



RICHMOND VALLEY COUNCIL

Minutes

Reserve Trust Meeting

Tuesday, 18 May 2010

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MINUTES OF THE RESERVE TRUST MEETING OF RICHMOND VALLEY COUNCIL, HELD IN THE COUNCIL CHAMBERS, CNR WALKER STREET AND GRAHAM PLACE, CASINO, ON TUESDAY, 18 MAY 2010 AT 4.00 P.M.

PRESENT

Crs. C.J. Sullivan (Mayor), C.J. Cox, O. Crawford, B.J. Jeffery, D.A. Kinnish, S.E. Morrissey, R.A. Mustow and S.N. Wheatley.

The Director Corporate Services, Director Environmental Development Services, Manager Finance and Executive Assistant (Annette Phelps) were also in attendance.

1 APOLOGIES

Nil.

2 DECLARATION OF INTERESTS

2.1 DECLARATION OF INTERESTS - RESERVE TRUST MEETING 18 MAY 2010

Cr. Wheatley declared a non-pecuniary (insignificant conflict) interest in Item 1 - Evans Head Recreation Reserve Trust Business Development Strategy (Masterplan) (Daughter owner of holiday van at Silver Sands Holiday Park).

RT180510/ 1 RESOLVED (Cr. Morrissey/Cr. Kinnish)

That the declaration of interest of Cr. Wheatley be noted.

FOR VOTE - All Council members voted unanimously.

ABSENT. DID NOT VOTE - Cr. George

3 REPORTS

3.1 EVANS HEAD RECREATION RESERVE TRUST BUSINESS DEVELOPMENT STRATEGY (MASTERPLAN)

Reference: Parks and Reserves - Design and Construction, Service Provision, Trusts, Planning; P1001587

Prepared by: Co-ordinator Silver Sands Holiday Park

Background

As previously reported to the Reserve Trust, the public exhibition period for the Evans Head Recreation Reserve Business Development Strategy (Masterplan)

has closed and the submissions received have been reviewed and issues raised were discussed at a recent Council Information Session.

Report

Issues

This report outlines the proposed recommendations from the Trust in relation to issues raised in the submissions; these and will be forwarded to both the Land and Property Management Authority and the Masterplan Consultants (Integrated Site Design), to be considered in the preparation of the final Masterplan document. The final Masterplan document will be made available to Council for adoption.

The following outlines issues and the proposed recommendations are:

Issue	Recommendation
Relocation Compensation for Holiday Van Owners	That holiday van owners be compensated by any forced relocation. This is based on previous precedent, the recently undertaken compliance work and the Trust requesting the relocation.
How much notice for relocation of Holiday Vans (if required)	Minimum of 12 months notice where possible
Long Term Tenure of Holiday Vans	No guarantee of tenure beyond 12 months
Holiday van fee structure	Future fees are based on industry benchmarking of similar rated parks
Loss of powered sites if Holiday Vans are relocated	Where possible minimise requirement for relocation and thus loss of powered sites
Number of sites lost due to redevelopment	Review all proposed site losses and attempt to limit the number of sites lost. This would include finding alternate parking spaces near foreshore, staging cabins near surf club and not having the pool
Loss of sites near foreshore	Investigate alternate parking options (like covering drain), to reduce site loss
Tennis court relocation	Support 3 new tennis courts at Stan Payne Oval
Issue of buffer area around flying fox area	The Trust does not intend to relocate any permanent residents due to the bats, but will show the buffer area as a reference to recommendations in the flying fox Plan of Management
Flying fox issues	The Trust will advise the relevant state and commonwealth authorities to liaise concerning the issue

Issue	Recommendation
Perception that the park will 5 star	The Masterplan will clearly explain the proposed upgrade to the star rating and what that would entail
Camp kitchen and water playground	The Trust does not support the development of a water playground, especially at the expense of Holiday Vans, but does support the development of a camp kitchen and new playground
Perceived loss of family atmosphere	The Trust recommends the rewording of the Masterplan to emphasise the benefits of proposed development to families
How accurate are the revenue projections	The Trust requests more accurate revenue information
Has competitive neutrality been considered in future fee proposals	The Trust request competitive neutrality principles be used in all future fee changes
Loss of foreshore	The Trust recommends the Masterplan clearly explain the proposed park development does not encroach onto the foreshore, and that any proposed development on the foreshore is for the use of the wider community
Encroachment to the memorial	The Masterplan must clearly indicate no encroachment to the memorial and include a works program to improve the memorial in consultation with the RSL
Reference to Holiday Vans in Masterplan	The information in the Masterplan should be updated to accurately reflect current status of Holiday Vans
Will the marine environment be affected	The Masterplan should state that there is no impact to the marine environment by the proposed developments
Upgrade of roads and drainage on riverfront precinct	The proposed capital works plan include upgrade of roads and drainage on riverfront precinct
Fencing on riverfront precinct	The Masterplan indicate what type of fencing will be or will not be used on the riverfront precinct
Power all sites	The Masterplan indicate all sites to be powered

Consultation

The issues raised were as a result of the exhibition period for the Masterplan. The Trust has discussed the issues and the proposed recommendations have been prepared on the basis of same.

Staff

The Co-ordinator Silver Sands Holiday Park has collated the submissions and conducted an Information Session with the Trust on the issues.

Strategic Links

If adopted, the Masterplan will be the overarching Plan of Management for the Silver Sands Holiday Park business. As indicated above, the submission of recommendations by Council will be part of the processes to be undertaken by the Land and Property Management Authority to finalise the Masterplan.

Conclusion

The Trust has discussed the issues raised in the submissions and recommendations prepared for consideration by the Land and Property Management Authority and Integrated Site Design.

RECOMMENDATION

Recommended that the recommendations listed in the report be forwarded to the Land and Property Management Authority and Integrated Site Design for consideration in the preparation of the final Evans Head Recreation Reserve Business Development Strategy (Masterplan).

RT180510/ 2 RESOLVED (Cr. Mustow/Cr. Cox)

That the above recommendation be adopted.

FOR VOTE - All Council members voted unanimously.
ABSENT. DID NOT VOTE - Cr. George

The Meeting closed at 4.08 p.m.

CONFIRMED - 15 June 2010

CHAIRMAN