



Notice of Facilities Committee Meeting

A Facilities Committee Meeting` will be held in the Ballina Shire Council Chambers, 40 Cherry Street, Ballina on **Wednesday 15 June 2016 commencing at 4.00 pm.**

Business

1. Apologies
2. Declarations of Interest
3. Deputations
4. Committee Reports

A handwritten signature in black ink, appearing to read 'Paul Hickey', with a long horizontal stroke underneath.

Paul Hickey
General Manager

Table of Contents

1.	Apologies.....	1
2.	Declarations of Interest.....	1
3.	Deputations	1
4.	Committee Reports.....	2
4.1	Ballina Indoor Sporting and Recreation Facility - Joint Venture	2
4.2	Community Facilities - Use by Disadvantaged Persons	17
4.3	Lennox Head Community Centre - On-Premises Liquor Licence	22
4.4	Regional Development (RDA) Northern Rivers - Priority Projects	45

1. Apologies
 2. Declarations of Interest
 3. Deputations
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1. Apologies

Apologies have been received from Cr Keith Johnson and Cr Robyn Horder.

2. Declarations of Interest

3. Deputations

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

4. Committee Reports

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

Delivery Program Community Facilities and Services

Objective To seek direction from the Committee regarding Council commitment to a joint venture for the provision of an indoor sporting and recreation facility on the Ballina High School site.

Background

The Facilities Committee considered a report in February 2016 regarding the provision of an indoor sporting facility in Ballina through a joint venture between Council and the NSW Department of Education. The background to the proposed joint venture, as outlined in the previous report, is set out below.

A proposal to construct an indoor sporting facility in Ballina has been an ambition of successive Councils over a considerable period.

Council has previously commissioned a needs analysis to ascertain the demand for a new indoor facility and to gain an understanding of the projected future needs of the various sporting codes and other groups which might benefit from and utilise such a facility.

This preliminary work was conducted on Council's behalf by the Strategic Leisure Group. A key finding of the research in relation to indoor sporting facilities was that *"Ballina has a shortfall in community and school access to suitable indoor sports courts to service basketball, netball, volleyball, badminton and indoor soccer (futsal)"*.

Whilst this observation was made by the Strategic Leisure Group as part of its feasibility work in 2008, it is fair to say that the circumstances have probably not changed to date.

In this regard, Council has continued planning for indoor sporting facilities in Ballina and has the concept embedded in various policy documents including the Ballina Shire Section 94 Contributions Plan 2008 and the Ballina Major Regional Centre Strategy.

In relation to the proposed indoor sporting facility, it is acknowledged that representatives of basketball have been the principal advocates for its establishment. However, the Council has recognised that a new building of this kind must be versatile enough to cater for a range of sporting activities.

In investigating this matter, Council has considered a number of sites on which to build a new facility. These sites have included the former Council depot on Tamarind Drive, Kingsford Smith Reserve (both of which comprise Crown Land), Gallans Road land, Treelands Reserve, land adjacent to Ballina Heights Estate, land within Southern Cross Industrial Estate and land within Ferngrove Estate (all of which comprised Council-owned sites).

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

Council has also previously examined the acquisition of privately owned land, which was seen at the time as having some distinct locational advantages.

More recently, the Council has been working with consultants PDT Architects in relation to this project, looking at both the siting and design options for this facility.

Available Councillors and staff accompanied PDT Architects representatives in visiting a number of indoor facilities to gain a better understanding of these options, management arrangements and, importantly, capital and operating costs.

Further, on the basis that the matter is a key initiative of the Council and a significant issue for the local community, some examination of options and ideas for indoor sporting infrastructure has also been undertaken as part of the Ballina Major Regional Centre Strategy project.

In addition, some Councillors have had the opportunity to inspect indoor facilities in Byron Bay and Casino in recent months. This has been beneficial to get a “feel” for different cost options and building configurations.

The redevelopment of the Ballina High School by the NSW State Government has also recently become of relevance to Council's intentions to progress an indoor sporting facility. The Department of Education has invited discussion with Council about opportunities for joint venture arrangements to deliver an indoor sporting facility on the high school site that might meet the community's needs.

Staff have been liaising with the Department in relation to the high school redevelopment and, as part of this, have been gathering information about possible joint venture initiatives and associated options for delivery.

In response to the joint venture concept, the Facilities Committee recommended as follows at its February meeting:

- 1. That Council authorises the General Manager to commence planning and negotiations with the Department of Education and Communities with respect to the provision of an indoor sporting facility on the Ballina High School site under a joint venture arrangement. These negotiations are to ensure that adequate community access to the facility is provided at all times and there is adequate tenure protection for Council and the Ballina Shire community.*
- 2. That Council's negotiations be based on the provision of a four court indoor sporting facility, with the equivalent of two courts to be funded by Council.*
- 3. That the General Manager seek the support of the Member for Ballina and the Minister for Education in relation to the provision of support for the project based on both the Department of Education and Communities and Council providing two courts each.*
- 4. That the General Manager seek grant funding to assist with Council's component of this project.*
- 5. That Council receive a further report on funding options for the capital and operating cost of this facility.*
- 6. That as part of the current negotiations, the General Manager also seek to have a new agreement formalised for the use of the Southern Cross School court that provides adequate community access based on the fact that Council funded a significant component of this facility.*

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

The Council subsequently adopted this recommendation at its February Ordinary Meeting [Minute No. 250216/34].

In response to the above resolution, Council staff has continued discussion with the Department of Education regarding the form and operation of an indoor sporting facility on the Ballina High School site as a joint venture arrangement. This has included the preparation of initial facility plans and costing information for the consideration of Council (Attachment 1). It is important to note that these plans are subject to refinement and detailed design should the joint venture arrangement proceed.

The planning for the redevelopment of the Ballina High School has advanced substantially since the Committee last considered this matter. In summary, planning for the school has progressed from an initiation and early planning phase to the start of the delivery phase.

The Department has indicated that it intends to progress through tender and contract processes this year with construction works commencing on the high school site next year. The intention is that the new high school will be operational from the beginning of 2019. A joint venture sporting facility would also be constructed for operation on the same timeline.

Given the advancing planning for the high school redevelopment, it is now necessary to determine whether Council is committed to the joint venture as a means of providing indoor sporting facilities for Ballina Shire. This includes the need to commit funding and staff resources to the delivery of the project over the next three years, as well as making financial and staff provision for the operation of the facility from 2019 onwards.

It is important that Council's commitment to the project is determined now (being by mid July 2016) to ensure that planning for the facility is integrated into the redevelopment. If Council is unable to give its commitment to the joint venture in this timeframe, it is likely that this method of delivery for the sporting facility will not be able to be pursued further. That is, planning for the high school will continue without the addition of community indoor sporting facilities.

The purpose of this report is to seek the Committee's direction on the commitment of Council to the joint venture project.

Key Issues

- Provision of community infrastructure.
- Opportunities for cost-sharing and efficient use of resources
- Overall cost and impact on Council's finances

Information

The facility proposed as the basis for the joint venture has the following underpinning physical characteristics:

- Four indoor sporting courts (inclusive of overrun areas) capable of accommodating key sports such netball, basketball and futsal.

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

- Two courts under the day to day management of Council and two courts under the management of the Ballina High School.
- Of the two school courts, one court is dedicated as a sporting court and the other is delineated as a performing arts space that is capable of reconfiguration as a sporting court where required. This meets the school's operating need but also provides the Ballina community with a four court stadium on occasions where this is necessary.
- Council's part of the facility includes spectator areas, a mezzanine level, office and reception areas, a café area, a meeting room, amenities and change rooms and storage areas.
- Council's facility has been primarily designed as a sporting facility. It is purposely designed to meet the indoor sporting facility need that has been identified.
- Council's facility is based on provision of courts of a standard capable of hosting elite sporting matches, such as pre-season national level netball and basketball games.
- The facility would be located at the northern end of the high school with access off Cherry Street.
- With respect to size, the facility is capable of hosting conferences and dinners with numbers dependent on configuration. However, provision has not been made for a commercial kitchen at this stage due to cost and focus on the primary purpose of the building as a sporting facility.
- Separate access is provided for both the Council facility and the school facility, with the potential for the entire facility to be used as one centre where required.

A two and two court design is the Department's preferred concept as it allows the Department to use their two courts during school days without impacting on Council's operations and also eliminates any concerns regarding interactions between school children and users of the Council's two courts.

The overall management arrangements for the operation of the building and short and long term maintenance obligations remain the subject of ongoing negotiation between Council and the Department. However, the fundamentals of the approach agreed to date, and which will be documented in a formal management agreement, are as follows:

- Council will have operational control of its half of the building (two courts) at all times.
- Council will have operational control of the third court outside school hours and the fourth court by arrangement with the Ballina High School.
- The Ballina High School will be able to access Council's part of the facility by arrangement.

The estimated cost of the facility to Council is \$9.2M. This is inclusive of \$750,000 in professional fees for design and construction management and approximately \$1M for a mezzanine level added since the previous costing, based on interest expressed by the Committee. The costing provides for retractable seating storage but not for the seating itself, with spectator seating initially provided at mezzanine level in this scenario.

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

With respect to the mezzanine level, Council's Community Facilities section has advised that from an operational perspective removing spectators from the courtside floor to the mezzanine is preferable for the day-to-day use of the two courts. Further that the provision of retractable spectator seating would primarily serve to accommodate spectators for singular competition matches or special events.

In considering the costing, it is also important to note that provision will need to be made for fit out (e.g. chairs, window coverings, netting, general furniture etc) with an estimated initial additional cost of around \$150,000.

There may also be associated costs in relation to access, car parking and landscaping although these are difficult to quantify at present as many of these costs will likely be met by the Department of Education in redeveloping the school site.

The capital cost of the infrastructure would need to be met over the 2016/17, 2017/18 and 2018/19 financial years. Further information regarding the proposed approach to meeting this cost is outlined in the finance section as follows.

It is currently proposed that Council would operate its part of the facility through a permanent staff presence. This, combined with routine maintenance and running costs, will likely necessitate a recurring commitment of \$150,000 to \$250,000 per annum (depending on allocation of staff, cleaning requirements, general maintenance etc) from the beginning of 2019.

With respect to tenure, it is important to recognise that the land is not owned by Council. Given this, the Department has suggested that a lease arrangement is a suitable pathway to secure Council's interest in the facility. Staff concur with this approach as providing reasonable security over Council's investment and ongoing use of the facility. If this is accepted, the key consideration is the term of the lease having regard for the economic life of the asset and Council's intentions for the operation of the facility.

In this regard, the Department has suggested a 30 year lease. It is recommended that Council seek a 50 year lease term to provide greater long term security to our community.

Separate to the new indoor sporting facility, the Department of Education has also proposed that a lease arrangement be put in place to facilitate Council's management of the Southern Cross School Hall outside school hours. Such an agreement would be addressed separately but it is encouraging to see that an opportunity to address this matter is now available.

In considering this though, Council needs to be mindful that whilst a broader community use and access to the facility may result, it is likely that Council will need to meet operational and maintenance costs that it does not currently incur (that is, shared access will result in shared costs). Unless the preference of Council is to withdraw from pursuing access to the Southern Cross School Hall, it is proposed that the General Manager will continue negotiations in this regard in line with point 6 of Council's February 2016 resolution.

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

Legal / Resource / Financial Implications

Legal aspects of the proposed joint venture will be formally addressed in further negotiations between Council and the Department of Education, should Council proceed with the proposed facility. It is recommended that Council authorises that these matters be addressed by the General Manager, particularly given that it is likely these matters will require detailed discussion over several months.

With respect to financial and resource allocation, a decision now needs to be made about the commitment of funds to the project to enable it to proceed. To date, in Council's draft 2016/2017 long term financial plan, Council has identified an \$8M allocation in the 2019/2020 year to fund the indoor sporting facility, with \$5M from reserves and \$3M sourced from grants.

The Council's \$5m from reserves has been sourced as a dividend from the Landfill and Resource Management (LRM) Reserve, with dividends paid as follows:

2016/17 \$1m
2017/18 \$1m
2018/19 \$1.5m
2019/20 \$1.5m

The Department's preference is for Council to pay its contribution to the building up front, which would likely require the monies to be provided in the 2016/17 financial year.

Council is not in a position to comply with such a proposal and it is preferable for Council to provide incremental payments in order to maximise the time to gather the necessary funds, along with seeking grant funds. On this basis, it is suggested that Council applies a funding approach on the following basis:

Month	Financial Year	Amount (\$)
January 2017	2016/17	1M
January 2018	2017/18	1M
January 2019	2018/19	1M
July 2019	2019/20	Balance

In respect to the amount paid each year, if Council is successful in securing grant funds then payments may be able to be brought forward.

It is accepted that by having the balance paid in July 2019 (2019/20 financial year) Council is beyond the preferred timeframe of the Department but unfortunately Council is not in a position to bring this payment forward. Therefore this timeframe remains the preferred negotiating position of Council.

Council also needs to decide whether to allocate the estimated \$9.35M outlined earlier, inclusive of a mezzanine level and internal fit out costs as per the current cost estimate (thereby increasing the current commitment) or to return to a design option without the mezzanine level with an estimated cost of \$8M.

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

If Council prefers to return to the earlier design option, plans will need to be amended and Council will forego the provision of seating at mezzanine level (i.e. all seating will be around the courts). Council may also need to provide some additional funds for retractable seating to provide for spectator seating in the case of a significant event being held.

In considering the amount of funding, it is unlikely that Council could deliver a four court indoor sporting facility on another site in the Ballina locality within an \$8M or \$9M budget. Further, Council would not be able to deliver a facility of the standard proposed for this budget elsewhere. Fundamentally, this now needs to be weighed up against the delivery via joint venture with a government agency under a lease arrangement. The exceptionally prominent and central location of the high school site, in terms of accessibility, also needs to be factored in to Council's consideration when compared to the other site options.

Consultation

No consultation has been undertaken with the community in relation to the joint venture option.

More generally, engagement as part of the Ballina Major Regional Centre Strategy identified that the provision of an indoor sporting facility in Ballina is a highly desirable outcome for the community. Delivery of the facility, having regard for the potential for a joint venture project, is identified as action D1.2 in the endorsed Ballina Major Regional Centre Strategy.

Options

The core options are to commit to the joint venture arrangement or for Council to withdraw from the joint venture process and pursue a stand-alone facility, along with the budget decisions.

If Council's preference is to pursue a stand-alone facility the major issues relate to a preferred site location and the cost of providing a four court facility. Sites that Council has identified for four courts such as the Southern Cross Industrial Estate and the Old Depot site require expenditure in the hundreds of thousands of dollars, if not millions, to ensure the sites are able to be developed, along with ensuring adequate site access. The cost of the facility then needs to be added with estimates ranging from \$6m to \$14m dependent upon the type of facility provided.

One of the key benefits of the joint venture option is its location in the centre of Ballina, which in itself helps to promote the Ballina town centre and the facility is readily available for the entire community.

If Council commits to the joint venture arrangement, it is recommended that this be on the basis of the following:

- That Council's financial contribution to the project be provided in a staged manner as outlined in this report. This is to allow Council time to collate the required funds, including through the seeking of grant funding
- That Council's preferred timeframe for a lease for the indoor sporting facility on Department of Education land is 50 years

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

- That the General Manager be authorised to negotiate the day to day operation and maintenance aspects of the joint venture with the Department of education based on the sentiments expressed in this report.

In respect to the budget for the project the Council's Long Term Financial Plan (LTFP) is based on a contribution of \$8m. Even though the preferred option may be for a mezzanine floor Council has not funded the additional \$1m. The preferred financial option is to stick with the \$8m commitment and recognise that at some future date retractable seating can be installed that will provide tiered seating for major events.

It also needs to be acknowledged that this facility will operate at a loss, with the estimate in this report at \$150,000 to \$250,000. The LTFP currently includes an annual operating loss of \$117,000 per annum from 2019/20 onwards, excluding depreciation, and it would be hoped that Council can do better than the \$150,000 to \$250,000 loss mentioned for a new facility of this nature.

The construction of this facility is at polar opposites of what Council should be trying to achieve in complying with the State Government's Fit for the Future program. We are not focusing on existing asset renewal as required by the Fit for the Future program but rather building a totally new facility that will create significant financial and asset liabilities for the community.

The facility will represent a net cost to the community, from a financial perspective and ultimately it may be necessary for Council to pursue additional rate increases on what are already planned to ensure we are compliant with our Fit for the Future asset renewal commitments, along with achieving an overall operating surplus for the General Fund.

Despite these financial concerns the elected Council has previously determined that a four court facility is the preferred option (despite this not being support by independent expert consultants) and the merit of this option is that we are able to provide four courts by effectively only funding two.

On this basis there is considered to be a number of benefits progressing the joint venture, such as the location of the facility, the opportunity for sharing costs, the quality of the facility that can be provided, planned availability of the facility in 2019 and the time available for Council to finance the works. The recommended approach is to commit to the joint venture arrangement.

Under this approach, Council will be facilitating access to five indoor courts in Ballina, which combined with the facilities at the Alstonville Leisure and Entertainment Centre and the Lennox Head Community Centre, will provide a very high level of service to the wider community.

The recommendation also reinforces that we are locking in at least \$5m worth of dividends from the LRM reserve to finance this project, which effectively precludes our waste operations from any other major activities for the next four years.

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

The other issues with this project include the risk that Council will not secure the \$3m in grant funds during the next three years, along with the risk that the project costs will increase. These risks will need to be carefully managed however as the elected Council is committed to the provision of a four court facility there seems little choice but to accept that future Councils will need to deal with these risks as they arise.

The recommendation makes sure that the current Council acknowledges that they are accepting these risks on behalf of future Councils.

RECOMMENDATIONS

1. That Council commits to provision of an indoor sporting facility in Ballina on the site of the Ballina High School through a joint venture with the NSW Department of Education.
2. That Council's commitment to the joint venture is based on:
 - provision of a sporting facility generally in accordance with the plans contained in Attachment 1 (comprising of the equivalent of two indoor sporting courts provided by Council and two by the Department of Education).
 - a capital cost for the facility of approximately \$8 million to be paid in instalments as outlined in this report.
 - a long term lease arrangement of 50 years.
3. The Council acknowledges that in committing to this joint venture it is accepting the following risks / conditions:
 - The funding for this project is being sourced, in part, from the Landfill and Resource Management Reserve, which significantly restricts the ability of our waste operations to respond to any changes in legislative and operational arrangements for the next three to four years
 - The funding is based on a grant of \$3 million, with no guarantee that this source of funding will be provided during the construction of the project
 - If the grant funding is not secured, Council accepts that other revenue raising measures such as above the rate pegging limit rate increases may be needed to ensure the long term financial viability of Council
 - The construction of this facility, as a new asset, will place increased pressure on our ability to achieve compliance with the State Government's Fit for the Future Program, as the facility is likely to operate at a significant cost to the community, particularly once the depreciation expense is included
 - That all efforts need to be made to ensure our contribution is limited to the \$8m figure to limit any further deterioration in our overall financial position.
4. The General Manager is authorised to complete negotiations with the Department of Education to formalise the joint venture arrangement as well as operational and maintenance agreements to enable delivery of the project. The General Manager is also to report back to Council any matters that are considered to be of such significance by the General Manager, that they require a Council determination.

4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture

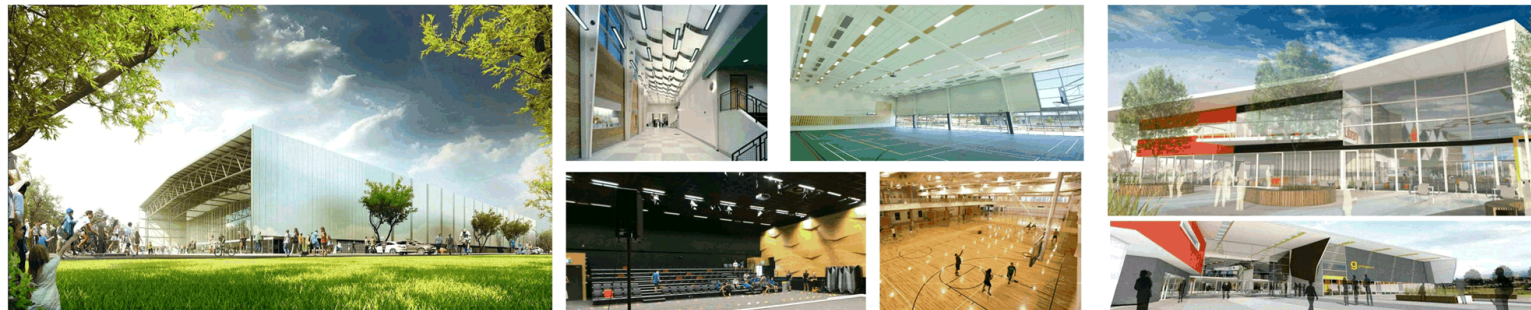
5. That Council affix the common seal to the joint venture agreement and associated documentation.

Attachment(s)

1. Design Plan - Ballina Indoor Sporting Facility - Joint Venture

BALLINA INDOOR SPORTS CENTRE PARTNERSHIP CONCEPT DRAWINGS REVIEW

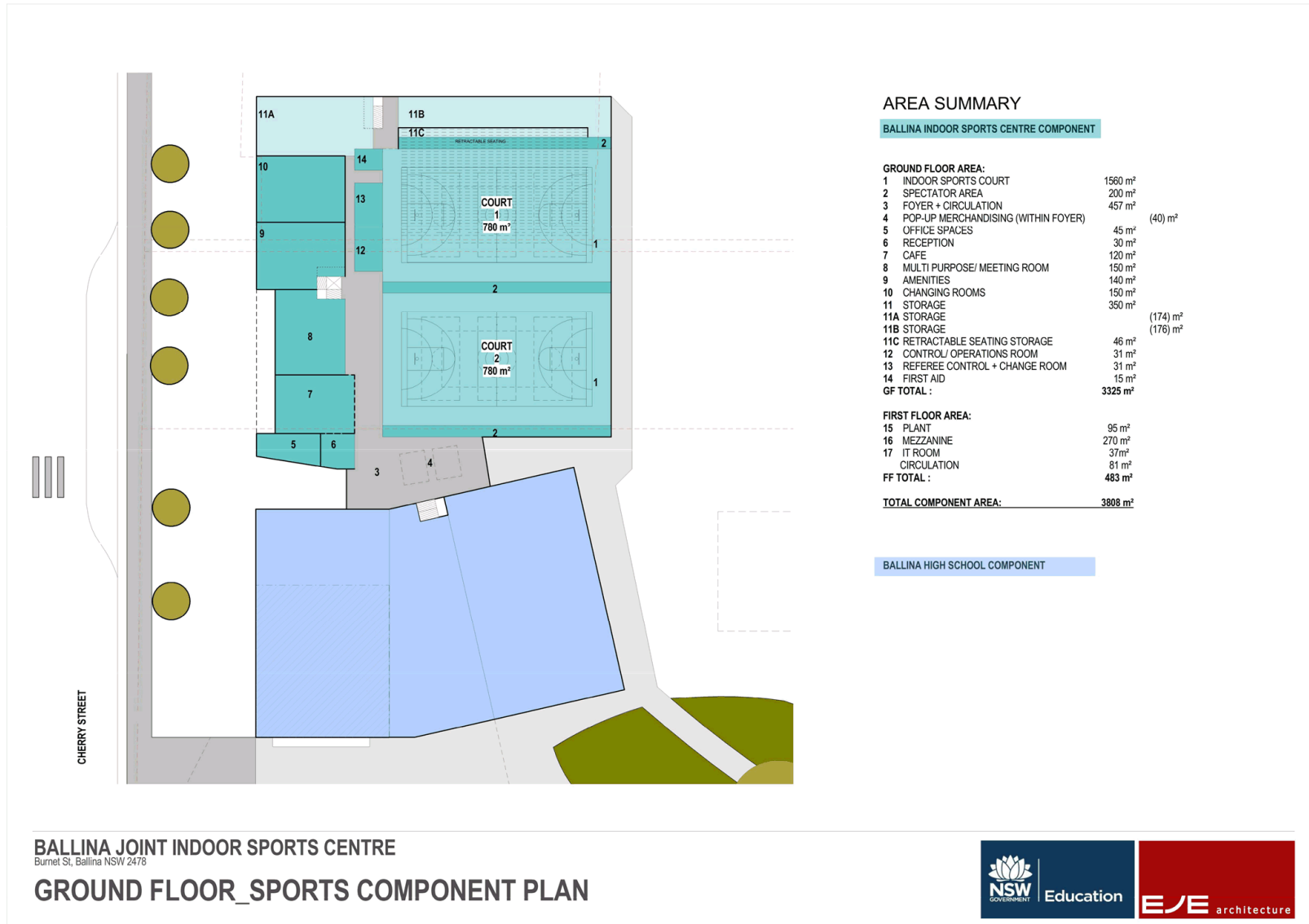
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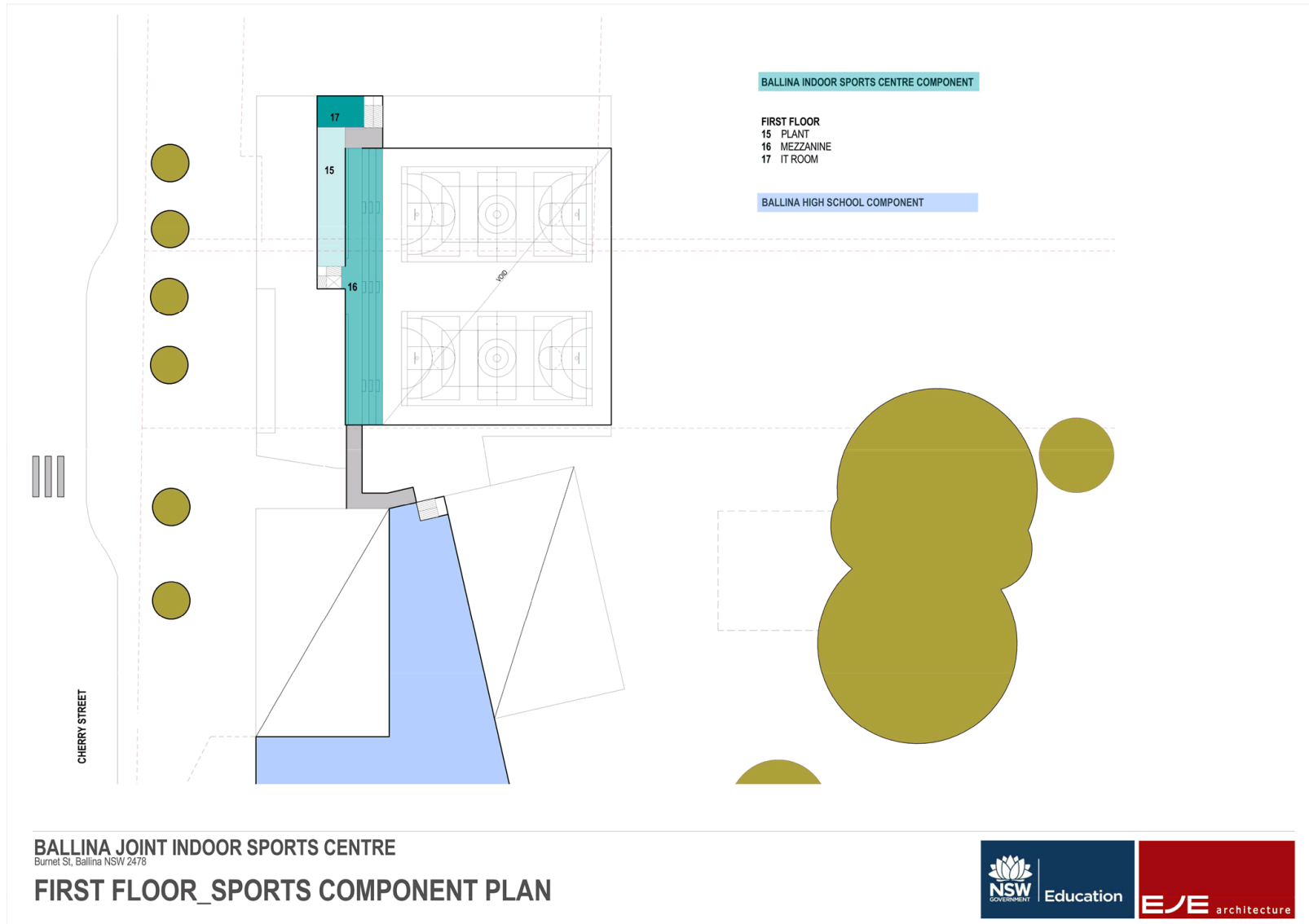
BALLINA JOINT INDOOR SPORTS CENTRE
Burnet St, Ballina NSW 2478



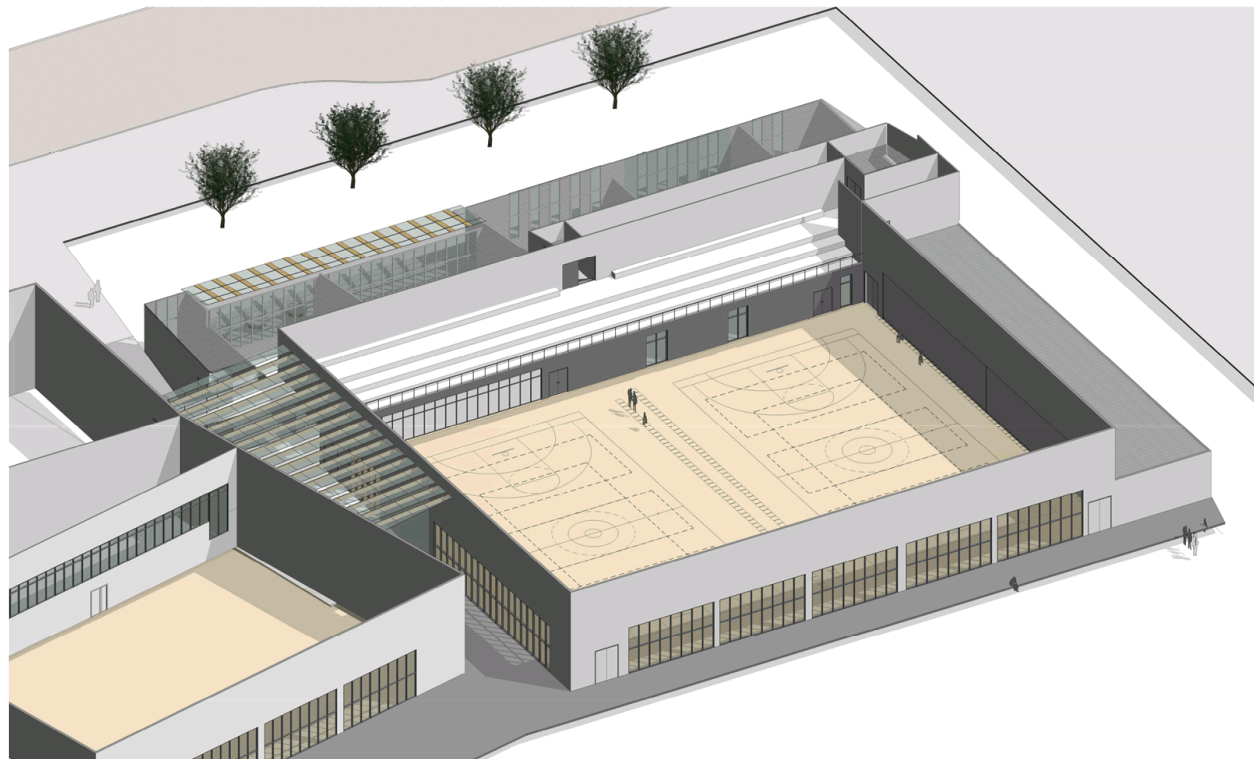
4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture



4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture



4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture



BALLINA JOINT INDOOR SPORTS CENTRE
Burnet St, Ballina NSW 2478
3D_SPORTS COMPONENT



4.1 Ballina Indoor Sporting and Recreation Facility - Joint Venture



BALLINA JOINT INDOOR SPORTS CENTRE
Burnet St, Ballina NSW 2478
STREETVIEW



4.2 Community Facilities - Use by Disadvantaged Persons

4.2 Community Facilities - Use by Disadvantaged Persons

Delivery Program Community Facilities and Services

Objective To inform the Council of the outcomes of the trial of the use of community facilities infrastructure by disadvantaged persons.

Background

The Council has previously resolved as follows [Minute No 280814/32]:

- 1. That Council trial, for a period of six months, the free provision of the Council's shower/toilet facilities at the Kentwell Community Centre and Lennox Head Cultural and Community Centre to disadvantaged persons, with these arrangements to be coordinated in conjunction with recognized service providers for the disadvantaged;*
- 2. The facilities are only to be available while the centres are staffed to ensure that adequate supervision is available;*
- 3. That the General Manager report back to Council after this trial period outlining whether this proposal should be continued and then supported by a Council policy.*

The following report provides a general overview of what staff has observed during the trial period.

Key Issues

- Identified demand for community support services
- Facility design and access
- Adequacy of cleaning budgets
- Options for continuation of the service

Information

At the outset, it is important to differentiate the operations of the Lennox Community Centre (LCC) and the Kentwell Community Centre (KCC).

LCC has a complement of permanent staff in attendance, from which the casual hiring of all of Council's community facilities is coordinated through an integrated on-line booking system.

KCC does not have Council staff in attendance. Rather, the "front office" is attended by staff of FSG Australia, which holds commercial leases over other sections of the building. This arrangement has been in place since September 2015 and was introduced as a means of reducing Council's operating overheads.

FSG occupies the reception area at no additional cost, and attends to the needs of casual hirers of the building's meeting rooms, as well as providing various other referral services. The obligations of FSG are documented in a formal tenure agreement with Council.

4.2 Community Facilities - Use by Disadvantaged Persons

Prior to FSG occupying the reception area, a similar role was conducted by On Track Community Services from October 2014.

Occasions of Use

Prior to the commencement of trial periods in the two facilities, Council staff notified Government and non-Government agencies and service providers of the potential availability of the infrastructure for those in need. People who use the toilet and shower facilities at the two centres are not required to present themselves at the respective reception desks. Hence, attempting to ascertain the personal circumstances of those entering the facilities can be challenging.

LCC

During the period from October 2014 to August 2015, staff documented nine occasions where showers had been used by members of the community. Only one minor issue was identified; that being that water from the showers spread to an accessible toilet, which created a potential slip hazard. This situation could be remedied by a modest change to the current configuration.

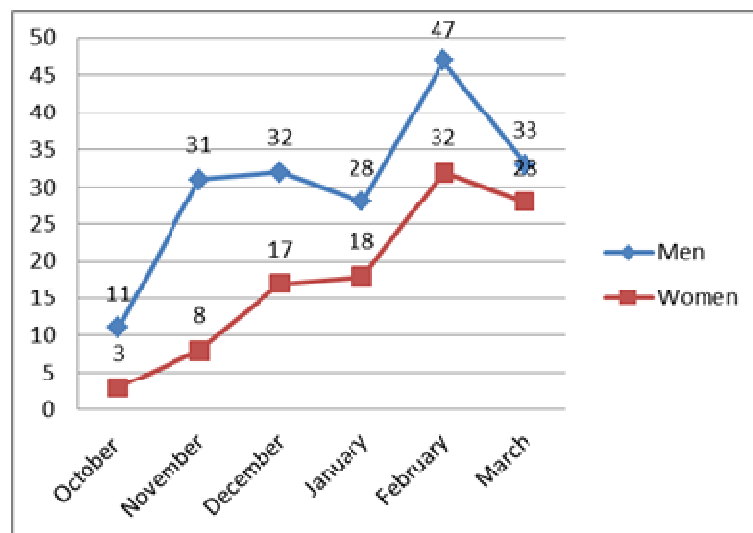
Whether the very low demand for the service at the centre during the trial period is indicative of the real level of disadvantage or homelessness in Lennox Head is unknown. However, given this observed low demand, staff intend to continue having the facilities available in the LCC for those in need, as it is currently quite manageable within available resources.

KCC

Usage of the facilities at KCC has been higher than anticipated. This usage is illustrated in the table and chart below, as recorded during the trial period for this centre between October 2015 and March 2016.

Occasions of Usage

	October 2015	November 2015	December 2015	January 2016	February 2016	March 2016	Total
Men	11	31	32	28	47	33	182
Women	3	8	17	18	32	28	106
Total	14	39	49	46	79	61	288



4.2 Community Facilities - Use by Disadvantaged Persons

The figures serve to reinforce that there is an identified need for showering facilities for disadvantaged and homeless people in Ballina. No doubt there is also a demand for other associated support services, but these have not formed part of the Council's trial, and are more appropriately provided by State agencies and not-for-profit organisations.

What is not known is how many occasions of use were repeat visits from the same individuals, as opposed to a greater diversity of users.

Although the facilities at KCC have proved beneficial during the trial period, it is suggested they are not adequate for the purpose identified by the Council in the longer-term.

Council and FSG staff have reported regular complaints about hot water running out. The hot water system has only a fifty litre capacity and designed only to service the FSG lease area kitchen.

The demand for use of the showers by members of the community has far exceeded what might have been envisaged when the trial commenced.

Council's Trades Section has reported that the showers were inadequately designed to cope with the usage, with reports of water overflowing, blocked drains and general levels of uncleanliness. Council's contract cleaners have also raised concerns about the state of the facilities following occasions of usage.

FSG staff have also advised that users have been utilising the bathroom facilities to wash clothing, causing additional strain on the amenities. As such, they have now implemented clothes washing and drying facilities within their lease area at the KCC to assist in alleviating this problem.

Other staff from organisations located within the KCC have also reported concerns regarding disadvantaged persons approaching them in order to try and access the facilities outside of the centre's opening hours. As the showers are located within the complex, they cannot be accessed after hours.

Whilst Community Spaces staff will be reviewing and improving signage at the centre to dissuade users from seeking access outside of opening hours, a better solution would be to provide public shower facilities at a different site that can be accessed for a longer spread of hours each day, such as 6am to 6pm.

Alternative Facilities

Mindful that the Council may wish to continue to provide this service on an ongoing basis, and having regard for the limitations of the existing facilities at KCC, staff have been examining what other options might be available in Ballina (as mentioned above, it is suggested the current arrangements at the LCC might continue for the time being, with ongoing monitoring).

Four alternative options have been identified, as follows:

- a) Conversion of the existing external public toilets at the front of the Kentwell Centre. This option would see either the male or female toilet converted to a unisex accessible toilet, and the other converted to a unisex accessible shower

4.2 Community Facilities - Use by Disadvantaged Persons

- b) Conversion of the existing public toilets located adjacent to the carpark at the western end of the Ballina Naval and Maritime Museum, along similar lines to that suggested in option (a)
- c) Conversion of the existing public toilets located at the rear of the Visitor Information Centre (VIC), along similar lines to that outlined in option (a)
- d) Promoting the showering and changing facilities at the Ballina Memorial Pool for use by disadvantaged persons.

Council's Support Operations staff has considered options (a), (b) and (c) and feel that each is able to be undertaken, with appropriate budget allocations. Each facility would need to be costed accurately, but indicatively, it appears these options could range from approximately \$15,000 to \$20,000 (also allowing for the installation of surveillance equipment).

Whilst all options are attractive because of their respective central locations and high levels of accessibility, option (c) is preferred. The key reason for this preference is that the VIC is staffed every day (with the exception of Christmas Day) and members of that team may be in a position to monitor basic levels of usage, and keep cleaning staff appraised etc.

It would not be their responsibility to maintain the facilities.

As for option (d), Council staff have liaised with the contract managers of the Ballina Pool, who have been quite supportive of the concept and understand the need/desire for the service.

However, it is acknowledged that the pool is open only seasonally, and there are potentially other issues which would need very careful consideration, involving interactions between some members of the community and pool users.

For these reasons this option is not supported, even allowing for the potential for specific provision to be made in the detailed design of the imminent pool redevelopment.

In regard to part three of the Council's earlier decision [Minute No 280814/32], staff are currently of the view that a Council policy position in regard to this matter is not necessary. If the Council is inclined to support the continuation of the current service for disadvantaged persons, and is willing/able to allocate funding for option (a), (b) or (c) as outlined above, the usage of the approved facility would be administered in an operational sense through Council's public amenities programs.

Alternatively, the Council could consider resolving that public shower facilities be incorporated into new or updated public amenities buildings (either all, or in certain specified areas) as they are provided over time.

This is not a recommended course of action at this time.

Legal / Resource / Financial Implications

The financial implications are dependent on the preferred option with no specific budget available for these works.

4.2 Community Facilities - Use by Disadvantaged Persons

Consultation

Consultation between Council Groups has occurred in relation to this matter. Council's Social Planning Coordinator has also casually liaised with representatives of other service organisations (eg St Vincent de Paul), who have commended the Council initiative.

Options

The options available to the Council are to either continue to provide a service or not. Having the benefit of the trial periods referred to in this report, it will be recommended that the service be continued in both Lennox Head and Ballina. In Ballina, it is recommended that the service be discontinued in the Kentwell Community Centre, when an alternative facility is provided.

As per the report the preferred Council alternative facility is the conversion of the existing public toilets located at the rear of the VIC. The estimated cost of this work is up to \$20,000.

The draft 2016/17 Operational Plan has a recurrent capital allocation of \$22,000 for minor improvements to the Council Community Centres and Halls. This is very limited funding for the numerous facilities that fall under this portfolio however it is one source of funding for the works, if this is the priority of Council.

Recommendation four allows for the reallocation of these funds to this work, assuming that is the priority of Council. If this is not the priority of Council then recommendation four could be deleted with the works to then be undertaken when surplus funds become available.

RECOMMENDATIONS

1. That Council notes the contents of this report concerning a review of the trial period for the provision of showering facilities for disadvantaged persons within the Kentwell Community Centre in Ballina and the Lennox Community Centre.
2. That in respect of the Lennox Community Centre, the service be maintained for the time being subject to on-going monitoring.
3. That in respect of the Kentwell Community Centre, the service be maintained for the time being, but discontinued immediately following an alternative Council facility becoming available in Ballina.
4. That Council reallocates \$20,000 of the \$22,000 currently allocated for capital improvements to Community Centres and Halls in the 2016/17 draft Operational Plan to adapt the public amenities at the rear of the Ballina Visitor Information Centre to incorporate a public shower in addition to the existing toilet facilities.

Attachment(s)

Nil

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

Delivery Program Community Facilities and Services

Objective To seek the Council's approval to lodge an application for on-premises liquor licence at the Lennox Community Centre.

Background

The Lennox Community Centre (LCC) was opened in May 2011, operating under event management procedures established in 2009 as part of the approvals process for the facility. The Event Management Procedures stated that "The Lennox Head Community Centre is a new venue ... [that] offers users access to function, event, catering and indoor sport facilities" and also outlined an intention that a liquor licence would be sought in future.

Since that time the centre has held many events that have utilised 'one-off' community event liquor approvals to great success. With the recent upgrades to the centre's auditorium and infrastructure, and the re-branding of that space as the 'Park Lane Theatre', staff is receiving increasing enquiries for permanent on-site licensing to support the widening interest in utilising the venue for a range of future events.

This report invites the Council's consideration of a proposal to apply for a liquor licence to assist to promote a diversification of use of the facility.

Key Issues

- Potential for usage and revenue increase
- Council's capacity to manage liquor sales within the centre's operations
- Outcomes of community engagement

Information

Advice from Liquor and Gaming NSW (L&GNSW), in December 2015, indicates that the most suitable licence for the LCC is an 'On-Premises' licence. The on-premises licence fact sheet supplied by L&GNSW provides the following information defining an on-premises licence and its conditions:

An on-premises licence allows alcohol to be sold with, or ancillary to, another product or service that is sold, supplied or provided to people on the premises.

In most circumstances, an on-premises licence does not permit take-away alcohol sales. Alcohol sold under the licence must be consumed on the licenced premises.

4.3 **Lennox Head Community Centre - On-Premises Liquor Licence**

Common types of activities that an on-premises licence can be used for include:

- *A public entertainment venue – such as a nightclub, **theatre or cinema***
- *A **public hall***
- *A catering service or **function centre***

An on-premises license cannot be granted and cannot be used if the primary purpose of the business or activity conducted on the premises is the sale or supply of alcohol.

Trading Hours

Liquor can be sold for consumption on the licensed premises at any time during the standard trading period, which is 5am to midnight Monday to Saturday and 10am to 10pm Sunday.

The LCC operates as a multi-function space (theatre/cinema, public hall and function centre) within the prescribed hours, and the intention of the application is to provide the sale of liquor ancillary to live events. As such, the On-Premises License category is indeed the most suitable for this venue's operations.

Legal / Resource / Financial Implications

The sale of alcohol is only permitted under licensed approval of the L&GNSW, and by persons qualified with a Responsible Service of Alcohol qualification.

The commercial-quality kiosk located in the foyer of the LCC is sufficiently equipped to support the stocking and sale of alcoholic drinks as it is currently configured to operate as a drink and snack bar for live events.

Council's Community Facilities Team Leader is qualified with a Responsible Service of Alcohol Certificate and additional qualified staff is hired as needed through Council's preferred labor hire companies.

No additional funding is required to commence the sale of alcohol as stock purchasing procedures are already in place within the centre. The option to sell alcoholic beverages ancillary to live events however will increase opportunity for income and assist in reducing the net operating deficit for the facility.

Consultation

L&GNSW requires all applications for an On-Premises Licence to provide a "Category B Community Impact Statement" (CIS). This allows the Department and the applicant to be aware of the potential impact that granting an application may have on the local community, before an application is formally lodged and assessed. L&GNSW will only approve a licence if it is satisfied that the overall social impact will not be detrimental to the well-being of the local or broader community.

L&GNSW required a notice to be provided to the following stakeholders as part of the CIS process:

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

- Ballina Police
- The Department of Health
- The Department of Family and Community Services
- NSW Roads and Maritime Services
- Jali Local Aboriginal Land Council
- Ballina Shire Council Aboriginal Community Committee
- The occupiers of neighbouring premises within 100 metres of the boundary of the premises
- The occupiers of neighbouring premises of the boundary of the land on which the premises is situated

Three items of correspondence were provided to the nominated stakeholders, and copies of these are attached to this report:

1. Letter of notice of intention to apply for a liquor licence and request for feedback
2. Letter of notice of community Q & A session
3. Information sheet

A Community Q & A session was conducted by staff at the LCC on Thursday evening 18 February 2016 to give community members the opportunity to meet directly with staff, to ask questions and raise any concerns. Five members of the community attended this session.

Responses

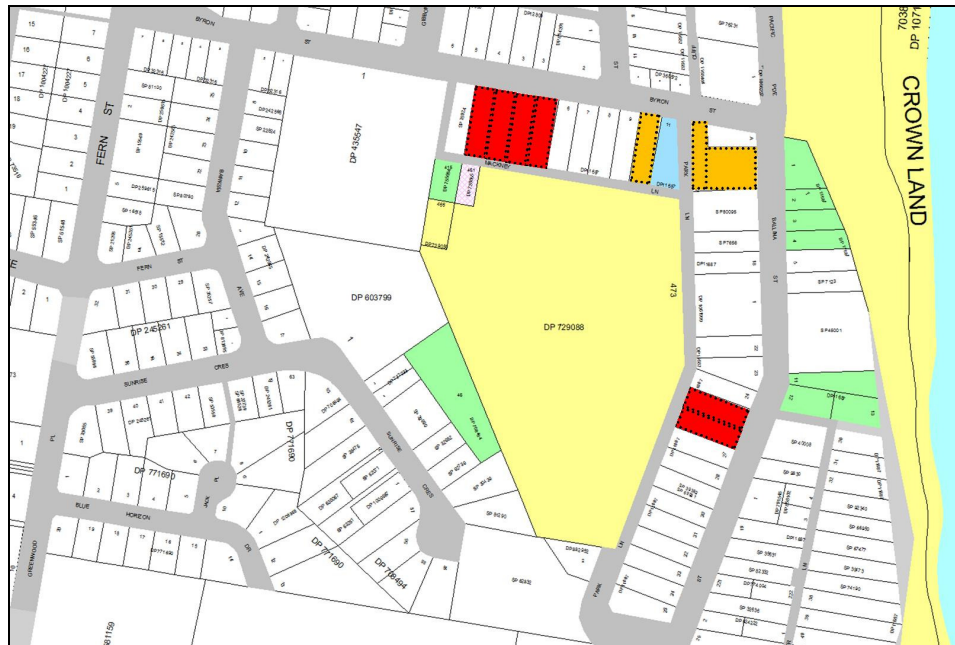
A total of five written submissions were received to the notice of intention to apply for a liquor licence. Of these, three were objections and two provided comment without objection. A copy of each of the submissions is attached to this report.

The five respondents were:

Type	Party	Property
<i>Objection</i>	Mark Kornhauser	72 Ballina Street, Lennox Head
<i>Objection</i>	Somerville Laundry Lomax on behalf of: <ul style="list-style-type: none">• Megan Radburn, Michael & Shannon Ruskin• P Harley & N Inness• Stephen Tester & Nicolene Schor, Paul & Frances Tsikleas, Robert & Katrina Warren.	17-19 Byron Street, Lennox Head
<i>Objection</i>	Robyn McIntyre	6/70 Ballina Street Lennox Head
<i>Comment</i>	St Francis Xavier Catholic Parish	Lennox Head Catholic Church, 94 Ballina Street, Lennox Head
<i>Comment</i>	Geoff Bensley on behalf of the owners of	1/5, 2/5 and 3/5 Byron Street, Lennox Head

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

The properties of objectors have been illustrated on the following map by red shading and the properties of commenters by orange shading.



Issues Raised in objections, with responses from Community Spaces staff

1. The immediate vicinity has a number of licensed premises including the Lennox Head Hotel, the Lennox Head Bowling Club, the Lennox Head Thai restaurant and Quattro restaurant. There would not appear to be any need for another licensed premises in this precinct.

- The on-premises licence would be limited to the sale of liquor at events held at the LCC.
- The licence does not allow for sale of liquor to those not attending events at the centre.
- Liquor purchased at the venues listed would not be able to be consumed in the centre.
- It is for the L&GNSW to determine whether there is over saturation of licenced venues in the vicinity.

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

3. The Community Centre is adjacent to a residential area as well as scout hall, preschool, infants and primary schools. The proposed span of operating hours for the liquor licence is in conflict with with the amenity of the surrounding land uses and property occupiers.
4. The nearby premises operating with a hoteliers and bar licence would not have such a spread of trading hours which is a proper arrangement given their location within a residential area.
5. Council's application for such a large spread of hours is to provide the LHCC with the flexibility of offering a "champagne breakfast or similar".
6. Once again this would appear to be inconsistent with the residential amenity of the surrounding area, the pedestrian traffic during school hours and in competition with local businesses who are not able to offer comparable trading arrangements.

7. The *"information sheet application on-site liquor licence"* describes the an on-premises licence as follows:

"The on-premises licence is specifically intended for entertainment venues, function centres, restaurants and motels"
8. The Council appears to be changing the purpose of the LHCC. The LHCC is intended as a venue for community events, including but not limited to meetings, classes and activities. The LHCC is **not** an entertainment venue, function centre, restaurant or motel.
9. The fact that community groups from time to time host events that operate with a licenced bar operating under temporary event licence does not by implication convert the LHCC to a entertainment or function venue. We submit that the requirement for the NSW Office of Liquor and Gaming to provide a temporary event licence on a case-by-case basis is the appropriate manner in which for a community centre to operate.
10. Once again this is consistent with the purpose of LHCC as a community space. A "permanent" liquor licence would have the effect of making LHCC akin to a commerical venture.

- The Event Management Procedures for the centre were established upon the grant of the original consent for the facility. In the opening paragraph it states "The Lennox Head Community Centre is a new venue ... [that] offers users access to function, event, catering and indoor sport facilities". Since that time the centre has continually operated in this capacity, with approximately 20,000 bookings in the five years to May 2016.
- The use of the centre is deemed by L&GNSW to require an on-premises licence, and as mentioned before, this covers theatres, cinemas, public halls and function centres.
- Applying for a one-off event licence on a case by case basis would be administratively onerous and time consuming.
- The sale and supply of liquor at the centre will not generate any commercial profit for Council. It will contribute to covering the costs of running events and reducing the annual operating deficit for the centre, which is funded by our shire ratepayers.

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

11. The council's application is flawed in that it does not address operational matters pertaining to be a liquor licensee. The application is silent on the following matters on which information needs to be provided to the community as part of the consultation process:

- Will the LHCC be retro-fitted with a licensed bar set-up?
- Who will bear the cost of this fit-out?
- Who will operate the bar and ensure Responsible Service of Alcohol regulations are complied with?
- Who is responsible for stocking the bar?
- Will there be a dedicated licensed area within the LHCC? Where will this area be?

- The communications provided to stakeholders was a **notice of intention** to apply for a liquor licence. It would appear the author of this submission misunderstood the situation.
- L&GNSW does not require details on operational matters; however the LCC has always operated with sound guidelines for operation and, to the best of our knowledge, Council has never received a formal complaint regarding any of the 20,000 bookings that have taken place in the centre.

12. DA2008/447 covers the establishment of the LHCC. It would appear to not provide for the LHCC to operate as a licensed premises on a commercial basis. Condition 2.31 of the DA requires the community centre to operate in accordance with an Event Management Plan. The current Event Management Plan restricts the LHCC to not more than one amplified event per week and not more than 26 events per year. There is no indication from Council in their application and consultation document if they intend to apply to amend the Event Management Plan.

- DA2008/447 defers to the Event Management Procedures (written in 2009) for matters of centre operations. The Event Management Procedures mentions ensuring the safety of patrons through responsible service of alcohol and sufficient centre lighting in order to submit an on-premises licence application.
- Through the process of community consultation, the need to update the Event Management Procedures has been identified. This plan provides further detail and clarity on the existing content of the document, and reflects the general changes in operation of the centre since its opening. Council's Development and Environmental Health Group has been consulted throughout this process and is satisfied that the updates do not affect the original development consent, and are within the established and authorised operation of the centre.

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

13. Furthermore the Event Management Procedure for LHCC provides:

3.1 Greater Community

"The Lennox Head area includes a modest number of facilities that cater for small scale functions and events, however the majority of these venues are not dedicated function facilities.

The Centre's' introduction into the local market place provides a venue that will not hold functions or events that are deemed to be detrimental to the Council's exceptional values and culture and therefore does not support events which encourage unacceptable behaviour standards.

As a standard policy, the Centre will not accept bookings for 18th or 21st birthday parties or any function/event with unequitable entertainment. Further the Centre will introduce a number of responsible service of alcohol policies and procedures to encourage appropriate consumption of alcohol."

The current application would appear to be at odds with this procedure which was intended to maintain the integrity of the ambience of the local community. A case-by-case licensing & approval arrangement for alcohol service and consumption is consistent with this procedure whereas a blanket liquor licence is not.

- The sale of alcohol does not automatically result in unacceptable behaviour standards.
- Strict responsible service of alcohol procedures will ensure that all patrons consume alcohol responsibly; security will be engaged to maintain the ambience of the area and move patrons on quickly.

15. Given the current debate in the wider Australian community around the management & control of the impact of alcohol consumption on behaviour, it would appear such an application by Ballina Shire Council is irresponsible.

16. By nature of the LHCC being a community facility it also has users such as childcare, health care consultants, library, meeting rooms, and dance classes. The application is silent on how functions operating with the on-premises licence will co-exist with these other users. The present approval process with Council and the Office of Liquor & Gaming takes account of these other users.

- Council staff and centre management are sensitive to, and best placed, to manage the many users of the centre; as they have done for five years. As the centre has grown into the diverse and multi-purpose space that Council envisioned it to be, staff has successfully managed the different functions and users of the complex. Examples such as those listed in the objection fail to account for the way in which the centre is utilised throughout the course of each day, and even each week.

As might be expected, playgroup and children's activities, professional services and dance classes all take place during weekdays, whilst events and private functions take place after hours and on weekends. Centre staff would not approve private functions or licenced events to take place alongside children's activities or community events.

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

Conditions of Hire

The conditions of hire under which all Community Spaces bookings take place include a number of rules specifically designed to manage private functions and licenced events where there is a higher risk in relation to alcohol or patron management. These conditions include:

- Hire of an accredited Security Guard for all events with more than 50 patrons concluding after 10:00pm; with an additional guard required for each additional 50 patrons thereafter.
- Providing notice of the event and details of the security staff hired to local Police prior to the event.
- Ability of Council to charge the hirer's credit card for any and all additional costs associated with issues of behaviour, damage or cleanliness relating to events.

Community Spaces staff also ask hirers to communicate with patrons and take care to minimise the impact of noise from their events on the local community and surrounding properties; including making announcements reminding patrons of this at the conclusion of the event and as they exit the venue and make their way to their vehicles.

Community Q & A Session

The issue of noise management was raised in the Community Q & A that took place at the LCC on Thursday 18 February. The Q & A session was attended by five people; with two being in support and three raising concerns for the proposed application.

Noise, as a possible result of intoxicated patrons, was more the concern than the specific issue of liquor licensing. Staff were able to communicate that amplified live music and community events, as well as private functions – many of which had been licenced, or did not require licensing yet still involved consumption of alcohol - have regularly taken place in the centre over the preceding years without incident or record of complaint from local residents. Staff were able to list the above conditions of hire as successful measures that had ensured safe, well managed events and functions over the preceding years.

Staff were also able to communicate that those events, whilst successful, were managed by external hirers under approval by Council staff, whereas the proposed use of an On-Premise Licence was for events and functions directly managed by Council staff – and therefore would have greater oversight than ever before.

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

Issues of possible noise disturbance at the LCC, as the proposed frequency and scale of events increases, are more likely to occur as a result of noise leakage from the centre's auditorium. The auditorium is fitted with acoustic sound baffles that cover the auditorium windows (louvres) and prevent noise from escaping the centre. As the space however is not air conditioned there is no option but to open these baffles to allow circulation of fresh air into the auditorium. If the venue was to be air conditioned in future then the integrity of the centre's acoustic treatments would no longer be compromised.

Ballina Shire Council Aboriginal Consultative Committee

The subject of the notice of intention to apply for an On-Premises Licence was discussed at the Aboriginal Community Committee Meeting held on 11 February 2016. No objection was noted.

Options

1. Endorse the lodgement of an Application for On-Premises Liquor Licence.

Community Spaces staff has undertaken a longer and more comprehensive notice period for the proposed Application for an On-Premises Licence than required by L&GNSW. Whilst they most certainly should be considered, the responses received appear to represent parties unfamiliar with the centre's operations and successful track record of managing functions and events.

Whilst not quantifiable, the anecdotal feedback being expressed to Community Spaces staff is of support and anticipation of the licence being submitted and approved. Many enquiries to staff at the LCC have related to when it will be in place as patrons look to enjoy future live events, rather than any discouraging comments on the concept.

Having an On-Premises Licence will allow Council to sell alcoholic drinks as part of the food and beverage menu of the in-house snack bar, as part of pre-show and interval programming for live events. This is considered by many to be an acceptable, if not standard, element of attending a live performance; as evidenced by similar venues such as Lismore's City Hall.

The very nature of having short windows for service in a high quality venue, managed by professional RSA-trained staff with accredited security staff support, leaves little opportunity for anti-social behaviour or other alcohol related issues. The option to consume alcoholic drinks as part of their event experience however will make the Park Lane Theatre an even more attractive choice for customers and assist Council to reduce the operating deficit for the centre through increased, albeit marginal, income.

This is the preferred and recommended option.

2. Decline the Application for On-Premises Liquor Licence.

Council may, at its discretion, determine that an On-Premises Liquor Licence for the Park Lane Theatre is not the direction that Council wishes to take with regard to this venue.

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

RECOMMENDATION

That Council endorses the Lennox Community Centre's proposal to submit an Application for an On-Premises Liquor Licence.

Attachment(s)

1. Notice of Intention to Apply for an On-Site Liquor Licence
2. Invitation to Attend Q & A on Application to Apply for a Liquor Licence
3. Q & A Information Sheet - Application to Apply for Liquor Licence
4. Submission - Mark Hornhauser
5. Submission - Somerville Laundry Lomax
6. Submission - Robyn McIntyre
7. Submission- St Francis Xavier Catholic Parish
8. Submission - Geoff Bensley

enquiries re:or
Sara Hayes
in reply please quote
LCC LL

22 January 2016



Re: Notice of intention to apply for a liquor licence for Lennox Head Cultural and Community Centre

Ballina Shire Council intends to apply for a liquor licence for Lennox Head Cultural and Community Centre. The Lennox Head Cultural and Community Centre is being established as an entertainment venue for a variety of functions, including live performances, music and theatre productions, film screenings, weddings, conferences and other large community events and functions.

The Centre can accommodate up to 550 patrons. The sale of liquor will be limited to events taking place within the following times: Mon-Sat: 6:00am to 11:00pm and Sun: 10:00am to 10:00pm. Liquor will not be sold at any times other than when events are taking place.

As part of the licence application, feedback is sought from community members and businesses within close proximity to the Centre. We invite you to provide feedback by answering the following questions:

1. Do you believe the proposal could adversely affect you, and if so, please specify how?
2. If you believe the proposal could adversely affect you, can you suggest any ways to lessen your concerns?
3. Do you believe the proposal could benefit you or the community, and if so, how?

Please submit your response in writing:

By Mail: 1 Mackney Lane, Lennox Head NSW 2478

By Email: communityspaces@ballina.nsw.gov.au

Responses will be received until Monday 22 February 2016.

If you wish to seek further information, please telephone 02 6687 6291 and I will be happy to discuss the matter with you.

Yours faithfully

Sara Hayes
Community Facilities Team Leader
Strategic and Community Facilities Group

40 cherry street, po box 450, ballina nsw 2478
t 02 6686 4444 • f 02 6686 7035 • e council@ballina.nsw.gov.au • w www.ballina.nsw.gov.au

enquiries refer
Sara Hayes
in reply please quote
LCC LL



5 February 2016

The Occupant

xxx-xxx-xxx-xxx

xxx-xxx-xxx-xxx

Lennox Head NSW 2478

Dear Salutation

Re: Notice of intention to apply for a liquor licence for Lennox Head Cultural and Community Centre

Further to my previous letter of 22 January 2016 regarding Ballina Shire Council's intention to apply for a liquor licence for the Lennox Head Cultural and Community Centre, we would like to offer local residents and interest groups the chance to meet with us informally to ask questions or discuss any aspect of the liquor licence application or intended use.

The community consultation process is a key element of the liquor licence assessment process, and feedback provided by the community will be compiled into a Community Impact Statement to be submitted with our liquor licence application. The Liquor and Gaming Authority will determine, based on our application and the feedback provided by the community, whether or not to grant the licence.

The meeting to discuss the liquor licence application and intended use will take place at:

Liquor Licence Application Q&A Session
Lennox Community Centre Auditorium
Thursday, 18 February 2016
6:00pm start

For those who are unable to attend the Q&A session, we have provided an information sheet covering the primary information regarding the application (enclosed).

If you wish to seek further information, please telephone 02 6687 6291 and I will be happy to discuss the matter with you. Otherwise I do hope to meet you at the information session referred to above.

40 cherry street, po box 450, ballina nsw 2478
t 02 6686 4444 • f 02 6686 7035 • e council@ballina.nsw.gov.au • w ballina.nsw.gov.au



Yours faithfully



Sara Hayes
Community Facilities Team Leader
Strategic and Community Facilities Group

40 cherry street, po box 450, ballina nsw 2478
t 02 6686 4444 • f 02 6686 7035 • e council@ballina.nsw.gov.au • w ballina.nsw.gov.au





information sheet application for on-site liquor licence

What's it all about?

The Lennox Community Centre has been operating for 4 years as a venue for community events. Together with hundreds of meetings, classes and activities that take place in the centre each year, there are also on average about 60 larger community events, meetings and conferences annually.

Live music and fundraising events by community groups that have taken place at the centre, such as the inaugural Ballina Coastal Country Music Festival and the recent LAB Headland Concert, have often had a licenced bar operating under a *temporary event licence*. These licences have been applied for from the NSW Office of Liquor and Gaming on a case-by-case basis and can cause difficulties for community groups which need to await the outcome of their application in order to finalise and promote their event.

As part of Council's endorsed plan to improve the live event infrastructure within the centre, Council intends to apply for an on-premises licence to make it easier for these kinds of events to be hosted at the centre.

The *on-premises licence* is specifically intended for entertainment venues, function centres, restaurants and motels and differs from an *hoteliers and bar licence* in that alcohol can only be sold with another product or service. In the case of the Lennox Community Centre, alcohol would be sold ancillary to a live event, theatre production, film screening or fundraiser.

An on-premises licence only allows alcohol to be consumed on the premises and does not permit take-away sales.

In Summary

Nothing much is actually changing.

- The centre already hosts many community and cultural events every year.
- Of these, a number of both small and large events apply for, and successfully receive approval to sell and consume liquor within the facility as part of their event.
- Having a permanent on-premises licence will make it easier for Council and hirers alike to plan and host their community event at the centre.
- Centre management ensures that all community events, regardless of licencing or not, have adequate security before an event is approved.
- There have been no reported incidents associated with events at the centre in the four years of operation.
- Occasionally, these events use amplified music; however the specially designed acoustic properties of the centre contain this well.
- There have been no complaints received by Council regarding noise associated with events at the centre in the four years of operation.



Want More Detail?

As part of the original Development Consent for the Lennox Head Cultural and Community Centre, an Event Management Plan was required to be prepared outlining the intended use of the centre for events. The consent for the Centre allows for up to 26 amplified music events per year. Other community events, where noise is not assessed as being amplified, are not limited in terms of their number.

Section 6.3 of the approved Event Management Plan states Council's intention to apply for an on-premises liquor licence for the centre and includes information regarding the provision for adequate external lighting to ensure the safe exit of the building by patrons.

The standard trading period for an on-premises licence is 5am to Midnight, Monday to Saturday and 10am to 10pm Sunday. Council will be applying for its event trading hours to cover a period from 6am to accommodate the rare occasion that an event, such as a champagne breakfast or similar, takes place. This however will be extremely rare and Council staff foresee that the majority of events utilising the sale of liquor are likely to take place during the usual evening period, as they do now.

Up until now, all live events catering to over 100 people have required the hire of casual security staff and notification of the event to local Police. This policy will remain in place.

Council will soon be tendering for the contract for provision of security services to Council for all of its community infrastructure. Within this contract will be the provision of security personnel, where required, for events taking place at the Lennox Community Centre. This will not only ensure that patrons consuming alcohol behave responsibly and any impact on the surrounding area is minimised, but will also ensure an additional level of accountability of these services via contracted Council oversight.

The community consultation is taking place in order to submit a Community Impact Statement with our liquor licence application. It enables consideration to be given to the likely impact of the licence on our local community, and to gauge the level of community support for the proposal.

With regard to the 26 approved amplified music events; arrangements for the control of noise have also been in place since the opening of the centre. There is an onsite decibel monitor which alerts when noise levels are getting too high. Noise levels are not to exceed 75dB. It is a condition of hire of the centre, and the responsibility of the Event Manager, to ensure that noise levels are kept to permitted levels.

For further information please contact our friendly staff at the Lennox Community Centre via telephone on 6687 6291 or email at communityspaces@ballina.nsw.gov.au

Sandra Bailey

From: Mark Kornhauser <mark_k@technisoft.com.au>
Sent: Thursday, 11 February 2016 10:00 AM
Subject: Re Notice to apply for liquor license Lennox Head Cultural and Community Centre

Sara

Hi,

I own 72 Ballina St Lennox Head.

I am just responding to the notice re the application for the liquor license for the Lennox Head Cultural and Community Centre.

Apologies for the late reply but I have been working overseas and only just returned and am responding to back logged surface mail.

Where ever there is booze there are issues.

There is almost no way to prevent that other than to prevent alcohol being made available in the first place.

This sounds like a revenue razing exercise and I would not wish to see a cultural and community centre offering alcohol as I think it is unnecessary and not within the centre's charter / mandate.

As far as how it might affect my property I can see the following occurring:

- 1- Illegal use of our Car Park (that of course happens already)
- 2- Broken glass and bottles in the streets.
- 3- Unwieldy behaviour from people that are drunk.

As far as suggesting ways to lessen my concerns it really revolves around Management not serving those that have had too much to drink and conducting regular surveys of surrounding streets and cleaning up any mess made. The problem with this is that whilst you may have good intentions to maintain that the next person in that role may not be as thorough and so it becomes very difficult to enforce. Nevertheless responsible distribution of alcohol is required and responsible management of the premises.

I really cannot offer any other advice but understand without the license conducting weddings and so forth would not likely be an option but you must understand that people at weddings in particular have a lot to drink and often cause problems as do those at live performances.

It is all about responsible management.

Thank you

Regards

Mark Kornhauser
Technisoft Pty Ltd (Managing Director)
Tel: +617 555 45844 Fax: +617 555 45522 Email : technisoft@technisoft.com.au <http://www.technisoft.com>

Sage 300 ERP Developer of the year (2008,2007,2006,2005,2004), Sage 300 ERP Product of the year (2002, 2001)

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ASSOCIATES Luke Warren, Nathan Job, Joshua Allan, Emma Babbage,
Steve Spinks, Rob Manitta, Greg McBurney, Myfanwy Sewell, Trevor Jones
CONSULTANTS Carolyn Hunt, Dan McOmish, Peter Carmont

15 February 2016

Our Ref: GWL:TM:2150149 (Lismore Office)

Your Ref:

Community Facilities Team Leader
Lennox Head Cultural & Community Centre
1 Mackney Lane
LENNOX HEAD NSW 2478

ATTENTION: Ms Sara Hayes

Dear Ms Hayes,

RE: NOTICE OF INTENTION TO APPLY FOR A LIQUOR LICENCE FOR LENNOX HEAD CULTURAL AND COMMUNITY CENTRE

We refer to the Notice of Intention to Apply for a Liquor Licence being made by Ballina Shire Council in respect to the Lennox Head Cultural & Community Centre ("LHCC") at 1 Mackney Lane, Lennox Head.

We advise we act on behalf of:

1. The Registered Proprietors of Lot 9 Section 2 DP 11687
*Megan Radburn
Michael & Shannon Ruskin*
2. The Registered Properietors of Lot 5 Section 2 DP 11687
P Harley & N Inness
3. The Registered Properietors of Lots 3 & 4 Section 2 DP 11687
*Stephen Tester & Nicolene Schor
Paul & Frances Tsikleas
Robert & Katrina Warren*

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Liability limited by a scheme approved under Professional Standards legislation.

We have been instructed to lodge an objection to the proposed application on the following grounds:

1. The immediate vicinity has a number of licensed premises including the Lennox Head Hotel, the Lennox Head Bowling Club, the Lennox Head Thai restaurant and Quattro restaurant. There would not appear to be any need for another licensed premises in this precinct.
2. The Application provides that the sale of liquor will be limited to events taking place within the following times: Monday – Saturday 6.00 am to 11.00 pm, and Sunday 10.00 am to 10.00 pm. The Centre can accommodate up to 550 patrons.
3. The Community Centre is adjacent to a residential area as well as scout hall, preschool, infants and primary schools. The proposed span of operating hours for the liquor licence is in conflict with with the amenity of the surrounding land uses and property occupiers.
4. The nearby premises operating with a hoteliers and bar licence would not have such a spread of trading hours which is a proper arrangement given their location within a residential area.
5. Council's application for such a large spread of hours is to provide the LHCC with the flexibility of offering a "champagne breakfast or similar".
6. Once again this would appear to be inconsistent with the residential amenity of the surrounding area, the pedestrian traffic during school hours and in competition with local businesses who are not able to offer comparable trading arrangements.
7. The *"information sheet application on-site liquor licence"* describes the an on-premises licence as follows:

"The on-premises licence is specifically intended for entertainment venues, function centres, restaurants and motels"
8. The Council appears to be changing the purpose of the LHCC. The LHCC is intended as a venue for community events, including but not limited to meetings, classes and activities. The LHCC is **not** an entertainment venue, function centre, restaurant or motel.
9. The fact that community groups from time to time host events that operate with a licenced bar operating under temporary event licence does not by implication convert the LHCC to a entertainment or function venue. We submit that the requirement for the NSW Office of Liquor and Gaming to provide a temporary event licence on a case-by-case basis is the appropriate manner in which for a community centre to operate.
10. Once again this is consistent with the purpose of LHCC as a community space. A "permanent" liquor licence would have the effect of making LHCC akin to a commerical venture.
11. The council's application is flawed in that it does not address operational matters pertaining to be a liquor licensee. The application is silent on the following matters on which information needs to be provided to the community as part of the consultation process:
 - Will the LHCC be retro-fitted with a licensed bar set-up?
 - Who will bear the cost of this fit-out?

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- Who will operate the bar and ensure Responsible Service of Alcohol regulations are complied with?
 - Who is responsible for stocking the bar?
 - Will there be a dedicated licensed area within the LHCC? Where will this area be?
12. DA2008/447 covers the establishment of the LHCC. It would appear to not provide for the LHCC to operate as a licensed premises on a commercial basis. Condition 2.31 of the DA requires the community centre to operate in accordance with an Event Management Plan. The current Event Management Plan restricts the LHCC to not more than one amplified event per week and not more than 26 events per year. There is no indication from Council in their application and consultation document if they intend to apply to amend the Event Management Plan.
13. Furthermore the Event Management Procedure for LHCC provides:
- "3.1 Greater Community
"The Lennox Head area includes a modest number of facilities that cater for small scale functions and events, however the majority of these venues are not dedicated function facilities.
The Centre's' introduction into the local market place provides a venue that will not hold functions or events that are deemed to be detrimental to the Council's exceptional values and culture and therefore does not support events which encourage unacceptable behaviour standards.
As a standard policy, the Centre will not accept bookings for 18th or 21st birthday parties or any function/event with unequitable entertainment. Further the Centre will introduce a number of responsible service of alcohol policies and procedures to encourage appropriate consumption of alcohol."*
- The current application would appear to be at odds with this procedure which was intended to maintain the integrity of the ambience of the local community. A case-by-case licensing & approval arrangement for alcohol service and consumption is consistent with this procedure whereas a blanket liquor licence is not.
14. Once again, Council's application is silent on how an on-premises liquor licence would be controlled and managed.
15. Given the current debate in the wider Australian community around the management & control of the impact of alcohol consumption on behaviour, it would appear such an application by Ballina Shire Council is irresponsible.
16. By nature of the LHCC being a community facility it also has users such as childcare, health care consultants, library, meeting rooms, and dance classes. The application is silent on how functions operating with the on-premises licence will co-exist with these other users. The present approval process with Council and the Office of Liquor & Gaming takes account of these other users.

We respectfully request that Council reject this application.

Yours faithfully
SOMERVILLE LAUNDRY LOMAX


Guy Latham
guy.latham@sl.com.au

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**Response to intentions to apply for a liquor licence for Lennox Head
Cultural and Community Centre**

PO Box 315
Lennox Head 2478
14th February 2016

Sarah Hayes
1 Mackney Lane
Lennox Head 2478.

I live at 70 Ballina St Lennox Head. I believe I will be adversely affected by the granting of a liquor licence to the community centre. I give my permission to share my objection with the liquor licensing board.

My unit faces onto Ballina St with the rear facing towards Park Lane. Already I have to tolerate noise from patrons late at night leaving Shortys Wine Bar and restaurants along Ballina St. But these venues are quite small compared to the proposed number attending events at the community centre.

I am very concerned about the variety of events proposed for the community centre and the lateness of the closing times. 11pm during a weeknight is very late and considering the number of patrons the area will not be cleared before 11.30pm if not 12 midnight. If alcohol is served at these events you have alcohol fuelled patrons in Park Lane, talking and shouting as well as the noise of the cars leaving the venue. I believe this will adversely affect my present quality of life. The community centre is located in close proximity to many homes and units where residents will be exposed to the noise from the events. I am also wondering why a liquor licence is needed for 6 am????

Another objection to a liquor licence being granted is the proximity of the community centre to the skate park where children are present well into the evening. I do not believe alcohol should be sold so close to a recreational area for children.

I am also wondering why a small community like Lennox Head needs another venue with a liquor licence. We seem to have ample venues selling alcohol. I am concerned about the adverse affect the granting of this licence will have on the income of existing venues mainly the Bowling Club and Lennox Hotel.

4.3 Lennox Head Community Centre - On-Premises Liquor Licence

The area where I live is zoned for both residential and commercial use but it seems that commercial interests are given greater priority over residents. Garbage collections commence at 5.15am six days of the week along Ballina St. It is impossible to sleep through the emptying of bottles into an empty truck. If this liquor licence is granted and events are staged until 11 pm at night with accompanying noise of departure extended another hour the residents along Ballina Street are being exposed to excessive noise very early in the morning and then very late at night. This is not fair to the residents, many who are elderly (like me).

I request you take these objections into account and refuse Council's application for a liquor licence.

Yours sincerely,



Robyn McIntyre

Owner of 6/70 Ballina St.



ST FRANCIS XAVIER CATHOLIC PARISH BALLINA

ADMINISTRATION CENTRE
53 - 57 CHERRY STREET BALLINA
ABN 79 530 089 905



PO BOX 46 BALLINA 2478 | Phone: (02) 6681 1048 Fax: (02) 6686 8774 | Email: admin@sfxballina.org.au

24 February 2016

Sara Hayes
Community Facilities Team Leader
Strategic and Community Facilities Group
Lennox Head Cultural and Community Centre
1 Mackney Lane
LENNOX HEAD NSW 2478

Dear Sara,

Re: Notice of Intention to apply for a liquor licence for the Lennox Head Cultural and Community Centre

We refer to your correspondence of 22 January 2016 giving notice of an intention to apply for a liquor licence for the Lennox Head Cultural and Community Centre.

While we do not object to the licensing of the Centre, we do wish to formally request that every effort be made to ensure patrons attending functions at the Centre respect the nearby Lennox Head Catholic Church and grounds and funeral services that may be held during times that events are being held.

Thank you for your assistance and please do not hesitate to contact Paul Lloyd, Parish Business Manager, should you have any inquiries.

Yours faithfully,

Father Michael Nilon
Parish Priest

Sara Hayes

From: Geoff Bensley <byronbayelectrical@bigpond.com>
Sent: Thursday, 21 April 2016 7:27 PM
To: Sara Hayes
Cc: christopher.j.mcmahon@live.com.au; johnnyp39@gmail.com; Ballina Shire Council
Subject: Lennox Head Community Centre - Liquor License

Sara,

Thank you for the opportunity to respond to Council's intention to apply for a liquor licence for Lennox Head Cultural and Community Centre.

My initial concerns were based on possible impacts on the amenity of the occupants of 1/5, 2/5 and 3/5 Byron Street Lennox Head as well as possible social impacts on the local community.

My concern is heightened due to recent historical events. Namely, Council's ability to follow its own consent conditions for 2008/447 were brought into question during June and July 2010 when noise outside of the approved hours and excessive vibrations disrupted the amenity of the occupants of the above properties. Cracking and damage to the property was also later confirmed by an independent assessor. Dealing with this matter included a number of telephone calls, emails and a Freedom of Information request by me which was frustrating and time-consuming.

This was followed by further negative impacts in March 2013 during construction of the Council-approved Fire shed on the adjoining property (ref DA 2010/18 and 2012/297) when failure to comply with development consent conditions caused excessive noise and vibration. This also caused great upset to the occupants of the above dwellings and resulted in me having to visit the property, talk with plant operators, email Council staff and follow up in order to resolve the issue. Again, frustrating and time consuming.

I have no objections to Council's intention to apply for a liquor licence for the Cultural and Community Centre provided the proposed use of the Centre does not negatively impact on the occupants of 1/5, 2/5 and 3/5 Byron Street. I applaud Council for updating its event management plan for the Centre and am keen to ensure that all users of the Centre follow the procedures and policies.

Thank you for your timely response to each of my inquiries and your professional manner. As I have stated previously, it was never my intention to add to your workload.

Regards,
Geoff Bensley
On behalf of owners of 1/5, 2/5 and 3/5 Byron Street Lennox Head.
tel [0427 857 824](tel:0427857824).

Begin forwarded message:

4.4 Regional Development (RDA) Northern Rivers - Priority Projects

4.4 Regional Development (RDA) Northern Rivers - Priority Projects

Delivery Program Governance and Finance

Objective To confirm a priority list of projects to assist RDA Northern Rivers in their submissions to the State and Federal Governments.

Background

The new Chair of RDA Northern Rivers, Mr Don Page, attended the May 2016 meeting of NOROC, to provide an update on the role of the RDA and the direction the organisation is now taking with a new chair and a new CEO (Mr Alex Smith).

One key action that Mr Page is now seeking as Chair is for each NOROC Council to identify the top three infrastructure projects that they would like to see funded, either by State or Federal Governments, as RDA Northern Rivers is in the process of identifying around 12 key priority projects for the region that they will support in applications for funding.

Potential funding streams mentioned by Mr Page include the State Government's "Poles and Wires Program", further monies from the Regional Tourism Infrastructure Fund (RTIF), albeit that this may not be the exact title of that program, along with future allocations from the Federal Government through programs such as the National Stronger Regions Fund.

In presenting to NOROC, Mr Page focused on supporting projects that generated economic development and jobs growth, had joint venture partners, along with planning approvals in place, or at least projects that are significantly advanced in the planning process.

The report that follows seeks to obtain Council agreement on the priority projects.

Key Issues

- Project benefits
- Project priorities
- Status of projects
- Economic benefits of projects

Information

This report is focusing on large multi-million dollar projects that are of regional significance. In reviewing Council's Long Term Financial Plan (LTFP), along with other items that are not funded in that plan, a summary of the key projects that have been identified as priorities for Council are as follows:

4.4 Regional Development (RDA) Northern Rivers - Priority Projects

- Ballina and Alstonville Swimming Pool Re-developments - \$11.4m – Designs and approvals currently being finalised with the works funded in Council's LTFP. Council has also submitted an application for \$5m under the current round of the National Stronger Regions Fund
- Airport Boulevard - \$6.7m – This project is not funded in Council's LTFP however based on a Council resolution the project has been submitted as a \$3m grant application to the current round of the Federal Government's National Stronger Regions Fund. The outcomes of that round of applications will be known within the next few months. In addition to this the incumbent Federal Government has committed to providing \$3m to the project if re-elected.
- Ballina Indoor Sports Stadium - \$8m plus – As per the earlier report in this agenda a joint venture proposal is currently being considered with the NSW Department of Education.
- Hutley Drive, Lennox Head - \$16.7m – This project is included in Council's Section 94 Roads Plan, with a planning consent in place, albeit changes are needed for the northern connection to North Creek Road. The project is fully funded by Section 94 contributions in Council's LTFP and forecast for construction in 2018/19 however it is extremely unlikely that the actual full amount of Section 94 contributions will be collected to fund the work by that date.
- River Street (four lanes) - \$19m – Following Hutley Drive, the next priority project in the Section 94 Roads Plan is the four laning of River Street and duplication of Fishery Creek Bridge. The Section 94 Plan identifies that work is required by 2020/21.
- North Creek Bridge - \$20m – Mention is regularly made of the need to re-open the North Creek Bridge, which will improve access to the Ballina – Byron Gateway Airport, Waste Centre and Southern Cross Industrial Estate. The Roads Section 94 Plan forecasts this work is not needed until the period 2019-2028 with works such as Hutley Drive, River Street (four lanes) and Tamarind Drive (four lanes - \$12m) as higher priorities.
- Ballina Trawler Harbour re-development - \$ unknown – This would be a project of regional significance however no concept plan is in place and no estimates are available.
- Regatta Avenue Trawler Harbour - \$ unknown – This master plan is still to be finalised and estimated costs remain unclear.
- Coastal Walk and Shared Path - \$3.5m – Around \$3.5m is needed to finalise the remaining segments with planning approvals in place. Council currently has an application with the State Government's Public Reserve Management Fund for \$850,000 for the coastal walk segment.
- Skennars Head Sports Field Expansion – Approximately \$1.3m with no funding in the LTFP.

4.4 Regional Development (RDA) Northern Rivers - Priority Projects

- Lennox Head Surf Club and Lake Ainsworth Southern Foreshore – Approximately \$4m to \$6m – Designs are currently being finalised for the Surf Club with no funding in the LTFP.
- Lennox Head Main Street Upgrade – \$ unknown - Dependent on agreed works program.
- Captain Cook Park Master Plan – Approximately \$3m required to complete the adopted master plan with funding of \$200,000 included in the 2016/17 Operational Plan to finance pontoon and landscaping works at the western end of the Park. Council has an application with the State Government's Public Reserve Management Fund for \$95,000 for help offset the cost of the landscaping works.
- Pop Denison Park Master Plan – Approximately \$1.8m needed to complete the adopted master plan with \$350,000 funded in the LTFP. Council has an application with the State Government's Public Reserve Management Fund for \$190,000 for works related to Pop Denison and Shaws Bay Reserve.
- Ballina Bar Dredging and North Creek Dredging - \$ unknown.

Mr Page emphasised a preference for projects that create economic development, involve partners and are well advanced.

In reviewing this summary, projects that are considered to be the priorities are:

- Ballina Indoor Sports Stadium – With this being a joint venture with the State Government and Council currently having a need to generate at least \$3m in grants, this is considered to be the highest priority. Arguments can be made that jobs will be created through the various activities generated at the centre and the facility will be of regional significance. It is recommended that this be Council's number one priority and the preference will be to seek funding above the \$3m already identified in our LTFP.
- Airport Boulevard – This project has significant economic benefits and would normally be the next priority. With the current Federal Government committing to funding \$3m to the project the recommendation would be to only include this project as a priority if there is a change of party at the Federal election.
- Hutley Drive – This project is a significant liability for Council and the road will provide substantial traffic benefits to one of the fastest growing localities in the shire. There is a commercial shopping centre planned as part of the Epiq development and a strong case can be made that this project will create jobs by opening up access to residential and commercial land. Joint venture partners can also be mentioned through the use of funding from Section 94 contributions, which is developer funded. The planning approval is already in place for this project.

4.4 Regional Development (RDA) Northern Rivers - Priority Projects

- River Street Widening (four lanes) – With the ever increasing traffic into Ballina, and the fact that River Street is the main access to the Ballina town centre, this project is considered to be of regional significance. A large part of the works could be undertaken without planning approvals and as funding is sourced in the longer term from Section 94 contributions, the argument can be made for joint venture partners. Economic growth and jobs creation are reflected in having an accessible and vibrant town centre. This project is also an essential project that Council has to complete at some time, as against other projects that could be classified as desirable.

These projects reflect the top priorities with River Street to drop out if the Airport Boulevard is included.

In respect to the other projects listed earlier, the two projects that could be potentially swapped for River Street, with River Street seen more as a medium term priority, are:

- Lennox Head Surf Club and Lake Ainsworth Southern Foreshore – The planning is well advanced and we could look at other joint venture partners such as North Coast Holiday Parks and Surf Lifesaving NSW to help fund some of the works. It is a little bit more difficult to justify the economic and job growth argument with this project however it is considered to be a project that has regional significance due to the popularity of this precinct.
- Coastal Walk and Shared Path – Jobs growth through increased tourism can be argued for this project although we have had limited success with other grant applications for projects of this nature. Although in saying this the RDA Northern Rivers clearly has a strong preference for the proposed rail trail (Mr Page was a vocal supporter of this project while in office and was instrumental in allocating \$50m from the State Government for rail trails in 2014) and our coastal walk and shared path project could be seen as an activity to support the rail trail.

In reviewing the other projects listed in this report there is also an option to identify projects that should be identified as State Government priorities, as they are largely State Government assets or responsibilities. Projects that will provide direct regional benefits are:

- Ballina Trawler Harbour re-development – This project is entirely on State Government owned land and really needs State Government funding to advance. Council is trying to drive the project by pulling the stakeholders together but major funding is needed to see the project advance.
- Regatta Avenue Trawler Harbour – Similar comments to the Ballina Trawler Harbour.
- Ballina Bar Dredging and North Creek Dredging – There are major regional benefits in having the bar improved and initial feasibilities on North Creek dredging are highlighting that it will be difficult to make this project viable without grant funding.

4.4 Regional Development (RDA) Northern Rivers - Priority Projects

Ideally the State Government needs to drive these projects and to ensure that Council continues to put the projects forward to the State Government it is recommended that Council submit to RDA Northern Rivers a State Government sponsored project list.

Legal / Resource / Financial Implications

Any grants obtained can help to reduce our financial liability for essential projects, while on the other hand grants can also create financial liabilities where projects are not fully funded by the grant and the projects are considered as desirable and not essential.

Consultation

Many of the projects listed are a result of community consultation undertaken by Council.

Options

The options relate to the priority order for projects. Based on the information section of this report the preferred order is as follows:

Council Sponsored Projects

1. Ballina Indoor Sports Facility
2. Hutley Drive
3. River Street Widening (four lanes)

Projects one and two are considered essential projects to support Council's long term financial planning and preferred community outcomes. Project three is more a medium term project and could easily be replaced with the Lennox Head Surf Club / Southern Lake Ainsworth Precinct or the Coastal Walk / Coastal Shared Path projects.

Council could even delete River Street and add both these projects and provide a top four list of priorities as per the following list:

1. Ballina Indoor Sports Facility
2. Hutley Drive
3. Coastal Walk / Coastal Shared Path
4. Lennox Head Surf Club / Southern Lake Ainsworth Precinct

This is a more than reasonable approach.

In respect to State Government sponsored projects it is recommended that Council highlight the following projects of regional significance:

State Government Sponsored Projects

1. Ballina Trawler Harbour
2. Ballina Bar Dredging
3. North Creek Dredging
4. Regatta Avenue Master Plan

4.4 Regional Development (RDA) Northern Rivers - Priority Projects

The recommendations reflect this approach.

RECOMMENDATION

1. That Council confirms its priority order of projects for reporting to RDA Northern Rivers is as follows:

Council Sponsored Projects

- a) Ballina Indoor Sports Facility
- b) Hutley Drive
- c) River Street Widening (four lanes)

State Sponsored Projects

- a) Ballina Trawler Harbour
 - b) Ballina Bar Dredging
 - c) North Creek Dredging
 - d) Regatta Avenue Master Plan
2. Airport Boulevard Road is to be included as priority number two for the Council Sponsored Projects, with River Street Widening (four lanes) removed, if funding for this project is not forthcoming as a result of the Federal Election.

Attachment(s)

Nil