

# East Bay Planning Day

10.30am Saturday 13<sup>th</sup> January 2024 – Community Hall

The purpose of the planning day is to focus and prioritise the committees' objectives over the next 12 months and to ensure that all members are aware of the status of general operations, maintenance and current projects.

## Community Hall

After a presentation from Annette and a group discussion the committee agreed that the completion of the hall is a priority. The hall will be made functional but provide basic facilities until we have established resident usage and community expectations. The change of use planning application has still not been approved by DCLEP who have now requested a confirmation resolution from the committee.

1. Matt and Alex will obtain 2 x quotes for the ceiling and lighting. The plastic sheets in the roof to be replaced with metal sheeting.
2. Annette will obtain a quote for suitable furniture. (noting a fridge freezer is required)
3. Neil to arrange a working bee to remove the roller door and replace with the stacker door donated by a resident.
4. Neil to install a lockable roller shutter on the kitchen server, complete the wall cladding and second fix for the electrics (including aircon units) and vinyl flooring in the kitchen meeting area.
5. Neil to re-use the existing poly water tanks and connect them to the buildings down pipes. This will provide up to 50,000ltrs of rain water to the building and toilets. As per the Scheme Description the relevant filtering equipment to be installed to ensure that the water is to drinking water standards.
6. Neil to arrange fitting of the carpet tiles once other work, including ceiling has been completed.
7. It was agreed that a dishwasher will not be installed.
8. Annette to provide advertising and hire options. The hall needs to be available to all Lot holders and a decision on cost recovery for utilities, maintenance and cleaning which is outside the scope of Whittles so most likely require another volunteer. Will there be any restrictions on usage?

## Community Garden

After a presentation from Annette and a group discussion the committee agreed that the eastern section of the current compound should be made available to residents as a usable area connected to the community hall and to provide a community garden. It was agreed that two wicking beds should be installed on the existing concrete base next to the northern fence. Further wicking beds can be installed if there is resident demand. Options for an irrigated garden bed along the eastern fence will be developed to green the overall appearance.

1. Neil to complete the removal of surplus infrastructure and materials from the eastern compound and to connect the existing small water tank to the pump shed. Both of the remaining sections of the old water tanks are to be removed with the southern circular section to have soil for future plantings (tree and herbs suggested). The remaining concrete to be left for future use.
2. Neil to arrange the connection of current pipework to the community hall rainwater tanks to provide water to the new community garden and for future use.
3. Neil to make the western pump shed available for the community garden (separate keypad/lock)
4. Neil to make the compound safe and usable with suitable fencing around the remaining shed and tank and the addition of materials to level off the compound so that it is level (with the existing concrete slabs) and there are no trip hazards or access to other areas.
5. Neil – to arrange a quote for a public gate with a keypad lock through the north fence of the compound. It was agreed that the gate would need to be close to the building.
6. Annette – Once the compound has been made safe the construction of the community wicking beds can occur. The advertising and use of the beds will be organized by Annette. It was agreed that the beds will initially be provided free at this stage.

### Community Workshop

The western compound will continue to house wastewater infrastructure and will not be accessible to residents. Within this compound is a large walled bunker which was originally intended to house a large gas cylinder to provide piped gas to residents. The system was never certified by the original developer and is no longer a corporation objective. The committee considered community re-use of this structure and agreed that it could be re-purposed as a community workshop. Planning permission the change the use of this structure and to add a roof (the roller door will be re-used from the community hall building) has been submitted.

1. Neil/Ian to continue through the planning process and to finalise quotes to convert the bunker into a building. Depending on the cost the quotes are to be considered at a committee meeting or an AGM

### Walking trails

The committee are committed to providing ongoing walking trails with a focus on trails from East Bay. A discussion occurred surrounding the cost, type of trail, trail route and impact on native vegetation. It was agreed that where possible existing trails or cleared areas will be utilized first and that the trail will go around any established trees. It was noted that without the trails access for pest reduction (animal and plants) and general bush care would not be impossible. There was

discussion around the trail building methodology and the various impacts of different methods of construction. The speed of regrowth was also taken into consideration. The committee agreed to continue to construct trails with each new trail brought to the committee for consideration.

2. Neil – To construct the coastal trail north of east bay and up to the northern point of Development Lot 3004 (as agreed previously by the committee in February 2023). The trail from East Bay to appx 50m past Lot 3003 boundary will be made of rubble with the remaining trail to be accessible for pedestrian use. Rubble to be only used in sections considered too hazardous.
3. John/Bob/Neil/Alex – to identify trails being misused by illegal 4wd access and to prevent any such access by the construction of a barrier (fence/rocks/trenching/gates under general maintenance and in support of out native vegetation plan).

### General Maintenance

It was agreed that general maintenance was at a very good standard (Neil and grounds man Michael acknowledged). The presiding member requested that fencing and the Absorb beds were to be made a priority.

#### *Fencing*

1. John/Neil/Bob – to ensure that perimeter fencing and gates are maintained or replaced. New fencing to be installed where recent construction works have led to removal.
2. John/Neil/Bob – Rural fencing around the industrial area (outside the SEB) often referred to the green shed area, to provide security and allow for future use.
3. Ian/Neil – to add a suitable budget line specifically for security fencing.
4. Neil – cyclone fencing and gate will be installed around the new drinking water tanks on Sullivan Drive.

#### *Absorb Beds*

1. Alex – to add a dripper system to the southern end of the absorb beds (currently commissioned) and to plant remaining bamboo plants. Some form of tree guard to be put around each plant. Options for cultivation of bamboo or the purchase of additional bamboo to be presented.

### Future Unfunded Projects

The Point Boston area has unlimited potential and the list of fantastic opportunities continues to grow. Unfortunately taking on new projects requires a significant amount of research planning and Corporation funds. All this usually ends up being tasked to a volunteer to be completed often in their time and sometimes at their expense. It was agreed that our current ambitions exceed our current resourcing. The committee agreed to move all projects other than the ones connected to the community hub or

the essential infrastructure projects to medium to long term projects. The projects which will be postponed this year include:

- Lakeside facilities – toilet deck/picnic area/inside container
- Community battery
- Streetside Library
- Future waste water “Absorb” beds
- Green Shed development
- Lot 3002 related infrastructure – entrance gate, playground, tourist cabins and recreational areas.

It was agreed that Committee Members or Lot holders could still research and cost future projects in their own time and expense for presentation to the committee or at an AGM noting that a subcommittee of volunteers (not committee members) could be asked to work through some of the projects.

Items unable to be discussed due to time constraints were:

- Native Vegetation action plan - Alex
- Bushfire Plan - Shane
- Community Engagement plan – Annette
- 10-year Strategic Plan – Ian (whole committee and Lot Holders)

Planning Day concluded at 2.41pm with the commencement of the Management Committee meeting.