



7771 2015_09_09 draft s94 plan submission to ballina council

9 September 2015

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Paul Hickey

Dear Sir

Re: Section 94 Shire Wide Roads Plan on Exhibition

On behalf of our clients:

- Catholic Parish of St Francis Xavier, Ballina
- Vixsun P/L and
- Intrapac

We make the following submission to the current s94 Shire Wide Road Plan on exhibition:
We note the following:

1. The new Plan proposes Capital Expenditure of \$152 million over approximately 20 years comprising:
 - a. Developer Funding of \$132 million (87%)
 - b. Council funding of \$20 million (13%)
2. The previous Plan proposed Capital Expenditure of \$139 million over approximately 16 years apportioned:
 - a. 70% to new development
 - b. 30% to existing development
3. The proposed Plan maintains a similar rate of expenditure per annum to the 2010 Plan of in excess of \$7 million over the life of the Plan. Council's expenditure in the past 5 years on Shire Wide Roads should have been \$35 million based on the 2010 Plan. We would submit that Council has not incurred anything like this expense and is unlikely to match or require these funds in the next 5 years.

| Engineers Planners Surveyors Environmental Project Management | | |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| BALLINA 45 River Street PO Box 20 BALLINA NSW 2478 Ph: 02-6686 3280 | BRISBANE Level 1, The Design Bank 89 Grey Street SOUTH BRISBANE QLD 4101 Ph: 07-3123 6675 | GUNNEDAH Germane House, 285 Conadilly Street, GUNNEDAH NSW 2380 Ph: 02-6742 9955 |

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4. The projected rate of growth adopted in the Plan has been reduced from the 2010 rate. However, the rate still exceeds recent historical rates in Ballina Shire. As such the Plan projects a population demand that is unlikely to be met in the life of the Plan.

As can be seen from the attached data the population growth between 2001-2011 grew 7.23% slowing in the period 2006-2011 to 2.11% for 5 years.

| Population Grown | | |
|------------------|-------|---------------------|
| Years | Total | % |
| 2001-2011 | 2648 | 7.23% over 10 years |
| 2006-2011 | 811 | 2.11% over 5 years |

5. Our 2010 submission noted that existing congestion within Ballina; viz., Kerr St., River St. and bridge capacity across Fishery Creek, was and would continue to be a hangover from existing capacity restrictions even after the Ballina Bypass was constructed. We submitted at the time that alternative funding sources to land development were more reasonable for this work. This remains the case.
6. With respect to traffic loads using the Cumbalum Precincts we have previously advised that the Strategic Level Traffic Study overstated the usage of the Cumbalum Trunk Roads by between 30% and 40%. Whilst the new model diverts traffic from CURA B away from CURA A more successfully than the previous model we consider the yield, and therefore total traffic load from the CURA precincts, is overstated. Even allowing for this conservative approach, the predicted traffic growth along Tamarind Drive is more than double that created by the Cumbalum Precincts.
7. The Plan proposes to fund 87% of the predicted \$150 million dollar expenditure via land developer contributions, an increase from 70%.
8. The current Plan is more accurately directed towards Shire Wide requirements than the current Plan.
9. Our clients acknowledge a requirement for there to be a user pays component to the construction of new roads and consider it their responsibility to pay their fair share.

However, based on the above observations, some of which remain unchanged from our 2010 submission, we submit that the Plan continues to seek a level of funding from the Land Development Industry that is beyond their fair share. This position is based on the following points:

- The growth rates and therefore quantum of work required in the period of the Plan is still overstated. Based on current and historical growth rates the quantum of work required is overstated by 50%.

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- Some of the work within Ballina Island should be funded by alternate means as existing congestion will become exacerbated more quickly than rates of land release.
- The traffic loads on some trunk roads leading into Ballina are either overstated or other traffic generator factors, not associated with land development, are causing the load increase. For the former case, the model should be further investigated. For the latter case, an alternate source to land developer funding should be sort.

Based on the above and our 2010 submission, we consider the per lot contribution for land development release should be reduced to approximately 65% of the current proposed rate.

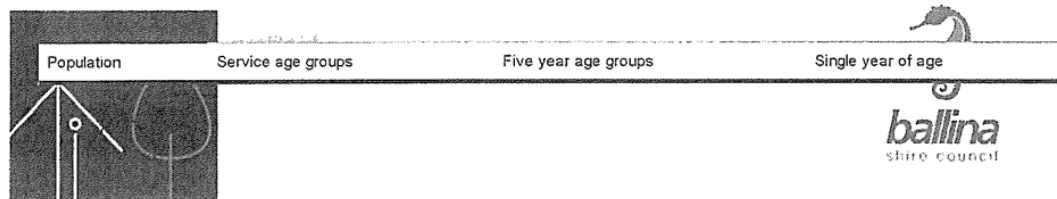
Yours faithfully



WE Payne
ARDILL PAYNE & PARTNERS

Encl. Ballina Shire Population, dwellings and ethnicity
Ballina Shire Estimated Resident Population (ERP)

| Engineers Planners Surveyors Environmental Project Management | | |
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Ballina Shire

Population, dwellings and ethnicity

The Census population of Ballina Shire in 2011 was 39,273, living in 18,074 dwellings with an average household size of 2.35.

The Census provides us with a count of the total population in Ballina Shire in 2011 as well as several sub-populations such as the Indigenous population, voter population and the overseas born. It also enables us to see how these have changed over each five year period back to 1991. It is important to note that there are different ways of counting populations. You can access two population counts on this page – the Usual Residence count and the Enumerated Count – by changing your Data Type selection in the control bar above the table. For post 2011 population go to [Population Estimates](#) and to read about which population to use when, go to [Population Types](#).

Population in non-private dwellings includes all those staying temporarily or long-term in dwellings which provide a communal form of accommodation. This includes nursing homes and hostels, hotels and motels, prisons, hospitals, army barracks and other institutions.

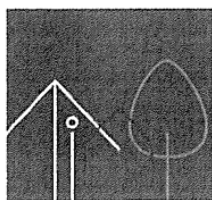
Population

| Ballina Shire | 2011 | | | 2006 | | | Change |
|-------------------------------------|--------|-------|----------------|--------|-------|----------------|--------------|
| Population | Number | % | Regional NSW % | Number | % | Regional NSW % | 2006 to 2011 |
| Population (excluding O/S visitors) | 39,273 | 100.0 | 100.0 | 38,462 | 100.0 | 100.0 | +811 |
| Males | 18,841 | 48.0 | 49.3 | 18,463 | 48.0 | 49.4 | +378 |
| Females | 20,432 | 52.0 | 50.7 | 19,999 | 52.0 | 50.6 | +433 |
| Australian citizens | 36,022 | 91.7 | 90.8 | 35,523 | 92.4 | 91.0 | +499 |
| Eligible voters (citizens aged 18+) | 28,028 | 71.4 | 69.1 | 27,254 | 70.9 | 68.3 | +774 |
| Overseas visitors | -- | -- | -- | -- | -- | -- | -- |

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011. Compiled and presented in profile.id by [id](#), the population experts.

Dwellings

| Ballina Shire | 2011 | | | 2006 | | | Change |
|-----------------------------------------------|--------|-------|----------------|--------|-------|----------------|--------------|
| Dwellings | Number | % | Regional NSW % | Number | % | Regional NSW % | 2006 to 2011 |
| Total dwellings | 18,074 | 100.0 | 100.0 | 17,139 | 100.0 | 100.0 | +935 |
| Occupied private dwellings | 16,369 | 90.6 | 86.9 | 15,840 | 92.4 | 87.1 | +529 |
| Population in non-private dwellings | 1,141 | -- | -- | 1,147 | -- | -- | -6 |
| Average household size (persons per dwelling) | 2.35 | -- | 2.43 | 2.39 | -- | 2.47 | -0.04 |



profile.id



Ballina Shire

Estimated Resident Population (ERP)

The official population of Ballina Shire as of the 30th June 2014, is 41,644.

The Estimated Resident Population is the OFFICIAL Ballina Shire population for 2014.

Populations are counted and estimated in various ways. The most comprehensive population count available in Australia is derived from the Census of Population and Housing conducted by the Australian Bureau of Statistics every five years. However the Census count is NOT the official population of Ballina Shire. To provide a more accurate population figure which is updated more frequently than every five years, the Australian Bureau of Statistics also produces "Estimated Resident Population" (ERP) numbers for Ballina Shire.

See [data notes](#) for a detailed explanation of different population types, how they are calculated and when to use each one.

Estimated Resident Population (ERP)

Ballina Shire

| Year (ending June 30) | Number | Change in number | Change in percent |
|-----------------------|--------|------------------|-------------------|
| 2003 | 38,870 | -- | -- |
| 2004 | 39,120 | +250 | +0.64 |
| 2005 | 39,305 | +185 | +0.47 |
| 2006 | 39,537 | +232 | +0.59 |
| 2007 | 39,824 | +287 | +0.73 |
| 2008 | 40,020 | +196 | +0.49 |
| 2009 | 40,295 | +275 | +0.69 |
| 2010 | 40,571 | +276 | +0.68 |
| 2011 | 40,747 | +176 | +0.43 |
| 2012 | 41,015 | +268 | +0.66 |
| 2013 | 41,335 | +320 | +0.78 |
| 2014 | 41,644 | +309 | +0.75 |

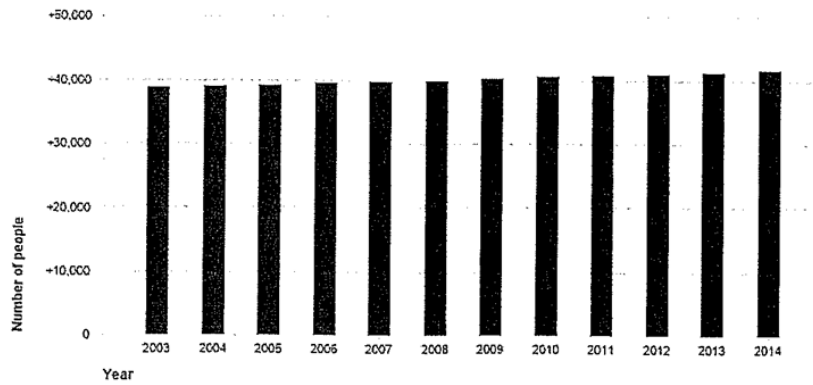
Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented in profile.id by [.id](#), the population experts.

[ERP benchmarked to New South Wales and Australia](#)

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Estimated Resident Population (ERP)

Ballina Shire

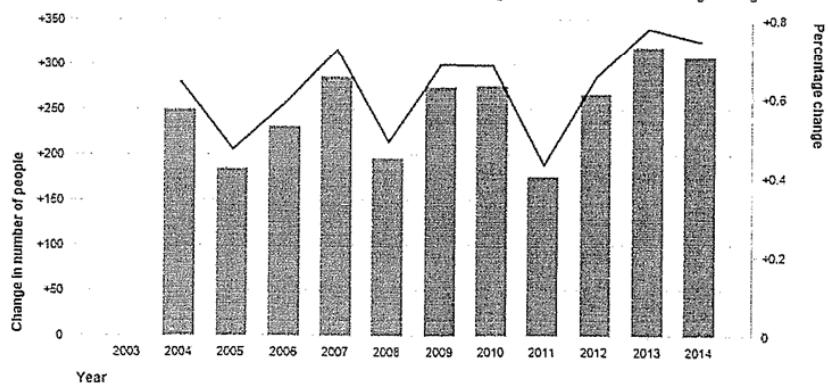


Source: Australian Bureau of Statistics, Regional Population Growth, Australia (2010). Compiled and presented by the population experts



Annual change in Estimated Resident Population (ERP)

Ballina Shire



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (2010). Compiled and presented by the population experts

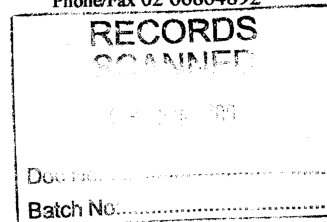


Submission - West Ballina Arterial Road

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TEKCADL INVESTMENTS Pty Ltd

ABN 14 008 450 931

PO Box 5073
BALLINA NSW 2478
Phone/Fax 02 66864892Mr Stuart McPherson
General Manager
Ballina Shire Council
Cnr Cherry and Tamar Streets
BALLINA NSW

Dear Mr McPherson

Submission - West Ballina Arterial Road - Route Options

We refer to the proposed West Ballina Arterial road as advertised in the Advocate, Thursday June 10, 2004 calling for public comment and would like to register our objection to the Route Option 4 detailed in the route options report. Thus, we would like to express an interest and our opinions on the Proposed SKM Preferred Option 4.

We have provided in point form our main concerns-

- 1) The surprise aspect -We have been aware since initial purchase of the property (Lots 5 DP 578476 & Lot 2 DP843728 etc.) of a proposed link road from Ballina West to Ballina North-historically (some 30 odd years) this road was gazetted on RTA (DMR)- owned land on our western boundary - it basically linked Horizon Drive with Gallons Road. We were also aware our land was zoned Rural Investigation, and that the proposed link road formed the boundary for possible urban expansion.
- 2) Commercial business planning decisions have been made on this basis - when we investigated the long-term viability of growing tea trees, we foresaw a 10-15 year investment opportunity while we reviewed the potential for industrial/commercial redevelopment of the land as it was within the town boundary. We informed Council of our intention to change agricultural pursuits (expand from just cattle grazing to crop production) in October 1998 - no indication of any changes were mentioned by BSC (refer letter dated 26th October 1998). Again in early 2003 we applied for a DA to construct a dwelling on Lot 2 DP843728- once more no mention from BSC of any proposed new developments concerning potential road alignments or possible change of land usage in the immediate vicinity.
- 3) Residents of Westlands seem to have enough persuasive powers to have the historically gazetted road alignment changed from their back-yard to someone else's back-yard as per SKM report. From a traffic planning point of view options 1 & 2 are the most efficient. Concerns on traffic noise can be alleviated by sound walls on option 1 or the natural vegetation barrier on option 2. Adopting option 1 or 2 will ensure that through traffic does not come into West Ballina and compound an existing problem.
- 4) The new preferred route (Option 4) is now approximately 20 mtrs from existing house boundaries in Fishery Creek Road creating unacceptable noise and visual intrusions. This totally new concept road is also within 200mtrs of unsuspecting homes in Canal Road, something I am sure they are unaware of. (We note that in previous years, Crowley Village couldn't validate their claim to have Angels Beach Road re-routed.)

- 5) The adoption of Route Option 4 will dissect our land south of the treatment plant with no access from the proposed arterial road.

Suggestions and observations that may improve/alleviate some of the impediments to the Preferred Route 4, should it be adopted–

- 1) That the Preferred route 4 commences at the existing round-a-bout at Barlows Road, West Ballina and transverses through Don Cooks land (adjacent to above intersection and Tekcadl land).
 - a) This alleviates the need for will be 2 major roundabouts within 200m of each other, the existing one at Barlows Road and the proposed one at Brampton Ave. This can only add to the present chronic congestion.
 - b) Proposed Brampton Ave round-a-bout is within 500mtrs of a narrow bridge and bridge approaches.
 - c) It means even less landholders to deal with in negotiations – this was mentioned as a significant factor for choosing Option 4 by SKM.
 - d) Improved buffer zone for existing residents in Fishery Creek Road. The new road realignment would enable a widened buffer zone from 25 mtrs to 200 mtrs.
 - e) The new deviation would also skirt wetlands area as discussed with Peter Williams on 26/5/04 (Draft plan) rather than dissect the shaded wetlands area
 - f) BSC needs to maintain access to sewerage treatment works and allow for future expansion of the facility.
- 2) We do see significant benefits in providing a direct link between the commercial areas of Pacific Hwy–West with the Commercial/Industrial areas of North Ballina, however, the original concept for an Arterial road was to alleviate traffic congestion in Ballina built-up areas- We do believe Option 1 & 2 are the most appropriate from a planning, community and traffic point of view.

Wider implications/benefits of an internal link road would be:

- 1) A new internal ring road servicing the rapidly developing areas of the shire, namely east at Headlands/Lennox, north at Cumbalum and west at Westlands sub-divisions, would be of major benefit to alleviate future congestion at the Kerr/Cherry/Moon Street precincts.
- 2) An alternate emergency access road would be imperative if either Fishery Creek bridges (at North Ballina or West Ballina) were blocked to traffic
- 3) In the short term the road would serve as a defacto bypass until the construction of a major Pacific Highway bypass was funded and built. In the long-term it would then serve as a strategic link for access to the proposed on/off ramps.

It is our belief that it would be beneficial to both parties to convene a meeting with Council's General Manager and officers to discuss future uses of existing land in conjunction with Arterial road options.

Yours faithfully



Kevin Woods
Secretary/Director –Tekcadl Investments Pty Ltd.
18 June 2004

