

28<sup>th</sup> May 2024

Tim Crosdale  
General Manager  
Port Stephens Council  
PO Box 42  
Raymond Terrace NSW 2324

Atten: General Manager and Steven Peart

Dear Tim,

### **ADDITIONAL ROAD ACCESS TO SHOAL BAY IS A PRIORITY**

We refer to the recent adoption of the Shoal Bay Place Plan particularly relating to Parking and Traffic Management within that precinct.

As conveyed in previous correspondence, we believe there is a very strong need to urgently address the issue of access and egress to Shoal Bay. At present there is only one way in and out of both Shoal Bay and Fingal Bay which at the last Census has a combined residential population of approximately 3,500 and of course this fluctuates substantially during holiday periods and weekends. We are therefore strongly advocating for an additional access road into Shoal Bay.

Many factors such as the following are impacting on the fluctuations:

- **The strong growth in local events particularly the Fingal Bay Surf Life Saving Club (SLSC) beach related activities, the Fingal Bay Markets and the weekly Park Run etc**
- **The appeal and the marketing of the iconic Shoal Bay Country Club**
- **The appeal of the Tomaree Headland which attracts well in excess of 200,000 people each year**
- **The introduction of the Tomaree Coastal walk**
- **The appeal of the Shoal Bay foreshore which has had a recent upgrade**
- **The growth in the 'Eat Street' appeal of the Shoal Bay foreshore**
- **The impending repurposing of the Tomaree Lodge**
- **In 'Infill' Development which is occurring and encouraged in Shoal Bay together with the uplift in building heights closer to the foreshore which will elevate the level of residential development underpinned by the National Housing Crisis**

Other factors which have the potential to impact in the longer term will be:

- Substantially increased visitation following the Newcastle airport offering International Travel
- The growth of Cruise activity at Carrington
- Widening of the Nelson Bay Road
- The ongoing erosion and subsidence occurring along the Shoal Bay foreshore which is raising many concerns from local residents and Port Stephens Council

Key Benefits of having an additional access road:

- Addressing vehicle congestion during busy periods
- Addressing residential growth
- Addressing Visitor growth
- Addressing key safety issues at the time of peak periods and potential catastrophes/emergencies in the Shoal Bay and Fingal Bay precinct

There is also little doubt that the demand for public transport services such as shuttle buses will grow particularly related to the recently introduced Tomaree Coastal Walk and the repurposed Tomaree Lodge which reinforces the need for appropriate and adequate road linkages. Whatever is done at the Tomaree Headland there will be consequences so we should be prepared.

We therefore believe the time is now appropriate to actively address the need to introduce an additional access road which was a proposal put forward by the NSW State Government many years ago and by Port Stephens Council when preparing the Shoal Bay Place Plan.

In fact we think the Austral Street extension option put forward by the Department of Transport is worth investigating as it would have less environmental impact and seemingly the most cost effective.

**Therefore we would appreciate this matter being given a high level of priority by Port Stephens Council for all the reasons put forward in this letter and accordingly we request that the planning processes commence urgently as this proposal requires the highest possible priority.**

Yours sincerely,



**Peter Clough**

*President - Tomaree Headland Heritage Group Inc.*

M: 0414 798 195

Attachment

- Fingal Bay Route Options -Transport for NSW document