



## **LENNOX GROOVE**

Ben Luke trading as Lennox Groove Music  
ABN - 54 540 683 812  
PO Box 1459 Ballina NSW 2478  
lennoxgroove@gmail.com  
Mobile - 0435902255

The General Manager  
Ballina Shire Council  
By email

Dear Mr Hickey

### **Re Beach Sounds Music Festival 14 July 2018**

We have booked the Lennox Community Centre for the Beach Sounds Music Festival to take place on the late afternoon and evening of 14 July 2018. It is again the same weekend as the Skullcandy Oz Surf Open.

We would be extremely grateful if Council would again please agree to waive the hall and equipment hire fees which we understand amount to about \$500 to \$700. Whilst this is a modest amount it is a large cost for our event which has ticket cost of only \$20. This will help us ensure that we can direct monies towards some other aspects of the event, including decorating the hall, extra publicity, and to arrange materials to be sent out to some of the local high schools in the region to increase the attendance and make the night more successful. We can assure you that if granted this assistance by Council we will not again ask for any assistance from Council going into our third year of this event. This event is right on the cusp of being a long term and highly successful youth focused event for the Ballina Shire.

We can assure Council that its assistance last year and the success of the Festival has had some amazing outcomes for the local region and in particular for the local music scene and young musicians.

Our festival ran last year very successfully and had a crowd of about 230, mostly aged between about 14 and 17 and mostly from local high schools in the Ballina, Byron and Lismore Shires. Following the festival the indie music scene here in Lennox has exploded and by the time the next Beach Sounds Festival has occurred we will have booked and paid over 120 musicians. They and their friends have all stayed right here in Lennox Head.

This year it is again an all ages alcohol free event. We have booked 13 bands this year (last year we had 5). We have this year included two local high school bands MIND (from Xavier College) and No Parade (from Byron Bay High). We also have local Lennox bands Garage Sale and Wharves playing. We also have a great competition for a third high school band to win a spot to play. This year we have attracted some new sponsors and the festival is starting to look like it could very well be a genuinely viable event to go into the future.



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We thank you very much for your consideration. If there is any further information you require please do not hesitate to ask it of us.

Kind Regards

Ben Luke (17 yo student of Xavier College) trading as Lennox Groove Music  
and co promoters WHARVES MUSIC PTY LTD.

**Sandra Bailey**

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**From:** Surfite Lennox <surfitlennox@outlook.com>  
**Sent:** Thursday, 17 May 2018 11:18 AM  
**To:** Ballina Shire Council  
**Subject:** Lennox Head Community Centre usage fees

Dear Sir/Madam

We hereby request that consideration be made for the following charges for the hire of facilities at the Lennox Community Centre be incorporated in the Fees and Charges for 2018/19, as part of the proposed Delivery Program/Operational Plan 2018/19-2021/22:

1. Reduce the Hourly Commercial Off Peak Rate for hire of the Auditorium Only to \$40 (from \$150 in 2017/18); and
2. Maintain the Commercial Combined 3 Meeting Rooms Hourly Rate at \$40.

The request is based on the following:

- Surfite Gym is a small business in Lennox Head. It is a current regular hirer of both the Auditorium and the Meeting Rooms for recreational purposes and offers this service to the local community;
- Existing regular bookings are not only outside peak times, but during hours when the Auditorium is unlikely to be used by others (i.e 6am Monday, Tuesday and Wednesday);
- The existing agreed rate for Surfite Gym to use the Auditorium in 2017/18, during these times, has been \$40;
- Surfite Gym has regularly booked the meeting rooms on a Monday evening from 6-7pm and Thursday evenings from 5-6.00pm during 2017/18, at the existing rate of \$40 per hour;
- Surfite Gym has always and will continue to be, flexible in allowing the space to be used by other users if requested e.g. for conferences, events;
- The current scheduled Hourly Commercial Off Peak Rate for hire of the Auditorium Only at \$150 is excessive, particularly during the hours Surfite Gym wants to hire the space. Surfite already pays \$1200 - 1500 per month at the current agreed rates. Should it become unfeasible for Surfite to use the Lennox Community Centre, the members would lose the benefit of this space; and
- A more reasonable fee (as proposed) would allow the facility to continue to service the members and greater community, as intended.

The Council's favourable consideration of this request would be greatly appreciated. We look forward to receiving your response.

Thanks and kind regards

David Westaway  
Manager  
Surfite 247 Fitness Lennox Head

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## EARTHWORKS LANDSCAPING

Lic No 155641C

227 South Beach Road  
SOUTH BALLINA NSW 2478  
ABN 53 304 968 006

Phone: (02) 6686 6978

Mob: 0419 445 755

18 April 2018

Ballina Shire Council

Regarding: Ferry Sticker for my Hino Tipper

Please consider the possibility of a ferry sticker for my Hino (No 2) truck. Currently we are paying approximately \$6 000.00 a year to use the ferry to go to work and home.

My Fuso (No 1) truck and trailer (No 1) complies to current rules and costs approximately \$600.00 per year to go to work.

Possibly I could obtain some sort of ticket for my No 2 truck just to go to and from work empty. Keeping in mind it is smaller and lighter than my No 1 Fuso truck and trailer. If I was loaded and making money I would be happy to pay full rate as I do now.

Truck No 1 – Fuso + trailer

- Truck 3 ton carrying capacity – Ferry Ticket
- Trailer 3 ton carrying capacity – Ferry Ticker
- Length of truck + trailer = 13 metres
- Weight of truck + trailer loaded with machines = 13 ton

Truck No 2 – Hino tipper

- Carrying capacity 12.9 ton
- Weight of truck empty (Going to work and home = 9.6 ton
- Length of truck = 7.2 metres

Currently you are able to get a season pass for 3 ton carrying capacity and under but not over.

Thank you for considering this.

Regards

  
Paul Crethar



**Sandra Bailey**

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**From:** nick mercer <nicholasjmercer@gmail.com>  
**Sent:** Tuesday, 5 June 2018 7:01 PM  
**To:** Ballina Shire Council  
**Subject:** Submission for Burns Point Ferry

Hi

I would like to make a submission regarding the Burns Point Ferry. I read an article in the Ballina Shire Advocate that this was possible until the 8/6/18. I went to the Ballina Shire Council website to try to do this although I could not find out how to lodge a submission.

I would like to propose that the cost of the prepaid ferry pass be slightly modified. I believe that when the public currently purchases a pass they can choose a yearly or quarterly pass. However, if they wish to buy a quarterly pass within the 3 month quarter rather than at the start of the quarter they must still pay the full fare for the quarter. I believe that this is not a fair policy and does not encourage the public to use the ferry. I suggest a modified policy to either

- a) a pro-rata system where the cost of the ferry pass is calculated depending on the number of days still remaining to the end of the quarter at the time of purchase; or
- b) The introduction of a monthly or weekly pass; or
- c) The introduction of a 10 ride pass that allows 10 trips on the ferry but expires over a longer period of time e.g. 6 months or does not expire at all.

Could you please either forward this email to the relevant person to make a submission or advise me how I can correctly make a submission. Please let me know either way.

Kind Regards,  
Nick Mercer  
Ballina Shire Resident

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**Sandra Bailey**

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**From:** Ann Mulder <ballinapeninsula@gmail.com>  
**Sent:** Monday, 11 June 2018 2:32 PM  
**To:** Ballina Shire Council  
**Cc:** David Felsch  
**Subject:** Delivery Program/Operational Plan (draft) 2018/19 to 2021/22\_Ballina Peninsula Residents Association  
**Attachments:** Rates, Fees and Charges 2018\_19\_Burns Point Ferry Survey\_BPRA submission.pdf; Capital works 2018\_2019\_Public toilets\_BPRA submission.pdf

Dear Paul,

Recently the Ballina Peninsula Residents Association complied an online survey to gauge the Ballina Shire residents and visitors thoughts regarding the Burns Point ferry. Attached is the report outlining the results and comments of responders for your consideration in the future costing and management of the Burns Point ferry.

In addition, I attach a submission for the construction of public toilets on the Ballina Peninsula. Defecation and urination has become an increasing hygiene issue on River Drive and the South Ballina beach. We therefore ask you to consider and prioritise the construction of public toilets; one at the Keith Hall Reserve to service among others, cyclists and users of the Keith Hall boat ramp and pontoon, and a second at South Ballina beach or at the entrance to the 4WD beach access track.

I thank you for your consideration and look forward to your response.

Kind Regards

Ann

Dr Ann Mulder PhD

**Secretary Ballina Peninsula Residents Association Incorp**

**[www.ballinapeninsula.org.au](http://www.ballinapeninsula.org.au)**

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**BALLINA PENINSULA RESIDENTS ASSOCIATION INCORPORATED**

President: David Felsch

Secretary: Ann Mulder

[ballinapeninsula@gmail.com](mailto:ballinapeninsula@gmail.com)

[www.ballinapeninsula.org.au](http://www.ballinapeninsula.org.au)

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**RE: Fees and Charges 2018-19: Burns Point Ferry Survey**

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The Burns Point Ferry is a significant piece of infrastructure and part of life for residents of the Ballina Peninsular. Therefore the cost of its use and its future operations are an ongoing point of concern. Council has been trying to increase ferry revenues by increasing fees but many residents feel that this strategy, as applied to annual passes, is counterproductive.

The percentage of vehicles on the peninsula that have passes has fallen dramatically since Council began its policy of increasing annual fees. The Residents Association lobbied for the pensioner discount and maintained that its adoption would not reduce income because more passes would be sold. This has been borne out. Similarly they believe that more general passes will be sold if the prices are reduced, with an increase in overall revenue.

In order to gauge the peninsula, shire and visitor thoughts regarding the ferry, an on line survey was developed. Below is a report outlining the results and comments of responders for your consideration in the future costing and management of the Burns Point ferry.

**SUMMARY**

- 146 people responded to the survey
- 97% were Ballina Shire residents
- 69% of responders purchased an annual or quarterly pass
- 90% thought the pass should be cheaper for Ballina Shire residents
  - 92% thought that Ballina Peninsula residents should receive a concessional discount
  - 50% of responders used the ferry at least daily
- Over half of responders made comments including why fees should be cheaper for Ballina residents, suggestions on maintenance of ferry, use of driver expertise, 'user pay' principle, and payment by cyclists.

The survey was developed and hosted online through the Qualtrics platform. It was open from 1<sup>st</sup> May to 3<sup>rd</sup> June 2018 to the general public; i.e. it was not restricted. It was advertised by poster on the ferry and the Empire Vale PO; through the Ballina Peninsula Community facebook page and the Ballina Peninsula newsletter; and through interview in The Advocate and Northern Star. The survey was hosted by our community website [www.ballinapeninsula.org.au](http://www.ballinapeninsula.org.au).



**RESULTS**

146 people completed the survey; 97% were Ballina Shire residents. Of those, the majority resided on the Ballina Peninsula (68%), followed by Ballina (22%), Alstonville (5%), Tintenbar/Lennox Head (4%), Wardell (1%). There were no responses from Queensland. The five non Ballina Shire residents were from Sydney and coastal NSW towns.

The age of responders was widespread although just over a half were 50+ years of age; 17-30 Years (17%), 31-40 years (8%), 41-50 years (20%) 51-60 years (24%) and 60+ years 31%. Gender was equal with 51% male and 49% female.

The following responses relate only to the 141 Ballina Shire residents.

Just over two thirds of responders (69%) purchased a season or quarterly pass; 55% purchased at full rate and 14% at concessional rate. 31% did not purchase a pass. Of these 31%, 49% said it was too expensive while 51% said they wouldn't use it enough.

When asked if responders thought the pass should be cheaper for Ballina Shire residents than non-shire residents, as was the case till a couple of years ago, 90% said Yes, 4% said No, and 6% were undecided. When asked what would be reasonable to pay, approx. a third said \$0, a third said \$50, and a third said \$100-\$200.

When asked if residents of the Ballina Peninsula should receive a special discount or concessional rate 92% said Yes, 8% said No and none were undecided. When asked what would be a reasonable discount, approx. a third said free use, a third said 30% or 50% concession, and a third preferred the old concession for Ballina Shire residents of 1<sup>st</sup> vehicle full rate and subsequent vehicles registered at the same address having 50% discount.

About a half of responders used the ferry once or more per day; about a quarter used it once or a few times a week, while the remainder used it less frequently.

**RESPONDER COMMENTS**

Just over a half of survey responders (56%) wrote comments on ways of improving the Burns Point Ferry service, demonstrating a high level of interest in this service by responders. Below are comments expressed on a variety of topics regarding the ferry.

**Cheaper season pass for Ballina Shire Residents or Ballina Peninsula residents?**

Overwhelmingly responders thought that residents and ratepayers should receive a discount or it should be free; i.e. it was too expensive. Many expressed an interest in it being viewed as a bridge or Council considering building a bridge. Suggestions included:

*"If you are a resident of Empire Vale or Wardell you should be able to purchase a yearly family ticket at a discounted rate that covers 2 vehicles. Having to purchase a yearly ticket for each vehicle is cost prohibitive and it is cheaper and easier to drive on the highway. We no longer use the ferry even though we only live down the road as it is too expensive."*

*"The cost of the ferry should be incorporated into the shire rates allowing rate payers to cross at no additional cost."*

*"I think the ferry should be free to all Ballina residents who pay council rates. "*

*"Should be free like all the other ferries in the north region eg Lawrence"*

*"Peninsula resident ratepayers should have one free annual ferry ticket"*

*"the ferry fee is way too expensive and as a result people who would use it at a cheaper price chose to meet residents on the 'other' side or now use the long way to town. To counteract the costs families with several cars often use just one for the ferry"*

*"for those of us residing on this side, it is fuel wise and time expedient to use it, and should be considered a bridge and provided freely to us, or at a very reduced cost"*

*"I'm from patches beach I travel into ballina on a daily basis but I never use the ferry as it is too expensive if it was cheaper then yes I would definitely buy a pass"*

*"If annual fee was between \$70-100 i would definitely buy one. There are a lot of surfers/fisherman who would purchase one if it was that price. More and more now either paddle across or drive around to save \$12"*

*"Each peninsula ratepayer should be entitled to at least one free annual ferry pass"*

*"if council added a small charge to every rate payer giving rate payers free usage and continue with casual usage fees with discounts for weekly, monthly passes people residing but non rate payers should get a discount or owners of property could pass on free pass.."*

*"I think that BSC should really start viewing the ferry as a form of bridge for the local residents."*

*"Every weekend or holiday time the ferry is full of Qld registered vehicles wanting to access the beach as this is the closest beach to Brisbane that they can drive on for free. They should not receive cheaper rates."*

*"I think it's ridiculous for a local to be paying \$350 odd dollars a year just to be able to get to their own home or to get into town."*

*"It is a critical transport route that requires either a bridge or ferry which should be part of government infrastructure."*

*"As residents of South Ballina, we should most definitely be offered a discounted rate for ferry tickets. Especially if you are buying for multiple cars."*

*"I would use the ferry a lot more to go surfing at south wall if it was maximum \$2.50 per crossing. I now drive around via wardell because it costs me only about \$5 or 6 extra in petrol, if that, and a little extra wear on the car, and I timed it once and it only took 20 minutes extra (before the roadworks started),"*

*"Council should examine why and how other important Ferries around Australia operate at no cost to users and seek to do the same (whether this is through lobbying RMS or other Government departments)"*

*"Just build a bridge"*

*"Having detoured off the freeways to purposely travel on many ferries around Australia as tourists, we were shocked to be charged in Ballina as nearly all other ferries are free. As a result we have never used it again in the 5 years since moving here, choosing instead to drive the long way around."*

*"I would like to see a 30 pass book so I can give two out here and then to friends and family for the odd times they come to visit as it is a big cost for someone to come and visit you."*

*"I don't believe you should have to pay double for a trailer or caravan especially if you already hold a pass"*

#### **Ferry maintenance and driver costs**

Another topic of high interest with responses related to maintenance of the ferry and the appropriate use of driver expertise.

Comments relating to maintenance of ferry:

*"it has more services than my car and the ferry stills breaks down on regular bases. council may be saving money on bio-diesel but loses on repairs, how many truck companies are using bio-diesel."*

*"I think the ferry has and is poorly managed from a business and economical perspective  
Maybe it is worth looking at tendering its operation?"*

*"Why not the marine experts for ferry maintenance eg the Port Macquarie mob who do it routinely. - instead of huge costs fixing stuff ups and extra times out of service Nobody on the shire engineers staff are marine experts - have local marine consultants available if the Ballina Shire guys were willing to be helped - just saying"*

*"an accountable tendering process"*

*"Council to apply for RMS grants for maintenance costs Tender ferry maintenance out for more competitive pricing"*

*"The costs for the ferry published by council do not stack up at all"*

*"Tender the annual ferry maintenance, the cost is recognised as outlandish! "*

*"The council should look into ways to reduce: a) the cost of their annual ferry maintenance and b) the amount of time it takes to complete the annual ferry maintenance."*

Comments relating to appropriate use of driver expertise:

*"Regardless it is time to rationalise and not have two crew working during peak [double time rate ] periods often seen in holiday season."*

*"also we understand that a ferry pilot stays on board all night in case of an emergency - which would be costing money. my suggestion would be to put a local operator on call - as all emergency services have to rallied - which would give the operator time to get the ferry up and running"*

*"I think having a second person on the ferry in peak periods is a complete waste of money, in off peak times ferry drivers direct traffic when necessary, the main roads ferry drivers open gates, direct traffic and drive the ferry. There have been times when I have used the ferry and the person who has been responsible for the loading has stood on the platform and they never direct traffic off the ferry"*

*"Would be good if the ferry drivers were a little faster. Sometimes they are so slow you can nearly swim faster"*

*"Load ferry properly during busy times, having an extra person on board who directs vehicles into lanes but does not ensure that cars are positioned so space is not wasted is ridiculous"*

*"I don't know why the ferry drivers have to stay overnight on board the ferry."*

*"You should make the ferry drivers rev the ferry engine higher to make the trip faster, at the moment the ferry is running just above idle, the 6354 Perkins engine in the ferry would have no problem running at 2250 rpm all day long. Get it moving"*

*"But in saying that, the fact that the operator is onboard 24 hours., and presumably being paid is not helping with viability. We understand that they need to be there in case of emergency, but a local operator could be on call' and therefore reduce wage costs. It would only be a matter of minutes to rally a local operator to have the ferry ready for emergency vehicles "*

*"Have ferry operators show a bit of responsibility when loading and unloading the ferry rather than just sit on their clacker twiddling their thumbs"*

*"teach the drivers to do more than one thing at a time eg. drive and take money at same time"*

*"During peak times they are not loading to capacity"*

*"Upgrade to a RFID system for cars boarding then the ferryman only needs to concentrate on loading unloading"*

#### **'User pay' principle**

Commonly government departments justify additional or perceived excessive payments by the public for services provided based on the principle 'user pays' Many responders commented on this principle:

*"We are even made to pay for the Ballina & Alstonville pools. Plus the rate payers paid for the new Missingham Bridge"*

*"The council has been saying user pay, I use the ferry but I do not use all the roads in the Ballina shire yet I pay for them to be maintained in my rates."*

*"Free of Charge, same price east ballina residents pay to cross the bridge to their homes"*

*"While I recognize there are maintenance costs many things the BSC support do not make a profit and are an additional expense"*

*"Government to pay for ferry like the roads we use every day. It is a road service so i dont know why the residents of south ballina should pay for the ferry when ballina resident dont pay to everyday use of there roads and bridges"*

*"Residents of Ballina island have bridges north and west and don't pay any extra to travel to and from home to work but we are seriously exploited."*

*"Should be free for residents- no different to second crossing of north creek"*

*"We are even made to pay for the Ballina & Alstonville pools. Plus the rate payers paid for the new Missingham Bridge"*

*"I think the ferry should be free to all Ballina residents who pay council rates. The council has been saying user pay, I use the ferry but I do not use all the roads in the Ballina shire yet I pay for them to be maintained in my rates"*

#### **Payment by cyclists**

Around a half of the comments included remarks on the payment of ferry by cyclists. More responders suggested it be free than not however, there was also a strong push to continue with payment.

Comments sympathetic for non-payment by cyclists included:

*"I would like to think that as a community we are actively encouraging exercise. This is not apparent if we charge bicycles and not really the environmentally astute way of the future."*

*"Bicycles should be free, the peninsular provides a great and save space for bike riding. If it were a cycleway council would spend hundreds of thousands to develop and maintain it. Instead for a few dollars they restrict it."*

*"Pushbikes should be free especially as they take up minimal room, are eco friendly and encourage exercise"*

*"bicycles should not pay, but also the ferry should have a car on board or waiting before moving with a bicycle. "*

*"Bicycles are a wonderful form of exercise and should be encouraged. Too many obese people, both young and old cost our medical services heaps"*

Comments non sympathetic to free use of ferry by cyclists included:

*"There are plenty of bike paths in Ballina (built at great community expense) for them to get their exercise without having them meander over our narrow and potentially dangerous roads from East Wardell to South Ballina."*

*"I do not comprehend why they would like to cycle over South Ballina, they are almost single track roads, and i consider it a safety issue. They have very little regard to vehicles needing to pass - Burns Point Ferry Road is a prime example of 3 abreast"*

Other relevant comments worth mentioning include:

**Hygiene:**

*"Also, on a hygiene note - there are no toilet facilities for the waiting passengers, who constantly use the shrubbery around the boat house as the toilet"*

**No trucks during peak hour or early morning**

*"An improvement for residents going to work/school each morning would be that large trucks (sand) be prevented from ferry use during peak times"*

*"What I do object to is the quarry b double trucks using it particularly at 5.15am in the morning as they are very noisy and drive too fast along Burns Point Ferry Rd."*

**Turning circle on south side**

*"Council should plan to have a turning area on the southern side. Very difficult for cars to turn around let alone cars with caravans or semi trailers"*

**Turn off engines**

*"Make it compulsory for vehicles to turn off their engines while on the ferry. The fumes are terrible , and there are a lot of drivers leaving a vehicle running while going to pay, many of them with unrestrained children in the vehicles. A major accident waiting to happen"*

**Increased damage to River Drive; false economy**

*"Most sand trucks seem to go via Wardell now due to cost of the ferry. This is ripping the roads up along River Drive"*

*"I think the casual toll is too expensive as it really deters family and friends from visiting. For South Ballina residents to travel to Ballina CBD via Wardell is an extras 70 km round trip. This contributes to increased road maintenance on what is already not a great road (River drive)."*

**Additional revenue/services**

*"Have papers for sale on the ferry "vending style"*

We thank you for your consideration and look forward to your response.

Kind Regards

Ann



Dr Ann Mulder PhD  
Secretary, Ballina Peninsula Residents Association Incorp.



ENGINEERS PLANNERS SURVEYORS ENVIRONMENTAL PROJECTMANAGEMENT

council fees and charges civil construction certificate fees

7 June 2018

The General Manager  
Ballina Shire Council  
Cherry Street BALLINA NSW



Dear Sir

**RE: BALLINA COUNCIL STANDARD FEES AND CHARGES  
SUBMISSION CONCERNING CIVIL CONSTRUCTION CERTIFICATE FEES**

I write on behalf of Ardill Payne and Partner's (APP) clients in the Land Development industry concerning Council's fees and charges for the review and approval of construction certificate plans and subsequent site supervision of associated works for large, residential land development projects.

The submission arises out of previous discussions between APP and Council staff as to whether supervisory charges should be made per inspection as per adjoining Councils, rather than the percentage fee adopted by Ballina Shire Council. These discussions lead to APP assembling a comparative table of fees and charges between Lismore, Byron and Ballina Councils. The table is provided overleaf.

APP approached Byron Shire and Lismore City Council for such costs for a 150 lot residential development. Both Councils have different approaches to charging for this service.

Byron Shire provided a written quotation for reviewing construction certificate applications and a price per inspection thereafter once approval for work is given.

Lismore Council did not provide a written quote and referred APP to their standard list of charges to estimate a cost. Lismore Council's website allows you to estimate fees for reviewing the construction certificate application and provides a rate per inspection thereafter once approval for work is given.

Ballina Council's website provides rates for estimating fees for reviewing the construction certificate application and provides a lump sum cost for inspections based on the value of the work which are to become Council assets.

It is apparent from the attached summary that Ballina Council's policy to provide a fixed fee for inspections makes it more expensive than other Councils. The review of costs for construction certificate approval shows similar amounts for Ballina and Lismore whilst Byron is significantly cheaper.

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**GUNNEDAH**  
Germane House  
285 Conadilly Street  
GUNNEDAH NSW 2380  
02 6742 9955





	Ballina		Lismore		Byron Bay	
	Lots	150	Lots	150	Lots	150
Proposed Development Size						
Estimated Cost of Council Assets Constructed		\$8,125,000		\$8,125,000		\$8,125,000
Construction Certificate Approval Cost	.65%	\$52,813				\$19,885
CC approval standard charge		\$1,250				
Approval costs		\$54,063		\$52,379		\$19,885
Construction inspections	1.35%	\$109,688				
Cost per Inspection			\$151	\$39,843	\$300	\$79,158
<b>Total</b>		<b>\$163,750</b>		<b>\$92,644</b>		<b>\$99,043</b>
Cost per Lot		<b>\$1,092</b>		<b>\$618</b>		<b>\$660</b>

APP has previously provided the attached summary to Ballina Council Engineers for discussion. Council Engineers advised APP that if the Developers wish to pursue the matter to make a submission when Council next advertises proposed changes to fees for supervision and administration of subdivisional work.

Accordingly, please receive our submission. The submission is that, given the comparative costs Ballina Council should reduce its fee and charges for this scale of project to a level comparable to neighbouring Councils.

Yours faithfully

WE Payne  
ARDILL PAYNE & PARTNERS

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31 Swift St.

Ballina Shire Council Ballina 2478

7 May

Dear Mrs D Wright Mayor

Re: special Rate Rise.

I would hope that now that the upgrade of the pools is nearing completion that the special of Rate Rise that was put on to pay for same would now be removed. It would be the responsible thing to do. The only problem is that even though we voted in responsible people to the Council they are not showing responsibility for the mistakes and mismanagement of contracts they sign they just charge more fees and the hapless ratepayers who pay for them.

I am a self-funded retiree & can't continue to pay for the increases in day to day living rates, life insurance, council rates & the list goes on. I am not happy.

yours truly  
Diana deKauzow

**Sandra Bailey**

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**From:** Lyndel Coleman <lyndel.jansen@gmail.com>  
**Sent:** Monday, 21 May 2018 10:12 PM  
**To:** Ballina Shire Council  
**Subject:** Assessment No. 418148

To Whom It May Concern;

I am writing in response to the Council proposal to amend the levy water access charges for the next financial year.

I object to this change in charges. In our situation, using 100 KL a year, the property water access fees would rise from \$422 to \$626. This is a 50% increase. Quite different from the 13% increase you are suggesting. If the costs per KL used were averaged for our property, we are already paying twice as much as the average suggested in your example per KL. With the proposed fee structure that will jump to 4 times as much per KL. We feel we are being punished for conserving water.

We are not comparable to a strata complex, with separate owner and infrastructure for council to take care of. We have a small flat which will never use the water of a 3 bedroom unit and already get charged high waste and waste water charges (despite having had to provide our own storm water drainage).

You are encouraging people to build units like ours under the sepp guidelines to help with the housing shortage in the region, and then hitting them up with extra fees. This seems unfair and unreasonable.

Kind regards,

Lyndel Jansen & Dr Timon Jansen

1/6 Taunton Pl,

Wollongbar

0408770034

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## 10.6 Delivery Program and Operational Plan - Adoption.DOC

24 May 2018

Assessment No. 208959

Re: Water access charging structure

Property: 6 Foster Street Lennox Head 2478

I would like to lodge our objection to the proposed changes to the fees and charges for multiple occupancies.

We have three flats under the one roof we have never used excess water with only 4 people living there we would use less water than a normal single residence.

We already pay for 3 garbage services which don't get used (only use 1 green, 2 recycle and garbage

I would like to return 1 set of bins but will still get charged for the 3, it should be user pay.

Our rates are increasing 15% over three years, levy for pools we never use now this new charges.

What do we get for our rates at present – not much, we have no footpaths, no drainage and very ordinary roads, no curb and guttering, when it rains our end of Foster Street becomes a lake.

We have a property in inner west in Sydney (4 flats) the rates and water rates are \$2000 a year cheaper than Lennox Head.


Council would be better trying to control their budgets. It is easier for them to hit residents with extra charges every time they fail.

Regards

Susan Mulherin & Serge Theakston

RATING TEAM TROY LIVOCK  
ASSESSMENT NUMBER 3 TREELANDS CST  
191746 BALLINA 2478  
0427135462  
25-05-18

TO WHOM IT MAY CONCERN  
RE:- WATER ACCESS CHARGING STRUCTURE  
(2018-2019)  
I AS THE OWNER OF 3 TREELANDS CST AM NOT IN FAVOUR  
OF THE NEW PROPOSED WATER ACCESS CHARGES BECAUSE  
BOTH OCCUPANCES ONLY HAVE ONE TOILET IN EACH.  
THE APPROVED GRANNY FLAT OF 3 YEARS OLD HAS BEEN SUPPLIED  
WITH RAINWATER CATCHMENT TO SUPPLY TOILET & LAUNDRY.  
SO IT WILL USE LESS WATER METER USAGE. THERE IS NO NEED  
TO INCREASE FROM A SINGLE 20MM WATER METER.

YOURS FAITHFULLY  
Troy Livock (OWNER OF 3 TREELANDS CST AND  
2/3 TREELANDS CST)  


**Sandra Bailey**

---

**From:** Carl Merrison <carl.f.merrison@gmail.com>  
**Sent:** Sunday, 27 May 2018 5:27 PM  
**To:** Ballina Shire Council  
**Subject:** Objection to water access proposal

To Ballina Shire Council,

We object to the water access charge changes. We are a single income family- not investors or seperate strata unit owners.

We already pay double the residential water and waste water charges over \$2000 a year. These double contributions are for a 2x1 unit- the same contributions we pay for access in a 3x2 house.

We chose to build our granny flat to help us pay off our large mortgage in the area where my partner's family reside instead of having to buy farther out where we could afford repayments on a house. My partner's father is also ill- we hope that by the time he is in need of a place to stay that we will have been able to pay off a significant amount from our mortgage and that our daughter will be at school allowing my partner to work.

The changes you suggest would require us to pay for access charges irrespective of if we have a tenant in place or if we are using lots of water or have put savings measure in place or if we have substituted some of our usage with rain water.

Also we will only be accessing the single 20mm pipe- not two.

We do not have additional income to throw around. We are not investors, individual strata owners. We are a small family trying to get by.

We object to the access charges. And in fact would request council reconsider the sewer and residential water charges for granny flats (you charge full charges for dwellings that are substantially smaller and not always inhabited).

Thank you  
Carl Merrison  
Ratepayer

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**Sandra Bailey**

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**From:** H HS <hakea20@gmail.com>  
**Sent:** Sunday, 27 May 2018 5:32 PM  
**To:** Ballina Shire Council  
**Subject:** Objection to "Water Access Charging Structure"

To Ballina Shire Council,

We are an one income family (after the birth of our daughter and for the foreseeable future) who have recently built a house and granny flat in Cumbalum.

We chose to build a granny flat to help us pay off a house in the area our family is- instead of buying further out that we could afford the repayment on our own.

We were also considering the declining health of my father so that in the future we would have a place for him to stay and care for him.

We already pay double the "residential waste" and double the "sewer water" which is over \$2600 a year. An amount that we admit we hadn't researched, realised or even factored into our budget. We would love council to reconsider this payment for granny flats in our region as our main house has 3bx2b while our unit would use way less than us with just 2bx1b. We would love the council to consider a sliding scale for access instead of assuming equal access despite house size. A side matter but a way we already pay a large contribution for access.

We object to the "Water Access Charging Structure" changes as it will mean we automatically pay more for water access to our 20mm meter regardless of whether we have a tenant in place, the water saving strategies we try to put in place. We would not be using any additional infrastructure to warrant additional access charges.

We are not a large investor, strata property manager. We are just a family trying to afford to live in the Ballina region.

Regards  
Hakea Hustler-Sweeney  
36 Chilcott Cct Cumbalum NSW 2478

(On a side note we would also love councillors to consider a change to the sewer and residential water charges. Granny flats are often built by families who need the additional income to pay off their mortgage. Granny flats are smaller than usual units and therefore restricted in occupants- they could not use the same sewer or residential water that a home or unit could. I suggest a lower or percentage charge instead of the double rates you currently charge.)

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**Sandra Bailey**

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**From:** James Moye <jajmoye@gmail.com>  
**Sent:** Monday, 28 May 2018 1:11 PM  
**To:** Ballina Shire Council  
**Subject:** Water access charging structure - 89 Martin street

Dear Sir/madam

In relation to council's proposal to increase my water charges, I understand that water/sewer charges were waived for secondary dwellings as it was determined that by having 5 bedrooms or less and 3 bathrooms or less is the equivalent of a standard dwelling. I understand that council is trying to motivate owners to implement second dwellings to encourage more housing density on the ballina island. I understand that the waiver of water/sewer charges for secondary dwellings in ballina that meet the above criteria, continues. How therefore is the proposed change consistent with the policy?

Ps: Rous Water accepts that a 5 bedroom property (whether made up or 1 or 2 dwellings) is a standard property in terms of water consumption.

Looking forward to your response.

Best regards  
James Moye, owner

Sent from my iPad

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**Sandra Bailey**

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**From:** Evonne Fowler <evonne.fowler@bigpond.com>  
**Sent:** Monday, 4 June 2018 9:30 PM  
**To:** Ballina Shire Council  
**Subject:** objection to water access structure

Sent from my iPad

I strongly object to the proposed changes as follows:

The council supported building second dwellings/granny flats to provide more low cost accommodation in the shire. My granny flat is a one bedroom small building that only accommodates one person. However with the added cost to my rates and now water charges I will have to increase the rent to accommodate the charges.

If the cost of renting a granny flat is increased, so to is the cost of a unit or townhouse. Therefore what chance does a family have of affording the rent of a house in Lennox Head? The whole purpose of providing low cost accommodation has diminished with the extra charges placed on the home owner. Also I have one person living in my small granny flat, my understanding is that if the new structure is proposed; I pay the same base charges for water as a second dwelling with 2 ,3 or 4 bedrooms.

It is my opinion that the extra charges placed on second dwellings increases the temptation to rent out the property on Air&b. Creating a shortage of rentals in the local area. Precisely what the council is trying to overcome.

There are environmental issues to consider as well. In my opinion if the council offers double the water supply, this may invite the moto; "I pay for it I may as well use it".

This brings me to the question as to why we have to supply a water tank when building. It seems to me that these extra charges will not help to conserve water in the community.

Thank you for your correspondence to allow me submit this email to object to the proposed changes.

kind regards

Evonne Fowler  
0429960749

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**Sandra Bailey**

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**From:** Susi St julian <lassoo52@hotmail.com>  
**Sent:** Thursday, 7 June 2018 12:41 PM  
**To:** Ballina Shire Council  
**Subject:** Objection to water access charging

To Peter Kennedy

Objection to the Water Access Charging structure  
Re water meter 15w096822/

I own a property at 26 Crane St , which was built in the 1960s . 2 joined flats and a separate flat that was built in the 90s . There are two water meters at the property. The two flats share a water meter , which would have been installed when built. The free standing flat has its own meter.

I rent the complex to Dept of housing for low income ,older people manly women ,one tenant is 87 has been there 20 years and another is 77 been there 10 years .

I wished to object to proposed changes to water access charging structure for the following reasons :

\* I pay all the water rates because I only have two meters and to be fair to the residents it is hard to determine how much each tenant uses. As older people their water usage is quite low, I suspect the water usage at the property is less than a family of 4 or a large rental property. This can be verified on the water rates for the property usage is below 350 KL.

\* The increased charges would mean I would have to pass them on to tenants , which I'm not happy about due to their age and I believe they would not understand the need to increase in charges.

\* Rentals for older low income people are very hard to find in Ballina and I have tried to keep costs reasonable to facilitate their long affordable and stable rental.

\* The rates for this property are already high , and are increasing soon. Included in the rates are 3 lots of waste water.

I trust you will give this objection due consideration.

Susanne St Julian 7/6/18

Sent from my iPad

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**Sandra Bailey**

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**From:** Julie Parker <juliemareeparker@gmail.com>  
**Sent:** Friday, 8 June 2018 9:03 PM  
**To:** Ballina Shire Council  
**Subject:** Submission - water access charging structure

To whom it may concern,

I wish to express my objection to the proposed amendment in the levy water access charges. The proposed changes would leave me at a financial disadvantage as it would increase my water charges. 63 Canal Road is a dual occupancy residence with one water supply and thus one water meter. This property does not use more than the 350 kilo litres per year but under the proposed changes the property's charges will increase as there is 2 dwellings with a single person living there and another single person living there at times. The water consumption is relatively small when compared to a large family dwelling.

The current water access charged based on a millimeter diameter is more appropriate, as the properties requiring various flows of water should pay for various access to and supply of water and not the amount of dwellings at the address. Appropriate access is the basis on which water charges should be based.

The proposed changes would increase the costs of the property and thus affect me financially. As discussed with a person in council today the statement "This also brings multiple occupancy developments inline with the way charges are applied to strata complexes." -this is not always the case if a body corporate wish to receive one bill from council the charges are calculated as a single bill as my current bill. My property is not a strata title and therefore a single title with a single water access with a single water meter and the proposed changes would have negative financial effect on this property and its occupants.

Regards,  
Mrs Julie M. Parker

Julie Parker

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*Leisure Lee Holiday Apartments*

6 Easton Place  
East Ballina NSW 2478

Paul Hickey  
General Manager  
Ballina Shire Council  
PO Box 444  
BALLINA NSW 2478

Dear Paul,

**Re: Proposed Water Access Charging Structure  
Property 6-7 Easton Place EAST BALLINA 2478**

I am writing in response to the proposed water rate rise and methodology of levying water access charges on the above property. Please note that I strongly object to this method of raising money on top of the IPART approved rate rise.

This property which is 7x 2 bedroom apartments has always been used as a tourist facility going back to the 1970's.

In the past and at present because these apartments are not occupied 100% of the time, the water usage is quite low, averaging 480 kilolitres per year, equating to around **70 kilolitres per apartment**. One would be right in considering this consumption to be quite low.

At present we pay for:	<b>2017/18</b>	<b>2018/19</b>
Seven (7) Wastewater Charges at \$953.00 per apartment =	\$6671	\$6825

Yet by our water consumption it is clear that the property does not create much wastewater at all. The data reflects that it is more like a big house with 7 bathrooms that don't always get used.

We also pay for	<b>2017/18</b>	<b>2018/19</b>
Seven (7) Waste collections at \$374 per apartment =	\$2618	\$2681

Which I am told I am unable to opt out of.

Our records reflect that we put out for collection the equivalent of 1 bin of each type per week even though we pay for **21 bins**.

So the Waste bins and the Wastewater charges equate to over **70%** of our total rates payable which were \$13,047 in the 2017/18 rate year  
*Our overall rates have climbed from \$5106 in 2003/04 to \$10056 in 2010/11 to \$13047 in 2017/18. This equates to 256% over a 15yr period or almost 30% over the past 7yrs*

At present we do have and pay for 1 - 25mm water meter at \$318 per year = **\$318**. Our understanding is **that should the proposed water access charge be imposed there will still be 1 - 25mm water meter** but it is proposed to charge us for 7 x 20mm water meters at \$204 = **\$1428** without providing any separate water metering or any additional work on our property which clearly the property does not need or want.

It is my view that this equates to gouging. Along with the rates increase this will mean an 11.5% increase in our rates in the 2018/19

This does not take in to account that there will be a further increase in our rates (5.2%) next year followed by a revaluation of land values next year by the NSW Valuer General compounding the increases. This is just the general rates with no mention of the waste water charges.

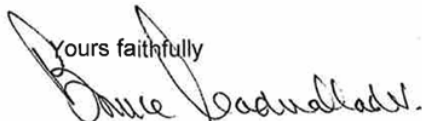
Whilst the Council have applied moderate increases to the "general rate" over a period of years the biggest cost to ratepayers has come from the "other charges" like water and waste. I clearly heard you state at the information events on the proposed rate increases that increases in water rates would be kept to a minimum. This is certainly not a minimum and is purely a revenue raising scheme.

I believe we have tried to be moderate with our water and waste but the Council is choosing to make it difficult for a small tourism provider. An 11.5% increase in the first year, rising to 16.7% the following year, when inflation is running at less than 3.1% is too big an amount to absorb as we will not be able to "pass on" these increases to our guests. Ballina does not have the luxury of high volumes of tourists and higher tariffs like neighbouring Byron Bay and with the massive rise in AirBnB properties, which are exempt from all these levies, it is making a small business like ours unsustainable in an already struggling local (Ballina) tourism market.

Please note that I also object to the same water access charges being proposed to charge non-strata dwellings that are already paying double general rates for dual occupancy properties. No further infrastructure by way of separate water metering is being proposed just levying more costs that would have to be passed on to renters. This is only going to add to the affordable housing and homeless crisis. There are many other properties who have "divided" or "sub let" and do not pay any additional levies. Whilst I realise that this is a compliance issue it only adds to the costs of those that are compliant (paying for those who are not). That said, it would make more sense to introduce the proposed new charges to new dwellings that can be separately metered.

I have always supported moderate rate increases in the past but this proposed change is to say the least a most unfair and I believe an unethical system.

Yours faithfully



Bruce Cadwallader  
Leisure Lee Holiday Apartments

## 10.6 Delivery Program and Operational Plan - Adoption.DOC

Dear Sir/Madam

My name is Paul Scanlan. Myself and my neighbour Colin Dorey are representing our fellow farmers and neighbours in the southern end of Newrybar Swamp Road and the eastern end of Martins Lane in the Ballina Shire.

We have met with the Ballina Shire Council's General Manager Mr Paul Hickey and Council's engineer Mr Paul Busmanis on two separate occasions in relation to getting a dust seal on the above roads. We advised Council we were willing to contribute to the works. We have now raised \$150,000 from six adjoining property owners and are waiting on a response from MR Ben Franklin who inspected the road in question just prior to the recent maintenance and sympathised with our plight.

The main concern with the road is the safety issue with a number of near fatalities that have occurred on this road. Neighbouring farmers and myself often have to pull a vehicle out of the drains with the fear that one day we will witness a fatality.

Council has just completed its annual maintenance program on these two roads at a cost of around \$ 30,000. Prior to this the road was not traffic worthy and highly dangerous and would probably require attention at least two to three times a year instead of one.

We believe a dust seal will save council money in the long term and result in a safer road for everyone. We sincerely hope you see fit to approve these works, which we understand will be reported to the June Council meeting for your consideration.

Yours Sincerely,

Paul Scanlan

0428662828

**Sandra Bailey**

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**From:** Linda Coulter  
**Sent:** Monday, 4 June 2018 1:26 PM  
**To:** Linda Coulter  
**Subject:** Preschool Carpark Request & footpath connections - Freeborn Place & Alston Ave

**From:** President <[president@alstonvillepreschool.com.au](mailto:president@alstonvillepreschool.com.au)>  
**Date:** 22 April 2018 at 6:23:48 pm AEST  
**To:** Councillor David Wright <[David.Wright@ballina.nsw.gov.au](mailto:David.Wright@ballina.nsw.gov.au)>  
**Subject:** Preschool Carpark Request

Dear David,

How are you? Well I hope.

I was hoping to ask your advice regarding council procedures. At the end of last term the Management Committee of Alstonville Community Preschool requested our current preschool population of approximately 80 families to complete an online survey. The survey is part of our quality assurance and improvement plan to elicit information about our enrolment, induction, and educational procedures and practices; and the quality of our service provision. Staff were also asked to complete a questionnaire. As a not for profit community-based organisation we are driven to provide what our community needs and would like in terms of early childhood education provision.

In analysing the results of the survey one of the areas where our families felt we could improve was the safety and access to the preschool - both in the car park and via pedestrian access. In fact, over 90% of families that responded felt that sealing and line marking of the entire car park and the inclusion of a footpath along Freeborn Place would improve the overall safety and access to the preschool.

As you would be aware, when our volunteer not for profit organisation constructed the preschool for the benefit of our community and Ballina Shire Council we had limited funds available. The development application was approved with the minimum number of car park spaces required. While there are 10 formal car park spaces in front of the preschool at peak periods of drop off and pick up there can be up to 40 cars at each time on any given day. The overflow car park, which is unsealed and has no formal line marking, is always in use at this time and with young children traversing this terrain often with parents with younger siblings and/or prams it is far from ideal.

The car park is often utilised to capacity by the Alstonville Football Club during soccer season with the same issues arising around safety.

We also have a number of families that walk or ride to the preschool. Access for pedestrians is currently along Freeborn Place. The entrance road to the preschool is barely two way with no pedestrian access and could be considered quite dangerous. We have made a

## 10.6 Delivery Program and Operational Plan - Adoption.DOC

submission to the Ballina Shire Council Pedestrian Access and Mobility Program and it is my understanding that have been provisionally allocated some money toward this pedestrian access but not until the year 2019.

The Management Committee of Alstonville Community Preschool would like to ask Ballina Shire Council to allocate funds toward completing the secondary car park at the preschool in their next financial year budget. We would be very happy to meet with councillors or staff on site to examine the concerns raised. As a council owned facility on council land and a carpark that benefits the entire community we would hope that council will prioritise this request.

Please let me know how best to action this request. I can be contacted on 0420514007.

Many Thanks,

Katherine Buckley  
President



**Alstonville Community Preschool Incorporated**  
PO BOX 663  
Alstonville NSW 2477  
Phone : [0420514007](tel:0420514007)

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**Sandra Bailey**

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**From:** AlstonvilleRSL <AlstonvilleSB@rslnsw.org.au>  
**Sent:** Friday, 1 June 2018 2:19 PM  
**To:** Ballina Shire Council  
**Subject:** 2018/19 Delivery Program Submission  
**Attachments:** 310518 Request to Council For Financial Assistance.pdf

Dear General Manager,

Attached please find a request for financial assistance in regards to the proposed redevelopment of Elizabeth Ann Brown Park. Council staff have been actively involved in the process, especially Mr Luke Marshall, and there have been several meetings with the Mayor and other staff. There are agreed plans with Council on a way ahead.

Should you have any requirements of me in regards to further detail I will be happy to accommodate your request. This matter has been ongoing for at least 8 years and I am certain that the final outcome will be of benefit to the local Alstonville community who use the Park on a regular basis.

Regards

Mark Quilligan  
President  
Alstonville Sub Branch of the RSL  
0405351043/0266286156

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THE RETURNED AND SERVICES LEAGUE  
OF AUSTRALIA (NSW Branch)  
ALSTONVILLE SUB-BRANCH

ABN: 99 901 744 239

PO Box 692

ALSTONVILLE NSW 2477

[AlstonvilleSB@rslnsw.org.au](mailto:AlstonvilleSB@rslnsw.org.au)

Phone: 02 66286156

President: Mr Mark Quilligan  
Secretary: Mr. John McDonough

0405351043  
0412627180

[quilliganmark@gmail.com](mailto:quilliganmark@gmail.com)  
[jimmy.mac81a@gmail.com](mailto:jimmy.mac81a@gmail.com)

31 May 2018

Ballina Shire Council

RENOVATION OF ELIZABETH ANN BROWN PARK ALSTONVILLE - REQUEST FOR FUNDING ASSISTANCE

Councillors of Ballina Shire,

Over the past eight years various plans have been considered regarding Elizabeth Ann Brown (EAB) Park in Alstonville. The Alstonville RSL Sub Branch does not technically own the War Memorial in EAB Park, but has a vested interest in its care and maintenance. After several meetings with the Mayor and Mr Luke Marshall, Open Spaces Development Officer, I believe that the time is right to renovate the Park to ensure that it remains a high quality open space for the people of Alstonville. The renovation will include the renaming of the park to Elizabeth Ann Brown War Memorial Park. The seeking of approval for the renaming is currently with Council.

I note that the Park is not just for the RSL. Events such as Christmas in the Park and other community events are held in the Park. Every day many Alstonville residents use the Park for recreation purposes.

The War Memorial is suffering from the impact of sub-tropical weather and age. It requires tucking and pointing. Family plaques are subject to weather and the odd brush cutter when Council workers do their great work for the community. These plaques will be relocated from their current position as part of the plan the RSL has agreed to with Council.

The work listed to be completed by local contractors and council is as follows:

- a. Repoint and Tuck concrete on memorial,
- b. Install a small fence around the memorial,
- c. Clean and refurbish pavers in front and rear of the memorial,
- d. Re-lettering and cleaning of current marble tablets,
- e. A footpath from Daley Street entrance across rear of Park,
- f. Relocation of old Ballina War memorial granite to be used as location of family remembrance plaques,
- g. Rejuvenation of family plaques,
- h. Power connected to the memorial and Park,
- i. New flag poles for rear of memorial,
- j. Renaming of Park and new signage,

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"Lest We Forget"*

THE RETURNED AND SERVICES LEAGUE  
OF AUSTRALIA (NSW Branch)  
ALSTONVILLE SUB-BRANCH

ABN: 99 901 744 239

PO Box 692

ALSTONVILLE NSW 2477

[AlstonvilleSB@rslnsw.org.au](mailto:AlstonvilleSB@rslnsw.org.au) Phone: 02 66286156

President: Mr Mark Quilligan 0405351043 [quilliganmark@gmail.com](mailto:quilliganmark@gmail.com)  
Secretary: Mr. John McDonough 0412627180 [jimmy.mac81a@gmail.com](mailto:jimmy.mac81a@gmail.com)

- k. Removal of several gardens in Park,
- l. Removal of two small walls in Park, and
- m. Returfing of former garden space.

The cost is approximately \$80 000.00

Currently Sub Branches of the NSW RSL are precluded from fund raising. That said, the Alstonville Sub-Branch has a grant in the final stages of assessment through the Centenary Of Armistice Grants Program, supported by the Federal Member, Mr Kevin Hogan, for \$20 000 for this project.

Ballina Sub-Branch of the RSL have unanimously supported the use of their old memorial in Alstonville. I have contacted Beckinsales regarding the relocation of the old memorial from Ballina Shire Council Depot yard, Ballina, to Alstonville. I am hoping to get a quote following an inspection of the memorial at the Council Depot. We have decided on Beckinsales as the preferred option re the old memorial as they have been involved on three occasions with the moving of the memorial and are very familiar with what is involved.

As President of the RSL I ask Council to consider both financial and other assistance (such as the removal of gardens) to restore what is the Community Park for Alstonville. Council staff and the RSL have agreed to the plans for the renovation of the park. In our considerations on how to enhance the Park we have consulted with our members and others in the community and Council in order to effect a positive change for the benefit of all.

Yours faithfully



Mark Quilligan  
President  
Alstonville Sub-Branch of the RSL

*"The Price of Liberty is Eternal Vigilance"*  
*"Lest We Forget"*

**Sandra Bailey**

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**From:** Mary <maryph4@bigpond.com>  
**Sent:** Monday, 28 May 2018 7:09 PM  
**To:** Matthew Wood  
**Cc:** Luke Marshall; Julie O'Brien  
**Subject:** 28th May 2018 Submission - A review of the 'Draft Delivery program and operational plan 2018-2019' Ballina Shire Council  
**Attachments:** 28.05.18SubmissionCDBDraftdeliveryprogram and operational plan2018-2019.pdf; 4.3.18WHS signed.pdf; 22 03 18Report WHS Ballina Croquet Inc.docx; 03 04 18 BCInc Submissi for PriorityBSC.docx; 24.5.18 Benefits to Seniors Flier.jpg; 24.5.18 Benefits to Schools and Students Flier.jpg; 29.3.18Ballina CroquetIncCritiquet of 2005PoM.docx; NPoyntingCDBSchematicLayoutClubhouse6Courts.jpg; BCC (2018) CONCEPT PLANS (A) 180420.pdf

Dear Luke,

Croquet Development Ballina (CDB) is requesting our Submission for Land and Lease Allocation dated 5<sup>th</sup> April 2018 (CDB Submission) be included in Ballina Shire Council's 'Draft Delivery program and operational plan 2018-2019'. Further, that the necessary funding be allocated for our proposed development within the 'Draft fees and charges, allocation of funding for 2018-2019'.

The 28<sup>th</sup> May 2018 Submission is a review of the 'Draft Delivery program and operational plan 2018-2019' and aligns with Ballina Croquet's intent and requests which inform our support and commitment to our community and our local council's directions, planning and development."

Please provide this email and its' contents to Cheyne Willebrands and Steve Barnier.

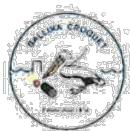
If you require any clarification or further discussion please contact me.

Regards,  
Mary  
Researcher – CDBWG  
Cc Julie O'Brien - Facilitator

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**Croquet Development Ballina Working Group**

Ballina Croquet Inc

PO Box 283

Ballina NSW 2478

[croquetdevelopmentballina@gmail.com](mailto:croquetdevelopmentballina@gmail.com)



**Attention:** Cheyne Willebrands (Manager Open Spaces and Resource Recovery)  
Matthew Wood (Manager: Development and Environmental Health Group)  
Steve Barrier (Manager: Strategic and Community Facilities Group)

Ballina Shire Council

Cherry Street

Ballina NSW 2478

28 May 2018

Dear Sir

**CROQUET DEVELOPMENT BALLINA SUBMISSION:  
REVIEW OF THE 'DRAFT DELIVERY PROGRAM AND OPERATIONAL PLAN 2018-2019'**

Two members of the Croquet Development Ballina Working Group attended the Community Meeting at the Lennox Head Community Centre on 21 May 2018. The members appreciated the overview given by the General Manager, the opportunity provided for community members to comment on the content and process and the complexities that Council has in determining priorities for competing meritorious demands on scarce resources.

Croquet Development Ballina (CDB) is requesting our Submission for Land and Lease Allocation dated 5<sup>th</sup> April 2018 (CDB Submission) be included in Ballina Shire Council's 'Draft Delivery program and operational plan 2018-2019'. Further, that the necessary funding be allocated for our proposed development within the 'Draft fees and charges 2018-2019'.

The following review of the 'Draft Delivery program and operational plan 2018-2019', aligns with Ballina Croquet's intent and requests which inform our support and commitment to our community and our local council's directions, planning and development.

**Review:**

a. **Direction one: connected community (CC)**

- i. CC1.1 Actively promote safety and well-being strategies – Benefits will be - increased compliance through proactive programs through CC1.1 (new number) Regular inspection of sites under the management of council or lands through leases and licenses issued to ensure compliance of Workplace Health and Safety (WHS) standards, e.g. DA compliance, lighting standards, access to health and hygiene facilities that meet appropriate standards for a public sporting venue. Further outcome: ensure minimisation of 'risk of harm' to community sporting organisation in relation to private commercial business interest and activities. Croquet Development Ballina ("CDB") Submission Attachment
- ii. CC1.2 Ensure relevant public health and safety standards are being met – Benefits will be – higher levels of compliance, improved public health, increased public safety and proactive risk management. See CDB Submission and in particular Workplace Health and Safety (WHS)

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Attachments – ensure toilet facilities cater for numbers using the facilities, gender and disabilities; ensure the lessee/licensee provides full access to facilities in times of poor weather conditions and for sun protection; ensure bullying and psychological harm is minimised by occupiers of the site.

- iii. CC3.1 Provide strategies for older residents to be part of our community – Benefits will be – Current registered croquet members are elderly. Enhanced facilities means older residents are more engaged and active thereby supporting the implementation of the Aging Strategy, enhancing sporting field facilities: See attached Flier 24.5.18 Benefits to Seniors
  - iv. CC3.2 Provide young people with a range of leisure activities thereby supporting the implementation of enhanced sporting field facilities – Current facilities are saturation level with no capacity to engage more players. Enhanced facilities will enable the engagement of new and young players. Benefits will be – See attached Flier 24.5.18 Benefits to Schools and Students
  - v. CC3.3 Support improved health outcomes by providing equitable access to community facilities – Benefits include: increased satisfaction and participation rates and a healthier community thereby promoting the lease/license and use of community properties with enhanced pedestrian access and mobility. See attachments and in particular request for relocation and establishment of a Regional Centre for Croquet (including the addressing of WHS issues, increased player numbers and review of the 2005 PoM Hampton Park )
- b. **Direction two: prosperous economy (PE)**
- i. PE1.1 Promote our area as an attractive place to visit – the benefits will be enhanced experiences for residents and visitors as well as increased visitor numbers through the provision of a Regional Centre for Croquet (6 courts and modern, creative design clubhouse) as supported by Croquet New South Wales, local croquet clubs including Byron Bay, Alstonville and Murwillumbah, SCU partnership, Ballina Hockey Club, Ben Franklin MLC, Tamara Smith MP for Ballina and Ballina Chamber of Commerce.
  - ii. PE3.3 deliver infrastructure that supports residential living – the benefits will be – an attractive place to live:
    - 1. PE3.3c reduced number of cars on Owen Street (Kingsford Smith Park/Boomerang Park) or Cherry Street (Cawarra Park) through the construction of an off-street car park. See Attachment: CDB Submission and Preliminary schematic site plans.
- c. **Direction three: healthy environment (HE)**
- i. HE1.3 Beautify and protect our streetscapes and open spaces – Benefits will be increased flora and vegetation cover through landscaping and beautification of the surrounds. See CDB Submission
  - ii. HE2.1 Reduction of water consumption – Benefits include - maximise recycled water including council and rainwater for irrigation of lawns and fresh water for club house use. See CDB Submission and Preliminary schematic site plans.
  - iii. HE2.?(new number) Reduction of energy consumption – Benefits will be through the use of solar power for lighting internal and external, operation of irrigation systems. See attachment CDB Preliminary schematic site plans provided to BSC.
  - iv. HE3.1 Implement plans that balance the built environment with the natural environment – Benefits will be – more people are satisfied with the management of development and reduced impacts on the environment. See CDB Submission

1. **Request to BSC and BSC Reserve Trust Committee for inclusion** in the allocation of a site equating to 1 hectare for the relocation of Ballina Croquet Inc. and establishment of a Regional Centre for Croquet. In reference per our CDB Submission and discussion with Council Staff, Crown Lands staff Councillors and interested parties including sporting organisation in Ballina and the surrounding area.  
*HE3.1p (priority placement request) Kingsford Smith Reserve and HE3.1q Cawarra Park.*
2. **Request to BSC to be included in community discussion** in relation to the 'Implementation of the Crown Land Management Act reforms' and be informed of any changes that have an impact on our requests per CDB Submission and discussions with BSC.
3. **Request to BSC to address in HE3.11 'Maintain contemporary Plans of Management for Community Land'** that the 2005 Plan of Management for Hampton Park Reserve be reviewed in line with our CDB Submission which included a direct review of the PoM informing the need to address WHS issues raised as well as concerns expressed from ongoing experience on Hampton Park Reserve from 1985 to 2018. This is relevant to appropriate management of the current site until the relocation of Ballina Croquet is achieved.

d. Direction four: engaged leadership (EL)

- i. EL1.1 Ensure corporate publications reflect community sentiment – benefits will be – more engaged community – CDBWG informs the preparation of a comprehensive CDB Submission for relocation and establishment of a Regional Centre; fliers (benefits to seniors, benefits to schools and students and benefits to business and tourism; bookmarks, a new website and contacts with newspapers, journals, newsletters and SCU to increase the profile of 'croquet' within the community.
- ii. EL1.2 Involve our community in our planning and decision-making processes – benefits will be improved satisfaction levels with Council's consultation through attendance at meetings with constructive advice and follow-up in to address the needs as outlined in the CDB Submission.
- iii. EL1.3 actively advocate community issues to other levels of government – the benefits will be – increased levels of State and Federal Government support. Croquet Development Ballina Working Group (CDBWG) has approached government for support on local issues (too many players per current number of courts, reduced opportunities for members of the croquet community, current WHS issues including no ability to improve conditions, restrictions of the current site etc.) as reported in the Submission to BSC for relocation and development of a Regional Centre for Croquet in Ballina. Funding has been successfully gained for immediate croquet needs from Tamara Smith MP for Ballina and Ben Franklin MLC. Ballina Croquet member input a submission 'Response to Draft Community Engagement Strategy' to highlight the necessity of advocacy, transparency and procedural fairness in communication and actions relevant to our Ballina community sporting needs representative of 1936-2018.
- iv. Ballina Croquet Inc. through the Croquet Development Ballina Working Group have liaised with BSC, the Lands Department, Councillors etc. and prepared a Submission to relocate and form a Regional Centre for Croquet.

We thank you for your time and effort on our behalf,



Mary Hughes (Researcher for CDBWG)  
Cc Luke Marshall (Open Spaces Development Officer)

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**WORKPLACE HEALTH and SAFETY  
BALLINA CROQUET INC CLUB HOUSE & COURTS**

The following are areas of concern at the premises and grounds utilized by Ballina Croquet Inc.

**OUTDOORS**

Sunshades - only some of the damaged/torn sunshades have been replaced. Members are afraid to use the broken sunshades for fear of the sunshades falling on them, especially when it is windy.

Sunshades - the design is not suitable for operation by elderly or vertically challenged players/visitors as they are too high.

Access pathways between Cherry Street Sports Club and the Croquet club house are used by the green keepers as a work area. Mowers are often parked there and hoses stretch the length of and across the path - both providing a mobility hazard. The use of chemicals in this area is also a concern.

Verandah access - there is one ramp on the eastern end leading onto the verandah; most players enter from the western end or from in front. When playing on home court (the one directly to the north of the club house) the most expedient access to the court from the verandah is via the front of the verandah.

Access from the verandah to the club house - there is no wheel chair access from the verandah into the club house.

Verandah tiles - the tiles become quite slippery when wet. A "slippery when wet" sign has been purchased by Ballina Croquet; however non-slip tiles would be more suitable to the position would be preferred.

Verandah - a contrast yellow edge strip has been applied to the tiles at the northern edge of the verandah. This is faded, badly worn, is peeling off in places and is no longer effective.

The brick verandah pillars hamper the view to the courts for spectators and players. Movement of plastic chairs and people trying to follow the game visually has resulted in accidents.

Gate access - access to the courts and club house from Bentinck Street is unsuitable for "wheelie walker" or wheel chair access as there is a step to negotiate. Alternative access via Hampton Park Reserve and Moon Street is also unsuitable for wheel chair or 'wheelie-walker' access.

There is no allotted disability parking or taxi parking.

Sprinkler points - there are two sunken sprinkler points on the lawn between the two croquet courts which create a dangerous trip hazard.

Chairs - plastic chairs have been provided for outdoor use. These are utilized on a daily basis. These become brittle with age and sun exposure and on occasion have broken without warning while being used.

Seating around the croquet lawns - seating is bench seat only - no backs for additional safety/comfort.

Access to Home Lawn - instruction from Cherry Street Sports Club is that games must commence on Figtree Lawn. In cold, windy winter weather this court lacks the protection/wind break, provided by the club house. In hot humid weather this court

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lacks the protection from the sun that the club house verandah provides (for both players and spectators). There is no immediate access to water from Figtree Lawn.

**INDOORS**

Toilet/washroom - there is only one toilet for the use of both female and male players/visitors; this toilet can be used by up to 60 people per day.

There is no vacant/occupied indicator on the toilet/washroom door

There is no way of checking inside the toilet/washroom if someone were to need assistance inside.

Toilet/washroom access - door way is too narrow to allow wheelchair access

Toilet/washroom access - there is a lip in the door way making it difficult for "wheelie walkers".

Toilet/washroom - no duress button

Toilet/washroom & Kitchen - cleaning carried out by contract cleaners is consistently poor. The ceiling fans are covered in dust/grime and the air conditioner requires cleaning (vermin droppings around air conditioner).

Exit sign - not illuminated.

Lighting - lighting throughout the club house is very poor - not believed to meet Australian lighting standard of 320 LUX (required for general office duties).

Defibrillator - directions/instructions provided for access to defibrillator located at Cherry Street Sports Club - possibly 5+ minutes to locate and access.

Storage - the storage room is small and overcrowded as chairs have to be stacked in front of shelving, creating mobility, lifting and access concerns. There is only one store room which is shared by 2 clubs.

There is damage to the store room floor caused by leaking hot water system

There is a faulty window latch in the clubroom

Incorrect evacuation sign provided by Cherry Street Sports Club; correct sign provided by Ballina Croquet Inc and displayed on play days.

*Helen Young*  
Helen Young  
President  
04/03/2018

*Jane Burrows*  
Jane Burrows WMS committee  
*Robyn Kynting* (WMS Committee)  
Robyn Kynting

## **Ballina Croquet Inc. reports a range of Workplace, Health and Safety Concerns**

### **Introduction**

**Ballina Croquet does not have a secure site.** The current situation is untenable, there is no opportunity to expand and there is uncertainty of control and responsibility where Cherry Street Bowling Club (CSBC) (Licensee) maintains they are responsible, not Ballina Croquet, for all WHS matters relating to the club house and courts.

**2018 Ballina Croquet was informed by Ballina Shire Council (BSC) that the CSBC has a license issued by Lands and WHS concerns can only be advised in writing to BSC.** Ballina Croquet needs to be independent and be responsible for and manage WHS issues for an independent croquet facility.

As Ballina community members Ballina Croquet experience reduced opportunities within our chosen sport including a healthy lifestyle as a direct impact of the 2005 PoM, the actions of the Cherry Street CSBC (CSBC) as neighbour, current licensee and establisher of Cherry St. Croquet Club (CSBC). The following is a sample of the range of WHS issues that cause concern and support the request by Ballina Croquet for the establishment of croquet courts and infrastructure at another site within Ballina.

### **1. Croquet Club House Management, Cleaning and Adequacy**

The Plan of Management (PoM) (4.5) requires that the club house be maintained to a high standard. This is the responsibility of the licensee. Ballina Croquet communicates concerns about relevant WHS issues to the licensee. A recent example is an email forwarded to T. Sheehan Secretary Manager, 7th December 2017 about a number of workplace safety issues. **Response include:** (1) Defibrillator request. A sign was placed on the wall of the croquet clubhouse indicating there is one located behind the bar in the CSBC. Concern about the efficacy of the location of the defibrillator for all croquet members given the distance to the bar and the need for ready access in an emergency. (2) Evacuation Sign and Diagram: provided to croquet club 14 January 2018. Not accurate - Indicates only 1 exit door and only one directional flow of movement towards this exit door from a corner position at the opposite position than the kitchen and toilets. Members pointed out a fire or accident is more likely to occur in the kitchen, bathroom or storeroom. The evacuation diagram appears to be an old diagram from before the completion of the croquet clubhouse.

#### **1.1 Cleaning**

1936-1985 and 2007– April 2010: Ballina Croquet cleaned their own clubhouses

2010—2018: Ballina Croquet cleans daily the croquet clubhouse Wednesday, Friday and Saturdays. Cleaning undertaken includes floors, chairs and tables, kitchen, removal of rubbish, cleans own croquet area where resources and equipment are stored. Routinely a working bee undertakes a more industrious approach to the kitchen, toilet, walls, cupboards, floors and refrigerator.

Ongoing requests to Lessee (written and verbal) for cleaning improvement: related to discolouration, stains, dirt, grime and litter in the kitchen, toilet area (urine spills), storeroom, club house entries and open areas. Little action by Lessee over 8 years, since 2010. Lessee employs contract cleaners (time allotted less than 1 hour per week). Email forwarded to Lessee, week of 16.11.17 due to very poor state of floors and toilet area including taps- 'dirty', 'urine'. Kitchen wall washed and floor near bins and food preparation area by members, 8.11.17. Very dirty again, 15.11.17. 17.11.17 CSBC visit due to email concerns from Ballina Croquet. Shown and acknowledged concerns. Contract cleaner visit and informed of inspection of issues. No improvement in cleaning.

11.08.17 Treasurer, Ballina Croquet reported President Cherry Street Croquet had serious concerns about the state of the toilet and subsequent cleaning. President Ballina Croquet reported the poor and unhygienic conditions. 11.8.17 Ballina Croquet members washed walls, vacuumed floors and carpet, repaired and

1

## 10.6 Delivery Program and Operational Plan - Adoption.DOC

removed damaged furniture. Installed newly designed mallets racks x 2 for safety reasons (Ballina Croquet paid) to enable both croquet clubs to be safety compliant.

25.3.17 - 29.3.17 President Ballina Croquet approaches the CSBC about very poor cleaning - dirty kitchen floor, doorways, storeroom, hallway floor and skirting boards, toilet area (urine left on external bowl, internal bowl dirty, floor filthy as well as behind toilet bowl). Hand basin and toilet bowl and external bowl finally cleaned. Short-term fix. President Cherry Street Croquet and Ballina Croquet (Golf Captain) agreed cleaning has been very poor for a long time. March 2017

### 1.2 Kitchen

19.03.18, 8.30am Visit by NRCA club for Golf Pennants observed the floor near servery stained and not washed. 11.10.17 Floor filthy underneath small mobile kitchen unit. BC working bee to clean. Storeroom tidied. 2 walls cleaned. 8am near bin and servery (filthy). 17.6.17 Bin area, corner near glass doors. 27.3.17 floor dirty. 10.5.17 floor area adjacent to fridge. 03.12.16 Floor a mess (near server and fridge). 13.05.16 Member cleaned kitchen with mop before and after the club's 80<sup>th</sup> Birthday celebrations. This was and is not a one off. This is undertaken prior to and after all major and regular events e.g. 75<sup>th</sup> Birthday, Friendship Days, competitions.

### 1.3 Hallway

20.03.18 No improvement in cleaning, 17.6.17 and March 2017: 27.3.17 Hallway – dirt and grime, skirting boards. 20.09.17 floor outside toilet door dirty. 30.12.17 Hallway and toilet door dirty

### 1.4 Toilet

20.03.18 No improvement in cleaning as observed floor marked, skirting boards dirty, tap bases dirt ingrained, toilet external unclean. 20.09.17 Tap (filthy), Plug dirty, Toilet area with urine on the floor. 4.8.17 Toilet brush replaced by Ballina Croquet member as the old brush was no longer fit for purpose; urine on base of toilet; 30.12.17, back of toilet, toilet corner. 17.06.17 Hand basin, tap. 30.12.17, 25.03.17, 27.03.17, 30.11.16 Top of toilet, rubber and hinges filthy, stained and corroding. 05.03.17, 25.03.17, 03.12.16, 03.11.16 Ongoing grimy floor with tiles increasingly discolored. 28.02.15 Toilet floor area marked and unclean including under the table stored in the area. 2015 Members again reported to the Lessee the "extremely grimy tiles in toilet area and kitchen". Floors were scrubbed. (5 years of use by over 80 members per week).

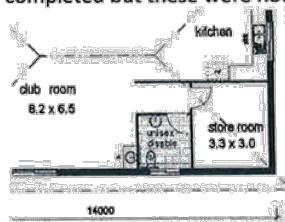
2009/10 Croquet members paid for cleaning – 1 hour per week. 6 months - until CSBC became Lessee. (Floor clean)

2007 – 2009 Croquet members undertake all cleaning tasks 6 days per week. Member rotation. Working bees. (Ballina Croquet Lessee)

**Toilet facilities, a sports' club house:** Facilities are one unisex toilet for an average of 25 + players per day. Age range of players 50 – 93 years; no provision for special needs; special days (e.g. Invitation only—Cherry St. Croquet and Friendship Days—Ballina Croquet over 60 players/day). Ballina Croquet sort planning changes when the club house was first completed but these were not adopted.



August 2017



16.11.07 (Plans put to BSC)

● Shower space available – no shower

## 10.6 Delivery Program and Operational Plan - Adoption.DOC

- Door width too small for 'walkers' and includes a step up and limited turning area
- At all other croquet clubs there are more than one toilet at other croquet clubs and all these clubs have less members - Alstonville, Lismore, Byron Bay, Murwillumbah, Tweed Heads, Southport, Toronto, Maitland. No other croquet club visited in Queensland, NSW or New Zealand has only 1 toilet. Ballina Croquet clubhouse is currently used by over 140 members on a weekly basis with a range of health issues e.g. incontinence, post operative urinary conditions
- Requested information in 2007 as to why only 1 toilet was to be provided. Executive informed by Secretary Manager the building was built to be used as an office for himself and meeting room for staff.
- 20.03.18 NRCA Pennants games delayed due to queue for the toilet facilities. This is not an uncommon experience

### 1.5 Internal lighting, club house - inadequate:

Vision within the clubhouse is particularly difficult for members during dull days and at night time. The CSBC requested Ballina Croquet purchase a coating to be adhered to the doors and windows. The result is poor lighting that reduces opportunities for use of the building and provides WHS concerns for regular users. The lighting fails to meet minimum lighting of 320 Lux. The CSBC's continues to refusal to remedy the situation. BSC has been informed and failed to apply appropriate standards in 2008.

19.8.17 President Ballina Croquet reports, Lessee and Cherry St. Croquet mandates tables (used by Executive, Captains etc.) must be near the window due to the need for additional light.

Ballina Croquet EC 2007 - 2010 requests remediation by Lessee 2010 again informs:

- Nothing can be done.
- The wrong wiring was used in construction.
- Globes with low wattage then had to be used.
- Too costly to be fixed.

### 2.0 Veranda of a sports clubhouse – ongoing concerns

- Spillages, mainly beer from passing traffic.
- Steps stained and discolored.
- There is no ramp at the end of the veranda that is closest to both courts. Elderly players carry croquet equipment (hoops etc.) down steps to get to the courts (closest access) or from veranda (step down). Members who use walking aids and all other members have to travel over extensive expanses of grass from 3 of the 4 entries to the croquet area. A ramp is provided at the entry adjacent to the CSBC but access to this ramp is impeded from the carpark or alternatively access is at least 100metres along the front of the CSBC (a passage way for bowlers and visitors to the CSBC).
- There is no ramp, only steps into the club house.

### 2.1 Player and spectator viewing from club house

- Hampered view from the veranda and club house due to pillar obstruction.
- Former CSBC Secretary Manager (David Brann) informed that the clubhouse building was constructed with pillars that can't be changed; informs building to be used also as his office and staff meeting room 2007.
- Health issues relate to concerns of players and spectators for possible neck injury while craning to watch games and monitor their opponents
- Reduced spectator and player enjoyment of croquet games social and competitive due to hampered views
- Outdoor chairs are unstable when sitting and moving on the hard veranda surface to gain a better view. A few players have fallen due to either faulty design of chair, age of chairs that deteriorate, crack and collapse without warning particularly when placed on hard surfaces such as the veranda. CSBC has directed that inside chairs are not to be used on the veranda.

## 10.6 Delivery Program and Operational Plan - Adoption.DOC

- Request made for wooden seats with backs owned by Ballina Croquet (from old croquet area) be brought to the new area and cemented in 2007. Refusal to cement in or allow Ballina Croquet to have the seats installed. October 2017 General Meeting requested BC EC provide a written request to the CSBC for the seats. This was done. No reply from the CSBC 16.12.16, 16.11.16,



- Pillars 1.4.17

### 2.2 Other:

- **Air conditioning unit** – mouse droppings; Reported 2014/15. Cleaned early 2016. Droppings found again 11.10.17 on top of wooden noticeboards at time of House Manager cleaning storeroom and member cleaning walls.
- **Ceiling Fans** are in a shocking state (dirty) as at 20.3.18. Yearly clean by members 2007 – 2009. Reported 2014/15. Cleaned early 2016. Members (cleaned until April 2010) were requested to stop due to having to stand on chairs and tables.
- **Window latch, lock faulty.** Often left open. 18.03.17 sticky tape repair (2013)



- **Mallet Racks x 2** – 2007 Ballina Croquet paid for and installed 2 mallet racks for approximately 60 members as part of outfitting the club house. 2010 Cherry St. Croquet was given access to the bottom mallet rack. Ballina Croquet kept the top one. It was determined that a safety issue existed due to the weight of the mallets, elderly people lifting them down or up, the actual construction of the mallet rack was not an appropriate design due to the need to slide along, turn and lift the mallet before pulling it through the two pieces of wood. More mallets e.g. club ones were being left on the bottom mallet rack, being carried home or requests made to the more able members. Both mallet racks constructed and paid for by Ballina Croquet. 2017 a survey to Ballina Croquet members which highlighted even further concerns on using both racks. 90% requested replacement with appropriate height, design. 2017 Ballina Croquet replaced.
- **Storeroom:** built for 1 croquet club. Now shared by two croquet clubs. Double equipment stored from April 2010 - Overcrowded, daily heavy lifting of food containers, croquet equipment – metal hoops, balls, chairs – indoor x 10 and outdoor x 30 by elderly members. Safety concerns include the design and height of access of stored resources, difficulty to locate needs due to cluttered and stacked equipment on high shelving. The carrying of equipment (much of which is heavy and cumbersome). Trolleys bought By Ballina Croquet for movement of court equipment (hoops and balls) broke due to the lack of ramps. All other croquet clubs have this equipment as standard for addressing WHS.

Ballina Croquet purchased the initial 30 chairs and provided fixed shelving. 2017 – 2 chairs broken in a week. 16.08.17, 17.06.17, 14.09.16, 16.08.16, 11.08.17, 09.09.17, 04.08.17 2007 – 2018. Storeroom door and floor dirty particularly at floor level including skirting boards and walls. Mobility issues in a confined space are of concern. See also cleaning.

**3.0 South East Croquet Corner and access routes 2007 – 2018, CSBC greenkeepers use daily**

CSBC continues to use the croquet site as greenkeepers work area 2018. Hazards include chemicals, water, drain, hoses, mowers, grass catchers and wheelbarrows and other equipment over pathways and walkways and in front of rear eastern access gate. A trip hazard, mobility and chemical concerns for members and visitors who come from rear carpark, parkland and CSBC walkway to croquet courts and clubhouse. 20.03.18 NRCA Golf Pennants 01.04.17, 13.09.17 NRCA Association Tournament, matches in play. Greenkeepers working on bowling greens, machinery, noisy and disruptive. 27.03.17, 25.03.17, 19.02.17, 17.03.17, 23.11.16 Machinery used for bowling greens(s) blocking Reserve access gate. Bowling green(s) only mowed. For example: (pictures)

17.02.17 Stored on the Reserve: sand and equipment for CSBC Reduced mobility access across the Reserve including blocking pathways to the croquet area. (pictures). 27.07.17, 30.05.17, 20.05.17 Reserve walkway: Croquet players, students and visitors unable to utilize path from car park. Unstable surface. Use of 'walkers' impeded. 27.12.17 Storage on Ballina Croquet Lease area. 29.12.17 CSBC Green Keepers on Croquet Lease area blocking pathways etc. Reserve walkway from carpark: 18.3.17 Equipment over walkways and in front of the southern gate, including hoses, wheelbarrow, water and chemicals. 17.3.17 Croquet courts not mowed. Home Court, Friday morning practice, both courts being used. 19.2.17 Croquet walkway: Trip hazard – machinery, hose, electrical cables, water over walkway. Sand and waste stored on Reserve across pathway to croquet area and the Reserve itself. Children walk to school through here. 16.11.16 Waste storage area on Croquet Lease. Rear entry gate from Reserve and car park. Sand stored on Reserve. 26.10.11 Gate moved to the western side of the Croquet water tank directly behind the work area. Paving stone hazard. Further expansion of work area for greenkeepers. (pictures).06.06.1026.11.10 Pict. 1. Machinery across walkways. Pict. 2 & 3. Digging up grass area, cementing for use as a work area. 18.8.10 Croquet courts not mowed trip hazard, chemicals. Hazards - walk ways from CSBC and rear entry from car park and Reserve. 2010 Paving blocks put across relocated rear gate entry. Hazard – slippery, water on & around, uneven. Grass area. Possible table and outdoor seating area to watch game on Home Court. Disappeared as CSBC work area expanded.



27.10.09 A wood ramp was installed across the PVC pipe installed between the CSBC and Ballina Croquet Club water tanks. This caused further problems for players with poor mobility and age-related concerns including walkers. The ramp became slippery when wet. Bricks were used to reinforce the ramp. WHS issues (outlined) were discussed with the Mayor in 2007. No response, No action.

2009 A PVC pipe was connected to both water tanks (BBRC Ltd existing tank and Croquet installed tank). Installed gate. Original walkway to courts. No notice of changes. Imposed. Players expected to step over the pipe to gain access to the Croquet Lease area from rear carpark. Very upsetting for elderly players (knee, hip replacements etc.). Trip hazard.



27.10.09 (PVC pipe put in to enable CSBC to access croquet water.)

2007 CSBC started developing a green keepers' work area. Initiated the area west of the Croquet club house.

No tap. Large drain. Trip hazards on a pedestrian way.

2007 No handicap parking eventuated although on plans provided to and by BSC.

2007 Rear walkway established between the 2 water tanks (CSBC tank erected and croquet water tank erected on croquet lease area) for Ballina Croquet in order to access car park. Croquet water tank connected to CSBC water tank and clubhouse. CSBC water tank partially on Croquet lease area.

A southern gate was constructed between CSBC water tank (used for bowling greens) and Croquet water tank (used for croquet courts, per 2006/7 DA) allowing croquet members to park in the rear carpark with a short walk across the vacant Reserve to gain access to the Croquet Lease area. Mobility aids restricted due to narrow inside gate walkway. Area used for CSBC bin storage. A mess.

2006 Development Application informs: Handicap parking, croquet water tank and a south - eastern gate.

#### 4.0 Issues related to Croquet Courts

**Chairs on the veranda...** breaking 04.08.17 CSBC replaced Ballina Croquet purchased chairs with old ones. Reported by Ballina Croquet President to Lessee. A concern due to age of replacement chairs. No action.

**Sprinklers** – trip hazard, much larger metal objects than exist at croquet courts across NSW and Queensland.



**Broken shades:** 20.9.17 Figtree broken shades (pict.1, left). Most women unable to erect shades because of the strength required to unfurl and furl them while standing on a narrow aluminum bench seat.





## Ballina Croquet Inc.

### Submission to Ballina Shire Council requesting site and lease acquisition in Ballina to establish a Regional Centre and a home for Ballina Croquet

#### Background

Ballina Croquet (BC) was established in 1936<sup>i</sup>. It is an independent sporting club with a history of successful competitive and social play. For over 70 years it had courts and a clubhouse (from 1936) on the Cherry St. end of Hampton Park. As part of the 2005 Plan of Management (PoM)<sup>ii</sup> for Hampton Park, the Cherry St. Bowling Club (CSBC) was required to develop two courts and a club house on the north western area of Hampton Park replacing the current courts and former club house that had been encroached upon by CSBC. Contrary to the express provisions of the PoM, CSBC was given the lease for the new courts and club house. In 2009 CSBC attempted to subsume BC, making it a sub-club of CSBC. This was not done in a transparent manner and many BC members elected to remain independent. As a result, there are now two clubs using the Hampton Park courts. The courts are in use 6 ½ days per week.

When the Hampton Park PoM was gazetted in 2005 there were less than 30 croquet players registered in Ballina. There are now close to 140. Most croquet clubs in NSW (and the same is true Australia-wide) with 70-80 members, have 4 courts. CSBC has categorically stated that CSBC supports the PoM, which does not provide for additional courts at Hampton Park.

**VISION:** Regional Centre – Home of Ballina Croquet<sup>iii</sup>

**MISSION:** Croquet Development Ballina<sup>iv</sup> – All day, All year, All ages

**REQUEST:** Priority acquisition of sporting site<sup>v</sup> and lease in Ballina.

Croquet has a demonstrable need for expansion and a separate dedicated site given the dramatic increase in participation in croquet in the last decade. In addition, Ballina Croquet members need to feel and be safe. Croquet and associated recreational activities need to be permanently protected and guaranteed. Time is ripe to get croquet established in a new area.

**Name:** Ballina Croquet Incorporated

Phone Contact: Julie O'Brien, Croquet Development Ballina Working Group (CDBWG) Facilitator: M 0407 405 523 Email: [jules56.jo@gmail.com](mailto:jules56.jo@gmail.com) or [croquetdevelopmentballina@gmail.com](mailto:croquetdevelopmentballina@gmail.com)

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BSB: 06 2502  
Bank Account Number: 10465465

**REQUEST BY BALLINA CROQUET TO BSC** for site acquisition, priority inclusion, support and access to the NSW Government funding programs as well as sources within our own local council. Our Project will add value to the local council's strategic objects including the enhancement and expansion of sport. It will build on investments already undertaken in the local area. The current facilities are inadequate for most croquet events held in the Northern Rivers and NSW. This Regional Centre/home of Ballina Croquet will be designed and developed to satisfy demand with futures planning and innovative design. We submit that the project deserves funding assistance through the Connecting Country Communities; Regional Sports Infrastructure Fund; Stronger Country Communities Fund and The Regional Growth Fund Support (RGF) for the establishment of a Regional Croquet Centre, as our project will:



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- positively benefit the local economy through increasing regional infrastructure
- improve croquet services to communities in the Northern Region of NSW through building and enhancing regional sporting infrastructure
- promote a regional voice in Croquet NSW (CNSW) and the Australian Croquet Association (ACA).
- increase job creation
- promote and utilize local expertise, knowledge and skills including retirees in participation in enhancing community infrastructure. For example, members of the working group have important relevant skills for the project: builders, accountants, scientist (geo-physicist), lawyer, 2 members have established and maintained croquet courts, accredited croquet officials including referees and coaches, principal, teachers, secretaries, mallet and equipment making etc.
- facilitate future improvements including spectator facilities including stand, additional amenities including conference capacity and beautification program of the site
- enable the involvement of players of all ages and interests through offering a junior school sport component for public and private schools K-12 and student holiday programs
- provide opportunities for people still working who might enjoy social and competitive croquet in the evenings
- expand the range of croquet codes (Gateball) that are currently unavailable in the Northern Rivers area
- ensure players across the local, district and regional area progress and achieve their potential both socially and competitively in an equal opportunity environment
- enable use of the facilities as a source of revenue to ensure autonomy and sustainability of the centre e.g. croquet parties for businesses and social groups. This is common practice with many autonomous croquet clubs.

### **Why does Ballina Croquet want to relocate and expand now?**

Ballina Croquet applied for the renewal of the croquet lease in 2009. It was denied after 74 years of playing croquet and having tenancy including leases, license and permissive occupancy. The CSBC did not play croquet but was given the croquet lease at community rates because it enhanced the infrastructure on the Reserve as they agreed to in the PoM. Ballina Croquet was informed by BSC that the CSBC has a current license for the current croquet area.

### **The current situation is untenable on the current croquet lease area with no support for expansion from Hampton Park site occupiers:**

- The current License holder (CSBC) does not support expansion or provision of adequate croquet facilities on the current site of Hampton Park Reserve.<sup>vii</sup>
- The current License holder (CSBC) and Ballina Tennis Club do not support expansion or provision of adequate croquet facilities on the current site of Hampton Park Reserve.<sup>viii</sup>
- Ballina Cherry St. Croquet (sub-club of CSBC) do not support expansion or provision of adequate croquet facilities on the current site of Hampton Park Reserve<sup>viii</sup> as evidenced in emails between Ballina Cherry St. and to CDBWG<sup>ix, x</sup>
- BSC reportedly do not support expansion or provision of adequate croquet facilities on the current site of Hampton Park Reserve.<sup>xii</sup>
- Mayor David Wright (BSC) advised BC that there is a Native Title Claim involving Hampton Park which would need to be resolved prior to further developments on the site.

### **Guided by discussions with BSC staff (19<sup>th</sup> December 2017, 2<sup>nd</sup> February 2018) detailed information is provided in support of our request for urgent relocation:**

- A Critique of the Current PoM.<sup>xii</sup> The PoM does not support expansion or provision of adequate croquet facilities on the current site of Hampton Park Reserve.
- Workplace Health and Safety (WHS) Audit<sup>xiii</sup> and WHS Review<sup>xiv</sup> informing ongoing concerns that do not support expansion or provision of adequate croquet facilities on the current site of Hampton Park Reserve.

**Croquet cannot expand, Ballina Croquet has no voice or ability to improve things and cannot grow or function under the CSBC as their primary function is 'bowls'.**

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### PROPOSAL:<sup>xv</sup>

The relocation of our croquet club supports the development of a regional croquet centre which fulfils the strategic planning of Croquet NSW (decentralisation), and aligns with NSW State Gov., policy of regional sporting facilities. Croquet NSW have already supported the regional centre with the offer of regional championships and Croquet NSW State tournaments.

Croquet has a long history in Ballina. It is experiencing a boom over the current decade. The current facilities restrain croquet meeting its potential for increased members across a diverse range of age and social groups. There has been no increase in the croquet spaces in Ballina since 1936, when 2 courts were established.

Ballina Croquet and members appreciate that they will have to make a significant financial and in-kind contribution to bring about the result sought. We submit that the continuous health of croquet for over 82 years in Ballina demonstrates that our club has the tools, resource, knowhow and capacity to ensure the success of this vision.

The expansion we propose will benefit current members, future members who will be able to play, the wider community through increased numbers of community members engaging in a healthy sporting and social activity and Ballina businesses through increased visitor numbers attending regional, state and even national croquet events.

**Ballina Croquet is uniquely experienced and qualified to succeed in ensuring the sustainable enhancement of mallet sports in the Ballina area and beyond.**

Our submission reflects cooperative planning, our commitment and proven ability to manage and operate croquet lease (s), club house and courts with full compliance<sup>xvi</sup> - legal, ethical, financial and legislative requirements from 1936 – 2018. Player numbers are increasing. Our submission aligns with a growing town population that requires future upgrades of Ballina Shire Council infrastructure including airport and tourist facilities. We support the growth of croquet within the Ballina, Northern Rivers area and beyond. We are part of the Ballina Sporting Community. We are an independent sporting club. Our focus and goal is the enrichment of the community through the development of a unique sporting facility.

#### Ballina Croquet will:

- be responsible for operating and maintaining the infrastructure (club house, courts, ancillary buildings, landscaping and beautification) to a high standard (meeting ACA, CNSW, WHS standards) that will be accessible and available to the general public the majority of the time
- ensure safety and enjoyment
- facilitate improved management of community facilities
- comply with regulatory obligations including payment of public liability insurance
- enhance environmental assets by supporting the use of solar panels, water tanks, weed and pest control
- be financially sustainable through the collection of fees (e.g. membership, games, affiliation) letting of premises, and
- support the role of volunteers.

Ballina Croquet and members appreciate that they will have to make a significant financial and in-kind contribution which will include outfitting the clubhouse and courts, to achieve the result sought. We submit that the continuous health of croquet for over 82 years in Ballina demonstrates that our club has the tools, resources<sup>xvii</sup>, knowhow, enthusiasm and capacity to ensure the success of this vision.

Ballina Croquet will provide progress reports, assessment and reporting documentation informing futures planning<sup>xviii</sup>, risk assessment and audited financial reports<sup>xix</sup> as necessary.

### THE SPORT OF CROQUET

#### **Outline of the game and requirements of croquet, Regional Infrastructure Centre Requirements - clubhouse proposal and court layout.**

Croquet is played on a flat court 28x35 yards in size. There are 3 codes: Association, Golf and Ricochet. Games can be played as singles or doubles. Courts are often "double banked" - two games proceed on the same court with minimal interference - meaning a court can accommodate as many as 8 people.

Croquet can be played by people of all ages and abilities, including people with special needs. It is played all year round, with many people competing more than once a week. It is experiencing a boom over the current decade.

Australia won the McRobertson Cup - regarded as the 'Olympics of Croquet' in 2017. The ages of three of the Australian Team were 22, 23 and 25). The Australian World No. 1 is in his mid 20s. Competitors at most state, national and international events now comprise players of all ages with a trend to younger players in their twenties and thirties.

Croquet is inexpensive as annual registration is as little as \$50, weekly fees are minimal and equipment affordable - a mallet that lasts a lifetime costs from \$150.

Croquet is low impact and so is a whole of life sport. Most local croquet players are over 60 years of age. There are members of both local clubs who still play regularly in their nineties. Croquet enables persons with limited mobility to actively participate in a community sporting activity that requires physical, mental and social engagement. It facilitates social engagement for community members who through family, social and life circumstances (widowed, empty nesters) may otherwise be isolated.

The 2016 census results indicate that over 40% of Ballina Shire residents are over the age of 55. Ballina is an attractive retirement location as can be evidenced by the growing number of retirement/over fifty-five residential options within the shire.

#### **CROQUET DEVELOPMENT BALLINA**

CDB is a working group established in 2017 by members of Ballina Croquet (BC). It has invited other interested parties from the Northern Rivers Croquet Association and the Ballina community to participate. **Its aim is to further develop the sport of croquet by the establishment of a regional centre for Croquet in Northern NSW.** In doing so, it hopes to provide a new, independent home for Ballina Croquet. A Discussion Paper 'Establishing a Regional Centre for Croquet in Ballina' dated 14<sup>th</sup> March 2018 was prepared and disseminated.

**Regional centre infrastructure requires** a minimum of a clubhouse, maintenance shed and 4 courts initially, with provision for extra courts as the centre grows. Further courts will certainly enhance the prospect of managing and hosting both national and international tournaments and competitions.

A typical (desirable) layout would be 4 courts grouped in a rectangle, with provision for additional courts either alongside or end on end. The clear area around the perimeter of the courts is to allow movement of out-players, referees, and spectators without encroaching on the playing surface. This perimeter area will also allow for erection of shade structures needed in this climate. A minimum land area of some 5000 sq. meters, or ½ a hectare, would be required. A further area set aside for expansion would be appropriate at this time. This area would be approx., 2356 sq. yds. =1969 sq. meters. The final area required will depend on the regularity of shape of the land provided.

**The highest priority in our campaign for a new facility is the acquisition of a sporting site and lease in Ballina.** A land parcel needs to be identified, enabling budgets for the development of the facility. Without this, funding applications are not possible.

With your support and guidance, we look forward to achieving our vision of a Regional Croquet Centre, a home for Ballina Croquet and enhanced healthy lifestyle options for our Ballina Community.

**Contacts:** Julie O'Brien, Croquet Development Ballina Working Group, Facilitator, M 0407405523, [jules56.jo@gmail.com](mailto:jules56.jo@gmail.com) or [croquetdevelopmentballina@gmail.com](mailto:croquetdevelopmentballina@gmail.com)

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<sup>f</sup> The, History of Ballina Croquet 1936-2016, 16 Women, One Passion, 80 years strong. 80<sup>th</sup> Birthday Committee. CNSW Website

<sup>g</sup> 2005 Plan of Management (PoM) for Hampton Park and Appendixes, BSC Website

<sup>h</sup> Discussion Paper 'Establishing a Regional Centre for Croquet in Ballina': Background, The Sport of Croquet, Croquet Development Ballina, A New Facility, Acquisition of a Sporting Site, Contacts. Our initiative is also benefiting Cherry Street Croquet Club and that by supporting us, they are also supporting them. A win/win for both clubs. Facilitator Julie O'Brien, 14<sup>th</sup> March 2018.

<sup>i</sup> Regional Croquet Centre and Home of Ballina Croquet: Outline of the game and requirements of Croquet. Courts and Equipment. The Game. Land Area Requirement. Ballina Croquet Infrastructure Centre Requirements. **Attached: Proposed Club House plans and layout of courts demonstrating our commitment to creative design, versatility of use and futures thinking.**

<sup>j</sup> Ballina Croquet Inc. requests site and lease acquisition in Ballina to establish a Regional Centre and a home for Ballina Croquet 1<sup>st</sup> April 2018. Kingsford Smith Park Ballina. Reason include: area of land is available, access to site, amenities, transport and accommodation, further reasons in support of request – croquet is played 7 days per week by all ages, the site has very high usage, parking could be shared with the Netball Club, proximity to tourist venues. Pictures. Research by Mary Hughes 29<sup>th</sup> March 2018.

<sup>k</sup> Letter dated 20<sup>th</sup> December 2017 to Julie O'Brien CDB from T Sheehan General Manager, "The Board of Directors has asked me to inform you that Cherry Street Sports Club (Bowling Club) will not support this development proposal and will continue to plan the future by following the 'PoM'.

<sup>l</sup> Letter dated 11 December 2017 to Mr P Hickey General Manager BSC from T Sheehan, General Manager Bowling Club and M Oldham President, Ballina Tennis Club." [A]s the Council's PoM 2005 shows provision for an access road from Moon St to Cherry St Bowling Club, we request that Council place this project as an urgent priority for funding ..." "We refer you to Page 28 of the PoM 2005: 3.3 Vehicular Access & Internal Parking "[T]he car parking on the Reserve needs to be maintained for the exclusive use of the Reserve patrons." Ballina Croquet has no current designated parking. Parking on the lease area and adjoining lease areas are for Bowls Committee and Staff and Tennis Committee.

<sup>m</sup> Email dated 1<sup>st</sup> February from Cherry St. Croquet to Julie O'Brien Facilitator CDBWG: "[a]s a sub club of CSBC, are guided by and support their policies and management. These policies are to follow the 'PoM', therefore, we will not be participating in this proposal." F Duncan Secretary

<sup>n</sup> Email dated 3<sup>rd</sup> February 2018 from Cherry St. Croquet, F Duncan Secretary to All Recipients of the Croquet Development Proposal (CDP) dated 11 December 2017. "[C]herry St. Croquet do not support the CDB Proposal since it is contrary to the PoM which was adopted by the NSW Minister for Lands on 13 May 2005."

<sup>o</sup> Email Response from Julie O'Brien CDBWG to All Recipients, Re: Croquet Development Ballina, Email from Cherry St. Croquet Club, F Duncan, Secretary 3<sup>rd</sup> February 2018 to All Recipients disparaging CDBWG's proposal.

<sup>p</sup> Email dated 20<sup>th</sup> February 2018 to H Young President Ballina Croquet from J Copeland President Cherry St. Croquet, "In response to your enquiry regarding the courts. In 2011/2012 the Bowling Club were aware of the growing numbers in our Club. They applied to Ballina Council for a space for a 3<sup>rd</sup> court. This action was declined by Council."

<sup>q</sup> A Critique of the 2005 Plan of Management (PoM) for Hampton Park: Background Issues was compiled by CDBWG – Julie O'Brien, Robyn Pointing, Mary Hughes. A 1page discussion paper was prepared entitled 'Why is it necessary for the PoM to be reviewed? for the Meeting 2<sup>nd</sup> February 2018 with BSC staff- 'Strategic Management' Matthew Wood, 'Open Spaces' Amy Cahill Development Officer Community Land. The discussion highlighted why Ballina Croquet cannot stay on the current site and why Ballina Croquet should be supported and compensated by BSC and CSBC. Ballina Croquet informed we want to move on; CNSW is supporting us, Northern Rivers benefits, current sporting facilities are not enough, croquet is located on a site where it cannot expand, we have no voice to improve things, we cannot grow or function under a bowling club which has a current license, is a business and plays bowls, there is a Native Title Claim over the reserve. Site users want a car park. Ballina Croquet needs to prepare a submission highlighting "evidence for priority for a sporting site and lease in Ballina (benefits), the need to move elsewhere, our vision for the future infrastructure requirements and costs (if known), our history - how untenable the situation is and what can't happen on the current site and why, including what has changed since 2009." A request for a meeting to be arranged with Open Spaces to table our submission for site request and lease. Members to attend this meeting Lance Turner, Mike Gidding and Julie O'Brien Facilitator CDBWG. Email forwarded to Cheyne Willebrands requesting follow-up meeting. Telephone calls made.

Follow-up with Amy Cahill: Email dated 6 March 2018. Telephone call 7<sup>th</sup> March 2018. Amy Cahill acknowledged receipt of email. She is going to talk to Luke Marshall 'Open Spaces Development Officer' to look at areas for possible relocation. She would get back to us either by email or telephone call, perhaps not a meeting.

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<sup>xiii</sup> WHS Audit, Ballina Croquet Inc Club House and Courts, Outdoor and Indoors, BC Committee – H Young, R Poynting, J Burrows 29<sup>th</sup> March 2018. Areas of concern at the premises and grounds utilized by Ballina Croquet Inc.

<sup>xiv</sup> Review of WHS Issues and Concerns 1985 – 2018. There is always a next time. Ballina Croquet members have no say. Collation of experiences. Conditions imposed by neighbours, lessee and licensee. Mary Hughes (Member Ballina Croquet, CDBWG, Player, Referee, Coach, Golf Croquet Captain) 1<sup>st</sup> April 2018.

<sup>xv</sup> Letter dated 11 December 2017, from Julie O'Brien Facilitator Croquet Development Ballina Working Group to All Recipients, Croquet Development Proposal (CDP). Response to all recipients. [T]he proposal is an initiative intended to be a positive step for the whole Ballina/Northern Rivers community from a social, sporting and commercial perspective." "We note the PoM was gazetted in 2005. In 2005 there were 32 registered croquet players in Ballina.... [n]ow 138 (as per letter 3 February 2018) with no increase in playing facilities. ..[t]he issue of a vast increase in playing numbers was not anticipated by the PoM. The proposal is not "contrary to the PoM". [T]he responses ... have been supportive with positive suggestions as to achieving the goal of improved croquet facilities that cater for the current demand and improving facilities for the benefit of croquet players and the wider Ballina community. We note that our proposal contains an invitation to "new members to the working group from interested individuals and organisations."

<sup>xvi</sup> Croquet Development Ballina 'Our Vision' Regional Centre-Home of Ballina Croquet, Growth in Croquet, Safe Site, Inclusivity, Whole of Life, Meeting Compliance Requirements. Ballina Croquet is uniquely qualified to succeed. Evidence 1936-2018 including self-supporting; meet the guidelines of and for operating as a not for profit, community sporting group as an incorporated body; proven ability to engage in robust, open, inclusive and consensus decision making ... efficient completion of initiatives and projects, continue to meet croquet lease expectations of reinvesting in the future and moving forward, Ballina Croquet Inc. will...proven ability to enhance the game of croquet; to incorporate best practice in the sport of croquet and provide sound financial management practices e.g. Annual Financial Statements 2015-2017; Asset and Equipment Register 2018 informing immediate contribution to resource management.

<sup>xvii</sup> Ballina Croquet Asset and Equipment Register – Ballina Croquet's contribution to the infrastructure for the new clubhouse and lawns. Includes: Historical records of playing croquet in Ballina 1936-2018. Courts, clubhouse and competition equipment. 09.03.18

<sup>xviii</sup> Establishment of a Regional Croquet Centre/Home of Ballina Croquet Inc.: Financial Management: Proposed Budget, 2018-2021 (3yr plan). Construction of Clubhouse and Courts. Operational expenses. Site allocation enables applications for funding. Prepared by Mary Hughes, Researcher for CDBWG in consultation with Jenny Johnston, Lance Turner, John Gilhooly.

<sup>xix</sup> Ballina Croquet Inc. Annual Financial Reports: 2014 – 2015; 2015-2016; 2016-2017 prepared by Jenny Johnston, Treasurer Ballina Croquet Inc.



**We are asking for your help . Please email support for Ballina Croquet requests to Ballina Shire Council for Relocation (from Hampton Park) AND to Establish a Regional Croquet Centre in Ballina**

## **Benefits to Seniors**

- ◊ **A Community Meeting Place:** Physical activity, mental stimulation and social interaction
- ◊ **Best Practice:** Establishment of a Regional Centre meeting Australian Croquet Association and Government standards accessible in our community . We provide qualified referees and coaches in 3 codes including— Association, Ricochet and Golf Croquet. A Healthy Lifestyle for All.
- ◊ **Increased number of lawns:** 1936—2 courts (16 players), 2018—2 courts (est. 140 players), 2019— 6 courts. This would ensure no person is turned away, insurance of members would be complied with, there would be minimal risk of injury—safer play. It is recommended that only 2 doubles games (8 players) should be played on any court, members and visitors would have the opportunity for more and varied games incorporating singles and doubles play. Gateball (a new code of croquet to the Northern Rivers) could be offered.
- ◊ **Ballina Croquet is aiming to provide croquet all day, all year** with support coaching. Increased opportunities for social and competitive play, for those still working and retired.
- ◊ **Costs of Play for pensioners** would be reviewed once the regional centre is established and up and running. Currently the cost per session or day is often prohibitive for more than 1-2 days play per week. The aim is for pensioners to have greater engagement.
- ◊ **A modern creative club house design, double the size of the current facility, 3 toilets, disability and internal compliant, a state of the art kitchen and 180degree views of the lawns. Available for use by community... ask for our vision!**
- ◊ **Enhanced infrastructure will promote tourism and** regionalisation for our Ballina area. Help our area to grow and respond to our needs for a Healthy Lifestyle in a secure and safe environment.
- ◊ **Be Active, Get Involved:** If you have skills that could be utilised for our community project please come forward and get involved. Croquet has been offered as a sport in Ballina since 1936. It is one of the fastest growing sports. Current members include pensioners, retired builders, scientists, farmers, teachers, small business owners, carer grandparents, retirees and those still working ....



**FOR MORE INFORMATION CONTACT**

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Please email your support for Ballina Croquet 's request to

- ◇ ESTABLISH A REGIONAL CROQUET CENTRE IN BALLINA, and
- ◇ RELOCATE (from Hampton Park)

## Benefits to Schools and Students

- ◇ Best Practice: Establishment of a Regional Centre meeting Australian Croquet Association and Government standards accessible in our community. We provide qualified referees and coaches in 3 codes including—Association, Ricochet and Golf Croquet.
- ◇ It is not just an old peoples game. It caters for people of all ages and can be played 7 days per week.
- ◇ It caters for children with varying and different sporting abilities and non traditional sporting interests as well as children who excel at all sports.
- ◇ There is minimal risk of injury compared to contact sports. Croquet promotes a healthy lifestyle.
- ◇ All sporting associations are focussing on state and youth programs. We would be providing the opportunity for students to participate in events. Be at the forefront of accessing Croquet New South Wales Junior Croquet Initiatives. International croquet players are young adults.
- ◇ It is an international sport played in many countries and there is a movement for it to be included in the Commonwealth Games
- ◇ Ease of access for schools to establish croquet as a sport component/after-hours and holiday options. Hire facilities for 'fun' days.
- ◇ Opportunities for engaging with Southern Cross University sports programs.
- ◇ Once established there is the opportunity for schools to hire the facilities
- ◇ Our club caters for all walks of life: Current players include: scientists( 1 still working), retired—builders, accountants, principal, lawyer, small business owners, teachers, secretaries, farmer, real-estate agent, medical CEO, people with disabilities etc.



FOR MORE INFORMATION and to EMAIL SUPPORT CONTACT

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## **A Critique of the 2005 Plan of Management for Hampton Park**

### **BACKGROUND ISSUES:**

**A critique of the current 2005 Plan of Management, Hampton Park Reserve (PoM) its flaws and inaccuracies reported on to emphasise that Ballina Croquet has suffered disadvantage and reinforces our submission to relocate as a matter of necessity and urgency.**

**Why is it necessary for the PoM to be reviewed?**

**Why Ballina Croquet cannot stay on the current croquet site?**

**Why Ballina Croquet should be supported and compensated by Ballina Shire Council (BSC) and Cherry Street Bowling Club (CSBC)?**

### **Outcomes:**

Through discussions with Ballina Shire Council (BSC), it is agreed that the current croquet site and situation is untenable for all parties. Ballina Croquet cannot stay. Ballina Croquet has no say particularly in addressing Workplace, Health and Safety (WHS) issues relating to croquet and members. Ballina Croquet has no future as a viable independent sporting club. Ballina Croquet must relocate. Any expansion of croquet is not accommodated within the PoM. Changes to the PoM requiring time consuming review, with an uncertain outcome, there is legislation pertaining to Crown Lands is being amended creating more uncertainty about the prospects of any changes to Hampton Park's use; there is a Native Title claim over the recreational area and a licence has been issued to Cherry Street Bowling Club (CSBC, The Ballina Bowling and Recreation Club Ltd.). CSBC and Cherry St Croquet (sub-club of the CSBC) report no support for the expansion of croquet on this site in Ballina.

#### **1. No scope for the expansion of croquet in the current PoM and on the current site**

Figure 6 of the PoM is a concept plan outlining the development strategy. There is no scope for the expansion of croquet facilities in the current schematic diagram. Without additional facilities (an additional 2 courts) the future expansion of croquet in Ballina is not possible regardless of demonstrated need for enhanced croquet facilities.

#### **2. There has been no review of the current PoM since its adoption in 2005.**

#### **3. This critique of current PoM and its flaws and inaccuracies is needed to emphasise that Ballina Croquet has suffered disadvantage and reinforces our submission to relocate with priority for site allocation.**

The PoM acknowledges that a review/alteration of the PoM may be necessary. Item 1.10 states 'Alteration of the adopted PoM may be undertaken under Section 115 of the Act and may be required after a period of five years to keep abreast of government policy, to cater for the changing expectations and requirements of the community and to ensure the PoM remains useful and relevant'.

Department of Primary Industries - Lands, Reserve Trust Handbook Page 49 addresses updating Plans of Management

"The desired outcomes of the plan of management should be relevant for five (5) to ten (10) years. At regular intervals, as per the timeframe of the plan, the management strategies should be reviewed and updated if required. The fact that a plan of management has Ministerial approval does not mean that the management direction cannot change in the future. Ministerial approval can be given to amend a plan provided the proposed changes have firstly been exhibited for public comment. However, once the reserve trust has completed its first plan of management, review and update of this plan should not be a difficult or time-consuming process because a large part of the contents will not change. Nevertheless, it may also be



that while, for example, the purpose of the reserve will stay the same, the values and expectations the community puts on the reserve may change over time. The process of reviewing plans of management helps to articulate such changes in value and may lead to a proposal to change the purpose of the reserve."

As the current PoM was adopted in May 2005 (nearly 13 years ago) it is fair and reasonable to request a review with a view to updating the plan to accommodate the urgent need for increased croquet facilities in Ballina.

#### 4. Under-Utilisation

Current under-utilization of the Hampton Park Reserve as a 'venue for the playing of small area games'. This was identified in the PoM 2005 (4.4) and continues to be relevant in 2018. It is understood there is currently an Aboriginal Lands claim over the recreational area which may impede the resolution of our concerns.

#### 5. Does the current plan contain inconsistencies?

For example: PoM 4.1 states 'The Vision for the Reserve is:

*To provide a premier venue for the playing of small area games and to maximise the synergies between the Reserve and the recreational activities of the Ballina Bowling and Recreation Club on the adjoining land.'*

We ask 2 Questions: Is parking a recreational activity? Does 'the adjoining land', refer to the land leased/occupied by the Ballina Bowling and Recreation Club that adjoins Hampton Park Reserve?

If the answer to the first question is 'no' and the second question is 'yes'; it poses further questions

- Why does item 4.2 of the PoM state under Management Principles '3. To provide the necessary services such as parking'?
- Why is it proposed that the CSBC be provided with vehicular access and parking via Hampton Park Reserve?
- Can the CSBC show evidence that it has taken measures 'to confine its activities and impacts wholly within its own lease area' as part of its long-term planning? (Item 3.3 Vehicular Access and Internal Parking).

PoM informs "The CSBC has offered to pay for the establishment of new croquet facilities in the north western corner of the Reserve in **compensation** for the loss of the existing croquet court. This work is estimated to be in the order of \$60,000 and will address the drainage problems associated with the existing croquet court and provide two full size croquet courts with appropriate separation. At present there is only one and a half greens with inadequate separation between greens." Page 28 PoM. Ballina Croquet was not compensated for agreeing to relocate nor the assistance provided for the CSBC to expand. The PoM failed to inform the 'facts' of Ballina Croquet's contribution and the realistic 'value' of replacement of croquet infrastructure displaced from 1985. The inaccuracies of reporting highlighted in the lack of pictures in the PoM reporting a vibrant croquet club with past clubhouses. The PoM reported history of Ballina Croquet was detailed by two persons of the same family who assisted the CSBC in forming a sub-club croquet in 2010 and signed the Deed of Merger in 2007.

#### 6. Inadequate Croquet Facilities

- Since 2005 (when the PoM was adopted) the number of registered croquet players using the 2 croquet courts at Hampton Park Reserve has increased from 25 (June 2005) to 137 (January 2018). This represents an increase of approximately 550%. There has been no increase in facilities.
- The current two courts are insufficient for the current number of croquet players. The maximum number of players able to participate in games at any one time is eight per court, as per play safe recommendations
- The courts are currently used six and a half days per week between 8.30am and 5pm (later in Summer if twilight games are played), with half a day for maintenance. There is no scope for increased usage of the current croquet courts.

- There is no scope to introduce croquet to younger members of the community (e.g. through school sport) due to lack of available court space.

### 7. Lack of due process

Department of Primary Industries - Lands, Reserve Trust Handbook Page 48 Implementation and monitoring: "Once a plan of management has been approved and adopted by the Minister, the reserve trust must ensure (as required by the Crown Lands Act) that it is implemented. Trust boards should regularly monitor and evaluate the progress of the implementation and review the action plan, for example annually.

This may involve staff supervision to check that actions are undertaken, regular site inspections, the collection of data, and a review of the reserve trust's financial statements.

The results of this monitoring can then be measured against the intended outcomes of the plan of management, in order to assess the overall success of the implementation. If the proposals set out in the plan are not being met, the reserve trust should consider either devoting more resources to its implementation or, where this is not feasible, proposing certain amendments to the plan with the permission of the Minister'.

- Much of the adopted PoM of May 2005 has not been implemented in January 2018.
- Much of the actions in relation to the implementation of the PoM are inconsistent with the legislative document.
- Has the Trust board regularly monitored and evaluated the progress of implementation?
- Ballina Croquet has not been approached for input or access for implementation and or site inspections.
- Has the Ballina Croquet club house been inspected to ensure that it complies with current public building standards, implementation of the DA 2007? What was the result of the inspection? Who was notified of the results of the inspection? What recommendations were made following the inspection 22.1.2007? What actions were taken following the inspection? Does the lighting, toilet facilities, cleanliness, catering for special needs comply with regulations for a public building? Ballina Croquet as an independent club was informed by Council it should not ask the CSBC for anything but remedy things that are not in order. Inaccurate evacuation sign placed by Lessee in croquet clubhouse depicting only one door exit door. Ballina Croquet provides a new sign for members.
- Informs the Ballina Croquet clubhouse to be a community facility but reported "constructed as a commercial building" (Ref. DA 2007), "built as office and staff meeting room for Secretary Manager" (Ref. History Booklet 1936 -2016, Ballina Croquet, CNSW website)
- Construction as croquet courts (CNSW) reports on going failure in relation to the appropriateness (correct) —size, centre peg location, type of grass, height of cut, use of line markings and hoop positions, type of watering system recommended for such courts, shades etc.
- Using grey water recycled from the Bowling Club.

### 8. Site boundaries

Do the existing (fenced) Ballina Croquet site boundaries:

- comply with the NSW Land Registry Services - land value at 13 January 2018; 3587 square metres?
- provide for the maintenance work area and water tanks for the CSBC, within the croquet lease area (obstructing walkways which is a WHS issue).
- Is the proposed car park and access road encroaching on the allocated croquet lease area?
- Has the CSBC erected flood lighting, and also underground power to the neon sign on the Croquet lease area?
- Action: PoM "Removal of Unit 2 from Reserve and lease to BBRC Ltd./CSBC" 2014 BBRC Ltd. Annual Report "due a revaluation and change of use for the original croquet club site, that the rental has been reduced for 2012/13 financial year, by \$28,000. Nov. 2009—June 2012 what payment was required? Why the subsidy? Where are the public funds, \$196,000? Why was the croquet lease in 2009 provided to

- CSBC if \$140,000 built the Ballina Croquet clubhouse and courts \$60,000 est., a total of \$200,000 on another part of Hampton Park if the BSC was going to subsidise the CSBC's lease on the old site to approximately the same value?
- Ballina Croquet paid full croquet site lease/licence from 1937, old and new croquet lease sites 2007 to Nov.2009 including council rates on the new site.
- As the expansion of the CSBC started in 1985 were these acquisitions reported in the PoM? Who was paying for the leased area?
- August 2009, 2010 and 2017 a request to Lands and BSC was made to have PoM adhered—Lease continued in our name.
- New croquet area lease to Ballina Croquet 2007-2009 as per PoM and given to CSBC November 2009 by BSC/Reserve Trust not in line with PoM.
- Changes in the old croquet site boundaries through improvements to the Reserve by Ballina Croquet: 1936, 1965, 1985, 2001, 2004/5, 2007. No recognition of nor support funding to assist by BSC or Reserve Trust or Bowling Club. PoM is inaccurate.
- 2.3.1 There is also a croquet court adjacent to Cherry Street ....” 2.4 Social “The Reserve has significant social values through the activities of ...the Croquet Club ... “[e]xcept where social interaction is fostered by regional sporting competitions.” etc. Vision of CDB is expansion, a Regional Centre for croquet.
- 3.2 Background with the Bowling Club (CSBC), Ballina Croquet Club, Ballina Tennis Club and the general public. It is noteworthy to acknowledge that the croquet court is *relatively isolated from the balance of the Reserve by the configuration of the existing Bowling Club lease area and the location of the tennis courts* and is only able to be effectively accessed from Cherry Street. The existing croquet court suffers from poor drainage and is not able to be enlarged in its present location. On its current site croquet is not able to expand. The CSBC and Tennis Club benefit.
- 4.1 The Vision for the Reserve is: ***To provide a premier venue for the playing of small area games and to maximise the synergies between the Reserve and the recreational activities of the BBRC on the adjoining land.***
- 4.2 Management Principles The following principles establish the broad direction the Reserve Trust will follow in protecting and enhancing the values of the Reserve to achieve the Vision. ***1. To promote and expand the existing recreational facilities on the Reserve. See 4.5 Action Plan– Ballina Croquet actions.***
- 4.3 ***“The Club should be encouraged to confine its activities and impacts wholly within its own lease area when the opportunities for long term planning of its site become available and are practical. “***

## 9. Ethics

Is there a conflict of interest with the CSBC holding the lease for the Croquet site?

- Should the accounting be transparent? Is it?
- Part 3: Issues 3.2 p. 27 “To facilitate the Club, ‘Bowling Club’ expansion, Council resolved to prepare a plan of management in partnership... with Ballina Croquet”. Reality informs a very unequal partnership.
- PoM fails to record historical contributions to community including the support for the expansion of the CSBC by Ballina Croquet and misinforms the public. PoM is historically inaccurate and therefore misleads the public when placed on public exhibition. Provide an accurate representation/record of the History of Croquet in Ballina since 1936 comparative to Tennis and Bowls. Ref. CNSW website, The History of Ballina Croquet 1936-2016
- Precedent for actions: Assigns the lease and relocation of croquet over the current croquet area to Ballina Croquet. Supported by, for example—’in accordance with PoM’, ‘Purpose of the Reserve’ and ‘Crown Lands Act’ p.18,19. “A further 3year lease is also being finalised with the Ballina Croquet Club in respect of the croquet court”.
- BSC Mayor reported court construction was for bowling greens, not croquet courts as per requirement of PoM.
- Ballina Croquet is entitled to receive compensation for the failure of the PoM to fulfil the actions,

objectives including rights as acknowledged within the PoM. E.g. improvements made to the Reserve since 1985 by Ballina Croquet, failure to ensure lease protection of Ballina Croquet, failure to ensure continuation of play days – 7 days per week, etc. for Ballina Croquet members.

- Provision of a demountable as requested by Ballina Croquet attached to DA. BSC informs the CSBC was given the lease due to the amount of money spent on improvements to the Reserve.
- False and misleading information provided to BSC. E.g. BSC Meeting 02.11.06, DA application: 3 clubs had “amalgamated”—untrue, no retraction.
- BSC Meeting 25.08.09 reported Ballina Croquet autonomous, entitled to lease, the amount of money spent by the CSBC on the ‘new site’ was dictated by the CSBC in line with agreements in the PoM. PoM not upheld.
- Poor upkeep of croquet facilities - e.g. sun shelters need replacing as members are afraid to use them in case they collapse. CSBC offered to remove them. This is not satisfactory as then there is no sun protection. However, replacement design provided is not usable by the majority of players particularly the elderly and women.
- Are the interests of a 'business, bowls' being put before those of the croquet club and its members?

#### 10. Current understanding related to the current croquet site and changes in Government policy

It is also important to understand the difference between informing the community about what the council is proposing and empowering the community to play an integral role in determining the goals, strategies and actions to be undertaken. The following diagram, based on the spectrum developed by the International Association for Public Participation (IAP2) (see below):

Increasing levels of public input through the Public Participation Goal is to inform, consult, involve, collaborate and empower in an ascending order.

The ‘Community Strategic Plan’ chapter of the Integrated Planning and Reporting Manual provides detailed information and “good practice examples of community engagement.” “Councils should aim to achieve at least this level, involve community, in their new Community Strategic Planning Process but extending to collaboration is the “preferred level, with structures established for ongoing engagement”.

Lands, Reserve Trust Handbook: “Chapter 25 Public Access to Government Information. All documents and records held by reserve trusts are considered to be public information and are subject to the requirements of the Government Information (Public Access) Act 2009 (GIPA Act). Reserve trusts are therefore required to provide public access to information in accordance with the requirements of the Act.”

#### Conclusion

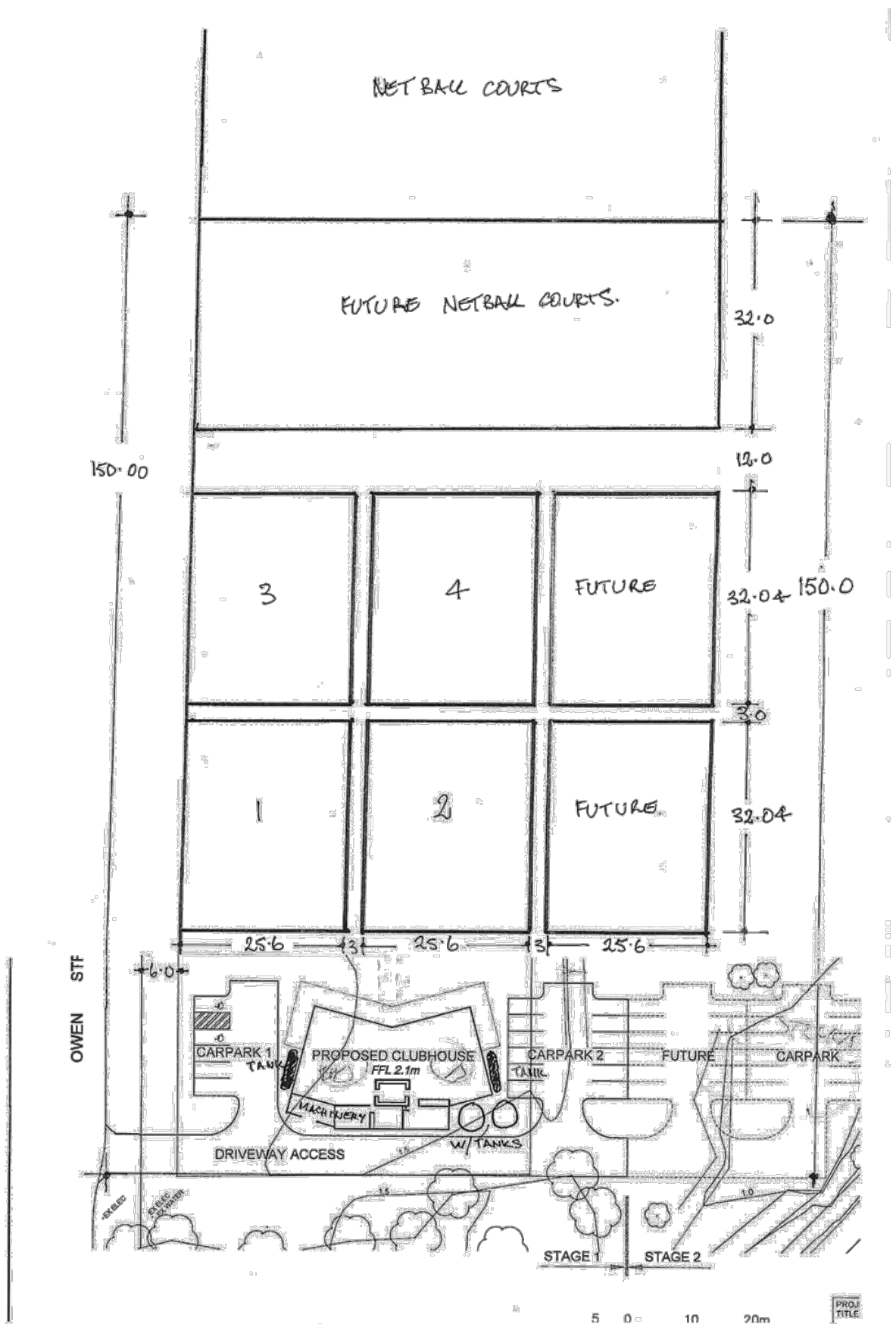
The CSBC has now been more than adequately compensated for the costs associated with the building of the replacement croquet club house and the development of the 2 replacement croquet courts on Hampton Park.

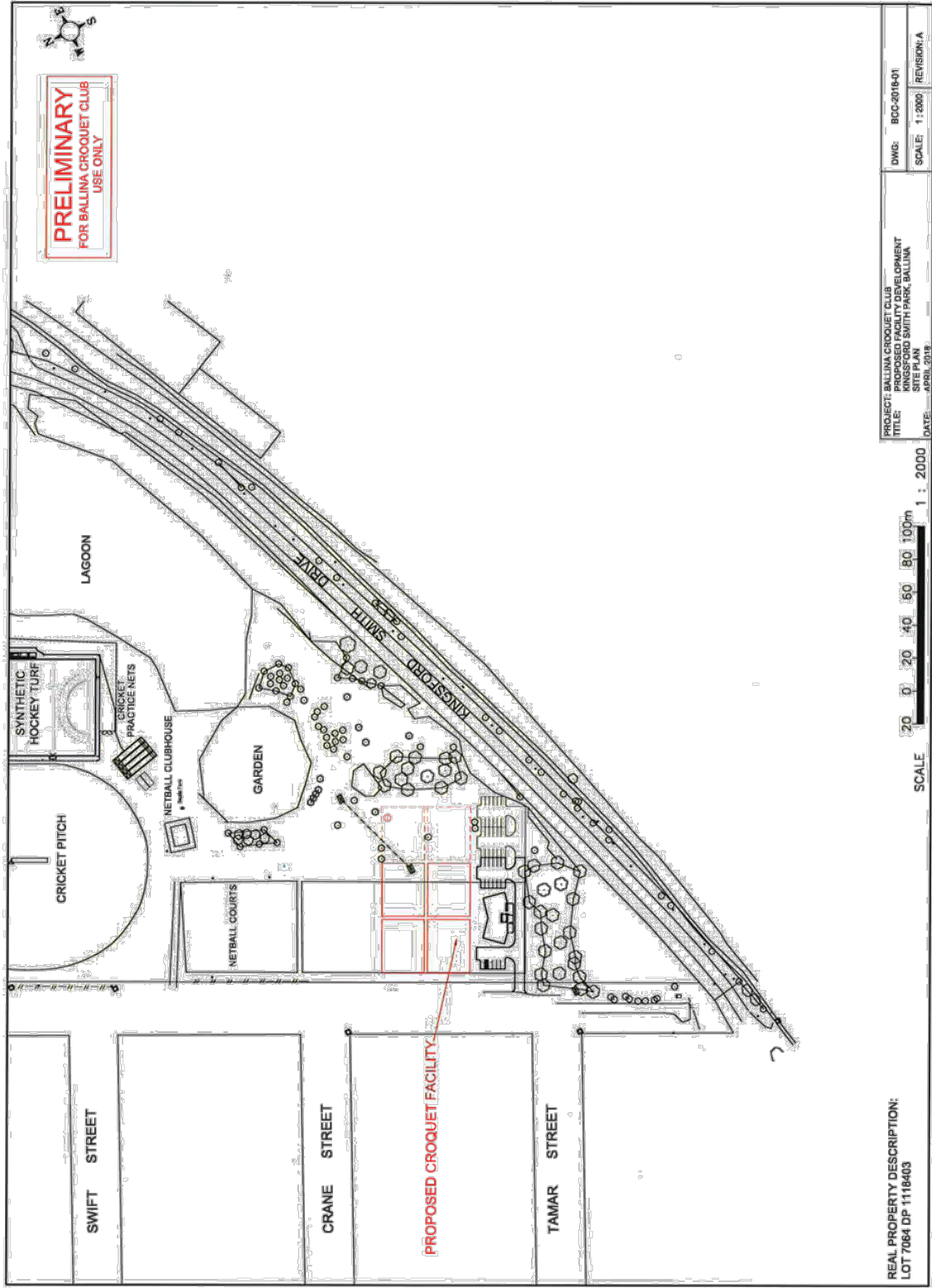
Ballina Croquet requests CSBC, BSC and the NSW Lands Department (Crown Land) should engage with and support Ballina Croquet to reach its’ full potential as a Regional Sports Centre for croquet/Home of Ballina Croquet including establishment of a club house and 4-6 courts on a new site in Ballina in compensation for hardships suffered, as a result, of their actions and in actions.

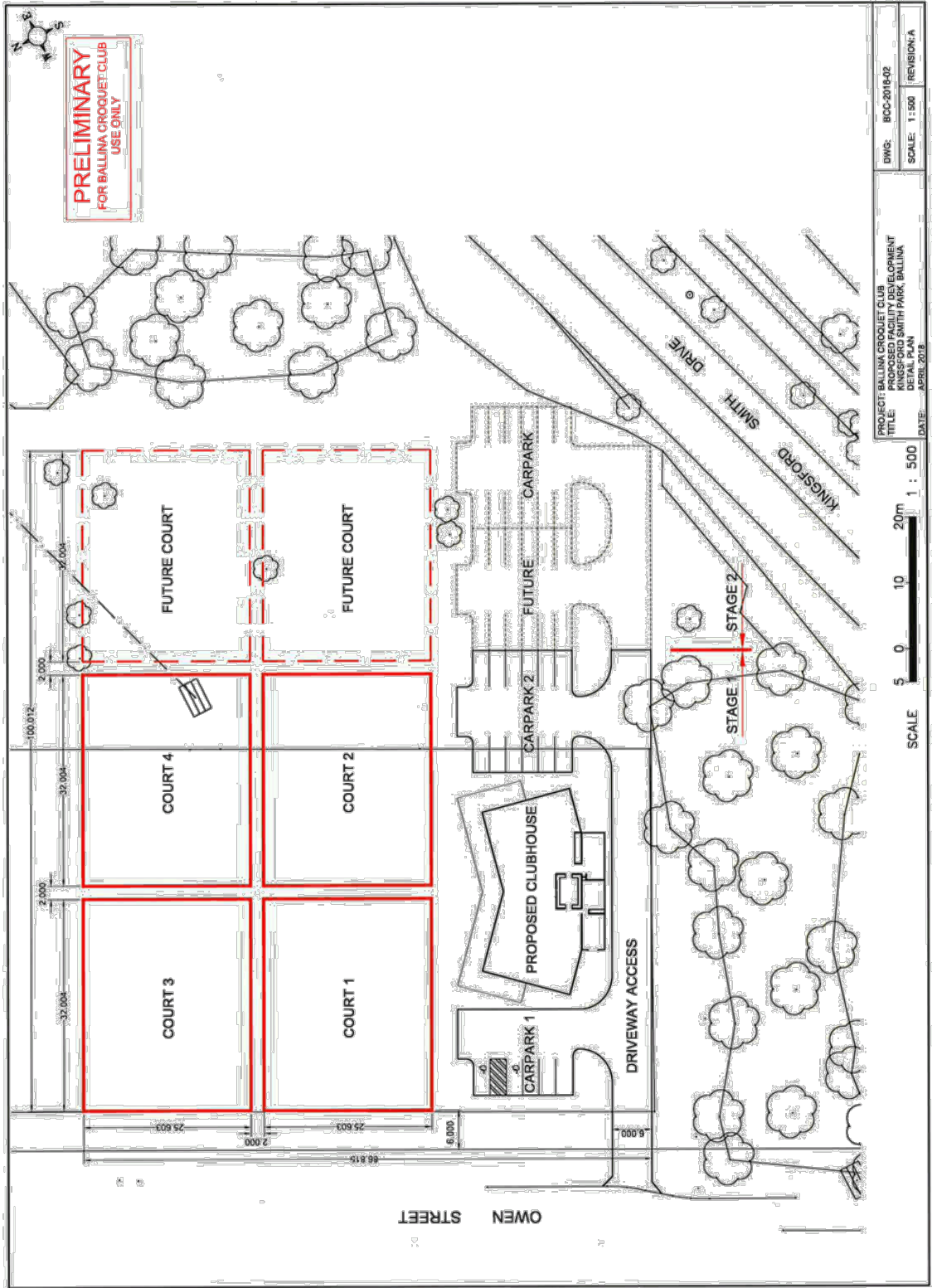
Prepared by: Julie O’Brien, Robyn Poynting, Mary Hughes - Croquet Development Ballina Working Group (CDBWG). Discussion material used at the BSC Meeting 2<sup>nd</sup> February 2018 with Matthew Wood (Manager Strategic Planning) and Amy Cahill (Officer Community Land, Open Spaces).

Please contact Julie O’Brien, CDBWG Facilitator: M 0407 405 523 Email: [jules56.jo@gmail.com](mailto:jules56.jo@gmail.com) or [croquetdevelopmentballina@gmail.com](mailto:croquetdevelopmentballina@gmail.com)

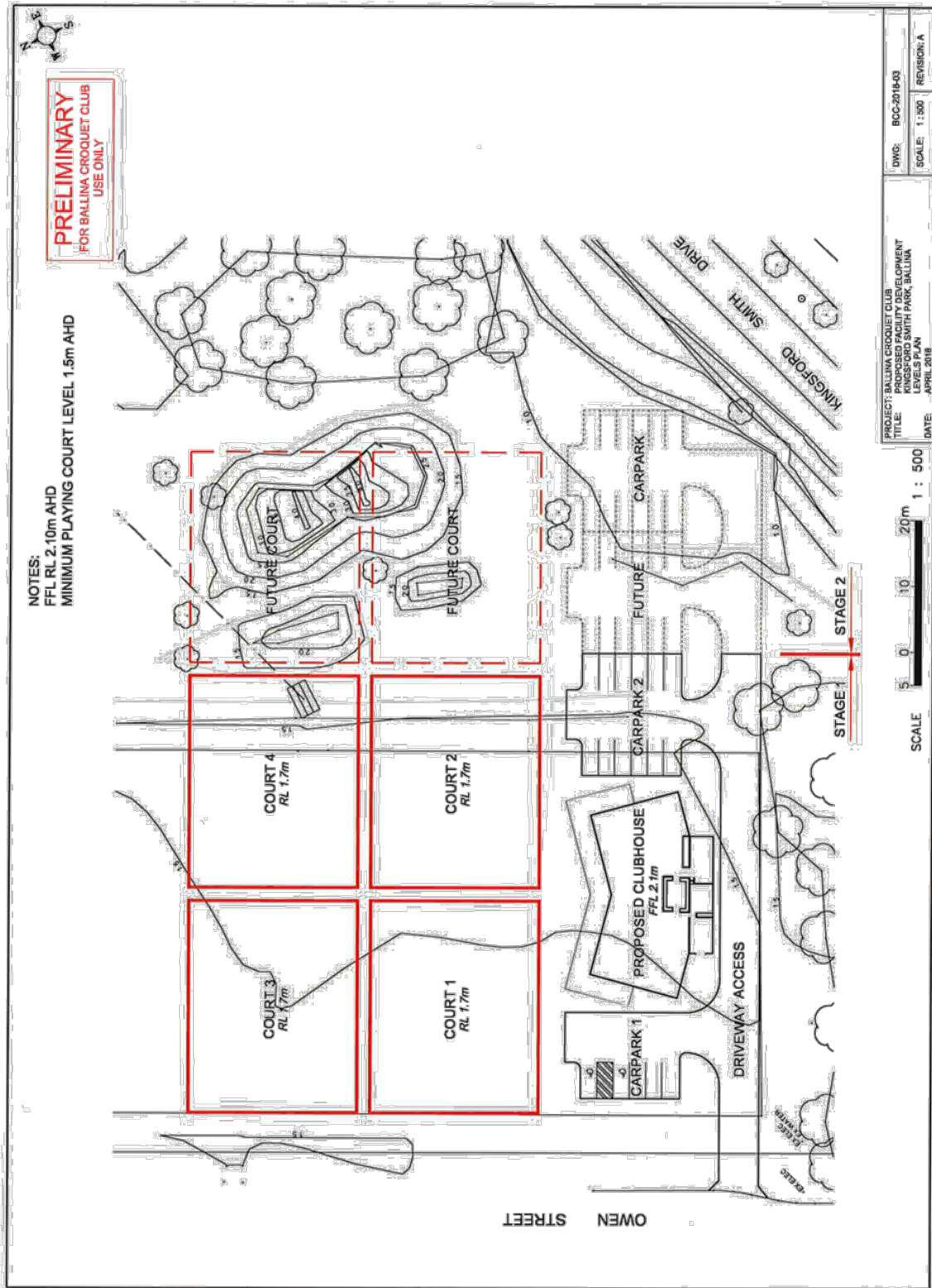
29 March 2018







10.6 Delivery Program and Operational Plan - Adoption.DOC





**Sandra Bailey**

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**From:** Ann Mulder <ballinapeninsula@gmail.com>  
**Sent:** Monday, 11 June 2018 2:32 PM  
**To:** Ballina Shire Council  
**Cc:** David Felsch  
**Subject:** Delivery Program/Operational Plan (draft) 2018/19 to 2021/22\_Ballina Peninsula Residents Association  
**Attachments:** Rates, Fees and Charges 2018\_19\_Burns Point Ferry Survey\_BPRA submission.pdf; Capital works 2018\_2019\_Public toilets\_BPRA submission.pdf

Dear Paul,

Recently the Ballina Peninsula Residents Association complied an online survey to gauge the Ballina Shire residents and visitors thoughts regarding the Burns Point ferry. Attached is the report outlining the results and comments of responders for your consideration in the future costing and management of the Burns Point ferry.

In addition, I attach a submission for the construction of public toilets on the Ballina Peninsula. Defecation and urination has become an increasing hygiene issue on River Drive and the South Ballina beach. We therefore ask you to consider and prioritise the construction of public toilets; one at the Keith Hall Reserve to service among others, cyclists and users of the Keith Hall boat ramp and pontoon, and a second at South Ballina beach or at the entrance to the 4WD beach access track.

I thank you for your consideration and look forward to your response.

Kind Regards

Ann

Dr Ann Mulder PhD

**Secretary Ballina Peninsula Residents Association Incorp**

[www.ballinapeninsula.org.au](http://www.ballinapeninsula.org.au)

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<BR

**BALLINA PENINSULA RESIDENTS ASSOCIATION INCORPORATED**

President: David Felsch

Secretary: Ann Mulder

[ballinapeninsula@gmail.com](mailto:ballinapeninsula@gmail.com)

[www.ballinapeninsula.org.au](http://www.ballinapeninsula.org.au)

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**RE: Proposal for Public Toilets at Keith Hall Reserve and South Ballina Beach**

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The Ballina Peninsula is becoming increasingly popular as a place of weekend recreation by locals and interstate tourists. A constant stream of 4WD vehicles is often seen heading to South Ballina beach on a Saturday morning; particularly on long weekends and holidays. While many head to the caravan/cabin park for an extended stay, many others, particularly surfers, swimmers and those fishing the beach are day trippers. This increase in tourism should be well received as tourism is an important part of Ballina's economy and brand.

However it brings with it a nasty issue; increased defecation on the sand dunes behind the beach due to lack of public amenities. Yes there are no public toilets on the peninsula, and those caught short either have to sneak into a caravan park, cross the ferry (return trip \$12 and takes over one hour return), drive for up to 40km (return to Wardell, the closest public toilet) or go in the bush. I say return because the distance and or cost to get to South Ballina makes for long daytrips and, because neither the Council nor Crown Lands controls illegal camping in the dunes, the number of accesses and cleared sites for camping in the dunes continues to grow. So they go in the bush.

This increase in defecation is not only an issue at South Ballina beach. The other area currently having bio-hazard issues is River Drive between Wardell and the Burns Point Ferry. This relates mainly to groups of cyclists, it has been estimated around 200 per weekend (ferry records should give an accurate number), who travel from Wardell to Ballina along River Drive or the monthly cycle meets who hold races along River Drive. They appear to get caught short when they forget to go before they come, or fail to realise that between East Wardell and Burns Point Ferry is a "bodily function free zone for tourists". Perhaps signage is the answer? "Last public toilet for 15km, go now or keep it in". The illegal toileting appears to be taking place on the river side of River Drive on private land (signposted 'Private') and at the Empire Vale School; not in the toilet block which is locked but within the grounds and urinating along the walls.

At present these appear the major localities with issues due to no public amenities however, once the upgraded boat ramp and pontoon is opened at Keith Hall there will be an increase in visitors requiring relief but with nowhere to go, increasing the scope for this issue to become a bigger hygiene hazard with further defecation on the edge of the river.

We are therefore asking if the Ballina Shire Council would prioritise the construction of public amenities at both the Keith Hall Reserve and South Ballina beach.

I have received a quote for supply only of a waterless compost toilet block as seen on roadside laybys.



FRP Framed Rest Room Building



Faeces deposited opposite the Empire Vale School

The quote is through local distributors Quality Solar and Plumbing for a Clivus Multrum system.  
<https://www.clivusmultrum.com.au/>

Structure (double basic FRP Framed rest room)	\$16,000
Compost toilets; CM14 includes two pedestals and seats	5,500
Vent and drain kit	520
Freight	660
<b>Total per double disabled block</b>	<b>\$22,680</b>

Note: This quote is for two compost toilets (supply only) per site however only one may be required. In addition this quote is for the basic model and disabled wheelchair accessible may be more appropriate.

The Keith Hall Reserve is to my knowledge the only Council owned public land on the Ballina Peninsula and would be a suitable half way point for cyclists between Wardell and the Burns Point ferry. Additionally it is the most suitable location for those utilising the newly constructed Keith Hall boat ramp and pontoon. The reserve is surrounded by private homes which are able to deter vandalism in the area. The BPRC constructed a street library adjacent to the reserve which opened

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December 2017. To date it has not been vandalised and I anticipate this would be the outcome of the toilet block due to its openness both to housing and River Drive.

The South Ballina beach area is to my knowledge under National Park authority. In 2011 they agreed to the use of some of their land for public amenities, through Don Page, at the entrance to the 4WD track. If the Council felt that the isolation of the South Ballina beach would lead to vandalism, the entrance to the 4WD track is in close proximity to the South Ballina Beach Holiday Park deterring vandalism.

We therefore ask you to consider and prioritise the construction of public toilets; one at the Keith Hall Reserve to service among others, cyclists and users of the Keith Hall boat ramp and pontoon, and a second at South Ballina beach or at the entrance to the 4WD beach access track.

We thank you for your consideration and look forward to your response.

Kind Regards  
Ann



Dr Ann Mulder PhD  
Secretary, Ballina Peninsula Residents Association Incorp.



Ballina Council  
40 Cherry St  
Ballina 2478

7 June 2018

Ref: Delivery Program & Operational Plan 2018/19 to 2121/22

Dear Ballina Staff & Councillors

Firstly, Lennox Head Residents Association (LHRA) extends an enthusiastic "thank you" for the Council's response to the community's call for the completion of Lennox Village Vision by Lennox's 2022 Centennial, by scheduling its implementation into this document.

As well, repairing Dodge Lane's stormwater problems and new playground facilities are other positive additions.

However, as noted at the B Ward meeting, footpaths for Gibbon St and Montwood Dr have been removed from this document. Both thoroughfares have been identified by the community as needing footpaths to address important pedestrian safety measures.

In particular, LHRA has been increasingly vocal about Montwood Dr residential amenity in the light of the recent connection to Epiq's Snapper Drive and has already urged that this footpath be brought forward in the PAMP.

At this week's LHRA meeting, it was unanimous to request that Gibbon St and Montwood Dr. be reinstated in this year's Delivery Program & Operation Plan, please.

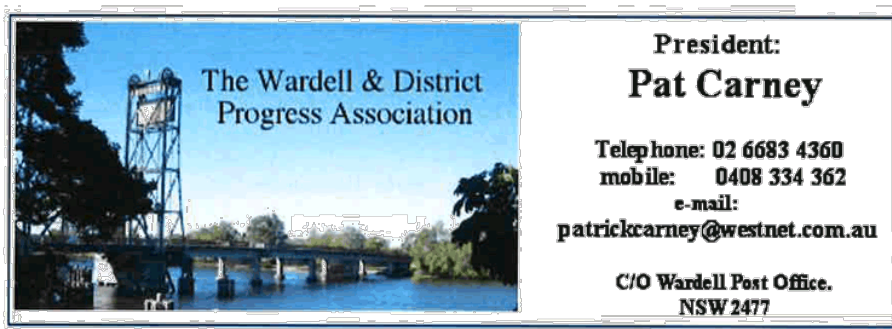
Yours sincerely

A handwritten signature in black ink, appearing to read "Monica Wilcox".

Monica Wilcox

President, Lennox Head Residents' Association  
for Lennox Head Residents' Association.





**Delivery Program/Operational Plan (draft) 2018/19 to 2021/22  
Submission to Ballina Shire Council  
Funding for Improvements at Wardell  
Wardell strategic Plan 2015 – 2035**

7<sup>th</sup> June 2018

The Wardell & District Progress Association (WPA) wishes to thank Council for presenting the Delivery Program/Operational Plan (draft) 2018/19 to 2021/22 at the Wardell Hall. In addition to questions/comments raised at the meeting, WPA has prepared the following submission concerning the Draft Delivery Program.

**Background**

Various documents have outlined strategic planning and management plans for the village of Wardell and have been endorsed by Ballina Shire Council. These are:

- Concept Landscape Masterplan Report 2007
- Wardell Environmental Study 2015
- Wardell Strategic Plan 2015 – 2035

These underpin the basis for Council funding allocation in the village and its surrounds.

On behalf of the residents, WPA would like to express its appreciation to Council for adopting various strategic actions and improving local infrastructure and amenity.

**Submission to Delivery Program/Operational Plan (draft) 2018/19 to 2021/22:**

- **Wardell Strategic Plan 2015-2035** - The implementation of the Wardell Strategic Plan 2015-2035 is included in action HE3.1b. However, it is only catered for 18/19 and 20/21. It is unclear what actions arising from the strategic plan are being implemented. Similarly, it appears that no budget has been allocated to the implementation of the Strategic Plan.

**Please provide details and budget for implementation of the Strategic Plan identified actions (specifically those where BSC is the allocated driver). Please ensure funding is provided for the full implementation of the Plan across the projected four years of the Delivery Program.**

- **Byron Street/River Street & Ragland Street** - The Delivery Program does allocated funding (\$114,000) for the rebuilt of public toilets in year 20/21 and some road upgrade/maintenance is allocated in the 18/19 for River Drive, Pimlico road, Bagotville Rd, Wardell Rd and for a bridge on River Drive – Carrs Bridge. The treatment plant at Wardell gets an upgrade in 21/22 and minor upgrades across the 4-years. Such allocations are welcomed.

However, there is no funding for upgrades of Byron Street/River Street & Ragland Street (East Wardell). These roads were earmarked in previous Delivery Programs and/or discussions with BSC managers as requiring upgrade (Ragland) and reconstruction for Byron Street/River Street (section near boat ramp), but no roadworks has yet been implemented. Please advise why no funding has been allocated in the four-year program for such works and ensure appropriate allocation is reinstated.

- **Footpaths as identified in PAMP 2017** - No funding has been allocated for footpaths across the four years projected works. Please note that the Wardell Strategic Plan identifies the need to allocate funding for footpath works and shared path within Council’s delivery program as the ‘High Priority Action no. 13’. Furthermore, WPA made detailed submission to the Pedestrian Access and Mobility Plan (PAMP). The Draft PAMP recognised the need to provide better pedestrian linkages for the village of Wardell and it accordingly provided for a number of footpaths to be constructed. The paths included in the Draft PAMP delivery Plan for Wardell are consistent with those proposed by WPA during the consultation process (minus those footpaths sections recently constructed).

Although we understand that the draft PAMP has not yet been adopted by BSC (not sure why is taking this long?), it is unclear why this should prevent it from allocating funding to footpaths in Wardell for the foreseeable future. After all it is a recognised High Priority Action and each of the footpaths proposed by WPA made it into the Draft PAMP anyway. Find below the identified footpaths from the PAMP Delivery Plan for Wardell including the total scored value (out of a total possible score of 77). The highest priority score for Wardell is the Cedar Street one (score of 50), then Carlisle (40), Lindsay Cres (37) and finally River Drive (30). Please allocate budget for staged implementation of the footpaths shown below:

**PAMP Delivery Plan (by Study Area) – Wardell**

PAMP Works ID	Total Value	Road Name	Project	Total Cost Footpath Project
WDW58	50	Cedar St	Construct new 310m path	\$43,950
WDW73	40	Carlisle St	Construct new 180m path	\$24,300
WDW76	37	Lindsay Cres & Pine St	Construct new 935m path and 4 x kerb ramps	\$133,725
WDW86	30	River Drive	Construct new 320m path	\$41,200
<b>TOTAL COST</b>				<b>\$243,175</b>

- **Small Scale Projects submission (2018/19 period)** - WPA made a submission to BSC in November 2017 seeking funding for a number of small projects, which are consistent with the objectives outlined in the Wardell Strategic Plan and the Concept Landscape Masterplan 2007. WPA is pleased that a number of items have been budgeted for (eg. upgrade of public toilets in the park in Bridge Drive and the provision of accessible toilets) or were implemented (eg. replacing log borders around the base of some the historic fig trees in Richmond Street). Nevertheless, as part of the ongoing beautification of the village and improvements of the infrastructure, WPA is kindly requesting that the following projects be allocated funding in the 2018/19 period as part of the Delivery Program:

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- **Shelter Sinclair Street.** Construct a shelter/ pergola over the table and chairs near the wharf at the end of Sinclair Street. This picnic area is extremely well utilised and is one of the few areas of seating that has no cover.
- **Facilities at East Wardell.** Provide a picnic table and chairs near the boat ramp area in East Wardell and also lighting over that area
- **Fig trees in Richmond Street.** More garden beds around trees in Richmond Street. Notably, "These fig trees have been identified as significant and should be maintained and enhanced." Source: *Wardell Village Concept Masterplan Report 2007*
- **Parking in Richmond Street.** This area of the village gets a lot of traffic and current parking availability is stretched. Also there is a lot of illegal parking near the boardwalk. It is time to start planning for an orderly allocation of parking spaces at Wardell. Accordingly, **WPA kindly request that BSC allocates resources (i.e. Council staff) to investigate options for improved parking in Richmond Street including developing a plan for the western end of Richmond Street (which is a dead end street with no real purpose).**

We kindly request that Ballina Shire Council considers the above projects favourably and allocates funding accordingly.

Kind regards



Paola Rickard,  
Vice President  
Wardell and District Progress Association



**Sandra Bailey**

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**From:** Sandra Bailey  
**Sent:** Monday, 18 June 2018 12:23 PM  
**To:** Sandra Bailey  
**Subject:** FW: Sealing The Serpentine Car Park

**From:** Margaret <[mandgstanger@gmail.com](mailto:mandgstanger@gmail.com)>  
**Sent:** Tuesday, February 20, 2018 11:22 AM  
**To:** [nathan.wills@ballina.nsw.gov.au](mailto:nathan.wills@ballina.nsw.gov.au); Councillor Phil Meehan; Councillor Stephen McCarthy  
**Cc:** Councillor David Wright; Councillor Sharon Cadwallader; Councillor Keith Williams; Councillor Jeff Johnson; Councillor Sharon Parry; Councillor Ben Smith; [eoin.johnson@ballina.nsw.gov.au](mailto:eoin.johnson@ballina.nsw.gov.au)  
**Subject:** Sealing The Serpentine Car Park

Dear Councillors

We are writing to you about the car park on North Creek adjacent to The Serpentine Park at East Ballina. Currently it is not sealed and must surely be the only car park in Ballina, close to houses which is not sealed. This car park is between the oyster shack and the Serpentine Park on The Serpentine. We note what a great job Council has done with the new sealed car park near the Marine Rescue Tower and would like car park adjacent to The Serpentine Park to be treated in a similar manner.

The reasons for our request are as follows:

1. The dust created by vehicles entering and leaving the car park is unacceptable to those of us living nearby and to people enjoying the picnic facilities in the park and along the banks of North Creek.
2. The Serpentine Park is very popular with picnickers and they, as well as fishermen, kayakers and swimmers use the car park. It is also an overflow parking area for the beach further along The Serpentine closer to Missingham Bridge. Frequently in summer cars cannot find a space in the parking area and so park along the road even though there is a No Parking sign, making it impossible for cars to travel along this section of The Serpentine without going over double lines.
3. As there is no indication of where vehicles should park, the available area often has cars parked at different angles so the car park is not used efficiently. We have often seen vehicles parked across the access used by Council to attend to the pumping facility on North Creek.

Our neighbours support this application.

Yours sincerely  
Margaret and Garry Stanger  
21 The Serpentine  
East Ballina



Dust created by cars leaving the car park.

**Sandra Bailey**

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**From:** Sandra Bailey  
**Sent:** Monday, 18 June 2018 12:24 PM  
**To:** Sandra Bailey  
**Subject:** FW: Sealing of Serpentine Car Park  
**Attachments:** image1.jpeg; ATT00001.txt; image2.jpeg; ATT00002.txt; image3.jpeg; ATT00003.txt; image4.jpeg; ATT00004.txt

-----Original Message-----

From: Margaret [<mailto:mandgstanger@gmail.com>]  
Sent: Sunday, 22 April 2018 9:02 PM  
To: Ballina Shire Council  
Subject: Sealing of Serpentine Car Park

Dear Councillors

We are writing in response to your Draft Delivery Program and Operational Plan as suggested by John Truman the Group Manager for Civil Services.

We know that there are many demands on council resources but would urge you to seriously consider the sealing of the car park adjacent to The Serpentine Park in East Ballina. We believe this is the only public car park in Ballina Shire which is close to houses and is not sealed.

The car park is popular with people having picnics in the park and with fishermen, kayakers and swimmers. It also acts as an overflow car park for the beach closer to Missingham Bridge.

The attached photos show some of the problems of this car park.

1. The dust created by cars entering and leaving the car park is unacceptable for picnickers and those who live nearby. This is at times exacerbated by drivers doing wheelies in the car park.
2. The car park is often full and overflowing and summer as there are no marked spaces for vehicles and they park in a haphazard manner. This means that sometimes vehicles park across the gateway which is used by council workers to attend to the pumping facility on North Creek.
3. Vehicles also park along The Serpentine and so force other vehicles to cross the double lines in order to navigate this part of the road.

In consultation with James Brideson we have been doing voluntary Bush Regeneration in The Serpentine Park and along the foreshore of North Creek and so are very aware of the problems created by this dusty car park.

Yours sincerely  
Garry and Margaret Stanger

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## 10.6 Delivery Program and Operational Plan - Adoption.DOC

### NRCG Fee Categories

Ballina Shire Council offers two cost categories, Community and Commercial, associated with the Northern Rivers Community Gallery and Ignite Studios @ NRCG.

**Community includes:** Individual Artists or Artist Groups, Community Services, Community Groups, Not-for-Profit Groups, Schools and Tertiary Education Groups, Government Departments (if non-profit generating activity).

**Commercial includes:** For Profit Business, Commercial Business, Government Department (if profit-generating activity).

Fee Name	Pricing Policy	2017/18	GST Y/N	2018/19
<b>Locker Room - Workshop Space</b>				
Commercial (hourly rate)	A	\$30	Y	\$30
Community (hourly rate)	C	\$15	Y	\$15
Commercial (half day - 4 hrs)	A	\$85	Y	N/A
Community (half day - 4 hrs)	C	\$40	Y	N/A
Commercial (half day - 6 hrs / includes 10% discount)	A	N/A	Y	\$162
Community (half day - 6 hrs / includes 10% discount)	C	N/A	Y	\$80
<i>Then standard hourly rate for every additional hour (or part thereof) upto 14 hours.</i>				
Commercial full day (6am - midnight) – day 1	A	\$170	Y	N/A
Community full day (6am - midnight) – day 1	C	\$80	Y	N/A
Commercial full day (6am - 10pm / inc. 10% discount)	A		Y	\$432
Community full day (6am - 10pm / inc. 10% discount)	C		Y	\$216
Commercial full day (day 2 - 20% discount)	A	\$136	Y	N/A
Community full day (day 2 - 20% discount)	C	\$64	Y	N/A
Commercial full day (day 3 - 30% discount)	A	\$119	Y	N/A
Community full day (day 3 - 30% discount)	C	\$56	Y	N/A
Commercial full day (day 4 - 40% discount)	A	\$102	Y	N/A
Community full day (day 4 - 40% discount)	C	\$48	Y	N/A
Commercial full day (Day 5-7 - 50% discount)	A	\$85	Y	N/A
Community full day (Day 5-7 - 50% discount)	C	\$40	Y	N/A
Commercial 2 weeks/14 days (10% off week 2)	A	\$1,485	Y	N/A
Community 2 weeks/14 days (10% off week 2)	C	\$699	Y	N/A

Fee Name	Pricing Policy	2017/18	GST Y/N	2018/19
<b>Engine Room - Workshop Space</b>				
Commercial (hourly rate)	A	\$40	Y	\$40
Community (hourly rate)	C	\$20	Y	\$20
Commercial (half day - 4 hrs)	A	\$115	Y	N/A
Community (half day - 4 hrs)	C	\$55	Y	N/A
Commercial (half day - 6 hrs / includes 10% discount)	A	N/A	Y	\$216
Community (half day - 6 hrs / includes 10% discount)	C	N/A	Y	\$108
<i>Then standard hourly rate for every additional hour (or part thereof) upto 14 hours.</i>				
Commercial full day (6am - midnight) – day 1	A	\$190	Y	N/A
Community full day (6am - midnight) – day 1	C	\$100	Y	N/A
Commercial full day (6am - 10pm / inc. 10% discount)	A	N/A	Y	\$576
Community full day (6am - 10pm / inc. 10% discount)	C	N/A	Y	\$288
Commercial full day (day 2 - 20% discount)	A	\$152	Y	N/A
Community full day (day 2 - 20% discount)	C	\$80	Y	N/A
Commercial full day (day 3 - 30% discount)	A	\$133	Y	N/A
Community full day (day 3 - 30% discount)	C	\$70	Y	N/A
Commercial full day (day 4 - 40% discount)	A	\$114	Y	N/A
Community full day (day 4 - 40% discount)	C	\$60	Y	N/A
Commercial full day (Day 5-7 - 50% discount)	A	\$95	Y	N/A
Community full day (Day 5-7 - 50% discount)	C	\$50	Y	N/A
Commercial 2 weeks/14 days (10% off week 2)	A	\$1,660	Y	N/A
Community 2 weeks/14 days (10% off week 2)	C	\$874	Y	N/A