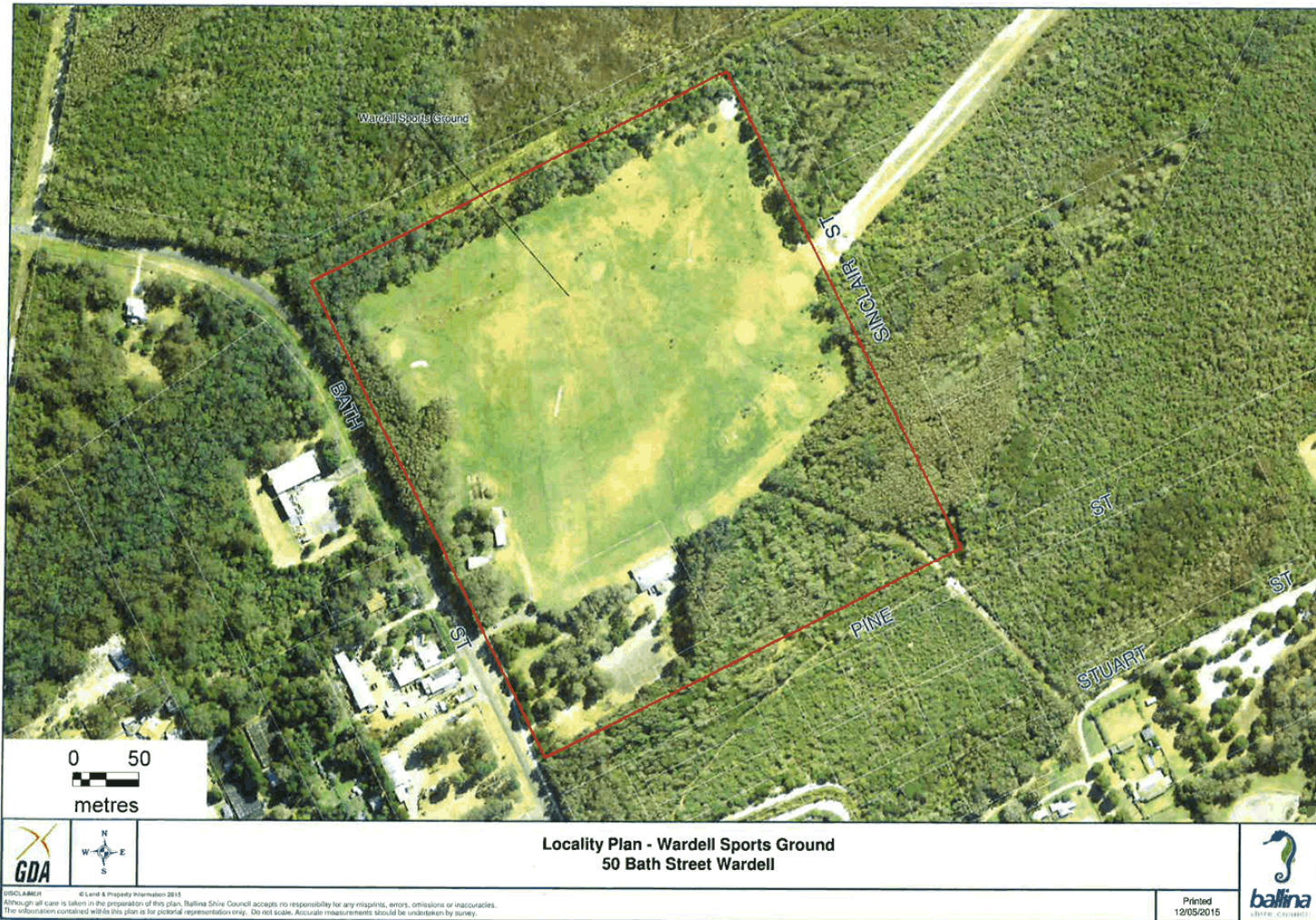
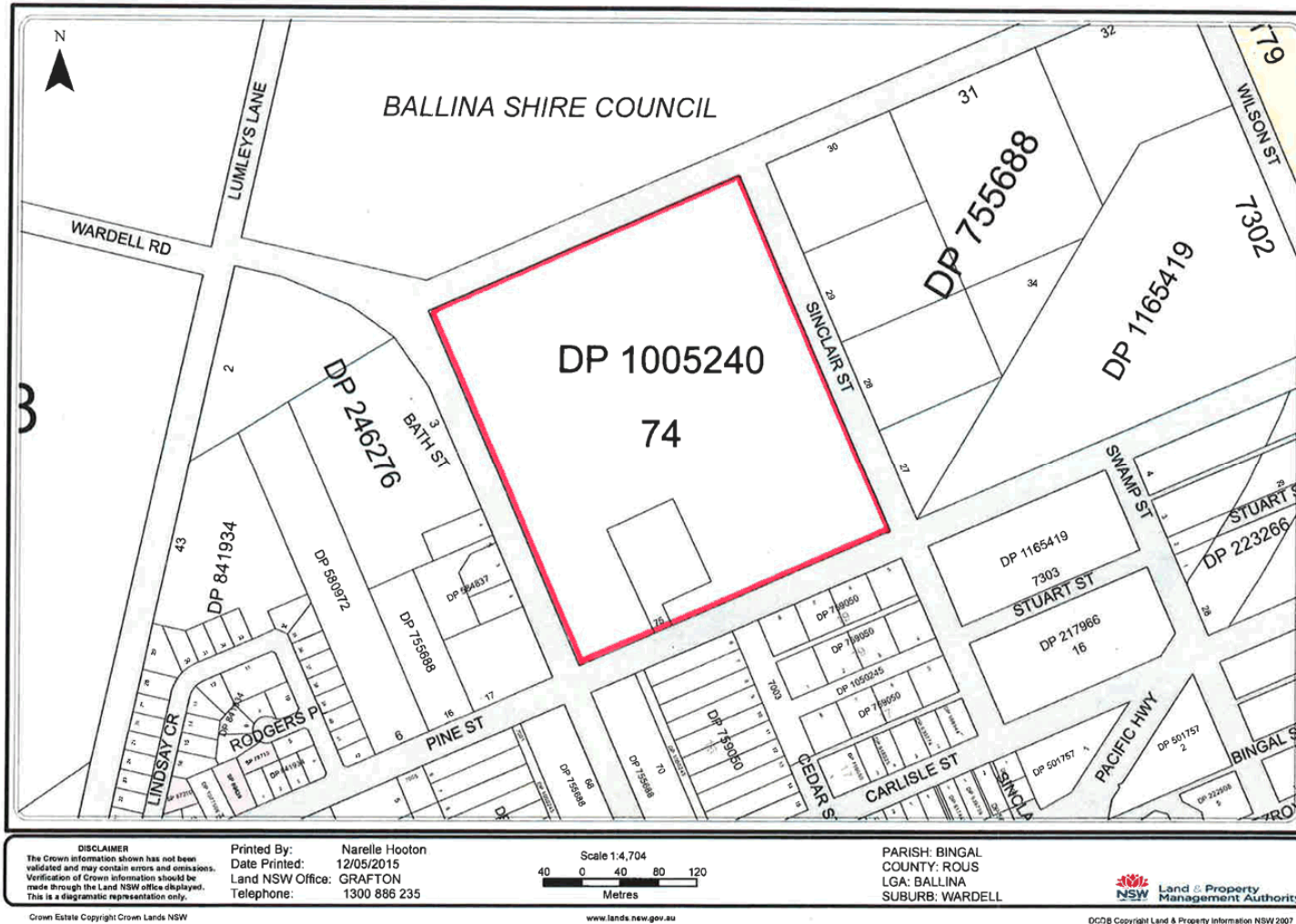


9.4 Wardell Recreation Ground - Management.DOC



9.4 Wardell Recreation Ground - Management.DOC



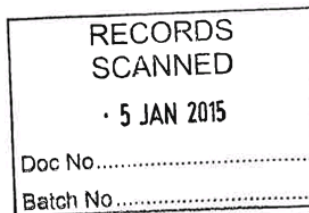
Our Ref: 12/07539  
TRIM Ref: DOC14/217481



**Trade & Investment**  
Crown Lands

19 December 2014

Wardell Recreation Reserve Trust  
c/- General Manager  
Ballina Shire Council  
Locked Bag 23  
BALLINA NSW 2478



Attention: Ms Amy Cahill

Dear Amy

**RE: Appointment of Wardell Recreation Reserve Trust  
to Reserve 627 and Reserve 1002921**

I refer to our meeting at Ballina Shire Council on 26 November 2014 at which we discussed the future management of Reserve 627 and Reserve 1002921, known as Wardell Recreation Ground.

As you are aware the Community Trust Board appointed to manage the affairs on the Wardell Recreation Ground Trust (WRGT) expired on 30 November 2014. I understand that Council as Trust manager is willing, subject to the 34A Lease 402172 funds being disbursed to the Trust, to assist with operation and management of the subject reserves.

Investigation revealed that Council is the appointed Corporate manager of the Wardell Recreation Reserve Trust, which has care, control and management of Reserve 1239 for Public Recreation notified 3 December 1884.

To rationalise the management of the public recreation reserves within Wardell, NSW Trade & Investment, Crown Lands consents to the appointment of WRRT as trustee of the reserves under provisions of section 92 of the Crown Lands Act 1989 (CLA) instead of Council being appointed Corporate manager of the above WRG.

Incorporation of these reserves into the WRRT will enable funds generated from these reserves to be utilised by the trust on Reserve 1239 rather than gaining consent from Crown Lands to transfer funds between Trusts under provisions of section 106 of the CLA.

To commence the appointment process Crown Lands will require Council as Trust manager to provide details of proposed maintenance (included regular and proposed capital works) schedule for the next ten (10) years including estimated costings for the subject reserves.

Upon receipt of the Trust's formal request, report and resolution and schedule Crown Lands will be in a position to progress the appointment.

Please note Crown Lands has made arrangements to meet with the former board members early in the new year to discuss the future management of the subject reserves in detail and facilitate the handover of the Trust records.

GRAFTON OFFICE  
Level 3, 49-51 Victoria Street  
Grafton NSW 2460  
ABN 42 860 678 701 | [www.crownland.nsw.gov.au](http://www.crownland.nsw.gov.au)


Please address all correspondence to:  
Crown Lands (Grafton)  
PO Box 2185  
DANGAR NSW 2309

9.4 Wardell Recreation Ground - Management.DOC

I look forward to receiving the information as requested and progressing the appointment as soon as possible.

Should you require any further information or clarification in relation to the matter I have arranged for Mrs Libby Welldon, Property Management Project Officer, Grafton to be available. Mrs Welldon can be contacted on (02) 6642 9224.

Yours sincerely

  
Kevin Cameron  
Area Manager - Far North Coast  
Crown Lands

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2  
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enquiries refer

**Amy Cahill**

in reply please quote

**Wardell Recreation Reserve Trust**

12 January 2015

The Area Manager – Far North Coast  
Crown Lands (Grafton)  
PO Box 2185  
DANGAR NSW 2309

**Attention: Kevin Cameron**



Dear Kevin

**Re: Wardell Recreation Reserve Trust**

I refer to the above and your letter 19 December 2014.

I confirm that it is the intention of Council staff to report this matter to an Ordinary General Meeting of Council seeking the Council's endorsement of the proposal set out in your letter.

Following that meeting, in the event Council resolves to seek appointment as Reserve Trust Manager for Reserves 627 and 1002921, the matter will then be reported to the Reserve Trust.

To assist staff with the preparation of the report to Council, could you please provide the following information:

1. Current maintenance schedules, costs, income and expenses in relation to Reserves 627 and 1002921;
2. Financial details in relation to the 34A lease;
3. The outcome of the meeting with the former board members as foreshadowed in the eighth paragraph of your letter.

I look forward to hearing from you at your earliest convenience.

If you require any further information or wish to discuss any aspect of this letter, please contact me on 6686 1416.

Yours faithfully

Amy Cahill  
**Property Officer Community Land  
Strategic and Community Facilities Group**

40 cherry street, po box 450, ballina nsw 2478  
t 02 6686 4444 • f 02 6686 7035 • e council@ballina.nsw.gov.au • w ballina.nsw.gov.au

enquiries refer

**Amy Cahill**

in reply please quote

**Wardell Recreation Reserve Trust**

3 March 2015

Area Manager – Far North Coast  
Crown Lands (Grafton)  
PO Box 272  
GRAFTON NSW 2460

**Attention: Kevin Cameron**

**Via email:** [kevin.cameron@crowmland.nsw.gov.au](mailto:kevin.cameron@crowmland.nsw.gov.au)



Dear Mr Cameron

**Re: Wardell Recreation Grounds**

I refer to our discussions regarding the above matter at our meeting at Ballina Shire Council on 26 November 2014, particularly in relation to the future plans for the Recreation Grounds at Wardell.

Council has recently been advised that your office has written to the Trust Board advising that the recreation grounds may be transferred to the control of Ballina Shire Council.

Council's understanding of the outcome from our last meeting was that following your discussions with the Trust Board, Council may be invited to be appointed as Reserve Trust Manager. The only correspondence which has been received from your office since 26 November 2014 is a letter dated 19 December 2014 requesting Council provide projected financial costs for future maintenance on the reserve before any appointment of Council can be considered. Council responded to this letter on 12 January 2015 requesting past financial information so that projected costs could be calculated, and a report be prepared to seek Council's resolution for the appointment as manager of the recreation grounds, assuming your invitation is received.

To date, Council staff have not received the requested information and no report to the Council has been prepared seeking Council's consent to any appointment, as staff do not have sufficient information to present a clear picture of the management of the land. It appears that the letter sent to the Trust Board has been provided to the Wardell Progress Association and any suggestion of Council being appointed to manage that land has caused further unrest within the community.

We would ask that a response to our letter of 12 January be provided so that this matter can be presented to the Council for its consideration. I will also appreciate you forwarding a copy of the letter your Department sent to the Trust Board within which reference to this Council was made.

40 cherry street, po box 450, ballina nsw 2478

t 02 6686 4444 • f 02 6686 7035 • e [council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au) • w [ballina.nsw.gov.au](http://ballina.nsw.gov.au)

Page 2  
Wardell Recreation Reserve Trust  
3 March 2015

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If you have any enquiries in regard to this matter please telephone myself or Amy Cahill on 6686 1284.

Yours faithfully

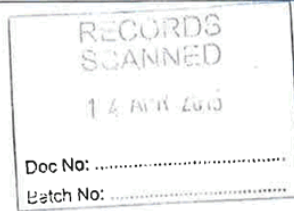
A handwritten signature in black ink, appearing to read 'Steve Barrier', written in a cursive style.

Steve Barrier  
**Group Manager**  
**Strategic and Community Facilities Group**



Our Ref: GF84R110-002  
TRIM Ref: DOC15/046863

1 April 2015



General Manager  
Ballina Shire Council  
PO Box 450  
BALLINA NSW 2478

Attn: Amy Cahill

Dear Amy,

Thank you for your correspondence of 3 March 2015 and 12 January 2015 regarding management of the Wardell Recreation Ground.

Trade and Investment – Crown Lands (Crown Lands) met with members of the Wardell Recreation Reserve Trust on the 29<sup>th</sup> January 2015. The meeting was to advise that the term of the community Trust expired 30 November 2014 and that management of the Reserve defaulted to Crown Lands. The former Trust were advised that other management options were being investigated for Wardell and as such advertising to replace members on the community trust board would not be undertaken.

The Recreation ground is within the following areas.

- Reserve 627 for Public Recreation was notified on 14 June 1880. The reserve is described as Lot 74 DP 1005240, Parish Bingal, County Rous, comprising an area of about 13.49 hectares, refer to the Diagram included in Attachment "A", and
- Reserve 1002921 for Community and Sporting Club Facilities was notified on 31 March 2000. The Dedication is described as Lot 75 DP 1005240, Parish Bingal, County Rous, comprising an area of about 7698 square metres, refer to the Diagram included in Attachment "A".

Reserves 627 and Reserve 1002921 are classified as being of local significance. The Crown land comprises a football field that has a 9 hole golf course built partly within the field, amenities block in poor condition and a caretaker who lives on site in a caravan under a caretaker agreement. The former Trust have provided a list of assets for the reserve shown as attached list as "equipment on hand". The bank statement for Wardell Recreation Ground as at 1 February 2015 is \$2808.25

A Lease for Clubhouse and Parking is held over Lot 75 DP 1005240 (copy attached) by the Wardell Sporting Recreation Club Ltd, commencing on 1 January 2010 for a term of ten (10) years. The rent is currently set at Statutory Minimum but rent was to be increased to \$6,000 in 2013 as yet this has not happened.

GRAFTON OFFICE  
Level 3, 49-51 Victoria Street  
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9.4 Wardell Recreation Ground - Management.DOC

In addition Clause 81 of the lease states that the tenure holder will be required to pay \$55 per week to the Trust subject to CPI from the third year. The tenure holder currently pays \$780 per quarter which equates to \$60 per week.

The Trust have advised that while Ballina Shire Council maintain the majority of the reserve, the Trust maintain the golf course with financial assistance of the Golf Club with rent, green fees and honesty box monies received from non-members. The Golf Club have provided a letter detailing funding delivered to the Trust over a two year period being \$4,869 in addition to the quarterly payment as discussed above.

Records for the Trust have been sporadic since the treasurer resigned but do show all outgoing payments clearly recorded, unfortunately monies credited to the account after December 2013 are shown as credits with no further details provided. Bank account records for 2013/2014 financial year show average income of \$1,350 per month with expenditure for gas, electricity, water, fertilizer, fuel and mower repairs at \$1,980 per month, a breakdown of these figures is attached.

Please contact Narelle Hooton on 02 6642 9208 if you require any further information.

Yours sincerely,



Tamara Prentice  
Group Leader, Property Management  
NSW Trade & Investment - Crown Lands, Grafton

9.4 Wardell Recreation Ground - Management.DOC

Expenditure Wardell Recreation Reserve 2013/2014				
	Credit (CR)	Debits (DB)	Bank balance	
	\$			
1/07/2013	72.52	\$ 9,543.60	\$ 3,031.20	CR: green fees DB: Expenditure Grant \$7040 monies for road works + machine repairs
1/08/2013	\$ 693.57	\$ 269.19	\$ 3,428.58	CR: green fees DB machine repairs and fuel
1/09/2013	\$ 1,727.73	\$ 599.33	\$ 4,556.98	CR: green fees and rent from clubhouse (\$780) DB: Fuel, rates, stationary (golf score cards)
1/10/2013	\$ 1,158.54	\$ 599.85	\$ 5,115.67	CR: Green fees DB: Fuel, fertilizer rates
1/11/2013	\$ 3,569.64	\$ 2,311.10	\$ 6,374.21	CR: green fees rent from clubhouse (\$780) DB: new mower fuel, fertilizer
1/12/2013	\$ 800.52	\$ 1,416.66	\$ 5,758.07	CR: green fees DB: mechanical repairs to mowers
1/01/2014	\$ 1,712.97	\$ 946.24	\$ 6,524.80	CR: green fees, clubhouse rent (\$780)? DB: fuel fertilizer and repairs
1/02/2014	\$ 10,456.06	\$ 1,547.83	\$ 15,442.03	CR: \$9295 grant, green fees DB: fuel, sand and gravel road base
1/03/2014	\$ 500.10	\$ 9,229.39	\$ 6,712.74	CR: green fees DB: tractor, fertilizer, tyres telstra
1/04/2014	\$ 610.04	\$ 2,702.47	\$ 4,620.31	CR: green fees DB: turf, sand, gas, fuel
1/05/2014	\$ 2,553.72	\$ 1,501.23	\$ 5,672.80	CR: green fees clubhouse rent (\$780) ? DB: fertilizer, bob cat hire and machinery repairs
1/06/2014	\$ 380.05	\$ 931.68	\$ 5,121.17	CR: green fees DB: solicitor, elgas, fuel,
1/07/2014	\$ 1,260.04	\$ 1,460.68	\$ 4,920.53	CR: green fees DB: mower repairs, insurance, gas, fuel
	\$ 25,495.50	\$ 33,059.25		
Average credit per month \$ 2,125.00				
average debit per month \$ 2,755.00				
-\$ 630.00				

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## 9.4 Wardell Recreation Ground - Management.DOC

**Steve Barnier**

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**From:** Paul Hickey <[p hickey@ballina.nsw.gov.au](mailto:p hickey@ballina.nsw.gov.au)>  
**Sent:** Tuesday, 28 April 2015 6:48 PM  
**Subject:** Fwd: Wardell Sports and Recreation Grounds

**From:** Kerry Turpin <[kerryturpin@hotmail.com](mailto:kerryturpin@hotmail.com)>  
**Date:** 28 April 2015 5:11:29 pm AEST  
**To:** Paul Hickey <[p hickey@ballina.nsw.gov.au](mailto:p hickey@ballina.nsw.gov.au)>  
**Cc:** Tony Mcqueen <[lightningmcqueen50@icloud.com](mailto:lightningmcqueen50@icloud.com)>, Sue Steele <[sue6@cff07.com](mailto:sue6@cff07.com)>  
**Subject: Re: Wardell Sports and Recreation Grounds**

Mr Paul Hickey,  
General Manger  
Ballina Shire Council

Dear Paul,

The position of the Wardell Sports and Recreation Grounds was tabled at the last meeting of the Wardell and District Progress Association by the long term Trustees of these grounds. It appears that the management and control of these grounds have been resumed by the Lands Department and the Trustees have been informed that Ballina Shire Council may ultimately take on this responsibility.

The Grounds have significant historical importance with the WWI War memorial being located near the avenue of trees aligning the entrance. These 26 trees were planted on Arbor Day in 1925 in honour of the fallen soldiers in WW1 who came from this area.

Currently, the Trustees give much of their time and own resources in maintaining the Grounds.

The meeting, held on Wednesday 15th April 2015, was attended by 50 concerned residents. The following motion was passed unanimously.

"The Wardell and District Progress Association fully support the Trustees of the Wardell Sports and Recreation Grounds.  
We request that the grounds be handed back to the Trustees and that the cheque book and all monies be returned to them from the Lands Department.  
The Progress Association also support that the Grounds be controlled by a local Trust."

We understand that the Ballina Shire Council will be meeting with the Lands Department on 11th May 2015. We hope that this issue be resolved in favour of the Trustees.

9.4 Wardell Recreation Ground - Management.DOC

With Regards,  
Pat Carney.

President.  
Wardell and District Progress Association Inc