

1. **Attendance and Apologies**
  
2. **Declarations of Interest**
  
3. **Deputations**
  
4. **Confirmation of Minutes 12 May 2016**

A copy of the minutes of the previous meeting held 12 May 2016 was distributed.

**RECOMMENDATION**

That the minutes of the previous meeting held on 10 March 2016 be accepted as a true and correct record.

Ballina Shire "C" Ward Committee Minutes 12 May 2016 at 5:00 pm

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1. **Attendance and Apologies**

Cr Ben Smith (Chair)  
Cr Paul Worth  
Cr Keith Johnson  
Cr David Wright (Mayor) (left at 5.25 pm)

Eoin Johnston - Rous Mill Ratepayers  
Ina le Bas – Alstonville Plateau Historical Society  
Jane Gardiner – Alstonville Plateau Historical Society  
Lois Wright – Plateau Seniors  
Mary Birch – Wollongbar Progress Association  
Ron Birch – Wollongbar Progress Association  
Marilyn Perkins – Wollongbar Progress Association  
Wayne Garrard – Alstonville Cricket Club  
Susanne Gilshenan – Alstonville Plateau Historical Society  
Malcolm Johnson – Ballina Environment Society  
Richard Lutze – Alstonville Combined Services Club  
Les Wiles – Alstonville Lions Club

Others in Attendance

Vanessa Barrett – community representative

Staff in Attendance

Rod Willis – Group Manager Development and Environmental Health

Apologies

Sheila Aveling - Tintenbar School of Arts Inc  
Pat Carney - Wardell Progress Association  
Barry Jeffress - Tuckombil Landcare

The apologies were accepted.

2. **Declarations of Interest**

Nil

3. **Confirmation of Minutes 10 March 2016**

That the minutes of the previous meeting held on 10 March 2016 be accepted as a true and correct record, with a notation that Malcolm Johnson was in attendance at the meeting.

Ballina Shire "C" Ward Committee Minutes 12 May 2016 at 5:00 pm

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**4. Deputations**

Tyrone McGillick representing 12 members of the Alstonville Asphalt Watch Group addressed the Committee about his Group and its concerns.

The Group's principal concerns involve:

Tuckombil Quarry:

- a perceived lack of communication by Council about the life of the quarry
- increased storage of explosives on the site, and
- the quarry's proximity to residences

Asphalt Plant:

- Hours of operation and concern that the plant is self-audited
- No follow up actions being taken by the Council regarding breaches of operational hours
- Impact on the health of the community

Mr McGillick was advised about the actions taken by Council over his complaints about the Asphalt Plant's hours of operation and about the development consents in place at the site. He and the Committee were also advised about the current application relating to the Asphalt Plant and its forthcoming public exhibition. This will allow formal submissions to be made about the Plant's continuing operations.

**5. Business arising from Minutes – 12 November 2015**

**(a) Consideration of disabled parking and loading zone in Alstonville CBD and list of trees impeding traffic**

No response was able to be provided. The Committee is advised that tree complaints made to the Council are followed up on a priority basis. Mr Michael Hogan will be advised of this directly.

**(b) Consideration of a pedestrian education program in the Road Safety Officer's work plan**

The information provided in the agenda was noted.

**(c) Enquiry re speed limiting of gopher vehicles on footpaths**

General discussion and advice. Gopher drivers are regarded under the road rules to be pedestrians if their speed is less than 15 kph. The Committee sought that Council again raise with the State Government concern that the road rules do not adequately address gopher use.

Ballina Shire "C" Ward Committee Minutes 12 May 2016 at 5:00 pm

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5. **Council Documents on Exhibition**

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

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

Nil

7. **General Business**

(a) **Wollongbar Progress Association – Wollongbar Skatepark** – raised the following matters:

- lack of representation by individual Councillors on the Wollongbar skatepark project.

Discussion followed about the roles of the Councillors representing diverse community views and all of the community.

- concern about the denigration of their members by a Councillor at the April Council meeting

The Wollongbar Progress Association was advised that the "C" Ward Committee was not the appropriate place to raise their complaint. Such complaint needs to be made under the Code of Conduct by forwarding a submission to the General Manager.

(b) **Vanessa Barrett – Wollongbar Skatepark**

Vanessa Barrett raised concern about Councillors and Council misleading purchasers of land in the Wollongbar expansion estate, including Council owned land, by not disclosing the proposal to include a skate boarding facility in the community park.

Ms Barrett also raised concern that existing pictorial advertising on the estate still does not show the skatepark facility.

Ms Barrett was advised to put all her concerns in writing to the Council in order to receive a comprehensive reply.

Mr Willis advised that he would take the matter relating to current signage up with the Council's Commercial Services Manager.

(c) **Marilyn Perkins – Wollongbar Skatepark**

Marilyn Perkins advised that when Stage 2 of the estate was released, that the Wollongbar Progress Association had emailed the Council and real estate agencies about the non-disclosure of the proposed skate board facility.

Ballina Shire "C" Ward Committee Minutes 12 May 2016 at 5:00 pm

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A plan of the proposed skate facility and the park was circulated and copies provided to interested people.

Concern was reiterated that in other locations the Council had sited facilities away from local residences, but had not done this in Wollongbar.

**(d) Ina le Bas – Lease – Crawford House**

Ina le Bas raised the Alstonville Plateau Historical Society's concern about not being offered a longer lease for its current premises at Crawford House.

Discussion ensued about different community lease situations across the Shire and the preference of the Council to manage community facilities carefully, having regard for the interests of all in the community and the issues that can arise where individual groups get long term sole occupancy of valuable and scarce assets at peppercorn rentals and the need to keep assets under review.

The Alstonville Plateau Historical Society again asked local Councillors to pursue the longer term lease option.

**(e) Eoin Johnston - Rous Mill Ratepayers Association**

Thanked Council in relation to the road maintenance matter he had raised at Rous Mill Road. Advice was given that the Council's Maintenance Engineer, Alex Dalrymple, had the matter on his inspection list and would reply directly to Mr Johnston.

**(f) Les Wiles – Slippery Pavements**

Les Wiles again raised on-going problems with slippery pavements in Freeborn Park, Alstonville, particularly the ramps from the toilets to the bus stop and street.

**(g) Cr Paul Worth – Tree Removal**

Cr Worth asked who and why nine to eleven Tibouchina trees were removed from South and Green Streets, Alstonville.

**(h) Malcolm Johnson – Bulwinkle Park Drainage**

Malcolm Johnson asked for "C" Ward Councillor support to get drainage works and the car park completed in Bulwinkle Park. There was also discussion about the repair and cost estimates for the Lions shelter in the park.

**(i) Malcolm Johnson – Container Deposit Scheme**

Malcolm Johnson asked whether the Council was making preparations for the commencement of the new Container Deposit Scheme in July. Will the Council facilitate local community groups being able to collect and deposit cans for recycling?

Ballina Shire "C" Ward Committee Minutes 12 May 2016 at 5:00 pm

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8. **Next Meeting**

Thursday 14 July 2016 at 5.00 pm

**MEETING CLOSURE**

6.20 pm

**5. Business Arising from Minutes –10 March 2016**

**(a) Tree Removal – South and Green Streets, Alstonville**

The shrubs were removed at the request of the Showground Caretaker having regard to public safety concerns and our current Vegetation Management Policies. The works were completed on 15 April 2016. The Showground Caretaker previously maintained the shrubs and pruned them regularly.

More recently Council has been requested to complete the pruning. This was done in South Street, although some shrubs were completely removed on this section due to poor health from excessive pruning. Our inspections identified the shrubs had been pruned so many times creating an unsustainable amount of coppicing and dead wood/rot in the tree centres as a result of the poor horticultural practices over previous years. Work was undertaken to address this, however regrowth after several months continued to create the same recurring issues. Furthermore, the work is not considered consistent with current policies for pruning gardens/shrubs in front of private properties.

The shrubs encroached, and in some areas completely covered the entire footpath limiting the access for pedestrians. Compliance with our current policy requires a 1.5 metre access be maintained and no trees/shrubs be planted with 9 metres of an intersection to provide safe clearances for vision for vehicles. There have been complaints that when events are occurring at this location cars cannot park as the shrubs prevented exit from the passenger side of vehicles. This means pedestrians, including people with prams and young children were required to walk on the road to get to the entrance of the showground whenever events were held such as markets, equestrian, dog trials, annual show and other events held at the Entertainment Centre. The arrangements also made it impractical for access by Council's mowers to maintain this verge area.

As a result, staff agreed to comply with the Caretaker's request to remove the shrubs and grind the stumps.

At this stage replacement trees are not proposed. This would normally be the responsibility of the adjacent landowner and approval is required after submission of a landscape plan to ensure policy compliance and suitability of the proposal.









**6. Council Documents on Exhibition**

The following is a list of recent documents that have been placed on exhibition in the period since the last meeting.

- **Draft Policy – Water Metering, closing date 8 June 2016**
- **Draft Policy – Investments, closing date 8 June 2016**

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

- **Draft Asset Management Plans, closing date 8 June 2016**
  - Corporate Summary Asset Management Plan
  - Individual Asset Management Plans x 9, as follows
    - Ballina Byron Gateway Airport
    - Buildings, Structures & Land
    - Open Spaces & Reserves
    - Plant & Vehicles
    - Roads & Transport
    - Storm Water
    - Swimming Pools
    - Urban Water
    - Waste & Recycling
    - Infrastructure Risk Management Plan

Council adopted a set of asset management plans (AMP) in 2010. These plans, were described as core, meaning they met the requirements of an organisation developing its asset management maturity. Since that time, Council has adopted a new asset hierarchy, established a new corporate asset management system and has collected a range of asset condition & related data.

Armed with this new information, Council has been able to prepare a more robust series of asset management plans that covers our nine asset groups, a corporate (financial) summary document and an accompanying risk management plan.

- **Part V 22.2016/11 – Review of Environmental Factors - Alstonville Swimming Pool Redevelopment, closing date 9 June 2016**

The proposed swimming pool upgrades are works for the purpose of *outdoor recreation facilities*, and will be carried out on a Public Reserve that is owned by Council.

As the proposed works are being carried out by Ballina Shire Council, the project falls within the provisions of clause 65(3) of SEPP (Infrastructure) and can be carried out without development consent.

The proposal has been assessed under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The proposal involves a reconfiguration of the site, and includes:

- Replacement of the existing pools in approximately the same locations as the current configuration on the property.
- Replacement of the existing primary pool with a larger FINA-compliant 50m x 25m heated pool, consisting of ten lanes, including a 25m access ramp to enable safe entry for persons with a disability.
- Replacement of the existing training pool with a 16m x 10m heated and enclosable Learn to Swim pool with beach entry.
- The replacement of the toddler's pool with a contemporary wet play area consisting of fountains, water cannon, slide etc.
- Construction of upgraded infrastructure, plant replacement, general landscaping and lighting.

The improvement in heating of the upgraded pools has the potential to extend the current swim season, prolonging activities at the site (this will be determined at a later date, in consultation with contracted pool operators).

- **Part V 2016/12 – Review of Environmental Factors - Ballina Swimming Pool Redevelopment, closing date 9 June 2016**

The proposed swimming pool upgrades are works for the purpose of *outdoor recreation facilities*, and will be carried out on Reserve R87280, Reserve for Public Recreation, for which Council is Reserve Trust Manager.

As the proposed works are being carried out by Ballina Shire Council, the project falls within the provisions of clause 65(3) of SEPP (Infrastructure) and can be carried out without development consent.

The proposal has been assessed under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The proposal involves a reconfiguration of the site, and includes:

- Relocation of pool entrance from River Street to Las Balsas Plaza and the construction of replacement pool facilities and amenities at this location;
- Replacement of existing primary pool with a larger FINA-compliant 50m x 25m heated pool, consisting of ten lanes;
- Replacement of the existing training pool with a 16m x 10m heated and enclosable Learn to Swim pool with beach entry;
- The replacement of the toddler's pool with a contemporary wet play area consisting of fountains, water cannon, slide etc.;
- Construction of upgraded amenities and kiosk, plant replacement, general landscaping and lighting; and
- The replacement of the existing river front fencing with high quality transparent screening to provide wind protection and views of the river.

The improvement in heating of the upgraded pools has the potential to extend the current swim season, prolonging activities at the site (this will be determined at a later date, in consultation with contracted pool operators).

- **Planning Proposal BSCPP 15/004 – Greenwood Place, Lennox Head, closing date 1 July 2016**

Council has prepared a planning proposal which proposes to rezone Lot 12 DP 581159 and part of Lot 21 DP 1007134, Greenwood Place, Lennox Head from RU2 Rural Landscape to R2 Low Density Residential (Ballina LEP 2012) and part of Lot 21, DP 1007134, Greenwood Place, Lennox Head from 1(d) Rural (Urban Investigation) (Ballina LEP 1987) to R2 Low Density Residential (Ballina LEP 2012) to permit residential development.

The planning proposal incorporates two minimum lot size maps which provide for minimum lot sizes of either 600m<sup>2</sup> or 800m<sup>2</sup>. Public comment is also sought on the minimum lot size that should be applied to the land once rezoned.

A building height limit of 8.5 metres is proposed to be applied to that part of Lot 21, DP 1007134, which is zoned under the provisions of Ballina LEP 1987.

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

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

8. **General Business**

9. **Next Meeting**

Given that the Local Government election is to be held on Saturday 10 September 2016 it has been decided that the next meeting of C Ward will be held on Thursday 10 November 2016 at 5.00 pm