % of 'government housing' will only be problematic for the community. There are few jobs in Shoal Bay. Infill housing should be supported in areas where there is access to increase employment opportunities. The second objective point stated on the shoal bay plan is to 'respect the village feel' - I think this is at odds with proposing 8 story buildings which will increase the number of government housing dwellings in the region. Increasing the population will also have a negative effect on the environment, our precious ecosystems & increase pressure on an already flood prone area.	Development/p opulation concerns
32	I feel the infill proposal is a gross over development of our beautiful Shoal Bay considering the amount of homes people that we need to cater for in the future. Keep your high rise/ apartments on the foreshore and allow dual occupancy development in the rest of the Bay.	Development/p opulation concerns
33	I am strongly opposed to increasing building height in the centre of Shoal Bay.. As are every single other resident I have spoken to. I believe there are many other ways of increasing density and amenity that is required for growth that will not impact the locale as increasing the height of the buildings to 8 storeys would have... the current height limits provide sufficient scope to add density in the proposed area without the impact. I dont agree with the commentary that the Barrington Tower would then blend in better if other buildings around it were comparable height... Noone likes the look of the tower and creating other buildings to reduce the impact of the look of it is nonsense. I also reject the idea that such high density development would increase permanent housing.. It would absolutely be overrun with holiday rentals, further increasing housing pressure for the local community.	Development/p opulation concerns

#	Response	Tag
34	Infill housing does nothing to 'creating lively streets with attractive shopping and dining areas" The current 'village atmosphere is what draws people to the area.	Development/p opulation concerns
35	Infill housing, especially 5 to 8 storey blocks of flats will absolutely ruin the appearance and ambience of Shoal Bay Village and streetscapes close to the beach. Local residents highly value the current overall natural leafy setting of Shoal Bay's suburban streets. Numerous new Townhouse and Duplex developments in every street will definitely be detrimental to the current low key appearance of most current residential dwellings and peaceful bushland setting of the streets in Shoal Bay.	Development/p opulation concerns
36	Shoal Bay does not need its "character" "artificially defined". The beautiful beach, coastal vistas, Tomaree Mountain and bushland setting, speak for themselves! Would like to see Harbourside haven remain a charity and not developed	Development/p opulation concerns
37	If Concil wants to meet some Federal / State requirement to increase housing in the LGA then build it in greenfield areas west of Raymond Terrance where it can be planned and implemented correctly.	Development/p opulation concerns
38	In relation to the height limits for infill housing the proposed 8 storey height limits are not suitable for the Shoal Bay Precinct. 4 storey limits should be contained within the front block area only and not back into residential streets of Tomaree Road, Horace and Rigney. These are residential locations only. In relation to p15 comments relating to diverse housing options, there is no evidence to suggest these options will provide affordable housing housing for the elderly and young people. Based on current trends it is clear that properties in Shoal Bay are being purchased by investors for the short term tourist accommodation market such as air bnb. Our young people cannot afford to live in Shoal Bay even if they grew up here and there is no evidence to suggest how this proposal will go anyway towards addressing this problem.	Development/p opulation concerns
39	Shoal Bay has a character, you don't need to define or change it and portions of your plan will destroy it as it is	Development/p opulation concerns
40	No high rise	Development/p opulation concerns
41	Shoal Bay's character has been/ is being destroyed by over development..	Development/p opulation concerns
42	'Existing and new development can impact the character of a place through bulk and scale, look and feel, context and height' This statement says it all! There are already 'Planning Controls' in place to protect the character of the bay and prevent high rise development. The R3 zones with a height limit of 9m are there for a reason.	Development/p opulation concerns
43	Think the character of SBay is fine now	Development/p opulation concerns
44	I am very opposed to higher-density housing in Shoal Bay. Higher-density housing will just mean more holiday houses that are empty for 90% of the time. More needs to be done to convert the existing	Development/p opulation concerns

#	Response	Tag
	housing we have into permanent accommodation. Turning Shoal Bay into an even more built-up area will totally destroy it's character. Shoal bay needs an area that a festival or market can be run. Tomaree lodge could be a good candidate.	
45	Growing Shoal Bay needs to be done without increasing the amount of people already here. Warners Bay had a similar approach and it went from positive changes to now cold, hard to drive around and has unhappy residents.	Development/p opulation concerns
46	The council recently voted for an increased height for 10 Tomaree rd that is dis proportional and in my mind a conflict of interest supporting a proposed 5 level development in Shoal bay rd. I hope this plan takes events like this into consideration.	Development/p opulation concerns
47	3. The 4 storey height control should not extend along Ronald Avenue- bulk along this road, should be avoided to preserve the natural presence of the Stephens Peak, rather than diminish it. Although precedents exist, they show the harm that higher scale along this road creates, and should be avoided while the opportunity exists.	Environment concerns, Development/p opulation concerns
48	I do not support this development. It takes away Shoal Bays village character. Shoal Bay does not need anymore highrise, it has enough. The road won't work as it goes onto Shoal Bay road. This development is not going to help the environment, safety or management. This council can't even fix our roads.	Environment concerns, Infrastructure concerns, Development/p opulation concerns
49	Please no more housing in Shoal Bay sure there is plenty of other towns to benefit from this instead of spoiling our little community that does not cope with the heavy amount of traffic in busy times we need to keep it as a pleasant relaxing place not overwhelming busy the community will not cope	Infrastructure concerns
50	We do not need more people in shoal bay. Parking is pathetic, messiness street turns into a one way during any holiday time, the first park on the left when turning into messiness from government road is terrible. It's too close to a corner and doesn't leave enough room to safely navigate when it's full because it's too close to double lines	Infrastructure concerns
51	Infrastructure such as access roads and drainage, facilities such as doctors, dentists, supermarkets all need to be addressed before any infill housing is even considered. I think the higher buildings need to be at least 2 blocks back from the coastline and 8 storeys is too high. Further back from the beach and keeping at 4-5 storeys would offer more housing without changing the look and feel of the shoreline to another Gold Coast. Also, will it actually be affordable housing or more developers money making? The people here are in retail, hospitality, manufacturing etc these are not high income jobs. This needs to be carefully monitored. Developers are in it for profit - that's just fact. They need external regulation to provide fear is actually needed in an area.	Infrastructure concerns, Action suggestions
52	Opposed to more high rise. Like the "village" atmosphere. The road diversion to Fingal Bay is needed before putting more traffic pressure on local roads with higher density housing	Infrastructure concerns, Development/p opulation concerns
53	I am very concerned about the proposal to allow 8 storey development along the eastern side Tomaree Rd. This is inconsistent with pervious community consultation which only considered the area bound by	Infrastructure concerns, Development/p

#	Response	Tag
	Government Rd, Messines St, Tomaree Rd and the foreshore. This change arguably invalidates all prior consultation. My concern is that properties on the eastern side of Tomaree Rd (specifically 10, 12, 14, 16, 20) are modest lots (less than 600sqm) that directly abut neighbouring properties. Allowing 8 storey towers on these lots with no setback would be a triumph of development at any cost. The original proposal to infill with area bound by Government Rd, Messines St, Tomaree Rd and the foreshore has a little more merit as neighbouring properties are at least on the other side of the road and with appropriate setbacks, the direct impacts could be better managed. However before any material increase in housing in the area can commence, council needs to effectively address the bottleneck that is the single road in and out of the area. As mentioned above, there is a clear safety dimension here as well. Finally, I find the developmental aspects of the SBPP (8 storey towers everywhere) completely contradicts almost every other aspect of the plan. Such development would have a significant negative impact on the environment, the local amenity and the character of the area.	population concerns
54	I am absolutely opposed to any infill without a second road into Shoal Bay. In the event of a fire or disaster in the area access could be cut off putting lives at risk. We do not have the infrastructure to cater infill housing - there is already extremely limited parking.	Infrastructure concerns, Development/population concerns
55	Shoal Bay already has a character and if this Place Plan was to go ahead as is, it would ruin that coastal character for Shoal Bay. You need to concentrate on the services and infrastructure needed now to Shoal Bay before you think of a Plan. You need to listen to the community and go back to the drawing board.	Infrastructure concerns, Development/population concerns
56	Build 8 stories and a lot of locals will leave. It would completely ruin shoal bay. The monstrosity on the cnr of messine at and tomaree rd is bad enough and looks awful.	Infrastructure concerns, Development/population concerns
57	High rise housing will be the begining of the destruction of Shoal Bay and only put more pressure on an already failing infrastructure of the whole of the bay.	Infrastructure concerns, Development/population concerns
58	I'm not in favour of high density housing at Shoal Bay. The Breakwater Tower which forms part of the Shoal Bay Country Club resort is an ugly eyesore. Tapering building heights to the back streets isn't going to fix the visual appeal. It's as if you haven't considered how ugly the Southern shoreline of Port Stephens looks from the water. You look back and it's all a just white and cream rendered ugliness. The architecture styles allowed to pass through DA's are so bland and boring. I love this town but hate trying to visit my mum there from my home Salamander Bay...and usual 15min drive any other time of the year becomes a 45 minute crawl through town to get to her. I also don't like the one way exit road you're planning either. Just join Gov't Road / Sylvia Street intersection with the end of Austral Street Nelson Bay and be done with it! I don't want the bypass going through the bushland, it would destroy the natural beauty and make the fauna	Infrastructure concerns, Development/population concerns

#	Response	Tag
59	<p>more vulnerable with cars going through their homes. Just look after what we already have and do it better than we do now.</p> <p>Your plan for infill housing seems to be an appalling and unnecessary disaster. There are so many empty houses in Shoal Bay. I'm looking at three outside my window. Let's utilise those. A levy on short term rentals, so that long term residents can afford to rent here is critical. There is no incentive for people to rent long term. When they can get thousands of dollars per night, it is financially ridiculous to long term rent a property. If council could levy this, it could open a fantastic income stream whilst opening accommodation to long term renters. At the community meeting, multiple council planners just wanted to put such a proposition in the 'too hard basket'. We have a difficult situation, where locals cannot afford to live here so they move away, resulting in school numbers plummeting, and the 'community and village feel' moving away with them. The trickle-down effect of accommodation is an absurd, and all of the historical evidence and research suggest this will not be an effective means of ensuring long term rentals for residents.</p> <p>The timeframe for infill housing is listed as being in the short term, whilst the timeframe for any improvements to access is listed as being in the long term. You cannot responsibly increase the population (or potential population) by a massive amount without ensuring appropriate and adequate access to transport and services in the first instance. Access and transport need to be a short term consideration, whilst the consideration of 8 storey high rises throughout swathes of Shoal Bay should not be considered at all (and at the very least, once appropriate access and facilities are in place).</p>	Infrastructure concerns, Development/population concerns
60	<p>I am very concerned about the housing plan to increase heights to increase the number of apartments in Shoal Bay. They will definitely become holiday houses. There are already so many empty houses on every single street. Building more apartments will only fuel the developers' money - it will not give ANYTHING positive to us residents except more traffic during Dec/Jan period, and more empty, windswept roads and wind tunnels. If you look at what has happened to the area around Halifax Park, you will see the evidence of empty apartment blocks. It is an area devoid of character, empty and desolate. I can't believe that we are considering 8 storey high apartments for a village like Shoal Bay. It is not the right way to go, and we need to look at different ways of filling the current houses with renters and owners, rather than holiday houses.</p>	Infrastructure concerns, Development/population concerns
61	<p>High rise buildings, particularly on the foreshore will completely ruin the foreshore/environment and ambience of Shoal Bay. Apart from the safety issues and the lack of infrastructure i.e. hospital and other services the infill housing will not solve the problem of affordable housing. Apartments/homes on the waterfront will only be affordable to the wealthy. Also there is no guarantee it will not be used for holiday lets etc which negates the purpose of this plan</p>	Infrastructure concerns, Development/population concerns
62	<p>Infrastructure issues of road access and drainage mean that infill housing that results in a significant increase in population is a major concern</p>	Infrastructure concerns, Development/population concerns

#	Response	Tag
63	I am concerned about creating infill housing, especially if it comes before any road or parking upgrades. There is too much congestion as it is and adding more housing is only going to make this problem worse. Most households have 2 cars and many infill housing projects severely underestimate the number of car spaces needed for each building. This will lead to more parking and congestion issues.	Infrastructure concerns, Development/population concerns
64	The idea that increasing the amount of accommodation and raising building heights so that the tower does not look out of place is laughable. You want to promote the village feel but suggest increases in building heights and infill so it becomes more of a mini Gold Coast. This should be way way way down the line - better access, infrastructure, water, sewerage, internet etc all need to be prioritised over increasing population and visitor numbers. People come because of the village and under developed feel	Infrastructure concerns, Development/population concerns
65	I am disappointed to find that my property has now been rezoned so am not supportive of the planned infill housing as it seems set up for big pockets not for people wanting to live in the area. We have so much holiday rental and Air B&B housing leaving a gap in permanent housing. Tax the holiday and B&B housing although some of the big incomes come from people who manage to avoid. Don't spoil Shoal Bay/foreshore with oversized buildings just because of the rezoning, yes we can put more Infill housing in but not 6 or 8 as the Council propose. Limit it to 3, do you really want a Forster or worse a Gold coast. Regarding Harbourside, I am now having second thoughts about moving in as stairs and lifts and units were not what I signed up for. I might as well go to the Soldiers Point unit complex. Let's encourage a more diverse business, as it sad to see one person have so much control over the Shoal Bay leaving local businesses struggling.	Infrastructure concerns, Development/population concerns
66	Harbourside had Fingal and closed them. No extending Harbourside, provide crossing from Harbourside across the rd, with a pathway for the residence of Harbourside in Walkers wheel chairs to enjoy the view across the road, they smell the sea, but can't access it. Shoal bay carpark, make multi storey	Infrastructure concerns, Development/population concerns
67	Ensuring a range of mobility access especially when high volume of vehicle traffic. Tourism increases annually and the risk to mobility constrained locals for collisions increases. Visibility when vehicles are parked on both sides of road during peak tourism activities, people getting in and out of vehicles especially mobility restricted.	Infrastructure concerns, Social concerns
68	Support enhancing accommodation at Harbourside Haven but parking considerations will be important. Shoal Bay CBD is fast becoming an Eat Street which I support. The upgraded foreshore was an excellent initiative but managing parking and traffic is so important	Infrastructure concerns, Supportive of actions
69	Please see email submission sent 25.02.2024 Furthermore, Pop up shops and temporary business are not the answer for Shoal Bay will not provide better local business for the long term prosperity of the village and residents. Council needs to focus on building permanent not temporary solutions. Short term pop-ups can take opportunities away from new and emerging businesses.	Social concerns
70	The demographic of this area demands improved and increased retirement living options in my opinion.	Social concerns

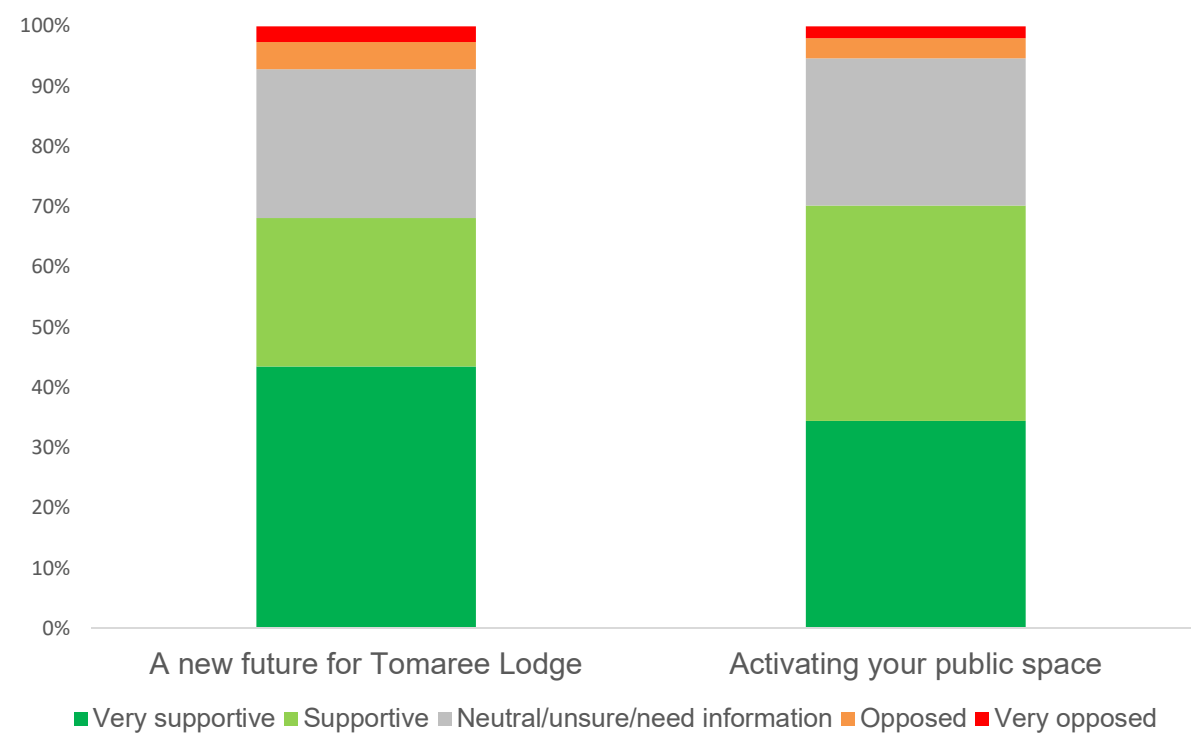
#	Response	Tag
71	Need more residential care in Port Stephens.	Social concerns
72	Infill housing is a complete joke - ruining the village feel of Shoal Bay forever. Character ruined forever. Aging people should have dignity, not living in shoe boxes. Villagers are happy with just a corner shop. The Country Club should shut at 10 pm - anti social behaviour in our streets is not policed.	Social concerns, Development/p opulation concerns
73	By Infill do you mean getting rid of our local tennis courts so you can create a car park in Poziere Park? Shoal Bay's character is fine. Leave it alone You want Harbourside to become multi storey. The elderly residents would just love that. Have you thought this through? Where do you plan to put the new businesses? Some of the existing businesses struggle during Winter so why would anyone open a new one.	Social concerns, Development/p opulation concerns
74	I agree the only way to help save our open spaces is to make some areas higher density.	Supportive of actions
75	Suggest infill continues down to meet Verona road	Supportive of actions
76	Infill should be limited to ensure the existing character of Shoal Bay is maintained. Increased capacity of Harbourside Haven should be considered with an aging population.	Supportive of actions, Development/p opulation concerns
77	Shoal Bay has a village atmosphere which should be maintained and enhanced. The improvements to walkways is marvellous making it accessible for able and OT so able bodied visitors, whether walking or on mobility scooters.	Supportive of actions, Development/p opulation concerns
78	Nil	
79	N/A	
80	No	

Q10 Tag summary

Tag	#	%
Development/population increase	59	73.75
Infrastructure concerns	21	26.25
Action suggestions	9	11.25
Social concerns	6	7.5
Supportive of actions	5	6.25
Untagged	3	3.75
Environment concerns	2	2.5

Q11 What do you think of each of the Public open space action items?
(Answered 154; Skipped 11)

Action	Very supportive	Supportive	Neutral/ unsure/ need information	Opposed	Very opposed
A new future for Tomaree Lodge	43.51%	24.68%	24.68%	4.55%	2.60%
Activating your public space	34.44%	35.76%	24.50%	3.31%	1.99%



Q12 Do you have any further comments about the draft Public open space action items? (Answered 64; Skipped 101)

#	Response	Tag
1	Our community could benefit from an amazing seaside playground for all ages- with shade, accessibility, an enclosed area for preschoolers and toddlers etc	Action suggestions
2	Public art sounds great, we already have new seating and shelters which we built during Covid all along the waterfront, just fix the public amenities down near the boat ramp which seemed to miss out.	Action suggestions
3	There's not enough information given on this	Action suggestions
4	How about maintaining the current open spaces better than currently. That'd be a start.	Action suggestions
5	More lighting and modernise Bernie Thompson Park. It is desperately needed and many families already use the playground so why not capitalise on that.	Action suggestions
6	A family friendly place that complements the natural environment	Action suggestions
7	There are no details provided to comment on	Action suggestions
8	Don't activate our public spaces here at Shoal Bay in the summer.....there is no room and business does not need anymore stimulation at this time as they cannot meet the demands already. We need action in the winter months to support all of the businesses in the Bay.....not just The Country CVub.	Action suggestions
9	How many times have Council redone the landscaping along the foreshore of Shoal Bay? Don't think it needs to be done again.	Action suggestions
	How about subtle seating with sun shading along the green strip to enable our elderly residents to sit and enjoy their environment	
10	"Activating public space". Explain! Examples!	Action suggestions
11	Ocean aquarium and ocean baths respite holiday homes for disabled and carers	Action suggestions
12	Tennis Courts are very important for Shoal Bay.	Action suggestions
13	Ensuring access for various mobility types safely	Action suggestions
14	I would love to see a splash park or water park for the kids to play in. It gets so hot and we need more things to do with the kids. Could even put in a pump track/ kids bike track. Would just love to see more options for things to do with kids.	Action suggestions
15	A live music venue, access for food trucks, toilets, seating and a rock pool	Action suggestions
16	Leave our open spaces as is. Stop trying to use these diversion items to disguise the real intent to allow developers and Councilors to make money by the proposed development changes.	Development /population concerns
17	Don't touch Shoal Bay	Development /population concerns

#	Response	Tag
18	No high rise	Development /population concerns
19	Refer concerns about traffic - please resolve this issue for current peak population periods before trying to grow the area further	Infrastructure concerns
20	Whilst I agree in the increase in housing in theory, but completely disagree with high rise options along the waterfront or close to it, a number of issues need to be addresses prior to an increase in population.ie. access issues/safety /infrastructure and housing being used for long term rentals/or residents not holiday lets	Infrastructure concerns, Development /population concerns
21	I do not support this development. It takes away Shoal Bays village character. Shoal Bay does not need anymore highrise, it has enough. The road won't work as it goes onto Shoal Bay road. This development is not going to help the environment, safetyormanagement. This council can't even fix our roads.	Infrastructure concerns, Development /population concerns
22	I am supportive of a new future for Tomaree Lodge provided that the future uses of the site be respectful of the historical and environmental importance of the site, accessible to the entire community, and safe in design.	Supportive of actions
23	Love the public open spaces . If not kept or protect we will not have the opportunity in the future	Supportive of actions
24	Tomaree peninsula has enormous potential for extremely eco friendly and attractive development which provides access and activities for all age groups in then community	Supportive of actions
25	I am very pleased with the overall profession approach to this. Please continue with public consultation.	Supportive of actions
26	Tomaree Lodge area is a valuable resource and should remain available for the local community and visitors.	Tomaree Lodge action suggestions, Action suggestions
27	Tomaree Lodge should be returned to nature. Restore the gun emplacements. The windfarm off the coast will ruin Tomaree Lookout!	Tomaree Lodge action suggestions, Action suggestions
28	Putting the Tomaree Lodge area to a better community use is way overdue. I am strongly in favour of a museum being situated on that site. In short term, can't Council and the State Government put the existing buildings to good use. Maybe event use one or some of the buildings as a temporary site for the museum. Another option would be for it to be used as holiday accommodation for school or childrens' groups from country areas - much like Stewart House in Manly	Tomaree Lodge action suggestions, Action suggestions
29	Tomaree Lodge must be accessible to all of the community. Meaning free access not fancy expensive experiences such as dining and ticketed events. It needs to be retained as parkland and natural beauty and free to all.	Tomaree Lodge action suggestions, Action suggestions
30	Being state owned property, I don't think council should lead people to think Council could take care of Tomaree Lodge.	Tomaree Lodge action suggestions, Action suggestions

#	Response	Tag
31	Tomaree Lodge should be used for non-intrusive purposes. University states to study the land and ocean for future biologists. A camping venue for under privileged bush kids as well as educational camps.	Tomaree Lodge action suggestions, Action suggestions
32	Remove the structures at Tomaree Headland and return it to natural beauty. The buildings are ugly, run down and detract from the natural beauty of the area. The less 'stuff' we have out there, the less the need for costly security cameras and boom gates. It's all ugly!	Tomaree Lodge action suggestions, Action suggestions
33	Tomaree Lodge facilities should remain for public access / use. Maybe a small commercial offering to off set maintenance costs.	Tomaree Lodge action suggestions, Action suggestions
34	The path around Tomaree lodge to the headland is very well used and much loved. Please make sure it is kept in public hands and open to all.	Tomaree Lodge action suggestions, Action suggestions
35	Tomaree Lodge should NOT be built up. No high rise.	Tomaree Lodge action suggestions, Action suggestions
36	Not enough information has been provided about what is planned for Tomaree Lodge	Tomaree Lodge action suggestions, Action suggestions
37	Tomaree Lodge sits on prime public land that can provide a special experience if done right. There is not much public open space that can be utilised.	Tomaree Lodge action suggestions, Action suggestions
38	Tomaree Lodge could be a public attraction big time, there is already infrastructure there for cafes/restaurants, art and craft venues, educational benefits. and public space for picnics and outdoor gatherings.. there is parking available which could be disabled parking, its wheelchair friendly. its all there to go just needs someone to take it and run with it. I would like to see it taken over by big corporate hands.	Tomaree Lodge action suggestions, Action suggestions
39	I would not support commercial development for Tomaree Lodge. I would support development that allows public access.	Tomaree Lodge action suggestions, Action suggestions
40	Tomaree Lodge would benefit by being returned to National Park. It is costing nearly \$1m per year and going nowhere. The buildings earmarked for heritage listing were built during the war and are impracticable to maintain.	Tomaree Lodge action suggestions, Action suggestions
41	Tomaree Lodge should be managed to ensure it becomes a 'Public Open Space'.	Tomaree Lodge action

#	Response	Tag
		suggestions, Action suggestions
42	The old Tomaree Lodge site should not be viewed seen as a "Cash Cow" for Local Businesses, Council and the State Government. The majority of old buildings there should be demolished and the whole area retained as a Public reserve, with the current grass areas maintained and just a few Picnic Tables and Chairs installed. Locals and tourists alike should be able to visit and enjoy this magnificent spot, in its peaceful, natural Bushland setting. Inappropriate development at this iconic site would ruin it forever.	Tomaree Lodge action suggestions, Action suggestions
43	The lodge would be great for school camps. Would love a playground at the end with a open water pool	Tomaree Lodge action suggestions, Action suggestions
44	And what is the future for the Tomaree Lodge or is it going to be left to fall totally into disrepair and then sold off to a developer as it's the only viable option, Council should have this at the forefront of Shoal Bay planning and should be insisting on getting an answer from the State Government.	Tomaree Lodge action suggestions, Action suggestions
45	Tomaree Lodge is a valued community asset and resource that should remain so in the hands of the community and not special interest groups	Tomaree Lodge action suggestions, Action suggestions
46	Action needs to be taken on the lodge now by a private/public partnership. Boat ramp, ocean baths, parking will all supplement the area, funded by a small resort with public amenities	Tomaree Lodge action suggestions, Action suggestions
47	Would like to see the Tomaree Lodge area used to create easy access to Tomaree Headland Lookout eg Sky lift - cable car.	Tomaree Lodge action suggestions, Action suggestions
48	Tomaree Lodge should be decommissioned and removed, returning the headland to its natural state.	Tomaree Lodge action suggestions, Action suggestions
49	Let's prioritise future of Tomaree Lodge site.	Tomaree Lodge action suggestions, Action suggestions
50	Tomaree Lodge should become a school camp/accommodation facility for inland school children excursions.	Tomaree Lodge action suggestions, Action suggestions

#	Response	Tag
51	Tomaree Lodge should support presenting area history and coastal walk	Tomaree Lodge action suggestions, Action suggestions
52	Maintain the calm environment of Tomaree Lodge by limiting any development to quiet, calm activities, eg library, museum, reading place, art gallery	Tomaree Lodge action suggestions, Action suggestions
53	The future plan for Tomaree Lodge appears to be representative of some missing activities here in Shoal bay. Using Public space for events is incredible having witnessed the Swim event and watching air-force maneuvers was amazing. Let the public know !!!	Tomaree Lodge action suggestions, Action suggestions
54	Tomaree Lodge must not be taken over by the government or the rich. Action needs to now before the buildings rot away	Tomaree Lodge action suggestions, Action suggestions
55	Ensure Tomaree Lodge space is used for the community and not over developed.	Tomaree Lodge action suggestions, Action suggestions
56	My support will depend on the proposal for Tomaree Lodge	Tomaree Lodge action suggestions, Action suggestions
57	Priority should be the lodge. It has the capacity to bring more revenue to the area.	Tomaree Lodge action suggestions, Action suggestions
58	There is the potential for the repurposing of the Tomaree Lodge to substantially change the whole dynamic of Shoal Bay particularly the parking and traffic issues	Tomaree Lodge action suggestions, Action suggestions
59	Tomatoes lodge should be made to ocean baths with a restaurants/cafe. A mix of how Southbank pools and parks and Newcastle baths. The lodge isn't a tourism museum, it's a waste of money and space. Utilise the prime location. Summer movies over the water, winter fires and festivals. It has so much potential.	Tomaree Lodge action suggestions, Action suggestions
60	Shoal bay needs an area that a festival or market can be run. Tomaree lodge could be a good candidate.	Tomaree Lodge action suggestions, Action suggestions
61	Tomaree lodge should be a space that benefits the locals, whilst bringing in funds from tourism. Don't just cater to the rich, ensure that people of all	Tomaree Lodge action suggestions,

#	Response	Tag
	situations are able to access the space. Provide discounts for locals. Create a live music venue to encourage local creativity.	Action suggestions
62	Tomaree Lodge is a no brainer. Activating your public space - you just want to take it. Leave it alone and fix what you have before touching anything else. NO HIGH RISE.	Tomaree Lodge action suggestions, Action suggestions, Development /population concerns
63	Tomaree Lodge should not be touched by local Council who no one in the local community has any faith in. And without substantial works to the proposed "infill" solution, Council will do nothing but destroy public amenity and the sense of space.	Tomaree Lodge action suggestions, Action suggestions, Development /population concerns
64	No	

Q12 Tag summary

Tag	#	%
Action suggestions	53	82.81
Tomaree Lodge action suggestions	38	59.38
Development/population increase concerns	7	10.94
Supportive of actions	4	6.25
Infrastructure concerns	3	4.69
Untagged	1	1.56

Q13 The draft Shoal Bay Place Plan provides a list of potential projects that could be undertaken to create better places and spaces in Shoal Bay, that would be funded by Smart Parking revenue. Do you have any comments on the Smart Parking infrastructure projects listed on page 25 of the draft Plan?

#	Response	Tag
1	Support improvement of coastal erosion and beach access. we currently fall down the bank to access the beach Please consider amending your terminology to avoid reference to "Mt Tomaree" - the correct term is Tomaree Headland or Tomaree Head	Action suggestion
2	Unable to read	Action suggestion
3	All pretty good but no mention of doing what has already been promised and we have been complaining about for 25 years. The whole plan seems like a 'ladder climbing exercise' for public service employees. NO HIGH RISE.	General negative comment
4	I do not agree that there needs to be an increase in the height of buildings up to 3, 4 or 8 stories. It will destroy the village feel and appeal. We do not want to create a mini-Gold-Coast.	General negative comment
5	Smart parking is colourfull and diversion wording for paid parking. Again Council doing a money grab. You created an accident waiting to happen at the intersection of Messines road and Government Road by placing a paid parking bay that when a car is parked there it forces drivers to cross double white continuous lines to get around the car. Great planning! Go back to collecting rubbish, fixing roads and pavements. We already pay our rates!	Infrastructure suggestions/changes to road network
6	Along Shoal Bay Road should be angle parking on the North side only. In residential streets should be time limited parking except for residents. Fed up with holiday makers dumping their cars or boat trailers for days on end. Parking on our narrow residential streets should be staggered to prevent a one-way situation.	Infrastructure suggestions/changes to road network
7	Tomaree Rd upgrade should be occurring immediately. It is unacceptable for this road to continue use in its current condition.	Infrastructure suggestions/changes to road network
8	The southern end of Tomaree road, leading out onto Government road there is fifty meters of road which is in terrible condition and needs major restoration.	Infrastructure suggestions/changes to road network
9	Fix the roads leave the rest alone. Shoal Bay should be left as the little village it is.	Infrastructure suggestions/changes to road network
10	EV charging stations and putting ugly power lines underground are important.	Infrastructure suggestions/changes to road network
11	Car Park on cnr Shoal Bay rd and Govt should be at least 2 storey with further retail built-in	Infrastructure suggestions/ch

#	Response	Tag
		anges to road network
12	Don't allow any 6 stories. Not enough infrastructure or roads to cope with the increased flow	Infrastructure suggestions/ch anges to road network
13	Current parking is inadequate for peak tourist periods. Most visitors stay at Airbnb and use vehicles to access the foreshore. Either create parking behind the current foreshore road or promote alternate mobility, electric bikes, bicycles etc	Infrastructure suggestions/ch anges to road network
14	Bring forward the completion of Tomaree road. With all the money raised from smart parking, there is no reason for it to remain half done until 2026. It is a hazard to pedestrians, cyclists, as well as drivers. The amount of times I've had to have my wheel alignment done is absurd, considering the only road I drive in with potholes is Tomaree road. The smart parking was introduced with that in mind, 2026 is not soon enough. Prioritise the well-being of the community, ensuring school students have safe access to and from the village centre, ensuring parents with prams don't need to walk on the road, ensuring that drivers aren't going to lose control of their vehicles because of the unavoidable potholes. Enough is enough.	Infrastructure suggestions/ch anges to road network
15	Keep it free for locals. Need bypass to Fingal Bay	Infrastructure suggestions/ch anges to road network, Smart Parking system feedback
16	We need a traffic management plan to stop people speeding up Tomaree rd. Even a speed camera would slow people down. Also the country club should not be driving their folk on the footpath as it's just dangerous.	Infrastructure suggestions/ch anges to road network, Smart Parking system feedback
17	The council needs rangers to enforce the parking rules. Leave all recreation parkland alone including Bernie Thompson Park, Tennis Courts and surrounding park. The park surrounding the tennis courts breed echidnas and birdlife	Potential project feedback
18	No to parking if it means losing the tennis courts and green space.	Potential project feedback
19	The parking in Shoal Bay is a HUGE problem during holiday season and just about adequate at other times. A park and ride and/or bus looping the coastal walk stops is needed asap.	Potential project feedback
20	How much bush land will be destroyed for this carpark?	Potential project feedback
21	It's a joke! Why pay for parking under ugly coral trees the limbs of which break off in the slightest breeze. They should all be removed ... they're ugly!!!	Potential project feedback

#	Response	Tag
	The facilities are dirty and dusty in the dry and muddy with potholes galore in the wet weather.	
	The entrance to the caravan park is in the wrong place. You should only EXIT onto Shoal Bay Road and entrance should only be from the Gov't Road side. If you do as you say and realign the entrance and improve the look and access as it is now then that can be a good thing.	
22	I think upgrading the amenities near the board ramp should be a low priority as it is very expensive for little gain.	Potential project feedback
23	Tomaree Rd Upgrade (2), should have already occurred, given its importance. Its current condition is embarrassing, creates more traffic on secondary roads to avoid it. It's on the bus route. People walk on the road as there's no paths. 2026 is too long to wait.	Potential project feedback
24	Shoal Bay Road/ Government Road carpark needs the coral trees(a pest) to all be removed. Maybe all trees need to be removed to provide maximum car spaces.	Potential project feedback
25	I view the discussion regarding car parking and road aspects are premature until proper agreement has been reached as to the additional access routes into the area. It is unfeasible to take any action on this plan given the severely restricted access by only shoal bay road at this time.	Potential project feedback
26	Parking is definitely an issue at the moment and any improvement would be welcome	Potential project feedback
27	Definitely need more parking at the foot of Tomaree Head. Make better use perhaps of the grass area just inside the gate to the left of the start of the walk up the headland.	Potential project feedback
28	I doubt the revenue raised will go to shoal bay. It's greed.	Smart Parking system feedback
29	Can't have smart parking for the boat parking. Some people travel a long way off shore to go fishing, anything can happen to delay returning. Stupid to fine people for that. Plus put pressure on a return trip potentially dangerous.	Smart Parking system feedback
30	As long as the status quo remains for residents.	Smart Parking system feedback
31	I like how Council justify the implementation of Smart Parking as a way funding repairs that should have already been covered. Anyway, resident parking should be free and the smart parking not too expensive as to turn people away. Has consideration been given to increasing frequency of public transport into Shoal Bay as a way of discouraging traffic?	Smart Parking system feedback
32	Do not charge residents for parking. We keep this place afloat in winter months by sewing into local businesses.	Smart Parking system feedback
33	Parking should be free over winter.	Smart Parking system feedback

#	Response	Tag
34	The Smart parking has proven that people will walk a distance to NOT pay for parking, during peak times it causes traffic build up in other streets.	Smart Parking system feedback
35	I think smart parking is great as long as locals always maintain the right to park for free so they can 'do daily life'.	Smart Parking system feedback
36	As long as this parking will ALWAYS be free for residents.	Smart Parking system feedback
37	Money grab	Smart Parking system feedback
38	Please provide publicly the amount of revenue created by Smart Parking since installed during December 2023. All projects listed need further consultation.	Smart Parking system feedback
39	As long as residents continue to have free parking or when possible walk to beaches etc not a problem	Smart Parking system feedback
40	You say the smart parking is in place to increase the traffic flow but the ones in Messines St have a 9 hour limit. Would be great if someone could check that....	Smart Parking system feedback
41	Im happy with the proposals for smart parking - as long as the revenue is directed back into the community. I think it would be useful for council to provide the community feedback as to where the parking revenue is going each year	Smart Parking system feedback
42	Supportive as Smart Parking income will contribute to local improvement projects	Smart Parking system feedback
43	Parking is always an issue. Not sure how you can make it better. By charging money you are keeping people who actually need access to the beach for their health.	Smart Parking system feedback
44	It appears that putting smart meters in the places shown has driven people to park elsewhere. There is a large number of extra vehicles now parking on Beach Road in AnzacPark	Smart Parking system feedback
45	No further Smart Parking should be installed. People should be able to visit our beautiful local beaches and area without having to pay for the privilege! Also, many beautiful, old growth native trees would be cut down if Pay Parking areas were extended, especially up at the Eastern end of the Shoal Bay coastal Reserve , near Tomaree Lodge and the Boat Ramp.	Smart Parking system feedback
46	Yes seem to be working	Smart Parking system feedback
47	As it's only needed during high tourism times does the cost out way the benefit to the local community?	Smart Parking system feedback
48	I have no objection to the smart parking, but your rationale is it improves the turnover of car parks throughout the Tourist season of 6 weeks a year. Why on earth did you make it a 9 hour limit. Defeats the purpose really	Smart Parking system feedback

#	Response	Tag
49	Problem with the size of parking spaces as cars are much bigger & have tow bars etc. Space needed to get into the boot to get items out for a day at the beach. I've noticed car parked correctly but the tow bar is hanging over a driveway	Smart Parking system feedback
50	Smart Parking is a rude way to welcome family friends and tourists to the area. Its very expensive and detracts from the experience.	Smart Parking system feedback
51	Is it being monitored all the time . I don't think it is.	Smart Parking system feedback
52	The more expansive Smart Parking is across Port Stephens the less Council needs to rely on resident rate rises. Tourist come, they can pay. One can not park in Sydney without paying exorbitant parking fees. They are use to it anyway.	Smart Parking system feedback
53	Is there any evidence that "park and ride" works? I wouldn't like to see any of these projects take away any existing parking spaces.	Smart Parking system feedback
54	May chase tourists away	Smart Parking system feedback
55	I do not think it helped a lot as some visitors struggled with the times they were allowed to park. The back streets became parking spaces for a lot who did not want to pay causing chaos in some streets eg. Tomaree Road making it one lane with the parking on both sides.	Smart Parking system feedback
56	Parking capacity needs to be expanded.	Smart Parking system feedback
57	Smart parking might help keep tourists away.	Smart Parking system feedback
58	The current parking plan is causing congestion on Rigney St , Govt Rd and Tomaree Rd during peak times and needs a serious rethink .	Smart Parking system feedback
59	You can't go fishing or surfing or long lunch or day cruise, and have park. The parks 4hrs etc,	Smart Parking system feedback
60	Supportive, as long as the money generated goes back into Shoal bay infrastructure projects	Smart Parking system feedback
61	Hopefully still giving locals free parking	Smart Parking system feedback
62	Paid parking is a money grab by a poorly managed council. You will discourage visitors, not encourage them	Smart Parking system feedback
63	Residents need to see how many illegal parking infringement are handed out and how much revenue is generated.	Smart Parking system feedback
64	Council to provide all with the amount of funds generated from Smart Parking together with information as to where the monies will be spent.	Smart Parking system feedback

#	Response	Tag
65	<p>I think you should seriously address the adequacy of the Jetty and whether it fulfils a key purpose ie access by vessels particularly ferries and cruise operators which would reduce the pressure on parking and traffic management . All it is used for is fishing and diving .</p> <p>Bear in mind the median age for Shoal Bay is one of the highest in the state but this changes at holiday times and weekends . So we have a two speed economy to consider when making decisions about the future of Shoal Bay. My guess is that the needs of the visiting public are a prime consideration.</p> <p>Also I believe some sort of accountability process needs to be put in place for the allocation of revenue from Parking . Maybe a community representative should be involved or the Civic Pride group or Shoal Bay Community Association. Maybe an East Ward Councillor?</p>	Smart Parking system feedback
66	If it generates income that directly cycles back into the shoal bay then yes	Smart Parking system feedback
67	As long as parking always remains free for residence I am ok with it. It does change the feel of our small town, but as long as the money is used to make things better I guess it is ok.	Smart Parking system feedback
68	The cost is too much for families who are already struggling. Not everyone is cashed up from Sydney. Don't make it commercialised and lose its charm. Formal car parks are horrible too as the parks are close and tight. Again, not easy for families. Please do not let greed take over.	Smart Parking system feedback
69	The Smart Parking plan is mostly sensible except that the Rigney Street proposed improvements are required less than some of the items listed as "Projects for investigation". Frankly, the smart parking should not be being relied upon to perform basic upgrade and maintenance to items in Rigney Street which Council should have addressed years ago. Parking in the streets which are not covered by Smart Parking also needs to be investigated. The level of issues with boats being parked in narrow streets and on blind corners (Ronald Avenue issues have been repeatedly reported to Council without any investigation whatsoever), as well as increased parking and traffic in those adjacent streets appears to not appear on this list at all.	Smart Parking system feedback, Potential project feedback
70	I would like to see more detail in the proposal for consultation, where are the additional parking areas are coming from. Are we sacrificing existing services/infrastructure to accomodate more parking.	Smart Parking system feedback, Potential project feedback
71	Provided there remains to be free parking benefits for the local rate payers, then the Smart Parking revenue grown from peak/busy periods to build on better parking and facilities is a good idea.	Supportive of projects
72	These improvements would be beneficial	Supportive of projects
73	We moved here in 2016 and were notified Tomaree Rd was to be upgraded, it is now 2024 and shock, you are starting this project.	Supportive of projects
74	It is fantastic to see that work on Tomaree Rd has commenced. Hopefully it will be slightly wider so we don't have to pull over when encountering traffic on the other direction. It also needs a FOOTPATH. It is very treacherous to have to walk on the actual roadway.	Supportive of projects
75	Yes agree	Supportive of projects

#	Response	Tag
76	All good	Supportive of projects
77	Nothing smart about creating revenue to fund your corrupt activities and the WEF	Unrelated to place plan
78	no	
79	No	
80	No	
81	Can	
82	nil	
83	No	
84	N/A	
85	ML comments	
86	No	

Q13 Tag summary

Tag	#	%
Smart Parking system feedback	45	52.33
Potential project feedback	13	15.12
Infrastructure suggestions	12	13.95
Untagged	9	10.47
Supportive of projects	6	6.98
Action suggestions	2	2.33
General negative comments	2	2.33

**Q14 Do you have any final comments about the draft Shoal Bay Place Plan?
(Answered 92; Skipped 73)**

#	Responses	Tag
1	This is the 3rd Shoal Bay plan I have viewed. There are a number of issues mentioned in this plan that are already being action and very disappointing to see homework was not carried out by Council	Action suggestions
2	Yes, I am president of the Shoal Bay Tennis Club and was very surprised that it was flippantly inferred in the recent SBCA meeting that you are looking at making it a carpark. Unbelievable.....it will be our only public facility in the future and if anything, needs to be expanded to cater for this expansion in our population. We need a Pickleball court and some play facilities for the children whose parents are playing tennis. This club was established in 1979 and the courts and clubhouse were built by funds raised by the members and belong to the club. We will be opposing your plans with the backing of the community and Tennis NSW. And regarding your formation of a Town Team.....we already have one.....SBCA.	Action suggestions
3	Very keen for open public spaces. Please don't make it a busy place only focused on commercial business.	Action suggestions
4	Need more information	Action suggestions
5	Further research and consultation is urgently needed. The future of the old Tomaree lodge to be decided in favour of a local peoples' facility, not retail or residential development.	Action suggestions
6	There is a lot of talk of parking and paths connecting but nothing about to how to be a winter destination, how to handle the summer tourists that bring the income, about creating year round spaces that allow for social events. Alcohol free zones are stupid, it stops people from having family bbqs etc. take a note from something like botter n twisted at Maitland, and do a shoal bay summer sips and have an event in November. Build a covered area where the tennis courts for year round events. Build ocean baths at tomaree lodge.	Action suggestions
7	There are no plans for modernising the IGA Bay village area. This building and court yard are really showing their age and need to be redeveloped. I would like to see a surcharge or bed tax on short-stay accommodation or some similar airbnb tax. This should be prioritised over increasing housing density as this will just mean the area will have even more vacant housing.	Action suggestions
8	Shoal Bay is a special place but I fear that things will become too structured and concrete everywhere. Paid parking has made it very difficult to stop at the chemist.	Action suggestions
9	A very fancy bit of advertising but not feasible in many areas. Also Council's information letter drop DID NOT include Harbourside Haven residents.	Action suggestions, General suggestions re: council operations
10	Unsuitable housing recommendations, especially close to the beach/foreshore will spoil shoal bay	Development/ population increase concerns

#	Responses	Tag
11	The increase in building heights proposed & added density will harm the suburb of shoal bay irreparably & is completely out of scale for this little beach town. Residents (rate payers) needs have not been considered which is disappointing to say the least	Development/ population increase concerns
12	I am extremely worried about the infill plan, particularly that the "tampering" plan will be enforced by Council when dealing with developers who would almost certainly want greater building heights to maximise the return on their investments. If not managed strictly by Council, there could be great detriment to the culture and appearance of Shoal Bay.the local community	Development/ population increase concerns
13	Keep it local and family friendly. Increasing numbers at the local primary school should be a priority too Think of the residents needs before visitors, or investors	Development/ population increase concerns
14	Put 8 stories in and it will destroy our beautiful bay. And you will find locals will leave having a gap in employment. Good luck!	Development/ population increase concerns
15	Do not ruin Shoal Bay and Nelson Bay with high rise buildings.	Development/ population increase concerns
16	Please reconsider the housing developments in shoal bay	Development/ population increase concerns
17	Please get this right. Don't overdevelop our towns without it being about who lives here. We can't keep leaving residents behind at the expense of tourism. We know this place is great it's why we live here. But we don't want to recreate the Gold Coast or Coffs Harbour. You need to limit Air BnB's that aren't a part of a permanent residence block, ie granny flats or subletting rooms is acceptable because the landlord is living on the block too. This will keep any anti social behaviour to a minimum but allow people to live here all the time not just at holidays. Go easy on our towns with development it will begin to look ugly. Also, just because there is a building at 8 storey's doesn't mean it can't come down, buildings age and like most things in this world...get knocked down..I for one, won't be disappointed if that ever happens.	Development/ population increase concerns
18	Why destroy the village of Shoal Bay ?.Development will increase the traffic bottleneck to get to Fingal bay.Shoal Bay is not Gold Coast .Harbourside are struggling at present and can't upkeep what they already have.	Development/ population increase concerns
19	The draft Shoal Bay Place Plan is a misconceived effort to provide for increased density 4 story plus infill housing that contradicts local aspiration and expressed desires that would destroy the character of Shoal Bay without providing for any viable affordable housing. Current permitted heights for development in Shoal Bay need not change in order to provide for appropriate sections of maximum 3 story 'terrace' style infill development - but no further steps should be permitted until adequate services provision, including sewer, drainage, public transport and safe traffic management have been provided to Shoal Bay.	Development/ population increase concerns
20	Shoal Bay is small Coast Village ... Way to small to add most of the structures indicated...	Development/ population

#	Responses	Tag
	Do not add 8 storey inplace Of current 5. Do not add 4 storey into the residential streets eg Rigney Street	increase concerns
21	No high rise	Development/ population increase concerns
22	We want houses NOT Units.	Development/ population increase concerns
23	no in fill plans	Development/ population increase concerns
24	Gym equipment along the beach would be wonderful Shoal Bay has attracted families and retirees because of its beach, bush and village atmosphere. This has to be preserved at any cost.	Development/ population increase concerns, Action suggestions
25	Council did not provide a balanced review and it would appear that things will go as they plan despite counter points from residents. The village and beaches that people are attracted to will be negatively impacted by increased density (ie 'high rise'). I hope I am wrong.	Development/ population increase concerns, Environment concerns
26	I am really anti development to Shoaly because it is what it is - if you don't like it, go somewhere else. Stop trying to improve perfection. Note, we probably wouldn't have so many drainage issues if people stopped sweeping crap into the street pits. The new smart parking works great as one can actually get a park on busy days as spaces turn over and caravan park visitors have to be more thoughtful of how many cars and boats they bring. However, B&B's now seem to be unfair with a 3 bedroom house having six cars out the front on the street just like the other 2 adjacent and across the road. Add boats and jet ski's and you've got bedlam. The PSC may say the new amenities at Shoal Bay and Government Road intersection are great, but they a disgrace. They are already falling apart, bits missing, taps don't work, filthy little holes. There is no urinal. What sort of amenity is that? The showers are crap. As a matter of fact, every new shower on the beach is crap. They actually sting - try them in winter and you'll scream. No, there isn't much good in this plan. LEAVEV SHOAL BAY ALONE. If you call, please leave a message if I don't answer as I don't carry my phone with me.	Development/ population increase concerns, General suggestions re: council operations
27	I find the developmental aspect of the SBPP to be of great concern. While I understand councils are under pressure to create more housing, and I appreciate the appeal of Shoal Bay as a place to live, by failing to address the most obvious challenge the area faces (the single road in and out of the place) is a failure of basic planning. This exposes the SBPP as nothing more than a figleaf to justify almost unconstrained	Development/ population increase concerns, Infrastructure concerns

#	Responses	Tag
	development. I will certainly be carrying my concern all the way to the ballot box.	
28	<p>I am absolutely opposed to the proposal to allow further high rise building in Shoal Bay. Shoal Bay is a relatively small area and more infill building or high rise would make it much more crowded. We do not have the infrastructure to sustain it. The road to Shoal Bay is already extremely busy. In the event of a fire or disaster the access would be cut off and/or limited for service vehicles to attend. Until we have another road available I am opposed.</p> <p>More high rise buildings would destroy the beautiful scene of Shoal Bay and we would look more like the Gold coast or Hamilton Island(crowded and ugly!)</p>	Development/ population increase concerns, Infrastructure concerns
29	<p>I do! The Breakwater Towers should never have been approved by Council so it's completely wrong it is being suggested as a rule of thumb for building heights and infill housing. Leave Shoal Bay alone. Tourists from all over the road come here for how it is now. The infill housing you are suggesting will completely destroy this village. Unaffordable for lower income families and there is no work here, no transport. Concentrated living is well documented for crime increase. Build infill housing around Salamander Shops. Shoal Bay is surrounded on 3 sides by Tomaree National Park surely this is important. I don't have anything positive to say about infill housing. Stop immigration - we don't have the infrastructure or services to accomodate them.</p>	Development/ population increase concerns, Infrastructure concerns
30	<p>Tomaree Community Hospital is unable to cope with the existing residents, adding more accommodation to the area will acerbate this. We are against the proposed implementation of 8 story dwellings in Shoal Bay, it will destroy the village atmosphere as I have witnessed in other areas, these dwellings would only be for holiday makers and we do not need anymore holiday visitors as the restaurants and shops are unable to cope. Our roads are unable to cope with the traffic now please don't destroy this beautiful part of the world. Go somewhere else; e.g. Anna Bay where they need more accommodation for needy families. Shoal Bay will only attract developers and those interested in making a profit.</p> <p>How many councillors and families of councillors have land in Shoal Bay, this should be publicly displayed.</p>	Development/ population increase concerns, Infrastructure concerns
31	<p>- this plan appears to have been written by people who don't really know the area. There is no reason for increased housing in such a desirable holiday destination. In peak periods the beach and foreshore are at capacity. This can not be changed, particularly when the beach area is reducing each year. Restricted access to the area has already been acknowledged and would be difficult to change. Public transport is substandard, with a trip to Newcastle taking up to 2 hours! Medical services are almost at capacity, with the proliferation of retirement village approvals scandalous.</p>	Development/ population increase concerns, Infrastructure concerns
32	<p>I am a permanent resident and will be for my lifetime. I do not agree to the proposed heights for Apartments in the Shoal Bay Plan. Most unsuitable, not in keeping with the village atmosphere, will be much more traffic, causing more congestion, the roads and infrastructure are not suited to high rise buildings.</p>	Development/ population increase concerns, Infrastructure concerns

#	Responses	Tag
33	I don't think PSC have actually listened to what the residents want and need in Shoal Bay when preparing this Place Plan. Shoal Bay is not a town, it has no supporting shopping, transport, roads to consider raising heights in Shoal Bay. People move to Port Stephens as it is incredible by nature and this is what needs to be considered when preparing Place Plans. Some areas are unique and do not fall into a Place Plan.	Development/ population increase concerns, Infrastructure concerns
34	I have a number of reservations about the proposed plan: 1. The overdevelopment of Shoal Bay will destroy the unique environment of the town. 2. On busy weekends the town is already overcrowded and in gridlock -- there are long lines of cars trying to access the limited town space. Parking spaces quickly fill and this causes even further congestion in the town. Further development will only exacerbate these issues. 3. The proposed height limits of 4 stories on Shoal Bay Rd (in front of Lillian St especially) seem excessive and will create a Gold Coast type of barrier with large buildings blocking views, creating shadows and cutting off the foreshore from the rest of the town. 4. Local businesses and facilities already have trouble catering for holiday crowds -- more development will only worsen this situation. 5. Apart from the 4 weeks around the late December to late January time frame, most of the units/apartments in Shoal Bay are empty. I would go as far as to say most properties are 80-90% vacant outside the peak season mentioned. Instead of building more apartments that will be vacant for most of the time during the year, perhaps it would be better to offer current property owners benefits (e.g. reduced rates) if they rent their properties for more medium/longer term usage to allow more locals to rent in the area. 6. The council needs to better manage the new parking permit scheme to make it easier for owners of local properties to park on the street near their properties. the present way of getting resident's permits is cumbersome and I have had to call council several times to arrange appropriate permits.	Development/ population increase concerns, Infrastructure concerns
35	I am strongly opposed to large scale infill development at Shoal Bay, especially 5 to 8 story blocks of Units and Flats near the waterfront. The majority of people that want to move here, especially families with children, definitely do not wish to live "jammed on top of each other", like this! They are attracted to Shoal Bay largely because of its current low-key, natural setting. Nobody wants this beautiful suburb to end up like just another highly developed suburb of Sydney! The only people benefitting will be the Developers!	Development/ population increase concerns, Infrastructure concerns
36	I do not support this development. It takes away Shoal Bays village character. Shoal Bay does not need anymore highrise, it has enough. The road won't work as it goes onto Shoal Bay road. This development is not going to help the environment, safety or management. This council can't even fix our roads. NO NO NO NO NO	Development/ population increase concerns, Infrastructure concerns
37	The place plan captures feedback on what we want for the future of Shoal Bay including feedback from residents and the engagement snapshot which states 'elements of natural environment' as the #1 value. The place plan then ignores all of this and dives directly into the 'transformation project' to justify high rise developments with infill	Development/ population increase concerns,

#	Responses	Tag
	<p>housing. Infill housing means increasing the density it does not mean building high rise apartments (referring to Tomaree rd).</p> <p>I note that there is no mention of the caravan park which would be an ideal spot to replace with medium density housing, there is also a large block of land between Messines and Bullecourt that is currently vacant. Have these sites been evaluated before targeting Tomaree Rd?</p> <p>I look forward to understanding council's justification for targeting Tomaree rd where many residents have already invested in property upgrades aligned with the current height regulations. Council are now focussed on building 8 storey high rise buildings in a street where they haven't even put in footpaths yet?</p> <p>I do not support this proposal!</p>	Infrastructure concerns
38	<p>Should be rejected. No doctors, our small hospital overwhelmed/illeguiped Try getting an ambulance to Newcastle.Limited shopping strip. Ruin our renowned wildlife. Just totally unsuitable. Port Stephens is a huge LGA why ruin 'The jewel in the crown's as it's known.</p> <p>☹️</p>	Development/ population increase concerns, Infrastructure concerns
39	<p>Where to start! Nelson Bay and Little Beach already have many unit blocks 3-7 storey. You have allowed Little beach to be so overdeveloped with unit blocks it is really no livable for a family. The units are mostly holiday homes, which can be seen any night when average <10% lights are on at night! Except for peak school holidays when it might get to 70-80%. That ugly 7-8 unit block in Shoal Bay is the same. So the argument we need development for housing is a joke! We are not a transport hub with one road in and out with an hourly bus service, and the only jobs are service industry, small business or government support services. So to build 4 to 8 storey unit blocks will only serve those with vested financial interest eg developers and Councilors with land holdings in Shoal Bay. If these 4-8 storey unit blocks are allowed you will simply be creating more holiday housing; and if you mandate say 10% affordable housing then a typical house lot with one dwelling house becomes a 4 storey unit block with ground level parking and 12-16 units then at 10% affordable housing gives maybe 2 units for those poor doctors and nurses! But the sale price will be well over 1million dollars each unit and you have destroyed our village life. You can double this comparison for an 8 storey unit block. Not so affordable hey. Such development will be at the cost of those of us who choose to live in Shoal Bay because we want and paid\$ for low risk and will likely force us out. The current LEP allows for affordable housing development R2&R3 for up to 11m high, which allows for a typical residential lot to be developed from one dwelling house to 4 or five terrace/town houses or a 3 storey walk up with ground floor parking. So there is already a multiplier of 4 or 5 enabled by the current LEP without destroying the village character by your proposed development 4-8 storeys. Traffic, well come to Shoal Bay at Christmas time and enjoy the overcrowding and traffic grid lock created by the current level of housing/unit development. One road in and one road out! Also the beach is overcrowded at holidays with cabana on cabana and locals just stay away from the beach. The bins regularly overflow with rubbish and the beach left littered by those holiday makers. So add these 4-8 storey units blocks with more people and cars and it will be a disaster. Lets talk sewer system, welcome to one that is regularly blocked and overflows at peak times so why not add another 1000 people! What about water, no</p>	Development/ population increase concerns, Infrastructure concerns, General suggestions re: council operations

#	Responses	Tag
	<p>increase in the supply for decades but yes, why not put more strain on it and the solution can be lets just have sand for yards and forget about grass! If this goes ahead we will simply sell and leave at the first sign of 4-8 storey DA. I have a great idea, Council sell your cash cow caravan parks at Soldiers point, Little Beach and Fingal bay and put 8 storeys on them! The community does not want these 4-8 storey unit blocks in Shoal Bay, I suggest you guys read the room.</p>	
40	<p>The Shoal Bay Place Plan needs a considerable amount of more work. If the Council thinks that the communication with residents has been sufficient, they are kidding themselves - a third of the residents here do not have internet (it is largely an elderly population) - and until the final report, no one appears to have remotely known about the infill proposals and plans for the Harbourside Haven which recent "information sessions" have made quite clear are not ready to be decided upon. Furthermore, Council chose (for reasons which are unclear) to engage with the Shoal Bay Community Association and to rely significantly upon them for input. Community engagement is tough but less than one third of residents are a member of the SBCA - one of three such associations in Shoal Bay - and it appears that a limited number of members received information from the SBCA about Council's initiatives in this area. A short note with a rates notice and the requirement for non-digitally literate town members to go online for all of their information is not adequate either. Under these circumstances, such consultation is inadequate. In addition, the Council staff who attended the information sessions advocated things like "diversity of housing" and spoke about the "local businessman who had to buy 7 homes to accommodate his staff", etc. This area arguably has a diverse range of housing at present with caravan park, private houses, duplexes, holiday accommodation, aged care accommodation, low & medium rise apartments, villas, and granny flats. What "diversity" of housing is Shoal Bay missing? Shoal Bay was, but alas is no longer, an area of lower cost housing. This will not be improved by adding higher rise apartments near the water; these apartments will be highly likely to be unaffordable to lower income current or prospective residents, and are highly likely to be simply more holiday or weekend accommodation, which Leah Andersen and Council staff have both said they cannot control - even with short term rental proposals being considered currently by State government. These apartments cannot be built in the area proposed without significant impact on the character and amenity currently enjoyed by residents and local wildlife. The local businessman who has bought houses to accommodate some staff during high season also benefits from these purchased homes; several of them are in the proposed 8 storey infill areas (and therefore, could be developed according to this proposed Place Plan) and are let out currently as short term accommodation. Under these circumstances, one could perhaps argue that the businessman has possibly been land-banking while property prices here were still lower as opposed to just doing things for his staff as the Strategic Planning staff member proposed at one of the information sessions. The proposal to match the height of the proposed apartments to Breakwater / Ramada is frankly, ridiculous given the instability of the land on which the proposed housing would take place and the complete devastation to the character of the place and the amenity (given the state and placement of roads) that such buildings would introduce. Plus, aligning the height of those residential buildings</p>	<p>Development/ population increase concerns, Infrastructure concerns, Social concerns, Action suggestions, General suggestions re: council operations</p>

#	Responses	Tag
	<p>with a commercial building is not a reasonable comparison. Finally, the Shoal Bay Place Plan should not have even been proposed to be finalised without an adequate proposal for road, drainage and general infrastructure requirements to be met. A road was ear marked but the residents/owners of the two houses which would need to be acquired/removed to facilitate have heard nothing about the proposal - what sort of communication is that when there was no letterdrop even for two homes? Then when Council realised the inadequacy of their engagement with at least those people, the road is removed from the Plan. If there was one thing that was required to be resolved by the Plan it was not to promote "activities" amongst residents or 8 storey banks of housing on the hill; it was to sort out the drainage and sewerage issues prior to considering any building works, and to propose some new roads. This could be done with thought given to potential higher developments in some areas here but to propose the latter without adequate consideration of road and water management demonstrates the incomplete nature of this proposal. Simply put - a new road needs to be put in and existing roads require upgrading. One road exposed to sea erosion going in and out of the area is inadequate now - for the safety of resident in the event of a catastrophic event in the two suburbs serviced by the road, as well as for the significantly substantially increased traffic every weekend and during holiday seasons. Traffic - including ambulances - being backed up 3 kms for periods throughout the high season making the passage from Salt at Shoal Bay to the post office in Nelson Bay a 35min trip, is a fundamental issue. Fixing parking in the area is something which is good to see being addressed but without a sensible proposal for traffic management, an upgrade of the roads and waste water management, and a proper assessment of any expansion of this suburb and the impact it might have on local wildlife (which is the economic foundation of the area), renders this Place Plan inadequate and unviable. More consideration needs to be given to other alternatives. For example, why not consider removing the aged care accommodation completely (by amalgamating it with other centres in the area) and using that area for higher rise residential development. That area is less impacted by floods and land slippage than other parts of Shoal Bay, and would be easier to access for potential developers. If that area is cheaper to build on and is a reasonable sized area, there might actually be the ability to impose some reasonable low-cost housing accommodation in such a development (noting that this could NOT be achieved in the current area proposed for 8 storeys). Many in Shoal Bay would be unhappy about such a solution but many would also support it as we all know the current state of the Harbourside Haven as well as the opportunity that the size of it presents for development. Plus, such a development would create less issues of character or greater impacts upon wildlife in the area. (I would hope that any Councillors with relatives in that aged care facility might step aside from discussions in this regard due to their conflicts of interest). Further consideration needs to be given to the Austen Road extension being put in place to better manage traffic and coastal road subsidence issues. And the communication of any plans needs to be substantially improved as relying upon the modes, methods, and channels of communication that Council has done to date has achieved little true engagement and the cynic could argue has been nothing but a crude box ticking exercise especially when Strategic</p>	

#	Responses	Tag
	Planning staff show up to Community Information sessions having not even read past expert reports on the area.	
41	The current R3 and E1 zoning is sufficient for the town. The area south of Messines street has problems with water drainage and should in no way have any high rise. The idea of increasing building heights to match the Breakwater Tower eyesore compounds the problem and will takeaway more of Shoal Bay's character. The idea of more housing to make accomodation cheaper is ridiculous. Natural progress of older houses to dual occupancies/town houses has and will continue and enhance Shoal Bay. Prices have gone up nearly 45% in 3 years and most people who live here have worked hard, saved hard or have been lucky with family ties. Many people have larger homes for visiting family or holiday accomodation. Shoal Bay is close to capacity and while this gives a great vibe it also brings much anti-social behaviour that usually doesn't happen in quieter times. Shoal Bay residents/workers put up with the busy times (some stay away) but particulary love their close-knit community in quieter times.	Development/ population increase concerns, Social concerns
42	I totally disagree that the proposed new development "respects the coastal character and village feel that is valued by the community". The proposed increased height limits and infill will damage the "village feel" and is not needed as there is plenty of accommodation in Shoal Bay, it is just underutilised. In summer when the current accommodation is mostly full Shoal Bay is over-capacity in terms of parking, facilities and the volume of people. The last thing Shoal Bay needs to maintain the "Village Feel" is more people over summer or in shoulder periods.	Development/ population increase concerns, Social concerns
43	Please do not put infill housing in our beautiful town it will be ruined and the community will not cope our streets no heath services not to mention the extra strain of power transformers/outages will place us in blackouts more often	Development/ population increase concerns, Social concerns
44	I have lived in Bay for over 30 years, everyone who comes here falls in love with the place, I really don't want to see it spoiled by height rises in buildings. Dont take away our tennis courts. "Hey paradise put up a Parking lot" Yes there need to be improvements but we don't need to look at just improving tourism, we need to support our local community first. We pay the rates and taxes. Please look at the erosion issues first. thankyou	Development/ population increase concerns, Social concerns, Environment concerns
45	We moved to the region to join a beautiful small coastal community of likeminded people. The charm & beauty of shoal bay will be overshadowed by community issues if infill housing, with the associated government housing is allowed to progress. Shaol Bay isnt a location for 8 story buildings. There are no jobs and this would promote a higher level of unemployment for the region. The increase in population will also negatively impact the environment. My young family & I often collect rubbish along shoal bay beach, broken glass from the sand, and see the rubbish bins overflowing with garbage - all bound for our ocean. More permanent residents without employment will exacerbate the issues we have today. It would be great to see more council resources dedicated to maintaining our town, so the livability index can remain higher than the national index.	Development/ population increase concerns, Social concerns, General suggestions re: council operations, Environment concerns

#	Responses	Tag
46	An immature attempt at developing a plan for the future of Shoal Bay. Regardless of the fluffy words and colour coded nonsense, this seems to be a plan to sell Shoal Bay to developers at the cost of the locals, the community, the village feel and the environment. Stop spending our money on your marketing campaigns and start working for your community.	Development/ population increase concerns, Unsupportive of plan in general
47	It seems more like a plan to ruin the village of Shoal Bay and turn it and Nelson Bay into a clone of the Gold Coast. It should also be noted that this Plan is also presented as a fait accompli and it really doesn't matter what LGA residents opinions are.	Development/ population increase concerns, Unsupportive of plan in general
48	Seems to be missing plans to deal with Beach erosion in Shoal Bay.	Environment concerns
49	Make sure nature is protected and become carbon neutral maintain our treez	Environment concerns
50	Leave our beautiful community alone. We moved here because we love the small town vibe it has. It's visually stunning and needs to be protected not built up.	Environment concerns, Development/ population increase concerns
51	I would of liked to be involved in the process, I did not know anything about this plan until this week 18 Feb 24, i think there was a lack of resident communication and ability to be involved until its too late. All we are able to do now is comment on the plan, not be involved with the generation of the plan itself.	General suggestions re: council operations
52	Would have liked to have seen in 'black and white' references to proper footpath construction all the way from Shoal Bay shops up to the end of Government Rd., Horace St., Rigney St and Tomarree Rd	General suggestions re: council operations
53	Wrong place to work on. Salt Ash and Karuah seem to me as being the priority that need attention to improve livability.	General suggestions re: council operations
54	Go to shoal bay and talk to people about what they want. There is only so much digital surveys you can fill out. Knowing about the area and the people with what they want will do so much better than a survey	General suggestions re: council operations
55	Another road into Shoal/Fingal Bay should be a priority	Infrastructure concerns
56	Government funding should be sought to provide a bypass road from Fingal Bay. I do not want my villa in Bernie Thompson Park to look at traffic going along either Tomaree natl park or behind the caravan park. This is just a Band-Aid and will not fix the problem of too much traffic in peak times on Shoal Bay rd.	Infrastructure concerns
57	When special events are on and during school holidays the amenities block near government road is completely inadequate.	Infrastructure concerns
58	Definitely need a second road into shoal bay and Fingal bay. Holiday time is a nightmare	Infrastructure concerns

#	Responses	Tag
59	Fix the road access decisions first!!	Infrastructure concerns
60	As a ratepayer & regular user of this road system, I am totally opposed to this new road. This will only move traffic from one place to the other at the expense of what looks like two beautiful homes. Please consider the owners of those homes.	Infrastructure concerns
61	Is it possible to have another access road to Fingal Bay??? It should not take 1/2 hour to get from the Gowrie Street roundabout to Government Road lights. Infill housing will only cause more congestion if used by holiday makers not local residents. I am aware there are a lot of family holiday homes in the area but these are not the problem. Don't destroy our unique area make a sensible Place Plan that really services and encourages permanent residents not just visitors or tourists as this only lines big pockets in peak times not the small businesses who rely on the local customers throughout the year.	Infrastructure concerns
62	Shoal Bay and Fingal Bay now attract an excessive amount of visitors, due to the increased housing developments within Port Stephens. Second Road access is urgently needed to Shoal Bay and Fingal Bay	Infrastructure concerns
63	Yes; we were alerted to the Plan by a stranger two days ago that our house 10A Government Rd and Neighbour's house at 10 Government Rd Shoal Bay have been identified in the plan for acquisition to build a bypass from Hardwood Ave to Government Rd Shoal Bay. I intend to make a formal response to Council, Local Member, Minister for Local Government asap.	Infrastructure concerns
64	Peak tourism overwhelms current infrastructure. Keeping up with tourism numbers and not overwhelming the parking, access routes etc requires more than just pathways it requires controls and restrictions with infrastructure to house vehicles away from the main area. Back street parking or parking tower like infrastructure, Park and ride etc.	Infrastructure concerns, Action suggestions
65	I think it will be a huge mistake to build high rise at Shoal Bay it would destroy our village community feel and add more pressure to our coastal area. It will no longer be " Sparkling Shoal Bay " as the sign says. Please don't spoil our community just for the sake of more money for the coffers and the government's big idea to add more residents with high rise which will no doubt destroy another pristine coastal village. If you don't live in Shoal Bay then you will not understand why we are so passionate about preserving our beautiful community. NO TO HIGHRISE.	Infrastructure concerns, Development/ population increase concerns
66	Civil projects that are listed are some that have been listed for 10+ years already. I would like to see a report as to expected/ projected increase numbers (Yes...the actual number) of permanent residents that council would like to see come into Shoal Bay to realise "revitalisation" . Otherwise, you change the planning heights, you will attract only a handful of developers that build to the height allowed and then end up with misplaced apartment blocks in amongst single storey dwellings and resulting in a " mishmash suburb feel" that falls well short of its intention. There was little in the Plan about how people "arrive" at Shoal Bay. This needs to be seriously addressed. If council wants to improve access to Shoal Bay, it needs to focus on providing access roads first, not in 5+years for a simple road link at the back of Harbourside. This proposal of a link road from Harwood Ave is only sufficient to carry traffic in peak season as it stands now and completely insufficient to	Infrastructure concerns, Development/ population increase concerns

#	Responses	Tag
	<p>accommodate the infill density future residents.</p> <p>To be clear, as a permanent resident and rate payer in Shoal Bay I do not support any Changing the height of buildings in Shoal Bay and am opposed to any application to amend the Port Stephens Local Environmental Plan, 2013.</p>	
67	<p>I am concerned that raising building heights within Shoal Bay will affect the village like feel that residents that live here know and love. It is certainly catering to more holiday house stock if government policy does not address this issue. Connection, appreciation and care of local environment is important to residents here and I am afraid that this will be eroded by blocking out views and increasing populations at holiday times that can impact our way of life significantly. I want my children to be able to safely get around by walking and bike riding.</p> <p>Another access road is needed to get to Fingal Bay and Shoal Bay. Could the fire trail from Austral Street to south end of Government Road, Shoal Bay be an option?</p>	Infrastructure concerns, Development/ population increase concerns
68	<p>I absolutely object to the plan. Essential services such as police, fire, RFS, ambulance, hospital, road network, public transport, electricity supply, water & sewerage networks aren't built for such an increase in population during peak seasons. National Parks would not cope with the influx of so many people with flora & fauna negative impacts. People's permanent residential properties would be negatively impacted by value and views from proposed high-rise construction.</p> <p>The only winners here are developers. Not existing residents.</p> <p>I could go on with much more!</p>	Infrastructure concerns, Development/ population increase concerns
69	<p>Most of the residents I speak to are in favour of keeping Shoal Bay the way it is. It appears a lot of this Place Plan is driven by an attempt to comply with the State government drive to provide more housing. Shoal Bay is FULL the existing road in is inadequate as is the drainage and road condition. It is my understanding that National Parks have not been approached regarding the feasibility of the bypass behind Harbourside Haven. Until an alternative road into Shoal Bay is approved it is pointless considering raising the housing density</p>	Infrastructure concerns, Development/ population increase concerns
70	<p>Given the recent decision of Transport for NSW to terminate any further action relating to the Fingal Bay Link Road, an alternative access and egress needs to be considered in the event Shoal Bay Road is impacted. Height limitations should be halved to limit the number of additional residents. At the end of the day, it will be all about the demographic that will be able to afford to live in Shoal Bay. There is currently limited work in the area and most of it is 'casual' and it would be unlikely young families could afford to live and most with children would not afford to live here. Big question - What is happening to the old Gan Gan Army camp (corner of Nelson Bay Road and Gan, Gan Road) ??? This may be an option for the construction of low-cost affordable housing ??</p>	Infrastructure concerns, Development/ population increase concerns
71	<p>In general, the Place e Plan is a positive contribution to the maintenance of Shoal Bay as a desirable place to live; however, infrastructure issues of road access and drainage mean that infill development is a concern without major remediation of the local infrastructure</p>	Infrastructure concerns, Supportive of plan
72	<p>Great to see progress that is sympathetic to the beautiful surrounds and focussing on not losing that village feel.</p> <p>Oh and please could you fast forward the reconstruction of Tomaree</p>	Infrastructure concerns, Supportive of plan

#	Responses	Tag
	road, as the road is in a deplorable condition and the lack of a footpath is certain to cause an accident.	
73	I admire the ambition but please fix the fundamental problem of traffic flow first before trying to attract more holiday or permanent residents.	Infrastructure concerns, Supportive of plan
74	I love living in shoal bay, i believe it currently has a great mix of holiday apartments for short term stays, and residential housing with throwbacks to its sleepy fishing village past. This character of a town should not be thrown away cheaply to the highest bidder. I have seen this happen all too often to towns all up the east coast where local families have been forced out making way for new development which has had detrimental effects on local communities. I don't believe increasing height limits and creating infill housing will benefit this community as it will mostly become short term holiday stays. this will in turn impact shoal bay public school enrolments, and impact negatively on the social interactions which are the core of this town. The increased traffic is also of most concern, as an extra road in will only force traffic to be bottlenecked elsewhere. Not to mention the natural habitats, trees, etc that will need to be eradicated permanently to build such infrastructure where you intend to! moving forward as a town does not always mean bigger is better, and the money made wont mean a thing once local community has been destroyed potentially forever. I know this is only a slight increase to height limit of a certain part of shoal bay, but as what has happened in other areas it becomes all too easy to bit by bit rezone the whole area into high density living. I certainly didn't move here to be one day living amongst apartment blocks! Please make don't make these decisions lightly as once it has been made there is no going back. This town is worth more than whatever sum of money any property developer is willing to pay.	Social concerns, Development/ population increase concerns
75	Shoal Bay has an opportunity to modernise whilst remaining quaint, and family friendly. The Shoal Bay place Plan needs to prioritise this and put local community and families first, we need lower socio economic families to have secure housing so they can remain here and not be forced out of their community.	Social concerns, Development/ population increase concerns
76	Thank you for preparing the document. It is nicely compiled and clearly presented.	Supportive of plan
77	It is a great initiative to develop this Shoal Bay Place Plan and to be able to provide opportunity for input. This environment is fragile and must be nurtured to retain it's identity and appeal. The smart parking project will help with the development of infrastructure and improving liveability.	Supportive of plan
78	Overall - very happy & supportive for what is planned.	Supportive of plan
79	It is much clearer and more "digestible" than previous PSC plans and strategy documents.	Supportive of plan
80	All good	Supportive of plan
81	Looking forward to seeing the changes 😊	Supportive of plan
82	Good job	Supportive of plan

#	Responses	Tag
83	I think many of the ideas are great. However, from talking to people out in the community I think there is a risk of the great initiatives being overlooked as people get nervous about increasing the housing/population in an area that cannot currently sustain it. The positive vibe will be lost as people fight the infill housing and wind farms. There is anger and fear. Council need to continually show they want to preserve the small town coastal feel if Shoal Bay even if there is a new road and more housing a little back from the coastline. I am also curious as to why Anna Bay is not pencilled in for investment, growth, development. There seems to be so much space, need and untapped opportunity there.	Supportive of plan, Development/ population increase concerns
84	Many of the projects such as footpaths, beautification etc good. Increasing the heights allowed for developments and infill should be debated separately not packages with a whole load of feel good items	Supportive of plan, Development/ population increase concerns
85	Shocking the residents hate it	Unsupportive of plan in general
86	Yes stick it where the sun don't shine	Unsupportive of plan in general
87	I think the majority of it is ridiculous. What annoys me most is all of this correspondence is electronic - more than 50% of the local Residents of Shoal Bay are over 60 years of age, and many of them don't have computers. Have you done letter box drops to inform half of the Village about your proposed changes? I haven't received anything - a derelict of duty on your part.	Unsupportive of plan in general, General suggestions re: council operations
88	Please see email submission sent 25.02.2024	
89	No	
90	No	
91	ML	
92	No	

Q14 Tag summary

Tag	#	%
Development/population increase concerns	49	53.26
Infrastructure concerns	33	35.87
Action suggestions	12	13.04
Supportive of actions	12	13.04
General suggestions re: council operations	10	10.87
Social concerns	8	8.7
Environment concerns	6	6.52
Unsupportive of plan in general	5	5.43

Q15 Contact information (Answered 129; Skipped 36)

- Due to privacy reasons this personal information is not shown in this report.

Q16 After the Shoal Bay Place Plan is adopted, we'll be creating a Town Team for Shoal Bay. A Town Team is a group of people who want to be involved in helping deliver some amazing projects for their place. If you're interested in joining the Shoal Bay Town Team or even just learning more about the process, please check the box below and we will keep in touch. (Answered 70; Skipped 95)

- 70 people expressed interested in joining a town team



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COUNCIL