

The Bundy Flyer no. 94



November 2018

STAY IN TOUCH WITH WHAT'S HAPPENING ON BUNDAGEN!

Community Online Notice Board – contact bundagenonline@gmail.com. Contributions to be sent by noon Sunday for the weekly Monday email.

The Bundy Flyer by email – send an email to bundagensecretary@gmail.com to be added to the list or to send a contribution.

Bundagen website – get a password from bundagenwebsite@gmail.com.au and browse through bundagen.com.au. Lots of info in the members' section!

Forum: “Upgrade of common areas for public use?”

This forum is being called as a follow-up on previous decisions regarding the upgrade of the communal areas for public use. The team working on the upgrade has gathered the necessary information to present to the community in order to decide whether we want to go ahead with this project as per the following decisions:

GM 8/11/14: In principle, the communal area (including the Mainhouse, Meditation Space, kitchen, playground, amenities and carpark) will be upgraded to accommodate commercial activities, depending on a future plan of works and budget of costs being provided and approved.

SpCM 9/5/15: The results of this (works /costs) will be presented to the community so members can decide if they want to go ahead with this project and negotiate with Council if this is the case.

(Note: please see the end of this Bundy Flyer for a detailed list of decisions, including in relation to insurance.)

The money spent on the project so far is:

At **GM 26/2/11**, \$150,000 was put aside from frozen funds to renovate the Old Main House (OMH). \$4,880 was spent over the next couple of years on the OMH.

At **GM 9/11/14**, \$15,000 of the above budget was allocated to engage consultants to advise us on requirements to upgrade the New Main House. \$9,469 of this has been spent.

At **GM 31/1/15**, it was decided that the money allocated from the frozen funds for the restoration of the OMH would also be used for bringing the Mainhouse and kitchen to council compliancy.

There is at present \$135,651 remaining for the New Mainhouse upgrade.

Forum date: Sunday 25 November, 9 am to 3 pm

(Early coffee, morning tea and lunch provided.)

Forum Structure:

1. Background information leading to the forum, including previous decisions and insurance issues *(see attached minutes at the end of this Bundy Flyer)*.
2. Outline of reports and information gathered by the group, including cost estimates, requirements for upgrade and possible grant availability.
3. Q&A session.
4. Conversation café (discussion within groups of four or five) to tease out both concerns and opportunities related to the information presented.
5. Closing circle for feedback and to look for future direction.

The Mainhouse DA: Workgroup Update

The Mainhouse currently has restricted use approval with Coffs Council. Events that are commercial in nature contravene the approved use of the building and

surrounds. Public events stopped at the Mainhouse in 2015 and a decision was made at a subsequent community meeting to explore the work needed to get

Council approval for public use of the Mainhouse and surrounds (Meditation Space, Meeting Room, toilets and parking).

A working group with a \$15,000 budget was established to gather the information needed to prepare a Development Application (DA). It was agreed at the time that if Bundagen got Public Use approval for the Mainhouse, events considered commercial would be limited to those that took place previously in the Mainhouse and surrounds (for example, Tuesday Café, Drum Camps, meditation and yoga retreats, etc.), which would continue to be subject to community approval.

We have gathered the information needed (consultant reports, drawings, site plan and budget estimates) for the DA. A number of reports have been prepared by working group members and consultants to address all the likely work needed to get DA approval including: vegetation management; bushfire hazard assessment; fire evacuation and assembly; toilets/sanitation; traffic/parking; greywater; disability/access; and site plan.

Copies of the reports have been uploaded to our website and will also be available at the forum.

Considerable work will be required to fulfil DA requirements. One major issue we must address is the creation of a fire refuge. There may also be other costs not accounted for here, depending on any additional conditions that Council requests once they have assessed our DA submission.

Creating a Fire Refuge - 3 options

In consultation with Fire Planning consultants, three options for a fire refuge have been identified:

- **Option 1:** \$60,000 to \$90,000. Creating a new, stand-alone building to BAL 12.5 (fire safety rating of structure) - \$40,000 for a 100m2 shed on slab or \$60,000 for a 200m2 shed on slab. This structure would be located near the volleyball courts and would also need its own power and water - add another \$20,000 to \$30,000.
- **Option 2:** \$20,000. Upgrade the New Mainhouse to BAL 12.5 (screening windows and doors, fire proof paint, gutter guard, safety glass).
- **Option 3:** \$150,000. Rebuild the Old Mainhouse to BAL 12.5 (new stumps and piers, internal and external cladding, new roof, insulation, wiring).

Costs estimate	
Greywater	\$12,000
Paths	\$8,500
Parking	\$25,000
Disability toilet upgrade: ramps, handrails, move water tank and new pump	\$5,000
Upgrading of Mainhouse kitchen to commercial use	Up to \$15,000
Ancillary signage	\$500 to \$1,000
Establish a fire refuge	\$20,000 to \$150,000*
DA application fee	\$400 to \$600
Bring Meditation space up to BAL 12.5 (fire safety rating)	\$30,000
Kitchen upgrade	\$5000 to \$15,000
Possible second fire report	\$2,000 to \$3,000
Estimated total: \$99,000 to \$237,000*	
<small>*(Variations in cost subject to choices 1, 2 and 3 below and kitchen upgrade costs.)</small>	

KEY ISSUES TO CONSIDER BEFORE YOU COME TO THE FORUM:

- Fire refuge location
- Costs associated with the three options above
- Type of use and relationship to insurance issues

(If you need further information or clarity on insurance and its relationship with the proposal to upgrade for Public Use, please get in touch with Trish or Marijo.)

Ando, Bass, Dave Plant, Seb & Tim Walsh
Names in alphabetical order/Formatted by Marijo

Extract of GM 8/11/14 Minutes

1) Upgrading Communal Area

Decision: In principle, the communal area (including the Mainhouse, Meditation Space, kitchen, playground, amenities and carpark) will be upgraded to accommodate commercial activities, depending on a future plan of works and budget of costs being provided and approved. Passed 2/3 majority (14 for, 1 against, 2 abstain)

2) Budget For Upgrade

Decision: Up to \$15,000 (from the Old Main House budget) is allocated for the costs of employing consultants to provide a future plan of works and budget of costs. Plans & budget (for the full upgrade) to come back to a GM for further approval. Passed with 2/3 majority (12 for, 3 against).

Extract of Special Coordinators Meeting 14/4/15 Minutes

As the Mainhouse/Meditation Space do not have council approval for commercial activities and Bundagen insurers have advised that they cannot insure any "illegal activities", it is the responsibility of the co-ordinators to act once this had been pointed out to them.

Everyone was given the chance to ask questions and the concerns and questions were answered by the legal team, coordinators, and other members. Questions/concerns that were raised covered:

- What is a commercial activity? Answer given: any activity involving the public where there is any form of payment, probably incl donations, tokens, etc (*note: needs to be checked*). But some honorarium is acceptable. Note that members/residents are considered also as 'public'. The main point here is that the buildings are not compliant for commercial activities and the council doesn't allow us to operate as a commercial venture. Calling it a social club, asking people to sign in, paying workers in RFWs, calling it 'dana' or donation would not solve the problem if it is a commercial activity, as the buildings and kitchen are not compliant.
- It is not only that our public liability insurance does not cover these activities, but also our buildings' insurance and coordinators insurance would be void if a claim were to come from an 'illegal' activity. If the coordinators hadn't disclosed material facts to insurers they would be in breach, voiding all insurances.
- Questions were asked about the food coop (this will need to be checked with the insurer).
- Suggestions were made to do without insurance at all. However, it is the duty of the coordinators to look after the coop and its members.
- How long would the upgrade take and how much would it cost? No answer at this stage. Can we legalize only the kitchen and not the building? Answer given: No, everything would need to be compliant if we want to run commercial activities.
- Why hasn't the upgrade happened yet? Answer given: It has dragged on because we haven't decided what we want to do ... to upgrade to PUB or not. Some people wanted a forum first to discuss this.
- Will the catering team need their own public liability? Answer given: Yes, as well as anyone else doing workshops, retreats, etc. But the first thing is to get the buildings compliant to support such activities.
- The Mainhouse/meditation space/Old School are part of one expanded house, and are not part of any village.
- If the members vote against this proposal, what will happen? Answer given: All our insurance policies could be void and it could be impossible to find any future cover.
- If the buildings are closed to commercial activities for a while, is there another way to still operate? Answer given: We can continue our own parties, cabarets, and social functions. Tuesday lunchtime could be kept alive by volunteers and donating food. However, any commercial activities would be suspended.
- What about commercial activities in our own homes/village areas? Answer given: Coordinators may need to send letters to members that are conducting commercial activities on the land advising them that they need an ABN and their own insurance. More questions will be asked to the insurers about this.

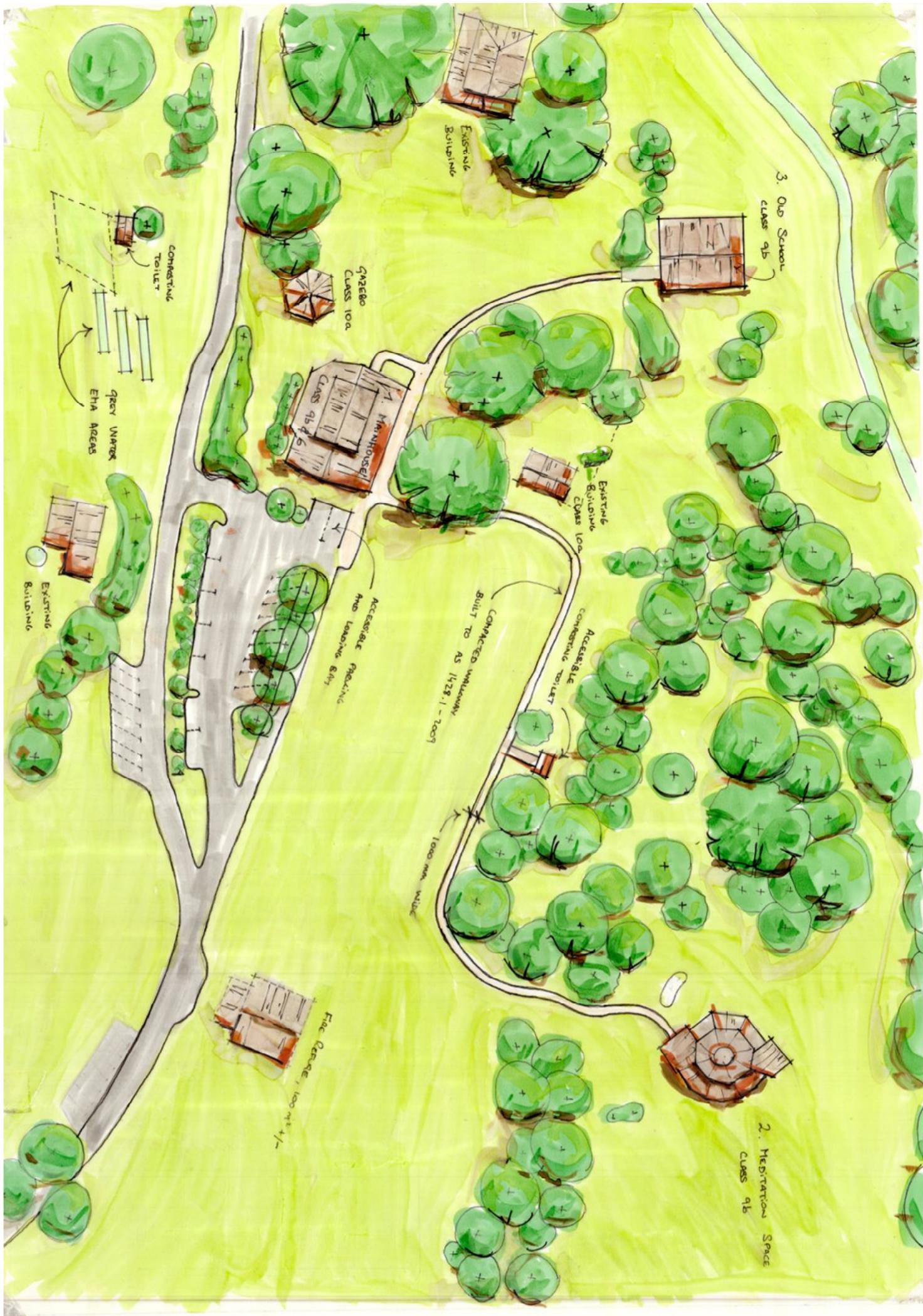
Members were then asked as a straw vote if they would agree to stop all commercial activities until they decide how they want to use the Mainhouse – commercial activities or private use only? The straw vote was very much in favour of the closure.

Proposal put. **Decision: The communal area incl Mainhouse, kitchen, food coop and Meditation Space) will be temporarily closed to any commercial activities, until the question of upgrade is resolved. Passed (41 for, 1 against).**

Extract of Special CM 9/5/15 Minutes

Decision:

- We will engage consultants to work with a Bundagen team (those already involved and any other people committed to see the project through) and come up with a scope of works/costs to upgrade the New Mainhouse communal area to compliancy for the level of use from past years.
- There will be several check-ins and reports presented to the community during this process, at least once a month at CM, and at CoordM if necessary.
- The results of this (works /costs) will be presented to the community so members can decide if they want to go ahead with this project, and negotiate with Council if this is the case.
- If necessary to obtain precise quotes and scope of works, a DA be put to Council. Consensus.



3. Old School
CLASS 9b

Gazabo
CLASS 10a

Mainhouse
CLASS 9b & c

Existing
Building
CLASS 10a

2. Meditation Space
CLASS 9b

Face Centre, 100 m² x 4/-

CONNECTED WALKWAY
BUILT TO AS 1428.1 - 2007

ACCESSIBLE PRO-LINE
AND LEARNING 8M

ACCESSIBLE
COMPACTIVE TOILET

CONNECTIVE
TOILET

GRASS WALKER
ETHA AREAS