

1. **Attendance and Apologies**

2. **Declarations of Interest**

3. **Confirmation of Minutes 14 May 2015**

A copy of the minutes of the previous meeting held 14 May 2015 was distributed.

RECOMMENDATION

That the minutes of the previous meeting held on 14 May 2015 be accepted as a true and correct record.

4. **Business arising from Minutes – 14 May 2015**

a) **Tree near Crawford House**

The tree has been inspected by Council staff. The tree is not hazardous or pose a risk. In line with Council's Urban Vegetation on Public Land Policy, leaf drop is not considered a valid reason for the removal of a tree.

b) **Tree at Bugden Avenue**

An inspection of the tree has been undertaken by Councils arborist, with crown thinning and root pruning determined the appropriate course of action. These works have been scheduled and are expected to occur shortly.

c) **Damage to Paddy Bugden Memorial**

An inspection of the monument has been undertaken, with minor damage identified in two locations. At both of these locations the damage is inconsistent with that caused by a large mower and occurs in areas that mowers cannot access or not used near.

d) **Unattached Dual Occupancy in Rural Zones**

see attached Memo from Matthew Wood, Strategic Planning.

e) **Rous Hall**

Staff indicated at the time that they were seeking feedback to present to Council a range of options for updating the Community Halls Donations Policy. As such, any ideas being sought from the respective hall committees would be considered in respect to the policy update, but were of course simply unendorsed ideas from the community at that time.

The ideas that were discussed at Rous Hall, that were similar to the question raised by Mr Johnson were:

- That if hall committees were unable to secure suitable quotes and/or procure suitable services to complete from local tradespersons, then perhaps Council could investigate whether our trades department could assist. (Please note that it would have been made clear that this would have been at cost, as many aspects of the discussions were about the fact that Council had limited budgets to assist with hall repairs and that all internal Council services are still costed and billed).
- That a recommendation could be made to alter the policy to change the donation funding allocation from a 'dollar for dollar' methodology to a 'dollar for in-kind' methodology
- That a recommendation could be made that any unspent funds from the annual donations budget be transferred to the Halls Maintenance Budget. (Note, that the Halls Maintenance Budget applies only to repairs on Council owned Halls, of which Rous is not one. However, the benefit of this would be that Council owned halls may then complete outstanding maintenance related work, which could then in turn free up Community Halls Donations funds for non-Council halls in subsequent years).

Of these three ideas the latter two were recommended to the Council, and adopted as part of the policy. The updated policy was sent to all Hall Committees prior to the opening of the 2015-16 Community Halls Donations process.

In addition to this Council Trades (Built Assets) or Community Facilities staff are happy to assist in providing contacts or assistance in procuring quotes for Halls when they are unable to procure services elsewhere.

At no time was it suggested that Council could cover the cost of any maintenance work on assets not owned by Council.

5. Council Documents on Exhibition

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

- Child Protection Policy Review – closing date 8 July 2015.
- Investments Policy Review – closing date 8 July 2015.
- Planning Proposal BSCPP 15/003 – NSW Roads and Maritime Services Highway Service Centre Site, Teven Pacific Highway Interchange West Ballina, Reconfiguration of Site Boundaries Subject to Additional Use Provisions Permitting Highway Service Centre Development – closing date 10 July 2015.

6. Items raised by members of the Committee

7. General Business

8. Next Meeting

Thursday 10 September 2015 at 5.00 pm

Ballina Shire "C" Ward Committee Minutes 14 May 2015 at 5.00 pm

1. Attendance and Apologies

Cr David Wright (Mayor)
Cr Paul Worth
Cr Keith Johnson
Cr Ben Smith (Chair)

Ina le Bas – Alstonville Plateau Historical Society
Jane Gardiner – Alstonville Plateau Historical Society
Geoff Limbert – Alstonville District Ratepayer
Pat Carney - Wardell Progress Association
Malcolm Johnson – Ballina Environment Society
Mary Birch - Wollongbar Progress Association
Eoin Johnston - Rous Mill Ratepayers
Lois Wright – Plateau Seniors
Therese Crollick – Resident
Elva Fitzell – Alstonville Rotary Club
Richard Lutze – Combined Services Club (Apex)
Belinda Cordery – Alstonville Wollongbar Chamber of Commerce
Wayne Garrard – Alstonville Cricket Club

Staff in Attendance

Rod Willis – Group Manager Development and Environmental Health

Apologies

Sheila Aveling - Tintenbar School of Arts Inc
Katherine Buckley – Alstonville Community Preschool
Narelle Walker – Alstonville Community Preschool

The apologies were accepted.

2. Declarations of Interest

Nil

3. Confirmation of Minutes 12 March 2015

That the minutes of the previous meeting held on 12 March 2015 were accepted as a true and correct record. (Cr Paul Worth/Cr Keith Johnson)

4. Business arising from Minutes – 12 March 2015

(a) Graffiti – Walkway to Russellton Industrial Estate

Cr Worth advised about police charging a person for vandalism in Alstonville. Committee notes the information provided and is pleased with the

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development. Thanked Richard Lutze and Richard Campbell for their endeavours in assisting the police to build a case that enabled the offenders to be charged.

- (b) **Parking Sight Distance – Cnr Daley Street and Wardell Road, Alstonville**

Noted.

5. **Council Documents on Exhibition**

The list of Council documents which have recently been exhibited for public comment was noted.

Cr Smith encouraged interested people to make submissions on any matter.

The Playground Upgrade Plan was discussed and members were advised to raise any playground matters with the Council by reference to this plan, particularly in regard to obsolete or other equipment that may be suitable to donate to assist other nations.

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

- (a) **Jane Gardiner – Tree near Crawford House**

Gum tree in adjoining park shedding leaves into Crawford House gutters. Tree to be inspected for removal. Council staff to inspect.

- (b) **Elva Fitzell – Tree at Bugden Avenue**

Concerned about the tree at Bugden Avenue War Memorial. Leaves have been clogging water pump and it needs substantial trimming. Council staff to inspect.

- (c) **Mary Birch – Open Space at Wollongbar**

Mary asked about open space at Wollongbar and a new reserve at Plateau Drive. Council advised that no plan has yet been developed. When a concept plan has been developed it will be put on exhibition for comment.

- (d) **Elva Fitzell – Damage to Paddy Bugden Memorial**

Elva advised marble steps at Paddy Bugden Memorial were damaged by Council mower. Council to investigate.

- (e) **Pat Carney – Wardell Land Zoning**

Pat asked about land zoning on the edge of Wardell. Cr Wright advised that there is a Strategic Planning Study being undertaken.

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(f) Pat Carney – Burns Point Ferry Charges

Pat asked about proposed ferry charges.

Cr Worth outlined Council's advertised fees and charges, particularly with respect to cyclists and daily fees versus seasonal tickets.

The need for a fair fee structure was supported.

(g) Pat Carney – Unattached Dual Occupancy in Rural Zones

Pat would like Council to amend its plan to accommodate detached dual occupancy in rural zones as in Lismore, Byron Bay and Lower Richmond.

Cr Johnson outlined that the new plan has changed matters and that secondary dwellings may have difficulties.

The committee has asked the Strategic Services Group to outline the current provisions.

(h) Eoin Johnson – Rous Hall

Eoin spoke about the Rous Hall meeting with Strategic and Community Services Group. Eoin asked what has transpired with respect to funding for minor repairs and maintenance following the visit to local halls.

(i) Ina Le Bas – Alstonville Plateau Historical Society

Ina thanked Council for the 150th Anniversary signs placed at the entrance to the village.

The Society Committee has a race sponsored with the Ballina Jockey Club.

The Society Committee has organised a time capsule to be buried and opened in 2165. The capsule will be on exhibition for people to contribute items.

(j) Rural Fire Service Station Sign

Mal Johnson advised that the RFS was seeking approval for a RFS station sign at Kays Lane.

(k) Bulwinkle Park Shelter Shed

Mal Johnson advised that the shelter shed in Bulwinkle Park is a regular drug using area for school children.

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7. General Business

Cr Wright advised about proposed actions for upgrading of Elizabeth Ann Brown Park for Alstonville and District RSL in accordance with the more recent design plan undertaken by Sheryn Da-Re and endorsed by the Council. Cr Wright advised that he would be seeking Council to commit funds in the order of \$190,000 to allow completion of the memorial by the anniversary of Paddy Bugden's actions that led to the awarding of the Victoria Cross. Plans to be re-exhibited for comment beforehand.

8. Next Meeting

Thursday 9 July 2015 at 5.00 pm

MEETING CLOSURE
6.00 pm

BALLINA SHIRE COUNCIL – MEMORANDUM

MEMO TO: Rod Willis – Group Manager Development and Environmental Health
COPY: Stephen Barnier – Group Manager Strategic and Community Facilities
MEMO FROM: Matthew Wood – Manager Strategic Planning
DATE: 12 June 2015
SUBJECT: C Ward Committee – Detached Second Dwellings on Rural Properties

The matter of detached second dwellings on rural properties in Ballina Shire was raised at the C Ward Committee meeting held on 14 May 2015. Specifically, Mr Pat Carney indicated that he would like to see Council amend its plan to accommodate detached dual occupancy in rural zones as in Lismore, Byron Bay and Lower Richmond.

In response to Mr Carney's suggestion, the committee asked for an outline of the Council's current policy approach. The following provides the requested overview.

Council receives requests from rural landholders relating to the permissibility of a second dwelling house on rural properties from time to time. Most recently, this concept was specifically considered by the elected Council as part of the preparation of the (new) Ballina Local Environmental Plan 2012 between 2007 and 2012.

Council's current policy position, as expressed in its 1987 and 2012 LEPs and the development control plan (reviewed and implemented in 2012) is to enable attached dual occupancy development on rural land parcels in instances where a dwelling house may be lawfully erected (that is, a dwelling house is already lawfully located on a property or the LEP recognises the land parcel as having a 'dwelling entitlement').

The LEPs do not allow for two dwellings on rural properties in the shire that are detached from one another (typically interpreted as greater than 10m apart). In special circumstances, a rural workers' dwelling (which can be detached from a residence on a rural land parcel) is permissible.

The above approach is based on consideration of a number of key factors including the potential for land use conflict (particularly in the context of a fragmented subdivision pattern in Ballina Shire, extensive potential for horticulture in the shire and prevalence of relatively small farm sizes), effluent management and disposal, impacts of additional traffic on rural roads and internal site access. Many of the potential negative impacts associated with additional dwellings on rural land can be amplified in circumstances where separation or detachment of dwellings houses is enabled.

The broader strategy for housing in the shire is also an important factor, with Council's planning policy providing for some 30 years of housing supply in

planned urban areas (that is, there is no demonstrated need for housing to be provided in rural areas to meet broader housing demand, especially in the context of the key factors associated with enabling additional rural housing).

Thirdly, it is also important to consider that significant investment in a second dwelling (and perhaps over capitalisation of a property), and the provision of a second dwelling in itself, may lead to long term pressure for further subdivision of rural land in the shire. This may perpetuate land use conflict issues, further fragment land holdings and diminish the viability of agricultural initiatives.

The concept of additional housing on rural properties was canvassed by Council as part of its rural settlement character statement program during 2014. There were mixed views expressed, with no overriding or clear support for a change to Council's current planning provisions. Commonly, individual property owners may have an interest in a 'one off' second dwelling but concern is often raised about impacts when looking more broadly if many landholders have the same opportunity for a second detached dwelling house.

Council is aware of the approach taken by Lismore City Council and other local government areas with respect to second detached dwellings in rural areas. Council monitors how these planning approaches are applied and the associated outcomes. Beyond this, however, adjustment to the local planning framework to allow for second detached dwellings on rural land is not a matter identified on Council's work program. Further, the Council has made a relatively recent decision on this issue when preparing the new LEP and DCP for the shire in 2012.



Matthew Wood
Manager Strategic Planning

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