



Meeting Minutes

Patonga Crown Reserves and Dark Corner Cottages Plan of Management Community Reference Panel (CRP) Meeting 7

Thursday, 11 December 2014
1.00 – 4.00 pm
Patonga Progress Hall

Present:

CRP Member	Initials	Representing
Stewart Veitch	SV	Crown Lands
Rob Micheli	RM	Crown Lands
Chris Redman	CR	Gosford City Council
Kim Radford	KR	Gosford City Council
Katherine Bridekirk	KB	Gosford City Council (Minutes)
Andrew Minto	AM	Patonga Beach Progress Association
Philip Doughty	PD	Patonga Beach Progress Association
Dain Simpson	DS	Patonga Community
Mark Zwan	MZ	Patonga Community

Apologies:

Nil.

SV welcomed everyone back to the CRP meetings, and welcomed Council's new Manager Property and Economic Development, Chris Redman, who has taken over responsibility for Patonga Camping Ground. SV advised that RM would be late.

The Minutes from the last meeting were discussed, and changes requested as per 1. below.

1. Matters Arising from the Minutes dated 20 Feb 2014

PD said on Page 3, the red highlighted area, first paragraph, the text should read, "PD requested that the community submission on the PCCA be resubmitted to the April meeting for further discussion."

PD said on page 4, item f), heading Amendments made to the Management Strategies table – he does not believe that happened. He sent his version of the document, for merging, that was PD's understanding. KR said that all of the changes to the tables was not done electronically and RM took notes to update. PD said there has been an exchange of emails, and RM said he can't do anything about the management strategies until the documents are merged.

DS said the last paragraph under 2 b) "Dain Simpson's email of 17 January 2014", 'SV advised "road crossing in front of the wharf" will be removed', but it has not been removed. SV said it will be corrected.

KR said she discussed the Public Reserves Management Fund (Crown Lands managed grant funding) with CR when the rounds opened. KR spoke with Paul Collits (Council) in CR's absence regarding the application as he was going to prepare it, although it was determined it would be a struggle to obtain funding at this stage of the planning process. KR elaborated that where Council was an appointed trustee it could apply for a grant or loan from the Public Reserves Management Fund. CR advised he will be looking for further opportunities.

DS confirmed the acknowledgement by Council of the traffic and parking study was received. However, Crown Lands has not responded re the interim modified traffic changes. He would have liked that done by Christmas, "to save lives". SV advised to list this item under General Business. KR said no changes, other than line marking and wheel stops.

DS said Council provided him with a copy of the tennis courts licence – bottom of page 3. Nothing has gone to the community re the tennis courts – that will have to be resolved. SV said he and RM will finalise.

6.2 – finalised.

6.3 – we will extend the conversation regarding the camping ground, said KR. All of that precinct needs to be discussed.

6.4 – SV will get back to the Committee.

6.6 – KR actioned.

6.7 – SV said in the actual plan itself. KR advised this was completed.

2. General Business

AM asked that e) be discussed first. SV said a broad overview is that the Committee will be given two months to review. AM said the camping ground has not been discussed in any detail. DS said there are errors that will embarrass both Crown Lands and "us". The final document will be presented back to the Committee within two months. SV advised the government goes into caretaker mode from 6 March 2015. SV advised once the new government is in place, we should submit the document to them in April. AM does not feel we're at a point where we can review the entire document, and feels the camping ground needs to be discussed. SV advised only the Minister can approve for re-exhibition.

a) Glendinning Minto & Associates letter to Progress Association regarding Draft PoM – 5.12.14

SV advised Crown Lands shares his comments, you can only operate with the PoM. We are happy to put commentary into the plan, somewhere down the path, that all other developments not identified within this PoM, will be covered under Council's planning schemes.

KR noted that Council staff have delegated authority to undertake works on reserves under Part 5 EP&A Act (where applicable) and if over \$500,000 an Environmental Application had to be undertaken (similar to a development application – requiring independent assessment and public exhibition).

b) Progress Association letter to SV regarding Patonga Caravan & Camping Area – 21.3.14

DS advised this letter was requested by SV at the time.

SV said the relevant data information on financial sustainability is not an issue for this Committee. It's not in their TOR. It is solely within Council's jurisdiction. It forms part of the decision making of the site. It cannot be put into a public domain area unless Council chooses to do so. Whilst SV understands why the Committee has asked, the information is unable to be provided.

DS advised they are happy to work within a separate Committee (outside the CRP) – the community is concerned about cabins.

CR said the challenge becomes the definition of the community as a whole.

PD said cabins were proposed in 1999, and the community did not want them.

CR said these types of matters would be reviewed as a whole. We would be looking for outcomes where everybody benefits.

PD said it's what the land was first proposed to be used for, which was recreation, with the added later use described as low key camping.

SV said the decision on the actual use was by the Minister. The Minister represents the people of NSW. He will gather all the necessary information. This PoM will not have that level of detail in it, as it's not appropriate at this time. The fresh community will be asked again, as the previous community was. We should give a planning document that allows this to be considered. It needs to be looked at in time to be done.

PD feels the community's current submission on the PCCA is not reflected in the revised plan.

KR said it is an assumption that is being made and that the camping area has not even been discussed yet in detail by the CRP.

PD said financial information – the community submission was deferred, any restructure in the new boundaries would be financially unsustainable. The plan was going to be given to the Committee. He said all the financial information is out there, and that the camping ground made a \$150,000 profit.

CR said he would have to look at the context in which this was made.

RM arrived at 1.52 pm.

CR said the PCCA needs to provide a sensible, sustainable return. Based on the size of the camping ground, with regard to capital expenditure, some regard as to what financial benefit has been provided to the community. CR said the \$150,000 figure is not accurate.

PD raised that a Council publication had stated the PCCA made \$150,000 profit in the 2013-14 calendar year.

MZ asked to go back to SV's comments earlier that new communities can make decisions, we are a community now.

SV said the CRP is not going to make a decision on the configuration and layout of the camping ground. The current community will assist in making that decision. It may not be now – it may be tomorrow, in two years' time, or five years' time. SV is including the current government in "the community". The wider community has to be a considered factor. "The community" does not include just Patonga.

AM said the community is happy to consider intensification, but they want more information. They want some detailed suggestions.

CR said the level of intensity of use may deliver a sustainable result, as a concept.

AM said the community wants certainty.

PD said we as a group are guided by the community's decisions, as discussed last February. At one stage, the community had a motion that the PCCA be closed, but

discussion within the community on the content of the plan had resulted in the community's submission to the CRP.

PD said it needs to be "low key".

CR said there may be a level of intensity that provides a result capable of what the community is looking for.

SV said he's at the commitment point, as he needs to get his senior back onto other work. He is trying to find a balance in the document so that there is accountability in decision making into the future, beyond this document.

AM said the community wants some control in what is happening today.

SV said he is aware of that. To progress anything, it has to come into a public process.

PD said it's very constrained at Patonga, surrounded by Crown Lands and the use of the reserves impacts the whole village.

CR said the more prescriptive you become, the more constrained you become.

PD said there is not enough open space to accommodate all the people who come to Patonga on weekends. He said he does not see any solutions put in the plan.

CR said money from the camp ground goes back into the camp ground, and back to Council. It does make a financial contribution to the community at large.

SV said it also provides a social avenue for people who would not normally come to Patonga.

CR understands there is an optimum level of attendance.

PD said we should refer to the Crown Lands policy for kiosks on public land (Food and Beverage Outlets on Crown Reserves Policy Position 2004) – SV said it's more of a guide for reserve trusts - an information sheet.

PD said the policy document requires that prior to the provision of kiosk facility the local economic impacts have to be considered. Council figures show that the kiosk made a net profit of \$50k in its first year of operation. As a result of this loss of income the tax paying rate paying business owner in the village had withdrawn from the general store section of his business.

KR responded that a number of residents had complained that they had been barred from the current village shop and something had to be done.

CR said PD is now looking at micro communities, not macro communities.

SV said this is not an issue for the CRP to discuss.

KR has been advised by her manager she will need to step away from this project as the camping ground is no longer under her responsibility in the new Council structure, and she has done some work on this and met with CR to discuss.

CR said the likely timeframe for getting what we want is around March/April.

SV said the minimum they should be looking for is "this precinct may be suitable for x, y, z." It doesn't say that's what they're going to do. It gives a picture to the community what we may be thinking about today – not for the future. Whatever the planning scheme is, at the time the decision is made, should be implemented, said SV.

PD said he does not think this could be recommended to the community.

AM wants it to define how it should operate today. AM asked how the plan can enforce compliance with the agreed boundary between 7004 and 7006, particularly in relation to the relocation of the caravan and camping area to within that boundary.

SV said until it can be funded, we can't do anything. KR agreed as the whole road network would have to change along with the loss of sites.

AM said what process is available to remove the encroachment.

CR said it's in everyone's interest to mark these Minutes without prejudice. CR said it's very difficult to justify that work.

SV said can we timeline some events? His preference would be within two years. He doesn't think we have the right to make that decision. Giving it a timeframe may give it more weight. It would only be what the paper recommends. "Every endeavour will be made" could be used in the document.

CR asked the CRP to consider what the acceptable wording might be.

PD said they acknowledge the offer, and will take it to their respective groups.

Precinct G – SV suggested that be covered now. CR said it has the potential to have a superior outcome should the CRP go back to their groups.

DS said the management of the tennis courts has not been determined, nor Eve Williams Oval (Precinct I) and the playground going there.

KR said it was discussed previously and advised the oval is not really utilised, and is not deemed as a sportsground any more. It will be open space. The sports section does not wish to maintain it as a sportsground. They want to remove the pitch.

MZ said that needs to be included in the submission.

SV asked for the CRP to discuss Precinct G and Precinct I with their respective groups.

It was confirmed that further meetings of the CRP would be required to address these areas.

c) Draft PoM – sent to CRP for comment – 28.11.14

DS raised the issue of the text in red, is this to be removed? *Terras highlighted text that they were not sure of or needed attention for CRP to review.*

SV asked all members to review the document, and get back to RM with their feedback. We can't do anything until after the election. PD said they will keep SV informed.

SV suggested 19 February 2015, to discuss Precinct G and Precinct I. SV would like to finalise CRP Meetings by April.

d) General questions or additional items – around the table

DS requested follow up on the traffic committee letter to Crown Lands – RM to follow up. SV would like RM to provide a response by next week.

RM raised the issue of the Dark Corner building that fell down, with asbestos issues. RM advised it was reported to Crown Lands, and was checked, and a quotation provided. The building has been double sprayed with a sealant, and the contractor has gone around the security fencing and erected meshing. Still needs to be determined what will happen with the site, there are other tenancy issues to deal with.

e) Where to from here?

Next meeting Thursday, 19 February 2015 – Precincts G & I to be discussed. RM requested the Committee also review the first three sections of the document (first 19 pages?). SV said for all feedback to be provided to RM. RM advised to use pro-forma as per example below:

Heading #	Sub Heading name	Paragraph, Dot Point, Figure or Table #	Comments
1.1		Para 1	Replace PoM with “the Plan” throughout the document.
2.5	Economic	D P 3	Add “x, y, z”
4		All Tables	All Tables to be numbered
4.3		Fig 9	Update photos

DS said the photos are pretty terrible, and many are incorrect, and we would be happy to provide photos for inclusion in the document.

3. Close

The meeting was closed at 3.15 pm.

The next meeting will be held on Thursday, 19 February 2015 from 1.00 – 4.00 pm at Patonga Progress Hall.

Action Table

Meeting & action number	Item number (from Minutes)	Issue	Responsibility	Completion Target	Completion Date
6.1	1. c)	Council to acknowledge receipt of community letter of 24/1/14 regarding consultation for traffic and parking study for Patonga.	KR	3/4/14	3/4/14
6.2	1. d)	Community to revise 'Patonga Parking Proposal' diagram to address items raised in Minutes.	AM DS MZ PD	3/4/14	3/4/14
6.3	1. d)	Council to revise concept plan of 7006 and provide some guiding principles for future development taking into account potential lost income from proposed reconfigurations and options to balance shortfalls.	KR	3/4/14 (discussions to take place in meeting 19/2/15)	
6.4	1. e)	Crown Lands to provide an overview of future management options for tennis courts.	SV	3/4/14 (extended to 19/2/15)	
6.6	2. a)	PD/AM will email the Word document to Crown Lands relating to merged actions from the PCCA Plan of Management and actions from a site-wide perspective.	AM	3/4/14	3/4/14
6.7	2. d)	Crown Lands to prepare Draft Management Action Tables for circulation at next CRP Meeting.	SV RM	3/4/14 (This will now be within working draft plan – all precincts excluding C & H – by 19/2/15).	
6.10		Council to load Minutes onto Council website.	KB	28/3/14	28/3/14

7.1	1	Matters arising from the Minutes dated 20 Feb 2014 - PD said on Page 3, the red highlighted area, first paragraph, the text should read, "PD requested that the community submission on the PCCA be resubmitted to the April meeting for further discussion." Re-issue minutes to be updated on website.	RM (reissue amended minutes) KB/KR (Update website)	19/12/14 23/1/15	19/12/14
7.2	1	Matters arising from the Minutes dated 20 Feb 2014 - DS said the last paragraph under 2 b) "Dain Simpson's email of 17 January 2014", 'SV advised "road crossing in front of the wharf" will be removed', but it has not been removed.	DS (include this comment in Community members response to review of working draft plan)	TBA	
7.3	1 & 2. d)	Matters arising from the Minutes dated 20 Feb 2014 - DS advised Crown Lands has not responded re the interim modified traffic changes. Crown Lands needs to respond to Council.	RM	19/12/14	18/12/14
7.4	2. c)	Review the first three sections and provide feedback to RM.	All CRP	19/2/15	
7.5	2. c)	Review Precincts G and I for discussion at next meeting.	All CRP	19/2/15	