

1. **Attendance and Apologies**

2. **Declarations of Interest**

3. **Confirmation of Minutes**

A copy of the Minutes of the "B" Ward Committee held 16 November 2015 were distributed.

**RECOMMENDATION**

That the Minutes of the "B" Ward Committee held 16 November 2015 be taken as read and confirmed.

Ballina Shire Council "B" Ward Committee Minutes 16 November 2015 at 4.30 pm

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1. **Attendance and Apologies**

*Members*

Cr David Wright (Mayor)  
Cr Sharon Cadwallader (Chair)  
Cr Keith Williams  
Cr Jeff Johnson

Alan Veacock, Ballina Heights Residences Action Group  
Lyn Walker, Ballina Environment Society  
Neil Kennedy, Lennox Head Surf Life Saving Club  
Kelly Saunderson, Lennox Head Landcare  
Malcolm Milner, Lennox Head Residents Association  
Sheila Aveling, Tintenbar Community  
Debbie Smith, Lennox Head Chamber of Commerce  
Fran Byrne, Coastcare  
Lorraine Leuckel, Marine Rescue Ballina  
Jason Dwyer, Centre Manager, NSW Office of Sport, Lennox Head  
Ian Duncan, Knockrow Newrybar Residents Group  
Jim Gilchrist, Lennox Head resident (observer)

*Council Staff*

Steve Barnier, Group Manager Strategic and Community Facilities  
John Truman, Group Manager Civil Services

*Apologies*

Nil

2. **Declarations of Interest**

Nil

3. **Confirmation of Minutes**

That the Minutes of the "B" Ward Committee held on 21 September 2015 be taken as read and confirmed. (Alan Veacock/Lorraine Leuckel)

4. **Deputations**

Nil

5. **Outstanding Business**

(a) **On-going operation of Lennox Markets on Williams Reserve**

The information provided in the report was noted.

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(b) **Shelter Structure on Megan Crescent Fields**

The information provided in the report was noted.

6. **Business with Notice from Members**

Nil

7. **Council Documents on Exhibition**

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

8. **Business Without Notice**

(a) **Fran Byrne – Coastal Recreational Path**

Ms Byrne raised concern about aspects of the current application to modify the alignment of the approved pathway adjacent to Flat Rock Tent Park, particularly in relation to the extent of vegetation disturbance which would be required and potential de-stabilisation of the dunal system.

Ms Byrne requested that the letter she presented at the meeting be considered as a submission to the current public exhibition process.

(b) **Fran Byrne – Drinking Fountains**

Ms Byrne commended the Council on the recent provision of drinking fountains in certain locations along shared pathways.

(c) **Lyn Walker – New Lake Ainsworth Carpark**

Dr Walker commended the Council for its construction of the new car parking area within the reserve adjacent to Lake Ainsworth.

(d) **Lyn Walker – Coastal Recreational Path**

Dr Walker raised concerns in relation to material contained within the current application to amend the approved route of the pathway adjacent to Flat Rock Tent Park. She is of the view that anomalies exist within the Blackwood Consultant's report regarding the extent of vegetation disturbance to accommodate the alternative route.

(e) **Ian Duncan – Newrybar Matters**

Mr Duncan briefly informed the Committee of actions being taken by some landowners within the village to investigate further potential development opportunities.

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(f) **Sheila Aveling – Tintenbar Matters**

Ms Aveling reported that everything is "fine" in Tintenbar. Further, she outlined proposals for minor modifications to Tintenbar Hall which are currently being considered.

(g) **Debbie Smith – Lennox Head Matters**

Ms Smith reported on the recent election of a new executive for the Lennox Head Chamber of Commerce. Matters currently under consideration by the Chamber include:

- Christmas Carols in Williams Reserve on 6 December
- Planning for the next Love Lennox Festival, scheduled for June 2016
- Actively participating with Council to review options for the potential embellishment of the Lennox Head business area

(h) **Neil Kennedy – Risk Management Initiatives**

Mr Kennedy reported on the activities of his Club in response to recently reported surf hazards. The Club has experienced a modest reduction in Nipper numbers, though adult membership levels have been maintained. Mr Kennedy also promoted the idea of a steering committee, comprising members of the Club and representatives from other authorities, to establish protocols for monitoring and reporting hazard incidents for the forthcoming summer period.

(i) **Neil Kennedy – Kings Court Reserve**

Mr Kennedy sought clarification on the timing for the additional embellishment work on Kings Court Reserve, including the installation of children's play equipment. Mr Truman briefly outlined the planned works program.

(j) **Kelly Saunderson – Lake Ainsworth**

Ms Saunderson outlined the work being undertaken by her Group to arrest the spread of water hyacinth in Lake Ainsworth.

(k) **Malcolm Milner – Lake Ainsworth Car Park**

Mr Milner congratulated Council on the recent construction of the new car park in the reserve adjacent to Lake Ainsworth.

(l) **Malcolm Milner – Coastal Shared Pathway**

Mr Milner congratulated Council on the completion of the pathway and noted its increasing level of usage.

(m) **Malcolm Milner – Lake Ainsworth Sport and Recreation Facility**

Mr Milner advised that he is aware of community interest in the proposal for construction of a prominent training facility within the centre at Lake Ainsworth.

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(n) **Lorraine Leuckel – Marine Rescue Infrastructure**

Ms Leuckel thanked the Council for its support in securing funds to enable the new facility to be built (subject to the outcomes of the tender process).

Ms Leuckel requested that the training room above the existing amenities building on the reserve be retained for future use. She also enquired about the provision of hot water to the training room. Mr Truman is to make enquiries about that.

Ms Leuckel enquired about the timing for the proposed dredging of the bar, which had recently been announced. It was confirmed this is a State Government project which will be the subject of various regulatory processes before work could physically commence.

(o) **Alan Veacock – Ballina Heights Matters**

Mr Veacock reported that the key issues currently under consideration by his Group are:

- Road safety issues within the estate
- Community access and usage of the clubhouse at Ballina Heights playing fields, and the provision of covered children's play equipment.
- Advocating for a south-facing access ramp onto the Ballina Bypass at Cumbalum.

9. **Next Meeting**

Monday 21 March 2016 at 4.30 pm

**MEETING CLOSURE**

6.10 pm

4. **Deputations**

5. **Outstanding Business**

(a) **Marine Rescue Building**

At the last meeting Ms Leuckel requested that the training room above the existing amenities building on the reserve be retained for future use. She also enquired about the provision of hot water to the training room. Mr Truman is to make enquiries about that.

In relation to retaining the training room, a report was presented to Council at the December 2015 meeting dealing with the tender assessment for the new facility. The following is an extract from the report.

*Firstly, the Marine Rescue representative to the A Ward Committee has communicated to Council it is the preference of the Association for the training room above the toilet facility to be retained. Council has previously considered this matter and determined that it was preferred to remove this second floor as it enabled a more aesthetically pleasing roof and building design and avoided ongoing maintenance and operational costs.*

*Furthermore, the design of the new tower includes the provision of a meeting room/training area on the second floor of the tower, separate to the observation floor. If the Council preferred to retain the room, it is expected that this can be achieved without a major variation to the overall budget.*

*The removal of the second floor remains the preferred option.*

The Council did not change its position in regards to this matter.

In relation to the provision of hot water to the current training room, staff advise that the requested units are priced at around \$1,000. In light of this and the construction of the new facility, it is preferred that members use other arrangements for hot water at this time.

6. **Business with Notice from Members**

(a) **Planning Proposal – Proposed rezoning of the property referred to as Reservoir Hill, North Creek Road, Lennox Head**

The Council, at its Ordinary Meeting held on 25 February, gave further consideration to the above matter.

Steve Barnier will be in attendance at the Committee Meeting to provide members with a brief status report concerning the rezoning proposal.

**7. 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



Description	Lot & DP	Address
Drainage Reserve	Lot 47 DP 1012769	Daintree Drive, Lennox Head
Drainage Reserve & Pump Station	Lot 28 DP 864257	Karalauran 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 Amenities; 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.

## 8. **Business Without Notice**

This item provides an opportunity for updates and / or questions to be tabled by the members.

## 9. **Next Meeting**

Monday 16 May 2016