

1. **Attendance and Apologies**

2. **Declarations of Interest**

3. **Confirmation of Minutes**

A copy of the Minutes of the "B" Ward Committee held 19 March 2018 were distributed.

**RECOMMENDATION**

That the Minutes of the "B" Ward Committee held 19 March 2018 be taken as read and confirmed.

4. **Deputations**

5. **Outstanding Business**

**(a) Love Lennox Festival – Petting Zoo**

The event application processing is continuing, and at the time of writing this response, Council is waiting on a response to our request for further documentation. At this point in time the event application does not include a petting zoo and therefore this matter hasn't been considered by staff.

**(b) Doof Parties at Lennox Point**

This matter has been referred to the next liaison meeting with Council staff and the Police which is due to be held on 21 May 2018.

**(c) Audio Visual Recordings of Council Meetings**

Council has investigated the replacement of the Council Chambers audio/visual recording system with a view to modernisation. Two quotes were received. The quotes ranged in price from \$140,000 to \$180,000.

The decision has been made to await the outcome of the Office of Local Government Draft Meeting Code of Practice consultation process to see if webcasting of meetings is mandated throughout New South Wales. This matter will be revisited at that time. At this stage there is no budget for the replacement.

**6. Business with Notice from Members**

**(a) Ballina Heights Residents Association - Maintenance of vegetation on Council owned land**

The Ballina Heights Residents Action Group (BHRAG) met on April 11<sup>th</sup> 2018 and discussed various issues and concerns raised by residents and community members. A common and highly vocalized concern amongst all community members was around the maintenance of vegetation in Council owned land including: parks; roundabouts, road margins, and footpaths. In summary, numerous community members expressed their dissatisfaction with the quality and care of maintenance in all of these areas. The visual amenity of Council owned land in Cumbalum has a direct impact on: housing and rental prices; sale of new land; and usability of parks and common areas. Many of the parks in Cumbalum are often overgrown with grass and weeds making them unusable and in some cases unsafe.

Ballina Heights Residents Action Group calls on the Ballina Shire Council to conduct a review on its current and planned vegetation maintenance scheduling and resource allocation. The review should be conducted in consultation with the BHRAG committee to determine its present adequacy and to insure a financial and maintenance plan is created for forward planning taking into account the rapid growth and expansion of the Cumbalum suburb.

**7. Council Documents on Exhibition**

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

• **Draft Policies as per below**

- Filming on Public Land Policy (Review) – closing date 11 April 2018.
- Restricted Access Vehicles on Local Roads Policy (New) – closing date 11 April 2018.
- Asset Management Policy (Review) – closing date 11 April 2018.
- Donations – Waste Fees for Not for Profit Groups Policy (Review) – closing date 2 May 2018.
- Donations – Financial Assistance Policy (Review) – closing date 6 June 2018.
- Investment Policy (Review) – closing date 6 June 2018
- Related Party Disclosures Policy (Review) – closing date 6 June 2018.
- Commercial Use of Footpaths Policy (Review) – closing date 6 June 2018.

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

- **Ballina Local Environmental Plan 2012 - Planning Proposal BSCPP 17/011 – Housekeeping Amendment 2017, closing date 13 April 2018**

Council's Strategic Planning Section undertakes periodic 'housekeeping' reviews of the Ballina Local Environmental Plan 2012 (the LEP) to ensure that the plan is operating efficiently.

These reviews typically look for minor improvements that can be made and usually involve updates to mapping as a result of improved cadastral information that becomes available to Council from time to time, or correction of minor errors. Housekeeping reviews do not examine significant policy changes as these are addressed through either policy specific amendments or comprehensive review processes.

Table 1 outlines a number of amendments to the LEP that are recommended as a result of a housekeeping review of the plan. As indicated in the table, most of the amendments are proposed to align zoning and other planning attributes to cadastre as a result of updated cadastral information, or to correct minor mapping errors which have been identified.

One change to the text of the LEP is provided to clarify the interpretation of clause 4.2A (see item 1 in Table 1).

The abbreviations in the table (LZN, LSZ etc) identify the LEP map set that requires amendment.

**Table 1 BSCPP 17/011 Amendment Summary**

Amendment		Amendment Summary	Primary Reason
1	Clause 4.2A – Erection of dwelling houses and dual occupancies (attached) on land in certain rural zones	The proposal is to change wording in the clause to allow replacement of a dwelling house if there is or has been a lawfully erected dwelling house on the land.	To clarify clause 4.2A to enable replacement of a lawfully erected dwelling house on land in cases where a dwelling has been destroyed and/or is otherwise not currently located on the land.
2	River Street, West Ballina (SGA)	Adjust area affected by Strategic Urban Growth Area mapping to remove SUGA designation from land identified as a deferred matter.	To correct a minor mapping error.
3	Emigrant Creek (LZN, LSZ)	Adjust mapping to align attributes with cadastre. Involves alignment of RU1, RU2 and W1 zones and nil and 40ha lot size standards.	To reflect updates to cadastral boundaries in Council's electronic mapping system.
4	Pimlico Road, Pimlico (LAP, LZN LSZ, ASS, FLD, BHA, HOB)	Adjust mapping to align attributes with cadastre. Involves adjustment to include land within BLEP 2012 and align RU1 zone, 40ha lot size standard, 8.5m building height and flooding, height allowance and acid sulfate soils attributes.	To reflect updates to cadastral boundaries in Council's electronic mapping system.

Amendment		Amendment Summary	Primary Reason
5	Tara Downs, Lennox Head (LZN, LSZ)	Adjust mapping to align attributes with updates to cadastre arising from subdivision of land. Involves adjustment to remove land from within BLEP 2012 and alignment of RU1 and R2 zones and 40ha and 800m <sup>2</sup> minimum lot size standards.	To reflect updates to cadastral boundaries in Council's electronic mapping system following subdivision of land.
6	Blue Seas Parade, Lennox Head (LZN, LSZ)	Adjust mapping to apply R2 zone and 1200m <sup>2</sup> minimum lot size to land.	Amendment No.30 to the LEP was completed with a minor mapping error that means the full extent of the rezoning is not currently reflected in the LEP. This amendment corrects the mapping error.
7	Blue Seas Parade, Lennox Head (HOB)	Adjust mapping to apply an 8.5m building height standard to the Blue Seas Parade road reserve.	To correct a minor mapping error.
8	North Creek Road, Lennox Head (LZN, HER)	Adjust mapping to align attributes with updates to cadastre arising from subdivision of land. Involves alignment of R2 and R3 zones and heritage mapping for item 171.	To reflect updates to cadastral boundaries in Council's electronic mapping system following subdivision of land.
9	Hutley Drive South, Lennox Head (LAP, LZN, LSZ, ASS, HOB)	Adjust mapping to align attributes with updates to cadastre arising from subdivision of land. Involves adjustment to include land within BLEP 2012 and align R2 zone, 600m <sup>2</sup> lot size standard and 8.5m height of buildings standard with western boundary of Hutley Drive South.	To reflect updates to cadastral boundaries in Council's electronic mapping system following subdivision of land.
10	Castle Drive, Lennox Head (LSZ)	Apply nil minimum lot size standard to area of open space consistent with minimum lot size standard applied to public open space.	To correct a minor mapping error.
11	Skinner Street, Ballina (LZN, LSZ)	Adjust zoning and lot size mapping to apply R2 zone and 1200m <sup>2</sup> minimum lot size to align with location of approved dwelling house at 2 Skinner Street, Ballina.	Reflect location of existing approved dwelling house.
12	Ballina Heights – Liffey Avenue, Cumbalum (LZN and LSZ)	Adjust mapping to align attributes with updates to cadastre arising from subdivision of land. Involves adjustments to align RE1, R2 and R3 zones and nil, 600m <sup>2</sup> and 800m <sup>2</sup> lot size standards.	To reflect updates to cadastral boundaries in Council's electronic mapping system following subdivision of land.

Amendment		Amendment Summary	Primary Reason
13	Ballina Heights – Chilcott Avenue, Cumbalum (LZN and LSZ)	Adjust mapping to align attributes with updates to cadastre arising from subdivision of land. Involves adjustments to align RE1, R2 and R3 zones and nil, 600m <sup>2</sup> and 800m <sup>2</sup> lot size standards.	To reflect updates to cadastral boundaries in Council's electronic mapping system following subdivision of land.
14	Richmond Street, Wardell (LZN and LSZ)	Adjust mapping to align attributes with updates to cadastre. Involves adjustments to align R2 and R3 zones and 600m <sup>2</sup> and 800m <sup>2</sup> lot size standards.	To reflect updates to cadastral boundaries in Council's electronic mapping system.
15	Newports Lane, Uralba (LAP, LZN, LSZ, HOB)	Adjust mapping to align attributes with updates to cadastre. Involves adjustment to include land within BLEP 2012 and align RU1 zone, 40ha lot size standard and 8.5m height of buildings standard.	To reflect updates to cadastral boundaries in Council's electronic mapping system.

Key to map abbreviations: LZN – Land Use Zoning Map, LSZ, Minimum Lot Size Map, HOB – Height of Buildings Map, SGA – Strategic Urban Growth Area Map, LAP – Land Application Map, ASS – Acid Sulfate Soils Map, BHA – Building Height Allowance Map, FLD – Flood Planning Area Map.

- **BSCPP 17/013 – Roadside Stalls Planning Proposal – closing date 4 May 2018.**

#### Summary of Planning Proposal

This planning proposal seeks to provide for small scale roadside stalls as exempt development, subject to proponents obtaining an approval under section 138 of the Roads Act 1993.

The planning proposal seeks to include a provision within Schedule 2 of the Ballina Local Environmental Plan 2012 to identify roadside stalls as exempt development subject to a number of criteria. The criteria proposed relate to land use zoning, location, activity, size and safety aspects of a proposed roadside stall. It is anticipated that the provision will reflect the following:

#### **Roadside stalls**

Roadside stalls to which this clause applies must comply with the following:

- Be located on land zoned RU1 Primary Production zone or RU2 Rural Landscape zone;
- Must be located wholly on private land;
- Must be only for the sale of primary produce;

- d. Must not exceed an area of 4m<sup>2</sup> in relation to the area from which produce is sold;
- e. Must have a relevant approval for works within the road reserve, under the provisions of section 138 of the Roads Act 1993 with respect to the roadside stall; and
- f. Only one roadside stall per landholding.

The required approval for works within the road reserve (s138 of the Roads Act 1993) will consider road safety criteria and works. Further information regarding these safety considerations is provided in Section 3.1 of this planning proposal.

This planning proposal is to apply to all land to which the Ballina Local Environmental Plan 2012 applies.

- **Draft 2018/19 – 2021/22 Delivery Program and Operational Plan, closing date 8 June 2018**

2018/19 - 2021/22 Delivery Program and Operational Plan  
2018/19 - Long Term Financial Plan (LTFP) (Budget)  
2018/19 - Draft Fees and Charges  
2018/19 - Workforce Plan

**Public Meetings** will be held on the Draft Delivery Program and Operational Plan as follows:

Monday 21 May – 7.00 pm – Lennox Head Community Centre  
Tuesday 22 May – 7.00 pm – Wardell Memorial Hall

- **2018/19 Donation Programs, closing date 8 June 2018**

The Draft 2018/19 Operational Plan provides funding through our donations program to assist community based groups deliver services to our residents.

Applications are now being sought for the following donation programs for 2018/19 period:

- **Community Groups – Financial Assistance**  
**Enquiries:** Jay Ellis, Administration Officer, Ph 1300 864 444.
- **Capital Works Assistance for Sporting Groups**  
**Enquiries:** Luke Marshall, Open Spaces Development Officer, Ph 1300 864 444.

For guidelines on how financial assistance is provided refer to the Council's donation policies available on the website [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search Your Council/Policy Documents).

To be eligible for financial assistance the relevant form must be completed and returned to Council. The forms are available on the website [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search Your Council/Council Forms).

**8. Business Without Notice**

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

**9. Next Meeting**

Monday 16 July 2018 at 4.30 pm

Ballina Shire "B" Ward Committee Minutes 19 March 2018

---

1. **Attendance and Apologies**

*Members*

Cr David Wright (Mayor)  
Cr Jeff Johnson  
Cr Keith Williams (Acting Chair)  
Darel Vidler, Lennox Head Combined Sports Association  
Alan Veacock, Ballina Heights Residents Action Group  
Brad Pollard, Lennox Head Chamber of Commerce  
Shaun Eastment, Lennox Head Residents Association  
Lyn Walker, Ballina Environment Society  
Lou Wilson, Lennox Head Surf Life Saving Club  
Monica Wilcox, Lennox Head Residents Association  
Henrietta Chang, Ballina Heights Residences Action Group

*Observers*

Nil

*Council Staff*

John Truman, Group Manager Civil Services

*Apologies*

Cr Sharon Cadwallader (Chair)  
Lorraine Leuckel, Marine Rescue Ballina  
Jason Dwyer, NSW Sport and Recreation

The apologies were accepted.

2. **Declarations of Interest**

Nil

3. **Confirmation of Minutes**

**RECOMMENDATION**

That the Minutes of the "B" Ward Committee held 20 November 2017 to be taken as read and confirmed. (Shaun Eastment/Monica Wilcox)

4. **Deputations**

Nil

5. **Outstanding Business**



Ballina Shire "B" Ward Committee Minutes 19 March 2018

---

(a) **Landscaping – Marine Rescue Tower**

The information provided in the agenda was noted.

(b) **Alcohol Free zone and Temporary Road Closure – Lake Ainsworth for Australia Day**

The information provided in the agenda was noted.

6. **Business with Notice from Members**

(a) **Lennox Head Residents Association – Lennox Head Village Renewal Project – why is the Community Centre and Rural Fire Station are not part of the Village Renewal planning**

John Truman explained carparking strategies relevant to the Village Renewal project and confirmed Council continues to examine options for siting the RFS station.

7. **Council Documents on Exhibition**

The list of Council documents which have recently been exhibited for community feedback was discussed and noted.

The Committee requested the Council consider upgrading the standard of the audio visual recordings of Council meetings.

8. **Business Without Notice**

(a) **Ballina Heights Residences Association**

Mr Veacock reported the priority issues for the Association remain the upgrade of the Deadman's Creek/Tamarind Drive intersection, Tamarind Drive drainage improvements and the upgrade to the Pacific Highway access.

(b) **Ballina Environment Society**

Dr Walker requested an update on the assessment of the Part V application for the Lake Ainsworth project.

John Truman advised that Council's planning consultant was preparing a submissions report which will be forwarded to Council's Development and Environmental Health Group in the near future.

(c) **Lennox Chamber of Commerce**

Mr Pollard reported the Love Lennox Festival organising was well advanced following positive feedback on last year's event. Some improvements are proposed including some changes to the delivery of the Flavours of Lennox competition.

Ballina Shire "B" Ward Committee Minutes 19 March 2018

---

Mr Pollard advised it had been reported to the Chamber that Council has declined to approve the operator of a petting zoo on Council land for the festival. Mr Pollard requested this decision be reviewed.

**(d) Lennox Head Combined Sports**

Mr Vidler reported the Association was looking forward to the visit from Council staff to discuss the Village Renewal project and noted improving the pedestrian connectivity between Ballina Street and Williams Reserve is important.

Mr Vidler reported the annual Christmas Carols was again very successful in 2017.

Mr Vidler noted the Association was looking forward to the release of the Epiq sports fields and the construction of Hutley Drive.

**(e) Lennox Head Surf Club**

Mr Wilson reported a successful patrol season with membership growth, strong patrol numbers, a good season weather wise and great competition results from the juniors.

**(f) Lennox Residents Association**

Ms Wilcox reported the executive had all been re-elected at the recent AGM.

Ms Wilcox advised of the successful launch of the Boomerang Bags project.

Mr Wilcox raised concerns about an organised party event held at Pat Morton Lookout on New Years Eve.

John Truman advised that staff would report the feedback to the NSW Police at the next liaison meeting.

Ms Wilcox reconfirmed her opposition to the height of the timber bollards at Skennars Headland on the edge of the Coast Road.

**9. Next Meeting**

Monday 21 May 2018 at 4.30 pm

**10. Meeting Closure**

There being no further business, the meeting concluded at 6.00pm.