



**North Arm Cove**  
**Community Association**  
**Worimi Country**

Ordinary General Meeting

10 February 2024

# AGENDA

- Open Meeting, recorded for minute taking
- Welcome and apologies
- Previous meeting minutes
- Updates from previous meeting
- Membership
- Finance
- Reports
- Other business – need for a long term strategy for paper subdivision
- New business
- 2024 meeting dates

# Apologies

**From Peter and Sandy Chappelow:**

**We arrived in the Cove by yacht in 2001, anchored, and owner-built a house in this boatie paradise. We became heavily involved in community activities, a highlight being founding members of the tennis court project in 2008 and the lowlights being the fight with Great Lakes Council on the closure of the library and poultry farm development.**

**We leave the Cove reluctantly and wish everyone all the best in this great community.**

# Minutes from previous meeting - amendment

## **Last Page D Simovic proposal for non-urban subcommittee – additional minutes added on last page (red font):**

D.S. advised he proposed the formation of a subcommittee to look at the long-term picture for NAC. He wants an officer of the Council to work with the NAC Community. He wants monies raised from this area to be allocated purely for use in this area.

B.R. requested D.S. write a comprehensive submission to be placed before the NACCAi Committee for review and consideration before the next OGM.

J.R. stated she believed there was a fifth option of Council buying back the land and maybe converting it to a nature reserve to tie in with the Karuah nature reserve and the Bulga Creek Biodiversity area. Comment from the floor that she bought in NAC due to the uniqueness of the surrounding environment.

J.K. then asked the meeting who bought here for the same reasons. A show of hands indicated agreement with this statement.

B.R. then closed further discussion by D.S. at this time, due to the need to close the meeting.

**Motion to approve amended minutes required**

# COMPLIANCE ISSUES

## Asbestos dumping – another one at Somerset Ave intersection with Dingadee Crescent



- Reported to Alathan and asked that they arrange for removal
- No action so far, Alathan reminded this week and advised they will get back to me shortly. If no action soon will report to the EPA.

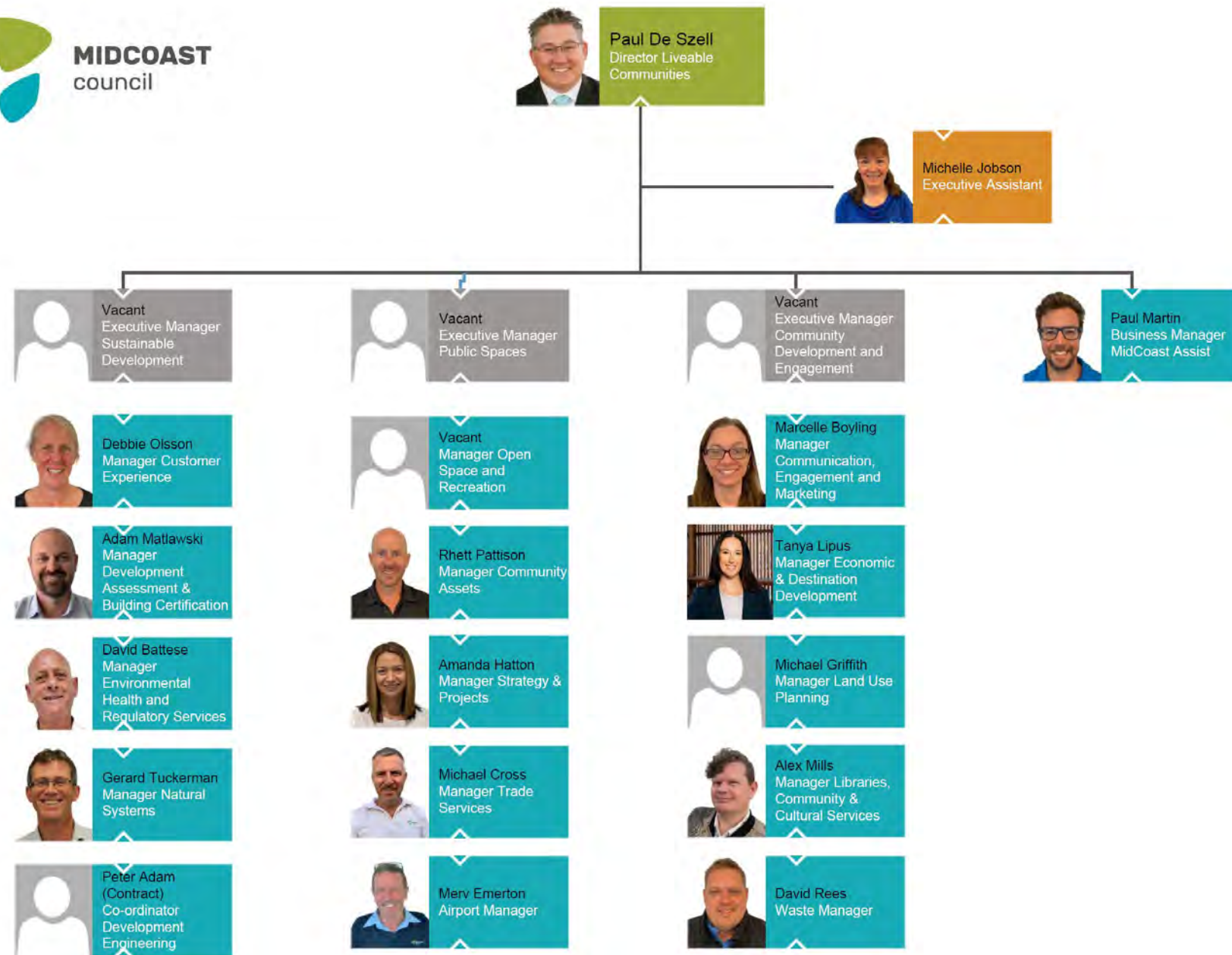
# COMPLIANCE ISSUES (continued)



## **Unlawful developments**

1. Discussed with Paul de Szell last week
2. Legal advice on wire mesh fences – maybe in another week
3. Changes to MCC compliance team structure effective 12/2  
David Battese taking over development compliance from Adam Matlawski

# COMPLIANCE ISSUES (continued)



# COMPLIANCE ISSUES (continued)

4 hectare block on Gladstone Crescent next to Bulga Creek cleared five months ago.

Reported to Environment Dept and EPA. Now being investigated.





# COMPLIANCE ISSUES (continued)

## Burnouts

Police regular patrols.

Have approached Robert Scott, MCC Director Infrastructure and Engineering Services

- **I can appreciate the way residents feel about this situation. It's not acceptable. I find it frustrating when people use the road reserve carelessly and almost maliciously without any level of decency toward others.**
- **The site would be attractive for this sort of behaviour as it has great access, and they can easily station lookouts on each approach to give them enough time to break it up and leave before police arrive. It's nearly impossible to physically catch or stop them.**
- **I have heard of some areas using a coarse angular stone in a bitumen reseal to deter hoons. The stones have to be coarse enough to quickly shred/rip tyres without damaging anyone driving normally. I've also heard of rumble strips similar to those on the highway at Heatherbrae as another deterrent. We could also look to install some raised pavement markers in the intersection. I'd imagine spinning tyres wouldn't like them very much.**
- **I can't make any promises, but we'll see what we can do.**

# COMPLIANCE ISSUES (continued)

media@newssofthearea.com.au

MYALL COAST News Of The Area

## Hoons target North Arm Cove

By Thomas O'KEEFE

**ILLEGAL** burnout crowds at the only turnoff into North Arm Cove have been intimidating local residents as they enter their homes from Gooreengi Road, just off the Pacific Highway.

According to several residents, groups of up to 100 have been gathering, including children and babies, to watch and compete in illegal and dangerous car burnouts at the turnoff.

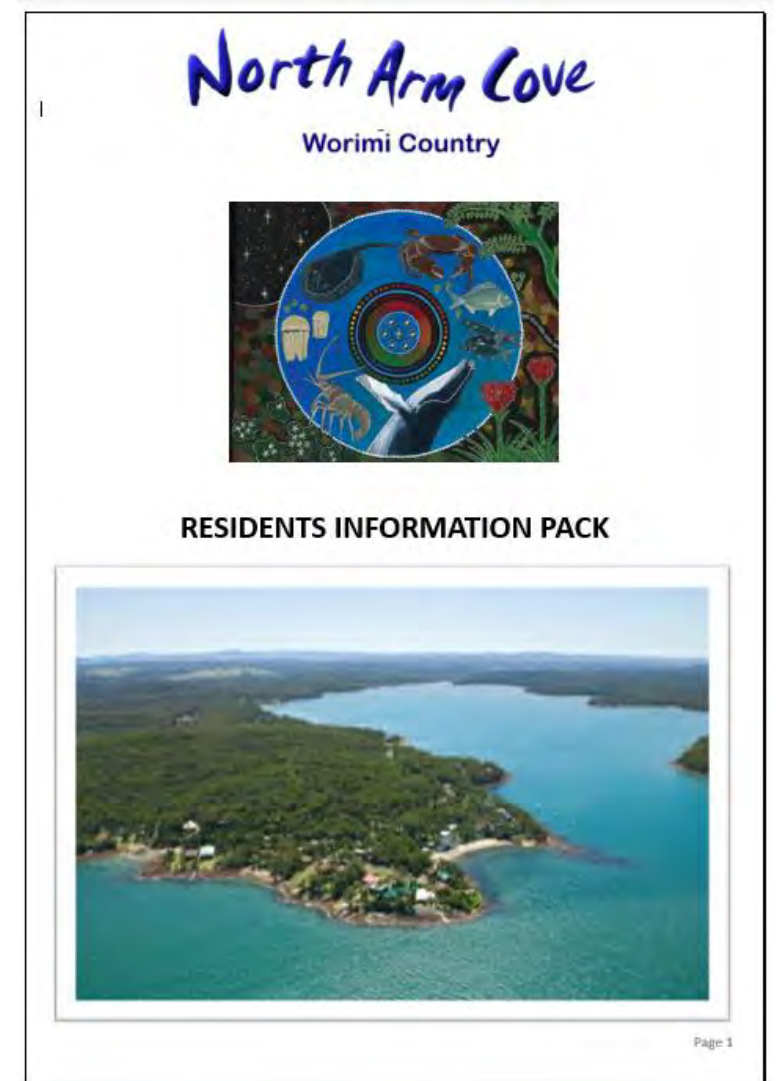
"We have reported it to the police many times since August 2023, residents have to get through the gangs of people and are quite intimidated as they do so, just trying to get home," one North Arm Cove resident explained.

Ugly skid marks are left all over the road, as are large, dangerous debris fields including chunks of chassis, tyre wires and other fire hazards that break off during the dangerous,



# Combined community groups

- Residents information pack completed.
- Hard copies being distributed to new residents in last 12 months, and for all future new residents
- Soft copy on website
  
- Next project is to develop long term plan for community precinct, including Yallarwah Park, parking arrangements and information signage
- MCC involvement and sign-off
- Next meeting 22 February



# Parks and reserves

## Yallarwah Park

- Working bee Saturday 25 November to spread soil and fertiliser. Coffee and cake for participants at Coffee in the Cove afterwards.
- Leaving about \$1,845 for interpretation signage – flora, fauna, heritage
- Grant application lodged for shade structures for exercise equipment – no response yet



# Parks and reserves



Parks and  
reserves

## **Heros Beach**

**North Arm Cove Community Association Inc (NACCAi)  
Draft Revised Terms of Reference – November 2023  
Heros Beach Subcommittee**

Copies of current and proposed to be handed out

Motion to approve revised terms of reference



# Bushfire preparedness information booklet

North Arm Cove  
Community Association  
Worimi Country

## ARE YOU PREPARED FOR A BUSH FIRE THIS SEASON?

Bush fire season is now upon us and recent news events warn us of the local potential for a high risk season this spring/summer as a result of heavy fuel loads following two very wet years and an expected hot and dry summer due to the now-arrived El Nino weather event.

- a fire can start anywhere and then spread very quickly depending on wind conditions, topography and vegetation cover.
  - North Arm Cove is a vulnerable village:
    - there is thick vegetation cover on the northern and western sides
    - bush creates fires that are hot, intense and throw burning embers
    - there are many campers in the non-urban area during weekends and holiday periods
  - the RFS advises that around 90% of homes destroyed in a bush fire are due to burning embers
  - the village could be quickly cut off with only one road in and out
  - power and communications could also be cut off quickly
  - our local RFS brigade may NOT be available to assist if there are a number of fire fronts in the area
  - North Arm Cove comprises a diverse demographic:
    - full-time residents
    - weekend residents and visitors
    - absent owners
    - holiday lettings
    - active building sites
    - urban and non-urban residents
- with homes and properties in various states of readiness and vulnerability

Bushfire planning and preparedness:  
- is the personal responsibility of each household for the safety of self, family, visitors, pets and property  
- is a process, not a last minute event.

## WHAT'S YOUR BUSHFIRE PLAN IF NORTH ARM COVE IS UNDER THREAT FROM A BUSHFIRE?

Make your BUSHFIRE PLANNING decisions NOW in the cool light of day rather than being forced to make them in the panic of a bushfire event.

- Awareness booklet completed, printed by MCC and distributed to all residences, placed on website
- Emphasis on personal responsibility and developing own bushfire plan – now rather than when its too late
- Considered another bushfire preparation workshop for January, decided against.
- Recognise and thank subcommittee members - Liz Hensley, Darrall Thompson, Nola Wosman



**Outstanding actions moved to future meetings:**

- **K Griffin arts trail proposal**
  - **D Simovic non-urban subcommittee**
- 



# Membership

## November 2023

### Paid to:

June 2023	June 2024	June 2025	June 2026	June 2027
10	91	2	1	2

## February 2024

### Paid to:

June 2023	June 2024	June 2025	June 2026	June 2027
4	102	3	1	3

# Finance report

Motion to approve required

<b>NACCAi</b>			
<b>from 1/11/2023 to 31/1/2024</b>			
<b>Accounts</b>	<b>Grant amount</b>	<b>Opening</b>	<b>Closing</b>
Friends of Fame Cove		406.06	406.06
NACCAi		7,660.57	7,581.33
Stronger Commun Project		456.53	456.53
Defibrillator		500.00	500.00
Yallarwah Park Fitness Track	90,606.00	2,669.42	1,845.44
Community Garden Potting Shed	14,000.00	1,375.80	867.13
Welcome Pack	2,000.00	2,000.00	1,719.26
Future Project		1,275.00	1,275.00
Website cost provision		145.00	145.00
		<b>16,488.38</b>	<b>14,795.75</b>
Beyond Bank		16,488.38	14,795.75
<b>Total</b>		<b>16,488.38</b>	<b>14,795.75</b>
<b>Plus Income to</b>		<b>31 Jan</b>	
Interest		19.47	
Member subscriptions		200.00	
Website Sponsorship		50.00	
<b>Total Income</b>		<b>269.47</b>	
<b>Less Expenditure to</b>		<b>31 Jan</b>	
Yallarwah Park Fitness Track		823.98	
Community Garden Potting Shed		508.67	
Welcome Pack		280.74	
Hall Hire		33.50	
Gen. expense NACCAi		315.21	
<b>Total Expenditure</b>		<b>1962.10</b>	
<b>Closing Balance</b>		<b>=</b>	<b>14,795.75</b>



# REPORTS



Fame Cove - written report in agenda

Aquaculture - written report in agenda

Roads and drainage - verbal report

Website - verbal report

Heros Beach – verbal report

## Boats on reserves

- MCC planning to take action to have boats left on reserves removed (regarded as illegal dumping)
- planned enforcement program
- no MCC policy for boats on reserves



# Boats on reserves



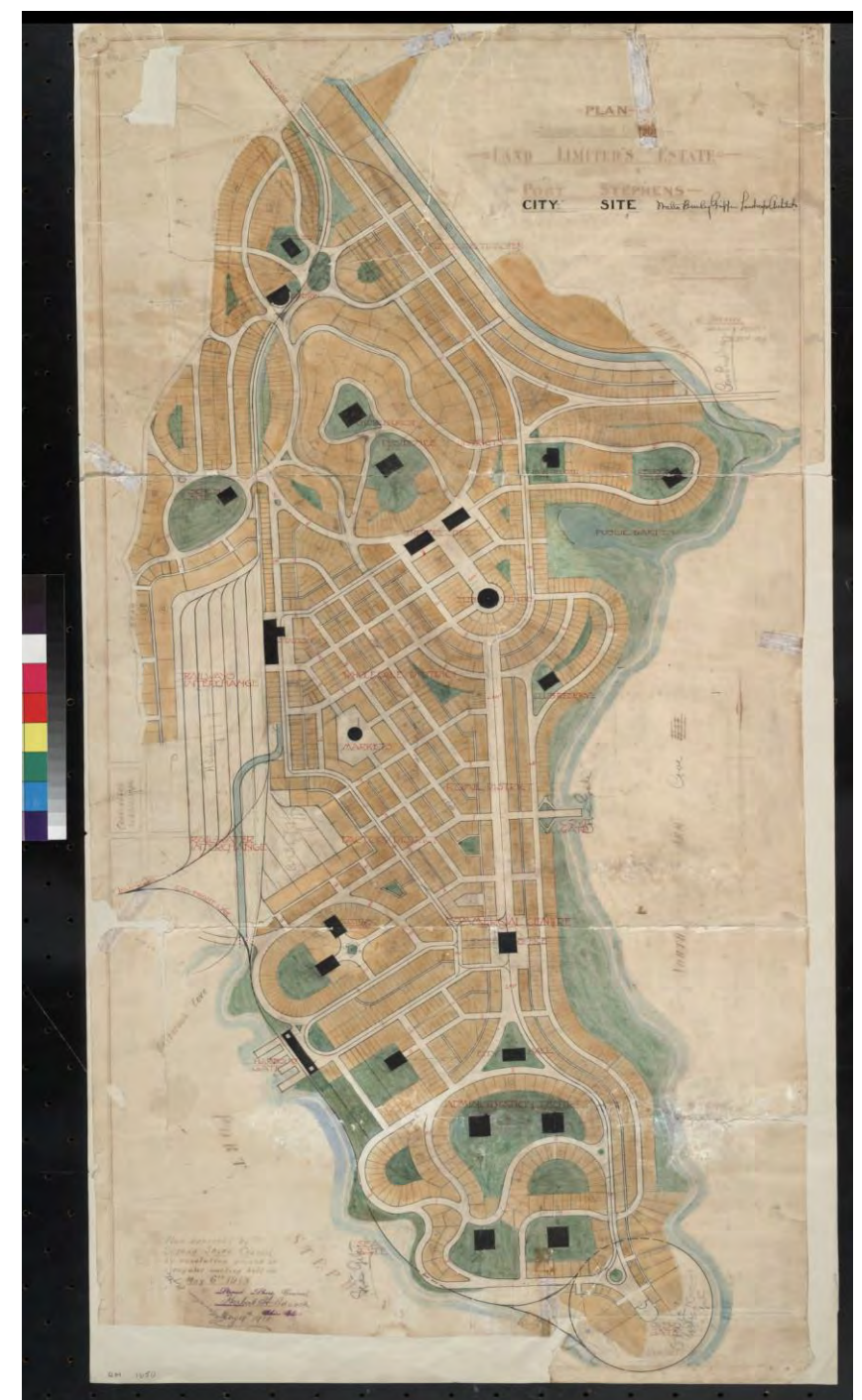
## Other business

1. Developing a long term strategy for the NAC and Carrington paper subdivisions
2. Cove Initiative (D Simovic) – proposal for Sustainability Research Centre for NAC

## Other business

Developing a long term strategy for the NAC and Carrington paper subdivisions

Walter Burley Griffin design for Land Limited's "Port Stephens City".  
Approved by Stroud Council  
May 1918





1st Subdivision **PORT STEPHENS CITY** ESTATE

For Private Sale by  
**HENRY F. HALLORAN & CO.**  
Auctioneers ac. 82 Pitt St Sydney.

**TORRENS**  
TITLE

**TERMS**

\$1 deposit a 10 per cent for each \$30 of purchase money.  
Interest 5 per cent per annum charged on quarterly balances only.  
Right to pay off at any time.  
Residence possession on progress of deposit.

SOLD LOTS ARE COLORED RED

Ask for Printed Price List



**NOTES**

Dimensions shown along High Water Mark and indicated by a line.  
When Lots 200 or thereabouts are required the plan reserved either generally or specially as to the extent thereof particular reference to such reserves are respectively required only and a further reference made to the plan of the City of Port Stephens as to the extent of the same.  
The plan of the City of Port Stephens is to be referred to in the plan of the City of Port Stephens as to the extent of the same.  
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**STEPHENS**

For LOCALITY PLAN & CHART see other side

Scale 200 feet to 1 inch

2nd Subdivision **PORT STEPHENS CITY** ESTATE

For Private Sale by  
**HENRY F. HALLORAN & CO.**  
Auctioneers ac. 82 Pitt St Sydney.

**TORRENS**  
TITLE

For Locality Plan & Chart see other side

**TERMS**

THE TERMS of sale are as follows:—  
A deposit of 10 per cent of the purchase price to be paid on the day of the sale.  
Interest at 5 per cent per annum to be charged on the quarterly balances only.  
The right to pay off at any time.  
Residence possession on progress of deposit.

Sold lots are colored Red

Printed Price list on application



**NOTES**

Dimensions shown along High Water Mark and indicated by a line.  
When Lots 200 or thereabouts are required the plan reserved either generally or specially as to the extent thereof particular reference to such reserves are respectively required only and a further reference made to the plan of the City of Port Stephens as to the extent of the same.  
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Scale 200 feet to 1 inch

TP/4-13

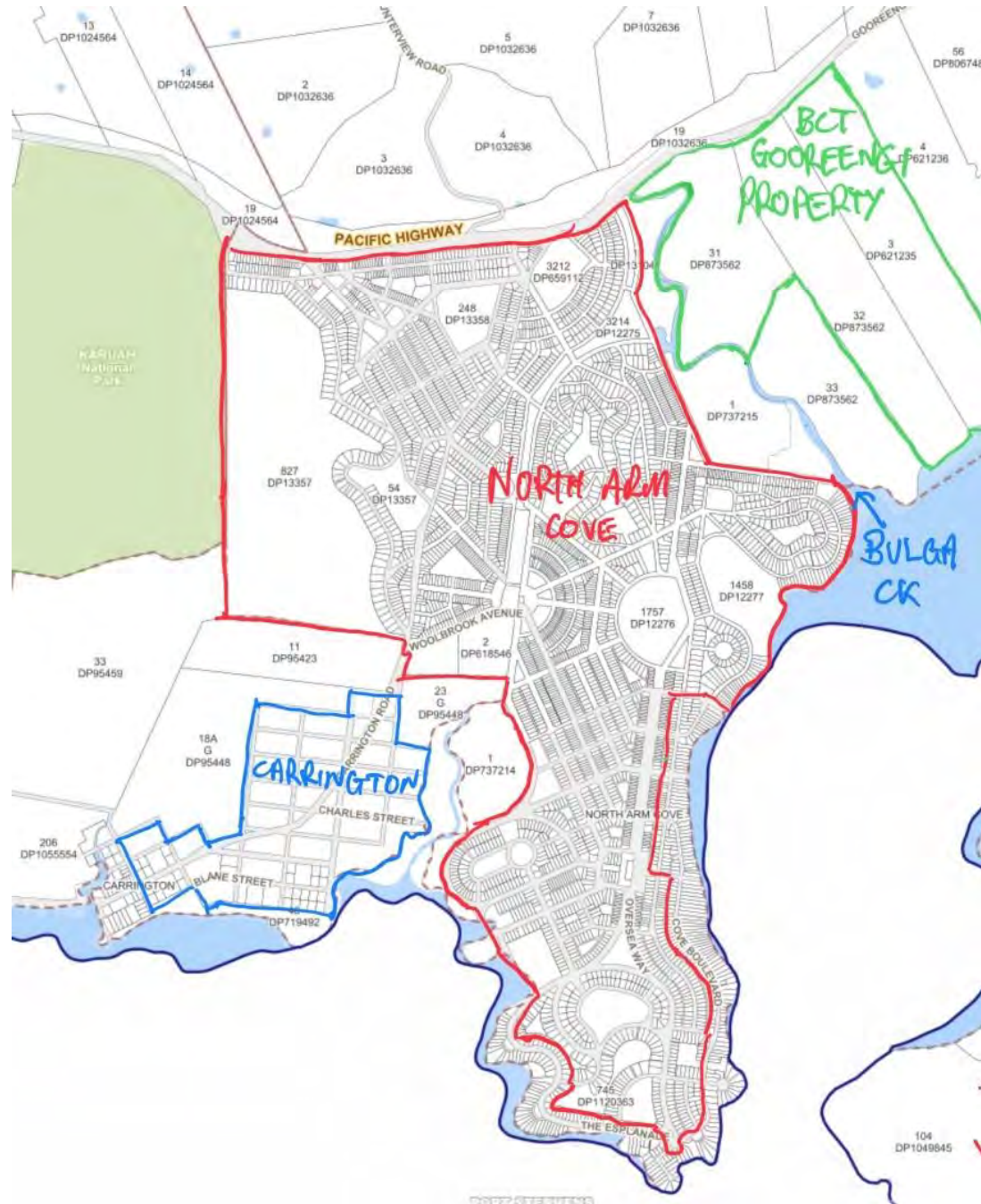
# Other business

## North Arm Cove paper subdivision

- 740 hectares
- 3,500 lots
- of which 1,000 owned by MCC

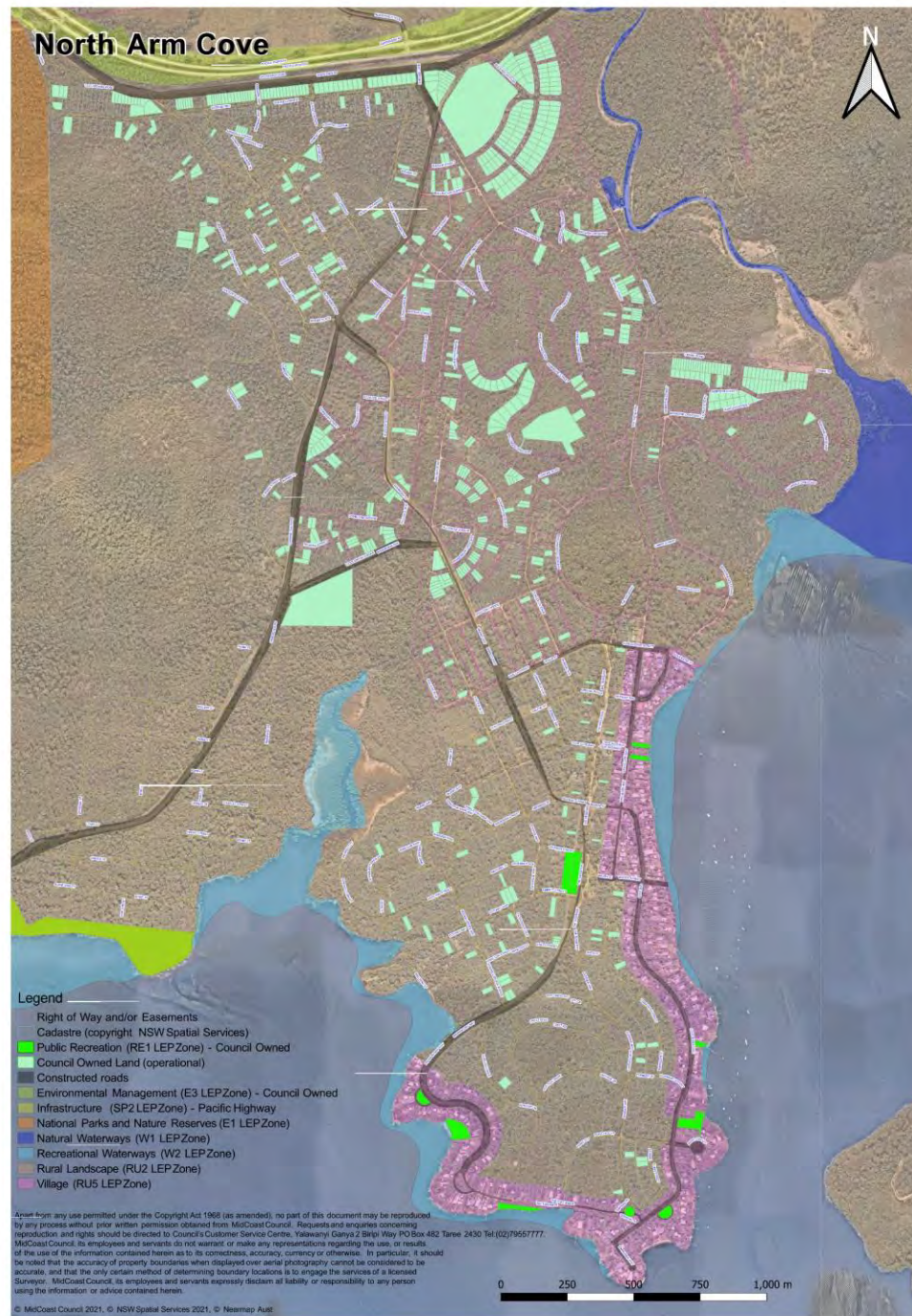
## Carrington paper subdivision

- 90 hectares
- 65 lots
- mostly owned by Walker Corporation



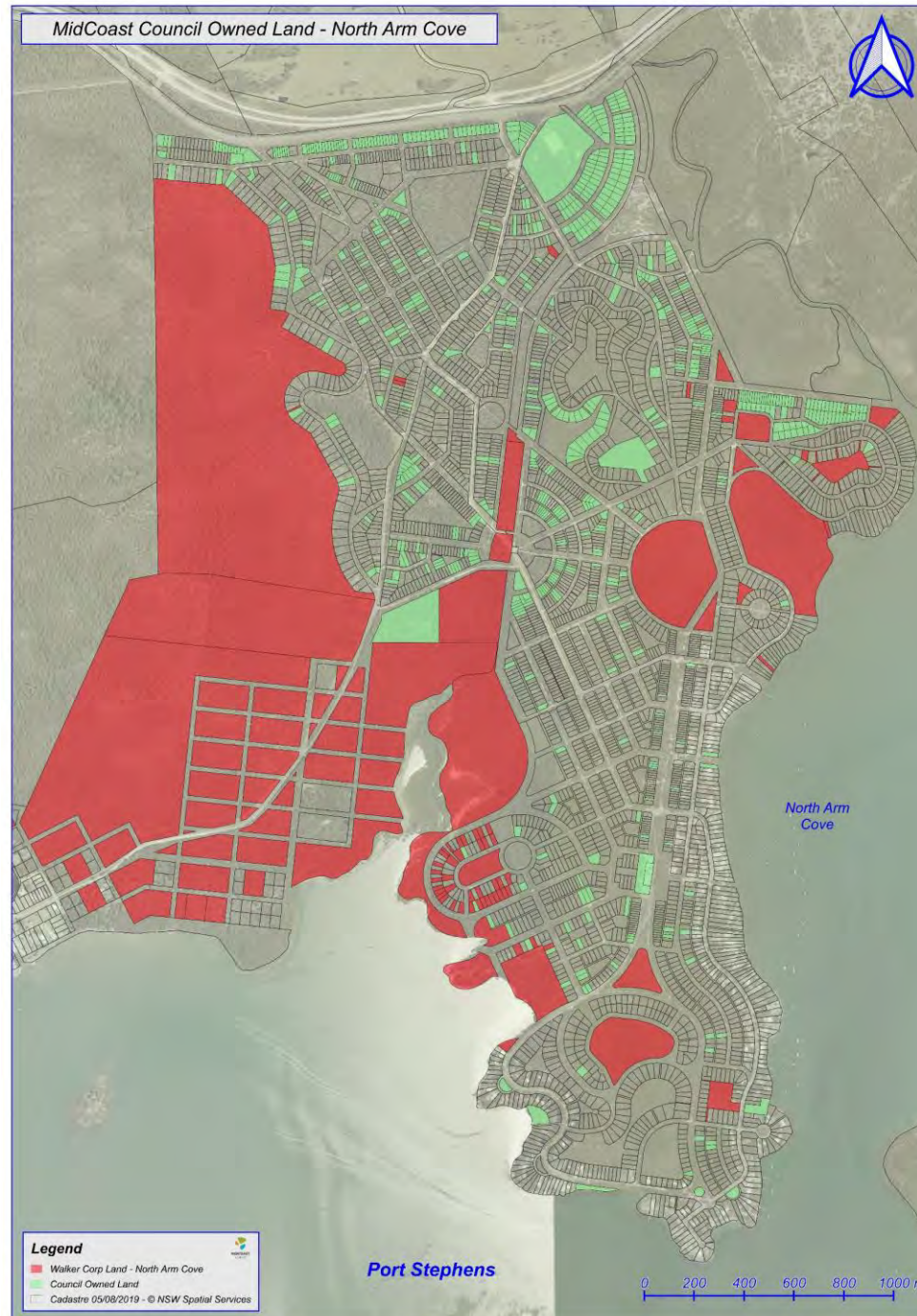
# Other business

Zoning and MCC ownership  
MCC bonus rates \$1.1m pa



# Other business

- Walker Corporation
- 400 hectares
  - 100 lots
  - future land bank



# Alathan owned private roads

**CADASTRE**

**LAND INFORMATION** 1 OF 1

Parcel Identifier	1//DP131041
Land Area	67.0 Ha
Land Zoning	RU2 - Rural Landscape
Min Lot Size	40.0ha
FSR	0.4 :1
Max Building Height	8.5m
Acid Sulfate Soil Class	Class 2
Flood prone land	Yes, flood controls apply

**PROPERTY DETAILS** 1 OF 1

Property Address	Carrington Road NORTH ARM COVE NSW 2324
StreetView	<a href="#">Click here</a>

ADDRESS LOT SEC PLAN ROAD LOCATION

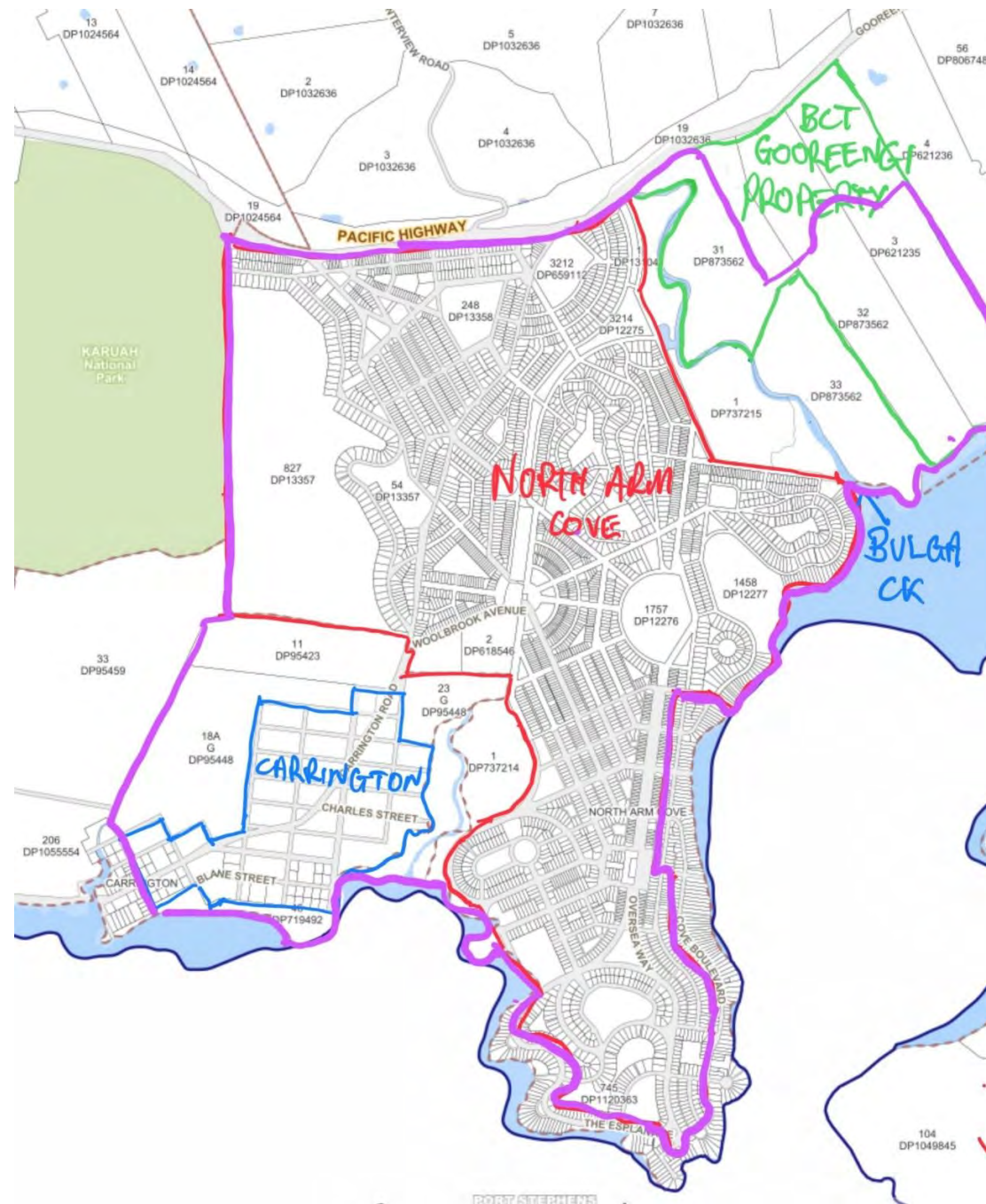
0 200 400 600 800 m

## Other business

- MCC new LEP will rezone non-urban land to environmental management or environmental conservation
- Building entitlement 10 hectares or 20 hectares
- Completed in 2025
- Rezoning won't stop or change what's happening now – unlawful development and environmental destruction will continue
- Complex planning and ownership mess, nightmare for many non-urban owners
- Long term strategy needed –developed by team led by NSW government, with MCC, WC, Alathan, NACCAi, NACRPA

# Other business

- Positive preliminary discussions with Paul De Szell, Kate Washington about need for long term plan
- Potential conservation land 1,100 hectares
- next step is to lodge request for NSW Government to start long term plan process



## Other business

- Other items to discuss



# 2024 meetings

**11 May**

**10 August (includes AGM)**

**9 November**

## Other business

### **2. Dejan Simovic – proposal for Sustainability Research Centre (SRCe) for NAC to develop masterplan for NAC**

- create masterplan for a Living Lab to ensure NAC developed in a sustainable way
- content to be subject to community defined scope based on industry and research partners expertise
- based on circular economy principles
- SRCe to be in charge of planning, development and governance
- operated through democratic process known as “citizens jury/assembly”
- seeking funding to start developing masterplan
- long term financed by value capture
- looking for landowners to support proposal
- for more information:

<https://www.facebook.com/NAC.SRCE>

# Our Goal – Sustainable Community - Masterplan

## INNOVATION PRECINCT MASTERPLAN PROJECT

### PROJECT SCOPE

There are two major parts of the scope:

1. producing content of a master plan for a community based on original Griffin's subdivision layout but transformed into **beyond "net-zero", permacity** type of community:
  - Innovation Precinct – applied research, exploring future technologies in infrastructure, construction, community governance
    - Transport – local, regional, interstate, international
    - Land uses
      - Housing - regional community (about 3500), individual lots already subdivided. We'd need to propose morphology most adequate for various parts of subdivision - lot sizes vary from 300m<sup>2</sup> to 1500m<sup>2</sup>
      - Employment - resilient, post COVID, innovative approaches, shared facilities, etc
      - Tourism - close to Newcastle International Airport, Heritage Tourism, Environmental Tourism
      - Education - primary, secondary, uni/research campus
      - Retail, Entertainment, Hospitality
      - Parks, Nature reserves, wildlife sanctuaries, recreation
  - Heritage - including Aboriginal
  - Infrastructure - location for local infrastructure facilities
    - water harvesting, water storage, recycled water storage, water recycling facility,
    - potential small desalination plant
    - power generation to be incorporated with built environment (roofs), power storage (exploring alternative ways, not only batteries collecting and
    - recycling waste
    - smart roads and traffic infrastructure
    - Data capture, storage, utilization
  - Maritime facilities
  - Local food production - communal gardens - combined with education and bushfire protection
  - Bushfire protection - including traditional ways of land stewardship
  - Staging of the project
  - Scaling

2. Incorporating innovative methods and technologies
  - Energy efficiency
  - Shared economy
  - Flexibility of use
  - Recycling
  - **Circular Design, Digital Twin,**
  - IoT
  - AI
  - blockchain, smart contracts, P2P
  - etc.
3. Establishing governance body – Sustainability Research Centre (SRCe) ensuring and maintaining sustainable outcomes. Based on principles of collaborative approach, community participation, measurable outcomes - economic, social, environmental, technological and impact on urban form.

### PROJECT PROGRAM

Overall, we expect about 9-month initial project to achieve a master plan. Timing from March next year to end of 2022



### PROJECTED OUTCOMES

1. Master plan
2. Digital Twin
3. SRCe - Pathway to implementation

# New Framework – Sustainability Research Centre



**DESIM**

Design  
Engineering  
Sustainability  
Innovation  
Management

## Why?

Because current frameworks have failed

## Who?

Community, Research, Industry

## What?

### Collaborative Planning

It is essential that **community** be the one that sets out specific goals for producing the master plan for the area.

### Governance

Community also needs to be involved in long term monitoring performance and in evaluation of interim outcomes.

### Security

Custodian of the "Digital Twin", data collected and utilised for governance and further planning

## How?

### Citizen's Assembly

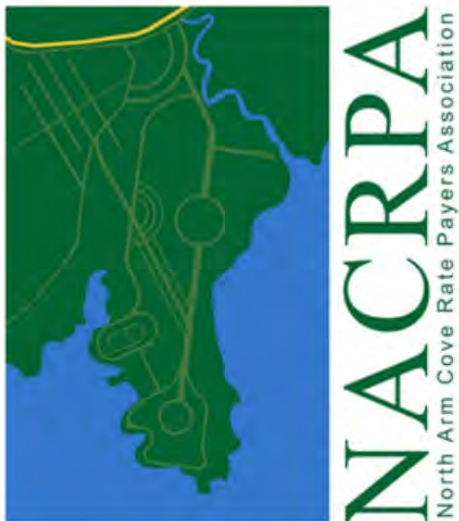
### Circular Funding

Providing a portion of increased land values ("value capture") to be allocated for continual innovation needed to ensure circular process



## Our Vision:

***"Sustainable, Smart, Solutions to Development at North Arm Cove"***



- The North Arm Cove Rate Payers Association has been formed to drive an non-discriminatory agenda for **all** rate payers within North Arm Cove's "Paper Subdivision" non-urban zoning and the urban zoning "Village", NSW 2324.
- We are a legally binding community group with an elected committee, whose aim is to progress development of the whole North Arm Cove peninsula in a considered, sustainable way.
- The Association will allow all members to be involved in the decision making that will contribute to the development and growth of the North Arm Cove Community.