

Richmond
Valley
Council



AGENDA

Reserve Trust Meeting

I hereby give notice that a Reserve Trust Meeting will be held on:

Date: Tuesday, 19 February 2019

Time: 4.45pm

**Location: Council Chambers
10 Graham Place, Casino**

**Vaughan Macdonald
General Manager**

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- 1 WELCOME**
- 2 APOLOGIES**
- 3 DECLARATION OF INTERESTS**

4 MATTERS FOR CONSIDERATION

4.1 EXTENSION TO RESERVE 82910 - REFLECTIONS HOLIDAY PARK CENTRAL PRECINCT

Author: Latoya Cooper, Coordinator Mid-Richmond

RECOMMENDATION

That the Reserve Trust:

1. Notes the report provided which outlines the need for this land transfer to occur to enable a HealthOne to be developed and The Evans Head Living Museum to be relocated.
2. Consent to the extension of the gazetted Crown Land parcel under the control of the Reserve Trust within Reserve 82910, as shown in Figure 3 of this report and approved by Reflections Holiday Parks.
3. Authorise the General Manager to execute the required documents, including affixing the Council seal where required, to enable this land transfer to be completed.

REPORT

Background

A HealthOne facility for Evans Head was announced by the NSW Government in November 2017. Council was approached by NSW Health for assistance in identifying a suitable site in Evans Head for the establishment of a HealthOne facility, an integrated primary and community health care facility. After a review of available sites NSW Health identified the Council owned site in Woodburn Street, where they currently operate a Community Health Centre as their preferred location in Evans Head. This is primarily due to it being a central accessible location near existing commercial and medical facilities within the village.

Council resolved at its Ordinary August 2018 meeting to proceed with the sale of part of the land to NSW Health to enable the Health One facility establishment to proceed at this site.

The concept of the HealthOne facility is to provide services to close the gap in health services that are currently lacking in the Mid-Richmond. This will focus on providing integrated primary and community health services that are centred around the individual needs of patients with chronic and complex conditions. In turn, the establishment of this facility for the Mid Richmond will strengthen the case for a much needed aged care facility in Evans Head which is identified in Council's Community Strategic Plan.

Figure 1: Concept design extract from NSW Health



As a result of the Council decision, existing occupiers on the site 'The Evans Head Living Museum and Community Technology Centre Incorporated' were advised of this decision and provided a notice to vacate. Council also resolved to assist the Museum to find a new location. Following this, the community of Evans Head provided Council with a petition of over 200 signatures to save the buildings currently occupied by the Museum from demolition and an investigation into alternative sites fit to house the re-establishment of two community facilities.

Reflections Holiday Parks tabled the possibility to re-establish the museum building/s within the Central Precinct of the Holiday Park. This option was favoured by the Living Museum Committee as it kept the facility within the central area of Evans Head as a majority of the visitation from the museum was generated from people staying in the holiday park.

The addition of the Living Museum to this area was favoured by Reflections Holiday Park as it fitted well within their plans to upgrade the Kiosk and re-locating a museum to this area would activate the Central Precinct of the Holiday Park and generate tourism to the area.

The lack of available land fit for the purpose of housing the museum building in Evans Head as well as Plans of Management on Crown Land sites, Native Title Land Claims, availability of water/sewer and location constraints were providing very few options and Council proceeded to investigate the option offered by Reflections Holiday Park for re-establishment within Crown Land Reserve 82910.

The concept design for the upgrade to the kiosk area is inclusive of an open shade structure along the foreshore area providing an extensive range of seating which would be open to the public, as shown in Figure 2.

Figure 2: Reflections Holiday Parks Kiosk Upgrade Concept drawing




The Living Museum Committee voiced their desire to have not only the current Living Museum relocated, but also the Community Technology Centre (CTC) building. As the service provided by the CTC was already a service Council provided at its Evans Head Administration Office and Library, moving the second building for the purpose of re-opening the CTC was not favoured and preference was given to re-establish the second building as a Visitor Information Centre. The Evans Head Business and Community Chamber in recent times has requested improved visitor information services in Evans Head. The use of the former CTC building for this purpose will enliven the central precinct of the Holiday Park and provide convenient visitor services to the many visitors at the adjacent tourist facilities.

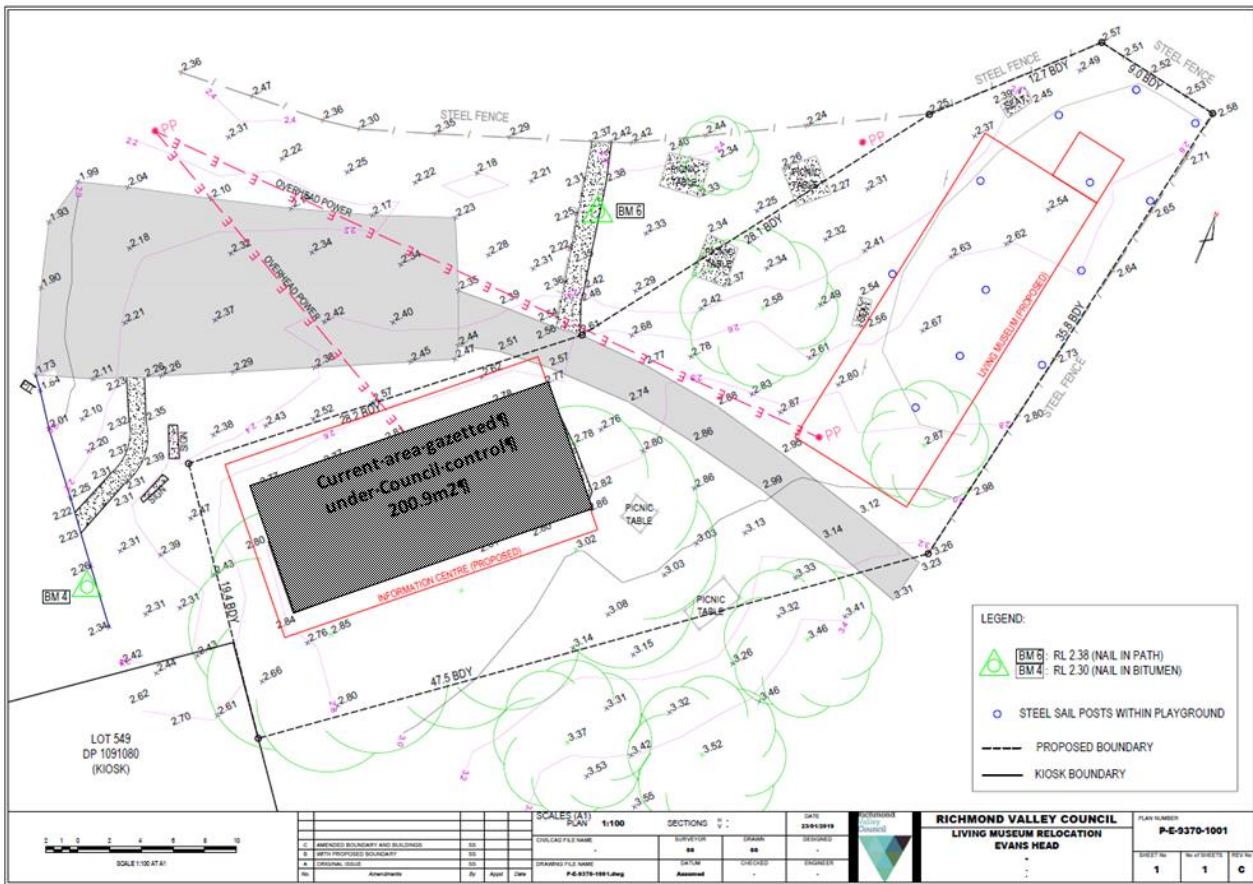
Council resolved at its Ordinary December 2018 Meeting to proceed with the re-establishment of the Living Museum building to Lot 3 DP 829998 and to work with Department of Primary Industries –Lands, to re-establish the former CTC building within the same area of Reserve 82910. This resolution included the demolition of the old brick gazebo building from Lot 3 DP829998. The demolition was completed on 13 February 2019.

At present, Council has management over a small parcel of land (612m²) within the reserve that previously housed an out-dated brick gazebo structure. To establish both buildings under the one gazettal, it was imperative for Council to apply for an extension of this area to allow for Council to re-establish both buildings and have them sit under the one Crown Land Manager being Richmond Valley Council. To achieve this outcome Council commenced negotiations with Department of Industry – Lands and Reflections Holiday Parks.

Reflections Holiday Parks Board Members resolved on 8 February 2019, to approve the transfer of management of land within Reserve 82910 (Evans Head) to Richmond Valley Council through the increase in Lot 3 of DP 829998 as shown in the surveyed map below.

This will extend the gazetted area under Council management from approximately 200.9m² to 1452m². Figure 3 below shows the current area gazetted to Council as well as the proposed extension. Also shown is the proposed layout of the buildings as well as the existing vegetation on the site which will not be impacted or removed as part of the re-establishment.

Figure 3  Area currently gazetted under the management of Council.
 --- Approved extension area and proposed layout of re-established buildings.



Following Reflections Holiday Parks extinguishing their management over the above area, Council will make application to Department of Industry – Lands, to have the gazetted area under Council control extended (pending Reserve Trust Resolution)

The timing on moving the buildings from the current Council administration building site to the site detailed in this report is reliant on the determination of the development application of the Health One facility. The Community Health Service building has been assessed as not suitable for relocation due to extensive presence of asbestos within the building. It needs to be demolished to provide a clear pathway for the relocation of the Living Museum and CTC buildings.

CONSULTATION

Through its consultation with Crown Lands and Reflections Holiday Parks, a resolution to permit the extension of the land parcel has been met.

The main issue raised by the community is the demolition of the shelter shed which is situated on Council controlled land. It is acknowledged that some people in the community have an affinity with the shelter shed due to its history. However, many people in the community supported its demolition due its age and unhealthy state .Council also received a letter of support from the New South Wales Police Service for the removal of the shelter shed due to the high incidence of undesirable behaviour and crime at night. Its removal will improve safety in the area and reduce noise impacts for nearby caravan park residents.

The use of the shelter shed has been monitored over the summer period and it is not highly utilised. The planned upgrade of the area around the Kiosk will provide new, modern covered dining areas.

CONCLUSION

With the Trust providing consent for the gazetted parcel to be extended, works can continue for the re-establishment of the two community buildings.

ATTACHMENT(S)

1. **Reflections Holiday Parks - Board Members Resolution**



8 February 2019

Mr Vaughan Macdonald
General Manager
Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

cc - via email: Latoya Cooper – latoya.cooper@richmondvalley.nsw.gov.au

Dear Vaughan

Re: Evans Head Living Museum Relocation – Resolution of NSW Crown Holiday Parks Land Manager Board (trading as Reflections Holiday Parks)

Further to our recent correspondence and discussions in relation to the above matter, I can advise that the NSW Crown Holiday Parks Land Manager Board (*trading as Reflections Holiday Parks*), has adopted the following resolution:

The NSW Crown Holiday Parks Land Manager resolved on 8 February 2019 to:

Approve the transfer of management of land within Reserve 82910 (Evans Head) to Richmond Valley Council through the increase in Lot 3 as per drawings P-E_9370-1001 dated 23 January 2019.

Attachment 1 of this correspondence is a copy of the drawing quoted within this resolution.

We look forward to working with Council as your plans evolve.

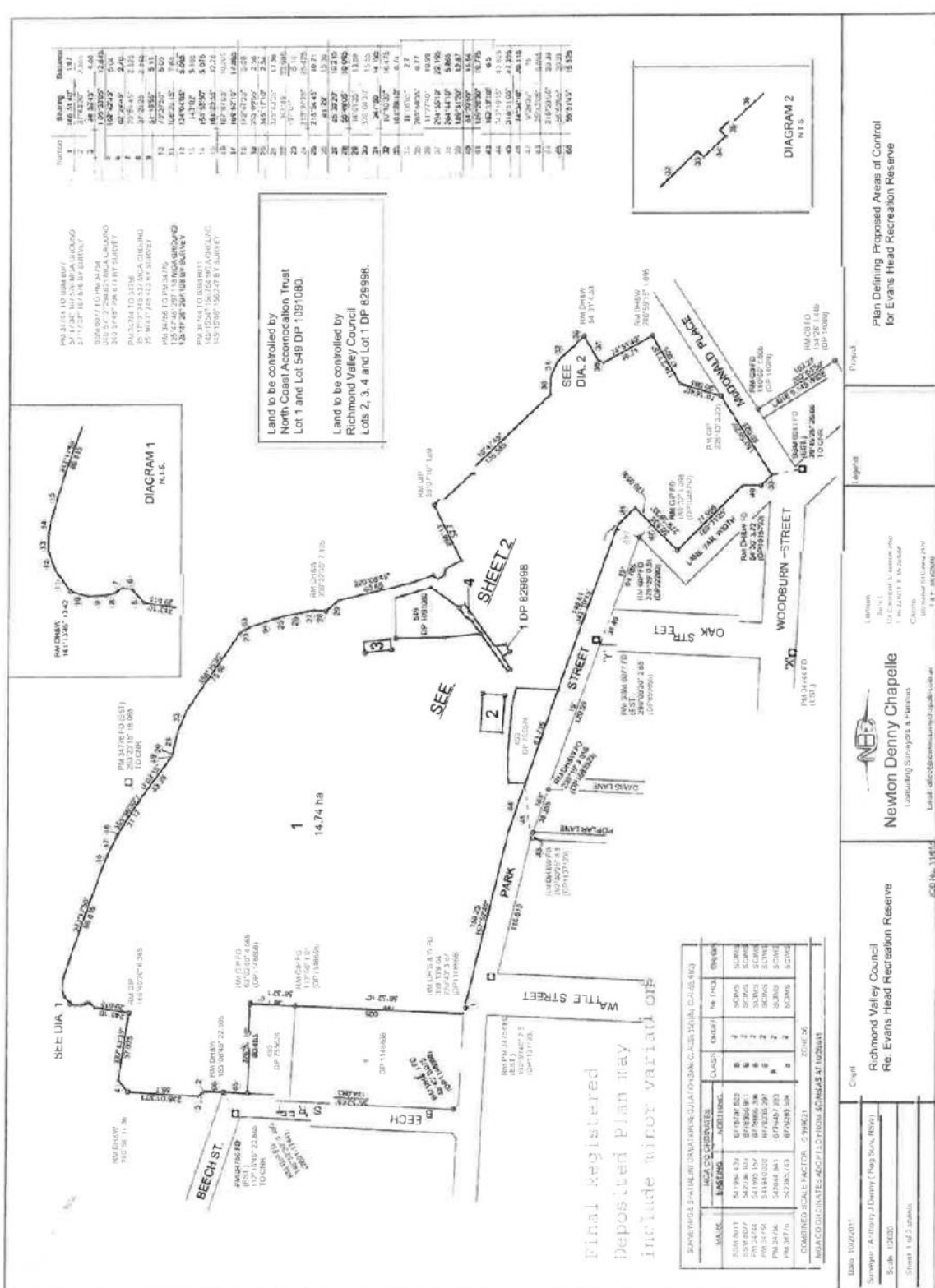
In the meantime, you are welcome to contact our Executive Manager, Capital Works, Mr Jack Plimmer, if you require any further information or assistance on telephone 0438 147 335.

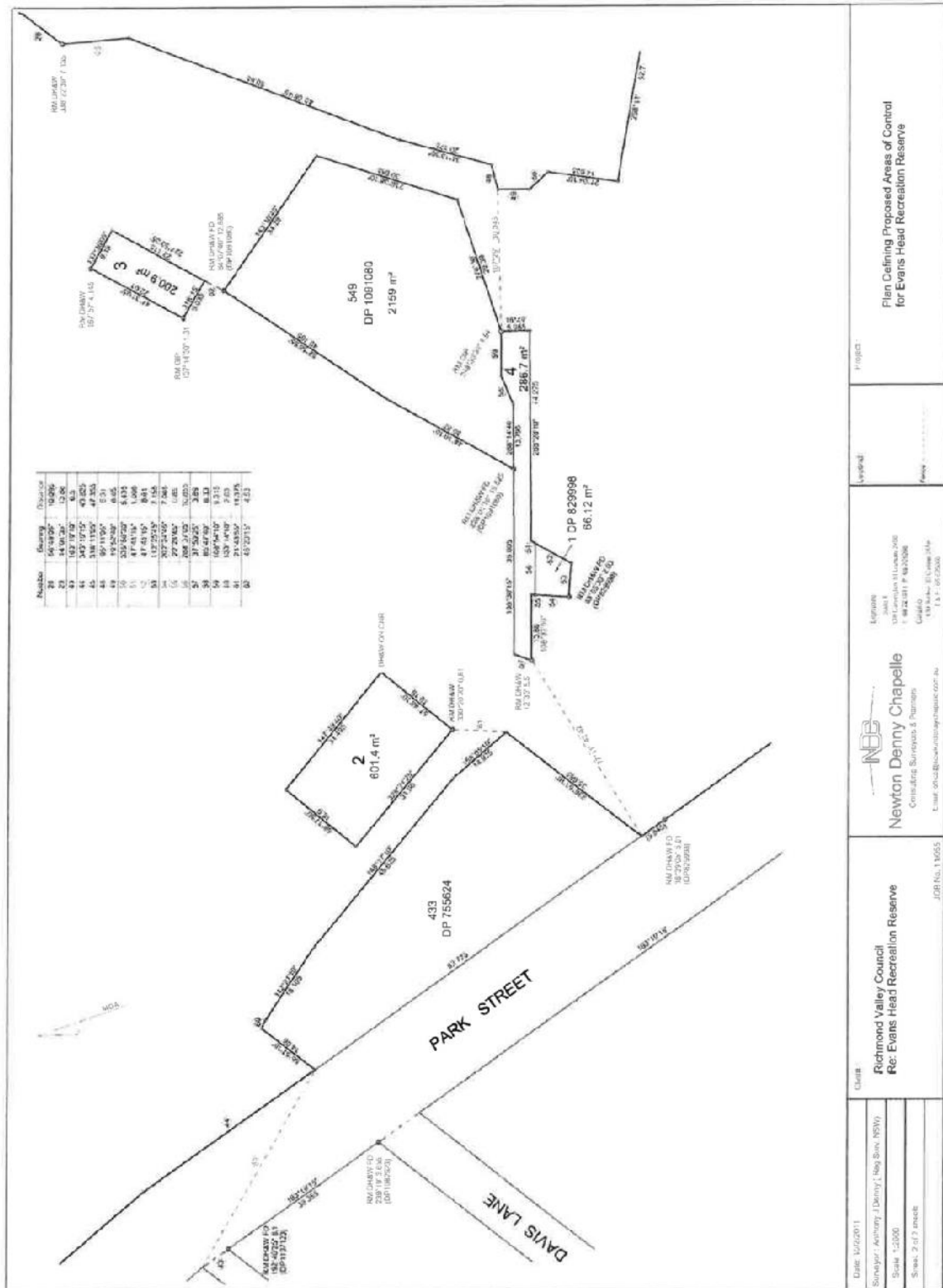
Yours sincerely

Steve Edmonds
Chief Executive Officer

Reflections Holiday Parks is the trading name for NSW Crown Holiday Parks Trust | ABN 26 087 692 248
PO Box 212 Carrington NSW 2294 | (02) 49145500 | reception@reflectionsolidayparks.com.au
www.reflectionsolidayparks.com.au

Attachment 1





Plan Defining Proposed Areas of Control for Evans Head Recreation Reserve

Richmond Valley Council
 Re: Evans Head Recreation Reserve

Date: 10/02/2011
 Designer: Anthony J Denny, (Reg No. 9551)
 Scale: 1:5000
 Sheet: 2 of 2 sheets

Newton Denny Chapel
 Consulting Surveyors & Planners
 Email: office@newtondenny.com.au
 11-17-072024

JOB No. 116655