

16 October 2014

From: Mrs. G.D.Stotter
14 Suvla Street
Ballina NSW 2478

To: The Mayor
Ballina Shire Council
PO Box 450
Ballina NSW 2478



Dear Sir

Re: Possible Special Rate Variation – Swimming Pools

I note that patrons have to pay to enter the Pool area whether they swim or not.

I am interested in the accounts for the Pools as the scope for a return on investment should be evident from these accounts.

Also, I would be interested in a copy of the feasibility study of each pool based on the capital expenditure proposed.

Please also advise if Council staff manages the pools or if a management contract is in place. Thank you,

Yours faithfully

A handwritten signature in cursive script that reads "Gail Stotter".

Gail Stotter
Ratepayer.

Sandra Bailey

From: Debra Byron <byronsteer8@bigpond.com>
Sent: Saturday, 27 September 2014 6:20 PM
Subject: questions regarding the BSC pools proposal

Categories: Red Category

Thank you for providing the opportunity to participate in this process. I have a couple of questions, the answers to which will help me develop an informed view on this proposal.

Questions concerning the loans

1. What would be the source of the loans?
2. Estimated loan repayment based on the figures provided is \$12, 450, 000
 - Is the interest rate fixed?
 - What will be the implications to council services / infrastructure of the interest repayment?
3. Would the funds borrowed be earmarked for the pool works only?
4. Can the council guarantee that this loan can be financed within the rate variation mooted (and, of course, what funds would normally be earmarked for the pools in Council's budget)?

Questions on need for the proposal

1. While the shire's population growth may be a given, are the pools' usage rates growing at the same rate? In other words, does the shire's demographic mean that the pools' usage rates are in line with the population growth?
2. What data is there to support the training pools and additional lanes proposals?
3. There is a substantial sum identified as "Other" (amenities, kiosk, contingencies), can the Council provide more explicit detail?

Regards

Phil Steer and Deb Byron
5 Campbell Ave
Wollongbar

Sandra Bailey

From: Debra Byron <byronsteer8@bigpond.com>
Sent: Sunday, 12 October 2014 2:23 PM
Subject: RE: questions regarding the BSC pools proposal

Dear Paul,

We thank Council staff for the responses to our questions regarding the pool upgrades. We are unclear as to how Council will arrive at its decision. This may have been spelt out at the public meetings but we were unable to attend.

If Council is to base its decision on community feedback, we would like to register our opposition to such a large loan. It appears that Council's capacity to repay such a loan, given principal and interest, may well require more than the 2 year additional rate increase and there is likelihood of an impact on future services.

Work that we would support: Improved access - \$90 000, heating / improved heating - \$180 000, coping and relining - \$900 000, replacement and upgrading - \$550 000. (as per Council's table of costings). The total would be roughly half that proposed.

Regards

Phil Steer and Deb Byron

From: Pools Proposal [mailto:poolsproposal@ballina.nsw.gov.au]
Sent: Tuesday, 30 September 2014 8:56 AM
To: 'Debra Byron'
Subject: RE: questions regarding the BSC pools proposal

Hi Debra

Thank you for your email, our Rates Team will provide a response prior to the meeting.

Regards

Paul Hickey
General Manager



ballina.nsw.gov.au | discoverballina.com
p: 6686 4444 | f: 6686 7035

The environment thanks you for not printing this message. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please pass it on to the intended recipient in its original form, or contact the Ballina Shire Council.

Opinions, conclusions and other information contained within this message that do not relate to official Council business are those of the individual sender, and shall be understood as being neither given nor endorsed by the Ballina Shire Council.

From: Debra Byron [mailto:byronsteer8@bigpond.com]
Sent: Monday, 29 September 2014 10:09 PM
To: Pools Proposal
Subject: RE: questions regarding the BSC pools proposal

Dear Paul,

Thanks you for acknowledging our email.

Will our questions be answered prior to the public meetings?

Regards

Phil Steer and Debra Byron

From: Caroline Klose [<mailto:carolinek@ballina.nsw.gov.au>] **On Behalf Of** Pools Proposal
Sent: Monday, 29 September 2014 5:40 PM
To: 'Debra Byron'
Subject: RE: questions regarding the BSC pools proposal

Dear Phil and Debra

Thank you for your submission on the proposed special rate variation to redevelop the swimming pools at Ballina and Alstonville.

All feedback received will be reported to the November 2014 Ordinary Meeting of Council. At that meeting, the elected Councillors will make a decision based on the feedback as to whether the application to the State Government for the rate increase will proceed.

Following that meeting I will provide a further response to you summarising the feedback received along with the Council resolution.

Your email has been forwarded to our Rates Team for a response.

In the meantime if you require any further information please contact me on 6686 4444.

Regards

Paul Hickey
General Manager



ballina.nsw.gov.au | discoverballina.com
p: 6686 4444 | f: 6686 7035

The environment thanks you for not printing this message. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please pass it on to the intended recipient in its original form, or contact the Ballina Shire Council.

Opinions, conclusions and other information contained within this message that do not relate to official Council business are those of the individual sender, and shall be understood as being neither given nor endorsed by the Ballina Shire Council.

From: Debra Byron [<mailto:byronsteer8@bigpond.com>]
Sent: Saturday, September 27, 2014 6:20 PM
To: poolsproposal
Subject: TRIM: questions regarding the BSC pools proposal

Thank you for providing the opportunity to participate in this process. I have a couple of questions, the answers to which will help me develop an informed view on this proposal.

Questions concerning the loans

1. What would be the source of the loans?
2. Estimated loan repayment based on the figures provided is \$12, 450, 000
 - Is the interest rate fixed?
 - What will be the implications to council services / infrastructure of the interest repayment?
3. Would the funds borrowed be earmarked for the pool works only?
4. Can the council guarantee that this loan can be financed within the rate variation mooted (and, of course, what funds would normally be earmarked for the pools in Council's budget)?

Questions on need for the proposal

1. While the shire's population growth may be a given, are the pools' usage rates growing at the same rate? In other words, does the shire's demographic mean that the pools' usage rates are in line with the population growth?
2. What data is there to support the training pools and additional lanes proposals?
3. There is a substantial sum identified as "Other" (amenities, kiosk, contingencies), can the Council provide more explicit detail?

Regards

Phil Steer and Deb Byron
5 Campbell Ave
Wollongbar

The environment thanks you for not printing this message ...

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please pass it on to the intended recipient in its original form, or contact the Ballina Shire Council.

Opinions, conclusions and other information contained within this message that do not relate to official Council business are those of the individual sender, and shall be understood as being neither given nor endorsed by the Ballina Shire Council.

This e-mail message has been scanned for Viruses and Content and cleared by **NodIQ MailMarshal**

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2014.0.4765 / Virus Database: 4025/8291 - Release Date: 09/29/14

The environment thanks you for not printing this message ...

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in

General Manager
Ballina Shire Council
PO Box 450
Ballina NSW 2478

Alstonville, 27th September 2014

Attn: Cr David Wright

Re: Possible Special Rate Variation, 480-03

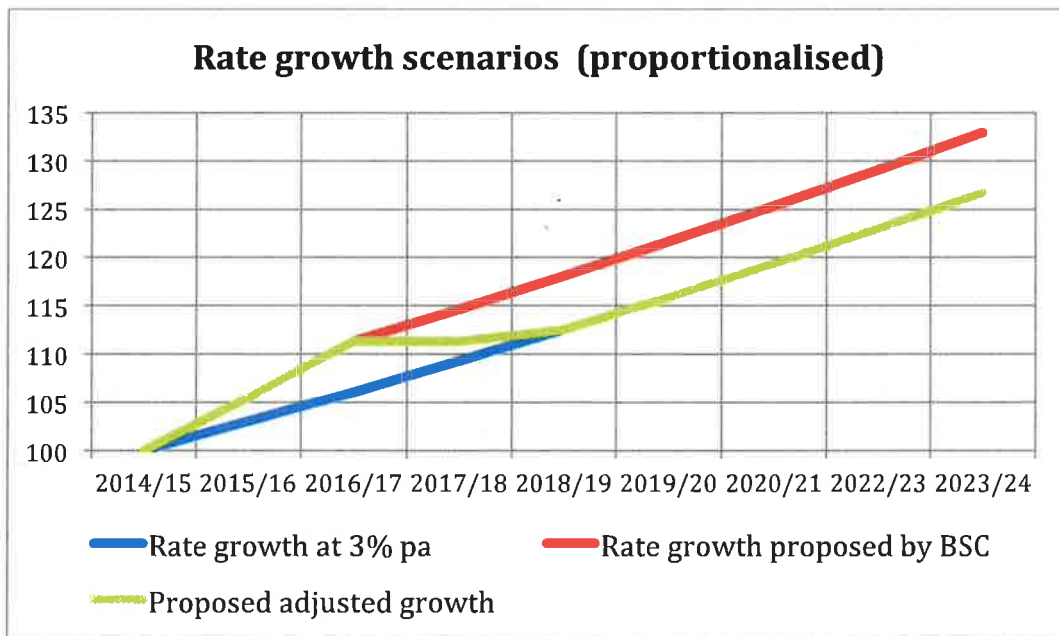
David,

Thank you for your letter dated 22nd September 2014 in which Ballina Shire Council (BSC) outlines its plans for financing proposed pool refurbishments in Ballina and Alstonville.

I appreciate that the pools are nearing 50 years old and would require some refurbishment at some time. The pools are great community assets as they provide affordable entertainment, relaxing and exercise facilities to the local community.

However, I question if a rate increase is the appropriate mechanism to finance the proposed refurbishments. Although the proposed rate increases would be applied for two consecutive years only, you will appreciate that their effect is felt forever. In the figure below I have modelled rate growth scenarios as follows:

1. Rate growth at 3% per annum (blue)
2. Council proposed rate growth curve based on 3% base rate increase (red)
3. Proposed adjusted rate growth curve to compensate after 2016/17 (green)



If rates are to be used to finance these refurbishments, I propose that a no rate growth is applied during the financial year of 2017/18 and a 1.12% rate increase in 2018/19. This would bring the overall rate growth back to its original curve. Otherwise long-term rates will be 5% higher than they would have been without the two proposed special rates variations.

The current proposal does not provide enough information to be able to positively respond to Council's proposal, in particular with respect to Council's proposal to use special rate variations as the financing mechanism. Depreciation of the pools should have been included in every Council budget since pool construction. Has the depreciation of the pools been included and if so, can you please clarify why the sum of depreciation over the last 40-odd years would not be sufficient to finance the proposed refurbishments?

Lastly, I would request that Council reconsiders the need for a water park at the Alstonville pool. There is an existing water park at the House With No Steps, admission to which is free.

Based on the above, I look forward to receiving Council's amended proposal which would put me in a better position to support it.

Yours Sincerely,

Michiel Kamphorst
9 Elliott Avenue
Alstonville, NSW, 2477

Sandra Bailey

From: Laura McKinley <laura.mckinley@lls.nsw.gov.au>
Sent: Monday, 13 October 2014 4:05 PM
Subject: INFO: Input into Alstonville pool future

Good afternoon,

I couldn't make it to last week's meetings, so sorry about the late input.

As a regular pool user in a number of cities and towns across the State and others, I'd like to make the following comments.

Although the current pool season is reasonably long compared to some, I'd love it to be open all year round. During the last closure I had to add 15 minutes each way to my day, to drive to SCU Lismore's pool as those that are slightly closer at Goonellebah are shorter and overheated for lap swimmers.

I would prefer a heated outdoor pool even all year round (rather than an indoor pool) as it's a healthier environment - UV helps sanitise the pool and lower levels of chemicals are required. I find with a lot of pools, particularly indoor ones, the level of chemicals, particularly chlorine often make me come up in an itchy rash, so it appears I may have developed sensitivity over time. I'm aware there are alternatives to high chlorine content - e.g. salt-based, or even perhaps something mentioned on a TV ad recently for home pools that avoids or lowers chlorine. I also enjoy being outdoors hearing the birds, seeing the trees and the sky, feeling the breeze and smelling the spring flowers, when much of my day is inside.

Whilst I understand the cost of heating is high, perhaps solar can be employed to lower the long term cost, although there will be up front costs. The current temperature at the pool is great.

A 50 metre pool length is great if you want to keep the distance up to participate in longer ocean swims such as the Bay Classic or others, to minimise the number of turns and therefore mini-breaks.

At present during the water polo season there is conflict between lap swimmers and water polo training from 7-8 am a couple of times a week. There are a number of users impacted by this, so it would be great to be able to run water polo and lap swimming concurrently. I generally get to the pool around 7.30 am and spend an hour or so swimming, before going directly to work, so it's really annoying to have to rejig my mornings to work around it. As things stand at the moment it's also a pain for Greg to have to remove and replace lap lanes.

In peak times there are sometimes more people wanting a hot shower than hot showers available, so it would be good to have more than one. It may be worth considering a small number of lockers for safe keeping of valuables in busy holiday times and it's important to retain fixed shade and semi-shade areas.

It's also important for some of the elderly or injured users to be able to get easy access to swim or do water running for rehabilitation and fitness. The current pool only has ladder style steps which are difficult for me when my back is bag, with the only alternative being an operator assisted lift chair. Much better for people to be able to be self-sufficient.

I'd also like to comment that Kelly and Greg run a great facility very efficiently and have done for a long time (I lived here about 15 years ago before having to move away for a while) - it's one of the best pools I've been to and I hope to stay in town into my old age and use it for a very long time. The pool also has a friendly, community feel and it needs to stay that way.

Many thanks!

Regards,
Laura.

Laura McKinley | Land Services Officer
North Coast Local Land Services
NSW Trade & Investment

NSW Centre for Tropical Horticulture | 494 Bruxner Highway | Alstonville NSW 2477

T: +61 2 6626 5662 or 1300 795 299 | F: +61 2 6628 3237 |

E: laura.mckinley@lls.nsw.gov.au

W: www.northcoast.lls.nsw.gov.au | T: 1300 795 299 |

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of their organisation.

Sandra Bailey

From: Noel <noelwarr@iinet.net.au>
Sent: Friday, 26 September 2014 11:53 AM
Subject: 25mtr pool

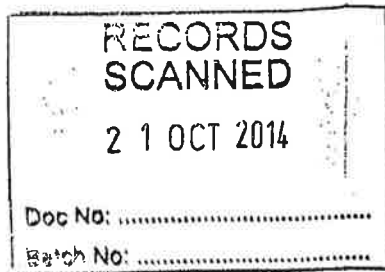
General Manager -----Paul Hickey

Good morning Paul, Could you please explain to the writer why the council has now gone back on the original plan not to build an enclosed 25mtr heated pool, Asking the public to consider heating the 50mtr pool would be in my opinion a gross mistake. There is no protection from the strong winds during the winter period, Who in their right mind would consider hanging around an exposed pool area. It would be a wast of rate payers money.Please go back to our original plan to build a 25mtr indoor pool.

The writer does agree that the 50mtr pool needs to be brought up to competition standards.

Kindest Regards

Noel Warr



7, MARINE STREET
BALLINA
N.S.W 2478

Dear S.I.S

Your Ref. 480-03

Regarding your proposal to improve Ballina's Pool via a special rate increase.

I am wondering whether Council has looked at providing a New pool complex altogether.

Say an all year round indoor - outdoor Aquatic Centre that would serve Ballina Shire Better and further into the future.

Please take a look at the magnificent Aquatic Centre recently completed by Hornsby Shire Council in Sydney.

It has 50 metre outdoor lanes for competitions and indoor lanes, indoor water slide and childrens play area's, gentle exercise lanes and an indoor Cafe:

There is land adjacent to the Kentwell Community Centre that could be used for a New Aquatic Centre and no doubt other suitable sites are available.

After construction of a new Aquatic Centre the old pool could close and that prime piece of Real Estate sold for a Hotel Site to finance construction of the Aquatic Centre.

Yours
JOHN METCALF

Sandra Bailey

From: Paul Hickey <phickey@ballina.nsw.gov.au>
Sent: Friday, 10 October 2014 9:54 AM
Subject: FW: Special Rate Variation Meeting held last night

From: Sue Boardman
Sent: Friday, 10 October 2014 9:53 AM
To: Councillor David Wright
Cc: Paul Hickey
Subject: Special Rate Variation Meeting held last night

Mr Kevin Hourigan rang (0412 653 525)

He was very impressed with the way Paul handled himself at last night's meeting and said that he deserved a pat on the back and that he did a very good job

He appreciates that it is a difficult task talking to people about increasing their rates

Sue Boardman
Switchboard/Admin Assistant
General Manager's Group



ballina.nsw.gov.au | discoverballina.com
p: 66864444 | f: 0266867035

The environment thanks you for not printing this message. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please pass it on to the intended recipient in its original form, or contact the Ballina Shire Council.

Opinions, conclusions and other information contained within this message that do not relate to official Council business are those of the individual sender, and shall be understood as being neither given nor endorsed by the Ballina Shire Council.

your ref: 480-03

22nd Oct 14

The Mayor
Ballina Shire Council
Ballina



Dear Sir

Re: Possible Special Rate Variation

To provide additional lanes for the pools would require demolition of one or both side-walls of each pool, I assume. It seems to me that this is a gross misuse of funds.

While an eight lane pool is better than a six lane pool, a six lane pool is perfectly adequate to conduct competitions.

The time that each pool would be out of action is another negative.

I don't have negative feelings about the other proposed improvements.

Alan Bryan
14 Fernleigh Road
Brooklet
NSW 2479

Yours Faithfully

A handwritten signature in cursive script that reads "Bryan".

Riverside Apartments
207/8 - 25 Fausch St
Ballina 2478
1 - 11 - 2014

MR. P. HICKEY,
BALLINA SHIRE COUNCIL.

Dear Paul, Regarding rates increase and swimming pools in our shire. I believe we need to build one large sporting complex in our shire available for all sports - Baseball, Basketball, Yoga, Indoor anything's that includes swimming pool, Squash - Tennis facilities & all other sports to be increased. Let us be a shire with the best - latest olympic class facilities

Yours Sincerely
P. Hickey

RECORDS
SCANNED
: 4 NOV 2014
Doc No
Batch No

