

1. Attendance and Apologies

Members:

Cr Ben Smith (Chair)
Cr David Wright (Mayor)
Cr Eoin Johnson (via Zoom)
Cr Sharon Parry (via Zoom)

Jane Gardiner - Alstonville Plateau Historical Society
Pat Carney - Wardell Progress Association
Mary Birch - Wollongbar Progress Association (via Zoom)
Des Burke - Alstonville Lions (via Zoom)
Malcolm Johnson - Ballina Environment Society
Steve Miller - Rous Mill Ratepayers Association (via Zoom)
Wayne Garrard - Alstonville & District Cricket Association
Jim Hahn - Probus Club of Alstonville

Council Staff:

Matthew Wood -Director Planning & Environmental Health
Janelle Snellgrove - Executive Support Officer

Others in Attendance

Marilyn Perkins - Wollongbar Progress Association (via Zoom)
Jennifer Regan - Alstonville Tibouchina Day Club

Apologies

Russell Priddle - Alstonville & District Cricket Association
Barry Jeffress - Secretary Tuckombil Landcare

Recommendation:

That the apologies be accepted (Mary Birch / Cr Parry).

2. Guests

Paul Tsikleas - Manager Airport and Commercial Services.

3. Declarations of Interest

Nil.

4. Confirmation of Minutes 9 July 2020

Recommendation:

That the minutes of the previous meeting held on 10 September 2020 be accepted as a true and correct record (Pat Carney / Jane Gardiner).

5. Outstanding Business - 10 September 2020

a) Wardell Toilet Replacement

Pat Carney requested a further update on the replacement of Wardell Toilet at the next C Ward Committee meeting.

The information contained in the agenda was noted.

b) Maintenance on Tables near Wardell Tennis Courts

Pat Carney requested a status update on repairing/replacement of the tables at Wardell tennis courts as they are in a poor state.

The information contained in the agenda was noted.

c) Bulwinkle Park

Mal Johnson enquired about improvements to Bulwinkle Park and raised concern about slow progress. Mr Johnson requested an update on status from Council.

The information contained in the agenda was noted.

d) Wollongbar Community Hall

Mary Birch enquired whether it is necessary to register the Wollongbar Community Hall's Covid19 plan in the same way businesses are required to register their plans.

The information contained in the agenda was noted.

e) Crawford House

Jane Gardiner also enquired whether it is necessary to register Crawford House's Covid19 plan.

The information contained in the agenda was noted.

f) Wollongbar Rural Fire Brigade Fire Station Access

Malcolm Johnson advised that with the former tennis court site now being a private business, there are now difficulties for fire trucks in relation to access at the RFS site.

Malcolm Johnson indicated there was a previous agreement with Council that Council would provide a new entrance and turning circle. A standpipe site to fill up at station is also requested, instead of going to the top end of the estate.

The information contained in the agenda was noted.

Malcolm Johnson further added he was satisfied with the progress of the works, noting a hydrant has been installed but needs to be connected to mains.

Malcolm also advised that the RFS has lodged a development application for an awning and hose drying area. Malcolm enquired as to whether the DA fees can be refunded.

Matt Wood advised that the development application fees and process for the development application have been discussed with Rural Fire Service. Council staff have contacted Rural Fire Service and provided the appropriate forms to the RFS to apply for a donation.

g) Devils Elbow Roadworks (Marom Creek)

Steve Miller requested Council install Guard rails.

The information contained in the agenda was noted.

h) Alstonville Boral Asphalt Quarry

Tyrone McGillick requested a copy of the air quality report for Alstonville Boral Asphalt Quarry and commented the odour from the Alstonville Boral Asphalt Quarry has reduced.

The information contained in the agenda was noted.

6. Business with Notice from Members

a) Alstonville Cultural Centre

Jane Gardiner requested Councillors discuss the leasing of the Alstonville Cultural Centre, including the process involved prior to reaching a decision. Also requested an update on the outcome of the Community Property Leasing Policy, particularly with regard to concerns raised by the Alstonville Soccer Club and Community Preschool.

Jane Gardiner, Marilyn Perkins, Jennifer Regan raised concern about the approach taken to enabling Byron Studios to occupy the Alstonville Cultural Centre. In particular, it was suggested that a greater extent of community consultation should have occurred prior to Council's resolution to enter into a licence agreement with Byron Studios at the Alstonville Cultural Centre.

Specific concern about limited engagement with the Tibouchina Day Club prior to the Council decision was raised by Jennifer Regan.

Paul Tsikleas provided detail on the use of the centre by Byron Studios including the following information:

- The licence agreement is expected to commence 1 December 2020.
- The site is operational land. Operational is managed under Local Government Act and is akin to freehold land.

- Discussions initially commenced between Council and Byron Studios in July/August 2020. At the time bookings weren't able to proceed due to Covid 19.
- The agreement secures an income stream for the centre noting this has been uncertain due to Covid 19.
- The decision to enter a licence agreement with Byron Studios was made at Council's Ordinary meeting held on 24 September 2020.

There was discussion amongst the members of the committee about the matter including in relation to:

- Engagement of user groups.
- Opportunities for economic benefits and employment in the film and production sector.
- Opportunities for improved communication.
- Naming of the Alstonville Cultural Centre.

b) Wollongbar Expansion Land Release

March Birch requested a progress update on the Wollongbar expansion land release.

Paul Tsikleas advised that Stage 3 consists of 31 lots. Bulk earthworks and site remediation is currently being undertaken and is near completion. The tender for civil works to construct the subdivision will be considered at Council's Ordinary meeting on 26 November 2020. Avalon is developing the lots adjoining Council's land and sharing the cost of the road construction. The skate park construction is expected to commence in December 2020. The Council lots are expected to be available June/July 2021.

c) Wollongbar District Park

March Birch requested a progress update on the Wollongbar District Park.

The information contained in the agenda was noted. Matt Wood further advised the construction of the majority of the park should progress early next year, with the skate park component expected to commence in December 2020.

Marilyn Perkins further enquired if the points made in the submissions relating to the park at the time Council considered the design have resulted in adjustments to the design.

Matt Wood advised that Council did not alter the proposed design at the time development consent was granted to the proposed works. The construction is based on the plan as approved.

d) Community Consultation

March Birch enquired what Council's policy is on community consultation, what triggers consultation and requested an explanation of the consultation process.

The information contained in the agenda was noted (this included a copy of Council's Community Participation Plan and Community Consultation Policy).

Marilyn Perkins noted that Council's Community Consultation policy indicates that Council should determine its approach to consulting with the community based on whether the circumstances are considered high or low impact. Marilyn also suggested that the Alstonville Cultural Centre matter should have been considered high impact on the community and according to the policy there should have been interaction with the community.

e) Wardell Bypass

Pat Carney enquired about the status of the gravel heap on the end of Carlisle Street, Wardell. If the gravel is no longer required for road construction, can it be removed and requested the area undergo beautification.

The information contained in the agenda was noted.

Pat Carney advised he met with Paul Busmanis and Traffic NSW to discuss the matter and identify who is responsible. Further investigations into the matter are underway.

7. Business without Notice

a) Bulwinkle Park

Mal Johnson raised concerns about losing the plants Landcare have been stockpiling and enquired if there were any planting arrangements. The lack of seating was raised. Mal Johnson also enquired if a landscape architect was being employed. When the heritage report becomes available Mal Johnson has requested he is provided with a copy of the report.

Matt Wood advised the process has been to examine heritage first with the aim then being to engage a landscape architect to work on design. Council staff are progressing this as resources allow noting this is not a matter listed within Council's delivery program and operational plan as a project for the 2020/21 year.

Post Meeting Note:

A copy of the heritage report has been provided to Malcolm.

b) Carparking

Jane Gardiner raised carparking concerns in relation to the Teven Road and old Bruxner Highway intersection due to development in the vicinity of the intersection. In particular, Jane raised concern about trade vehicles being parked along the road and difficulties seeing oncoming traffic at the intersection.

Matt Wood advised Council Rangers had been tasked to visit the site and inspect parking arrangements.

Post Meeting Note:

Rangers have inspected the site and spoken with the building contractors at the development site about the issue. No illegal parking of vehicles was identified at the time of the inspection.

Matt also noted that the development includes a new intersection treatment that incorporates a small roundabout.

If the matter continues to be an issue, an option is to refer this to Council's traffic committee for consideration of management measures such as no stopping areas.

c) Snipe Bird Migration

Jane Gardiner advised that a migratory bird species (a type of Snipe) has been observed in wetlands between Gap Road and Teven Road. This appears to be a resting site for the birds which migrate from Asia. It was suggested this could be the largest site in NSW (possibly Australia). Jane has suggested Council to contact relevant bird groups as this is a very significant site.

Action: Referred to Council's Environmental Scientist for review.

d) Construction of Stilt Houses in Rural Areas

Pat Carney requested Councillors investigate building of houses on stilts in rural areas in the Wardell area, particularly given the cost of filling for housing. Pat raised concern about the Council's response to advice from the SES relating to such housing construction when the flood study and policy was prepared. Pat would like council to revisit this matter and consider supporting building on stilts in rural areas as it is more cost effective.

Matt Wood noted that Council can revisit the policy but it is more complex than the view of the SES. Factors such as flood velocity and depth are also important factors to consider along with community knowledge. Matt also noted that climate change projections are factored into Council's flood planning policy following a query about this during the discussion.

e) Geoff Watt Oval Facilities

Wayne Garrard expressed appreciation to Council and advised the upgrade of the facilities at Geoff Watt Oval are now completed.

Action: Referred to Open Spaces to note.

f) Rous Mill Hall

Steve Miller provided an update on the refurbishment of the deck at Rous Mill Hall. He thanked Council for grant support provided and advised work is continuing on repair of the cricket shed and consulting with the community for future directions.

8. Update on COVID-19

Matt Wood provided an update with respect to COVID 19 and Council's operations. Council continues to comply with Covid 19 restrictions noting that works are continuing and services remain in demand. Council is continuing to provide some support to businesses but this is now reducing.

9. Council Documents on Exhibition

The list of Council documents recently exhibited for public comment was noted.

10. Next Meeting - Thursday 11 March 2021 at 5.00 pm

11. Meeting Closure - The meeting closed at 6.20 pm