

Notes

Meeting Date: Monday 22 2010

Time: 3.30pm – 5.00 pm

Location: Staff Room, Covenant Christian School, Belrose

Item	Issue	Action	By
	<p>Welcome</p> <p>DW welcomed members to the meeting and introduced Sandra Spate as minute taker and Gareth Jones, Education Officer for WSN Environmental Solutions who would be supporting the CAC.</p>		
	<p>The CAC agreed to allow a reporter from The Manly Daily to attend meetings following a request from JOD's office. (<i>Note: the reporter did not attend the meeting</i>).</p>		
1	<p>Minutes</p> <p>1.1 The minutes of the meeting held on Monday 7 December were accepted with the following amendments:</p> <p>1.2 SW to be included in the list of attendees.</p> <p>1.3 Item 2 should read "WSN reported that SHOROC has agreed to meet \$2 of every \$2.53" instead of " . . . Warringah Council has agreed. "</p>		
2	<p>Business Arising</p> <p>2.1 Item 2 from the last meeting requested the 10 Hectare Site Criteria for Council be signed by the relevant person in WSN. CJ reported that the offer to put this on WSN letterheads and minuting it covered off the action. It is not signed.</p> <p>2.2 The Covenant update has been distributed to members.</p>		
3	<p>Future Use Concept</p> <p>3.1 SH reported on the Belrose Water and Recycling Centre Future Concept Plan. Key components included opportunities and constraints of the site being a former landfill site; continuance of environmental monitoring at the site and the Transfer Station; needs including feedback from the CAC and user groups such as horse and mountain bike groups who have requested uses other than passive use. Options for consideration include: 1. Combined passive/informal recreation e.g. off leash dog walking (suggested by Council) & picnicking; 2. Horse riding which would require construction of an arena; 3. Mountain biking. Timeframe is for closure of the site in principle by November 2014 followed by normal rehabilitation regardless of future use, then final use of land in 2016. Costings are based on a Community Enhancement Fund of \$3.49m</p>		

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	<p>by closure and projections for building and maintenance costs. With passive use it is projected there would be 50 years worth of funds, and for mountain biking and horse riding 11 years.</p> <p>Suggestions by mountain bikers have been considered within the constraints of the site. For horse riders the top area may be used with the rest of the site for passive use.</p> <p>The two main conditions for active uses would be a requirement for a licence agreement with an organisation or third party and insurance by this organisation.</p> <p>CJ suggested that out of consideration for neighbours the site would not be suitable for major events due to parking and access considerations.</p> <p>The Concept Plan was distributed to CAC members.</p>		
3.2	<p>MA suggested it ironic that after 30 years of use, WSN is talking of consideration for neighbours.</p> <p>SH responded that to include major events, parking would need to be introduced and access roads with associated costs. Parking and an internal road has been considered for active use. For passive use a walk in entry was considered at Bundaleer St. Less building and infrastructure would conserve funds.</p> <p>MA suggested that if no parking was provided for passive use young children and older people may be excluded.</p>		
3.3	<p>NP sought clarification on whether trees could be planted in a picnicking area.</p> <p>SH replied that shrubs would be planted. Picnic tables are included but are not shaded. Due to cavities tree roots would go into the waste.</p>		
3.4	<p>DWh asked whether a DA would need to go through Council</p> <p>SH replied it would for detailed design. Currently these are just Concept Plans.</p>		
3.5	<p>NP asked whether it was possible to combine horses and bikes.</p> <p>SH replied it was possible conceptually, but the budget would blow out quickly. There is an issue of potential clashes which would require clear boundaries.</p> <p>ER asked who would be responsible for repairs if for instance damage was caused by horses or bikes.</p> <p>SH replied it would be the responsibility of the club and covered in the licence agreement</p> <p>MA noted the multi faceted nature of mountain biking and suggested different needs would have to be thrashed out.</p> <p>GE suggested the biking association would be able to put forward a proposal to cater for needs.</p> <p>ACTION: Copies of the Concept Plan to be forwarded to representatives of the horse and bike associations.</p> <p>NP noted that with the picnic option there would be public access, but</p>	DW	Done

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	for the bike and horse options it may be members only.		
3.6	A CAC member asked whether a licensing arrangement would be required for off leash dog walking. SH responded it wouldn't as it was just public dog walking.		
3.7	<p>DC sought clarification on the consideration of access at the southern boundary.</p> <p>SH noted that four access options had been included: the current access via the weighbridge but due to the Transfer Station there were safety issues with trucks; Bundaleer St; an entrance off Crozier Rd, which has safety issues relating to trucks carrying rocks from the quarry and there were land ownership issues; and the old weighbridge area.</p> <p>GE asked whether there would be a roundabout.</p> <p>SH suggested possibly a give way.</p>		
3.8	A member asked whether the 35 hectares included the 10 hectares. SH responded it didn't. The 10 hectares is not part of this plan.		
3.9	DW clarified the process for feedback. Introduction and an overview were given at the meeting; CAC members should now read the report. Detailed questions could be emailed to DW. Feedback either written or verbally was requested by the next meeting. Submissions could be forwarded before the next meeting, for discussion at that meeting.		
3.0.1	<p>JOD asked whether options had been considered for segregated use e.g. passive and picnic combined with active such as running tracks and bikes. Have other locations with similar arrangements been looked at, as well as other horse riding areas?</p> <p>SH responded that at the Lucas Heights facility mini bikes had a licence for use of a parcel of land which was fenced. A similar arrangement may be possible here. A licence agreement would have to nominate an entrance and exit if open to the public. It could be worked out if feedback favours this. But WSN has to nominate a use for the site as a licence condition</p> <p>DW noted that at Mt Stromlo there was one authority for a range of user licences.</p> <p>JOD suggested it would be sad to exclude the public. There has been consultation, but there is a time pressure if the government is seeking to sell WSN. There needs to be resolution before that or there is a danger of losing a degree of control. If this is the case the timetable is too extended.</p> <p>CJ noted that assurances had been given by Ken Kanofski that WSN's commitments will be honoured.</p> <p>CG suggested the current opposition should give a similar commitment.</p> <p>DWh suggested that there are mechanisms to lock down commitments regardless of sale. It would require a commercial agreement that carries over.</p> <p>DW noted that the political arena is outside the scope of this group.</p> <p>SH noted that timeframes after submissions are outlined on p 27 of</p>		

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3.0.2	<p>the document, and are partly dependent on whether the CAC opts for external community consultation and opening up to expressions of interest.</p> <p>NP asked what part of the Plan is for public comment public comment as he would like to put it on the school blog site. DW noted it is in the public arena. She suggested that if it is posted on the school website there be a link for feedback.</p> <p>ACTION: a copy of the Concept Plan to be made available for download from the WSN website.</p>	WSN	
3.0.3	<p>The CAC thanked SH for the presentation and timely delivery of the Concept Plan, as well as being available to the community for discussions.</p>		
4	PPC/RC Update.		
4.1	<p>RS reported that a letter had gone to Council's legal section on January 27 regarding the Public Positive Covenant (PPC) with a Memorandum. Once Council signed and returned it to would go to the Land and Property Information (formerly the Land Titles Office). This was expected in March.</p> <p>A copy of the letter to Council is available to members.</p>		
4.2	<p>CJ noted that there had been continual requests for the 10 hectare lot to be given to the NPWS. WSN is not opposed to this. Moves had been made to give the 10HA to NPWS with WSN attempting to talk on a regional level. On February 2 NPWS and DECCW looked at the site. Steps had been taken towards registering the site with the Bio-banking Scheme which would make it attractive to NPWS as it comes with a funding package. NPWS have indicated they are interested with the financial package. The next step is to register for the Bio-banking Scheme. Therefore progressing the RC has stopped. This would solve the environmental management that has concerned the CAC.</p> <p>RS reported that Bio-banking is similar to carbon trading but based around biodiversity of land which is registered on the land title and lasts forever. Credits are available for trading on an open market. SH noted that as it is forever, anyone buying the land have to honour it.</p> <p>JOD indicated the NPWS area manager has indicated they will accept this, so it makes no sense to proceed with the RC.</p> <p>In summary, as WSN was reaching an in principle agreement with NPWS WSN won't move on the RC which would be proscriptive. DW h noted that few sites had been accepted by the Bio-banking scheme to date.</p> <p>Details of the Bio-banking Scheme can be obtained from DECCW website.</p>		
4.3	<p>MA asked if the time for comment on PPC had passed. RS replied it had, as feedback from the CAC had been noted and included.</p>		
5	Update on Operational and Environmental matters		

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5.1	<p>DD reported on Operational Matters. There are no new major works. Work is being undertaken filling in the old access road. Minor stormwater construction works have commenced at the exit road to the Transfer Station. Construction on the road will commence in 6-8 weeks.</p> <p>Flow mowing has been completed.</p> <p>Renewable energy reporting – 1.8 kilowatts to February 1.</p> <p>There have been some technical issues regarding the gas engine with one shutdown due to an electrical storm and another with a breakdown of the engine.</p> <p>Odour management systems have been in operation since November with a couple of minor issues resulting in complaints on January 1, 15 and 16.</p>		
5.2	<p>MA reported she was pleased to see Sunday operations reinstated. She suggested any future changes be posted on the main notice board.</p> <p>DD noted this was after feedback from customers.</p>		
5.3	<p>MK reported on Environmental Matters.</p> <p>The Bushfire Management Plan has been finalised and distributed.</p> <p>The noxious weeds list has been received from council.</p> <p>Weeding is proceeding in revegetation of sites.</p> <p>Rehabilitation sites have been rehabilitated with naturalised seeding.</p> <p>Slashing has been postponed.</p> <p>Surface water results have been good.</p> <p>One dust gauge recorded results above the target level. This may have been due to its location near a large clay stockpile and access road from the quarry.</p> <p>Gas monitoring indicated some odour issues near the southern end of the site and near leachate dam (away from people).</p> <p>Complaints – there have been five since October 2009. Three were due to odour suppression systems malfunction in January. Incidents on the southern boundary are being investigated and will be reported on at the next meeting.</p>		
5.4	<p>The Christian Covenant School reported dramatically better results regarding odour.</p> <p>NP asked that once capping is done does the odour stop.</p> <p>DD replied that odour will decrease, but the suppression system will remain.</p>		
5.5	ACTION: DD to arrange to meet with DC.	WSN (DD)	This week
6	<p>Community Feedback</p> <p>Odour/noise/other issues</p>		
6.1	<p>MA asked how erupting gas wells would be covered in the Future Concept.</p> <p>SH replied that any normal rehabilitation as part of WSN will continue to be paid for by WSN. Only maintenance because of use would be covered under the Community Enhancement Fund.</p>		

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7	WSN Governance updates		
7.1	Belrose Enhancement Fund		
	The increased amount starts 1st July 2010. The amount currently stands at \$2,246,332.		
7.2	Sustainability Reference Group		
	CJ reported that the Annual Report is still with the auditors. It may be available by the next meeting.		
8	Actions		
	Item 2 regarding signing of document is closed. As reported, it is on a WSN letterhead and minuted.		
	Item regarding changes to the fund is closed. It was dealt with in the meeting.		
	Regarding parliamentary response to CAC, the government hadn't been aware of the NPWS offer. WSN had been liaising at a regional level.		
	Definitions regarding active and passive recreation are now included, item closed.		
9	General Business		
9.1	DW thanked the school on behalf of the CAC for rearranging their meetings to accommodate the CAC.		
9.2	MA requested input from WSN regarding WSN's history with the site as part of a history of the community and its institutions which is currently being compiled. ACTION: WSN provide input regarding WSN's history at the Belrose site	WSN	

Next meeting:	Monday 19 April 2010 at 3.30pm
Venue :	Covenant Christian School, Belrose

	Action summary		
3.5	Copies of the Concept Plan to be forwarded to representatives of the Horse and Bike Associations.	DW	
3.0.2	A copy of the Concept Plan to be made available for download from the WSN website.	WSN	
5.5	DD to arrange to meet with DC	WSN (DD)	Week beginning Feb 22nd
9.2	WSN provide input regarding WSN's history at the Belrose site	WSN	