

11.3 Bicycle Track Project - Lennox Head.DOC

John Truman

Trim Ref: 15/85200

2 December 2015

Dear Resident

Re: Cycle Track Proposal

In collaboration with local primary aged school children, the Lennox Head Residents Association has recently identified a need to provide informal cycling facilities in Lennox Head. As this will promote health and fitness development in our young people, and provide improved social opportunities, the Council would like to respond to this need by constructing a small scale cycle track.

At this point in time, our preferred location is the Ocean Breeze Public Reserve. As your property adjoins this reserve, the purpose of this letter is to explain our proposal and invite your feedback.

The track will be designed as a low key facility. That is, we propose to provide some small ramps and berms in a closed loop to provide a stimulating experience for our youth that has a point of difference to riding on the road or riding on our formalised shared paths and cycleway. The design is intended for primary aged children or younger high school students. The track will not be used for racing or any club or formal activities.

Ocean Breeze Public Reserve was selected due to its proximity to new land release areas which accommodates many families. The reserve has safe options for access. It also offers sufficient space to enable a design that allows the current uses of the area to continue and the track can be positioned so that there are no unreasonable impacts to neighbouring houses. As this is our first opportunity to consult with you, we do not have a final design yet, however should we proceed, we can provide you further and more detailed information regarding the design later.

As per above, we would welcome your feedback. Please email us at council@ballina.nsw.gov.au or write to us at PO Box 450 Ballina NSW 2478. It would assist us please if we could receive any response from you prior to 16 December 2015. The Council officer coordinating this project is James Brideson. Should you need further information, please call James on 66 861 497.

We are hopeful that you are in a position to provide your support to this important project that will assist the health and development of our young people.

Yours faithfully,

John Truman
Group Manager
Civil Services

James Brideson

From: John <johnkirra34@hotmail.com>
Sent: Thursday, 3 December 2015 7:20 PM
Subject: Cycle track Proposal

To John Manager and James Brideson. After reading your letter I rang Ballina Council and asked a few questions because I was interested in where the bicycle track was going. In the conversation I had with James it told me that you are building a full BMX track nowhere in this letter you were putting on the reserve states that you are building a small race track for BMX I am strongly opposed to building a BMX track in the reserve there are a lot more suitable sites for a BMX track around Lennox head. I would just like to ask a few questions about the new development on the other side of the hill if there is if there was a lobbying through local residents for a BMX track in Lennox wouldn't be the perfect position be next to the new sporting ground in the new estate with the developers? My second question would be why wouldn't you build a BMX track Close to the skate park that is already in Lennox head it gives kids are good balance between writing skateboards or writing pushbikes. Plus it's close to the school and the kids have a sporting ground right next to it if they don't want to do either sport plus it's close to the shops for parents and it's a big win for a family that wants to go down there for the day and you've got something for a family that suits all the kids whether you want to run around go to the beach ride your skateboard or be on the BMX track. Putting a BMX track there behind the car park in between the school and the sporting ground is a big plus bonus for families to come to this area whether it be holiday makers day trippers all locals. Kids do not want to be stuck in the back streets The reason I moved to Lennox is I love the green areas from the point to boulders too Lake ainsworth to the beach front . I don't know why it wouldn't of been a part of the new development and sporting grounds in the new estate. Or why it wouldn't be built near the school and the already skate park and sporting field where one day maybe both those things become an activity of the school with bikes and skateboards. With all the developments starting in the last two years around this area it's great to have reserves and green areas. I think the best place to put a BMX track in Lennox head where the skate park and school and sport field is so you guaranteed that kids will use it for many years to come. I'm all for kids be outside getting healthy and being in activities but I feel this would be the wrong place to put a BMX track kids and families need to be drawn towards sporting grounds and clubs not backstreets in the suburbs you have a massive sporting field as skate park and BMX track and shopping centre and beach what kids and family wouldn't love going down there for the day. Thank you for your time to read my email but there are a lot more suitable places for this besides the reserve.

Sent from my iPhone

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://scanmail.trustwave.com/?c=4991&d=vvvf1jDQ5F0bHrgPkvm-lcpKPybKrnBgi2-2Gt_gpQ&u=http%3a%2f%2fwww%2esymanteccloud%2ecom

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: allison goodman <yumamuma@hotmail.com>
Sent: Thursday, 3 December 2015 7:01 PM
Subject: Cycle Track Proposal

Attention James Brideson

Hello James,

No doubt your expecting this letter. I will be calling you tomorrow in regard to the letter I just received about the proposed cycle track.

I really don,t know where to begin.

You have set a deadline for response to this proposal, yet have given no information (& state that you have NO final design plans) so I can't understand why the date ? Why not come to us with a final proposal, just like I would have to do if I was wishing to get a DA. I couldn't just say I want to put in a pool....not sure where...not sure of the size. etc

1. **AGE.** How can you state that there is only a specific age that will be using this track ?
2. **ACCESS.** From where do you propose to have all of the construction vehicles access this site ?
3. **PARKING.** Where will all of the allocated parking be. Assuming that these primary school kids who cannot ride on the road & need a special track, will then need to be driven to such a park.
4. **FACILITIES.** Are there planned tables, chairs, drinking fountains, bins, shade shelters etc to be included in this park. This is a worrying thought, as it would just make the site more attractive to hang around.
5. **SECURITY .** Are there plans for lights. This would affect our amenity 100% as it would only attract kids after hours. The skate park in Lennox has been a hangout zone & even an area for drug dealing over the years. We definitely dont wont that !

You have stated that it would be a "small scale track". In using these words are you referring to a specific size ? What are the dimensions of the entirety of the track ?. Ocean Breeze Reserve is one of the last open spaces in Lennox Head. It is also surrounded by homes. Where on the reserve have you plotted for this track in relation to my home. #13 ?

Okay, I will call you tomorrow. Hopefully someone will be able to assist in answering any of these very important questions. Council has issued with this letter the introduction of a concept which appears to be for the purpose of stimulating feedback from the adjoining residents. Please advise how will the process go forward once residents have provided their feedback ? If in fact residents are NOT in a position to provide support, how will this impact on your decision to proceed with the track at Ocean Breeze Reserve ?

You have a bike track that goes from The Point carpark into town. Theres also down around the lake, which is also about to be made into more pedestrian traffic when the road gets cut. There is also land near Megan Crescent. Which already has a park adjoining it. Ample parking. And can be accessed very easily.

Thanks,

Allison Goodman

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: Stewart, Garry <Garry.Stewart@ncahs.health.nsw.gov.au>
Sent: Saturday, 5 December 2015 12:23 PM
Subject: cycle track proposal

Mr John Truman

My name is Garry Stewart and I live at 19 Ocean Breeze Drive Lennox Head. I am responding to the letter that I received on the 3rd of December.

This letter outlined a proposed cycle track in Ocean Breeze Reserve. Firstly I would like to voice my disapproval of this " cycle track" as it is worded, I have since been informed that it is indeed a dedicated bmx track witch was not mentioned.

I am a shift worker with the north coast area health service, this means I work night shifts as well as evening shifts, any number of screaming children when I am in need of sleep will make me not a happy person. This estate is lovely and quiet at the moment and has been the 26 years I have been here. On this subject, my new neighbours bought the house next door believing this to be a quiet neighbourhood.

I would like to bring up the topic of safety with an increase of traffic, both vehicle and bicycle to the neighbourhood. I have witnessed many a near miss with children commuting to school from the meadows area, all un supervised riders with little awareness of road rules. This will only increase with what you are proposing.

I believe this track will be an unsupervised arena, we the residents are not happy to take on the rolls of carers and first aid attendants. Having this track in our back yard will attract usage at antisocial hours as well as antisocial behaviour.

You already have a bmx track at Williams reserve, that was utilized until someone decided that the flora " coastal pine" is in need of protection. I have lived in Lennox all my life and know that Williams reserve was a tea tree swamp with no pines in the early days. If you deem Williams reserve unsuitable you can find land in the new release areas I'm sure.

I have many more issues that I would like to bring up regarding this issue but time doesn't allow. So in closing I am strongly opposed to this whim.

Yours in trust
Garry Stewart
0413579528 m/phone

This message is intended for the addressee(s) named and may contain confidential information. If you are not the intended recipient, please delete the message and any attachments and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of NSW Health or any of its entities.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

11.3 Bicycle Track Project - Lennox Head.DOC

Shane & Maryanne Pinney
8 Ocean Breeze Drive
LENNOX HEAD NSW 2478

6th December 2015

James Brideson
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Dear Mr Brideson

We wish to submit our feedback regarding the cycle track proposal to be located in Ocean Breeze Public Reserve.

We live in Ocean Breeze Drive and our driveway is directly opposite the access that I understand will be used to enter this reserve.

We already have extra traffic in our street generated by a family day care operation. This alone, causes people to speed down our street. I have had many near misses when reversing down my driveway on my way to work. We also have many children using our street as a thoroughfare through to the underpass.

Where will parking facilities be located? Regardless of if there is an allotted parking area, I'm sure many people would park in this narrow street.

What measures will be put in place to reduce the noise? Let's face it, children can generate a lot noise if they are with their friends and/or peers. Will this facility be used as a "baby-sitter", as I am sure many parents would just drop their children off.

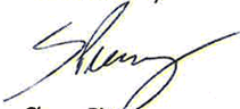
What security measures will be put in place? I am sure many older teenagers would frequent such a facility during the night with alcohol and maybe drugs.

You say this facility will have no impact on neighbouring houses. Several houses look directly on to this oval, either from their front door or their back door, not to mention the noise and traffic issues for the remainder of the street.

You have given us a very short window, especially at a busy time leading up to Christmas, to respond. We have visited the council's website and cannot find anything regarding this proposal. It is difficult to give feedback when there is no design as yet outlining the above points.

This open space is enjoyed by the residents of Ocean Breeze estate. Any development on this land would be unacceptable.

Yours faithfully


Shane Pinney


Maryanne Pinney

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: lohmanbr <lohmanbr@bigpond.net.au>
Sent: Saturday, 5 December 2015 2:17 PM
Subject: Fwd: Cycle Track Proposal

Sent from Samsung tablet

----- Original message -----

From lohmanbr <lohmanbr@bigpond.net.au>
Date: 05/12/2015 1:06 PM (GMT+10:00)
To yumamuma@hotmail.com
Subject Cycle Track Proposal

Dear James,

Thank you for your letter of proposal in regards to the cycle track in Ocean Breeze Drive.

We are neighbors to the proposal and object to the idea for the reasons listed. I feel that the area is way too isolated, single road access, removed from sight of people and therefore will become a place to loiter of an evening /during the holidays, ultimately leading to unsavory behavior.

We have very few primary school aged children in this immediate neighborhood, the majority are of leaving school age-so I think the location is somewhat pointless.

This is a regular suburban area, none of the other skateparks have been placed amongst the houses, for valid reasons, noise pollution, access ability, security to name a few.

It should be adjacent to the skatepark, so people can easily find it and there are people around subconsciously keeping an eye out for any ill towards. In my opinion, other options are next/in the new sporting fields in the Headlands estate, (more younger families will reside there) on the coast road on the entrance to town-north end. It must remain in public view.

I think its a somewhat idealistic view point that building a cycle track will promote health and fitness when we have bike tracks, that I have rarely seen children on. A magnificent coastline, public swimming pool(that we are currently paying for the upgrade), skatepark both in Lennox and Ballina all currently offering the same health and fitness opportunities.

As for the social opportunities- I have concerns about how safe primary school children would actually be tucked away behind the houses, more often than not without parents supervision, it will sadly quickly become notorious, for a sad few, as a hang out spot for people to either drink, buy drugs and or possibly assault others.

Who will monitor the area? Where will the parking be? It will end up painted in graffiti, with youth hanging around all hours of the day and night-It is too secluded an area for the police to just drive by, resulting in the devaluing of our property's, particularly as we will be looking directly at it from our main living area.

I believe that the choice of location is very idealistic, and will have unreasonable impacts on us all here. Just because it is a vacant area of land does not mean its an ideal choice-it needs further thought and discussion as it is far from suitable.

In anticipation,

Garry and Susanna Lohman

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: allison goodman <yumamuma@hotmail.com>
Sent: Sunday, 6 December 2015 12:17 PM
Subject: Entrance to Ocean Breeze Reserve
Attachments: 20151206_111058.jpg; 20151206_111120_2.jpg

Hello again Cr's William's, Cadwallader & Johnson & Mr Brideson.

Please find attached the images of the ONLY entrance to Ocean Breeze Reserve from Ocean Breeze Drive. As Cr Johnson stated in his report issued to council during the September meeting, "access can be gained from Ocean Breeze Dr".

This heavily planted council easement (with a storm water & sewer main running underneath) is the only entrance to your proposed BMX cycle facility.

You can clearly observe the concerns we have raised in regard to parking in our street and access to the reserve.

The residents of the Ocean Breeze Estate are unanimous in our opposition to your proposal. And extremely disappointed that one of our own "B" Ward Councillors would lodge such a report, claiming one of it's pro's is this access point. And that it has taken three months for us to receive your letter of intent.....giving us NINE days to respond.

Due to this treatment, we feel compelled to immediately engage our campaign of opposition, of your proposal, with the local media & community.

Please understand this is not a path we want to go & that an extension of time to receive submissions (with some information supplied i.e design of facility) we would be happy to further discuss the issue.

Thanks again

Allison & Fred Goodman
0409 392 716

Could you please acknowledge your receipt of this email, as last week Cr Johnson noted during our phone conversation that he had not received my email yet.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>





11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: Mari-anne Cox <m-annec@hotmail.com>
Sent: Tuesday, 8 December 2015 6:58 PM
Subject: Ocean Breeze Public Reserve

Dear Mr Brideson and Mr Truman,

Well I guess it will come as no surprise to you that the thought of having a bmx track right at my front door is EXTREMELY objectionable to me, not to mention scores of unsupervised teenagers hanging around the neighbourhood. I find Mr Truman's letter :Trim Ref 15/85200, a 'bedtime story' and deceitful.

"Health and fitness" - have either of you men attempted to use the underpass on Byron Road down from the roundabout? Young school age kids congregate there to drink and then smash the bottles, smoke, spray paint obscene messages on concrete walls AND they ride their bikes there, "improved social opportunities".

"Primary aged children or younger high school students" - who is going to police that? And once you get your "low key facility", what guarantee do we have that you won't add to it in the future? When we bought here Council assured us that this Reserve was always to remain a Public Reserve for All the public. At present the Reserve is used by families and neighbourhood kids playing cricket, footy, some local kids often come and hit golf balls, our neighbour runs a Family Day Care and she takes the children out to play games, many people take their dogs there to throw a ball, and there is also a family of Plovers in the middle of the Reserve who have been there for years and we also have roughly a dozen ducks waddling around most days, and although I'm not fond of the bush turkeys they're always scratching around there too.

"The Reserve has safe options for access" - a huge concern for me is this access, we live on and maintain the private driveway with our neighbours from No.1 to No.9 Ocean Breeze Drive, can you imagine the nightmare it will be to stop cars driving down our driveway and parking in our front yards and also the hazard of avoiding kids on bikes when we are driving home on or after dark, anytime of day really.

My final concern causes me a great deal of worry and that is the devaluation of our home and Resale value. "No unreasonable impacts to neighbouring houses" are you serious.

"We are hopeful that you are in a position to provide your support" - please don't be so condescending of course not and I'm sure you know that, would you want this in front of your home?

Please keep me informed on this matter
Mari-anne Cox (m-annec@hotmail.com)

Sent from my iPad

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://scanmail.trustwave.com/?c=4991&d=-Y3m1j01AoLKHxxM_zBApka-MoyKSRLO_HYXI4D2_A&u=http%3a%2f%2fwww%2esymanteccloud%2ecom

11.3 Bicycle Track Project - Lennox Head.DOC

Donna Hardinge/ Anthony Francis

17 Ocean Breeze Drive,

Lennox Head,

2478, N.S.W

9th December, 2015

Mr James Brideson and Mr John Truman

PO Box 450

Ballina

N.S.W, 2478

council@ballina.nsw.gov.au

Gentlemen,

We are writing in response to your letter dated 2nd December 2015, regarding the cycle track proposal for Ocean Breeze Reserve, Lennox Head.

As new owner/occupiers of Ocean Breeze Drive we wish to categorically oppose the building of the cycle track or BMX track in the reserve.

First of all we wish to state that our recent purchase of number 17 Ocean Breeze Drive, was largely based on both its quiet location and close proximity to Ocean Breeze Reserve. Having been in residence for just a month, our family has already benefitted from the use of this beautiful, multi-functional open space that was originally located in the area to cater for residents of Ocean Breeze Drive and their near neighbours.

Our opposition is based on a number of significant safety, social, practical, ethical and monetary reasons.

Safety is of course, a major concern. The location of a BMX track in behind a quiet, dark residential area poses significant risks to both residents and users of the track. Inevitable accidents, dispensing of first aid, monitoring and reporting of anti-social behaviour all become the responsibility of the few unfortunate neighbours who front the reserve.

Other, similar facilities that are available to young people in our town e.g. Williams Reserve- skate park, cricket pitches, riding path, footy fields, town library, Community centre etc. are located in an area that is specifically community based, fully serviced with lights and toilets and are highly visible. This means that if accidents occur or unruly criminal behaviour occurs than assistance is readily available.

The location of the track in the Ocean Breeze Reserve in order to cater for residents of a large, new, quite distant land release is grossly unfair and incredibly short sighted.

As new developments are approved by council, surely consideration and allocation of spaces that cater for 'necessities' such as a BMX track are paramount in the development and approval stage. The new Ballina Heights subdivision for example, has allowed for vast recreational areas that cater to all needs and interests. Why should we as residents pay the price for what is essentially a fundamental oversight of your planning department?

Indeed the intended space for a football field and its surrounds, within the new land release at Lennox Head would be a much more appropriate and fair location for the BMX track, if it is deemed essential. Its closer proximity to all the new houses and residents would obviously lend itself to closer parental supervision and monitoring.

The importance of keeping this space as a multi- functional area, open to all ages and demographics must not be underestimated. At present, the reserve is regularly utilised and enjoyed by a large cross section of the community, for a wide range of recreational pursuits and interests. These include personal exercise and fitness, family picnics, soccer, cricket, frisbee, ball games, dog walking, bike riding etc. etc.

It is obvious that this space will become inaccessible to a large section of the community if it becomes a designated "teenage hang out". Based on my 30 year career teaching teenagers, I can guarantee that once a group of youths gain/ feel ownership of a place then outsiders will inevitably feel intimidated and unwelcome.

Many people, including my own children aged 14, 13 and 6 will feel uncomfortable and become unwilling to utilise the reserve. This on the whole is completely unfair and unreasonable. Why turn an area that has, for years, successfully served the majority of residents into something that will only serve a minority?

Overall, we totally reject your claim that this track will be "a low key facility.... (and that the reserve) offers sufficient space to enable design that allows the current use of the area to continue"

In addition, whilst we commend Ballina Shire Council for the building of the new bike track or shared path that runs from Ballina to North Creek Road, we as Ballina Shire rate payers, twice over, are extremely unwilling to forfeit any further rates or taxes to the building of and ongoing maintenance of another (totally unnecessary) bike track in our community.

" Council is now providing a combination of shared paths and a coastal walk to meet the needs of commuter cyclists, **recreational cyclists**, walkers and runners" (Ballina shire Council website – Ballina Lennox Coastal Connection.)

Surely this very costly amenity goes a long way to "promoting health and fitness development in our young people and providing improved social opportunities", as does the existing skateboard/bike path located in Williams reserve a mere 5 minute bike ride away!

If your BMX proposal goes ahead then **the duplication of facilities, subsidised (in part by us, Ballina shire ratepayers and taxpayers) will be an absolute insult and a frivolous waste of precious funds.**

11.3 Bicycle Track Project - Lennox Head.DOC

In closing, we strenuously urge yourselves and Ballina shire Council to please carefully consider the genuine and valid concerns of all neighbouring residents to Ocean Breeze Reserve and reject the proposal to erect a BMX track there.

We will continue to voice our absolute opposition to the proposal.

Yours sincerely,

Donna Hardinge and Anthony Francis

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: allison goodman <yumamuma@hotmail.com>
Sent: Monday, 7 December 2015 9:34 AM
To: James Brideson
Subject: Re: Various Matters RE: BMX Cycling Facility

James,

Thankyou once again.

Yes, I would like that letter & the one with photo attached of Ocean Breeze Dr reserve entry, (sent yesterday) to also be received and added to correspondence.

Allison

Sent from Samsung Mobile

----- Original message -----

From: James Brideson
Date: 07/12/2015 9:12 AM (GMT+10:00)
To: allison goodman
Subject: Various Matters RE: BMX Cycling Facility

Hi Allison,

Thank you for your email for which many valuable issues are raised that would be suitable within a submission. The Council report identified the other site at Williams Reserve that was assessed. Council chose to seek feedback from the adjoining landowners at Ocean Breeze Public Reserve and to receive a report on it to determine the next stage. There has been no level of detail prepared as yet and as you have queried and it is only the preliminary planning with adjoining landowner consultation at this stage. I trust you will add these concerns in another submission for the Council to assess. If you cannot I will be sure to add this email to the submissions.

Should you require any further information please contact me at Council.

Regards

James Brideson
Natural Resource Officer
Civil Services Group



ballina.nsw.gov.au | discoverballina.com
p: 66861412 | f: 66869514 | m: 0400398647

From: allison goodman <yumamuma@hotmail.com>
Date: 4 December 2015 12:05:34 pm AEDT
To: James Brideson <jamesb@ballina.nsw.gov.au>, "jeffjohnson@ballina.nsw.gov.au" <jeffjohnson@ballina.nsw.gov.au>
Subject: RE: Council Resolution and Report RE: BMX Cycling Facility

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson & Jeff Johnson,

Wow, the reports are very concerning considering they were done in September. It seems like we are being pushed along here.

I have spoken with Cr Johnson, who seemed to question the problem I had with "a few mounds of dirt". How many? How big? Located where on the site? Couldn't answer these questions.

The report is even more worrying as Cr Johnson has stated that access is available from Ocean Breeze Dr ??? Does he mean beside my home- the council easement? It has a mature Canary Is Palm that will need to be removed for OH&S issues before mass pedestrian traffic could use this access. Not to mention parking?

I informed him that the road he may believe to be accessible is in fact a private driveway (apparently the only one in the shire).

So many issues are unaddressed on a such a small report. The report itself was done in the September Council Meeting. What was the delay in community consultation? Adjoining landowners to be consulted seems to be the crux of the report. This really hasn't happened correctly and information with preliminary design etc has not yet been achieved.

We haven't even discussed decreased asset value. Precedent for future construction on this site. What other sites did the General Manager investigate. Cr Johnson told me that Megan Cres wasn't big enough? It has parking, a playground, is centrally located. How big then is the building envelope that you are proposing for this BMX track?

The social amenity has been improved by the filling, mowing & planting out of this very popular community open space. I really hope that you do extend our date for submissions. Especially since this has been proposal has been in motion since September. When these submissions are compiled, I hope they will be recognized beside the survey of a few primary school kids?

Talk again soon,

allison goodman

From: jamesb@ballina.nsw.gov.au
To: yumamuma@hotmail.com
Subject: Council Resolution and Report RE: BMX Cycling Facility
Date: Thu, 3 Dec 2015 22:58:30 +0000

To Allison,

Thank you for your phone call this morning and as discussed please find attached the Council resolution and report relating to the BMX facility. This should provide all the known information and please be sure to raise any further feedback to us at council@ballina.nsw.gov.au

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: kpaeros@bigpond.com
Sent: Wednesday, 9 December 2015 1:30 PM
Subject: Cycle Track Proposal Ocean Breeze Public Reserve

We oppose the Cycle track at Ocean Breeze Reserve on the grounds of more traffic, noise and a waste of ratepayer's money like the last one behind the cricket field in Park Lane. Also when it rains Ocean Breeze Reserve becomes a waterlogged bog hole.

A place more suitable would be over in the new estate off the lower Pines sports fields.

Peter & Kathryn Ross
12 Ocean Breeze Drive
Lennox Head

This email has been scanned by the Symantec Email Security.cloud service.

For more information please visit

<http://scanmail.trustwave.com/?c=4991&d=ipLn1IN5N02rzi1nOp7rUkEM6sZUp3EVB61R f How&u=http%3a%2f%2fwww%2esymanteccloud%2ecom>

11.3 Bicycle Track Project - Lennox Head.DOC

To: Ballina Shire Council
Attn: Mr John Truman
Trim Ref : 15/85200

Re : Feedback on Cycle Track Proposal

8/12/2015

From : Portia C Tresselt
15 Ocean Breeze Drive

I am writing to express my concern regarding your proposed cycle park in the Ocean Breeze Reserve. As a resident for over 12 years on Ocean Breeze Drive, and longer in the town of Lennox, I am against using the reserve as a proposed cycle track and park. The reserve is a beautiful, large, open space that is nice to look at from our property, driving within the meadows as well as driving down North Creek Road.

In the past when it has been used for activities, or as a short cut from / to the Meadows by few people, the noise has travelled right into our home. Although you mention a small scale track, this would attract a potentially large number of families as well as visitors not using the track. This would without a doubt create additional noise and chatter 24/ 7.

My other concern is that it will become a meeting spot for older children staying out at night, drinking for example. There is a lot of bush and trees between my property and the reserve where kids would be able to hang out if the reserve became a cycle track, allowing them to have reason to be hanging out there, even coming close to the property for shade.

I no longer allow my son to hang out at the skate park downtown, which is in a very public place because of the young adults that are hanging out there, making the skate park an unsuitable place for young kids to go. Describing the cycle track as a low key facility does not seem accurate from my perspective as it will no doubt have high impact to all of our neighboring houses with added noise and safety concerns facilitating strangers hanging out so close to our property.

Encouraging children to be more active and providing activities is wonderful. The new land release will surely accommodate for parks and venues for families, young children and teenagers.

Not having any proposed design makes it difficult for me to visualize how you propose to create a park adjoining so many private properties without substantial impact.

Thank you for your consideration of my perspective as a resident of Ocean Breeze Drive and resistance to your proposal.

If you have any more questions, I am happy to discuss this with you or Mr. James Brideson.

Portia C Tresselt
Owner, 15 Ocean Breeze Drive, Lennox Head, NSW 2478
02-6687-4373

Mr B & Mrs E Boyle
7 Bombora Place
Lennox Head
NSW 2478
Mob: 0427012014

Ballina Shire Council
PO Box 450
Ballina
NSW 2478



Re: BIKE TRACK

council@ballina.nsw.gov.au

Dear Mr Truman,

We refer to your letter dated 2 December 2015 regarding the proposed "Cycle Track".

We wish to voice our most strong opposition to the proposal and location.

Our concerns are numerous! They include but are not limited to:

MISLEADING COUNCIL LETTER:

The Council's letter was titled "Cycle Track Proposal". A "track" infers a pathway. This is misleading, as what is really being proposed is a BMX style facility with jumps and berms.

The Council's letter also states that the facility will be intended for "primary aged or younger high school students". How is the Council proposing to restrict the usage of the facility to this age group?

ENVIRONMENTAL IMPACTS:

The land in question is very swampy and becomes saturated in wet weather. There is already inadequate drainage with contaminated water backing up in the existing drain. The drain is a health hazard and is not maintained by the Council. A photo of this is attached.

During frequent rain events water sits on the surface and is gradually absorbed into the grassed surface. Adding a structure anywhere in the Reserve would create additional run-off that would delay the efficient drainage of the Reserve. How does Council propose to deal with the additional run-off?

The Reserve is a nesting and breeding ground for native brush turkeys, cattle egrets, ducks, ground plovers, ibis, echidnas and other native fauna. These would all be negatively impacted as most of them are ground breeding. Does Council intend to re-locate the existing wildlife?

There are no toilet facilities or access to drinking water.

There is no waste bin facility.

There are no parking facilities.

Does Council intend to provide the above facilities, and have the funds been allocated in the budget?

SAFETY:

There are no Public Telephones in the area. As the intended users will be Primary School aged there is no guarantee they will have access to a mobile phone. In the probable event of an injury, there is no way of phoning for help.

Hutley Drive is intended to become a major arterial road. The main access to this Reserve for users located to the south will be across Hutley Drive.

Does Council intend to build an expensive Pedestrian Crossing or underpass to guarantee the safety of children using the BMX track?

SOCIAL IMPACTS:

Inadequate adult supervision may result in the facility becoming a drop off point for children and young adults who can roam at will.

The majority of the residents fronting the Reserve are working long hours, shift work and travelling distances, they don't want to have to patrol or worry about theft and break-ins.

This is an established, quiet, neighbourhood. Council cannot guarantee that large groups will not congregate at all hours, especially in school holidays and night time.

An illegal half pipe was constructed at the end of Hutley Drive last year and a group of up to 60 people between the ages of 10 and 30 proceeded to use bikes and skateboards almost round the clock. The older ones bought cars, trained their headlights on the half pipe and had high volume music playing at 3AM.

There is already an under utilised BMX track down town. On talking to the neighbours of this facility, it has become an area where older children use it for smoking (legal and illegal substances), drinking and as a tip.

A more economical option would be to rehabilitate the existing BMX track.

FORWARD PLANNING:

Instead of ad-hoc development, perhaps the Council should consider some forward planning for this type of proposal. The new estate currently being developed on the Henderson land would be a perfect location for a BMX track.

This land will have sporting facilities, adequate lighting, passive surveillance and toilet facilities to cater for the addition of a bicycle track.

Having these facilities together would mean that when parents are watching older children playing sport, younger ones could be playing on the track. Also, if adults were playing sport they would be available should there be a medical emergency or social problems.

A proper playground suitable for young children with equipment to suit 2-10 year olds would be a great bonus. It could be a one stop shop for the children and community in general. The residents of the new estate would be able to make an informed decision as to whether they would like to be close or far away from a sporting/playground facility.

Yours Faithfully,

B & E Boyle



① DRAIN FOR QUEEN BREEZE RESERVE



② STAGNANT WATER IN ABOVE DRAIN

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: allison goodman <yumamuma@hotmail.com>
Sent: Monday, 14 December 2015 7:54 AM
Subject: Ocean Breeze Reserve Letter's Received.

Ballina Shire Council
Att: General Manager, James Brideson, John Truman.
TRIM Ref, 15/85200

I am writing to you to ask for information regarding the letters proposing the Cycle Track for Ocean Breeze Reserve.

I would like to know the number of houses that received your letter.
I have already asked this question to Mr Brideson, who has been very helpful thru out this process so far. But was not able to give me a figure.

My concern is that you have asked for submissions/feedback and from there have indicated that you will be compiling these for consideration, then presenting this information back to council.

To be fair, council should have to document the quantity of correspondence sent out. Your reporting in regard to resident feedback can only be achieved accurately with these figures. This is the due process you would expect from us, as we now expect it from you.

Please understand that we are very concerned about this proposal for a BMX track.
Thank you again to Mr Brideson who has been attentive to our letters so far.

Allison & Fred Goodman
13 Ocean Breeze Drive, Lennox Head.

0409 392 716

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

James Brideson

From: Brown, Ross <ross.brown@seoulforeign.org>
Sent: Sunday, 13 December 2015 9:55 PM
Subject: Ocean Breeze Reserve - BMX Track response.

Dear Mr Brideson and Mr Truman,

Thank you for the opportunity as per Mr Truman's letter :Trim Ref 15/85200 to respond to yet another council plan to change their original use for the reserve at Ocean Breeze Drive. Given the lack of details for the development and the potential disruption this would cause to our quiet neighbourhood, as a ratepayer I strongly object to this proposal for several reasons

Lack of details; You ask the neighbours to support a proposal, yet very limited details are provided and only a short time is given to respond. This shows considerable disregard for residents and ratepayers in the area. When we went through the building process for our property at 9 Ocean Breeze Drive we had to provide detailed plans and allow a long period of time for public consultation to be presented. Does the council also have to abide by their own regulations when it comes to their developments? For this reason I cannot support this proposal.

Access: The main vehicle access to the reserve at the moment is through a private driveway. This private driveway provides right of way access for 4 residents. As owner of this driveway who is responsible for its maintenance I do not give permission for it to be used to give access for users of the BMX track as it would potentially create issues with parking, increased maintenance and cause safety problems. For this reason I cannot support this proposal. I advise the council now that users associated with the BMX track will be considered as trespassing.

Social Opportunities and Supervision: While providing a facility that provides for social opportunities sounds admirable it is feared that the effectiveness of this plan could be undermined by the lack of supervision especially for this age group. For evidence of this issue consider the problems occurring nearby at the Byron underpass where underage drinking and vandalism are occurring. The increase in vandalism in the community indicates supervision and a lack of social responsibility is becoming an issue . Developing a facility in a quiet neighbour may further provide a venue where such issues are fuelled as its secluded location limits the indirect public supervision provided if it were to be located in a more public area . The success of the skateboard park in the downtown area seems to attest to this. Being in more of an open area and under more public scrutiny appears to check users behaviour well to some extent at least. Locating the BMX track in a quiet neighbourhood where many of the residents are at work during the day lack this social control, increases security problems in the neighbouring area and adds the responsibility of this control indirectly to a few neighbours who didn't chose this.

It is evident that in unsupervised areas anti-social behaviour can escalate leading to an increase in anti-social behaviour such as underage drinking, drug usage and vandalism. For this reason I urge the council to be proactive and avoid locating a facility away from the public eye as it could potentially serve as a haven for such anti-social activity thereby being detrimental to the council meeting their original objective for this project i.e. providing a facility to encourages health, fitness and social opportunities. Without supervision the social opportunities the track may generate may not be what you originally planned.

Reserve & Land use Issues: Again as ratepayers we seem to be at odds with council about their interpretation of a public reserve and consequently their ever changing plans for use of this area. One appeal for purchasing our property and building at quite a high cost was the proximity to the reserve. We understood the higher price of the land in large was due to its proximity to adjacent open reserve. Our investigations with the council prior to purchasing our property indicated that the land would be kept for the recreation for all users.

Several years ago the council proposed the relocation of the fire brigade centre to this site. This raised objections by the neighbours due to the public use of the reserve being restricted. At that time the council respected the wishes of the community and did not proceed with their plan. Again we find ourselves in a similar situation. While the proposal this time is along the lines of public recreation, the specific plans for a

11.3 Bicycle Track Project - Lennox Head.DOC

BMX track again limits the use to this small group of people. While it is understood the track will not take up the whole reserve its location will limit the use that the reserve currently offers. Again we bought in this area knowing the land adjacent to our block was designated as a reserve for all users and not just a selected few. Altering the reserve with this project will limit its ability to be effectively used for a wide range of uses and users. When is the council going to abide by their original usage for this space?

In the letter outlining the proposal it was indicated that this facility would serve new land releases being planned for the area. If this is the case then designate areas within these new estates for such usage as a BMX track. Prospective land owners who purchase land therein do so knowing what is provided or planned. Cynically I suspect that the council realises that placing such restrictions would limit development as developers would see this as a hinderance to selling their land. We as existing ratepayers on the other hand regularly have to battle council for changing their land use plans which was indicated to us on our purchase of our blocks.

Again when is the council going to stop misleading the public on its land use plans? Consequently it is dishonest and irresponsible for the council to be changing their plans to suit the interests of a small group and dishonoring their original plans communicated to existing ratepayers.

Demographics- You indicated in your brief proposal that locating the track in this area would cater for the needs of the young people in the area. Without any supporting demographic data from the council I refute this claim. The higher density of population of Lennox exists in the downtown area. Locating a BMX track in this area would make it more accessible and would better support our young people's needs. Children in the downtown area would be less likely to scale the hill to get to this planned venue.

In addition a facility closer to the tourist area would also allow it to be used by the many visitors to the area adding another facility to attract tourists. Hiding the track away in a neighbourhood lessens the potential of this facility to serve visitors to the town.

Finally while the council's plans for a BMX track appear virtuous in meeting the recreational needs of our town's youth, its location and potential disruption to the many ratepayers in the neighbouring area is unwarranted and irresponsible. Building such a facility in an area that is more accessible and in more of a public area would better suits the needs of this group and the needs of the town. I strongly urge the council to follow logic and the interest of the wider community and not pursue this course of action.

Regards
Ross & Cathy Brown
Ratepayers -
9 Ocean Breeze Drive, Lennox Head.



This is a staff email account managed by Seoul Foreign School. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

<BR

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: ANDREW CREAGH <andrew.creagh@outlook.com>
Sent: Monday, 14 December 2015 12:05 PM
Subject: Cycle track proposal for ocean breeze reserve

Ballina Shire Council
John Truman, Civil Services Manager
Re: Cycle Track Proposal

I am writing to you to **oppose** your suggested "Cycle Track Facility" on Ocean Breeze Reserve. As an adjoining land-owner I have many problems with this proposal.

Firstly, where are any plans ? You are not disclosing any information.

Where on the Reserve will the facility be located ?

What size is the facility ?

Parking. Ocean Breeze Drive is a dead-end street, with a private driveway attached.

Security, this reserve offers NO Passive Surveillance. And is NOT Centrally Located ?

Noise Pollution. How do you intend for this to be controlled ?

Rubbish. The Lennox Head Residents Assc' just got a grant for their "Litter Campaign". The Skate Park was identified as a "hotspot" for rubbish, gum & graffiti !!!! you can't seriously be proposing this BMX track & not take all of this into consideration.

How do you propose to direct people to this track ? Bombora Place is the current bicycle path that leads from the Meadows Estate thru Ocean Breeze Estate to down town.

Will you be extending the path from Bombora alongside the drain adjacent to Hutley Drive ?

What consultation has been sought with the RTA in regard to the future pedestrian traffic that will come from the new "water tower estate" ? Are there plans to include an underpass, as Hutley Drive is a major arterial road ? I imagine that council has a concept to fence this reserve, or at least to enclose the BMX Track. In Noosa, the ranger opens & closes the skate/bike park everyday. Inside the fence is water, shelter, seats etc. Is this your idea for here ? I couldn't find any plans on your website.

I don't live downtown. I don't want my home to be affected by the likes of such a facility. Council must exhaust all other options in looking for another site for this 'low key facility'.

Thanks
Andrew Creagh
3 Ocean Breeze Drive, Lennox Head, 2478.
andrew.creagh@outlook.com

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

15 December
2015
Trim Ref: 15/85200

The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attn: James Brideson

Dear Sir,

Thank you for your letter of 2 December 2015 about proposed cycling facilities at Ocean Breeze Public Reserve, Lennox Head.

I wish to register my strenuous objection to the proposal.

I accept that the residents association are of the belief that informal cycling facilities are required in Lennox Head. I would submit however that the local streets, parks and thoroughfares already capably serve this purpose. The creation of a cycle track is not "informal" cycling in my view.

A cycle track escalates the use to a more formal cycling activity, which I firstly believe is not supported by any studies or evidence as being necessary in the area. If Council is however committed to this approach, I believe such a facility is unsustainable and unreasonable in the location you propose.

I believe the site at Ocean Breeze Reserve is fundamentally flawed and not appropriate for the location of this facility, for the following reasons:

- The site is largely secluded, away from the street and does not lend itself to passive surveillance by surrounding residents. I believe this presents an opportunity to encourage users of a bike track facility to congregate in larger numbers and engage in anti-social activity. At the very least, it is likely to result in significant increases in noise levels for local residents.
- There is no artificial lighting in the area, which not only exacerbates the seclusion and lack of surveillance problem I have identified above, it also presents a significantly higher safety risk for users of a bike track. This safety issue is twofold. Not only is there the potential anti-social element, but also that of the physical safety of users of the facility in twilight or darkness hours. The use as a bike track significantly increases these risk factors well above what would be anticipated from a more passive recreational use of the Reserve.
- The Reserve has poor interconnection with other Reserves and public thoroughfares. It is not a logical meeting point and is not near to other areas where children might normally congregate, such as schools, retail areas or other recreation spaces.

- The primary accessway to the Reserve would be the laneway directly alongside the main bedroom of my house. The risk, noise and anti-social factors I have raised above are an unacceptable intrusion on my privacy and amenity.

Should Council wish to proceed with creation of a facility, I would suggest a more suitable site be located for it.

My initial assessment would be that the area being developed for sporting fields at the bottom of Montwood Drive would present further and better opportunities to explore, for the following reasons:

Lighting

Nearness to other facilities

Adjacent to road (surveillance etc)

Other active facilities on the site (less impact from additional use)

Yours faithfully,



Gregory John Taylor
Ocean Breeze Drive

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: Rahima Clark <clark.rahima@gmail.com>
Sent: Thursday, 17 December 2015 11:48 PM
Subject: Re: Cycle Track Proposal

To Whom It May Concern

I refer to your proposal to construct a cycle track on Ocean Breeze Public Reserve which adjoins our property.

While we have no objection to projects which assist the health and fitness of our young people we feel that this is not an appropriate venue for such a project for the following reasons:

1. The proximity of the track to nearby residents and the subsequent noise and disruption of our quiet neighbourhood. Residents are entitled to some peace and quiet in their own homes.
2. There are no toilet facilities for the children using the track or parking areas for parents/adults dropping off/picking up children. They are likely to park on adjoining properties.
3. Although the design will be intended for younger children what guarantee is there that the facilities will not be used by older high school children to congregate for anti social activities, especially at night time thus disrupting nearby residents.
4. Once this reserve has a cycle track its current use as a nature reserve is not likely to be feasible as the two are not compatible. Birds, ducks, frogs are likely to disappear.

Finally, we feel this project is likely to devalue neighbouring properties. No one wants a 24 hour playground in their back yard.

We trust you will reconsider this proposal with the welfare of nearby residents in mind. Thank you.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

<BR

11.3 Bicycle Track Project - Lennox Head.DOC

James Brideson

From: terryclark@virginbroadband.com.au
Sent: Thursday, 17 December 2015 6:44 PM
Subject: oceanbreeze reserve

Dear councillors, in regards to the proposed small scale cycle track, we would like to voice our strong opposition. we have lived here for 25 yrs and have heard several proposals from groups that don't we bought this land because we were assured that the reserve would remain a reserve. we front a part of the reserve and enjoy the bird life that visit here .it's a very quiet area here with no through traffic and we would like to have it stay that way. it is mentioned in councils letter that the reserve is close to new land releases which prompts me to ask why they don't have a reserve of their own for a cycle track? there is no viable access here in ocean breeze drive, and there is also nowhere for vehicles to park. there are no toilet facilities. does this mean a carpark and toilet block would also be constructed? it stated in councils letter that there will be some ramps and berms. small girls would really love that. a major concern is a new meeting point for troublesome teens at night. people already use this reserve for walking their dogs and the local kids play games and sport there after school and weekends. it's a reserve, green space,a welcome break from wall to wall,development,leave it that way or turn it into a nature reserve. when the wet season is here this reserve often becomes a temporary lake that can't be walked driven or ridden on. we should not have to constantly have to try to save this reserve from being developed in some way because some who doesn;t live here has some ill considered idea.LEAVE IT ALONE.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
