

1. **Attendance and Apologies**

2. **Declarations of Interest**

3. **Deputations**

4. **Confirmation of Minutes 12 November 2015**

A copy of the minutes of the previous meeting held 12 November 2015 was distributed.

RECOMMENDATION

That the minutes of the previous meeting held on 12 November 2015 be accepted as a true and correct record.

Ballina Shire "C" Ward Committee Minutes 12 November 2015 at 5:00 pm

1. Attendance and Apologies

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

Eoin Johnston - Rous Mill Ratepayers
Geoff Limbert – Ratepayer
Ina le Bas – Alstonville Plateau Historical Society
Jane Gardiner – Alstonville Plateau Historical Society
Lois Wright – Plateau Seniors
Malcolm Johnson – Ballina Environment Society
Mary Birch – Wollongbar Progress Association
Pat Carney - Wardell Progress Association
Russell Priddle – Alstonville Football Club
Barry Jeffress – RLI and RSL
Belinda Cordery – Alstonville/Wollongbar Chamber of Commerce
Sheila Aveling - Tintenbar School of Arts Inc
Kerry Russell – local resident
Jan Denley – local resident
John Russell – local resident
Lachlan Forsyth – local resident
Robert Arnull

Staff in Attendance

Rod Willis – Group Manager Development and Environmental Health

Apologies

Elva Fitzell - Alstonville Rotary Club
Cr Paul Worth
Allan Hart – Rotary Club of Ballina on Richmond
Wayne Garrard – Alstonville Cricket Club

The apologies were accepted.

2. Declarations of Interest

Nil

3. Confirmation of Minutes 10 September 2015

That the minutes of the previous meeting held on 10 September 2015 be accepted as a true and correct record, with an amendment to Item 6(b) to reflect that this matter was raised by Andrew Leslie and not Russell Priddle.

4. **Deputations**

(a) **Kerry Russell** – Kerry addressed the Committee about the Shire's Playground Upgrade Plan and the planned removal of play equipment from Apex Park in Alstonville. Kerry outlined the local residents' need for and extensive use of the equipment and considered that the Council should plan for its replacement at the end of its life, not its removal.

(b) **Jan Denley** – Jan addressed the Committee about the planned removal of playground equipment from Apex Park in Alstonville. Jan asked for an explanation of the Playground Upgrade Plan and the reasoning for downgrade of this park and the erosion of open space values over time. Ms Denley advised that local residents were concerned that the area will be changed to a car park.

Cr Smith and Cr Wright explained the situation and the basis of the Upgrade Plan and that the planned removal of equipment was at the end of its life and that this would be some years away. Rod Willis outlined that changing demography needed to be considered to ensure that the right age related facilities are provided in parks and that an equitable distribution of equipment occurs across the Shire.

(c) **Lachlan Forsyth** asked about the approved public reserves in the new estates in Wollongbar and whether or not the Council would support or sponsor the establishment of a local Landcare Group to help look after the designated reserve areas and assist in the rehabilitation and maintenance of the reserves.

Lachlan was provided with contact information about how to progress his idea. He was advised that Council did assist and encourage local Landcare groups where it could.

5. **Business arising from Minutes – 10 September 2015**

(a) **Irregularities in the footpaths between Maranoa and Main Street, Alstonville**

The information provided in the agenda was noted.

(b) **Right hand turns from Main Street, Alstonville into Bugden Lane**

The information provided in the agenda was noted.

(c) **Vehicles overtaking on the incorrect side of the road at the Green Street crossing of Ballina Road in the right hand turning lane**

The information provided in the agenda was noted.

Ballina Shire "C" Ward Committee Minutes 12 November 2015 at 5:00 pm

5. **Council Documents on Exhibition**

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

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

(a) **Apex Park** – The Chairman (Cr Ben Smith) explained that there weren't any plans to sell the parkland and that in any event, it couldn't be done without extensive public consultation and a formal land reclassification process. He also explained that the playground equipment would be maintained for its full life.

The Chairman undertook to raise with Council the possibility of replacing the equipment at the end of its life instead of removing it.

(b) **Malcolm Johnson** raised concerns about communicating directly with Council staff about matters. He said that he had sent direct emails to a number of staff about Bulwinkle Park but had not received a reply.

Rod Willis outlined the organisation's CRM and mailing systems and undertook to have Mr Johnson's particular email (doc 15/72872) followed up.

(c) Questions were again raised about where the RMS and the Council's maintenance boundaries were along the Alstonville Bypass, particularly with regards to the line of Lillipilli trees near Mellis Circuit.

(d) **Russell Priddle** asked about the roadway at that part of Freeborn Park parallel to the swimming pool lanes. The narrower carriageway plus upright rather than layback kerbing into the park would decrease the available offstreet parking.

Rod Willis undertook to try and obtain a copy of the proposed plan for the roadway to provide to the Football Club.

(e) **Belinda Cordery** thanked Council for addressing the noticeboard outside the NAB. The upgraded board is a great improvement.

(f) **Belinda Cordery** thanked Council for repairing the street furniture chair that had been damaged in Main Street.

(g) **Pat Carney** provided a thank you to Council for attending to the graffiti incident in Wardell.

(h) **Sheila Aveling** thanked Council for its comprehensive response to the repair of the pavilion at Tintenbar Oval.

Ballina Shire "C" Ward Committee Minutes 12 November 2015 at 5:00 pm

7. **General Business**

- (a) **Jane Gardiner** discussed the Government's recent response to the "E" Zones planning issues and asked how this would be addressed by the Council.

The Chairman advised that Council's Strategic and Community Facilities Group was examining the response but that, at this stage, it wasn't clear what the best response by the Council would be.

- (b) **Ina le Bas** enquired about what the lease renewal term for Crawford House would be; 3, 5, 10 or 20 years?

Rod Willis undertook to follow this up.

8. **Next Meeting**

Thursday 10 March 2016 at 5.00 pm

MEETING CLOSURE

6.10 pm

5. Business arising from Minutes –12 November 2015

(a) Landcare Group – Wollongbar Residential Estates

Council welcomes volunteer landcare groups for its public reserve bushland maintenance and particularly once new bushland estates come off developer maintenance. They should contact and join through the Richmond Landcare Inc and liaise with Council on operational requirements. Each site requires an approved Vegetation Management Plan, group risk management and public liability insurance and suitably qualified and/or experienced volunteers whom can guide the landcare group. Council does support landcare through a range of measures that includes planning, mapping, insurance donations and the provision of mulch and plants and some limited training opportunities.

Council at its December Ordinary meeting, as part of consideration of a Section 96 application to modify Development Consent 2009/664 – Bolwarra Circuit, Wollongbar, resolved to provide in principle support for the Willowbank Landcare Group to rehabilitate the area.

(b) Bulwinkel Park – unanswered emails

The following emailed response was provided to Malcolm Johnson on 16 November 2015

I refer to your email below regarding information requested for Bulwinkel Park and apologise for not getting back to you sooner.

To assist I will respond to each of your numbered points as requested below.

- 1. The barrier tape fence may be kept onsite protecting the plantings so long as the fencing is maintained and not left untidy or damaged.*
- 2. Council regularly looks out for grants and will inform you if any suitable options exist however it would also be very important for your group to pursue grants directly and to communicate with the Richmond Landcare Inc to find suitable grants for the various projects you wish to undertake similar to other landcare groups. To further assist you may view the following funding website <http://ourcommunity.com.au/> as this site provides the same information of grants to community groups as it does to Council.*
- 3. Council generally does not approve plaques on gardens and has a "Monuments and Memorials Policy on Public Land" that identifies how such plaques are provided for. You may refer to the policy on Councils webpage [link for further information: http://www.ballina.nsw.gov.au/file.asp?q=RES-RWZ-25-18-81](http://www.ballina.nsw.gov.au/file.asp?q=RES-RWZ-25-18-81) . If you have further queries regarding this policy you may contact me.*
- 4. Council is still to determine whether the shelter shed maintenance and clean up can be covered under the Natural Disaster arrangements. This will still take some time to receive the advice from the NSW government as it has not being forthcoming to date. In the meantime if your group wishes to clean the building it is best to speak with*

Council's trades section directly. I have forwarded your request to the trades section whom will contact you regarding any works on the building.

5. *This building matter has been referred to Councils trades section whilst the removal of large weed tree branches will require further consultation with Council's open spaces and reserves section as there would be planning and resourcing requirements implications.*
6. *Council has previously revoked the Plan of Management for Bulwinkel Park and included it the generic Plan of Management for Public Reserves that is viewable on the following Council webpage: http://www.ballina.nsw.gov.au/cp_themes/default/page.asp?p=DOC-GEM-88-78-14
Should you have any further queries about this Plan of Management you may contact Council's Strategic and Community Facilities Group on 6686 4444.*

I trust this information will assist you and should you have any further queries please contact me at Council.

c) RMS and Council's maintenance boundaries - Alstonville Bypass

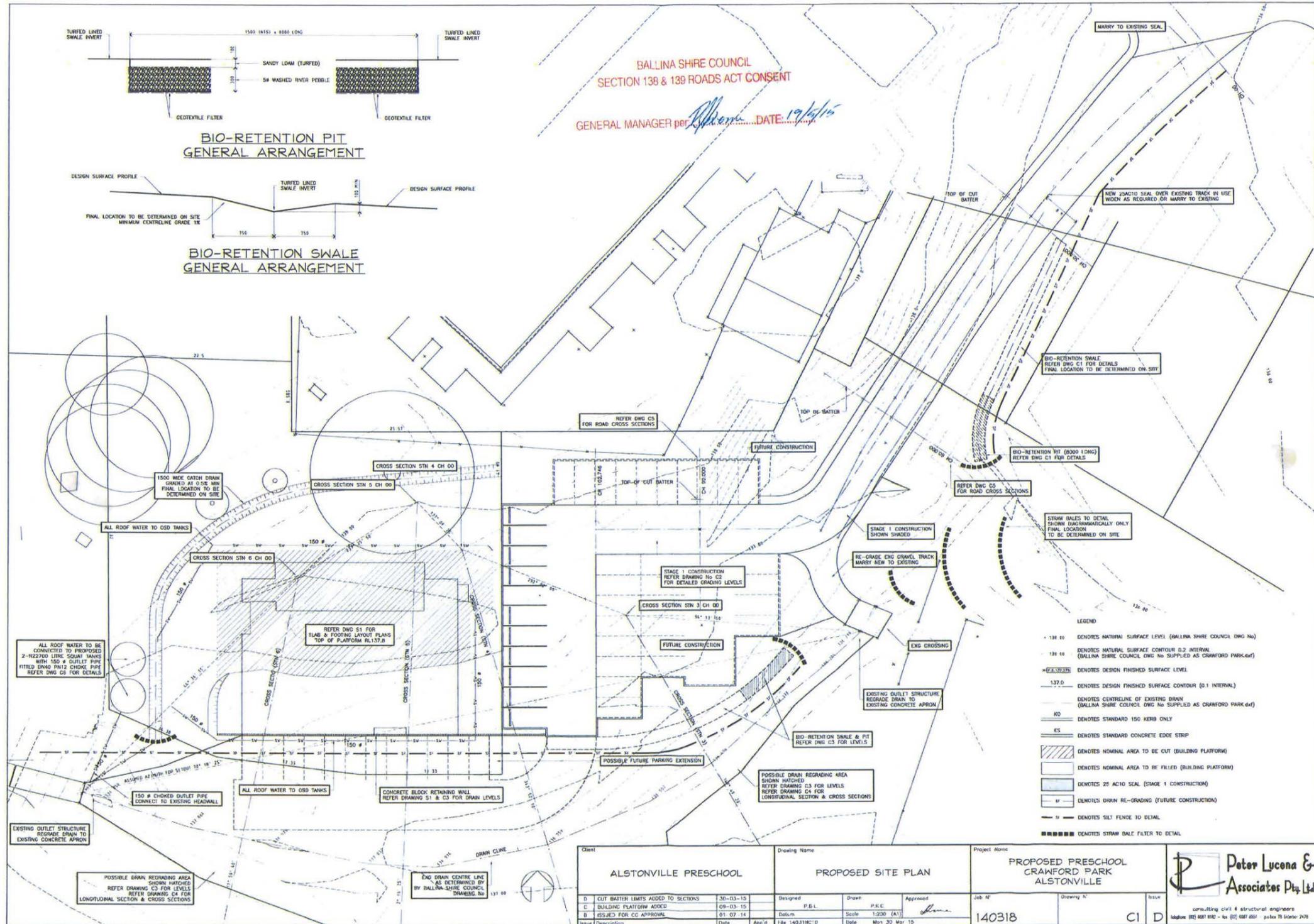
Questions were raised about where the RMS and the Council's maintenance boundaries were along the Alstonville Bypass, particularly with regards to the line of Lillipilli trees near Mellis Circuit.

Council staff advise that around the Bruxner Highway in Alstonville, Council has committed to maintain the Alstonville entry treatment landscaping works. Most properties on Mellis Circuit have a buffer strip approximately 10m wide that is classified as Community Land. Council does not actively maintain this buffer strip. Please see the image below for an aerial image with the RMS land highlighted.



(d) Narrow Carriageway of roadway at that part of Freeborn Park parallel to the swimming pool lanes

A copy of the carpark layout for the new Alstonville Preschool is attached. It is noted that construction was flat kerbs.



(e) Crawford House – Lease Renewal

A letter was issued to the Alstonville Plateau Historical Society on 16 November 2015 enclosing lease documents for a term of three years.

The reason a three year lease was offered is that leases over three years in length are required to be registered in accordance with the *Real Property Act 1900*.

The land on which "Crawford House" is situated is also the same parcel of land which incorporates part of Elizabeth Ann Brown Park. This means that to register a lease for Crawford House will require a subdivision of the land prior to registration. Due to the costs involved for subdivision and registration, Council resolved to offer the organisation a lease for a period of 3 years. In the last six months of that term (ie from May 2018) the organisation is welcome to request a further lease for another three year term.

(f) Apex Park Playground Equipment

Following a Notice of Motion from Cr Ben Smith at the November Ordinary meeting, Council resolved to modify the Playground Upgrade Plan to remove Apex Park, Alstonville from the playground removal list.

6. 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.

- **Comprehensive Koala Plan of Management (CKPoM), closing date 3 December 2015**

The role of a CKPoM is to streamline the process for landholders wishing to undertake development or other activities requiring consent on their land, to meet the regulatory and statutory requirements of NSW legislation. At present, State Environmental Planning Policy No. 44 requires that unless a CKPoM has been gazetted for an area, that studies and plans to meet the requirements of the SEPP are necessary on an individual basis. The draft Ballina Shire CKPoM streamlines this process by providing a common framework for considering koalas in relation to development. A key aspect of this is defining areas of core koala habitat (see Chapter 3 of the CKPoM).

In preparing the CKPoM, Council has carefully considered the results of the Habitat Study and subsequent mapping processes, as well as the status of the koala population in the south of the LGA. Much of the information required for assessment of the particular impacts on koalas is already required by the Ballina Development Control Plan 2012, in Chapters 2 and 2a. Under the CKPoM, additions are proposed to the DCP to reinforce these provisions in relation to koala management. Inclusion of an LEP based provision addressing koala management is also proposed. The intended approach is outlined in Appendix 3 of the CKPoM.

There is also a section (Chapter 4) which provides a framework of management activities to complement the regulatory aspects of the Plan, as a way to work holistically to:

- minimise threats to koalas and their habitat;
- increase the amount of koala habitat in the koala planning area;
- maintain and where possible improve the quality of existing koala habitat in the koala planning area; and
- ensure effective implementation and monitoring of the Plan by Council.

In summary, the key aspects of the CKPoM are as follows:

1. Specific recognition of the presence of an important koala population in the southern part of Ballina Shire.
 2. Identification and mapping of core koala habitat in relation to the important population.
 3. Definition of koala management precincts with precinct specific objectives.
 4. Identification of adjustments to the local planning framework (LEP and DCP) to reinforce consideration of koalas and koala habitat in relation to development.
 5. Identification of a series of management actions that Council plans to undertake to support koalas in Ballina Shire.
- **Wardell Planning and Environmental Study and Wardell Draft Strategic Plan 2015-2035 – Wardell Village and Surrounds, closing date 18 December 2015**

The Wardell Strategic Plan aims to guide planning outcomes for the Wardell village for the period to 2035. The plan is underpinned by the Wardell Planning and Environmental Study and community engagement. Actions set out in the draft plan relate to village character, positive economic outcomes, connecting the village, landscaping and infrastructure, and future development.

- **Draft Policy - Financial Assistance - Rates, Annual Charges and Fees Policy, closing date 29 January 2016**
- **Draft Policy – Monuments and Memorials on Public Land, closing date 29 January 2016**

The above draft policies have been reviewed as part of Council's normal program of reviewing policies.

- **Ballina Local Environmental Plan 2012 - Planning Proposal BSCPP 15/001, closing date 29 January 2016**

Council has prepared a planning proposal to amend the Ballina Local Environmental Plan 2012 to reclassify land from community land to operational land. The proposed reclassification relates to the following parcels of land:

Description	Lot & DP	Address
East Ballina Reservoir	Lots 1-2 DP 598548	Pine Avenue, East Ballina
Richmond Hill Reservoir	Lot 1 DP 632176	Suvla Street, East Ballina
Basalt Court Reservoir	Lot 47 DP 240657	3 Basalt Court, Lennox Head
Pump Station SP2006	Lot 2 DP 604567	Opposite 15 Regatta Avenue, Ballina
Pump Station SP3110	Lot 1 DP 856703	Hutley Drive, Lennox Head
Pump Station SP3107	Lot 43 DP 1168665	8 Seamist Place, Lennox Head
Goodstart Childcare Centre (part)	Lot 104 DP 871675	34-36 Links Avenue, East Ballina
Seeds Childcare Centre (part) & Westland Estate Buffer	Lot 1 DP 850774, part Lot 52 DP 842077, part Lot 2 DP 850774, Lot 179 DP 879355	Westland Drive, Barlows Road & Sunset Ave, West Ballina
Alstonville Wastewater Treatment Plant (part)	Lot 1 DP 853747	Johnstons Road, Alstonville
Lennox Head Wastewater Treatment Plant (part)	Lot 1 DP 831017	North Creek Road, Skennars Head
Drainage Reserve & Pump Station	Lot 41 DP 1149233	McLeans Street, Skennars Head
Drainage Reserve	Lot 47 DP 1012769	Daintree Drive, Lennox Head
Drainage Reserve & Pump Station	Lot 28 DP 864257	Karalauren Court, Lennox Head
Compton Drive Restaurant Site	Lot 1 DP 781542	23 Compton Drive, East Ballina
Wayside Place	Lot 9 DP 716371	Wayside Place, Ballina
Dress Circle Drive	Lots 2-5 DP 781641	Adjacent to 25-27 Dress Circle Drive, Lennox Head
Marsh Avenue	Lot 29 DP 230062	Adjacent to 74 Grant Street (cnr Marsh Avenue), Ballina

The planning proposal also includes several proposed amendments to planning provisions associated with the land, including zoning, under the Ballina Local Environmental Plan 2012.

In accordance with requirements of the Local Government Act 1993, Council will hold a public hearing into the land reclassification proposal. Details relating to the public hearing will be subject to a separate notification process after the public exhibition of the planning proposal.

Council has not been given delegation to undertake the processes for finalisation of this planning proposal (should it proceed to completion).

- **Ballina Major Regional Centre Strategy (Draft Ballina 2035 Strategy), closing date 1 February 2016**

Ballina has been identified as an emerging regional centre through the New South Wales State Government's Far North Coast Regional Strategy. This acknowledges the fact that Ballina can expect growth and change over the next 20 years. Change is expected due to factors such as improved transport links to a rapidly growing South East Queensland and to Ballina's thriving regional airport.

Ballina Shire Council is preparing the *Ballina Major Regional Centre Strategy* in order to guide this growth in a way that maximises opportunities, whilst at the same time preserving the things about Ballina that are important to the community. The focus for the strategy is the identification of key policy and planning related initiatives that can define and drive Ballina as a regional centre into the future.

The draft strategy incorporates community input obtained through earlier stages of the project, carried out over a 20 month period. The strategy proposes a series of key actions that Council will pursue to achieve the community's vision for Ballina as it develops into a major regional centre over the next twenty years. The Strategy addresses the following six key themes: Open Space and Healthy Living; Economic Development; Character, Culture and Amenity; Community Facilities and Infrastructure; Environment; and Housing.

- **Draft Policy - Property Investment and Development Policy, closing date 9 March 2016**

The above draft policy has been reviewed as part of Council's normal program of reviewing policies.

- **Ballina Local Environmental Plan 2012 – Planning Proposal BSCPP 14/001 - Teven Road Transport and Logistics precinct, West Ballina and Draft Voluntary Planning Agreement (VPA) – closing date 8 April 2016**

Council has prepared a planning proposal to amend the Ballina Local Environmental Plan 2012 (Ballina LEP 2012) so as to permit with development consent *freight transport facilities, warehouse or distribution centre* on certain land located at Teven Road, West Ballina. The proposed land uses are to be permitted utilising the *Additional Use Provisions* contained within Ballina LEP 2012 (Schedule 1 and Clause 2.5).

The draft VPA relates to issues which include the co-ordination of site filling and landform modification, development sequencing and commencement requirements, and provision of a flood way through the registration of a Restriction as to User on title.

The planning proposal (BSCPP 14/001) and draft VPA will be on public exhibition between Wednesday 9 March 2016 and Friday 8 April 2016.

Council has been given delegation to undertake the processes for finalisation of the planning proposal (should it proceed to completion).

- **Draft Policy - Naming of Roads, Bridges and Public Places Policy (Review)**
- **Draft Policy - Road Closing Applications for Public Roads (Review)**
- **Draft Policy - Pressure Sewer Policy (Review) – closing date 6 April 2016**

The above draft policies have been reviewed as part of Council's normal program of reviewing policies.

7. Items raised by members of the Committee

8. General Business

9. Next Meeting

Thursday 12 May 2016 at 5.00 pm