

## **Community Meeting - Machinery Shed**

### **2<sup>nd</sup> August 2014**

**Minute Taker:** Denise

**Commenced:** 9.30am

**Attendance:** Denise & Dennis Cobourn, Bronwyn Little, Wayne Ellis, Mairead Shorten, Craig Singleman (Chair), John Tennock, Ralph Erthel, Lexie Gonzalez, Mark Doonan, Russell Childs, Dave Launt, Paul Martin, Alwyn Hunter, Callum Lanson, Michael Clancy, Kevin Harper, Stuart Plougher.

**Apologies:** Rebekah Singleman, Griff, Roger and Belinda Ball, Tony Roberts and Louise Watter.

**Visitors:** Sarah Finlayson, Crow Tribe, James Galletly, Alicia Fox

**Previous minutes:** July GM minutes to be approved at AGM.

#### **Business arising:**

1. **Amendment of Rule Annual Subscription 17A** – Bronwyn submitted – approval from Fair Trading received.

**ACTION:** Bronwyn to advise Sue Loudon of rule change, and advise Fair Trading of Goolawah Cooperative's new lot number.

2. **Letter to National Parks - Frank & Ralph** – in process.

3. **Response letter to Justin & Leah re dam water quality** – Mairead circulated a draft response. Additional information – Craig has dam water tap in kitchen. Some people drank water before taps labelled 'Not Suitable for Drinking' – didn't get sick. Unclear re who pays for water testing? Ask Justin and Leah to be more specific regarding any actions / include options in letter.

**ACTION:** Mairead to email draft letter to Director's for finalising before sending.

4. **Code of Conduct (draft)** – place on AGENDA for Community Meeting 6<sup>th</sup> September in business arising. Request for members to make any comments on sheets posted in kitchen re;

- **Code of Conduct (Draft)** – comments may also be made on the website.
- **Dispute Resolution Officer/s** – appoint at AGM
- **Meeting Protocols**

**ACTION:** Comments due by 30<sup>th</sup> August. Denise will collate for discussion at September meeting.

**'Creating Communities' Book by Diana Leafe Christian** – publish her proposed 'Dispute Resolution' steps in next newsletter.

**Noted:** Draft By-Laws still requiring action – to be reviewed by members and approved at a meeting.

#### **Secretary's Report:**

**Rate Notice** received \$3,700. **Insurance** update – covered for \$20 million at no extra cost. Individuals need to seek out own cover. Risk Assessment - costs money – is it necessary? Ralph emailed Cindy – John advised Cindy has paid up to date.

**Treasurer's Report:** Copies of Report circulated. Report to be posted on website. Important to identify yourself when making a payment. Plan to start listing actual item in expenditure Kitchen / building project – currently spent approx. \$10,000. Some confusion as whether budget approved is \$12,000 or \$20,000 (confirm for next meeting). Audit in progress. Members who have two shares have been invoiced for annual levies for second share. Lyle's share – did a letter go to Lyle? – unsure. He hasn't paid any extra to date. Ingrid has made contact and is now paid up to date. Still waiting for promised payments from Jackie Rada.

#### **DA Report: (acknowledge Maireads's input into reviewing DA Report post meeting)**

A detailed 7-page DA report will be available on website with minutes. Article to go in Newsletter. Complex issue, members asked to read report & DA documentation on Goolawah's & Council's website to stay informed. Mairead sought direction from meeting on how much time/detail people wanted – mixed views, a detailed report was given to meeting.

**DA Committee to meet regularly**, members welcome to attend.

**Council's May meeting voted to modify our electricity, telephone and road conditions.**

Supply of telephone and electricity to all lots/building envelopes no longer a condition to be met (this is a typical sub-division condition but we are a SEPP 15 development so we are not required to do this). Road conditions also changed, all-weather standard OK now for Illa Langi; Nevertire still to be upgraded; more detail later.

**Of the 23 DA Consent conditions attached to our DA – 17 now resolved, 6 remain outstanding,** of which road conditions are the most challenging:

**Condition No. 3 - DA applications required for Existing structures –**

Only one outstanding, Leah's/Justin's second site, they have made contact with Council, in hand. Thanks to everyone for getting their paperwork in.

**Condition No. 22 - Fire Conditions -**

Main requirement remaining is building for fire retreat / evacuation area of Red Hill. Dave – Quotes from Macleay Valley Sheds for one sided colourbond shed –\$3580 for 6mX6m or \$3000 for 3mX6m; \$2600 for them to erect. Position – near the green water tank. Can become a BBQ / social area and earth-friendly creative features added later. Mairead researched kit pavilions – all involve wooden structure, not as cheap as shed. Shed option can be put as proposal to AGM. If anyone has an alternative costed design and plan of who/how to build then put forward as a proposal for consideration. Once design finalised, need to submit DA application in advance of any building work.

Fire Trail Signage: Michael to confer with Wayne and craft group.

Bushfire Works Management Plan completed and circulated about how we fund and organise Bushfire Works

**Conditions No. 4, 12, 13, 14 - Road conditions - most challenging.**

Summary of Road Conditions (more detail available on DA report on website):

- Illa-Langi Road - All weather standard – no longer needs to be class 3 sealed. It is a crown road that still needs to be dedicated to Council and maintained by us forever.
- Nevertire Rd – Conditions still worded as upgrade to Class 3. These road classes are used by Council for subdivisions. Class 3, called a Local Road, is for access roads servicing a maximum of 50 potential dwellings with 20-200 vehicles movements a day (VPD). Characteristics are: 6m wide seal, 1m shoulder, 20m road reserve with a design speed of 80km an hour. In contrast, a Class 2 road is a Rural Laneway, 4m wide gravel with a speed of 40-60km.

Council argue the number of dwellings in the development and car movements created as a result on the road mean Nevertire should be upgraded to a class 3 road. We argue a Class 3 road is not reasonable or financially feasible. We are not a sub-division, we do not buy/sell land like sub-divisions do, we do not sell undeveloped land for big profits. It is a rural area surrounded by all-weather roads. We have two potential access roads which reduces our VPD. 80km an-hour highway is not safe for a quiet residential road with cattle grazing on the sides. Council have indicated willingness to accept some compromise in design, e.g. to work within existing road widths; but Council want at least 1.5km sealed. Our preferred option is an all weather road, if necessary consider sealing 0.5km adjacent to neighbours properties for dust mitigation. Consultation with neighbours should be part of our road proposal.

Met with **Dennis Partners Road Engineers** (Josh) to discuss ways forward, costs and design options. Estimate approx. \$6000 (\$4000 preliminary design + \$2000 to complete).

**Survey** (\$2000 approx) – Dennis Partners need this as first step for design. Surveyor options are Graham Sawyer (previously did surveying work for Goolawah) or Peter Phyllis (recommended by Dennis Partners). Our members to do as much ground work as possible.

**Geo-technical Report** (\$2000 - \$3000 approx). Can come later after road design approved by Council. Involves taking core samples to determine depth of fill required. James, new member, has worked with Coffs Harbour firm – will make enquiries.

**Fund-raising options for road upgrade** - neighbours contribute (some legal precedence for this), grants, raffles. Post ideas on website forum.

**Road building cost** depends on what design Council will accept. Under current Council conditions - cost could be as much as \$6,000 to \$8,000 per share. Estimates for road

upgrading vary from \$600,000 from George McKweon road contractor to \$350,000 from Tarrik's brother, a Brisbane civil engineer, if get Council preferential rates for materials.

**Recent Correspondence with Council and our responses circulated to the meeting.**

Council are pressuring for outstanding conditions to be met immediately and to firm up completion dates. Emergency Directors Meeting held to prepare a required response to Council for 16.7.14 detailing steps taken, who we are liaising with and completion dates for outstanding conditions where possible and again highlighting completion dates are not available for road conditions. Council have since contacted Crown Lands and Dennis Partners to ensure we are acting.

**Council are currently withholding Building Certificates for existing structures until Road Conditions are met.**

2 page document available to provide **guidance for members on making DA applications to council for a new dwelling** (see website – started by Anne W, updated by Mairead).

**Discussion of legal advice options.** Free legal advice sought, see report, useful but limited, more in-depth advice recommended, we need to know our legal position in a number of areas for future negotiations with Council; Council have sought their own legal advice on our case. Council need to accept reasonable timeframes and what is financially feasible, we need to show willingness to comply and take action, doing nothing is not an option. Solicitors with multiple occupancy experience identified: Warick Smith in Nambucca and Worth Wall in Mullumbimby. Al Hunter offered to investigate lawyers in Newcastle if required.

**ACTION:**

Step 1 - Contact solicitor (Warwick Smith first, then Worth Wall) for legal advice.

Step 2 - pending legal advice, contact surveyor and Dennis Partners to progress road design

Have multiple DA committee members at meetings where possible.

**Proposal:** Approve budget of \$500 for next month to 'get ball rolling' ie. seek legal advice.

Approved unanimously.

BIG THANK YOU to Committee and Mairead for all the DA work.

**Road Report:** Pot Holing completed on link road.

**Membership Report:**

- Lexie approved to join Membership Committee.
- Late Brian Saul – Verity Gill (inherited) - making application (Bronwyn).
- Recent enquiry – visiting August (has been provided with some guidance).
- Share Transfer from Mark Hawking to Peter O'Hara. Existing member acquiring second share. Approved: unanimous.
- Second share for Callum – in the process of acquiring Peter Neilson's share.
- James Galletly and Alicia Fox – completed application process for membership. Proposed (Mairead), Seconded (Ralph): To ratify James Galletly and Alicia Fox as members and approve Share Transfer from Tracy Somerville to them. Approved: unanimous. Aim to be permanent residents within a couple of months.

**Machinery Reports**

**Fire Truck Report:** All OK.

**Key signatory for shipping container** is Justin (ROMER LOCKS). Need an extra key.

**ACTION:** Michael to check with Larry how to go about this. Discuss with Justin.

**Large Steel Water Tank** gifted by National Parks to form a mobile fire fighting trailer - at Paul and Anne's place – very heavy – need to work out how to move.

**Tractor Report:** Losing transmission fluid. Mark has contacted mechanic. If you need to use the tractor, check fluid and be careful as the 3 point linkage is dropping.

### **Work Levy Claims:**

Wayne & Bronwyn – 6 hours (sighted by John)

Ralph – 92 hours. (secretary, community's printing including all materials, road works....)

Griff – 12 hours

Mark & Lexie - 8 hours

Michael – 3 hours

All claims approved.

Reminder: All claims need to be sighted by John. Please submit prior to the meeting.

### **General Business:**

**Deck Update (Wayne)** – fantastic response from the community. Progressing well. About 3 more sessions will see the project near completion. No further major costs expected for deck stage – some nails... Ongoing oil maintenance will be required. Slab poured for pizza oven.

**Men's Shed (Wayne)** – not an actual space at present. Nominating a space – provides \$5000 cover for theft, \$100,000 insurance. Grants available. General rule – about \$8000 grant to set up a Men's Shed eg. generator, solar, shower.... An established Men's Shed will have a flow on benefit to the community. Roger (President), Frank (Vice President), Wayne (Secretary), Larry (Treasurer). Plan to meet with Lions Club in Crescent Head and council. 15 – 18 participants to date. Insurance - \$30 per head per annum. Waiting for confirmation of registration of the Goolawah Men's Shed. Men's Shed representative has met with the group on two occasions. Steel storage rack to be donated to Goolawah. Agreed not to claim Men's Shed as community work hours. Centrelink – Work for the Dole (meets activity requirement for Men's Shed members). Strong membership puts the group in a better position to gain grants.

**Working Bee 16th August** - Reducing fuel load along the northern side of the connecting road from the Kitchen to Red Hill – to be part of next working bee. Kitchen deck upgrade. Put date on notice board for 9am start - Bronwyn. Any ideas - place on kitchen noticeboard.

**Summary of your life in the community** (Russell) – 1 to 2 minutes each meeting?

Mairead mentioned Louise has offered to help out with meeting processes and mediation. Other members who participated in the Non-violent Communication workshop, such as Anne W, Lexie, Rebekah have also indicated they may be able to help out with dispute resolution, mediation, etc. Craig offered to help and Dave Launt offered to do mediation if called upon.

**Newsletter items due 7th September.**

**Meeting Closed:** 12.15pm