



COMMUNITY ASSOCIATION

BAWLEY POINT, KIOLOA AND TERMEIL

BAWLEY POINT, KIOLOA AND TERMEIL COMMUNITY ASSOCIATION

General Meeting- Sunday 9 am 22 February 2026

MINUTES

Welcome and Acknowledgement of Country:

Attendance: Peter Longstaff (President), Tony Sattler (Public Officer), Lynn Cowley (Secretary), David Keith (Exec), Judith Carroll (Exec), Carie Smith (Exec), Lindsay Cane, Mayor White, Cllr Gillian Boyd, Cllr Debbie Killian, Liza Butler (State member), Chris Ronalds, Paula & Paul Mullins, Allan Baptist, Bev Seaman, Karin & Roger Lucas, Anne Eggins, Neil Brown, Raylee Myers, Jack Bower, Caroline Wilkes, Brett Granter, June & John Rushton, Leonie Arentz, Graeme Heriot, George Lemann, Caroline Selleck, Mel Davies, Stuart Fraser, Kalman Salgo, Christine Taylor, Helen & John Nelson, Ross Lewis, Paul & Lyn Gilmore, Mary Stanwix, Lurlene Eve, Diane Gray, Chris & Virginia Woodland, Richard Lake, Bev & Ian Donges, Erika Schwarze, Michael Maley

Apologies: John & Linda Lane, Claire Stephenson, Andrew Constance (CEO SCC), Marg Hamon, John & Gabe Meyer, Moira Heath, Ian Morrison, Kylie Brindley

Minutes of the last General Meeting Sunday 23 November 2025

Moved those minutes be accepted: Peter / Judith. Carried

Business arising from previous minutes: Nil

CCB discussion:

Peter Longstaff (PL) provided opening statements relating to the establishment and purpose of the BPKTCA and the CCB and the stated issues that SCC has with the current CCB model. He then presented an overview of what our community members regard as important in our relationship with Council and in any partnership we enter into as a community association/ CCB.

PL invited Mayor White and Cllrs Gillian Boyd and Debbie Killian to join in a discussion about the future of CCBs. Lindsay Cane (LC) moderated the discussion and Allan Baptist acted as scribe.

Lindsay thanked the Mayor and Councilors for attending our meeting on a Sunday. She explained how hard the community works together and noted that the suddenness of the CCB proposal had not been well received. She highlighted that the community expects to be involved in decision making affecting our region and to that end, expects an appropriate structure to be in place at Council that facilitates meaningful, respectful engagement and exchange of views between Council and community members. She then asked the Councilors and Mayor to explain the motive and reasons behind the proposed dissolution of CCBs.

Mayor White advised that the area covered by Ward 3 covered Tomerong, out to Sassafras and down to North Durras (largest ward in Shoalhaven) See Ward 3 map.

Mayor White gave a brief history of the CCBs, which were started up in 1993. She explained there are a small number of CCBs (5-10%) causing issues for SCC, taking up Council time, resources and money and under current guidelines, SCC is unable to discipline individuals who cause problems for CCBs, it can only discontinue the CCB. If there is a problem with a CCB, SCC is at risk of legal proceedings with the current CCB model. If there is a claim against Council, it must pay the first \$100,000 from its insurance. She

confirmed that the decision was made by the Council Executive including the CEO. When asked if the decision was a money-saving initiative, she very clearly stated that “it is not a money saving issue, the affordability of CCBs is not the issue”. The Mayor advised that a discussion paper on the proposed new arrangement for community groups will be distributed for comment and feedback, within the week.

Clr Gillian Boyd:

Advised that the Council motion on 16th December meeting was a surprise to her and that she had no involvement in the development of the decision presented at that meeting - she voted against it. She does not support abolishing the structure which seemed to be operating well for the majority of CCBs but would like to see the CCB guidelines tightened and better monitored.

Clr Debbie Killian:

Advised that she also voted against the motion on 16th December and was disappointed that the CCB structure was to be discontinued. She thanked the CCBs in an email for their good work.

President Peter Longstaff:

Advised that four BPKTCA exec members went to the combined CCB meeting on 12th January. Twenty-one of twenty-three CCBs were represented at the meeting. A small working group was formed. This working group prepared papers and met with CEO and Mayor White. He noted that this deputation did not necessarily represent the views of the BPKTCA members and that community feedback was important to inform the position that the CCB would take in future negotiations.

Peter presented to the Mayor and Councilors our concerns that Volunteers need public liability insurance, but BPKTCA does not have funds to pay for this, so funding is required from, as a preference, SCC or other sources, given the community work and consultation our CA does with and on behalf of SCC.

Liza Butler suggested that, as affordability of CCBs is not an issue, then perhaps SCC could pay CCBs a “grant” to remove the perception that CCBs are Council Committees. Grant could then cover insurance and admin costs. This suggestion was warmly received by community members and noted by the Mayor and Councilors.

Community discussion included:

- Why all CCBs have to be abolished if there are just a few behaving badly.
- Community is happy to work with SCC for a satisfactory change to the model.
- Strong support for Liza’s proposal for a “Grant” to BPKTCA to cover insurance and admin costs
- Mayor also asked for feedback on how SCC can work better.
- Concerns that the unilateral process was the wrong way round, dissolve CCBs then ask for comments, should be consulted first.
- Are there any models used by other LGAs, which may suit our LGA
- Query as whether our Community Strategic Plan will be affected. CLP has been publicly endorsed by SCC.

Mayor White noted that if a satisfactory arrangement has not been identified and finalised by 1st July, the time frame can be extended. The new model will be on public exhibition then will go back to Council, with comments received.

Gillian Boyd and Debbie Killian advised they are available for community feedback. If comments are sent directly to Council, Gillian and Debbie suggested they be copied into any correspondence. Community members are encouraged to make individual submissions / comments.

Gillian.boyd@shoalhaven.nsw.gov.au
Debbie.Killian@shoalhaven.nsw.gov.au

Comments can also be forwarded to BPKTCA
secretarybpktca@gmail.com

Lindsay thanked Mayor and Councilors for attending and taking questions on a Sunday.

Community Led Projects General

Lindsay Cane asked Mayor White what recourse the community has if a CLP is rejected through the Council portal. Mayor White advised the Project leader to contact Director Kevin Norwood and request a meeting to discuss the issues and how to address them. Resubmission to the portal is allowed.

Pathway celebrations Sunday 22nd March 2026, 10:30AM Kioloa Community Hall

Time and date have been set for the celebrations. Sunday 22 March at 10.30am

Federal, State, local members have been invited, and contractors.

If anyone has photos, memorabilia etc., please send it to BPKTCA.

Story board will be prepared.

CLP -Kioloa Community Hall proposed extension (Presentation attached)

Allan Baptist presented a concept for the hall extensions.

PowerPoint presentation attached to these minutes, and on BPKTCA website.

Anticipate that building will not start for approx. 12months.

Comments / feedback welcome.

- Consideration be given to possible storage for historical artifacts for the historical society
- Separate sewage for hall and Kioloa RFB shed
- Consider renewable energy in the plans
- Liza Butler will advise if any State funding opportunities arise, but the project will need to be shovel ready before applying for any grant.

CLP Beach rescue stations-approved being implemented progressively.

The first beach rescue station (BRS) was installed before Christmas at Mudholes (Shell Beach). This was privately funded. Buddies selected to provide monthly check as per Deed with SCC. This process involves a visual check and report via QR code.

A grant for \$5500, for second BRS, has been approved by Bendigo Bank. Funds include replacement battery and pads for 10 years. This one will go to Bawley Beach.

Liza Butler will advise when funding becomes available for the next 2 BRS.

Letter to Ingenia at Merry Beach requesting funding for a BRS to be installed at Merry Beach.

BRSs include a QR code. If anyone notices any damage, or things stolen, please use the QR code to report. Report will be visible by BPKTCA President.

Question from floor, how many proposed, concerns about excessive numbers. It was confirmed intention, up to two additional stations, subject to funding/grants, and locations would need to be agreed with the Community.

CLP End of pathway Scerri Drive to Kioloa beach- lodged under SCC review.

Progressing. This section of the path is on crown land so work to be done by SCC. However, they support this CLP. It is important that this path be made weatherproof so that pedestrians can get to the beach safely.

CLP Gannet beach seating

This CLP has been rejected. Moira Heath is in discussion with Peter Swanson from SCC.

Kevin Norwood, as suggested by Mayor White above, is another contact to see how the project can be progressed.

CLP Kioloa cricket nets, submitted under review SCC, preliminary positive meetings.

Submitted through the portal. On site meetings with Council staff as there a couple of trees that need to be removed. SCC are happy for this to happen, must be by a SCC approved contractor. Dan from Tree n Easy has also been on site. Budget being reworked to reduce the original quote by using community labour for some of the work, instead of contractors.

Project Manager required, this is in hand.

20% contingency required, this can be covered.

SCC checking to see if the oval is listed for some future upgrade which the net upgrade would interfere with. Unlikely Kioloa Oval is earmarked in SCC plans for near future upgrade.

Financial report

Membership now stands at 106.

More skills needed on community led projects (CLP's), i.e. looking for experience in seeking grant funding
Not for profit status not sorted yet: priority is to conclude CCB model changes first.

Funds remain in Bendigo Community Connect account, earning interest. Some of these funds are earmarked for conclusion of the footpath to Kioloa Beach. Discussion needed on what to allocate any remaining funds to e.g. other CLP's, in due course. The P&L and Balance Sheet at 31/1/26 in agenda papers.

Other general business.

Cockwhy Creek Bridge second road escape Bawley/Kioloa

Ongoing discussion between RFS, SCC and Parks & Wildlife.

SCC have now acknowledged ownership. However, no funds to replace / repair, and would not be high on SCC priority list for replacement / repair. As ownership was not clear, no one put in an insurance plan after the fires.

Now that ownership is acknowledged, Liza Butler is seeking a retrospective claim and is happy to work with SCC on this matter.

PL held discussions with local Kioloa RFS President, suggesting contact should be made with SCC to explore where this asset is on the asset risk register, explore temporary upgrade options 20-year life?

Shark bite kits

Liza Butler advised that shark fishing is taking place at Bawley Beach, off the gantry, with drone baiting. This is an unsafe practice. State Government has already banned shark fishing off any structure close to swimming beaches. This needs to happen right along the South coast, no shark fishing where there are swimmers. Liza Butler looking into this.

New initiatives

Executive Committee has been exploring new "connection" initiatives from the Community Strategic Plan.

- Welcome pack for new residents
- CLP kit for anyone who would like to submit a project
- Creating story boards. Some of these were in place for Strategic Plan Have Your Say Days. There is not yet one for the history of the pathway.

We have had a preliminary meeting with FRRR and there may be funding for some of these projects.

LEP and DCP

SCC Contribution Plan is out on exhibition for public comment. SCC propose charging developers, for the first time, a contribution levy. Levy to go towards infrastructure. This will only apply to big developments and will make them more accountable. SCC is now working on the LEP which is due out about July or August 2026. If your property is flagged for re-zoning, you will be contacted. Work on DCP will follow.

Bus stop at Luci's

Sport and Rec have raised concerns about the safety of the school bus stop opposite Luci.

Mentioned that SCC may have placed the bus stop in that location against advice by NSW Transport in spite of concerns of residents. SCC have a duty of care to investigate this matter as a matter of priority.

Moved: Lindsay Cane / John Nelson that BPKTCA write to SCC expressing community concerns re location of the bus stop, and that SCC look for an alternative as a matter of urgency. Carried.

State Government Funds for pathways.

Lurlene Eve asked how much has been spent on the recent funded State Government sections of the pathway and is there any of the \$1.5 million left. Liza Butler advised that by 30 June, that amount needs to be acquitted. That information then becomes public knowledge and can be fed back to the community.

Handrail across culvert opposite ANU

Brett Tranter noted that the railing at the new pathway Bridge opposite ANU along the road has gone. It needs to be reinstated: Post meeting it was replaced on the Monday 23rd February.

Meeting finished: 10.56am

Next meeting: Sunday 24th May 2026.

Kioloa Community Hall Extension & Upgrade

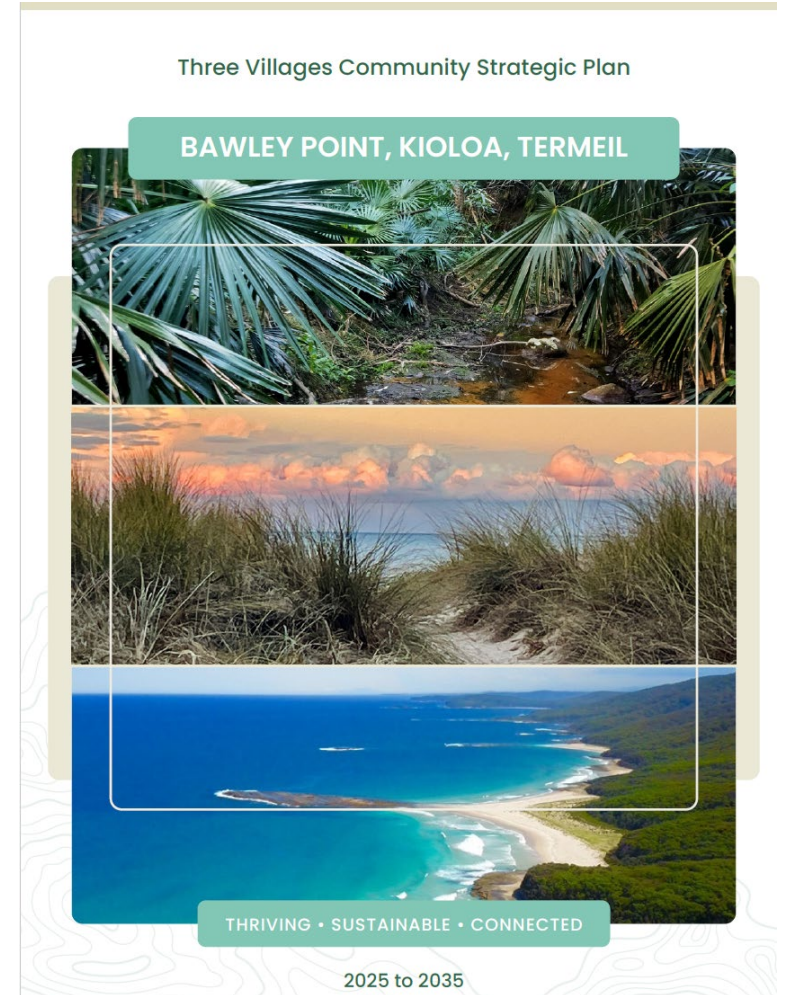
Concept Plan Feb 2026



ALIGNMENT WITH THREE VILLAGES STRATEGIC PLAN.

1. The project aligns directly with the Plan;
2. Values of character, innovation and connectedness (p6);
3. Theme 4 Recreation and Community Facilities- No 3 (p16) Upgrade the Kioloa Hall-

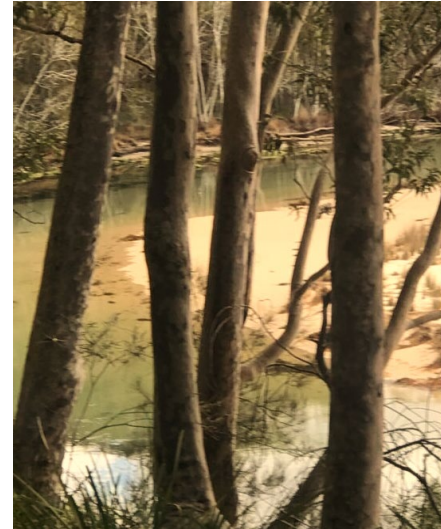
‘extension to accommodate a broader range of events for community engagement , and to enhance Sport and Recreation’s book fair storage, presentation and fundraising for the community (p36)’.



PROJECT VISION

To create a welcoming, flexible and sustainable community hub that ...

- supports diverse cultural, fitness, wellness, social and recreational activities,
- extends and supports a range of usage, storage and facilities
- provides a potential future revenue generation for community purposes
- strengthens ongoing community connection, activities, programs and events
- provides an equipped assembly location for emergencies, bushfires and evacuation



Building Works



10.



Building Works and **Additional Needs**

1. New large (eastern) verandah deck 6m x 13m= 108sqm with stacking doors
2. New storage room 5m x 6m
3. New western deck 9m x 3m to create an open outdoor area with stacking doors
4. Possible additional water tank.
5. Acoustic paneling on the main interior wall
6. Acoustic batts
7. Lighting and power connected
8. Current storerooms tidied up and new LED lighting and air
9. Remove containers
10. Remove containers ventilation



Building Works and Additional Needs

11. AV equipment, retractable movie screen, projector & Wi Fi
12. New air con
13. Mobile stage floor 4m x 3m
14. Dedicated historical display & archival space with relocated 1991 donation plaques
15. Kitchen painted
16. Additional Furniture as needed





BUDGET & FUNDING

Budget estimate \$400k

1. FUNDING SOURCES:

\$100k has been pledged from Sport and Recreation Club (Minute. 12th Feb 2026 S&R meeting).

2. \$300k (estimate) worth of Grants needed from State, Federal Governments and Philanthropic groups. Confidence is strong that we can attract funding partners.

3. Suggested sources Veolia Community Grant Fund, the NSW CRIF(Crown Reserve Infrastructure Fund) and the NSW Building Community Partnerships Grants.

4. Formal budget detail will be developed Stage 2 of the project following Community Consultation and Council approval.

STAKEHOLDERS & USER GROUPS

- Kioloa Hall Management Committee,
- The Friendship Group, Senior Moves, Waminda,
- BPKTCA meetings, residents' groups, Anzac Day Committee and Event,
- Seniors' groups, Nia Dance, Tai Chi, Yin Yoga, Budo Kempo Karate, Pilates, youth/ family groups,
- Indoor bowls group, recreation groups,



STAKEHOLDERS & USER GROUPS

- Mary's Murramarang Markets,
- Sport & Rec seniors' lunches, Music and movie nights, visitor groups, Kioloa Fair organisation,
- Training sessions for Bush Fire Brigades, Community Christmas Carols, community entertainment,
- Celebration events.



Next Steps

1. Brief initial presentation by S&R concept plan proposal to community at BPKTCA meeting on February 22nd, 2026, to inform attendees and initiate feedback.
2. S &R to brief key stakeholders and community leaders – individually and informally with groups and seek feedback.
3. Sport & Rec to consult User Groups and seek feedback on the concept plan.
4. BPKTCA to formally post the Plan on the Facebook Page for feedback from community members - to be analysed and fed back to Sport & Rec.
5. Review of feedback - CA and Sport & Rec - detailed Plan developed and progressed.



Together
Brings
Strength