

1. **Attendance and Apologies**

2. **Declarations of Interest**

3. **Confirmation of Minutes**

A copy of the Minutes of the "B" Ward Committee held 21 March 2016 were distributed.

RECOMMENDATION

That the Minutes of the "B" Ward Committee held 21 March 2016 be taken as read and confirmed.

Ballina Shire Council "B" Ward Committee Minutes 21 March 2016 at 4.30 pm

1. **Attendance and Apologies**

Members

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

Debbie Smith, Lennox Head Chamber of Commerce
Lyn Walker, Ballina Environment Society
Shaun Eastment, Lennox Head Landcare
Malcolm Milner, Lennox Head Residents Association
Alan Veacock, Ballina Heights Residences Action Group
Lorraine Leuckel, Marine Rescue Ballina
Darel Vidler, Lennox combined Sports Association

Council Staff

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

Apologies

Ian Duncan, Knockrow Newrybar Residents Group
Fran Byrne, Coastcare
Graeme Shaw, Lennox Head Residents Association

2. **Declarations of Interest**

Nil

3. **Confirmation of Minutes**

That the Minutes of the "B" Ward Committee held on 16 November 2015 be taken as read and confirmed. (Lorraine Leuckel/Debbie Smith)

4. **Deputations**

Nil

5. **Outstanding Business**

(a) **Marine Rescue Building**

The information provided by staff in the agenda was received and noted, specifically it was noted

- Council has reaffirmed its position not to retain the existing training room as the new building will provide appropriate facilities

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- The request for a hot water system was declined as it is not economic to install at this point in 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**

Steve Barnier provided a brief overview of the status of this planning proposal.

In February, Council accepted a report which confirms the land's general suitability for urban purposes. A key issue which is being negotiated with the landowner representatives is adjustments to the local road network to accommodate future development of the site as well as facilitating improved vehicular access to other nearby planned urban release areas.

The Committee noted that the planning proposal must now be sent to the NSW Department of Planning and Environment for a fresh Gateway determination to then enable the rezoning to be exhibited for community comment.

During discussion of this item, questions were asked about progress on some aspects of the adjacent Epiq development. It was agreed that representatives of that development be invited to attend the Committee's next scheduled meeting to provide an update.

(b) **Items submitted by Ballina Heights Residence Action Group**

- **That Council give consideration to the construction of an alternate route as a ring road connecting Cumbalum/Ballina Heights to West Ballina**

Mr Veacock indicated that his organisation is working on a submission to Council regarding this concept, together with a submission to the NSW State Government regarding a full upgrade to the Pacific Highway Cumbalum interchange. John Truman advised Mr Veacock that Council's Roads Developer Contribution Plan included a proposed road to service this traffic demand in the future.

- **That Council implement modifications to the roundabout at the top of Deadman's Creek Road**

John Truman confirmed that Council staff had agreed to complete adjustments to the kerb alignment and these works will be completed when resources are available. The works have not been completed prior to now as other tasks in our program have been assessed to have a higher priority or preferred construction sequencing.

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- **That Council consider options to improve safety for pedestrians crossing The Ridgeway**

John Truman advised that the circumstances do not warrant the installation of pedestrian crossings, however pedestrian refuges may be an option for consideration in particular locations. Staff have inspected the site and reviewed the reported incident history at a meeting with residents. Further actions are not recommended at this point in time.

- **That Council has a "duty of care" regarding the provision of sun protection in childrens' playgrounds**

It was noted that this issue has been the subject of extensive reports and discussion recently within Council. The Council's position is that it does not support the view expressed by Mr Veacock's organisation. The capital cost of installation of shade structures and their required ongoing maintenance are key considerations in relation to the Council's current position. It was also noted that Council has scheduled a workshop in April to further review its position in this matter.

- **Expressed concern about the proliferation of mosquitoes in childrens' playgrounds within Ballina Heights Estate that are adjacent to remnant rainforest areas**

Steve Barnier reported that advice from Council's Environmental Health Section is that risk associated with mosquitoes is a key consideration in the planning for new urban release areas. In the case of Ballina Heights Estate, entomological assessments have been undertaken as part of previous rezoning and development assessment processes, and relevant recommendations were implemented.

Community information concerning recommended protection against mosquitoes may be found on Council's website.

John Truman confirmed that further to the above minutes, he would provide a written response to the submission made by BHRAG to the Committee regarding the above points.

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) Darel Vidler – Epiq Playing Fields

Mr Vidler enquired about the anticipated timeline for the community to be able to access the new playing fields.

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Turfing of the fields is currently underway, and the period for settlement and consolidation will dictate when they will be available for use.

(b) **Darel Vidler – Ocean Breeze Reserve**

Mr Vidler expressed his concerns about the current proposal to construct a bicycle track on this reserve. He expressed a view that such a facility may lead to conflicts within the reserve. Further, that the community consultation undertaken by Council concerning the project has been inadequate.

The Committee noted this matter is to be further considered by the Council at its meeting to be held on 24 March 2016.

(c) **Debbie Smith – Appreciation**

Ms Smith was very appreciative of Council's recent prompt action to relocate waste receptacles which were identified as a safety concern in proximity to the pedestrian crossing in Ballina Street, Lennox Head.

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

Ms Smith advised that the current principal focus of her Chamber is the coordination of the Love Lennox Festival and the forthcoming business awards.

(e) **Lorraine Leuckel – Ballina Marine Rescue Infrastructure**

Ms Leuckel enquired about the anticipated timeline for completion of the new Marine Rescue building.

Mr Truman advised that he understands the construction contract provides for the building's completion in October this year.

Ms Leuckel also asked if it is intended that the new building will be used to install shark spotting infrastructure.

Cr Wright advised that this is a matter which remains under consideration as part of the Government's shark response strategy.

(f) **John Truman – Megan Crescent Playing Field**

Mr Truman advised that Council has recently committed to contribute funds of \$45,000 toward the construction of improved sports infrastructure on Megan Crescent.

(g) **Lyn Walker – Sharpes Beach**

Dr Walker noted that there appeared to be some stormwater and drainage management issues in the vicinity of the contractor's temporary compound within the Sharpes Beach carpark.

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Dr Walker also enquired about opportunities to improve pedestrian access between the carpark and Sharpes Beach. It was noted that the Sharpes Beach Master Plan, previously endorsed by Council, provides for improved beach access.

(h) **Lyn Walker – Coastal Recreational Pathway**

Dr Walker enquired as to when Council will be making a decision concerning the alternate route for the pathway adjacent to Flat Rock Tent Park.

The meeting was advised that the environmental and cultural heritage impacts associated with the alternate section of the pathway are still being assessed, prior to the matter being presented for Council's determination.

(i) **Lyn Walker – Coastal Shared Path**

Dr Walker expressed her disappointment regarding the recent recommendation of Council's Finance Committee to transfer funds reserved for shared path construction to construct the northern section of the coastal recreational path.

(j) **Lyn Walker – Eastern Road Closure, Lake Ainsworth**

Dr Walker expressed her concern regarding aspects of the current community lobbying which aims to influence Council to change its position concerning the eastern road closure. Dr Walker also indicated her support for the concept plan being presented to Council on 24 March 2016 which illustrates improvement works proposed to be undertaken in the reserve.

(k) **Malcolm Milner – Improvement Works, Lane Ainsworth Reserve**

Mr Milner enquired about the timing for implementation of works proposed in item (j), should Council endorse the concept plan.

Mr Truman indicated that it is difficult to provide a timeline until more detailed costing of the various works components has been undertaken and planning pathways and assessment processes were determined and undertaken.

(l) **Malcolm Milner – Park Lane Theatre, Lennox Head**

Mr Milner congratulated Council in relation to the Park Lane Theatre project.

Recommendation:

That Council and its staff be congratulated for undertaking this project. It is a great concept which has been very well executed on behalf of the community (Lyn Walker/Shawn Eastment)

(m) **Malcolm Milner – Village Renewal Program**

Mr Milner enquired about progress concerning the Lennox Head town centre enhancement project.

Mr Truman advised of the discussion which has taken place with community groups, as well as the Council's engagement of landscape architectural services.

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It was acknowledged that provision has not been made in Council's 2016/17 draft Operational Plan/Delivery program for funding of improvement works.

(n) **Shaun Eastment – Vegetation Maintenance**

Ms Eastment enquired about the management of vegetation recently planted as part of the carparking and stormwater improvement works within the Lake Ainsworth reserve.

Council had watered the new trees while its water cart was in the area, however unfortunately this resource was not available during the hot weather in February. Dead trees will be replaced when the season is more favourable. These trees are for shade and aesthetic purposes and therefore the performance of the stormwater management system is not affected by the above issue.

(o) **Alan Veacock – Ballina Heights Playing Fields Clubrooms**

Mr Veacock indicated that there is concern within the Ballina Heights community about the manner in which the clubrooms are being managed, by the two approved Lessees. The concerns relate to the issue of community access to the premises.

The tenure agreements for this property issued by Council provide the Lessees with the discretion to casually hire the building for community usage.

(p) **Alan Veacock – Weed Management, Ballina Heights Estate**

Mr Veacock noted significant weed growth above the cutting within Ballina Heights Drive.

Mr Truman indicated his staff are examining options to identify the most cost effective method for managing this area.

9. Next Meeting

Monday 16 May 2016 at 4.30 pm

MEETING CLOSURE

6.15 pm

4. **Deputations**

Paul Rippon from Clarence Property will make a presentation to the Committee on the Epiq Development at Lennox Head.

5. **Outstanding Business**

6. **Business with Notice from Members**

(a) **Ballina Street, Lennox Head - Footpath improvement works**

The following email was sent to members of the Committee who have supplied email addresses on 27 April 2016.

Council is seeking your feedback regarding planned improvement works to the existing footpath along the western side of Ballina Street, Lennox Head between the Coast Road roundabout and Allens Parade intersection. Attached is a drawing of the proposed works.

The existing footpath on the western side of Ballina Street between The Coast Road roundabout and Allens Parade is currently a concrete footpath approximately 1.8m wide formed between the road kerb and the embankment cutting. Due to the steepness of the embankment, sediment that is washed off the embankment deposits on the edge of the footpath at the toe of the embankment and currently encroaches on the footpath by approximately 300-400mm reducing the footpath width to 1.5m in some sections. Council staff have installed temporary concrete kersey kerb barriers along a section which has experienced some slumping in the past, however Council is seeking to reinstate the full width of existing pathway with a more permanent arrangement.

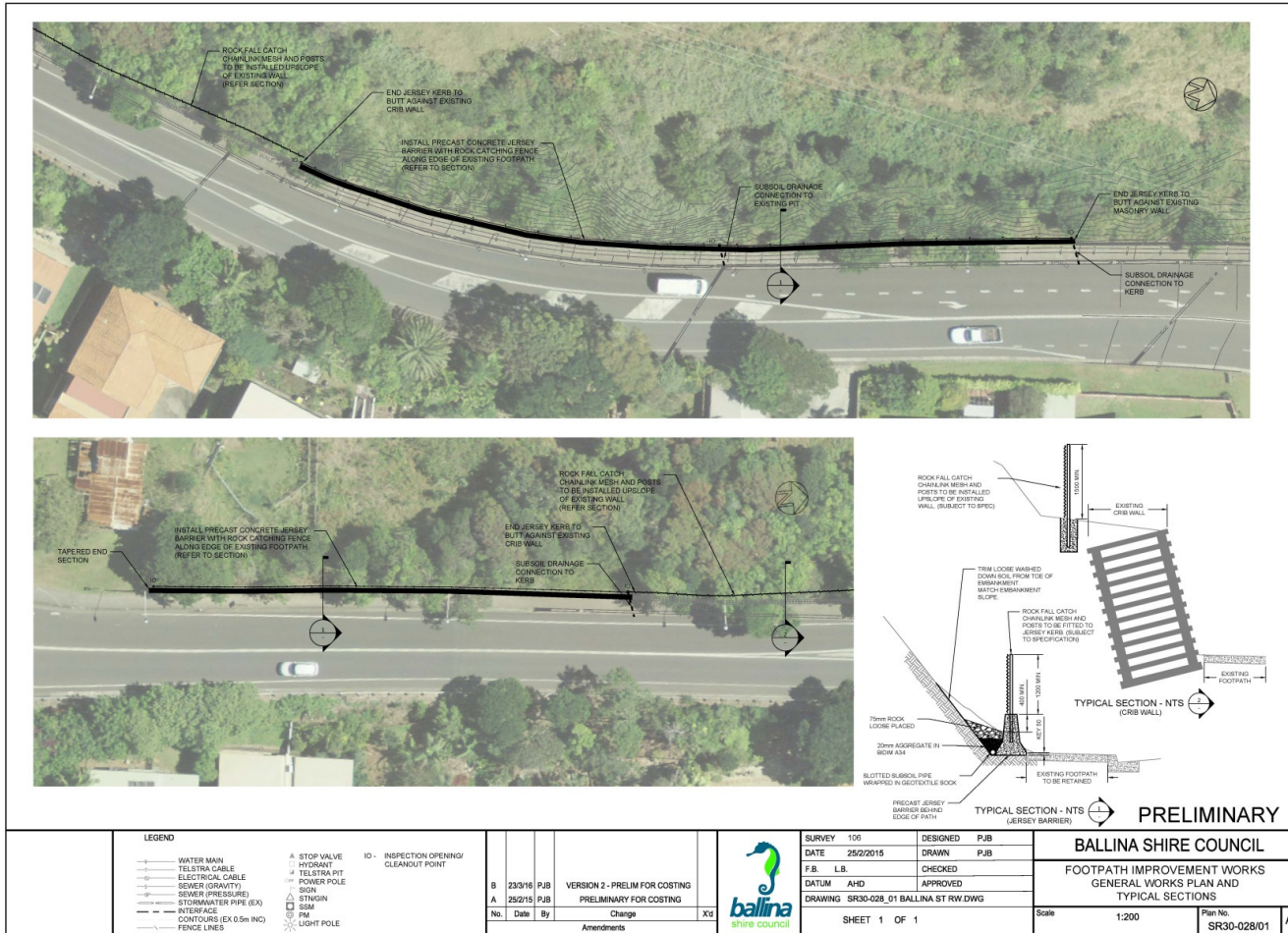
Council staff have investigated extending the existing crib retaining walls. This was not feasible with the existing constraints and embankment conditions as it involved very high (up to 4.5m) retaining wall heights, would be unsightly and could not be afforded under the current funding program. As such, Council staff propose to install a low level wall along the edge of the existing path linking the retaining walls and replacing the existing rock catching fence to the south of the existing crib wall. Refer to attached drawing. The purpose of this wall arrangement is to intercept and collect sediment to prevent from depositing on the footpath rather than support the road embankment as would be achieved with a crib retaining wall. This arrangement was investigated by Council's geotechnical consultant, Philip Shaw who recommended the above wall arrangement be combined with a rock catching fence arrangement to a minimum height of 1.5m to manage the risk of rock fall to pedestrian and road users.

RMS have recently advised Council staff that there is left over funding available for this project on the basis the works are constructed during the current financial year. As such we are currently in the process of ordering kersey barriers and the works have been brought forward to commence on 14 June 2016 such that RMS grant funding can be used on the project. This date has been selected to avoid interruption to the "Love Lennox Festival" and the June long weekend.

The works will require closure of north bound lane (coming into Lennox town centre) and traffic will be diverted to the Coast Road and Byron Street into Lennox head for the 3 week duration (14 June to 1 July) for the excavation works, concrete construction and installation of the jersey barrier walls. Provisions for pedestrian diversion will be made along Ballina Street around the works site.

The current proposal is to paint the concrete jersey barrier in a plain colour which can be matched with the plastic coatings available for the mesh rock catching fence. This will most likely be a charcoal colour. This is to manage graffiti and make it more sympathetic visually. We are able to consider alternative colour palettes.

If you have any comments or questions regarding these arrangements, please contact Council's Design Engineer, Peter Brown on 66 861 245 or at peterjb@ballina.nsw.gov.au.



LEGEND	
— WATER MAIN	▲ STOP VALVE
— TELSTRA CABLE	□ INFORMANT
— ELECTRICAL CABLE	▲ TELSTRA PIT
— SEWER (GRAVITY)	— POWER POLE
— SEWER (PRESSURE)	— SIGN
— STORMWATER PIPE (EX)	▲ STINGIN
— INTERFACE	— SSM
— CONTOURS (EX 0.5m INC)	— FM
— FENCE LINES	— LIGHT POLE

No.	Date	By	Change	Xr
B	23/3/16	PJB	VERSION 2 - PRELIM FOR COSTING	
A	25/2/15	PJB	PRELIMINARY FOR COSTING	

	SURVEY 106	DESIGNED PJB
	DATE 25/2/2016	DRAWN PJB
	F.B. L.B.	CHECKED
	DATUM AHD	APPROVED
DRAWING SR30-028_01 BALLINA ST RW.DWG		
SHEET 1 OF 1		

BALLINA SHIRE COUNCIL	
FOOTPATH IMPROVEMENT WORKS	
GENERAL WORKS PLAN AND	
TYPICAL SECTIONS	
Scale 1:200	Plan No. SR30-028/01 A1

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.

- **Draft Policy - Risk Management, closing date 11 May 2016**
- **Draft Policy – Fraud and Corruption Control, closing date 11 May 2016**
- **Draft Policy – Social Media, closing date 11 May 2016**
- **Draft Policy - Fire Asset Protection Zones – Private Use of Public Land, closing date 11 May 2016**
- **Draft Policy - Weddings on Public Land, closing date 11 May 2016**
- **Draft Policy - Cemetery Management, closing date 11 May 2016**

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

- **Planning Proposal BSCPP 14/002 – Reservoir Hill, Lennox Head, closing date 13 May 2016**

Council has prepared a planning proposal to amend the Ballina Local Environmental Plan 2012 (Ballina LEP 2012) in respect to Lots 1 and 2 DP 517111, North Creek Road, Lennox Head. The planning proposal also incorporates certain public road reservations which adjoin these lots.

The planning proposal proposes to rezone part of the site from RU1 Primary Production zone to facilitate future residential development. A mixed R2 Low Density Residential and R3 Medium Density Residential zoning regime, together with a minimum lot size of 600m², has been applied to areas proposed to be rezoned.

The planning proposal also makes provision for the realignment of North Creek Road and Hutley Drive through the site.

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

- **Notification of Alcohol Free Zones - Lennox Head and Alstonville, closing date 13 May 2016**

Council resolved on 24 March 2016 to undertake a consultation program to consider a proposal to re-establish the Alcohol Free Zones (AFZ) in Lennox Head and Alstonville.

- **Ballina Shire Council Planning Proposal BSCPP 14/001 – Teven Road Transport and Logistics Precinct, West Ballina and Draft Voluntary Planning Agreement, closing date 20 May 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. A draft Voluntary Planning Agreement (VPA) is proposed between the owners of the land and Council.

The draft VPA includes requirements relating to when the development may take place on the land, the fill levels required to be achieved for future development and which parts of the site cannot be developed.

- **Ballina Shire Council Planning Proposal BSCPP 14-004 – 16 Tara Downs, Lennox Head, closing date 20 May 2016**

Council has prepared a planning proposal to amend the Ballina Local Environmental Plan 2012 (Ballina LEP 2012) in respect to Lot 12 DP 813210 known as 16 Tara Downs, Lennox Head.

The planning proposal proposes to rezone the rear part of the site from RU2 Rural Landscape zone to facilitate future residential development. A R2 Low Density Residential zone has been applied to the area proposed to be rezoned together with a minimum lot size of 1200m². A 600m² minimum lot size is proposed to be applied to those parts of the site with frontage to Tara Downs and already zoned R2 Low Density Residential.

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

- **Private Structures within Council Owned (Public) Waterways (Draft Policy), closing date 27 May 2016**

The policy relates to the regulatory, tenure and fee requirements with respect to private structures (including jetties/pontoons and boat ramps) located within the following Council owned (public) waterways:

- Ballina Quays Canals
- Banyanda Lake
- Endeavour Lake.

- **Delivery Program and Operational Plan – 2016/17 to 2019/20, Fees and Charges for 2016/17 – Exhibition and Public Meetings, closing date 6 June 2016**

Council has prepared its draft Delivery Program for the four year period from 2016/17 to 2019/20. This document, which also includes the draft Operational Plan for 2016/17, outlines items such as:

- proposed rates and charges for 2016/17
- details of the services and actions planned by Council for 2016/17 to 2019/20
- an overview of the capital works planned for 2016/17 to 2019/20; and
- details of the discretionary and legislative fees proposed to be charged by Council for 2016/17.

In respect to the rates, charges and fees proposed for 2016/17 items of note include:

- CPI increases in waste collection charges
- CPI increases in water access and consumption charges
- 5.34% increase, on average, in land rates. The percentage increase amount above CPI will fund increased expenditure for capital works on community infrastructure, with the first priority being the redevelopment of the Alstonville and Ballina swimming pools
- 7% increase in wastewater (sewer) access and usage charges. Following the completion of a \$70million upgrade to our wastewater capacity and processes, increases above CPI are needed to finance the loan repayments relating to the upgrade
- increase in the on-site sewage management charge from \$45 to \$50. This charge is payable on all non-sewered properties that have improvements (eg a septic tank). The revenue raised from this increase will fund extra staff resources to accelerate the rate at which Council is undertaking inspections
- new fee to be levied on Development Applications (DA) to recover costs associated with record keeping, software licencing and DA tracking. The fee is to be set at 0.07% of the estimated value of the development.

The draft documents are now on exhibition and as part of the exhibition process Council will hold two public meetings to discuss the document contents. The dates and venues for these meetings are as follows and members of the public are encouraged to attend.

7pm Tuesday 17 May 2016	Lennox Head Cultural & Community Centre, Meeting Room
7pm Wednesday 18 May 2016	Wardell Memorial Hall

- **Financial Assistance for Community Groups and Community Halls**

Every year Ballina Shire Council allocates a significant amount of money to assist community organisations in the Ballina Shire.

Applications are now being called for those organisations that may require funds for the next financial year.

To apply for one of the programs, application forms are available on Council's website and need to be submitted by Monday 6 June 2016.

For more information on the financial assistance programs visit ballina.nsw.gov.au.

8. Business Without Notice

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

9. Next Meeting

Monday 18 July 2016

Lennox Community Centre – Park Lane Theatre – What's On – further information on film screenings and special tie-in activities, visit www.communityspaces.com.au



community centre

park lane theatre

2016 FILM PROGRAM

April - July

				
Tuesday 19 April 3.00pm Rated PG	Tuesday 19 April 7.30pm Rated M	Friday 13 May 8.00pm Rated R	Saturday 11 June 1.00pm Rated G	Saturday 11 June 7.30pm Rated M
				
Thursday 23 June 1.00pm Rated M	Friday 8 July 7.30pm Rated PG	Friday 29 July 1.00pm Rated M	Saturday 30 July 5.00pm Rated PG	Saturday 30 July 8.00pm Rated M

Adults \$12 Children \$5 Concessions \$9 Family \$25 • Discounts available for Movie Marathons, Groups and 5 Ticket Passes
 Licenced Snack Bar Available • BYO Blankets, Rugs, Cushions, Pillows, Bean Bags or Camp Chairs
 The Lennox Community Centre is located at 1 Mackney Lane, Lennox Head • Phone 02 6687 6291

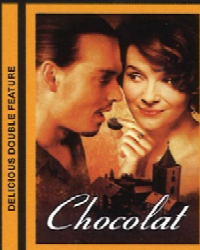
visit www.communityspaces.com.au for more information on film screenings and special tie-in activities.

2016 FILM PROGRAM

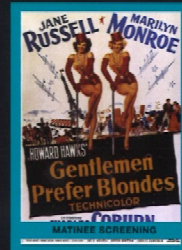
August - December



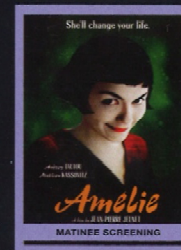
Sunday 7 August 1.00pm
Rated PG



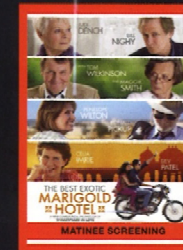
Sunday 7 August 7.30pm
Rated M



Thursday 25 August 1.00pm
Rated G



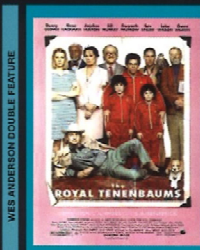
Saturday 10 September 1.00pm
Rated M



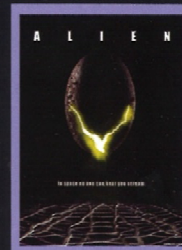
Thursday 22 September 1.00pm
Rated PG



Sunday 2 October 1.00pm
Rated PG



Sunday 2 October 8.00pm
Rated R



Friday 28 October 8.00pm
Rated M



Saturday 17 December 1.00pm
Rated PG



Saturday 17 December 7.30pm
Rated M

Adults \$12 Children \$5 Concessions \$9 Family \$25 • Discounts available for Movie Marathons, Groups and 5 Ticket Passes
Licenced Snack Bar Available • BYO Blankets, Rugs, Cushions, Pillows, Bean Bags or Camp Chairs
The Lennox Community Centre is located at 1 Mackney Lane, Lennox Head • Phone 02 6687 6291

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