

1. **Attendance and Apologies**

Apologies

Dr Lyn Walker – Ballina Environment Society (Malcolm Milner will attend as her replacement)

2. **Declarations of Interest**

3. **Confirmation of Minutes**

A copy of the Minutes of the "B" Ward Committee held 17 November 2014 were distributed.

RECOMMENDATION

That the Minutes of the "B" Ward Committee held 17 November 2014 be taken as read and confirmed.

Ballina Shire Council "B" Ward Committee Minutes 17 November 2014 at 4.30 pm

1. Attendance and Apologies

Members

Cr David Wright (Mayor)
Cr Sharon Cadwallader (Chair)
Cr Jeff Johnson
Cr Keith Williams

Shaun Eastment, Lennox Head Landcare
Neil Kennedy, Lennox Head Chamber of Commerce/Lennox Head Surf Club
Dr Lyn Walker, Ballina Environment Society
Graham Shaw, Lennox Head Residents' Association
Alan Veacock, Ballina Heights Residences Action Group
Lorraine Leuckel, Marine Rescue Ballina
Darel Vidler, Lennox Head Combined Sports Association
Berenice Roberts, Lennox Care and Southern Cross K-12 School

Council Staff

Steve Barnier, Group Manager Strategic and Community Facilities
John Truman, Group Manager Civil Services

Apologies

Ian Duncan, Newrybar
Fran Byrne, Coastcare
Geoff Harris, Lennox Head Surf Club

2. Declarations of Interest

Nil

3. Confirmation of Minutes

That the Minutes of the "B" Ward Committee held on 15 September 2014 be taken as read and confirmed. (Alan Veacock/Dr Lyn Walker)

4. Deputations

Nil

5. Outstanding Business

- (a) **Poor condition of roadway – Hindmarsh Street/Banksia Lane, East Ballina**

The information provided by staff relating to maintenance work within the roadway was noted.

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6. Business with Notice from Members

(a) Unresolved road and sporting facilities issues, Ballina Heights Estate

Mr Veacock, on behalf of the Ballina Heights Residences Action Group, had requested information concerning the status of Ballina Heights Drive, Power Drive and the new sporting facilities servicing this estate.

Council's Group Manager Civil Services, Mr Truman, had provided a written response to the matters raised, which had been distributed to Mr Veacock and all members of the Committee prior to the meeting.

Mr Veacock indicated that he was satisfied with the response provided.

7. Council Documents on Exhibition

The list of Council documents which have recently been exhibited for public comment was noted. Dr Walker noted that the recent public exhibition of the concept plan for the Lake Ainsworth precinct prepared by Complete Urban did not appear on the list of documents.

8. Business Without Notice

(a) Graham Shaw – enquired about the rumour concerning a proposed large training facility to be erected at the Lake Ainsworth Sport and Recreation Camp.

The Mayor responded by advising that whilst there had been an enquiry earlier this year from a party who was looking to provide training infrastructure for winter sports representatives, no firm proposal has been submitted for consideration and there had been no further discussion about the project.

(b) Graham Shaw – expressed disappointment regarding the community's inability to have discussion with representatives from the Lake Ainsworth Sport and Recreation Camp concerning proposed master planning in the vicinity of the lake.

(c) Graham Shaw – thanked Council staff for their efforts in supporting the recent community consultation concerning the Lake Ainsworth precinct master planning project.

(d) Graham Shaw – enquired about the status of local government reforms, particularly in relation to potential council amalgamations.

The Mayor responded by indicating that there appears to be no immediate implications for Ballina Shire Council, in regard to that particular issue.

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- (e) **Dr Lyn Walker** – raised concerns regarding aspects of the report prepared by Complete Urban concerning the Lake Ainsworth precinct master planning project, indicating that the document contained a considerable number of inaccuracies.

All community submissions will now be evaluated and reported to the Council for its consideration. Mr Truman noted that staff have written to the Crown, inviting its comments concerning the Complete Urban report.

- (f) **Neil Kennedy** (as a representative of the Lennox Head Chamber of Commerce) – advised that a new Chamber executive has recently been elected. Also, thanked Council for its support in the Chamber's co-ordination of the Lennox Head Carols in the Park which is to be held on 7 December.

- (g) **Neil Kennedy** (as a representative of the Lennox Head Surf Club) – noted that the Club is liaising with Council in relation to a number of matters. He indicated that a proposal under consideration to convert to a loading zone, existing carparking spaces located adjacent to the Club building would adversely impact the Club and is not supported.

Finally, Mr Kennedy indicated a view that, of the potential options presented in the Complete Urban report relating to the Surf Club building, the Club's preference would be the construction of a new building.

- (h) **Lorraine Leuckel** – sought an update concerning funding for replacement of the existing Marine Rescue building.

The Mayor responded by indicating that he is following up on all funding opportunities, and that the Council had recently determined the project as its highest priority in pursuing grant funds.

- (i) **Darel Vidler** – expressed disappointment about the timing of the topdressing which had recently been applied to Williams Reserve. Further, that he remains concerned about the lack of consultation between relevant stakeholders concerning the operation of the community market on Williams Reserve.

Mr Vidler also noted the need for greater resources to be applied to improve the playing surface of the Megan Crescent field.

- (j) **Shaun Eastment** – thanked the Mayor for providing an explanation concerning the proposal for training infrastructure at the Lake Ainsworth Sport and Recreation Camp.

- (k) **Alan Veacock** – expressed resident concerns about motorist behaviour along The Ridgeway. On-street parking is restricting the operation of the through lanes. At other times, excessive speeding by some motorists in the same area is causing problems and he is fearful of a serious accident. Mr Veacock suggested that additional speed restriction signage within the estate is warranted.

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Mr Truman indicated a report to the Council concerning pavement improvements on The Ridgeway is imminent.

- (l) **Alan Veacock** – expressed concerns regarding a current proliferation of snakes in open space areas within Ballina Heights Estate. He suggested Council place signage in appropriate locations to heighten awareness for residents.
- (m) **Cr David Wright** - provided a brief overview of the results of the recently conducted community survey of Council's operations by Micromex. Overall, the report indicated a high level of satisfaction regarding Council's performance.
- (n) **Cr David Wright** – provided strong positive feedback concerning the 2014 Ballina Prawn Festival which was conducted on 15 November.
- (o) **Cr Jeff Johnson** – enquired about an incident reported to him regarding unauthorized vegetation removal from within a public reserve.

Mr Truman responded generally about the Council's adopted enforcement policy for this behaviour, also noting however the difficulties that can arise in pursuing a successful prosecution.

9. Next Meeting

Monday 16 March 2015 at 4.30 pm

MEETING CLOSURE

6.05 pm.

The Chair, Cr Sharon Cadwallader provided best wishes to all members for the forthcoming festive season.

4. **Deputations**

5. **Outstanding Business**

(a) **Timing of Topdressing of Williams Reserve**

The position of staff in response to Mr Vidler's concerns are:

- a full consultation process was undertaken with all stakeholders in regards to the work to be undertaken on Williams Reserve. The agreed work program was selected as it was the one that caused the least disruption overall and took advantage of the spring growing season.
- the Council now has aeration equipment and this has been applied with good outcomes on our ovals and we are now able to provide this treatment on a more regular basis.
- no funds are currently allocated for the significant rehabilitation of Megan Crescent and these works are not recommended until irrigation is available at the site.
- irrigation is essential to support the outcomes of the sporting field maintenance program. The timing of the installation of irrigation to Megan Crescent is subject to the rate of land development in this precinct as this will determine when recycled water infrastructure will be available to service the field.
- Council's Strategic and Community Facilities Group will continue to facilitate communications between the clubs using Williams Reserve, groups using the community centre and the market co-ordinator.

(b) **Need for Speed Restriction along The Ridgeway**

The default urban speed limit of 50 km/hr applies. A reduced speed zone is not available in accordance with the NSW Speed Zone Guidelines.

Council will collect data with its traffic counters to assess the speed profile of the traffic in this location. This data will confirm the extent of the issue, including compliance with the speed zone.

The options available if speeding is confirmed to be an issue are to install a Local Area Traffic Management Scheme (LATM) or use enforcement. While a formal assessment has not been undertaken, the cost of a LATM is not likely to be warranted, or a priority, at this point in time having regard to the incident history and contemporary design of the subdivision. Therefore the enforcement option would be preferred and a referral, with the traffic data, can be made to the NSW Police.

(c) Need for Signage in Public Reserves to Warn of Snakes

Snakes are native and part of the wildlife setting existing throughout Australia. They are seasonal and temperature dependant with their activities. Snakes can exist in most areas and not just public reserves at Ballina Heights. They exist in urban streetscapes and rural areas. There are many other species of wildlife that also raise concern at times including ticks, spiders, leeches, and generally Council does not apply signage for all wildlife that may be present. Increasing signage has the effect of desensitising the message for residents unless they are able to make a strong connection with the sign and the risk. This connection is very difficult having regard to the seasonality of wildlife and the full range of land areas where the risk occurs.

Furthermore, Council has received feedback that the amenity of the urban area could be improved by a reduction in the amount of signage in the environment. A certain level of personal responsibility is best to maintain awareness of snakes and other wildlife and Council produces educational information in the newspapers occasionally along with wildlife organisations to remind residents to be aware and safe.

6. Business with Notice from Members

(a) Ballina Heights Residences Action Group - Committee Minutes of 24/2/15 – copy attached.

Council staff responses to the items raised are as follows:

- *Significant undergrowth has built up along walking path just off Cummings Crescent, along paths near pond and playgrounds*

This area is scheduled for maintenance service each fortnight. In response to the feedback from the residents association, a supervisor from Council's Open Spaces Section inspected the site on 4 March 2014 and advises the following;

- All trees and shrubs are trimmed back beyond the path edge, with the exception of a small section of the path near Madden Place play equipment. Some minor pruning with a hedge trimmer will be undertaken to address this issue. This is not considered urgent and will be completed under routine maintenance.
- Some grassed areas away from the path were longer than normal as our mowers were unable to access these areas due to recent rain. The mowers were scheduled to return to the site on 4 March 2014.
- The grass is growing at an unexpected rate for this time of the year and is not considered unreasonably untidy.
- Pruning/removal of undergrowth is not supported as it will promote weed growth and increase the maintenance requirements, reduce the amenity and potentially increase the number of snakes in this area.

Council will continue to monitor this site, however for the above reasons Council's technical staff support the current service level arrangements as being appropriate for this site.

- *Road safety remains a significant issue in the estate with residents reporting continued speeding and lack of regard for the centre of the road.*

Staff will place an additional 50 km/h repeater sign in Deadmans Creek Road to the north of Summerhill Crescent and just south of the Power Drive intersection as this section of the road does have a rural appearance.

Concrete centre medians have been placed on the western side of the Cummins Crescent roundabout. Staff consider that some additional line marking would assist to reinforce required driver behaviour. Additional line marking in Deadmans Creek Road to the south of The Ridgeway roundabout and on the curve just south of the Power Drive intersection is also considered beneficial. Both these line marking actions will be completed in the near future when our next suitable package of work is able to be provided to our contractor.

- *Ballina Heights Drive, Power Drive & Sporting Facilities remain unopened.*

Council has previously invited clubs to submit an expression of interest in using the sports fields at Ballina. These expressions have been assessed and Council is working with a number of clubs on delivering sport specific infrastructure that will facilitate the occupation of the site. This is expected to be finalised shortly. These sports will operate under Council's existing sports management structure.

- *Road works have been started on The Ridgeway and remain ongoing. Residents would like to know when it is expected to be completed.*

The works are completed.

- *The pathway accessible from Unara Parkway that leads to the children's playground and pond has been closed for several months.*

An inspection of this pathway identified that the design did not conform to the relevant standard. Council staff have made representations to the developer in regards to their liability to rectify the issues. Agreement is yet to be reached in this regard, however given the delay, Council will now complete the required works as soon as possible.

- *The committee is divided regarding the current safety and design of the round-about at Tamarind Drive and Ballina Heights Drive. Multiple 'near-misses' have been reported by some committee members and residents. Most of these relate to the speed at which traffic travels down the exit ramp.*

Council notes the design has been completed by competent designers and been assessed by Council and RMS technical officers. To date there are no reported incidents which would suggest the intersection is performing satisfactorily.

However Council is also aware of the concerns of some residents in regards to the function of the roundabout. Consideration is being made for an upgrade of the roundabout in the context of the infrastructure planning for the Cumberland Urban Land Release Areas. In the interim, Council staff will continue to monitor the functional performance of the intersection.

- *Ahern Circuit remains closed to general access. Residents wish to know when it will be opened.*

Staff have contacted the developer and confirmed that this stage is now registered. The developer has been asked to remove the fence that is currently sitting across Ahern Circuit as soon as possible.

**Ballina Heights Residences Action Group (BHRAG)
Minutes of Meeting Held February 24, 2015**

Present: Greg Unwin, Dave Robinson, Alan Veacock, Maree Fisher, Helen Stewart, Paul Blanch and Leiki Hartel
Apologies: Nil

Meeting Commenced: 7:35pm

Previous Business: Short Term Issues

1. Significant undergrowth has built up along walking path just off Cummings Crescent, along paths near pond and playgrounds. Residents have voiced their concerns regarding frequent snake sightings.
 - Action: Alan to bring up concern at next Ward B meeting and request that council clear the vegetative undergrowth for safety reasons.
 - Response: Nil significant change in practice noted by the committee. Undergrowth continues along walking paths and near playgrounds. Grass has also been left to grow very high over the summer season in various locations around the estate. Residents in the community continue to report frequent snake sightings. Committee members report 3 known pet deaths (2 dogs and 1 cat) by brown snake bites in recent weeks as well as the discovery of a brown snake in a garage by a child.
 - Action: Alan to bring up concern again at next Ward B meeting and request that council improve their clearance of the vegetative undergrowth and grass cutting practice for safety reasons.
2. Road safety remains a significant issue in the estate with residents reporting continued speeding and lack of regard for the centre of the road.
 - Action: Request to be put forth to council again regarding the road painting of:
 - a) centre line markings and 50kph signing on road on Deadman's Creek Road
 - b) centre line markings on The Ridgeway from Deadman's Creek Road to north of the roundabout at Perkins Close (vehicles have been seen cutting across the Perkins Close roundabout on the wrong side)
 - Response: Council advised BHRAG that the issue has been referred to the road safety authority.
3. New residences may be unaware of the Ballina Heights Residences Action Group (BHRAG).
 - Action: BHRAG information flyer to be reviewed by Dave, Greg and Leiki; Helen and Mary to distribute 100 flyers to new residences in the estate.
 - Response: Two new email contacts have been added to the BHRAG email list now totalling 97 contacts.
4. Some residents have voiced a request for any bus route changes that will occur once Ballina Heights Drive opens.
 - Action: Request to be put forth to local bus company by Paul Blanch regarding any expected changes to routes.
 - Response: The local bus company was unable to provide any concrete answers due to current ongoing contract negotiations.
 - Action: BHRAG to monitor contract negotiations and enquire further once contract has been awarded.
6. Ballina Heights Drive, Power Drive & Sporting Facilities remain unopened.
 - Action: Alan Veacock to put a Notice of Motion forward for the Ward B meeting on 17-11-14. Greg Unwin to provide Alan with background correspondence.

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- Response: Ballina Heights Drive and Power Drive have since been opened.
 - Action: Alan to request management structure of playing fields at next ward meeting and enquire about proposed opening of same.

Previous Business: Medium Term Issues

1. Residents have voiced the need for a children's playground in the Northeast corner of estate (near Higgin's Place).
 - Action: Greg to email Rod Gates (Vixsun Pty Ltd) regarding any plans for additional playgrounds with future development.
 - Response: Rod Gates advised that there is currently no plan for any additional playgrounds in the estate.
2. Residents have requested a timeframe for the corner store and coffee shop (as per Vixsun Pty Ltd development plans)
 - Action: Greg to follow up with Rod Gates regarding same.
 - Response: Rod Gates advised that action will be undertaken in the last half of 2015.
3. Committee members brought up the need to increase the number of names on the Ballina Heights Action Group email contact list thereby allowing the committee to keep more of the estate informed of ongoing issues and developments and to ensure more comprehensive feedback is provided to council/developers on behalf of the community.
 - Action: Members to consider and put forth suggestions at next action group meeting. All residents are encouraged to put forth any suggestions they have.
 - Action: Further flyer drops to be completed by Alan, Helen and Maree. The committee to approach The Advocate regarding printing of an interview article outlining the BHRAG and what it stands for with the hope of generating a more comprehensive community email list.

Previous Business: Long Term Issues

1. Limited access to the Ballina motorway bypass at the Tamarind Drive roundabout remains a concern of most residents. The Ballina Heights community would greatly benefit from being able to enter motorway to go southbound at or near the roundabout at Tamarind Drive & Ballina Heights Drive and also to exit the motorway near the same area.
 - Action: Alan to speak with Mr P Spooner regarding the issue. BHRAG to continue to bring up the issue with relevant parties every 6-12 months.

New Issues

1. The Ballina Flood Risk Management Plan was released in January 2015. Its recommendations include the removal or lowering of Deadman's Creek Road to improve local drainage. The time frame for these works was outlined as 3 years. Submissions to council are required by 6.March.2015. There is significant concern among residents regarding the closure of Deadman's Creek Road for various reasons.
 - Action: Submission to be made to council by BHRAG outlining concerns regarding the closure (or lowering) of Deadman's Creek Road, specifically that the road should not be removed until a second flood-free access road is available to residents. Paul, Dave and Helen to draft this submission on behalf of the BHRAG. All residents of the estate are encouraged to submit their individual concerns to council by the submission date.

2. Road works have been started on The Ridgeway and remain ongoing. Residents would like to know when it is expected to be completed.
 - Action: Enquiry to be put forth to council regarding expected completion date.
3. The pathway accessible from Unara Parkway that leads to the children's playground and pond has been closed for several months.
 - Action: Enquiry to be put forth to council regarding why it remains closed and when it will be reopened.
4. The committee is divided regarding the current safety and design of the round-about at Tamarind Drive and Ballina Heights Drive. Multiple 'near-misses' have been reported by some committee members and residents. Most of these relate to the speed at which traffic travels down the exit ramp.
 - Action: Request to be put forth to council to approach the Roads and Maritime Authority to review these issues.
5. Ahern Circuit remains closed to general access. Residents wish to know when it will be opened.
 - Action: Enquiry to be put forth to council regarding same.

Meeting Closed: 8:40pm

7. 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.

- Policy –Corporate Sponsorship – closing date 14 January 2015
- Policy – Donations – Insurance for Environmental Groups – closing date 14 January 2015
- Policy - B-Double and 4.6 m high Vehicle Route Assessment – closing date 14 January 2015
- 2014/15 Fees and Charges – Amendment for Inspection of Engineering works – closing date 14 January 2015.
- Draft Development Servicing Plans for Water Supply Infrastructure/Draft Development Servicing Plans for Wastewater and Recycled Water Supply – closing date 15 January 2015
- Cumbalum Precinct A – Draft DCP Amendment and Draft Contributions Plan – closing date 23 January 2015
- Draft Plan of Management for Community Land – closing date 28 January 2015.
- Proposal to Lease Community Land – Alstonville Community Preschool, Alston Avenue, Alstonville – closing date 11 February 2015.
- Policy - 4WD Beach Permit Seven Mile Beach, Lennox Head – closing date 11 February 2015
- Policy – Community Halls Capital Works Assistance – closing date 4 March 2015
- 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
- Planning Proposal BSCPP14/010 – General Amendments (2) – closing date 13 March 2015
- Draft Active Ageing Plan – closing date 13 March 2015

8. Business Without Notice

This item provides an opportunity for updates and / or questions to be tabled by the members.

9. Next Meeting

Monday 18 May 2015