

DATE OF MEETING	Saturday, 11 November 2023		
MEETING TIME:	2.00pm	MEETING LOCATION:	North Arm Cove Community Hall

ITEM NO.	ITEM	KEY INFORMATION	ACTION
1.	Welcome and apologies	<ul style="list-style-type: none"> Reminder this is an Association that requires member engagement and involvement- new members and Committee members are encouraged. BR welcomed all new members and visitors. BR welcomed new committee member Elizabeth Hensley Apologies from Kerry Head, Jonathon and Terri Horton, Gary Sylvaney, Doug & Kath Kohlhoff, Tony & Pat Hahn, Peter & Sandy Chappelow, Len & Cheryl Yearsley, Darrell Thompson, Tim Nolan & Henriette Risseeuw 	Nil
2.	Minutes from NACCAi 19th August meeting	<ul style="list-style-type: none"> Minutes were posted on website and are to be endorsed. Proposed: Nigel Tully Seconded by Sylvia Marino. Approved unopposed. 	Nil
3.	Outstanding actions from previous meeting	<ul style="list-style-type: none"> Compliance issues, asbestos dumping BR advised re dumped asbestos. Dumping was reported to EPA who advised landowners to remove. The owner of many roads in non-urban area is company called Alathan. BR reported to Alathan of the presence of asbestos, which they eventually removed. 2 other sites on private land yet to be removed. Question from PC re toxicity level of asbestos. BR advised that in unbroken state it is not an issue, only when fibres are released. Unlawful developments in non-urban areas. Photos shown of various locations by BR. BR advised still no answer from MCC re legality of chain wire mesh fences. MCC has advised that action has occurred on various non-compliant developments, however we are yet to see removal of same. 	

ITEM NO.	ITEM	KEY INFORMATION	ACTION
		<p>Question from floor by DS, asking why we concentrate on non-urban areas only.</p> <ul style="list-style-type: none"> • Burnouts on Gooreengi Rd BR advised background of various encounters by residents. BR has sent an email to NSW State member Kate Washington, describing all the encounters, problems with road safety, debris on road. BR and many others have complained to the Police, however no real action. This matter has been referred to Port Stephens Hunter Police District for action. They have advised their Senior Highway Patrol Inspector will action. BR requests that any encounter is reported to Raymond Terrace Police. J.R. has requested some action from MCC, no response to date. Comments from AB that MCC has cleaned up excessive rubbish on a few occasions. • Combined community groups - Residents Information Package, community precinct long term plan BR advised the background and status of Residents Information Package. 38-page document for new residents, soft copy to go onto website. Pack includes vouchers from Coffee in the Cove, Garden Group, Zumba and Pilates. BR thanked all involved in producing this project. New project to be community precinct long term plan, for parking and other new developments to park, hall, children's playground, etc. MCC will be involved in the planning as all land is owned by Council. • Defibrillator access code Code is included in the resident's information package. • Yallarwah Park landscaping working bee/signage BR advised \$3000 left from initial Grant. Proposed to spend \$2000 towards an interpretive sign in Yallarwah and \$1000 towards some soil and landscaping to edge of pathways. Propose working bee on 25/11/23 for 2 hrs., with volunteers to receive a voucher for coffee and cake at the completion. Grant application has gone in for shade structures over exercise equipment. <p>Heros Beach update BR advised and showed on screen the masterplan development approved by MCC in 2013. The jetty shown then will never be approved now, for environmental reasons. Little action has occurred except for a secondhand picnic table installed. BR advised that 2 years ago a new subcommittee made a grant application for approx.</p>	

ITEM NO.	ITEM	KEY INFORMATION	ACTION
		<p>\$200k, however was unsuccessful.</p> <p>BR advised that under the Councils open space and recreation strategy this year, NACCAi made a submission to Council, as a result of the survey done of residents wishes for open spaces in NAC.</p> <p>The new MCC open place strategy has been finalized and approved by Council in July 2023. Listed were 12 items related to NAC. 2 items were prioritized short term 0-3 years</p> <p>a) Boat launching facility at Beauty Point</p> <p>b) Investigate Community Developed Master Plan at Heros Beach</p> <p>Council has now allocated \$159000 towards the development of Heros Beach, with a reasonable amount going towards road upgrade and drainage. Remaining monies can go towards agreed requirements as determined by future subcommittee working with Council. Monies will be available early 2024 with a Project Manager to be nominated by Council.</p> <p>BR stated the need to rejuvenate the Heros Beach subcommittee to organize and plan the long-term future for Heros Beach including maintenance program. BR requested volunteers for the subcommittee. 10 people put their names down for consideration. Discussion from the floor included the costing of road and drainage upgrade costings. BR explained that that would be determined in consultation of subcommittee and MCC. JR called for a term of reference to assist the subcommittee. JR then proposed a motion to reestablish the Heros Beach subcommittee. Seconded by Jim Parnell. Passed unanimously.</p> <ul style="list-style-type: none"> • Bushfire preparedness information booklet, approval of terms of reference for bushfire awareness subcommittee <p>BR spoke about meeting held in August. Subcommittee was formed to liaise with all relevant authorities to produce bushfire booklet for NAC. Bushfire plan is ultimately a personal decision. 5w people were interested in another workshop when doorknocking for the distribution of the booklet. BR requested for feedback relating to BUSHFIRE PLANNING. BR to try and organize another meeting in January 2024.</p> <p>General discussion from floor followed from JR, DS, SM</p> <p>Discussion regarding communication system and should we have volunteers. Discussion followed from J.F., B.S., A.B., L.C.</p>	<p>BR to try and organize another Bushfire Planning meeting</p>

ITEM NO.	ITEM	KEY INFORMATION	ACTION															
		<p>BR stated that we would need to have volunteers involved. Still comes back to personal monitoring and what your personal bushfire plan consists of. BR advised that the website cannot be used to update residents as there may be no power, people to update etc.</p>																
4.	Membership	<ul style="list-style-type: none"> ▪ Current membership below as of 18/08/2023 <table border="1" data-bbox="481 467 1619 584"> <tr> <td colspan="5">Paid To</td> </tr> <tr> <td>30 June 23</td> <td>30 June 24</td> <td>30 June 25</td> <td>30 June 26</td> <td>30 June 27</td> </tr> <tr> <td>13</td> <td>87</td> <td>2</td> <td>1</td> <td>2</td> </tr> </table> <ul style="list-style-type: none"> ▪ 4 New members joined today. ▪ Unfinancial members will have their membership cancelled. Membership fee is only \$10/person and if you wish to resign an email to President or Secretary would be appreciated 	Paid To					30 June 23	30 June 24	30 June 25	30 June 26	30 June 27	13	87	2	1	2	
Paid To																		
30 June 23	30 June 24	30 June 25	30 June 26	30 June 27														
13	87	2	1	2														
5.	Correspondence	<p>Correspondence: Listed below and available for viewing if interested</p> <ul style="list-style-type: none"> ▪ Community Building Partnership grant application ▪ MCC re draft LEP approval by Council (3) ▪ MCC re Heros Beach improvements ▪ Alathan re dumped asbestos ▪ MCC Compliance Issues relating to fencing. ▪ MCC re Planning Certificates for Non-Urban Land ▪ Kate Washington NSW State Government re burnout issues on Gooreengi Rd ▪ NSW State Government re NAC Bushfire Planning 	Nil															
6.	Finance	<ul style="list-style-type: none"> ▪ The Finance report had been distributed with the agenda and motion to approve required. <p>Discussion relating to individual funds. Proposed: Janine Reid Seconded: Sid Mazouk Approved by majority.</p>	Nil															

ITEM NO.	ITEM	KEY INFORMATION	ACTION
7.	Reports	<ul style="list-style-type: none"> ▪ Fame Cove (attached) No real change since last meeting ▪ Roads and drainage (verbal report) Due to G.S. inability to attend regular meeting with Council officer to discuss further works required in NAC, the meeting has been delayed to 2024. B.R. advised that building waste from drainage works was being stockpiled in The Ridgeway with no siltation protection. B.R. advised Council had old quarry area near Gooreengi Rd that would be a better area to store until relocated. ▪ Aquaculture (attached) J.R. gave verbal explanation of attached report. ▪ Heros Beach (no report, discussed in section 3) ▪ Website (verbal report) B.R. gave explanation of upgrade and revamp of website. It is functioning well , however we need another Administrator to help in the management of website. Anyone who is interested please contact B.R. B.R. advised of time change for issue of weekly newsletter. Changed to Friday night to advise people regarding “Coffee in the Cove” latest news and what freshly baked cakes will be available on Saturday morning. B.R. advised that due to the demise of Cove News the website is now our main source of communication within the Cove. B.R. would like to see more of the general community use the website, placing articles, photos, wanted or for sale ads etc. It is the Communities website to use and is not restricted to a few people lodging articles. <ul style="list-style-type: none"> • Karuah Quarry East Quarry Consultative Committee (see attached report) J.R. gave verbal explanation of meetings she has attended and is willing to provide more details for those interested 	BR to talk to Council re stockpiles

8. Other Business

ITEM NO.	ITEM	KEY INFORMATION	ACTION
8.1		<ul style="list-style-type: none"> • Heros Beach developments, subcommittee membership Dealt with in outstanding actions. • Draft LEP approval by MCC B.R. gave background history of draft LEP. It was put to the vote by Councillors of MCC ON 25/10/23 and was duly approved. Next step is to send the Planning Proposal to the NSW State Government in late December 2023. It should be signed off in late 2024 and gazetted in early 2025. • Grant applications B.R. advised that 2 grant applications had been lodged under the umbrella of Community Building Partnership Grant. <ul style="list-style-type: none"> a) Shade Sails for Exercise equipment at Yallarwah Park \$15000 b) Future needs of Gardening Group \$10000 • NAC Arts Trail proposal Moved to next year due to K.A.G being overseas. • New Business from Floor As a consequence of the discussion of the draft LEP, Dejan Simovic wanted to discuss the future of NAC (relating mainly to non-urban area). D.S. stated he believed there were 4 options for future of NAC. <ul style="list-style-type: none"> 1) Stay as is 2) Random development in non-urban area making it like a container city 3) Normal residential development 4) Worktowards a sustainable and environmentally friendly development D.S. believes that Council had ignored a majority of Community submissions with regard the draft LEP. He believes this this issue will end in court before full approval or rejection of proposed LEP. D.S. stated that the Community of NAC needs to think to the future of development within NAC in the next 20-30 years. There are no plans for sewer or town water in 	

ITEM NO.	ITEM	KEY INFORMATION	ACTION
		<p>planning. D.S. advised that Council has additional funds available with the land value of the area of non-urban land owned. With approval of a sustainable development of non-urban land, Councils valuation would increase dramatically. This money could then be committed to future infrastructure required if this development was allowed to occur. D.S. expressed his disappointment that this sustainable and environmentally friendly proposal was not included in the Residents Information package to give new residents all knowledge regarding the possibilities of development within NAC relating to non-urban land holdings. He believes that urban and non-urban owners need to work together for the benefit of all parties.</p> <p>B.R. asked what the proposal D.S. wanted to put to the meeting was.</p> <p>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.</p> <p>B.R. requested D.S. write a comprehensive submission to be placed before the NACCAi Committee for review and consideration before the next OGM.</p> <p>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.</p> <p>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.</p> <p>B.R. then closed further discussion by D.S. at this time, due to the need to close the meeting.</p>	
		Meeting closed 4.00pm	

Meeting Dates

NEXT MEETING DATE:	Saturday 10 February 2024
NEXT MEETING TIME:	2-4 PM

Attachments:

- Draft Minutes August 2023 Ordinary General Meeting
- Finance Reports
- Subcommittee Reports

Finance Report

August – October 2023 Financial Report			
from 1/8/2023 to 31/10/2023			
Accounts	Grant amount	Opening	Closing
Friends of Fame Cove		406.06	406.06
NACCAi		7,505.36	7,660.57
Stronger Commun Project		456.53	456.53
Defibrillator		1,775.00	500.00
Yallarwah Park Fitness Track	90,606.00	2,669.42	2,669.42
Community Garden Potting Shed	14,000.00	3,793.71	1,375.80
Welcome Pack	2,000.00	2,000.00	2,000.00
Future Project		0.00	1,275.00
Website cost provision		0.00	145.00
		18,606.08	16,488.38
Beyond Bank		18,606.08	16,488.38
Total		18,606.08	16,488.38
Plus Income to		31 Oct	
Interest		22.21	
Member subscriptions		350.00	
Product sale		20.00	
Total Income		392.21	
Less Expenditure to		31 Oct	
Community Garden Potting Shed		2417.91	
Hall Hire		37.00	
Website fees		55.00	
Total Expenditure		2509.91	
Closing Balance		=	16,488.38

Fame Cove Subcommittee Report November 2023

In recent days Adam Matlawski, Midcoast Council Major Projects and Compliance Manager has advised that discussions involving Fame Cove and the Lee Family have been finalised.

The Land and Environment Court orders involving the Fame Cove site are to be returned to the Court for re-establishment and revised dating. He advises they remain largely unchanged from the Orders made by Justice Bromwich 21 May 2021, and they will be implemented by Council which will not relinquish any part of the Court Orders which required “the respondent must reinstate the Land to the condition or state of the landform as August 2014”.

Council has suggested to Lee Family and lawyers that they relinquish existing D/As they may no longer wish to carry through, given the revised rezoning of the land and the future development potential. No response has yet been made and their comments about their future use of the land appear vague.

Adam has agreed to meet with this subcommittee when Court details are finalised to explain the detail and implementation from Council perspective.

Len Yearsley
Fame Cove subcommittee

Aquaculture subcommittee report November 2023

OL/86/138

Over winter, new floating lines were added to lease OL86/138 off Eastslope Way. In addition, floating lines that had been removed due to the QX disease outbreak were reinstalled.

Some residents were very unhappy and had verbal altercations with the oyster farmers. At the beginning of the year, there was oyster infrastructure on less than half of the lease. Now there is infrastructure on about two thirds of the lease. The residents were told that the oyster farmer intends to occupy the entire lease in the near future. There were also some discussions about loss of access ways for boats.

This lease is visually very ugly as it has old racks, crooked posts and loose floating infrastructure that is not straight. We have complained about this lease many times. It does not meet the neat and tidy requirements in the NSW oyster Industry Sustainable Aquaculture Strategy 2021. The provisions in the Strategy are optional, not enforceable.

I have again written to Fisheries but do not expect any resolution to this problem.

Oyster Debris

The oyster lines on OL86/140 break in bad weather and many oyster baskets float to the north end of the Cove. Lines over near Carrington also break. Nigel walks the shoreline from near Carrington to North Arm Cove and from North Arm Cove to Bulga Creek. He collects any oyster debris he can easily access and arranges for two oyster farmers, Ian Lyall and Mark Slam to collect the debris.

QX Disease

Now that the water salinity has returned to more normal levels, the QX disease outbreak appears to be under control. The oyster farmers have spent the winter restocking their leases.

Janine Reid

Aquaculture Subcommittee

Karuah East Quarry Consultative Committee Report

18 months ago, the Karuah East Quarry called for community representatives to fill vacancies on the consultative committee. I volunteered to represent NACCAi. Meetings are held twice a year at the Karuah RSL Club. Our last meeting was in September.

Water Quality

Some of the dams on the quarry property drain to Bulga Creek. There were a few uncontrolled discharges from the quarry dams over the wet periods from 2020 to 2022. The quarry has since increased dam capacity to prevent these uncontrolled discharges.

Environmental Controls

Environmental reports are provided at every meeting. There have been no significant problems.

Karuah East Quarry Mod 10 Approved

Recently there has been an approval for a small extension to the operating area in the Karuah East Quarry. This was mainly to increase the stockpiling area and to improve safety.

Karuah Red Quarry

Hunter Quarries is in the process of seeking approval for a new quarry called Hunter Red Quarry. This new quarry will be located between the existing Karuah East Quarry and Branch Lane. It is a smaller quarry than the existing quarry with production of up to 100,000 tonnes per annum versus the existing quarry of 500,000 tonnes per annum. It will be for decorative gravel. A public information session was held at the Karuah RSL in March. It could be mid 2024 before a development application is submitted. It will be a Designated Development and will be assessed by Midcoast Council and the Hunter and Central Coast Regional Planning Panel..

Karuah Quarry

The old Karuah Quarry is scaling down and will close in 2027.

Karuah South Quarry

The owner of the property containing Karuah Quarry has been seeking approval for some years for a new quarry between Karuah Quarry and the highway.

Following many amendments, this application is again on public exhibition. It is a State Significant Development and will be assessed by the Department of Planning and Environment.

Enquiries

If you have any enquiries regarding Karuah East Quarry or the proposed Karuah Red Quarry, please contact 1800 329 161.

Janine Reid,
Karuah East Quarry Community Consultative Committee Representative for NACCAi