



Lake Ainsworth *infrastructure improvement community consultation overview*

background

Ballina Shire Council has approximately \$1.3 million in funding, immediately available, to undertake improvements to the existing infrastructure around the eastern and south-eastern precincts of Lake Ainsworth.

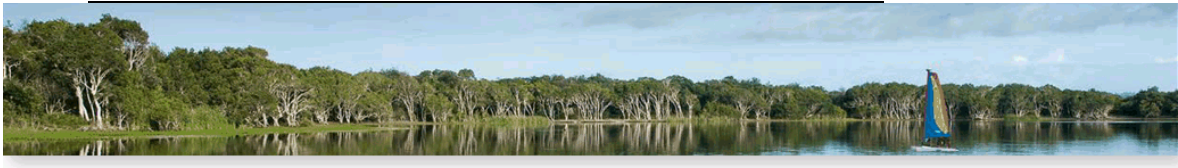
Following the completion of a precinct review and consultation report from Complete Urban Pty. Ltd, which is a specialist planning and engineering firm, Council has identified a preferred program of works for this precinct. We are now seeking community feedback on this program.

The Complete Urban Report, which forms the basis for this consultation process, is available on the front page of Council's website www.ballina.nsw.gov.au under the heading 'What's New' or refer to 'Documents on Exhibition'. All interested parties are encouraged to review this report as it identifies the processes followed to date along with the options considered.

our objectives

1. Improve the overall health of Lake Ainsworth by installing upgraded stormwater and drainage infrastructure and by reducing car movements in the eastern precinct through the restriction of access on the eastern road only to vehicles travelling to and from the Department of Sport and Recreation
2. Improve recreational opportunities for residents and visitors through additional infrastructure such as formed pedestrian pathways, playground equipment and improved BBQ facilities
3. Provide improved vehicle management by ensuring the car parking spaces are clearly identified
4. Confirm a long term strategy and location for the redevelopment of the Lennox Head Surf Club
5. Implement and complement the actions identified in previous studies that have been completed for this location, particularly the Lake Ainsworth Management Plan (2002) and the Lake Ainsworth Crown Reserve Master Plan (2005).





preferred option and proposed works

The Complete Urban Report is comprehensive and once again we encourage all interested parties to read the document to appreciate the background to this current consultation process. For people interested in a summary of the proposed works, the key actions proposed in the preferred option are as follows:

- the existing Lennox Head Surf Club is ultimately relocated to the south of its current location
- the plans include improved recreational infrastructure such as new pathways, a viewing platform and playground equipment
- various areas are to be re-vegetated and landscaped
- improved drainage and stormwater infrastructure is installed
- car parking is no longer provided on the eastern road (ie Pacific Parade) that currently accesses the Department of Sports and Recreation from the Surf Club north
- this road is realigned further to the east and narrowed to a four metre width, which means it is designed largely for one way traffic with some passing bays. The planned use of this road is to facilitate access only to the Department of Sport and Recreation
- the loss of car parking along the existing eastern road is compensated in full by new car parking areas to the south
- the realignment of the eastern road allows for improved drainage works to limit any run off to Lake Ainsworth

The concept plans for this preferred option are on pages 3-4 and titled:

- Concept Plan Preferred Option (option 1) Southern Foreshore Community Park Precinct & Eastern Foreshore Dune Precinct
- Concept Plan Preferred Eastern Road Re-design

Excluding the cost of reconstructing the Lennox Head Surf Club, the total value of the works in the concept plans is estimated at approximately \$2m.

The estimated summary for these works is outlined on page 52 of the Complete Urban Report. Please note that the estimates on page 52 also include an allowance of \$900,000 to upgrade and seal the western road. This work is not proposed as part of the currently preferred concept plans. This expenditure relates to other options that were previously endorsed by Council when it adopted the Lake Ainsworth Crown Reserve Master Plan in 2006.

As Council only has \$1.3m immediately available, the following table shows the preferred allocation of funding.

item	estimate
Planning approvals and detailed design	40,000
New paths	222,000
Landscaping	74,000
Playground equipment, exercise stations, BBQ and picnic shelters (1)	264,000
Roadworks, car parking and drainage	600,000
Design and development consent for Lennox Head Surf Club (2)	100,000
Total	\$1,300,000

(1) The funding allocated will not allow the completion of the entire program of works identified in the Complete Urban Report

(2) Importantly, funds are not available for the actual reconstruction of the Lennox Head Surf Club. At this stage \$100,000 has been allocated for the design and planning approval process for a new building, as it is Council's experience that Federal and State Government grant funds are more likely to be secured if planning approvals are in place.

other options

Council has considered a number of options in respect to the redevelopment of this precinct. The Complete Urban Report provides details on each of those options.

Particular reference should be paid to the review of the Lake Ainsworth Crown Reserve Master Plan Road Options (Chapter Two) as that chapter provides an overview of the merits of the various road configuration options that were considered as part of the formulation of that Master Plan.

One of the preferred options identified in the Lake Ainsworth Crown Reserve Master Plan, closed the existing road at the southern end of Lake Ainsworth that currently leads to Camp Drewe and replaced it with a new road through the Lake Ainsworth Caravan Park. This concept also closed the eastern road. Refer to pages 11 and 15 of the Complete Urban Report for information on this approach.

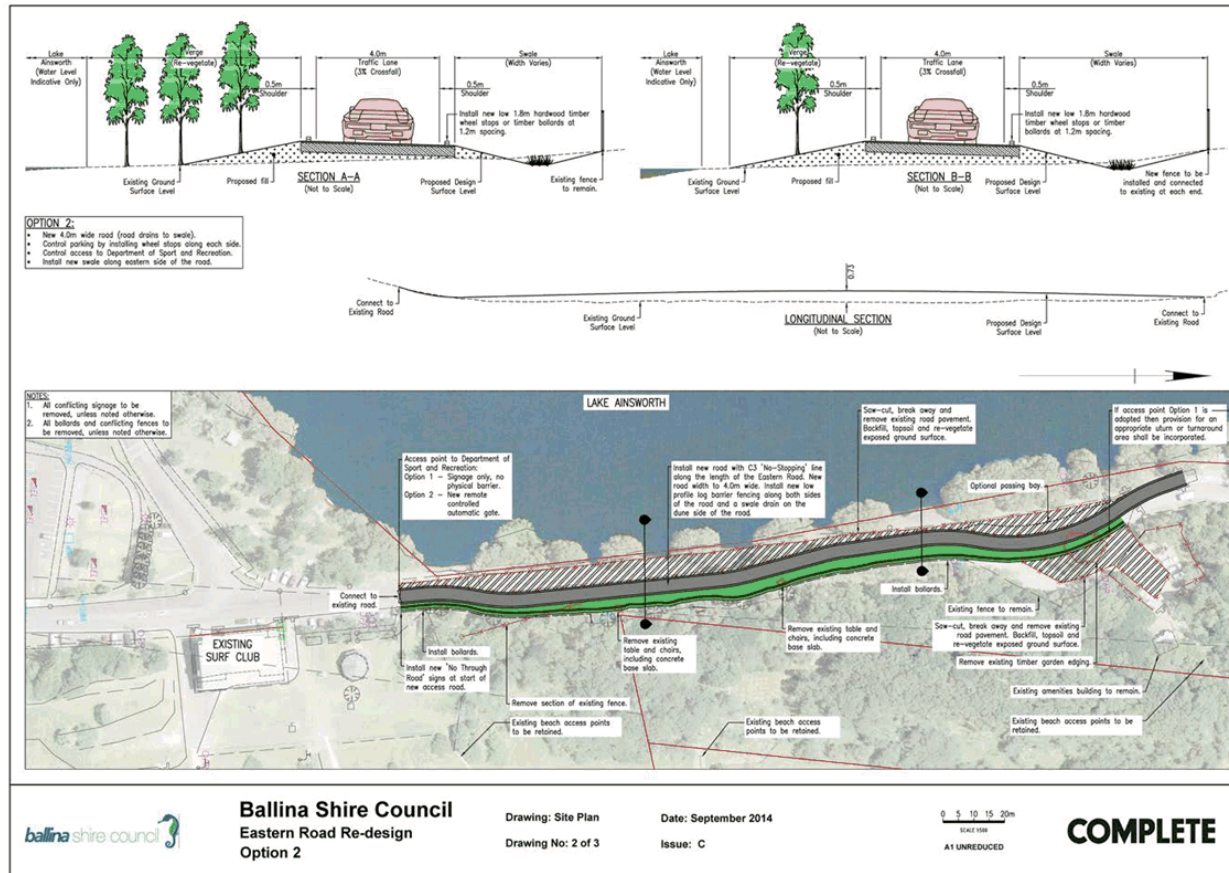
This proposal was previously endorsed by Council as the preferred road configuration when the Lake Ainsworth Crown Reserve Master Plan was adopted in 2006. As Council had previously supported this as the preferred configuration, feedback on the merits of this option (pictured on page 5) is also encouraged.

Another viable option is total closure of the eastern road to the Department of Sport and Recreation, with retention of the southern road around the Lake. This option removes vehicles and the road from the eastern precinct, thereby allowing opportunities for greater recreational use of the eastern precinct, along with reducing construction costs for the alignment of the eastern road. The disadvantage of this option is that all vehicular traffic to the Department of Sport and Recreation would then need to access the facility by the Camp Drewe Road. Refer to pages 12 and 15 of the Complete Urban Report for information on this approach.

11.1 **Lake Ainsworth - South Eastern Precinct - Consultation.DOC**



concept plan preferred eastern road re-design (option 2)

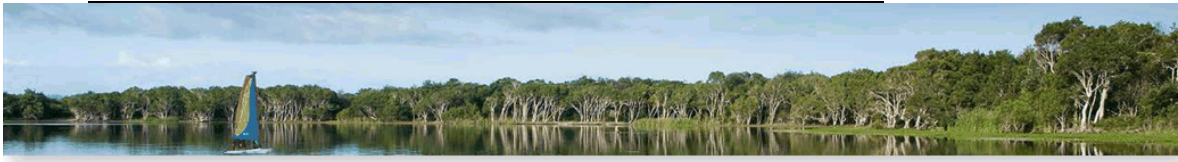


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Lake Ainsworth
Master Plan
Preferred Option





advantages and disadvantages of the preferred option

The Lake Ainsworth precinct is a very popular area and one difficulty in managing the precinct is balancing the environmental impacts of users of this location. Council understands that there are advantages and disadvantages with many of the options considered. The following table provides a brief summary of some of the main advantages and disadvantages of the preferred option.

advantages	disadvantages
Traffic movements reduced on the eastern road as road will only be used for access to and from the Department of Sport and Recreation	Further to walk to the off leash dog area for dog walkers
Significant improvements to existing drainage and stormwater systems to reduce run off to the Lake and improved vegetation and landscaping	Eastern road is maintained, at a significant cost, for very small traffic counts to the Department of Sport and Recreation Centre (1)
Improved recreational infrastructure such as pathways, BBQs and playground equipment	Both eastern and southern roads are retained, whereas the 2005 Lake Ainsworth Master Plan had these roads largely removed
Car parking restricted to southern locations, along with car parking spaces being formalised	Continued pedestrian and vehicle interaction due to the retention of the eastern and southern roads
Planning in place for new Surf Club	

(1) The relocation and maintenance of the eastern road is one of the major costs (estimated at \$300,000) for the preferred option and as part of this consultation process Council will be writing to the Department of Sport and Recreation and NSW Crown Lands seeking a financial contribution to this work. It is Council's position that the Department or Crown Lands should fund this work as the road is being retained entirely for access to the Department of Sport and Recreation.

Further Information

Visit Council's website and refer to the 'What's New' section for further details and supporting documents. If you wish to discuss the proposal with a Council staff member contact Jamie Fleeting on 6686 4444.

How to provide feedback

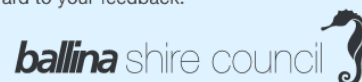
POST Ballina Shire Council, PO Box 450, Ballina NSW 2478

EMAIL council@ballina.nsw.gov.au

In making a submission some of the key issues we would like to see feedback on include:

- Your preferred road layout – should we maintain the eastern road access to Department of Sport and Recreation or close that access?
- Car parking – do you feel the car parking options proposed are satisfactory and if not what changes do you suggest?
- Is the range of recreational infrastructure such as the playground, viewing platform and pathways adequate and if not, what additions would you make?
- Should Council be expending monies on confirming the design of the new surf club and then obtaining planning consent?
- What are your thoughts on the evaluation undertaken by Complete Urban Pty Ltd in their analysis of refurbishing the existing surf club as compared to building a new one? (their preferred option is a new facility)
- Are there any other items you would like to see included in the scope of works?

SUBMISSIONS CLOSE Friday 21 November 2014 and we look forward to your feedback.





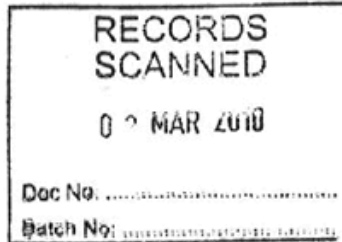
Department of Lands

Land Administration & Management
Property & Spatial Information

PO Box 272 GRAFTON
Facsimile (02) 6642 5375
Email Karen.Hembrow@lpma.nsw.com.au

Contact: Karen Hembrow
Phone: (02) 6640 3407

Mr Paul Hickey
General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478



Dear Paul

Re: Future Management of certain Crown Reserves

I refer to your letter of 1 February 2010 and subsequent meetings with Council staff. It is confirmed that Council's resignation as Trust Manager will be accepted for Reserves 75925, 82783 and 84107.

Components of these reserves not required as operational areas will be placed under the care control and management of Ballina Coastal Reserve Trusts (BCRT), as per the attached diagrams, being the areas outside of the blue edged areas.

The following terms would apply to the resignation,

1. Council will continue to maintain the areas of the reserves outside the caravan park.
- 2 LPMA will authorise the transfer of funds commencing at \$112,000 p.a. subject to CPI adjustment on a March to March basis for the maintenance of the Reserves outside the caravan parks. An additional amount of \$20,000 p.a. indexed to CPI will be made available annually for capital works in these areas.
3. LPMA will authorise the transfer of funds as detailed under;

2009/10	\$134,000
2010/11	\$100,500
2011/12	\$67,000
2012/13	\$33,500

to be utilised for the maintenance of Crown Reserves under BCRT's management.



4. The new Trust manager for the operational areas of these reserves, being the North Coast Accommodation Trust (NCAT), will assume responsibility for current liabilities, daily management of the caravan park areas and management contracts. This assumes that Council is satisfied that the current management contract provides for a transfer to NCAT and for a reduction in site numbers.
5. NCAT and LPMA will consult formally with Council as required through Development Application and Plan of Management processes on future development of the Parks. As Council will continue to manage Reserve areas adjoining the parks it is anticipated that an ongoing working relationship will be established.
6. NCAT is managed by an Administrator who reports to LPMA with no provision for a management committee.
7. The eastern amenities block at Lake Ainsworth Holiday Park being retained for holiday park usage. The public portion would continue in its current form on the understanding that Council would be responsible for maintenance and cleaning of the public portion.

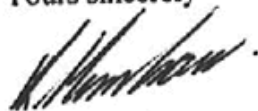
Meetings with Council staff have reaffirmed Councils commitment to the construction of the car park opposite the surf club however they have also identified there are practical impediments to the short term relocation of Holiday Vans at Lake Ainsworth Holiday Park particularly in regard to fire safety issues.

It is proposed that on transfer, the area for the car park at Lake Ainsworth be made available as soon as required to facilitate its construction and that a Plan of Management under the Crown Lands be prepared in consultation with Council and the community to guide the development of the Holiday Park. A fundamental premise of the plan will be the option 2, central road corridor as provided in the Masterplan.

A consequence of this process will be a reduction in the availability of approximately 20 tourist sites and it is requested that Council consider a 2 year lease of its land on the corner of Ross St at a peppercorn rental to enable Holiday Park planning to be completed together with minimising the impact on available Tourism Sites.

LPMA is willing to facilitate the transfer as soon as possible as soon as confirmation of acceptance of the above terms is received.

Yours sincerely



Karen Hembrow
Acting Regional Assistant
NORTH COAST

26 February 2010



Our Ref: GF87R240-003 DOC14/197423
Your Ref:

21 November 2014

The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Dear Sir

Re: Redevelopment of the South Eastern Precinct of Lake Ainsworth

I refer to your letter of 14 October 2014 seeking financial assistance to redevelop the southern access road to the Lake Ainsworth Sport & Recreation Centre in conjunction with implementation of the redevelopment plan prepared by Council for the south eastern precinct of Lake Ainsworth Reserve.

Lake Ainsworth Sport & Recreation Centre is operated by the Office of Communities - Sport & Recreation (Department of Education & Communities) and is on Crown land comprising Reserve 84109 for National Fitness & Physical Education. Legal public access to Reserve 84109 is by way of a Council public road (Camp Drewe Road).

The southernmost section of the Camp Drewe road reserve runs through Lake Ainsworth Holiday Park and is not used for general public access. Lake Ainsworth Holiday Park occupies part Reserve 82783 for Public Recreation and is managed by the NSW Crown Holiday Parks Trust.

The southern access to the Sport & Recreation Centre on the eastern foreshore of Lake Ainsworth is not a public road and comprises Crown land being part Reserve 82783 and part Reserve 1010068 for Public Recreation & Coastal Environmental Protection. The reserve area is part of the Ballina Coastal Reserve managed by Ballina Shire Council in its capacity as corporate manager of the Ballina Coastal Reserve Trust.

Reserves 82783 & 1010068 are subject to the *Ballina Coastal Reserve Plan of Management* (PoM) adopted by the Minister in 2003 (updated 2011). The PoM supports implementation of the *Management Plan for Lake Ainsworth* prepared by Ballina Council which recommends relocation of all roads and other inappropriate development away from the lake foreshores. It is important that any planning for Lake Ainsworth Reserve complements the principles and strategic intent of the Ballina Coastal Reserve PoM and the Lake Ainsworth Management Plan.

Trade & Investment | Crown Lands Far North Coast
Level 3, 49-51 Victoria Street, GRAFTON 2460, PO Box 2185 DANGAR NSW 2309
Tel: 02 6640 3400 Fax: 02 6642 5375
www.crownland.nsw.gov.au | ABN: 72 189 919 072

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Crown Lands supports the key design objectives of the redevelopment plan presented by Council for the south eastern precinct of Lake Ainsworth.

Crown Lands confirms it does not support the development of the existing unconstructed public road reserve within the Holiday Park precinct. Crown Lands concur with the proposed design improvements to the southern road corridor separating the Holiday Park precinct from the lake foreshores. In this regard Crown Lands preference is that a continuity of public road is established from the end of Pacific Parade through to the existing Camp Drew Road. This would facilitate closure of the unconstructed and unnecessary section of Public Road within the Holiday Park precinct. Crown Lands and Council should further investigate the closure and opening of the subject roads on a cost neutral basis.

Crown Lands is not prepared to fund redevelopment of the eastern access road to the Sport & Recreation Centre. This road access corridor primarily services the Sport & Recreation Centre, Crown Lands view funding of access to their operation as their responsibility.

Crown Lands would welcome the opportunity to discuss the redevelopment design plan further with Council and other relevant stakeholders. In the meantime please don't hesitate to contact me by telephone: (02) 6642 9217 or by email; kevin.cameron@crowland.nsw.gov.au.

Yours sincerely



Kevin Cameron
Manager Far North Coast
Crown Lands

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11.1 Lake Ainsworth - South Eastern Precinct - Consultation.DOC

Lake Ainsworth
Management Plan

Other
Set up an environmental database to monitor the effectiveness of the aeration system over time.

Review current monitoring systems and develop new guidelines and monitoring systems specific to Lake Ainsworth.

Tighter controls on dogs and horses.

Continue ongoing monitoring

Provide new clusters of locally endemic wetland species including sedges and peripheral aquatic plants

Implement water quality improvement strategies

Crown Land

Lake Ainsworth Sport and Recreation Centre

Crown Land

Lake Ainsworth

Caravan Park

Surf Club

Ross Street

Gibbon Street

Stewart Street

Pacific Parade

Seven Mile Beach

Bund all storage areas

Continue current aeration practices

Treat runoff from road/parking areas through filter swales

Mini-wetland treatment at the outlet to existing stormwater drains

Improve distribution of litter bins



Source: GeoLINK
Date: November 2002
quality solutions sustainable future

Illustration 3

Water Quality Management

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Lake Ainsworth
Management Plan

Other
Assess coastal hazards and
suitable management strategies

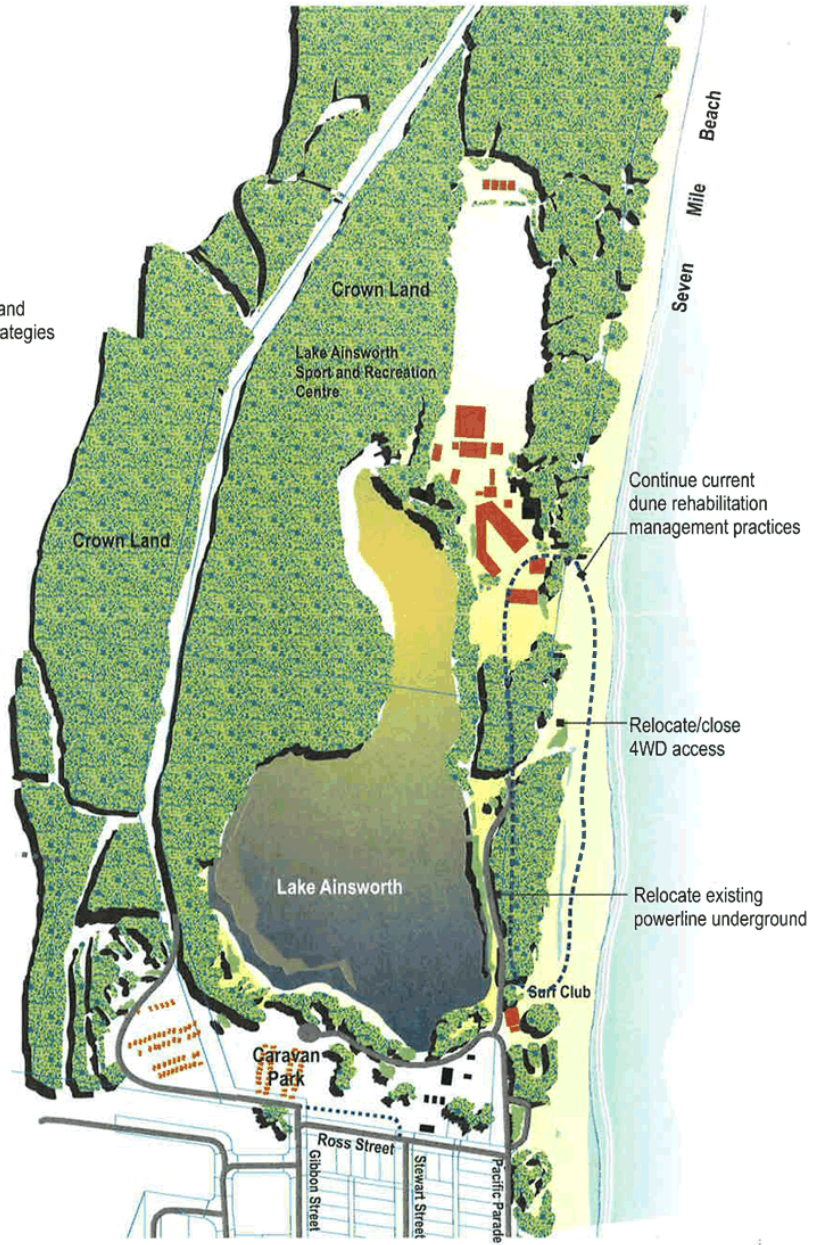


Illustration 4

Coastal Dune Management

Source: GeoLINK
Date: November 2002
quality solutions sustainable future

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Lake Ainsworth
Management Plan

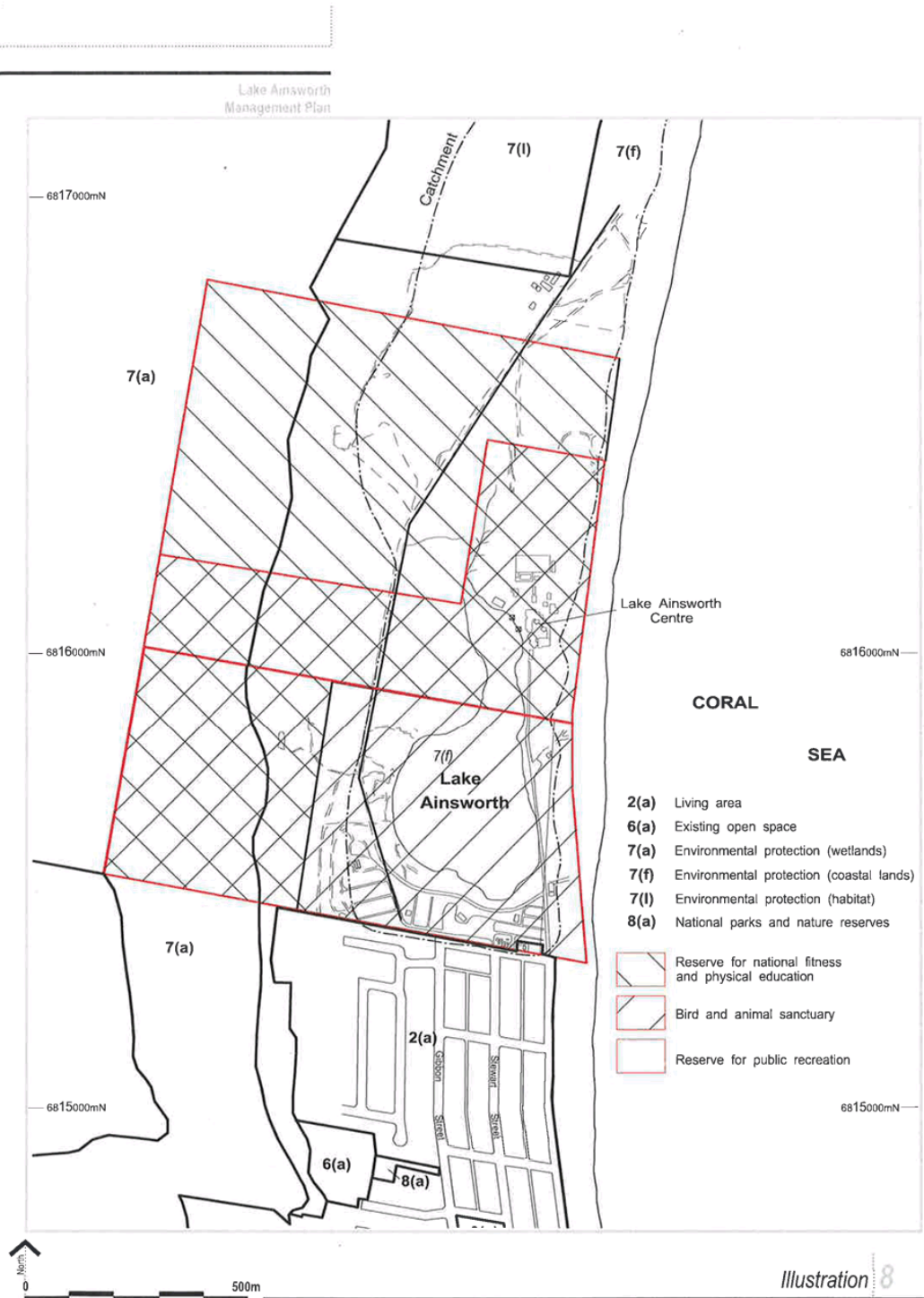


Lake Ainsworth
Management Plan





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69125282
 Source: Manly Hydraulics Laboratory
 Date: November 2002
 quality solutions sustainable future

Lake Ainsworth
Management Plan



Illustration 9

Planning and Development

00105804
Source: GeoLINK
Date: November 2002
quality solutions sustainable future

Lake Ainsworth
Management Plan

Other
Implement Traffic
Management plan

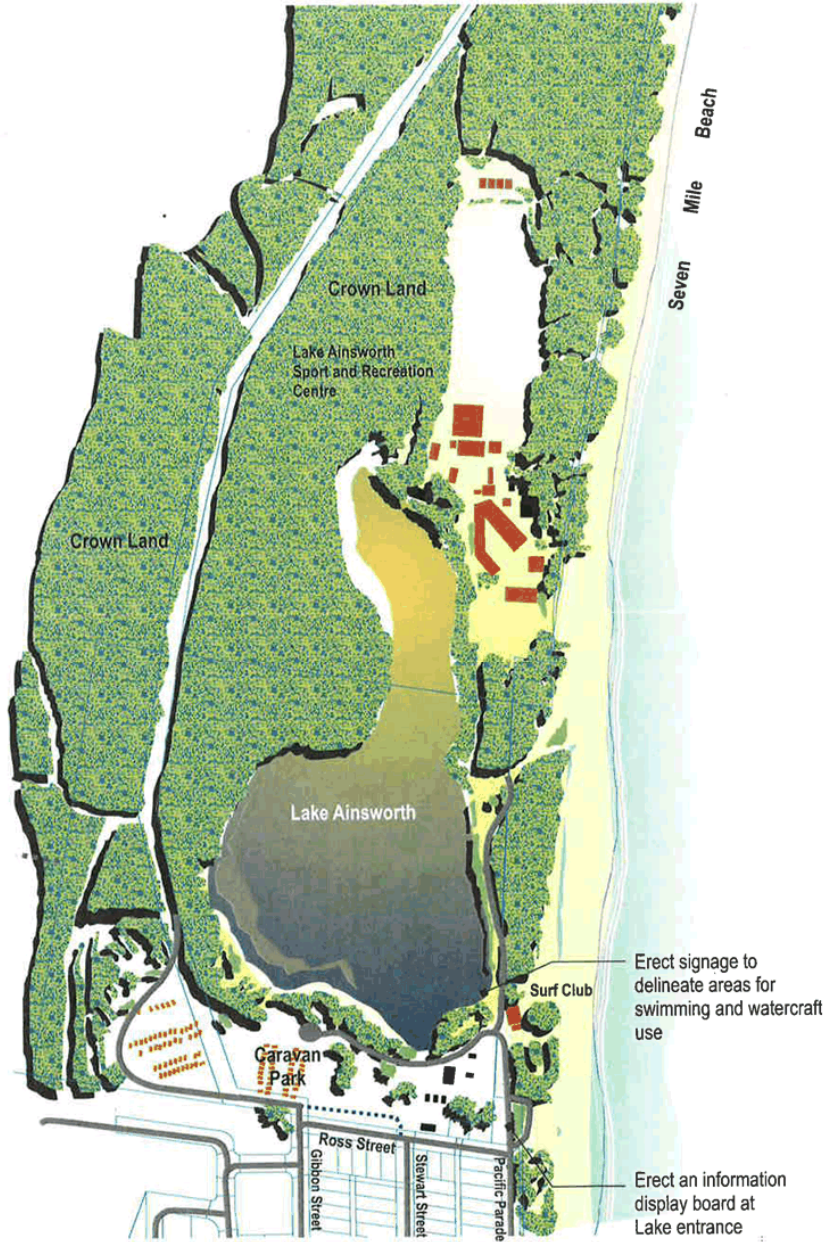


93125203
Source: GeoLINK
Date: November 2002
quality solutions sustainable future

Erosion and Sedimentation Management

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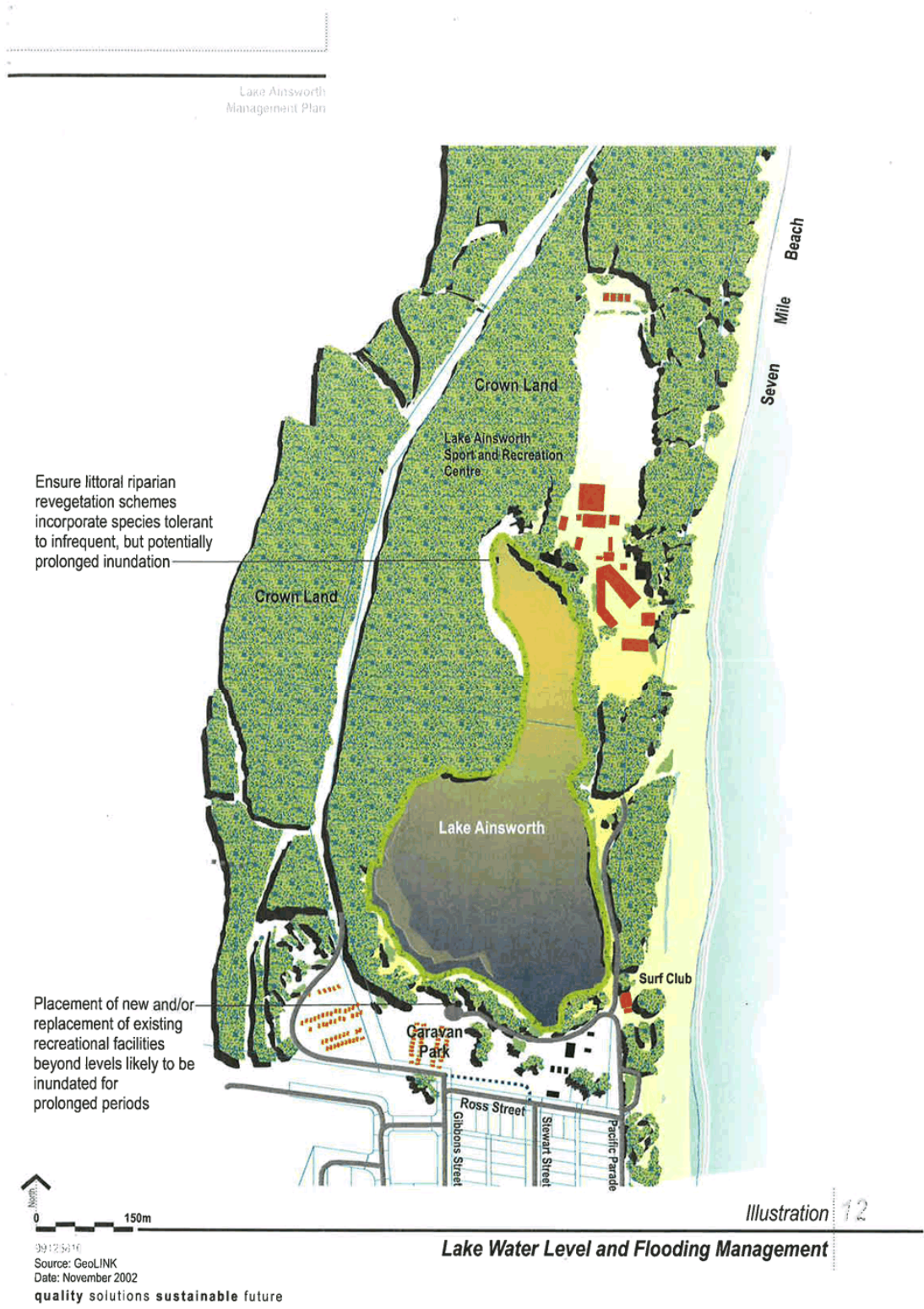
Lake Ainsworth
Management Plan



99125267
Source: GeoLINK
Date: November 2002
quality solutions sustainable future

Illustration 11

Education Management





Our Ref: CDOC14/57408
Council Ref: 1395-03

4 December 2014

The General Manager
Ballina Shire Council
PO Box 450
Ballina NSW 2478

ATTENTION: Paul Hickey

Dear Mr Hickey,

RE: REDEVELOPMENT OF SOUTH EASTERN PRECINCT AT LAKE AINSWORTH

Introduction

This response has been prepared on behalf of the Office of Sport in regards to the proposed redevelopment of the south eastern precinct at Lake Ainsworth.

Lake Ainsworth Sport and Recreation Centre

Lake Ainsworth Sport and Recreation Centre (the Centre) is situated along the north eastern foreshore of Lake Ainsworth, approximately 600m from the southern edge of the lake and 60m from the beach itself. The main access to the Centre is via the existing road (Eastern Road) that runs along the eastern foreshore within Crown Land. This road provides physical access to both the lake and beach, and includes parking adjacent to the roadway.

The Centre also has a rear access to the north; however, this access consists of approximately 2km of unsealed road, and is generally only utilised during flood events. This access also provides 4wd access to 7 Mile Beach, and services the Christian Camp north of the site.

A significant portion of the Centre infrastructure and associated facilities are situated to the south of the site, close to the existing and current main entrance.

Proposed Redevelopment of South Eastern Precinct at Lake Ainsworth

As you are aware in 2013, Complete Urban was engaged by Ballina Shire Council to review the aims and objectives of the Lake Ainsworth Crown Reserve Master Plan. Essentially, the report aimed to identify the recreational, environmental, economic, educational and cultural qualities of the lake, and develop strategies to ensure these characteristics were protected.

As a result of the report, three options were developed, each proposing the closure of the existing Eastern Road. These would result in the construction of a new access to the Centre, and an upgrade to Camp Drewe Road.

Department of Premier and Cabinet Office of Sport
Governor Macquarie Tower, 1 Farrer Place, Sydney NSW 2000 GPO Box 5341, Sydney NSW 2001
Tel (02) 9228 5555 Fax (02) 9228 5249 www.sport.nsw.gov.au ABN 31 321 190 047

In early 2014, Complete Urban met with our Centre Manager to discuss alternate options. As such Option 4 was developed, which proposed:

- the relocation of Lennox Head Surf Club (south of current site)
- the reconfiguration of the existing eastern roadway to single lane (including passing bays)
- eliminate public car parking along the current access
- apply access restrictions at the surf club
- improved recreational infrastructure
- re-vegetation of certain areas
- improved drainage and stormwater systems via the use of swale drains to manage water quality

Option 4 was designed to respect the natural environment while incorporating existing infrastructure and systems. The Office of Sport has agreed in-principle to make a reasonable financial contribution towards implementing Option 4. Our proposal is the Office Sport will select and pay for a gate to control access on the Eastern Road and access will be restricted to people using the Centre. We are also prepared to further discuss maintaining the Eastern Road, from the gate, in the future under an easement/licence with Crown Lands. Council will need to pay for bollards and signs and revegetation and swales along the Eastern Road, if required. As you know Crown Lands is also considering a funding request from Council to fund works associated with the Lake Ainsworth Master Plan, which could be used to contribute to works on the Eastern Road.

We see a number of potential issues associated with reconfiguring the existing Eastern Road, which buses, emergency vehicles and trucks use to access the Centre and consequently we would appreciate more design, costing, environmental and implementation information before committing a specific amount to support this aspect of Option 4.

Other options

While Option 4 appears to have considered the environmental and access requirements, there appears to be no assessment of bushfire risk or legal access in other options. Additionally, there are no details of how an upgrade to the Western Road, estimated by Council to cost \$900,000, will be funded.

1) Bushfire Risk

The subject site, being the Lake Ainsworth Sport and Recreation Centre, is situated within bushfire prone land under the Ballina Bushfire Prone Land Map. Development for any purpose on bushfire prone land must consider the provisions of Planning for Bushfire Protection (PBP 2006) and Rural Fires Regulation 2013.

PBP 2006 has been developed to '*provide for the protection of human life (including fire fighters) and to minimise impacts on property from the threat of bushfire, while having due regard to development potential, on-site amenity and protection of the environment*'.

Furthermore, the objectives of PBP include:

- *Afford occupants of any building adequate protection from exposure to a bushfire*
- *Ensure that safe operational access and egress for emergency service personnel and residents is available*
- *Provide for ongoing management and maintenance of bushfire protection measures, including fuel loads in the asset protection zone (APZ).*

Under the Rural Fires Regulations 2013, 'tourist accommodation' and 'student or staff accommodation associated with an educational establishment' is considered a type of Special Fire Protection Purpose (SFPP) development.

As such, it is considered that the Lake Ainsworth Sport and Recreation Centre is a type of Special Fire Protection Purpose development in which occupants may be considered more vulnerable to bushfire attack and require high levels of protection. Any risk assessment associated with changing access routes for the centre or other road users should consider bushfire risk. This should be undertaken in accordance with Work Health and Safety, Rural Fires Act 1997 or as the corporate trustee who manages the crown land.

Chapter 4 of the PBP outlines access and road requirements associated with SFPP development. In consideration of the proposed Options 1-4, the following criteria must be assessed before determination of redevelopment of the precinct is made:

- *the public road system in a bush fire prone area should provide alternative access or egress for firefighters and residents during a bushfire emergency if part of the road system is cut by fire. This is of critical importance for areas with the higher densities associated with SFPP developments (page 34)*
- *roads should provide sufficient width to allow fire fighting crews to work with fire fighting equipment about the vehicle ... between 3.5 – 4.5 m for a single lane road and 6.5 – 8.0 m for a two way road*
- *public roads are two-wheel drive, all whether roads*

Based on the PBP, it is considered hazardous to remove the existing access to the centre and provide alternate access via the western roadway. The western roadway is approximately 2km in length, unsealed and runs directly through bushland, which is may be create access risk during emergencies. As the PBP states, having two points of access is critically important, consequently having only one unsealed access route is not appropriate.

If Option 1-3 were to be adopted, which includes the removal of the existing Eastern Road, based on the PBP, the risk to both human life and property would increase.

Ultimately, the retention of the existing access (Eastern Road) and the utilisation of the western access during emergency purposes is critical from a bushfire perspective, which demonstrates that Option 4 is the most viable and practical option.

2) Legal Access

As previously noted the Eastern Road is the current main access point to the Centre and runs between Lake Ainsworth and the coast. The road currently sits on Crown land. The second access, is the Western access road, also known as Camp Drewe Road. Survey plans identify the road reserve of Camp Drewe Road. Comparing the location of the reserve to the actual formation shows the location of the existing constructed road deviates significantly from the road reserve, as shown in the attached plan. The road reserve is the current legal right to access the western gate of the camp. As the exiting road formation is not within the reserve, we are concerned the use of the existing road does not provide legal access to the Centre. Prior to any further consideration of removing the main access point to the Centre, the legal access to the Centre must be resolved.

Recommendations

We recommend:

1. Council note the Office of Sport has agreed in-principle to make a reasonable financial contribution towards implementing Option 4 of the Lake Ainsworth Surf Club and Surrounding Precinct Project (October, 2014). This will involve the Office Sport selecting and paying for a gate to control access on the Eastern Road. We are also prepared to discuss maintaining the Eastern Road, from the gate, in the future under an

easement/licence with Crown Lands. Council will need to pay for any no parking signs and bollards, revegetation and swales required along the Eastern Road, however we believe the access gate would eliminate the need for a number of these measures.

2. Council note Crown Lands is considering a funding request from Council to fund works associated with the Lake Ainsworth Master Plan, which could be used to contribute to measures such as swales and plantings along the Eastern Road. The announcement on these applications is expected on 12 December 2014.
3. Two access points to the Lake Ainsworth Sport and Recreation Centre be retained to manage the risk of bushfire to meet the requirements of Planning for Bushfire Protection.
4. The legal access to the Centre is resolved for both the eastern and western existing access roads, and where required provide easements or road dedications.
5. Any changes made to the legal access to the Centre should allow full public access and be managed by the council through their role as the crown corporate trust or as roads authority where the road is retained in either an existing or future road reserve.

Please contact Gavin Speak, Director Asset Management and Procurement on 8754 7953 or gavin.speak@sport.nsw.gov.au to discuss any aspect of this letter.

Yours sincerely,



Gavin Speak
Director, Asset Management and Procurement
Office of Sport
4 December 2014.