

1. **Attendance and Apologies**
2. **Declarations of Interest**
3. **Confirmation of Minutes 13 November 2014**

A copy of the minutes of the previous meeting held 13 November 2014 was distributed.

RECOMMENDATION

That the minutes of the previous meeting held on 13 November 2014 be accepted as a true and correct record.

Ballina Shire "C" Ward Committee Minutes 13 November 2014 at 5.00 pm

1. **Attendance and Apologies**

Cr David Wright (Mayor)
Cr Paul Worth

Jane Gardiner – Alstonville Plateau Historical Society
Barry Jeffress – Tuckombil Landcare
Sheila Aveling – Tintenbar School of Arts
Lois Wright – Plateau Seniors
Richard Lutze – Combined Services Club
Eoin Johnston - Rous Mill Ratepayers
Elva Fitzell – Alstonville Rotary Club
Malcolm Johnson – Ballina Environment Society
Geoff Limbert – Alstonville & District Ratepayers
Ina le Bas – Alstonville Plateau Historical Society
Allan Hart – Rotary Club of Ballina on Richmond
Mary Birch – Wollongbar Progress Association

Staff in Attendance

Rod Willis – Group Manager Development and Environmental Health

Apologies

Cr Ben Smith (Chair)
Cr Keith Johnson
Les Wiles

The apologies were accepted.

2. **Declarations of Interest**

Nil

3. **Confirmation of Minutes 11 September 2014**

That the minutes of the previous meeting held on 11 September 2014 be accepted as a true and correct record. (Richard Lutze/Eoin Johnston)

4. **Business arising from Minutes – 11 September 2014**

(a) **Pedestrian Crossing Outside Wardell School**

The information contained in the agenda was noted.

(b) **Rocks Encroaching on Road – Rous Mill**

Noted completion of work and thanked Council for its prompt response.

Ballina Shire "C" Ward Committee Minutes 13 November 2014 at 5.00 pm

5. **Council Documents on Exhibition**

- Noted. Cr Wright outlined the recent Council resident satisfaction survey and the results relating to the question in the survey that addressed swimming pools.
- Cr Wright outlined the changes to the Ward Boundaries.

6. **Items raised by members of the Committee**

- (a) **Sheila Aveling** – commented that her household was contacted for the Resident Satisfaction Survey and discussed engaging the 18 – 35 years age groups in Shire matters.

7. **General Business**

- (a) Richard Lutze asked whether the Council could review the positioning of the "No Right Turn" sign on the southern side of Main Street, Alstonville, as it is obscured and difficult to see and many people are ignoring it.
- (b) Eoin Johnston asked whether the metal railings on the old Bruxner Highway culvert near the playing fields in Alstonville could be attended to due to the corrosion. Cr Worth advised that the work was in hand and that they were being replaced.
- (c) Lois Wright asked whether the Council's Road Safety Officer could make arrangements to visit Maranoa and make a presentation to residents addressing the road safety issues of crossing The Avenue near the doctors' surgery as many residents on mobility scooters are crossing in the wrong place and placing themselves in danger.
- (d) Lois Wright - Recent vandalism at the Wollongbar Hall and in Wollongbar was raised. Cr Wright advised that he had discussed this with the local Police who had identified the offenders but needed to complete investigations and gain first hand evidence.
- (e) Sheila Aveling raised the recent demolition/damage to the Tintenbar Oval Pavilion. The Committee asked that the Council look at seeking damages compensation from the perpetrators who have been charged by the Police. The Committee would like advice about the Council's approach to such matters.
- (f) Sheila Aveling advised the Committee that the Tintenbar Hall was going well and there were now 35 active members of their tennis club.
- (g) Barry Jeffress invited members to a field day at Teven Memorial Park on Saturday, 15 November 2014.
- (h) Eoin Johnston thanked the Council on behalf of Rous ratepayers for recent road repairs in the locality [refer Item 4(b) of this agenda].

Ballina Shire "C" Ward Committee Minutes 13 November 2014 at 5.00 pm

- (i) Eoin Johnston advised that a road safety sight distance problem regularly arose 300m south of the Rous Mill intersection on Dalwood Road. There was a recent truck accident and long vegetation needs to be regularly removed as the mowers can't reach it.
- (j) Eoin Johnston on behalf of the Rous Mill Hall thanked Council staff (Jordan, Roberto and team) for visiting the hall. They showed genuine interest in the hall and what the local community was doing. This was reiterated by Mary Birch.
- (k) Eoin Johnston congratulated the Council on the recent painting and maintenance work at Crawford House. Cr Wright and Cr Worth undertook to follow up the costings of the work.
- (l) As part of the 150th anniversary of Alstonville, Bullwinkle Park gardens are being worked on. Richard Bilson was to ring the Council about a dangerous tree that has fallen and is hanging up in a Cadagi Tree near the entrance. Has Cheyne Willebrands been advised?

8. Next Meeting

Thursday 12 March 2015 at 5.00 pm.

MEETING CLOSURE

5:35 pm

4. Business arising from Minutes – 13 November 2014

(a) “No Right Turn” sign – southern side of Main Street, Alstonville

Staff have inspected the sign and consider that the sign is in the most appropriate location. Staff will continue to monitor the performance of the intersection.

(b) Metal Handrails over culverts on Old Bruxner Highway near playing fields in Alstonville

The new hand rails have been fabricated and were recently returned from the hot dip galvanising process. Staff are planning to install in around two weeks time.

(c) Road Safety Officer visit to Maranoa – Presentation on Road Safety

Council's Road Safety Officer will be presenting on pedestrian and motorised scooter safety to the Alstonville Uniting Church Senior Worship Service on Thursday 12 March at 11.00am. The invitation to attend has been extended to residents from Maranoa Village to increase awareness of road safety, particularly around Main Street and The Avenue Alstonville. For more information contact Jodie Hewett 6686 1427.

(d) Damage to Tintenbar Oval Pavillion

Council has been unsuccessful to date in pursuing grant funds from Crown Lands through Public Reserve Management Fund (2014/15) to undertake work to rectify Tintenbar pavilion. The works required are not covered under Council's insurance or through the NSW Police under available cost recovery options. Council will continue to investigate possible funding options to undertake the required works, which are estimated to cost \$45,000.

(e) Sight Distance Problem, 300 m south of the Rous Mill intersection on Dalwood Road – Vegetation

Vegetation has been removed to improve site distance. Vegetation will be inspected in future as part of the routine road inspections.

(f) Fallen Tree in Bullwinkle Park, Alstonville

The tree was removed on 20 November 2014.

5. Council Documents on Exhibition

The following is a list of recent documents that have been placed on exhibition in the period since the last meeting.

- **Draft Plan of Management for Community Land – closing date 28 January 2015.**

Council resolved at its Ordinary Meeting on 23 October 2014 to exhibit the Draft Plan of Management for Community Land.

This plan of management applies to all Council owned land in Ballina Shire classified as community land and has been prepared to satisfy Council's public land management requirements under the *Local Government Act 1993*. The Draft Plan of Management for Community Land is intended to replace the current Principal Generic Plan of Management for Community Land adopted by Council in 1995.

The plan outlines Council's planned approach to the management of the land. It also enables occupation of the land by specific users and groups and identifies the scale of such land uses and improvements to facilities.

The current plan was originally adopted by Council in 1995. It has had a number of minor amendments since that time but has not been substantially reviewed or updated. The main change to the plan is to streamline and simplify its content to make it easier to use.

The draft plan was exhibited from November – January and is expected to be reported to the Council for finalisation early in 2015.

- **Cumbalum Precinct A – Draft DCP Amendment and Draft Contributions Plan – closing date 23 January 2015**

Council has prepared Draft Amendment No.4 to the Ballina Shire Development Control Plan 2012 (the DCP), that will apply site specific development controls to Precinct A of the Cumbalum Urban Release Area (CURA). This amendment includes the following elements:

- The inclusion of precinct-specific subdivision controls provided in Part 5 of Chapter 3 - Urban Subdivision. This material includes draft written controls supported by a number of maps, relating to structure, staging, mobility, landscaping and open space matters for inclusion as Section 5.6; and
- The inclusion of precinct references and general map amendments in the DCP.

A draft developer contributions plan (CURA Precinct A Contributions Plan 2014) has also been prepared to enable Council to levy monetary contributions from future developers of the land towards the provision of road, open space and community facilities infrastructure required to service the area.

- **Draft Development Servicing Plans for Water Supply Infrastructure/Draft Development Servicing Plans for Wastewater and Recycled Water Supply – closing date 15 January 2015**

Council resolved at its Ordinary Meeting 23 October 2014 to exhibit the Development Servicing Plans for Water and Wastewater for public comment.

- **Policy –Corporate Sponsorship – closing date 14 January 2015**
- **Policy – Donations – Insurance for Environmental Groups – closing date 14 January 2015**
- **B-Double and 4.6 m high Vehicle Route Assessment – closing date 14 January 2015**
- **4WD Beach Permit Seven Mile Beach, Lennox Head – closing date 11 February 2015**

The above draft policies have been reviewed as part of Council's normal program of reviewing policies.

- **2014/15 Fees and Charges – Amendment for Inspection of Engineering works – closing date 14 January 2015**

The current fee structure has a combined fee for review of engineering plans and the later inspection for compliance of these works. It is proposed to split the fees to accommodate the requirements of developers who may prefer private certification of one of these components. The proposed new fee structure is as per the table below.

Table Two - Proposed Fee Structure	
Fee Name	Revised Fees for 2014/15
Certification of Engineering Plans and Works	
Construction Certificate Civil Works or Section 138 Approval or Section 68 Approval - Assessment of engineering plans and specifications (subdivisions, road widening and other civil works) and issue of certificate/approval. The project value is determined using unit rates, as determined by Council for construction and related costs. The project value excludes GST.	
Project value <\$200,000	\$159 plus 1%
Project value \$200,001 <\$1M	\$740 plus 0.85%
Project value >\$1M	\$1,210 plus 0.65%
Civil Works Inspection Fee	
Site inspections, compliance assessment of works approved by Construction Certificate or Section 138 Approval or Section 68 Approval.	
Project value <\$200,000	2%
Project value \$200,001 <\$1M	1.65%
Project value >\$1M	1.35%

- **Proposal to Lease Community Land – Alstonville Community Preschool, Alston Avenue, Alstonville – closing date 11 February 2015**

Alstonville Community Preschool Inc were successful recipients of a grant from the Community Building Partnership Grant of \$70,000. This grant amount, combined with a Department of Education & Community grant and funds being provided by Council has put the preschool in a position to commence building works and finalise their lease with Council.

As the term of the lease is 20 years, in accordance with Section 47 of the Local Government Act, a period of public exhibition in relation the granting of the lease is required.

- **Policy – Community Halls Capital Works Assistance – closing date 4 March 2015**

Council has undertaken a review of this policy and is recommending changes from the existing policy.

1. The stated objective of the policy is to provide financial assistance to Council owned or controlled halls. In undertaking the review, it is proposed to change the objective to read:

The objective of the policy is to provide clear policy guidelines for the provision of financial assistance to Council owned or controlled halls, public halls on crown land and public halls on private land managed by incorporated bodies.

2. Remove the requirement for groups to match donations on a dollar for dollar basis and replace it with the following:

Donated funds can be matched on a dollar for dollar basis or matched with in-kind contributions, by the organisation which owns or is licensed to manage the hall.

The revised policy recognises the important role all halls play in the life of our local communities and improves the opportunities for the local hall committees to access Council's donations assistance policy.

- **Ballina Floodplain Risk Management Plan**
- **Ballina Shire DCP Chapter 2 Floodplain Management**
- **Floodplain Risk Management Plan and Draft DCP Factsheet**
Closing date 5 March 2015

The Ballina Floodplain Risk Management Plan summarises previous flood investigation work across the Ballina Shire floodplain and provides a framework for the implementation of various mitigation strategies.

Previous flood investigation work includes the Ballina Flood Study Update (BMT WBM, 2008) and the Ballina Floodplain Risk Management Study (BMT WBM, 2012).

While there has been minor and moderate flooding in and around Ballina in recent years, severe floods in the Shire have not been experienced since the 1980s. Similarly parts of the Ballina Shire have changed significantly since the last major flood event in the 1980s. Sea level rise associated with climate change is also expected to result in more serious flooding in the future. This means it is important to plan for future possible events and for the community to be engaged in the planning.

This Floodplain Risk Management Plan is designed to help Council, emergency services such as the SES, and the community, understand the potential for flooding in the Ballina Shire. It is also designed to help Council minimise and manage the risk of floods and provides a framework for implementation of mitigation strategies.

The Draft Amendment No.5 to the Ballina Shire Development Control Plan 2012 seeks to align local planning provisions with the outcomes of the Floodplain Risk Management Plan.

The DCP provisions set out land use planning controls to be implemented in response to the risk of flooding. For example, the DCP identifies appropriate minimum floor levels and other building requirements to support public health and safety, and protect assets.

- **Planning Proposal BSCPP14/010 – General Amendments (2) – closing date 13 March 2015**

Council has prepared a planning proposal to undertake a number of general housekeeping amendments to the Ballina Local Environmental Plan 2012. These amendments are intended to ensure the zoning and its associated planning provisions align with actual or intended land uses on certain sites. The proposal also seeks to undertake a number of adjustments to address minor discrepancies that will optimise the function of the plan.

The proposal contains 30 specific amendments which are summarised as follows:

- inclusion of identified private recreation areas in the RE2 Private Recreation zone (e.g. Alstonville Showground and Ballina Racecourse)
- transfer of a number of public reserves and open space areas into the RE1 Public Recreation zone
- removing land from the RE1 Public Recreation zone that does not function as public open space (e.g. Wollongbar Public School)
- various minor adjustments to existing zoning and associated provisions for particular sites to ensure consistency of planning provisions
- minor realignment of certain zone boundaries to reflect cadastral boundaries

- recognition of previously acknowledged dwelling entitlements for two rural parcels
- corrections and updates to the schedule of heritage items
- adjustments to the identified Strategic Urban Growth Area at Skennars Head
- changes to consultation requirements for development on land in an identified drinking water catchment
- addition of "agricultural produce industries" to the list of permissible land uses in the IN1 General Industrial zone.

Council has been given delegation to undertake the processes for finalisation of this planning proposal (should it proceed to completion).

- **Draft Active Ageing Plan – closing date 13 March 2015**

The purpose of the draft Active Ageing Plan is to build Ballina Shire's capacity to respond to our ageing population.

The draft plan provides a set of key directions, with a view to creating an aged friendly environment that facilitates opportunities for older people to participate in community life in our shire.

6. Items raised by members of the Committee

(a) Jane Gardiner - Alstonville Plateau Historical Society

Vandalism – on-going vandalism at Crawford House Museum and Council's quick response to requests for help.

(b) Malcolm Johnson - Sale of Kays Lane Tennis Club Site

A copy of the response to Mr Johnson is attached.

enquiries refer
Paul Hickey
in reply please quote
15/13864 (232-04/89-04)



4 March 2015

Malcolm Johnson
judymalc@yahoo.com.au

Dear Mr Johnson

Re: Tennis Courts, Russellton Industrial Estate

In response to your email dated 3 March 2014 I wish to confirm that Council has no plans to sell the operational land at the Russellton Industrial Estate on which the Alstonville-Wollongbar Rural Fire Brigade Station is located.

As per the attached plan it is proposed to subdivide the land to ensure that there are sufficient spatial needs for the Rural Fire Service along with satisfactory access. The only land for sale is the proposed Lot 201, as per the attachment and the contract for sale makes reference to the proposed Lot 201.

Council staff actually met with senior officers of the Rural Fire Service, Mr David Cook and Mr Bob Wilcox to confirm their spatial needs in September 2013 and a local surveyor was then engaged to prepare the attached layout plan. Unfortunately it appears that there has not been subsequent communications within the Rural Fire Service.

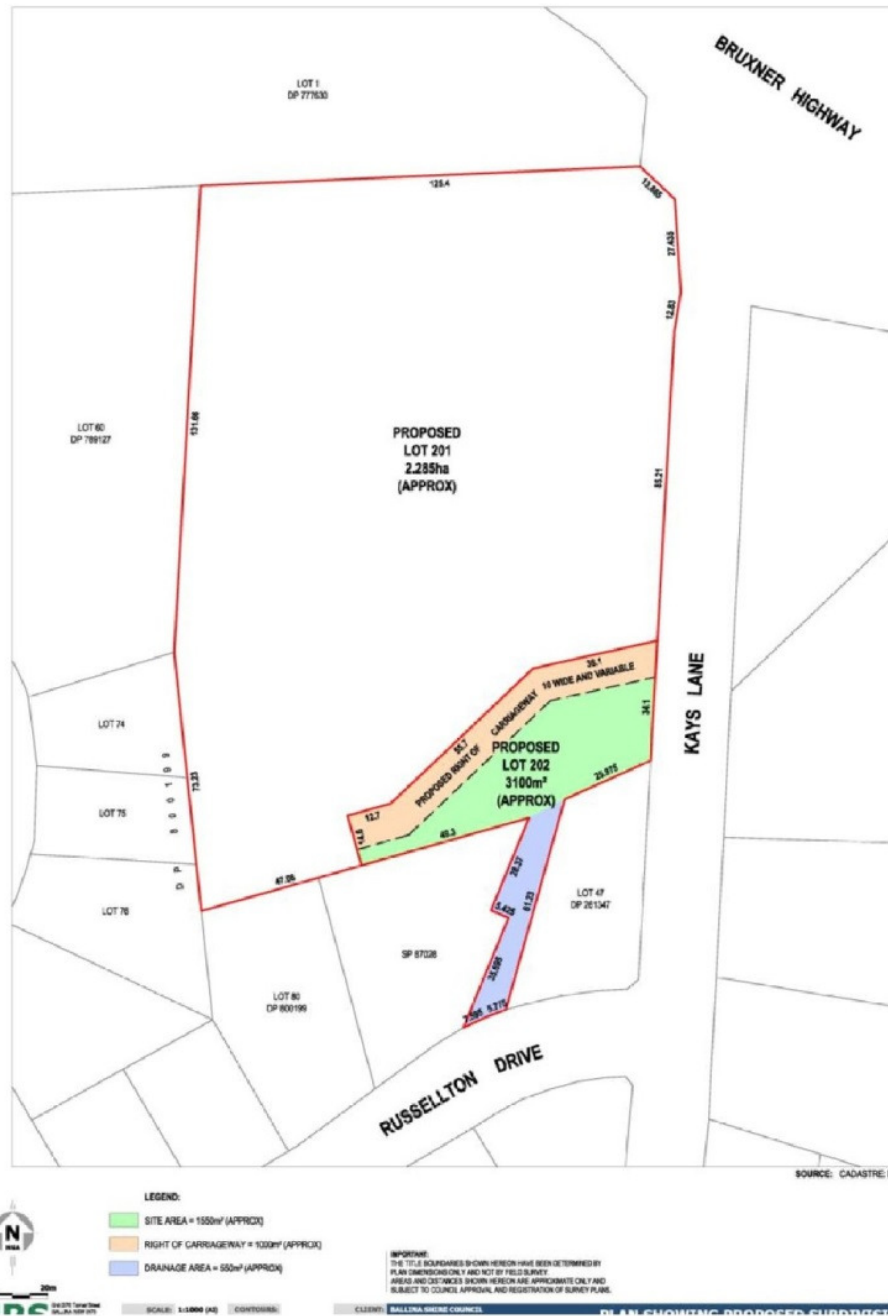
I hope this clarifies matters for you and if you require any further information please contact the Council officers managing this sale, being Mr Paul Tsikleas or Mrs Leanne Harding on 6686 1239.

Yours faithfully

Paul Hickey
General Manager
Enc.

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7. **General Business**

8. **Next Meeting**

Thursday 14 May 2015