

DRAFT MINUTES OF THE BATEMANS BAY MACKAY PARK PRECINCT SUNSET COMMITTEE

HELD ON 9 AUGUST 2017
BATEMANS BAY SOLDIERS CLUB
File No: E12.6442

MEETING COMMENCED: 1.03pm

ATTENDANCE

Councillors: Clr Liz Innes (Chair)
Clr Rob Pollock

Community representatives: Carolyn Harding
David Maclachlan
Brad Rossiter
Lyn Woolridge
Jeannie Brewer
Mathew Hatcher
Ross Thomas
Alan Russell

Eurobodalla Shire Council: Catherine Dale – General Manager
Lindsay Usher - Director Planning & Sustainability Services

Observers: Elizabeth Rankin – Divisional Manager Strategy and Sustainable Growth
Mark Hitchenson – Coordinator, Land Use Planning
Kathy Arthur – Director Community, Arts and Recreation
Cath Reilly – Executive Manager Communications and Engagement
Corinne Appleby (Minute Secretary)

Presenters - Otium Planning: David Mason
Wendy Dunstan

1. INTRODUCTIONS

Clr Innes welcomed the Committee.

1.2. APOLOGIES AND LEAVE OF ABSENCE

Clr Anthony Mayne
Jason Funnell

1.3 CONFIRMATION OF PREVIOUS MINUTES – 3 May 2017

MOTION: Lyn Woolridge/David Maclachlan

THAT the Minutes of the Batemans Bay Mackay Park Sunset Committee Meeting held on 3 May 2017 be adopted.

(The Motion on being put was declared **CARRIED**).

1.4 BUSINESS ARISING

Nil

2. BUSINESS ITEMS

2.1 Update

Clr Innes provided an update of events that have occurred during the last month, including:

- grant funding opportunity through the NSW Government
- meeting with Infrastructure NSW to discuss grant requirements and the Mackay Park project
- Council briefing held on 8 August 2017

Clr Innes advised that the grant funding application is required to be submitted by 4 September 2017. Council will be holding an Extraordinary Meeting on 29 August 2017 to make a decision on which option to include in the grant funding application. Clr Innes advised that the decision on an option provides some certainty for the grant application process, but there remains some flexibility to review and refine the concept plans as the planning process progresses.

To meet this timeframe, committee members are asked to discuss with their groups and provide written comments within 1 week so that the comments can be considered by Council at the Extraordinary Meeting on 29 August 2017. Clr Innes offered a further meeting of the committee next week if necessary.

Clr Innes advised that this was a once in a lifetime opportunity and a focused decision needs to be made by Council.

2.2 Presentation by Otium Planning Group (Otium)

David Mason of Otium presented the business case finding to the Committee and the two concept plan options prepared.

Option 1 is the consultant's recommended option on the following basis:

- lower capital cost (\$2.7m)
- operating deficit (\$2.97m - lower over 10 years)

- consolidates community facilities in the south of the precinct and frees up the northern part of the precinct for potential PPP opportunity
- Council owned freehold unencumbered
- clustering and connecting facilities reduces staffing costs and provides opportunities for cross-selling
- avoids concerns raised during targeted engagement about the co-location of arts and cultural centre, with possible residential/tourist accommodation.

The committee discussed the business case and concept plan options with the following issues raised for clarification:

- cost breakdown of various components of the facility
- positioning of components of the facility
- floor space comparisons between options 1 and 2
- size and number of seats in the performance space
- additional costs for a 50m pool
- adequacy of car parking

Following discussion on the issues raised, Lindsay Usher confirmed that the design presented is a very early concept (purely based on floor placement at this stage), with opportunity for refinement as the planning process continues.

In relation to the additional costs of the 50m pool, David Mason offered to provide further information to Council by Monday 14 August 2017.

David Maclachlan and Jeannie Brewer presented an alternative layout plan for the committee's consideration. Unfortunately they did not have time to make their presentation in full.

Clr Innes expressed her thanks to Jeannie and David for their work and enthusiasm and advised that all members of the committee have been provided with a copy of the presentation and additional plans.

Clr Innes, Catherine Dale and Lindsay Usher have made themselves available for a group meeting next week, if required, so that committee members can further discuss the options. Clr Innes clarified that due to the time constraints, committee members are asked to consult with their groups and provide written feedback on the options by Wednesday 16 August 2017.

Action – Mark Hitchenson to forward a copy of David Maclachlan's presentation to all committee members. Comments are to be emailed to Mark by close of business on Wednesday 16 August 2017.

3 NEXT MEETING – TBA

Meeting closed: 3.26pm