

**Minutes of the Mount Thorley Warkworth (MTW)
Voluntary Planning Agreement (VPA)
Community Committee Meeting
Thursday 15 November 2018
Commencing at 1.30pm**

Present:

Cr Sue Moore (Chair), Mark Ihlein (MI), Adrian Gallagher (AG), Pauline Rayner (PR), Judith Leslie (JL), Alan Andrews (AA), Greg Banks (GB), Amanda McMahon (AM).

In attendance:

Stewart Mitchell (SM) (Observer), Kristy Hedley (KH) arrived at 1.47pm (Observer), Jodie Jeffery (JJ).

1. Welcome

The Chair welcomed Committee members and Stewart Mitchell in attendance as an observer. Attendance sheet circulated and completed by all.

2. Apologies:

Moved Judith Leslie / **Seconded** Adrian Gallagher that:

The apologies for Christina Metlikovec and Ian Hedley were accepted.

Carried Unanimously

3. Disclosure of Interest: None declared.

4. Confirmation of Meeting Minutes 15 October 2018

Mark Ihlein provided clarity on the alternate community member role and voting rights in relation to the confirmation of the minutes. The alternate member or a committee member being unable to vote on the confirmation of minutes for the meeting held 15 October 2018 if they were not in attendance.

Moved Mark Ihlein / **Seconded** Cr Sue Moore that:

The minutes of the meeting held 15 October 2018 were confirmed.

Members for: Cr Sue Moore, Mark Ihlein, Adrian Gallagher
Members against: Pauline Rayner and Judith Leslie

Carried

5. Business Arising

Concern raised by Pauline Rayner that motion she had moved at the 15 October meeting for the removal of road works from the proposed VPA projects was not recorded. The Chair stated she took Pauline's comment as a suggestion not a motion and as such is why it was not recorded. The Chair further stated the road projects were

put forward by another committee member and therefore needed to remain and be prioritised by the committee the same as other projects. Recommendations would be made to Council based on the committee's scorings.

Question raised in relation to Council purchase of private land. Mark Ihlein replied that Council would not purchase the private land discussed however there may be opportunity to purchase the land using MTW VPA funds should approval be provided to do so.

In relation to funds received for the sale of Wallaby Scrub Road, the Chair reaffirmed that it has not yet been decided how the funds will be spent. Still working through the projected program of works which are yet to be decided.

The Chair acknowledged that it is acceptable for members to share the Committee meeting minutes to community members however discussions are to be relayed in the context with which they were discussed at the meeting.

Feedback received that community members are not happy with roads being included in VPA funded projects as there are only four properties on the road that would benefit from the proposed works. Pauline Rayner suggested that the area is not part of the Mount Thorley Warkworth condition area and that the VPA funds were for properties affected by the project. PR commented that the last Yancoal Community Consultative Committee meeting minutes noted \$2m to be used exclusively for Bulga and that the community as a whole are not happy with VPA funds being used on roads. AG disagreed stating that it is Bulga Milbrodale being one community.

Noted that Pauline Rayner and Judith Leslie believed they moved a motion to remove the road projects from the allocation of VPA project funds.

There was discussion in relation to the list of potential projects to be prioritised. It was agreed that more detail be provided under subheadings and further discussion on the breakdown of items to be established. The Chair acknowledged that Observers are welcome to contribute to the discussions.

6. Project Prioritisation

Undertake the prioritisation of projects.

Kristy Hedley provided an overview of the Bulga Community meeting held 24 October 2018 that included proposed projects. KH advised of correspondence from Ian Hedley that was delivered to Council Customer Service counter the afternoon of Wednesday 18 November which provided community submissions of potential projects for consideration.

New project proposals provided at the Bulga Community meeting included access to the National Park and Baiame Cave and access to the National Park from Inlet Road. Neal McCallum spoke of future use once the mine has undertaken rehabilitation works. Discussion to be held at the next committee meeting when Ian Hedley is in attendance.

MI encouraged the committee to think strategically and that consideration be given to the Bulga Strategies and Actions from the Village Master Plan. There was discussion held on the potential benefits of engaging external assistance to undertake community consultation to help with determining project detail.

Discussion also included:

- Bulga recreation area detailed plan not required;
- Potential projects like wetlands for example will need more detailed studies as to what those projects will deliver;
- improvements for overnight stopping / camp area
 - installation of dump point versus visitors dumping into existing toilet facilities has potential to cause issues;
 - consider installation of clear signage re dump point locations available in Singleton LGA;
 - The Chair asked do we want overnight stays in this area and/or do we want dump points? General view is that the community is satisfied with short stays being fine and signage provided re dump point and toilet facilities. It was suggested that the site not be made too attractive, for if it were, it may encourage unwanted long stays.

MI referred to the previous committee meeting where the priority criteria was adjusted and weighting amended accordingly as minuted for 15 October 2018, and how the Committee may then consider that criteria against each potential project.

Greg Banks considers the proposed equestrian centre to not be a worthwhile project as there are other equestrian facilities available elsewhere that are currently not in use.

The Chair reaffirmed that:

- The community benefit is to be considered for projects;
- the need for further discussion on some projects e.g. wetlands, prior to them being put forward to Council for consideration;
- committee members to focus on the criteria; and
- to question what the measure of the benefit is for each project being considered and score accordingly.

The Chair suggested that should the person that put forward a project for consideration not be present at a meeting, that it be deferred to a later date.

The Chair suggested and it was agreed by all to move on to discuss the proposed recreation area improvements and the prioritisation of other potential projects.

There was discussion on the following and allocation of priority scoring:

Recreation Area Improvements

- it was agreed to remove the wording of 'for overnight stopping' in the Project Name field of the MTW VPA Project Selection spreadsheet;
- Sustainability was rated as 1 to flag for Council to reassess Levels of Service;
- JL considers that this has wider community support;

- AA acknowledged this to be a key part of the Village Master Plan; and
- It was suggested that there be more trees planted and the installation of exercise and playground equipment.

Project Name	Community Benefit	Sustainability	Perceived Community Benefit	Committee Score %	Priority (H/M/L/C)
Recreation Area Improvements	3	1	3	80	H

Improvements Bulga Hall – Verandah and Media System

- Amend sound system to media system;
- Confirmation sought that as this is not a Council owned building, would three quotes need to be obtained by Hall Committee for consideration? The Chair replied that previously the Bulga VPA was not reported to Council and as such was not dealt with accordingly; and
- It was suggested that there would be implications in relation to septic vs the installation of Envirocycle.

Project Name	Community Benefit	Sustainability	Perceived Community Benefit	Committee Score %	Priority (H/M/L/C)
Improvements to Bulga Hall – Verandah and Media System	3	3	3	100	H

Outdoor Exercise Equipment

- Concern raised that there is a reluctance to progress the stock reserve and that the maintenance and condition of the reserve has been neglected. The Chair replied that this can be discussed further after the meeting;
- Suggested that a lot of preliminary work had previously been undertaken for and that the longer it is left not started further delay will result. SM suggested that this matter should be considered higher priority as it is Council controlled land;
- The Chair confirmed that sustainability relates to the future in response to question raised.

The School house considered to be a separate issue and does not need to be done in joint, can be done in tandem. Community concern regarding the condition of the stock reserve re \$2m just for Bulga specifically, Adrian disagreed with ‘specifically’ and stated it is Bulga and Milbrodale.

Kristy provided feedback from younger community members that confirmed that they would use exercise equipment due to lack of transport. Kristy suggested that this should be undertaken in 2 stages being 1. clean up and 2. do something with it.

Project Name	Community Benefit	Sustainability	Perceived Community Benefit	Committee Score %	Priority (H/M/L/C)
Outdoor Exercise Equipment	3	2	3	90	H

Bulga Stock Reserve Development (Parkland Plan)

- It is perceived that the parkland plan is to be the beautification of the village of Bulga and as is, it is considered to be a fire danger and visibility is also an issue;
- Community member feedback has been that anything to make Bulga more attractive would be appreciated;
- The Chair advised that further design on what that encompasses is required prior to being put to Council for consideration of progressing;
- MI advised if rated highly, a recommendation would go to Council for the allocation VPA funds to engage a suitable consultant to undertake community consultation, threatened species studies, flooding and a project plan study which would lead to detail design, survey and then a final allocation of funds to bring that forward;
- AA suggested consideration be given of the land purchase as it is all integrated and developed together he sees that the rating would not be any different as a whole;
- MI stock reserve includes potential purchase of land incorporate detailed design of all (concept design to include);
- SM suggested that the stock reserve should not be hindered by the non purchase of land.

Question raised would this consultant be engaged for an Environmental Impact Statement (EIS) or detailed design? Amanda replied that an appropriate person would be engaged to undertake the work required.

Project Name	Community Benefit	Sustainability	Perceived Community Benefit	Committee Score %	Priority (H/M/L/C)
Bulga Stock Reserve Development (Parkland Plan)	3	1	3	80	H

Moved Greg Banks / **Seconded** Judith Leslie that:

1. The Committee accept the agreed priority scoring to be used as the basis to measure potential projects
2. Report to Council for consideration of the progression of the above prioritised projects

Carried unanimously

Action: Mark Ihlein to put initial prioritisation to December Council meeting and make notes as to why other potential projects not discussed today, as they will be discussed and prioritised at the next Committee meeting to be held 7 February 2019.

The Chair thanked Committee members for their attendance and left the meeting at 2.52pm.

7. General Business

ACTION: Amanda McMahon to determine ownership of the old school used by Scouts and report outcome to the Committee.

Mark Ihlein advised of his site visit conducted with Mitchell Moy to identify a suitable location for the installation of the community notice board that was discussed at the 15 October Committee meeting. Preference is to install and maintain this on public land however in the absence of public land installation will be considered at the hall after consultation with the hall committee.

Kristy spoke of an electronic notice board that had previously been discussed at a Bulga VPA committee meeting. MI suggested that consideration be given to a user friendly for the person responsible to maintain and update the content to be displayed on the notice board to ensure ongoing usage of same. KH to locate and forward her information previously provided on electronic message board.

Judith Leslie left the meeting at 2.58pm.

AA suggested an alternate site for notice board being eastern side of stock reserve but if the installation is required sooner he agrees with the location being at the hall. SM indicated that land had been given over to Council some years ago and there is already a notice board on site (located on service station side near humpy). SM believes that as part of a development approval land was donated for public use that had frontage onto putty road where old telephone box was. MI suggests that this may not have been dedicated.

Action: Mark Ihlein to follow up on suitable location and type of notice board.

Mark Ihlein confirmed with Committee members that there was nothing further for discussion.

8. Next Meeting

It was agreed that the next meeting will be held at 1.30pm on Thursday, 7 February 2019 in the Committee Room at Singleton Council.

9. Meeting closed

Mark Ihlein thanked Committee members for their attendance on behalf of the Chair and the meeting closed at 3.06pm.



Mark Ihlein
Director Planning & Infrastructure