



Notice of Reserve Trust Manager Meeting

A Reserve Trust Manager Meeting will be held in the Ballina Shire Council Chambers, 40 Cherry Street, Ballina on **Tuesday 17 March 2015 commencing at 4.00 pm.**

Business

1. Apologies
2. Declarations of Interest
3. Deputations
4. Committee Reports

A handwritten signature in black ink that reads 'John Truman'.

John Truman
Group Manager
Civil Services

Table of Contents

1.	Apologies.....	1
2.	Declarations of Interest.....	1
3.	Deputations	1
4.	Civil Services Group Report.....	2
4.1	Lake Ainsworth Precinct - Masterplan Implementation	2

1. Apologies
 2. Declarations of Interest
 3. Deputations
-

1. Apologies

2. Declarations of Interest

3. Deputations

4.1 Lake Ainsworth Precinct - Masterplan Implementation

4. Civil Services Group Report

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Delivery Program Engineering Works

Objective To report on the outcomes of the consultation with the NSW Government Agencies and to determine the funding priorities for the proposed works.

Background

At its Ordinary Meeting held on 18 December 2014, in relation to a report assessing the feedback from the public exhibition of a draft masterplan for the South Eastern Precinct of Lake Ainsworth, the Council resolved the following;

Eastern Road

That the eastern road be closed and the area be converted to public open space to improve the amenity of the area and to reduce erosion and stormwater runoff entering the Lake.

Balance of Masterplan

1. *That Council notes the contents of this report in respect to the consultation process for the south eastern precinct of Lake Ainsworth.*
2. *That in respect to the provision of recreational facilities and boardwalk Council's preferred option is confirmed as the:*
 - b) *Removal of the boardwalk, playground equipment and exercise stations with the retention of limited BBQ and picnic facilities.*
3. *That in respect to car parking facilities, Council confirms its support for the additional car parking spaces as per the exhibited document, with these spaces subject to further detailed design and investigation.*
4. *That in respect to the Lennox Head Surf Club redevelopment Council endorses the redevelopment of a new Surf Club as the preferred option for the long term future of this building.*
5. *That Council authorises negotiations with Crown Lands in respect to formalising access around the Lake with Council's preferred option being the use of the road reserve through the Caravan Park. The outcomes from these negotiations are to be reported back to Council before finalisation.*
6. *That Council supports the replacement of the overhead electrical power lines with underground conduits to eliminate the need for maintenance (pruning by the Electrical authorities) and that Council approach Essential Energy to have these works undertaken as a priority.*
7. *That subject to the above mentioned points, Council receive a further report providing updated estimates for the various works identified, along with a preferred allocation of the available funds, to allow Council to then determine the priority order of works and an implementation program.*

The Lake Ainsworth Precinct incorporates a number of land parcels managed collectively by the NSW State Government (the Crown) and Ballina Shire

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Council, in its capacity as the Trust Manager of Crown Reserve Land. The Council, as Reserve Trust Manager, is now required to consider the Ordinary Council resolution.

A plan that identifies the respective parcels of Crown Reserve land and those currently managing those parcels is attachment one to this report.

Item 5 of the Council resolution required Council staff to consult with the respective State Government Agencies and report the findings back to the Council. This report will seek to outline a possible implementation program following the consultation process.

Key Issues

- Management of Crown Reserve Land
- Consultation with Crown Land stakeholders
- Prioritisation for spending of available monies

Information

Following the 18 December 2014 Ordinary Council meeting a meeting was arranged to discuss the Council resolution with the State Government Agencies.

A joint meeting was subsequently conducted on 29 January 2015 between Council staff and representatives of:

- NSW Trade & Investment Crown Lands
- NSW Crown Holiday Parks Trust and
- NSW Office of Sport

At the meeting the State Government representatives advised their concerns with the Council resolution and their disappointment that Council was not prepared to work with the State Agencies to reach a more mutually agreeable outcome. They reiterated their previously held positions that the Agencies did not support the key aspects of the Council resolution that include:

- Closure of the Eastern Road
- Plans to develop the Public road reserve through the caravan park.

The views expressed by the representatives were consistent with those received during the public consultation process and reported to Council at the December 2014 meeting.

The meeting examined if there were alternate options that would achieve the Council's preferred outcome and address the Agency concerns. These are discussed as follows.

Emergency Access

Concerns have been expressed that the closure of the Eastern Road would compromise the safety of the Sport and Recreation Facility. The resolution of Council regarding the road closure is silent in this regard, however it is suggested that the Council's objectives of using the existing Eastern Road corridor for public amenity and environmental protection is not incompatible with a design that can also provide access to the Sport and Recreation Facility for emergency vehicles.

Council has prepared cost estimates for three options for the closure of the Eastern Road being

Option 1 - Retain (narrow) existing road surface - emergency access

This would involve the mill out of the edges of bitumen and car parking areas and revegetation. The estimate for this work is \$ 78,000.

Option 2 - Concrete Shared Path - 2.5m wide

This option includes the mill out of existing bitumen, revegetation and a swale for water sensitive drainage initiatives. The estimate for this work is \$312,500.

Option 3 - Pervious Pavers - 2.5m wide

As for option two, except with paved surface. The estimate for this work is \$350,000.

All three of these options can be built to a standard that allows emergency access.

Alternate Options

While mindful of the resolved Council position, due to the preferred position of the Agencies, the January 2015 meeting, following extensive discussion, formulated an alternate proposal that was possibly acceptable to Crown Lands and Crown Holiday Parks Trust, and to some extent the Office of Sport.

The key points of the alternate proposal are:

- The Eastern Road is closed and the Crown approves an easement for emergency access along the eastern side of Lake Ainsworth to the Sport and Recreation Facility – currently there is no formal legal access to Sport and Recreation other than the existing road traversing the crown reserve – this could be provided at no cost to Council, other than associated legal costs.
- The Southern Road remains open and the Crown approves the creation of a public road similar to the existing access from Pacific Parade to Camp Drewe Road – again this is currently not a formal legal access – ideally this would also be provided at no cost to Council, other than associated legal costs.
- Crown Holiday Parks Trust acquires the road reserve through the caravan park through a financial contribution to Council.

To provide the best outcome for the Sport and Recreation Facility ideally the Camp Drewe Road would also then be sealed.

4.1 Lake Ainsworth Precinct - Masterplan Implementation

The State Agencies subsequently considered design cost information in regards to this proposal and their formal response is discussed later in this report.

Further information regarding the design costs of the various components of this proposal is provided in attachment two, which is a communication from Council to the Agencies. Attachment two also includes concept plans for this location.

Traffic Counts

At the meeting with the Agencies, it was agreed that it would be helpful if some further information regarding traffic data was available.

The purpose of collecting further information is to assess the current utilisation of the Eastern Road and whether or not there are impacts on road function, public amenity, safety and maintenance costs from the redistribution of this traffic.

In response to this, traffic classifiers were placed in two locations along the Eastern Road, one located north of the surf club and one located north of the off leash car park area. The placement of the traffic counters provided an opportunity to differentiate vehicles accessing informal car parking areas that currently facilitate lake, beach and off leash dog access, as compared to those vehicles primarily accessing the Sport and Recreation Facility.

The traffic count was conducted over a two week period between 2 February to 16 February inclusive. The daily averages recorded over that period are summarised in Table One.

Table One – Average daily vehicle counts taken over two week period

Location - Week 1	Daily Average ^	Sunday ^
Eastern road (north of surf club)	1,072	2,385
Access to NSW Sport & Recreational facility	253 *	438
Location - Week 2		
Eastern road (north of surf club)	1,197	1,645
Access to NSW Sport & Recreational facility	250 *	284

* Includes 9% average of heavy vehicles

^ Traffic counts recorded in both directions

The traffic counts confirm reasonably high vehicular use of the Eastern Road (particularly over the weekend period) which is being used for car parking and recreational activities.

The daily average totals for vehicles accessing the Sport and Recreation Facility also confirmed that the traffic volumes are not insignificant given the additional traffic volumes that would be placed on the unsealed western road, leading to an increased maintenance regime and cost to Council for that road.

4.1 Lake Ainsworth Precinct - Masterplan Implementation

The volumes of traffic reported will fluctuate in line with seasonal use and holiday peak periods, however the averages reported are considered a reasonable representation of daily and weekly traffic volumes and were taken outside the Christmas holiday period.

This data was also used to develop some preliminary pavement designs for a standard pavement reconstruction of this nature, including a two coat bitumen seal.

Indicative costs to upgrade the 1.2 km unsealed road section along Camp Drewe Road to the entrance of the Sport and Recreation Facility are in the vicinity of \$700,000.

The Office of Sport has also provided Council with its own traffic survey. This information is included in attachment three to this report.

Feedback from NSW Office of Sport

Feedback from the NSW Office of Sport was received in the form of email correspondence on 2 February, 5 and 9 March 2015. A copy of the correspondence is attachment three to this report.

The Office of Sport clearly do not support the closure of the Eastern Road. They are*"still very concerned with the proposal to close the Eastern Road at Lake Ainsworth, particularly for safety and bushfire access and egress"*

The Office of Sport confirmed that it would consider the Western Road (Camp Drewe Road) as a potential option if:

1. This road was of an equal standard as the Eastern Road and there is no capital expenditure required by Sport and Recreation to change the access to this road.
2. Council can address the bushfire risk issues.

In addition to these points the Office of Sport has also provided correspondence from the NSW Rural Fire Service and Ballina Police who have raised concerns regarding the plans to close the Eastern Road, particularly from an emergency management perspective.

Copies of these items of correspondence are attachments four and five.

The Office of Sport has concluded from the staff memorandum dated 13 February 2015 (attachment two) that the alternatives presented *"for closing the eastern road does not maintain an access route which meets the requirements of the Planning for Bushfire Protection legislation. Access roads must be at least 4 metres wide and all weather roads capable of supporting a fully-loaded 15 tonne firefighting truck"*

By way of clarification this memorandum, which was issued to the Agencies to provide indicative estimates, does include an alternative which is consistent with the requirements of providing an emergency access.

As mentioned earlier, Eastern Road - Option 1 retains a sufficient road formation for this purpose and Eastern Road – Options 2 and 3, can be built to a standard that allows emergency access.

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Feedback from NSW Crown Holiday Parks Trust

Formal feedback was received from the NSW Crown Holiday Parks Trust on 3 March 2015.

A copy of the correspondence is attached to this report as attachment six.

The letter outlines their support to *“formalise the existing roads as an access to the Lake and Camp Drewe Road, on the condition that the road through the middle of the park is closed and transferred to form part of the Holiday Park Crown Reserve”....*

Should the Council agree with Crown Lands proposal, and the road through the holiday parks is closed to form part of the park, the Trust will contribute \$218,000 toward the Southern Precinct upgrade including the drainage swales.”

It is understood that the \$218,000 is based, in part, on a valuation for the Council owned road corridor.

Furthermore the Holiday Parks Trust has also offered to maintain access for the local community through the park if the road was closed.

Sustainability Considerations

- **Environment**
One of the key objectives of this project is to reduce the impacts of the urban area on the natural environment at this location.
- **Social**
Again, a key objective of this project is to support the social outcomes from the recreation available at Lake Ainsworth.
- **Economic**
Ensuring the long term viability of the Lake Ainsworth precinct is secured for the community will assist in promoting Ballina as a visitor or tourist destination.

Legal / Resource / Financial Implications

Council has funding available for some works and the allocation of funds is dependent on the overall direction Council decides to take with respect to the future works. Previously staff have reported that a budget of \$1,300,000 was available for the precinct works.

In early January 2015 Council was notified that it had been successful with a Crown Reserve grant application to the value of \$150,000 (incl GST) that could be used for drainage, road works and revegetation works of the southern and south eastern precincts of Lake Ainsworth.

The revised total of funding available to Council amounts to \$1,436,363 (excl GST).

4.1 Lake Ainsworth Precinct - Masterplan Implementation

If Council agrees to the terms as proposed by the State Agencies, and specifically the offer of \$218,000 from the Crown Holiday Parks Trust, the total available funds would be \$1,654,363 to allocate across the precinct.

Expenditure to date for this financial year on this project is \$11,500.

Council now needs to consider how best to prioritise works in relation to the available funding scenarios.

Overhead Power

In relation to Item 6 of the Council resolution, staff have been provided with a quotation to replace the overhead electricity, along the length of the Eastern Road with underground power.

The quote provided for these works is \$388,000 (excl GST). Preliminary discussions with the Level 2 contractor is that Essential Energy would be unlikely to contribute funding for these works, however this is yet to be confirmed.

Declaration – General Manager

Staff are aware that certain individuals hold concerns in relation to whether or not the General Manager, due to previous personal circumstances, is in a position to undertake his duties for this matter in the impartial manner required of a public official.

These concerns have not been raised directly with Council officers, however a key point in managing potential conflicts of interest, real or perceived, is disclosure and typically in response to matters of this type, the interest is managed by a verbal declaration to the meeting.

Therefore, to ensure all persons with an interest in this matter are able to be fully informed in regards to any interest, the General Manager has elected to document a public record in respect to this matter.

That declaration has been made in the form of a memorandum to the Mayor and a copy is provided as attachment seven to this report.

The memorandum states that the General Manager has no interest in this matter.

Consultation

The outcomes from the consultation process with the NSW Government Agencies form the basis of this report. The previous report to Council assessed the responses to the public exhibition.

Further to the public exhibition Council has now received a number of submissions outlining their objections to the Council's current position on plans to formalise the road reserve through the caravan park.

The majority of the respondents would appear to be regular holiday makers to the park who have expressed similar concerns raised by the management of the Crown Holiday Parks Trust.

4.1 Lake Ainsworth Precinct - Masterplan Implementation

A copy of these submissions is provided in attachment eight.

Options

On balance there are four broad options available, being the December 2014 Council resolution, with Camp Drewe sealed or unsealed, or the alternate, being the discussions held with the State Government Agencies in January 2015, again with Camp Drewe sealed or unsealed.

The estimates for these options are as follows.

Option 1 - Scope consistent with the December Council Resolution with Camp Drewe Road Sealed

Description	Amount (\$)
Construction	
Lake Ainsworth Southern Foreshore (Road works /Drainage/Car Parking/Landscaping)	896,000
Ross Street Road Works	286,000
Camp Drewe Road (Ross St – Unsealed Section)	257,000
Camp Drewe (unsealed section to Sport and Rec)	714,000
Pacific Parade	50,000
Eastern Road (Stage 1 – Road closure with Offset Car parking)	587,000
Eastern Road (Stage 2 – Option 1)	78,000
Design/Development	
Lake Ainsworth Precinct - Stage 2 (DA/Approvals)	50,000
New Surf Club Development - Stage 2 (DA/Approvals)	100,000
Miscellaneous	
Disabled access, BBQ's Picnic Shelters	97,000
Total	3,115,000
Available Budget * [No contribution from Crown Lands]	1,436,000
Deficit	1,678,000

An important component of Option 1 is the need to upgrade Ross Street through to Gibbon Street to satisfy contemporary road design standards for the volume of proposed traffic (\$286,000).

If Council is going to re-route traffic along Ross Street and Gibbon Street is it essential that these works are undertaken as it would be unreasonable to impact the amenity of these residents without ensuring that the local road infrastructure reflects the increased traffic flows.

The other major additional cost for this option is the construction of the road through the caravan park (\$257,000).

Option 2 - Scope consistent with Council Resolution with Camp Drewe Road left unsealed

Description	Amount (\$)
Construction	
Lake Ainsworth Southern Foreshore (Road works /Drainage/Car Parking/Landscaping)	896,000
Ross Street Road Works	286,000
Camp Drewe Road (Ross St – Unsealed Section)	257,000
Pacific Parade	50,000
Eastern Road (Stage 1 – Road closure with Offset Car parking)	587,000
Eastern Road (Stage 2 – Option 1)	78,000
Design/Development	
Lake Ainsworth Precinct - Stage 2 (DA/Approvals)	45,000

4.1 Lake Ainsworth Precinct - Masterplan Implementation

New Surf Club Development - Stage 2 (DA/Approvals)	100,000
Miscellaneous	
Disabled access, BBQ's Picnic Shelters	97,000
Total	2,396,000
Available Budget * [No contribution from Crown Lands]	1,436,000
Deficit	960,000

Option 3 - Alternate Option as preferred by Crown Lands with Camp Drewe Road sealed

Description	Amount (\$)
Construction	
Lake Ainsworth Southern Foreshore (Road works /Drainage/Car Parking/Landscaping)	896,000
Camp Drewe (unsealed section to S & R)	714,000
Pacific Parade	50,000
Eastern Road (Stage 1 – Road closure with Offset Car parking)	587,000
Eastern Road (Stage 2 – Option 1)	78,000
Design/Development	
Lake Ainsworth Precinct - Stage 2 (DA/Approvals)	30,000
New Surf Club Development - Stage 2 (DA/Approvals)	100,000
Miscellaneous	
Disabled access, BBQ's Picnic Shelters	97,000
Total	2,552,000
Available Budget * [Includes \$218,000 from Crown Lands]	1,654,000
Deficit	898,000

Option 4 - Alternate Option as preferred by Crown Lands with Camp Drewe Road left unsealed

Description	Amount (\$)
Construction	
Lake Ainsworth Southern Foreshore (Road works /Drainage/Car Parking/Landscaping)	896,000
Pacific Parade	50,000
Eastern Road (Stage 1 – Road closure with Offset Car parking)	587,000
Eastern Road (Stage 2 – Option 1)	78,000
Design/Development	
Lake Ainsworth Precinct - Stage 2 (DA/Approvals)	30,000
New Surf Club Development - Stage 2 (DA/Approvals)	100,000
Miscellaneous	
Disabled access, BBQ's Picnic Shelters	97,000
Total	1,838,000
Available Budget * [Includes \$218,000 from Crown Lands]	1,654,000
Deficit	184,000

The annual maintenance costs of Camp Drewe Road if left unsealed are estimated to be \$120,000 based on the increased frequency of traffic. The current annual maintenance costs are estimated at \$45,000 to \$60,000.

In relation to the unsealed section of Camp Drewe Road, a relatively new technique is being investigated that improves the quality of an unsealed road by increasing the impervious properties of the material and greatly improves dust suppression. This technique (bitumen emulsion) also improves the durability of the unsealed pavement material, reducing future maintenance requirements and cost.

The bitumen emulsion approach, which would cost around \$50,000 each time it is supplied, may have a life cycle of two to three years, which would then negate the need for the annual maintenance costs, along with providing an improved surface.

4.1 Lake Ainsworth Precinct - Masterplan Implementation

The feasibility of this is still being investigated, however it is hoped that it could address the amenity and maintenance issues raised in respect to the increased use of Camp Drewe Road.

The four options presented have applied the lowest cost option for the closure of the Eastern Road, being Eastern Road - Option 1, mentioned earlier in this report.

This option retains up to four metres of the existing road wearing surface for emergency access to the Sport and Recreation Facility, along with pedestrian use.

If Council was not satisfied with this option, then the Eastern Road – Options 2 and 3, at an additional cost ranging from \$230,000 to \$270,000, would need to be added to the estimates.

Preferred Recommendation

As this is a Reserve Trust report, ideally the recommendation should reflect the wishes of the Crown, which takes into account a broader State Wide perspective on the future of this precinct.

However as the elected Council has previously resolved a preferred approach, the recommendation currently reflects that approach, as per the Council resolution from the December 2014 Ordinary meeting.

In this regard, Option One is reflected in the recommendation, however it is also suggested that the sealing of Camp Drewe Road is deferred for completion at a later stage when further funds are available.

The reason for this is that maintenance of the gravel surface can be undertaken, albeit at a recurrent cost, enabling other components of the project to be undertaken now.

The following table, which is reproduced in the recommendation, is the suggested allocation of the available funds.

Description	Amount (\$)
Construction	
Ross Street Road Works	286,000
Camp Drewe Road (Ross St – Unsealed Section)	257,000
Pacific Parade	50,000
Eastern Road (Stage 1 – Road closure with Offset Car parking)	587,000
Eastern Road (Stage 2 – Option 1)	78,000
Design/Development	
Lake Ainsworth Precinct - Stage 2 (DA/Approvals)	50,000
New Surf Club Development - Stage 2 (DA/Approvals)	100,000
Total	1,408,000
Available Budget * [No contribution from Crown Lands]	1,436,000

In respect to the order of works the first priority would be to create the new car parking areas as it is paramount that new car parks are in place before the Eastern Road is closed to avoid congestion issues.

4.1 Lake Ainsworth Precinct - Masterplan Implementation

The funding available under this option allows Council to focus on the removal of the Eastern Road, and the provision of new road infrastructure for items such as the car parking and Ross Street improvements.

If this allocation is endorsed by Council, the deferred works are as follows.

Description	Amount (\$)
Construction	
Lake Ainsworth Southern Foreshore (Road works /Drainage/Car Parking/Landscaping)	896,000
Camp Drewe (unsealed section to S & R)	714,000
Miscellaneous	
Disabled access, BBQ's Picnic Shelters	97,000
Total	1,707,000

This represents a large part of the enhancement works for the southern precinct, along with picnic facilities etc.

Even though this is the recommended option it is important to acknowledge that from a staff perspective and also possibly a Reserve Trust perspective, it is preferable to work with the State Agencies where possible.

Option four, with Council pursuing the bitumen emulsion approach for the Camp Drewe Road has significant benefits in that:

- Council negotiates, in a spirit of co-operation with the Crown to obtain an easement for emergency access along the eastern side – ideally at no cost to Council – this may still occur under the recommended option one, however the Crown has the ability to charge for an easement if they so wish
- As per the above point Council negotiates with the Crown to obtain a Public road reserve along the existing southern foreshore access, again ideally at no cost to Council – Part of this road reserve may still be required under option one
- Crown Holiday Parks Trust contributes \$218,000 to the program of works and there is no impact on the existing operation of the caravan park, subject to the Council road reserve being transferred to the Crown
- There is no impact on Ross and Gibbon Street residents
- A significant amount of additional Lake Foreshore works are completed as the need to expend monies on Ross Street and the road through the caravan park is eliminated.

In respect to option four, the estimate to budget comparison for all of the works is a deficit of \$184,000.

Council could make application to the Crown Reserves Public Reserves Management Fund (PRMF) for 2015/16 to assist with offsetting this shortfall. (Council received \$150,000 (GST inclusive) this year for this project through the PRMF). Obviously an application that is consistent with the position of Crown Lands may be assessed more favourably than an application inconsistent with the position of Crown Lands.

4.1 Lake Ainsworth Precinct - Masterplan Implementation

The final advantage of this option is that it enables the Council to maintain a cooperative approach with the Crown, which could improve the certainty and time to deliver these works. This is important as it is likely that the concurrence of the Crown will be required to progress the recommendation, including the provision of an owner's consent to submit any environmental planning assessment applications.

Finally, in respect to the actual recommendation to this report, in order to implement this option, it will be necessary for the Council to give notice to NSW Office of Sport to enable the required adjustments to be put in place in respect of the access to the Sport and Recreation Facility from the western side. The Office of Sport also continue to hold significant concerns with respect to the closure of the Eastern Road and those concerns need to be acknowledged.

RECOMMENDATIONS

1. The Reserve Trust confirms that its preferred direction in respect of the proposed Lake Ainsworth Precinct improvements is as per the resolution of Council from the December 2014 Ordinary meeting.
2. The Reserve Trust recommends to Council that the allocation of the funds currently available for this project be in accordance with the following table.

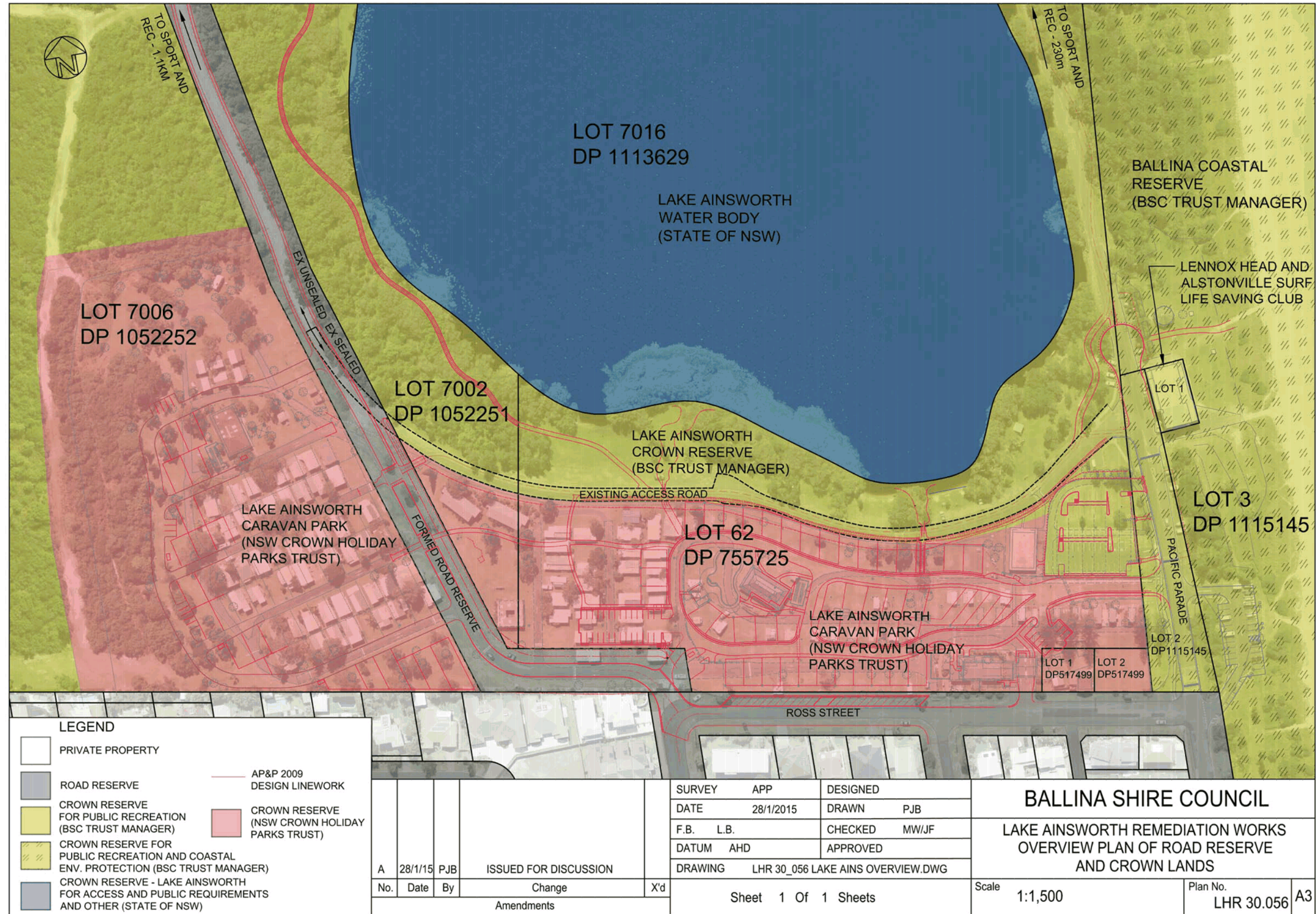
Description	Amount (\$)
Construction	
Ross Street Road Works	286,000
Camp Drewe Road (Ross St – Unsealed Section)	257,000
Pacific Parade	50,000
Eastern Road (Stage 1 – Road closure with Offset Car parking)	587,000
Eastern Road (Stage 2 – Option 1)	78,000
Design/Development	
Lake Ainsworth Precinct - Stage 2 (DA/Approvals)	50,000
New Surf Club Development - Stage 2 (DA/Approvals)	100,000
Total	1,408,000
Available Budget	1,436,000

3. The Reserve Trust notes that the future stages for this project will include the elements in the following table, which are currently deferred:

Description	Amount (\$)
Lake Ainsworth Southern Foreshore (Road works /Drainage/Car Parking/Landscaping)	896,000
Camp Drewe (unsealed section to S & R)	714,000
Disabled access, BBQ's Picnic Shelters	97,000
Total	1,707,000

Attachment(s)

1. Lake Ainsworth Precinct - Overview of Crown and Road Reserve Land
2. Council Memo to Crown Land stakeholders dated 13 February 2015
3. Correspondence – NSW Office of Sport
4. Correspondence – NSW Rural Fire Service
5. Correspondence – NSW Police service
6. Correspondence – North Coast Holiday Parks
7. Memo - General Manager
8. Correspondence – Recent Community feedback



BALLINA SHIRE COUNCIL – MEMORANDUM

MEMO TO: Kevin Cameron, Steve Edmonds, Jim Bolger, Gavin, Speak, Jason Dwyer
COPY: John, Truman, Paul Hickey
MEMO FROM: Jamie Fleeting
DATE: 13 February 2015
SUBJECT: Lake Ainsworth Precinct

Following our joint meeting held on 29 January 2015 Council staff have reviewed and costed a number of options for the Lake Ainsworth Precinct.

The options reflect both the Council December 2014 Ordinary meeting resolution and the options discussed subsequently with the various State Government stakeholders.

A summary of the key features of the Council resolution is outlined below.

Lake Ainsworth – South Eastern Precinct – Consultation

Item 11.1

- *That the eastern road be closed and the area be converted to public open space to improve the amenity of the area and to reduce erosion and stormwater runoff entering the Lake.*
- *That in respect to car parking facilities, Council confirms its support for the additional car parking spaces as per the exhibited document, with these spaces subject to further detailed design and investigation.*
- *That in respect to the Lennox Head Surf Club redevelopment Council endorses the redevelopment of a new Surf Club as the preferred option for the long term future of this building.*
- *That Council authorises negotiations with Crown Lands in respect to formalising access around the Lake with Council's preferred option being the use of the road reserve through the Caravan Park. The outcomes from these negotiations are to be reported back to Council before finalisation.*
- *Council receive a further report providing updated estimates for the various works identified, along with a preferred allocation of the available funds, to allow Council to then determine the priority order of works and an implementation program.*

Our 29 January 2015 meeting and this memo are consistent with Council's requirement to negotiate with Crown Lands in accordance with the December resolution (dot point 4 above).

Furthermore the correspondence (by email) provided this week to Mr Jim Bolger (North Coast Holiday Parks) relates specifically to works along the Southern Foreshore only.

In relation to the estimates, the adopted unit rates are consistent with Council's direct day labour rates and material costs for similar road reconstruction and car parking projects.

Also some of the estimates have been sourced from published estimates provided by Complete Urban (the consultants engaged by Council to develop the recent master plans that were placed on public exhibition).

In consideration of sealing the unsealed section of Camp Drewe Road through to the Sport & Recreational facility, Council has undertaken in-situ pavement tests and recent traffic counts along the eastern road to assist with a preliminary pavement design, which would also include a wearing surface consisting of a two coat bitumen seal for Camp Drewe Road.

In summary the attachments are:

Attachment 1 – Southern Foreshore Access Concept Plan
Attachment 2 – Caravan Park Road Access Concept Plan
Attachment 3 – Cost estimates including an options summary

In respect to the options summary Council has approximately \$1.45m immediately available to implement an agreed program of works.

There are funding shortfalls for all the options identified and the next report to the Councillors, which will be presented to a Reserve Trust meeting, now tentatively scheduled for 17 March 2015, will seek direction from Councillors on how the available monies will be expended.

This direction will also depend heavily on any financial or other contributions from the various State Government Agencies.

We look forward to your feedback on the options and potential funding opportunities to enable Council staff to prepare this report. The report will need to be finalised by Friday 6 March 2015.

Should you have any questions in relation to the attached concept plans or estimates please feel free to contact me on 6686 1246 or by email jfleeing@ballina.nsw.gov.au.

Jamie Fleeting
Construction Engineer

Southern Foreshore & Proposed Car Parking mark-up.

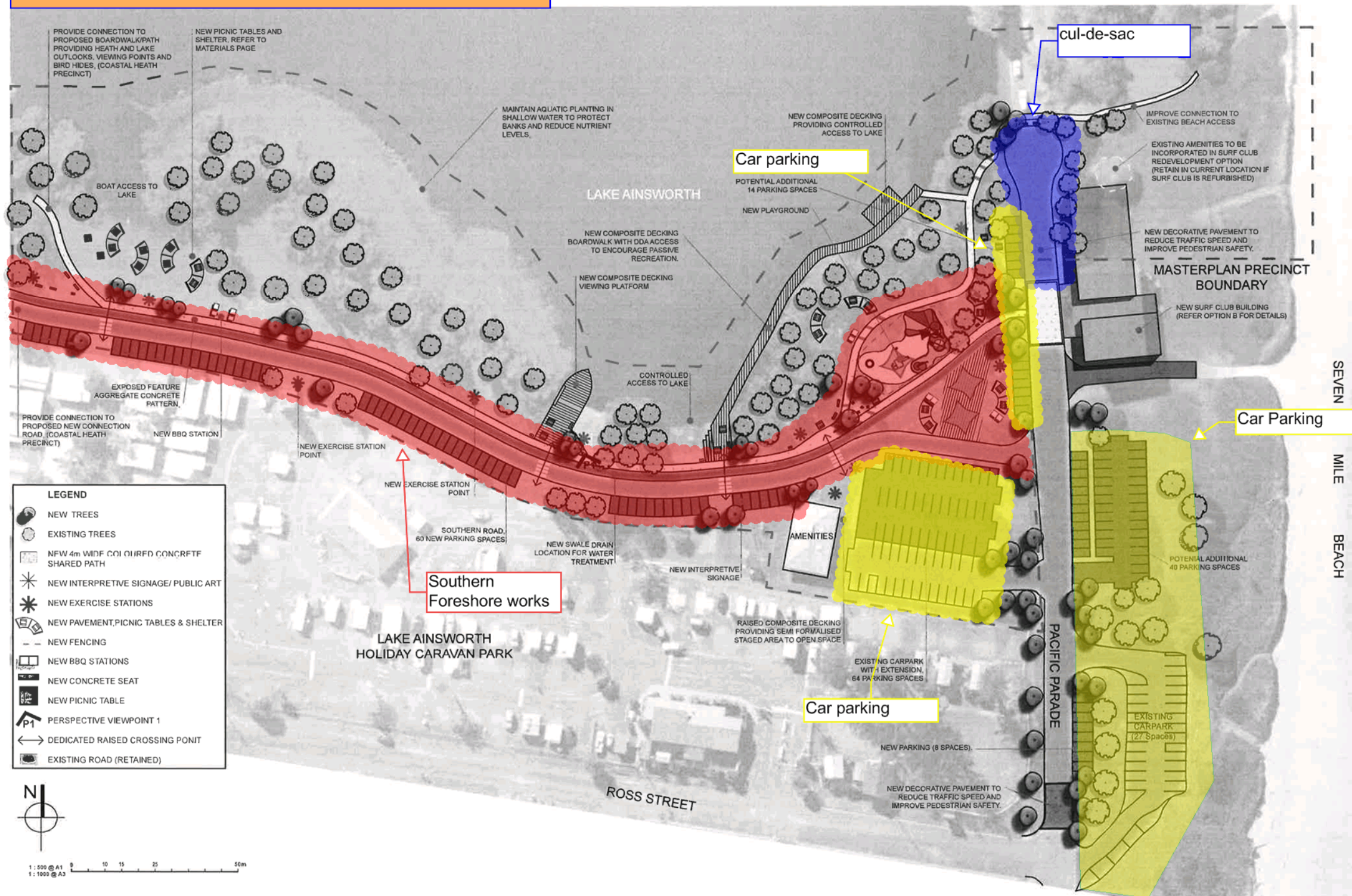


Figure 07 Precinct Plan

Camp Drewe Road via Ross & Gibbon Street.



Camp Drewe Rd
(unsealed section
to S & R)

Camp Drewe Rd
(unformed public
road reserve)

LEGEND

- PRIVATE PROPERTY
- ROAD RESERVE
- CROWN RESERVE FOR PUBLIC RECREATION (BSC TRUST MANAGER)
- CROWN RESERVE FOR PUBLIC RECREATION AND COASTAL ENV. PROTECTION (BSC TRUST MANAGER)
- CROWN RESERVE - LAKE AINSWORTH FOR ACCESS AND PUBLIC REQUIREMENTS AND OTHER (STATE OF NSW)
- AP&P 2009 DESIGN LINEWORK
- CROWN RESERVE (NSW CROWN HOLIDAY PARKS TRUST)

A	28/1/15	PJB	ISSUED FOR DISCUSSION	
No.	Date	By	Change	X'd
Amendments				

SURVEY	APP	DESIGNED
DATE	28/1/2015	DRAWN PJB
F.B.	L.B.	CHECKED MW/JF
DATUM	AHD	APPROVED
DRAWING LHR 30_056 LAKE AINS OVERVIEW.DWG		
Sheet 1 Of 1 Sheets		

BALLINA SHIRE COUNCIL		
LAKE AINSWORTH REMEDIATION WORKS OVERVIEW PLAN OF ROAD RESERVE AND CROWN LANDS		
Scale	1:1,500	Plan No. LHR 30.056 A3

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Lake Ainsworth Southern Foreshore (Road/Drainage/Car Parking/Landscaping)	Units	Quantity	Rate	Amount
Demolition - Modification to existing end of road to allow for staging	PC			\$ 25,000
Road rehabilitation & realignment to eastern end (Length 290m)	m2	2030	\$ 125	\$ 253,750
Car Parking (pervious paving, 60- 70 car spaces)	m2	1300	\$ 195	\$ 253,500
Drainage Swale	m2	600	\$ 50	\$ 30,000
Shared Path (2.5m 100mm thick)	m2	1420	\$ 150	\$ 213,000
Demolish existing landscape and revegetate new trees & shrubs	PC			\$ 40,000
Contingency		1	10%	\$ 81,525
				\$ 896,775
Road Works	Units	Quantity	Rate	Amount
Ross Street - refer attachment 2				
Pavement/drainage (240m)	m2	1680	\$ 125	\$ 210,000
Carparking spaces - 24	m2	330	\$ 150	\$ 49,500
Contingency		1	10%	\$ 25,950
				\$ 285,450
Camp Drewe Rd (Ross St to Unsealed section) refer attachment 2				
(includes AC wearing surface - approx 200m)	m2	1400	\$ 130	\$ 182,000
Contingency		1	10%	\$ 75,290
				\$ 257,290
Camp Drewe Rd (Unsealed section to Sport & Rec entrance) Refer attachment 2				
(wearing surface - 2 coat seal - approx 1200m)	m2	8400	\$ 85	\$ 714,000
Pacific Parade				
Raised transition - Surf Club	m2	220	\$ 150	\$ 33,000
Raised transition - south end of Pacific Parade	m2	109	\$ 150	\$ 16,350
				\$ 49,350
Eastern Road - Stage 1 Road closure related works (refer attachment 1)	Units	Quantity	Rate	Amount
Cul-de-sac	PC			\$ 185,000
Signage	Unit	10	\$ 250	\$ 2,500
Car Parking - various				
Pacific Parade - west (40 new parking spaces)	m2	1375	\$ 150	\$ 206,250
Pacific Parade - west (14 parking spaces)	m2	252	\$ 150	\$ 37,800
Pacific Paade - south east of exg surf club (21 parking spaces)	m2	500	\$ 150	\$ 75,000
Pacific Paade - east (8 parking spaces)	m2	144	\$ 150	\$ 21,600
Pacific Paade - east (13 parking spaces)	m2	267	\$ 150	\$ 40,000
* (includes 5% contingency for car parking)				\$ 587,183
Eastern Road - Stage 2 Road closure related works	Units	Quantity	Rate	Amount
Option 1 - Retain (narrow) existing road surface - emergency access	m2	8	\$ 1,000	\$ 8,000
Millout edges of bitumen and car parking areas. Revegetate /plant	PC	1	\$ 70,000	\$ 70,000
				sub \$ 78,000
Option 2 - Concrete Shared Path - 2.5m wide	m2	750	\$ 150	\$ 112,500
Mill existing bitumen, revegetate and turf	PC	1	\$ 170,000	\$ 170,000
Swale - Water sensitive drainage initiatives	m2	600	\$ 50	\$ 30,000
				sub \$ 312,500
Option 3 - Pervious Pavers - 2.5m wide	m2	750	\$ 200	\$ 150,000
Mill existing bitumen, revegetate and turf	PC	1	\$ 170,000	\$ 170,000
Swale - Water sensitive drainage initiatives	m2	600	\$ 50	\$ 30,000
				sub \$ 350,000
Miscellaneous	Units	Quantity	Rate	Amount
Disabled access Ramps	Item	1	\$ 10,000	\$ 10,000
BBQ's	Unit	4	\$ 9,000	\$ 36,000
Picnic shelters	Unit	6	\$ 8,500	\$ 51,000
				sub \$ 97,000
Option 1 - Total				\$ 175,000
Option 2 - Total				\$ 409,500
Option 3 - Total				\$ 447,000
New connections to beach	m	92	\$ 100	\$ 9,200
Place overhead power with underground servcice (Defer to new surf club build)				TBC

Lake Ainsworth Precinct Various options with Consolidated Costs	Construction Costs	Approvals/Designs Lake A precinct	Approvals/DA for Surf Club	Maintainance cost to BSC	Total	Available budget	Balance
Road thru caravan park, Camp Drewe Rd sealed, eastern rd closed with option 1 ³	\$ 2,965,048	\$ 50,000	\$ 100,000		\$3,115,048	\$ 1,450,000	\$ 1,665,048
Road thru caravan park, Camp Drewe Rd sealed, eastern rd closed with option 2 ³	\$ 3,199,548	\$ 50,000	\$ 100,000		\$3,349,548	\$ 1,450,000	\$ 1,899,548
Road thru caravan park, Camp Drewe Rd sealed, eastern rd closed with option 3 ³	\$ 3,237,048	\$ 50,000	\$ 100,000		\$3,387,048	\$ 1,450,000	\$ 1,937,048
Excluding road thru caravan park, Camp Drewe Rd sealed, eastern rd closed with option 1	\$ 2,422,308	\$ 30,000	\$ 100,000		\$2,552,308	\$ 1,450,000	\$ 1,102,308
Excluding road thru caravan park, Camp Drewe Rd sealed, eastern rd closed with option 2	\$ 2,656,808	\$ 30,000	\$ 100,000		\$2,786,808	\$ 1,450,000	\$ 1,336,808
Excluding road thru caravan park, Camp Drewe Rd sealed, eastern rd closed with option 3	\$ 2,694,308	\$ 30,000	\$ 100,000		\$2,824,308	\$ 1,450,000	\$ 1,374,308
Road thru caravan park, Camp Drewe Rd unsealed, eastern rd closed with option 1 ³	\$ 2,251,048	\$ 45,000	\$ 100,000	\$ 75,000	\$2,471,048	\$ 1,450,000	\$ 1,021,048
Road thru caravan park, Camp Drewe Rd unsealed, eastern rd closed with option 2 ³	\$ 2,485,548	\$ 45,000	\$ 100,000	\$ 75,000	\$2,705,548	\$ 1,450,000	\$ 1,255,548
Road thru caravan park, Camp Drewe Rd unsealed, eastern rd closed with option 3 ³	\$ 2,523,048	\$ 45,000	\$ 100,000	\$ 75,000	\$2,743,048	\$ 1,450,000	\$ 1,293,048
Excluding road thru caravan park, Camp Drewe Rd unsealed, eastern rd closed with option 1	\$ 1,708,308	\$ 25,000	\$ 100,000	\$ 75,000	\$1,908,308	\$ 1,450,000	\$ 458,308
Excluding road thru caravan park, Camp Drewe Rd unsealed, eastern rd closed with option 2	\$ 1,942,808	\$ 25,000	\$ 100,000	\$ 75,000	\$2,142,808	\$ 1,450,000	\$ 692,808
Excluding road thru caravan park, Camp Drewe Rd unsealed, eastern rd closed with option 3	\$ 1,980,308	\$ 25,000	\$ 100,000	\$ 75,000	\$2,180,308	\$ 1,450,000	\$ 730,308

¹ Recurrent yearly maintainance cost (with additional vehicular traffic), indicatively only at this stage \$50,000 - 75,000 pa

² Available funds include current \$1.3 m + recent Crown land grant of \$150k

³ Any costs associated with the removal/adjustment of infrastructure situated within the Caravan Park (public road reserve) has not been included

Jamie Fleeting

From: Speak, Gavin <gavin.speak@sport.nsw.gov.au>
Sent: Monday, 2 February 2015 2:50 PM
To: Jamie Fleeting
Cc: Dwyer, Jason
Subject: TRIM: Traffic counts for Lake Ainsworth Sport and Recreation Centre

HP TRIM Record Number: 15/9504

Dear Jamie,

Thanks for the opportunity to attend the meeting at Council last week.

As discussed at the meeting we are still very concerned with the proposal to close the Eastern Road at Lake Ainsworth, particularly for safety and bushfire access and egress.

As discussed here are the details of the weekly vehicle numbers for the Lake Ainsworth Sport and Recreation Centre.

Heavy Vehicles (buses, large trucks):	40
Light Trucks (delivery vehicles):	30
Cars:	2030
- Residents, staff and clients:	1000
- Community facility users (tennis, pool, oval):	580
- Conference participants:	300
- General enquiries / trades / inspections:	150

This represents about 2100 vehicle movements a week.

If the Centre was a new development Council and RFS would expect two access roads and I am concerned how appropriate access could be maintained if the Eastern Road is pulled up and converted to open space. We could only consider the Western Road (Camp Drewe Road) as a potential option if this was provided to the same standard as the Eastern Road, there is no capital expenditure required by S&R to change the access to this road and Council can address the bushfire risk issues – including the variation between the actual road and surveyed road.

Please contact me if you require any further information.

Gavin Speak

Director - Asset Management and Procurement

Office of Sport | Department of Premier and Cabinet

☎ (02) 8754 7953 | ☎ 0418 531 278 | ✉ gavin.speak@sport.nsw.gov.au



This message is intended for the addressee named and may contain privileged information or confidential information or both. If you

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Speak, Gavin <gavin.speak@sport.nsw.gov.au>
Sent: Thursday, 5 March 2015 2:27 PM
To: Jamie Fleeting
Subject: Lake Ainsworth - access road
Attachments: Proposal by Council to close the road to Lake Ainsworth Sport and Recreation Centre

Dear Jamie,

Thank you for details of Council's cost estimates for changing the road network around Lake Ainsworth.

Our major concern is Council's proposition to close the Eastern Road seriously compromises safety for more than 13,000 people who use the Centre each year. The Centre is in a high bushfire risk area and is a development which requires two access roads to meet the standards set in the *Planning for Bushfire Protection* legislation.

I am very concerned that such a decision by Council will put lives at risk and that an existing facility that currently complies with the *Planning for Bushfire Protection* legislation for Special Fire Protection Purpose facilities will become non-compliant.

The NSW RFS has advised *"in regard to the main access road in to the Lake Ainsworth Centre this is something the RFS is adamant must remain in place...The RFS has completed a Community Protection Plan for the North Lennox area in consultation with the community and Ballina Council. It is part of the plan that the existing access route is maintained, as the rear access traverses bush fire prone land for a considerable distance before occupants can reach a safe location"* (See attached email from NSW RFS). Could you please present this advice to the Councillors and note that both the RFS and the Office of Sport are happy to meet with Council to discuss this further.

The alternatives presented in the memo dated (13.2.2015) for closing the Eastern Road do not maintain an access route which meets the requirements of the *Planning for Bushfire Protection* legislation. Access roads must be at least 4 metres wide and all weather roads capable of supporting a fully-loaded 15 tonne fire fighting truck. The NSW RFS has advised the Western Road is not a suitable primary access route as it traverses bush fire prone land for a considerable distance before occupants can reach a safe location.

The Office of Sport would welcome the opportunity to work with Council towards making the Eastern Road a shared zone / recreation friendly zone without compromising safety.

Regards

Gavin Speak

Director - Asset Management and Procurement
Office of Sport | Department of Premier and Cabinet
☎ (02) 8754 7953 | 📞 0418 531 278 | ✉ gavin.speak@sport.nsw.gov.au



This message is intended for the addressee named and may contain privileged information or confidential information or both. If you

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Speak, Gavin <gavin.speak@sport.nsw.gov.au>
Sent: Tuesday, 3 March 2015 3:58 PM
To: Speak, Gavin
Subject: Proposal by Council to close the road to Lake Ainsworth Sport and Recreation Centre

From: John Ball
Sent: Monday, February 23, 2015 10:03 AM
To: 'Gavin.Speak@sport.nsw.gov.au'
Cc: Ian Cook; David Cook; Matt Inwood
Subject: Proposal by Council to close the road to Lake Ainsworth Sport and Recreation Centre

Good Morning Gavin,

In regard to the existing main access road into the Lake Ainsworth Centre, may I advise that this is something that RFS is adamant must remain in place. Your letter outlines the requirements of PBP with respect to Special Fire Protection Purpose facilities which the Lake Ainsworth Centre clearly is. Of note is the fact that RFS has completed a Community Protection Plan for the North Lennox area in consultation with the community and Ballina Council. It is part of that plan that the existing access route is maintained, as the rear access traverses bush fire prone land for a considerable distance before occupants can reach a safe location. It is a clear requirement of PBP that SFPP developments must have an alternate access. The RFS is also concerned that the proposed new road arrangements for the North Lennox area will create a very serious access "pinch point" at the intersection of Ian and Gibson streets which will prevent emergency services access to the north and residents evacuation to the south.

It should be noted that the Bush Fire Management Committee, including Ballina Council have endorsed the CPP and its recommendations.

I would like to suggest that a possible way forward is for you to convene a meeting with the relevant Council staff, Crown Lands staff and the RFS. I would be prepared to attend with Inspector Cook, who has prepared the CPP for the area, and it is likely that RFS Far North Coast district staff will also attend.

Regards,
John



John Ball | Manager | Customer Service Centre (North)
NSW RURAL FIRE SERVICE
Suite 1 / 129 West High Street, Coffs Harbour NSW 2450
P: 02 66 91 0400 **F:** 02 66 91 0499 **M:** 0417831185 **E:** john.ball@rfs.nsw.gov.au
24 Hour Media Enquires 02 9898 1855
www.rfs.nsw.gov.au | www.facebook.com/nswrfs | www.twitter.com/nswrfs
PREPARE. ACT. SURVIVE.

nder, and are not necessarily the views of the NSW Rural Fire Service.

Jamie Fleeting

From: Speak, Gavin <gavin.speak@sport.nsw.gov.au>
Sent: Monday, 9 March 2015 10:57 AM
To: Jamie Fleeting
Subject: FW: Comments from Ballina Police regarding proposed road closures at Lake Ainsworth

Dear Jamie,

Further to my email last week including advice from the Rural Fire Service please find below comments from NSW Police.

We also have an email from NSW Ambulance raising similar concerns.

Could you please ensure the advice and response from the emergency services agencies is included in the report to Council.

Gavin Speak

Director - Asset Management and Procurement
Office of Sport | Department of Premier and Cabinet
(02) 8754 7953 | 0418 531 278 | gavin.speak@sport.nsw.gov.au



From: William Mckenna <mckelwil@police.nsw.gov.au>
Date: 8 March 2015 5:45:17 pm AEDT
To: <jason.dwyer@sport.nsw.gov.au>
Subject: Lake Ainsworth

Jason DWYER,
Manager,
NSW Sport and Recreation Centre,
Lake Ainsworth NSW.

Subject : Proposal by Ballina Shire Council to close the eastern access road to Lake Ainsworth Sport and Recreation Centre.

Jason,

Further to our conversation on Wednesday 4 March 2015, I have given some consideration to the proposal by Ballina Shire Council to close the eastern access road to the Lake Ainsworth Sport and Recreation Centre and I would like to state that I have some serious reservations in relation to this

proposal, essentially from a road safety and Emergency Management perspective.

Presently, Lake Ainsworth Sport and Recreation Centre has two access and egress points, those being along the eastern access road, which is a continuation of Pacific Parade and secondly along Camp Drewe Road, which runs along the south/western edge of the Lake and provides access/egress to the northern end of the Recreation Centre.

In relation to Camp Drewe Road, Camp Drewe road is an unsealed road which is approximately 1.5km in length and runs in a general north/south direction through a heavily vegetated area which is bush fire prone (2013). Camp Drewe Road deteriorates rapidly with increased vehicle usage and/or inclement weather. In general terms the road surface is rough and corrugated!

Presently this road also services 'Camp Drewe' which is a Presbyterian Church function and recreation centre, and also provides access to Seven Mile Beach for 4wd enthusiasts, beach users who wish to access the northern parts of Seven Mile Beach, recreational horse riders who access Seven Mile beach from the northern end of Camp Drewe road and social runners, cyclists and triathlon club members.

Camp DREWE function and recreational centre can accommodate up to 200 persons in dorm style accommodation. Camp DREWE road provides the only access and egress to this centre.

In relation to the northern access to the Sport and Recreation centre, the northern access/egress point in its current state is not suitable for coaches or large vehicles as the turning circle off Camp Drewe Road has a very small and tight radius. This entrance is predominately used by persons in private motor vehicles holidaying or visiting the complex.

In its current state, Camp Drewe road would not be suitable for heavy vehicles or increased traffic flow. In dryer months the road surface displaces a large amount of road dust making visibility at times restricted. Reduced visibility combined with the current road surface and increased vehicle movements would create a risk of collision to other motorists or road users. Additionally, Camp Drewe road is void of lighting!

Presently, coaches and larger vehicles, including delivery vehicles and waste removal services, use the eastern access road from Pacific Parade to gain access to the Sport and Recreation centre. To date, from a Policing perspective, I am unaware of any issues in relation to these vehicles or other motorists using this access/egress point.

During holiday periods the population of Lennox Head swells considerably. During hot days, large number of tourists frequent Lake Ainsworth, including

the Lake Ainsworth Caravan Park which is situated along the southern end of the lake. Lake Ainsworth Caravan park attracts high numbers of family members with children. As the Caravan Park is located immediately across Camp Drewe Road, on a daily basis park attendees traverse this road to gain access to the Lake and Seven Mile Beach.

High tourist numbers result in large number of vehicles parking along the eastern and southern fringes of the Lake. Whilst there is ample parking at present, the closure of the eastern side of the lake would cause a large number of vehicles to be displaced and would result in increased numbers of vehicles parking along the southern and western ends of Lake Ainsworth which I would submit, combined with increased vehicle movements along that section of roadway, would increase the possibility of an accident with a child or park user and/or would see greater congestion along Camp Drewe Road from the Pacific Parade intersection through to the western side of the lake.

During the bush fires in 2013, the large number of vehicles along the southern end of the lake made it difficult for RFS vehicles to turn from Pacific Parade onto Camp Drewe Road. Once on this road emergency service vehicles had to traverse past large number of stationary and parked vehicles. In the event of an evacuation of Camp DREWE or the Sport and Recreation Centre these increased traffic flow along Camp Drewe road would be problematic and difficult.

I have been advised that Council is considering building an access road through Lake Ainsworth caravan park from Barrett Drive ? I do not support any increased traffic flow through a densely populated caravan park due to the risk of collision with children or other park users. Whilst this option may be seen by council to alleviate the issues with the intersection of Pacific Parade and Camp Drewe Road it does not alleviate concerns in relation to increased traffic flow along Camp Drewe Road.

In December 2013, a large bush fire took hold at Broken Head and travelled south towards the Lennox Head Village. The location and direction of the fire resulted in Camp Drewe Road being closed to the public, thus allowing fire fighting activities to occur. Had the fire commenced at the Village and travelled north, Camp Drewe Road could not be used for evacuation or fire fighting purposes!

I would submit that given the geographical location of the Sport and Recreation Centre and Camp Drewe facility, which are both located at the northern end of Lake Ainsworth in bush fire prone areas that it is crucially important to have alternative evacuation routes and or access/egress point during emergencies. This is particularly important when consider that both Camp DREWE and Lake Ainsworth Sport and Recreation Centre accommodate 100's of persons, the majority of whom are children.

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Additionally I am of the view that having immediate access to the lake from the eastern side would be beneficial in the event of a drowning or emergency as it would allow direct and close access to the lake by emergency services.

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From a road safety and Emergency Services perspective I believe the current access/egress points are satisfactory and should not be changed.
.

Bill MCKENNA
Detective Inspector
Ballina Police Station
6 March 2014

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NSW CROWN HOLIDAY PARKS
— TRUST —

PO Box 647, Ballina NSW 2478

PHONE 02 6686 5171

EMAIL jim@nswchpt.com.au

3 March 2015

The General Manager
Ballina Shire Council
BY EMAIL: council@ballina.nsw.gov.au

Dear Mr Hickey

Re: Lake Ainsworth – South Eastern Precinct.

I refer to Councils resolution from the Ordinary Council meeting of 18 December 2014

“6. That Council authorises negotiations with Crown Lands in respect to formalising access around the Lake with Council’s preferred option being the use of the road reserve through the Caravan Park. The outcomes from these negotiations are to be reported back to Council before finalisation”.

The Trust met with Council to discuss the issues surrounding the preferred option of Council on 29 January 2015. The Trust advised that it did not support the opening of the road through the holiday parks due to issues surrounding security, traffic, noise and the dividing of the park into two distinct areas.

The great attraction of a holiday park over other accommodation such as resorts and high rise is the community atmosphere and the security of children who are able to use all facilities with minimal supervision throughout the park. If Council proceeded to open the road, children will be restricted to separate areas of the park unless parents follow them to ensure safe passage across a road through the middle of the park.

The division of the park and subsequent lack of amenity will result in guests looking for alternative locations for their holiday experiences. As a major economic driver of Lennox Head, reduced patronage of Lake Ainsworth Holiday Park will also impact other businesses within the village, with the Caravan Industry Association estimating that for every \$1 of revenue derived in a holiday park, \$1.38 of economic activity is generated in the local economy. For Lennox Head, the economic activity generated by the holiday park is currently in excess of \$2.5m.

The Trust understands that Crown Lands do not support the opening of the road through the park and are proposing to formalise the existing roads as an access to the Lake

4.1 Lake Ainsworth Precinct - Masterplan Implementation

and Camp Drew Road, on the condition that the road through the middle of the park is closed and transferred to form part of the Holiday Park Crown Reserve.

The Trust supports the use of the existing access points and the use of drainage swales on the southern road between the lake and the holiday park to minimise any environmental impacts of vehicles. Should the Council agree with Crown Lands proposal, and the road through the holiday parks is closed to form part of the park, the Trust will contribute \$218,000 toward the Southern Precinct upgrade including the drainage swales.

The Trust recognises that the road reserve currently serves as a thoroughfare for the local community to the lake. To ensure that access is maintained, should the road be closed, the Trust will also ensure that the future redesign of the holiday park includes a thoroughfare to enable the public to have continued access through the park to the lake and surrounding open space.

The Trust respects the value of the lake to the local community and visitors to Lennox Head and remains available to work with Council to achieve positive outcomes for holiday park guests, the local community and visitors to Lennox Head.

Yours sincerely



Jim Bolger

cc: Crown Lands

BALLINA SHIRE COUNCIL – MEMORANDUM

MEMO TO: Mayor
COPY: John Truman
MEMO FROM: Paul Hickey
DATE: 11 March 2015
SUBJECT: Lake Ainsworth Redevelopment

Mr Mayor

In respect to the current discussions / negotiations for the Lake Ainsworth redevelopment I am concerned that certain individuals may make accusations that I have an interest in this matter as Mr Jim Bolger currently works for North Coast Holiday Parks.

Accusations of my having an interest with Mr Bolger arose during the time of the sale of the Ross Street land as I had previously been joint owner in a unit in Beachfront Parade, Ballina with Mr Bolger. At that time, following complaints to the Minister for Local Government, Mr Don Page, Mr Page confirmed I had no interest in this matter.

Despite that statement by the then Minister I am aware of there being on-going comments that I have some form of interest with Mr Bolger in respect to caravan parks or caravan park development.

For the public record I wish to advise that:

- a) I did jointly own a unit in Beachfront Parade, Ballina with Mr Bolger and that unit was sold during 2010
- b) I worked with Mr Bolger for four years at Byron Shire Council for the period from 1999 to 2003, however I would not consider Mr Bolger a close personal friend and we have no on-going business relationship
- c) I have no direct interest in any financial matters related to Lake Ainsworth
- d) I no longer have an investment in a Gosford based company, previously known as Timberline Builtsmart Pty Ltd, which some people seem to be linking to North Coast Holiday Parks. To my knowledge that company did not ever do any business with North Coast Holidays Parks, however as I was only a very small passive investor in that company I cannot confirm that with absolute certainty.

Please note I will not be declaring an interest in this matter as there is no interest and therefore I will be remaining in meetings when the issue of Lake Ainsworth is discussed.

I have copied this memorandum to John also as he is the staff member overseeing this project, along with preparing reports for Council's consideration.

Paul Hickey
General Manager

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Friday, 6 February 2015 8:26 AM
Subject: FW: Attention Jamie Fleeting re Lake Ainsworth Precinct

From: Derek and Lyn Audus [mailto:dnlaudus@bigpond.net.au]
Sent: Thursday, 5 February 2015 10:06 PM
To: Ballina Shire Council
Subject: Attention Jamie Fleeting re Lake Ainsworth Precinct

Dear Jamie

Thank you for your letter of 22 December relating to the closure of the Eastern road at Lake Ainsworth– a decision I did not agree with.

You suggested I make contact with any further queries. I noticed this week that there is now some traffic monitoring equipment installed on the Eastern Road and am wondering what the purpose of this is now a decision has been made to close the road rather than prior to a decision being made.

I note that the monitoring at the Northern end of the road close to the entry to the Sport and Rec facility is prior to the turning circle and assume that any vehicle that uses the turning circle would be counted as an entry to the Sport and Rec . I am also surprised that a traffic study start now after a decision has been made and also immediately after the busy summer period at the lake has finished.

I'm interested to know what is now happening with this project if you could please give an update.

Yours faithfully

Derek Audus

Jamie Fleeting

From: pamela bennett <pamelabnntt8@gmail.com>
Sent: Tuesday, 10 February 2015 9:25 AM
Subject: Resolution 10431 Reserve Road lake Ainsworth

I wish to make it known to all parties involved i strongly oppose this resolution to formalise access around Lake Ainsworth via the reserve road through the caravan park.

Sincerely

Pamela Bennett

Jamie Fleeting

From: corey <coreyjohnparker@gmail.com>
Sent: Wednesday, 11 February 2015 8:43 PM
Subject: Proposed road through lake ainsworth caravan park

I have just seen a proposed plan to run a road through caravan park , it amazes me how stupid some of u councillors are , that u would even consider putting a road through the middle of a caravan park have u not thought of the legal liability u open yourselves up for , kids playing near a road , people trying to cross the road to use toilets go to other sites etc , common sense goes out the door I hope u get your ass sued off if this goes ahead you are a bunch of tools , it's about time u stood up and told these tree huggers it's a stupid option !!!!, thanks to the 3 or 4 councillors that voted against it to the rest of u wake up !!!!!!!

Sent from my iPhone

Jamie Fleeting

From: Ronald Train <ron_train@live.com.au>
Sent: Thursday, 12 February 2015 8:29 AM
Subject: Road reserve through Lake Ainsworth Caravan Park

CEO
Ballina Council,

Please note that I strongly object to the proposal to have a public road through the middle of the Lake Ainsworth Caravan Park. To support this proposal is to have a short range view of the affect upon local residents and the tenancy of caravanners who use the Park.

- **First**, the traffic increase will have a detrimental affect both the residents of Gibbons Street and Ross Street, Lennox Head. Such affect will be increased noise levels and probably reduced property values.
- **Second**, to have a public road through a popular and busy Caravan Park will present a real safety issue for children who access the Park's facilities; facilities such as camp kitchens and entertainment events.
- **Third**, caravanners who inject money into the local community will be apprehensive about using the Park's facilities due to the fractured layout of the Park.
- **Fourth**, management and safety issues become a real concern for those who have the responsibility of duty of care for the Park.

As a person who has used the Caravan Park for a period of thirty years plus and have enjoyed the facilities and surroundings, I now have to re-think my options as to whether this continues. Hence, I wish my objection to be noted and tabled along with other objections of which I am convinced will be forthcoming as news of this short ranged proposal comes to light.

Warm regards Ronald A Train (and Gwenyth E Train)

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 18 February 2015 4:21 PM
Subject: FW: I certainly disagree

From: KEVIN [mailto:k.munros@bigpond.com]
Sent: Wednesday, 18 February 2015 3:18 PM
To: Ballina Shire Council
Subject: I certainly disagree

Kevin and Sandra Munro

SITE 113 Lake Ainsworth Caravan Park

We certainly disagree with a road going through the park it would be unsightly and also have to be fenced A much better option would be to bring a road in from the Byron Bay rd somewhere near the Ross Lane turn off to service the caravan park camp drew sport and rec the four wheel drive entrance and horses entrance thus taking a lot of congestion out of the town. We know we have talked about this before but consider it a VERY much better option .AT LEAST LET US DISCUSS THIS MATTER

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 25 February 2015 12:02 PM
Subject: FW: Proposed Road Changes to Lake Ainsworth Holiday Park

-----Original Message-----

From: Jan Cox [mailto:janno47@gmail.com]
Sent: Wednesday, 25 February 2015 11:34 AM
To: Ballina Shire Council
Subject: Proposed Road Changes to Lake Ainsworth Holiday Park

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

Dear Councillors,

My husband and I are frequent visitors to the Lake Ainsworth Holiday Park and generally stay for at least a fortnight each time. Our tourist dollar contributions to the local businesses are generous! We dine out, buy all our food, fuel, liquor etc in Lennox Head and the surrounding environs. We enjoy the relaxed atmosphere of the Park, the proximity to the Lake and the surf and the many local eateries. Our visits are always outside of the school holidays, as we are retired and thus, our tourist dollars are doubly valuable, as we are pouring our money into the town during the quiet seasons. If the road reserve through the Park was utilised, as discussed in the December Council Meeting, it would entirely destroy the amenity, security and safety of the Park. We would not stay, if the road was put through the Park. We enjoy walking down to the lake and riding through the park in perfect safety with our pre-school grandchildren on their little bikes and that would not possible with a public road across the park. There would be no security for park patrons.

How could Park Management cope with a public road through the Park? The current traffic along the Southern Road is already significant, including many trucks. The Park has recently upgraded many facilities, including building a wonderful camp kitchen, which would be separated from half of the Park, by a very busy road! From a safety point of view, there is no way our family, with their pre-school children would visit. Fewer tourists mean fewer tourist dollars in the area.

Please, remember this is a very special Park, with friendly, efficient staff, wonderful facilities and a relaxed, holiday atmosphere in a unique setting. It caters to a wide variety of patrons using tents, cabins, vans - all spending their tourist dollars in Ballina Shire. Please do not destroy one of your shire's greatest assets.

Sincerely,
A currently very happy camper,
Jan Cox

Sent from my iPad

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Thursday, 5 March 2015 8:23 AM
Subject: FW: Proposed road through lake Ainsworth caravan park

-----Original Message-----

From: Corinne Milgate [<mailto:corinnemilgate@hotmail.com>]
Sent: Thursday, 5 March 2015 8:19 AM
To: Ballina Shire Council
Subject: Proposed road through lake Ainsworth caravan park

Dear sir/madam,

I am writing this email on behalf of my parents Merv and Fay Ryan as they don't have email access. They would like to voice their concerns over the proposed road through lake Ainsworth caravan park. They have owned a permanent van in the park for over 25 years and have seen many changes within the park and its management and feel that this is the craziest idea they have seen during that time.

Why would you even consider dividing the park, how are people supposed to get from one end of the park through to the other without risking their safety having to cross a road. What about the many children that stay in the park regularly why risk their safety by adding a road?

We all oppose this option immensely and the future of the park does not look good if this road goes ahead, not a good way to encourage future tourists into the area, maybe you could look into adding some improvements to the park to encourage more people to visit and spend their money in your local area rather than waste your money and deter people from visiting!

Yours faithfully

Corinne Milgate on behalf of Merv & Fay Ryan

Sent from my iPad

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Monday, 9 March 2015 2:19 PM
Subject: FW: Closing lake road

From: Stan Lincoln [<mailto:stan@hotmail.com.au>]
Sent: Monday, 9 March 2015 1:44 PM
To: Ballina Shire Council
Subject: Closing lake road

Have just received councils flyer regarding the closure of the road to the Sport & Recreation facility at Lennox Head. The impact of closing this road and the resulting chaos of dividing the caravan park in two and the increased traffic on Ross & Gibbon Streets makes no sense at all. I wish to record my very strong opposition to these proposals and ask that council abide by the staff recommendations.

Regards

Stan Lincoln. Lennox Head resident & ratepayer

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Monday, 9 March 2015 10:44 AM
Subject: FW: Changes to access to Lake Ainsworth lennox Head

From: B.A JOHNSON [<mailto:johno32@hotmail.com>]
Sent: Monday, 9 March 2015 10:36 AM
To: Ballina Shire Council
Subject: Changes to access to Lake Ainsworth lennox Head

Dear Sir /Madam

I am writing in concern to changes of access around lake Ainsworth , My family have been living in Gibbon st for the past 27 years and are already concerned about the amount of traffic using Gibbon street and the speed of traffic , most in excess of 60 kmh , and hold grave concerns for the safety of children many of which are making their way to and from the school at the end of the street or catching buses to other schools, we have already witnessed many close calls involving traffic and children along our street and with your proposed changes which will increase the amount of traffic along Gibbon st and undoubtedly increase the chances of accidents, One of our other major concerns is traffic noise , since council resurfaced the street a few years back with a rough bitumen surface instead of smooth the noise levels of traffic has increased dramatically along with speed of traffic as the street is long and straight, already it is a problem reversing out the driveway and gaining access to the street.

We also use the lake area and beach adjacent on a weekly basis and don't have major concerns finding parking or with the existing access which if upgraded with some design modifications would be a far better proposal than changing the access to through the caravan park, we are also wondering why residents have not been consulted in these proposed changes after all we are the ones living here and paying the rates.

concerned resident
Bruce Johnson
24 gibbon st Lennox Head
2478 NSW

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Tuesday, 10 March 2015 12:41 PM
Subject: FW: Lake Ainsworth Road option

From: Moreton Border News - Kaye Martin [<mailto:wattmar@bigpond.com>]
Sent: Tuesday, 10 March 2015 11:48 AM
To: Ballina Shire Council
Subject: Lake Ainsworth Road option

Councillors and Mayor of Ballina Shire.

I am aware of the recent resolution regarding the access road around Lake Ainsworth and the proposed road through the caravan park.

As a regular visitor to the park over the past 20 years I oppose strongly this option.

We stay at the park for five weeks during Christmas – as well as other shorter visits – and this road would ruin what is an ideal family holiday location.

The site we have each Christmas faces the road currently running from the surf club up between the lake and the park, towards the back of the park – Southern Road – on many occasions we see children almost collected by vehicles moving along this road – if you have a road running through the park, effectively splitting the park in two this is more likely to occur more often.

You will have children running from one site to another or heading to the lake and taking little notice of roads.

This is a genuine concern and I am unsure that the decision makers have any real idea of how a caravan park operates during a busy summer holiday period.

Part of the attraction for families is that children do have a certain amount of freedom to move between sites as they play with friends and relatives.

Putting a busy road in the midst of this cannot be seriously considered as an option.

My firm belief is that any roads MUST run to the external edges of the park not split an area such as this in two.

If this is considered will you have a number of crossing supervisors similar to school zones in place or will you have a number of cross areas that are controlled by lights allowing safe passage for pedestrians.

A single crossing area will not work as people come from different areas of the park to head to lake or beach – consider any main street and think about how many people do not walk to designated crossings to access the opposite side of the road.

If you make this decision a reality I firmly believe the first serious accident or death of someone trying to access a pathway through the park and across this main road, will rest squarely on the shoulders of those who make the decision.

Please do not ruin what is one of the greatest assets - and money makers for the wider community – that Ballina Shire has.

Regards

Kaye Martin on behalf of two families who holiday at Lake Ainsworth Caravan Park

[Kaye Martin](#)
[Moreton Border News](#)
5464 2050 / 0419 687 418

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 8:16 AM
Subject: FW: Lake Ainsworth holiday park

-----Original Message-----

From: Cliff Curran [<mailto:clifjude@bigpond.net.au>]
Sent: Tuesday, 10 March 2015 4:24 PM
To: Ballina Shire Council
Subject: Lake Ainsworth holiday park

Sirs, madams, I am mailing to express my absolute horror that a road dividing the holiday park is being considered. Our family and many more families have holidays yearly at the park and often during the year as well. We have been doing so for over thirty years and have passed on the love of the park to our children and grandchildren who also now have their annual holidays at Lake Ainsworth. The lake, surf beaches and the village feel are a huge plus for us all, a dividing road would remove some campsites in addition to those already lost to the car park opposite the surf club, it may well be a hazard to small children and campers in general. Not to mention the traffic noise which is without doubt going to cause anger and unrest among campers, traffic noise near the surf club is already an issue and hooning is constant, day and night. This dividing road should not be considered and alternative solutions should be explored. Yours sincerely, Cliff and Judy Curran

Sent from my iPad

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 8:15 AM
Subject: FW: Proposed Road Through Lake Ainsworth Caravan Park
Importance: High

From: Elliott Family [<mailto:kda34793@bigpond.net.au>]
Sent: Tuesday, 10 March 2015 5:35 PM
To: Ballina Shire Council
Cc: lakeainsworth@nchp.com.au
Subject: Proposed Road Through Lake Ainsworth Caravan Park
Importance: High

Dear Ballina Shire Council

I invite all council members to park a van or pitch a tent and stay during holiday season and take a look at the families that holiday in this wonderful holiday park. Then have a look at the visitors who migrate to this beautiful area during the summer months (and winter months). How do you expect young children to ride their bikes through this park from front to back when there is traffic (and sometimes heavy traffic) driving through what used to be their playground.

At Christmas time, there is a wonderful group called SUFM that come and play with our children, take them back to camp and they do crafts, swim, play and learn new things. By placing a road through the middle of the park, this would mean my children could not safely go there without me anymore, which is something they have only just been allowed to do. We are always wanting to give our children the best upbringing and keep them away from drugs and mischief, you are now making it more difficult for them to have normal fun by dividing their place of freedom with minimal restrictions (as long as they behave). Have any of the below named council members ever been on holidays with kids? I think not if they want to take this away from our children and their children when they grow up. You have already taken our beloved markets from the Lake, and why? To preserve the lake? Hog-wash, cars have been driving down there for many years and will continue to do so for many to come.

I would like you all to go and stay at any other park across the state that has a main road through it. Oh wait, there isn't any.

If you want a road somewhere for access, use another access point like Barrett Drive, make an road around the park and join with Camp Drewe Road to avoid such crappy decisions in the future and this can also serve as another access point should any fires happen again in the reserve. If endangered species is an issue, you seem to have no problem with our children's safety so why worry about a three legged frog????

For the council members who voted for this train wreck of a decision (your name is below), I propose this; talk to all visitors and customers of Lake Ainsworth Holiday Park and see if we all think it's a good idea before you ruin a fabulous park with amazing people that visit every year.

Cr David Wright, Cr Jeff Johnson, Cr Sharon Cadwallader, Cr Keith Williams, Cr Susan Meehan, Cr Ken Johnston and Cr Robyn Hordern

4.1 Lake Ainsworth Precinct - Masterplan Implementation

I write this as a concerned local who enjoys holidaying at Lake Ainsworth with my husband and 2 children and I strongly vote "NO" to this ridiculous proposal of a Road through the Lake Ainsworth Holiday Park ultimately dividing the park in 2.

Regards
K Elliott
Lismore

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 8:14 AM
Subject: FW: road going through lake ainsworth caravan park

From: wendy g [<mailto:wendy196500@hotmail.com>]
Sent: Tuesday, 10 March 2015 6:09 PM
To: Ballina Shire Council
Subject: road going through lake ainsworth caravan park

To whom it may concern .

The affect this will have on the park is un believable, at the moment there is one way in and one way out this opens up more opportunity for theft and and people to speed through the park as it cant be policed and you are putting more people at risk of being hit by passing traffic. if say a child gets hit by a vehicle blood will be on your hands. Arron and Debbie and there staff do a fantastic job looking after the caravan park and my family and myself feel very safe going there for holidays please do not do this as this is a family park, keep it safe for the holiday goers. Your feedback from this letter would be appreciated.

Sincerely

GREENHALGH

BUCKRA STREET

N RIDGE 4017 QLD

on

25@bigpond.com

Yours

PETER

10

BRACKE

or email

peter.28

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 8:14 AM
Subject: FW: re road through Lake Ainsworth caravan park

From: Felicity Torr [<mailto:fmtorr@tpg.com.au>]
Sent: Tuesday, 10 March 2015 6:44 PM
To: Ballina Shire Council
Subject: re road through Lake Ainsworth caravan park

Dear Balina Shire Council and councillors

We holiday twice a year at this relaxing park, lake and beach and environs and have done since about 2006 when we moved to coastal southern Queensland from country Queensland.

I've looked at the map and sections of the minutes/report and it would seem that putting a road through the caravan park would raise some concerns re safety of occupants, management by the park and relaxation/peacefulness of the holiday experience...so am not in favour of this proposal.

We have observed changes at the front of the park (where we used to camp) and realised things need to change with numbers of picnickers and access to both camps. I expect there will be more deliberations and alternatives suggested as you work together to resolve these challengers for the best outcomes o the environment, residents and holiday makers.(I guess you've looked at the road going around the back of the park? Which would probably introduce other difficulties with residents adjacent to the park)

We appreciate having been informed of your deliberations

Yours faithfully

Felicity Torr

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 8:14 AM
Subject: FW: road through Lake Ainsworth Caravan Park

From: Grant & Ngaire Kirk-Lauritsen [<mailto:ngkl@tpg.com.au>]
Sent: Tuesday, 10 March 2015 7:02 PM
To: Ballina Shire Council
Subject: re: road through Lake Ainsworth Caravan Park

To Whom it May Concern,

I have been advised of a proposed road through the middle of Lake Ainsworth Caravan Park. I have been a regular visitor to the park for the past 20 years, from when I was a child to now taking my own children. The safety of the park was one of the main reasons my family chooses Lake Ainsworth as a holiday destination. Children are able to enjoy riding their bikes and scooters around the park with minimal risk, and walking between park ammentities is very safe. Putting a major road right through the middle of the park would put my children in danger from cars who would be travelling at 50-60km/hr, not the current park limits of 10km/hr.

On our last visit my family camped directly behind the dirt road that conncets drivers to the beach. The majority of drivers exceeded the road's speed limit. These are the same drivers who will be driving directly through a caravan park full of children.

I would appreciate your consideration of my concerns.

Regards,
Ngaire Kirk-Lauritsen

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 8:13 AM
Subject: FW: Road through Lake Ainsworth Holiday Park

-----Original Message-----

From: brett reynolds [<mailto:brettie9@hotmail.com>]
Sent: Tuesday, 10 March 2015 7:26 PM
To: Ballina Shire Council
Subject: Road through Lake Ainsworth Holiday Park

To Ballina Council,

This proposal to have a public roadway through the park is ridiculous. Seriously who comes up with such idiotic ideas. There is a perfectly good road (Southern Rd) already running along the lake which is outside the holiday parks boundary. This would ruin the park and present more safety issues than anything. The alternative of Southern Rd would be better and i hope common sense prevails.

Regards
The Reynolds Family from Brisbane

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 8:13 AM
Subject: FW: Road through the Lake Ainsworth Caravan Park

From: Success in Sales [<mailto:miguel@successinsales.com.au>]
Sent: Tuesday, 10 March 2015 8:44 PM
To: Ballina Shire Council
Subject: Road through the Lake Ainsworth Caravan Park

To Ballina Shire Mayor & Councilors,

We're writing to voice our opposition to the proposed road through Lake Ainsworth Caravan Park. We have been visitors to the park for several years, making the conscious decision to spend our holidays in your region and promoting the caravan park to friends and family.

The facilities and amenity of the park keep us coming back and spending our holidays and our dollars within your Shire. The proposal to put a road through the middle of the park puts all of that at risk. Not only will the amenity of the park change, and therefore change the experience it provides to holiday makers like ourselves, but the safety of the parks residents will also be put at risk.

There is already an access road to the lake from Pacific Drive which is heavily transitted and has vehicles travelling at excessive speed. A road through the middle of the caravan park will increase the safety and security risk for families like ours and we feel this needs to be taken into account by Council.

The risks far outweigh any potential benefits given the number of families that frequent the park. We ask that Council reconsiders it's decision and doesn't proceed with the development of the road. The risk to the Shire's and Council's brand and reputation should it proceed are significant, as are the safety risks for park visitors.

Sincerely,

Beverley & Miguel Diaz
Capalaba, Queensland

4.1 Lake Ainsworth Precinct - Masterplan Implementation

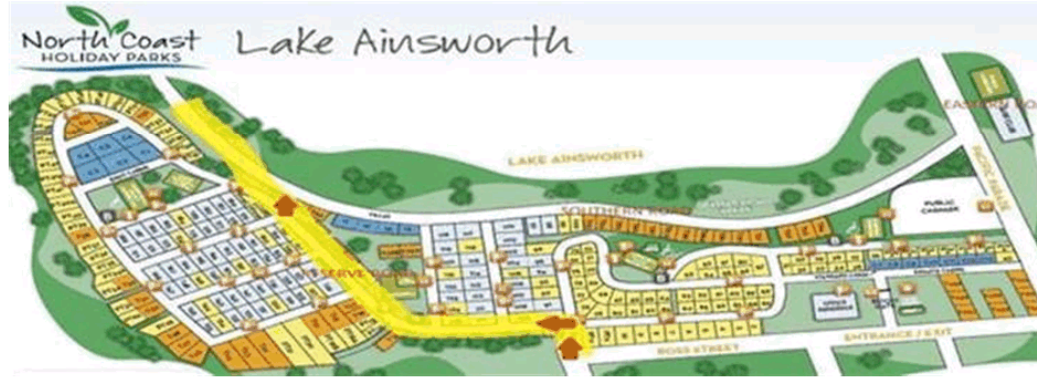
Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 10:49 AM
Subject: FW: Proposed road through park
Attachments: Council_Resolution_Information_Letter.docx; Proposed_road_through_park.pdf

From: HOLDING Geoffrey [<mailto:gmholding@menardbachy.com.au>]
Sent: Wednesday, 11 March 2015 10:02 AM
To: Ballina Shire Council
Cc: lakeainsworth@nchp.com.au
Subject: FW: Proposed road through park

Dear Ballina Council,

I am in receipt of recent advice of the council's proposal to permit a road to be constructed through the middle of the existing Lake Ainsworth Caravan and recreational Park. For the record, we are strongly opposed to the proposed new road and hereby lodge an objection accordingly.



Our family and group of friends (4 other families) have been holidaying at Lake Ainsworth Park for many years now. One of the reasons is for the safety that the park provides as well as the tranquillity and ambience afforded inside the park. As a long time park guest and also as a Civil Engineer and business person, I must say that the proposed road doesn't make any sense from a number of different perspectives, namely:

- Disruption to current Park operations, surroundings and overall park experience
- Loss of tranquillity, ambience and recreational outspace
- Lowering of General Public safety
- Loss of business opportunity
- Loss of Public Amenity

We strongly suggest that the Council considers the adoption of a different option like upgrading the existing road which runs along the lake shoreline.

Regards,

1

GEOFFREY HOLDING

P.O. Box 5067
KENMORE EAST, QLD, 4069
Tel : + 61 7 3354 9104
Mob: + 61 (0) 438 785 908



Please consider the environment before printing this e-mail

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 10:49 AM
Subject: FW: Council resolution - road through caravan park at Lake Ainsworth

From: McMahon (Millar), Katie [<mailto:Katie.McMahon@aurizon.com.au>]
Sent: Wednesday, 11 March 2015 9:39 AM
To: Ballina Shire Council
Subject: Council resolution - road through caravan park at Lake Ainsworth

Morning

I am writing to express a concern about the council resolution to place a public road through the Lake Ainsworth caravan park. My family travels to the caravan park regularly for holidays from QLD. Whilst there we utilise other local services and buy from the local businesses. We love coming there so much that we come as part of a group of 5 families at least once a year together who also spend their money and utilise the local services. We have young children and like the holiday park because the kids can safely ride their bikes around the park, walk to amenities and participate in the park activities. I believe the placement of the road right through the middle, cutting the park in half, will reduce the safety in the park for children and possibly increase the security risk around personal belongings. If the road goes ahead I doubt we will continue to use the park and take our regular holidays to another location in Northern NSW.

I would be keen to hear if the resolution is final so we can start booking elsewhere.

Regards

Katie McMahon



Katie McMahon
Manager Safety Health and Environment Queensland
Operations
Safety, Health and Environment
T +61 7 3019 9277 / M 0437 235 416 / F 07 3019 3140

Floor 3, 175 Eagle St, Brisbane, QLD 4001
Katie.McMahon@aurizon.com.au / aurizon.com.au



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4.1 Lake Ainsworth Precinct - Masterplan Implementation

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Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 12:10 PM
Subject: FW: Closure of eastern road along Lake Ainsworth

-----Original Message-----

From: Kathleen Lamont [<mailto:greatkate4@gmail.com>]
Sent: Wednesday, 11 March 2015 11:30 AM
To: Ballina Shire Council
Subject: Closure of eastern road along Lake Ainsworth

Dear Councillors,

I'd like to congratulate you on your decision to close the road on the Eastern side of Lake Ainsworth. It's very important that the beautiful lake be cared for and brought back to its healthy and pollution free state. The very large numbers of cars travelling on what is really a track has been very much to the detriment of the lake. So congratulations on this decision.

However I'm not sure I agree with the alternative proposal - I haven't been able to read the minutes of the meeting where this issue was discussed - I've tried to open the website recommended but it won't open - but I understand that the plan is to send traffic down Gibbon St and through the caravan park and onto the western side of the lake and so access Sport and Recreation in that way.

I would like to raise two points

1. Why divide the caravan park with a road which will have a heavy use, when using the existing coast road and simply turning left at the surfclub and then on to the western side of the lake would be less costly and certainly safer for park residents/tourists.
2. All traffic to the western side of Gibbon St. has Gibbon St as its only exit and entry road. To increase the traffic on this already heavily used road does not make sense. There are existing roads which if used will allow for a sharing of the traffic load and a cost savings to the council.

I would like a reply and justification of the plan.

Thank You

Kate Lamont

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 11 March 2015 12:18 PM
Subject: FW: Proposed Road through Lake Ainsworth Caravan Park

-----Original Message-----

From: Annette Reid [<mailto:daveannettereid@bigpond.com>]
Sent: Wednesday, 11 March 2015 12:15 PM
To: Ballina Shire Council
Subject: Proposed Road through Lake Ainsworth Caravan Park

Attention: Cr David Wright

Cr Jeff Johnson

Cr Sharon Cadwallader

Cr Keith Williams

Cr Susan Meehan

Cr Ken Johnston

Cr Robyn Hordern

OBJECTION TO BUILDING PUBLIC ROAD THROUGH LAKE AINSWORTH CARAVAN PARK

As long time campers at the above caravan park, we have to object strongly to a public road being built through the Park.

It seems unbelievable to build this public road and ruin a beautiful park where so many families enjoy an economical holiday. Campers who have to visit the office for various reasons almost every day would have to cross and all children would be put in danger while crossing to visit the shop for an icecream etc. or to join an activity, which is part of the holiday fun.

Surely the Council should be making roads safer for children, not making new ones to put them in danger.

For some years we holidayed at Ferry Reserve Caravan Park at Brunswick Heads where a public road used to pass through the camp to service a few private houses. As this became dangerous with cars passing tents, the Council, in it's wisdom made a new road to divert that traffic around the back of the park to help safeguard the patrons of the park. You propose to do the exact opposite of this.

Surely safety is a priority for the Council.

Why is it necessary to do this at all. What's wrong with the roads around that area as they are now.

The council has already resumed some of the park a few years ago to provide more car parking at the lake. Why ruin this beautiful park even further!

Please reconsider this proposal. We are one of many who will be left with no campsite where we have enjoyed many family Christmas gatherings.

Annette & David Reid
515 Ilkley Road
Ilkley 4554

0428 724196

Sent from my iPad

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Ballina Shire Council
40 Cherry Street
BALLINA NSW 2478
council@ballina.nsw.gov.au

Brooke Gibson
203A Invercauld Road
Goonellabah NSW 2480
brookegibson2908@gmail.com

11 March, 2013

Dear Councillors,

I am writing to you regarding your proposal to put a road through the middle of the Lennox Head Caravan Park.

I find this idea absolutely unnecessary and very much ill thought-out. If the Caravan Park was to be split in half not only will that mean the safety of children and patrons will be highly compromised but a lot of sites will be lost – one of those sites being mine.

If sites are lost, these people will no longer be holidaying in Lennox Head, therefore resulting in a loss of revenue for not only the Caravan Park, but also the town of Lennox Head, such as Cafes and restaurants, etc. It is also likely to draw significantly more traffic up Gibbon Street during the peak periods, which again I feel is unsafe to children and patrons.

I feel it is easy enough for patrons to access the northern end of the Lake, NSW Sport & Rec, Camp Drewe and the 4 Wheel Drive beach ramp, without the need to put a road through the Caravan Park.

I have a lot of family who also holiday in the Caravan Park every year and have been doing so for 30 years now and they are disgusted and outraged at this idea.

The councillors who have voted for this to go ahead, need to have a long hard think about their decision and the impact it will have on the community. They should also take into account the reasons why the other councillors have voted against this idea.

There are many members of the Lennox Head and surrounding communities that do not want this road to go ahead and if the Ballina Shire Council had any consideration for its rates payers and the people who holiday in our shire each year you will not go ahead to build this road.

Yours sincerely,



Brooke Gibson.

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Wednesday, 18 February 2015 4:21 PM
Subject: FW: I certainly disagree

From: KEVIN [<mailto:k.munros@bigpond.com>]
Sent: Wednesday, 18 February 2015 3:18 PM
To: Ballina Shire Council
Subject: I certainly disagree

Kevin and Sandra Munro

SITE 113 Lake Ainsworth Caravan Park

We certainly disagree with a road going through the park it would be unsightly and also have to be fenced A much better option would be to bring a road in from the Byron Bay rd somewhere near the Ross Lane turn off to service the caravan park camp drew sport and rec the four wheel drive entrance and horses entrance thus taking a lot of congestion out of the town. We know we have talked about this before but consider it a VERY much better option .AT LEAST LET US DISCUSS THIS MATTER

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Thursday, 12 March 2015 10:17 AM
Subject: FW: Proposed road through Lake Ainsworth Caravan Park

From: CAHILL, Robyn (rpcah0) [<mailto:rpcah0@eq.edu.au>]
Sent: Thursday, 12 March 2015 10:15 AM
To: Ballina Shire Council
Subject: Proposed road through Lake Ainsworth Caravan Park

Dear Shire Council and Councilors,

I am writing to express my disappointment at the proposed development of a road through the middle of the Lake Ainsworth Caravan Park. You are lucky in this shire to have access to such a beautiful site as Lake Ainsworth and that this site is available to members of the public without the danger of traffic. Children and families can easily walk to and from the Lake. The proposed development of a road through the caravan park would endanger lives and seriously hinder the beauty of the area.

Please reconsider this proposal. I am sure you will make the right decision.

Yours faithfully

Robyn Cahill

Robyn Cahill
19 Murphy's Creek Road
Blue Mountain Heights QLD 4415

0466642345

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Thursday, 12 March 2015 2:33 PM
Subject: FW: Proposal to divide the Lake Ainsworth Caravan Park into two sections with a roadway.

From: Robyn Nussey [<mailto:johnandrobynnussey@bigpond.com>]
Sent: Thursday, 12 March 2015 1:37 PM
To: Ballina Shire Council
Subject: Proposal to divide the Lake Ainsworth Caravan Park into two sections with a roadway.

To Ballina Shire Council

It is beyond logical comprehension that the proposal before the Ballina Council re the proposed roadway through the Lake Ainsworth Caravan Park has been accepted for consideration.

Lake Ainsworth Caravan Park is and has been, for years, a safe area for families. Children enjoy the freedom to move freely around the Park and adults feel comfortable that other campers are well aware that the Park is a "zone for children" and take appropriate care in driving in through the Park. It is blatantly obvious that, if this safety element is eliminated by dividing the Park into two sections with a public roadway, safety issues within the Park will be of great concern. This, then, will lead to a considerable drop in occupancy at the Park as families will not put their children at risk.

The revenue that is generated by contented campers in the Lennox Head and Ballina area must be important to all businesses in the area. Fewer campers will result in lost income for businesses.

Where is the sense in the proposal? A roadway could be built to the west of the Park if another roadway is required.

from

John & Robyn Nussey
2/139 Golden Four Drive
Bilinga 4225
Queensland

4.1 Lake Ainsworth Precinct - Masterplan Implementation

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Friday, 13 March 2015 8:00 AM
Subject: FW: proposed road Lake Ainsworth Caravan park

From: MARY ELIZABETH WALKER [<mailto:mwa86650@bigpond.net.au>]
Sent: Thursday, 12 March 2015 8:14 PM
To: Ballina Shire Council
Subject: proposed road Lake Ainsworth Caravan park

Dear General manager

I would like to voice my concerns in regard to the proposal to build a road that will cut the Lake Ainsworth caravan park in half. This proposal has will make holidaying in the park a danger with as park residents and holiday makers will need to cross this road to access the other residents, holiday makers the surf and lake . We are resident holiday makers of the park for 1 month per year and our site is on the lake side of the park we know the volume of traffic and the type of traffic which uses this existing road. I feel that it would be very irresponsible of the council to go ahead with the proposed road due to the size and volume of traffic which uses the existing road. Has the council thought of the noise disturbance to the park users each and every day and night with the uses of the road I think not . Has the council thought of the volume of young children who play safely within the park on the roads on their push bikes , games of chases , hide 'n' seek and who use the road as a canvas for their chalk art I think not . The park residents and holiday makers unite and live as a large family looking out for each other assisting each other the road proposal is going to take away this from us all .

Please think carefully with your plans to split this lovely park in half.

Mary Walker
Holiday maker of Lennox Head Caravan Park

Jamie Fleeting

From: Ballina Shire Council <council@ballina.nsw.gov.au>
Sent: Friday, 13 March 2015 8:01 AM
Subject: FW: Lake Ainsworth Road Proposal

From: Tim McMahon [<mailto:Tim.McMahon@badge.net.au>]
Sent: Thursday, 12 March 2015 5:06 PM
To: Ballina Shire Council
Subject: Lake Ainsworth Road Proposal

Hello,

I'm writing with regard to the proposal to introduce a public road through the middle of Lake Ainsworth holiday Park. My family regularly travels to and stays at this park (and have done for many years) along with other families, and enjoy the ability for our young families to freely and safely use the facilities within the park.

I believe the proposal will be detrimental to the park, by effectively segregating it into two halves. This will introduce safety concerns by way of a public road through a high population area including many young children, as well as increase the risk of theft or damage to personal property within the park.

I request this proposal be abandoned as will provide no benefit to the park, and will in fact have a negative effect on the parks overall appeal, safety and functionality.

Regards,

Tim McMahon
Senior Project Manager



63 Oxford Street, Bulimba QLD 4171 Australia
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