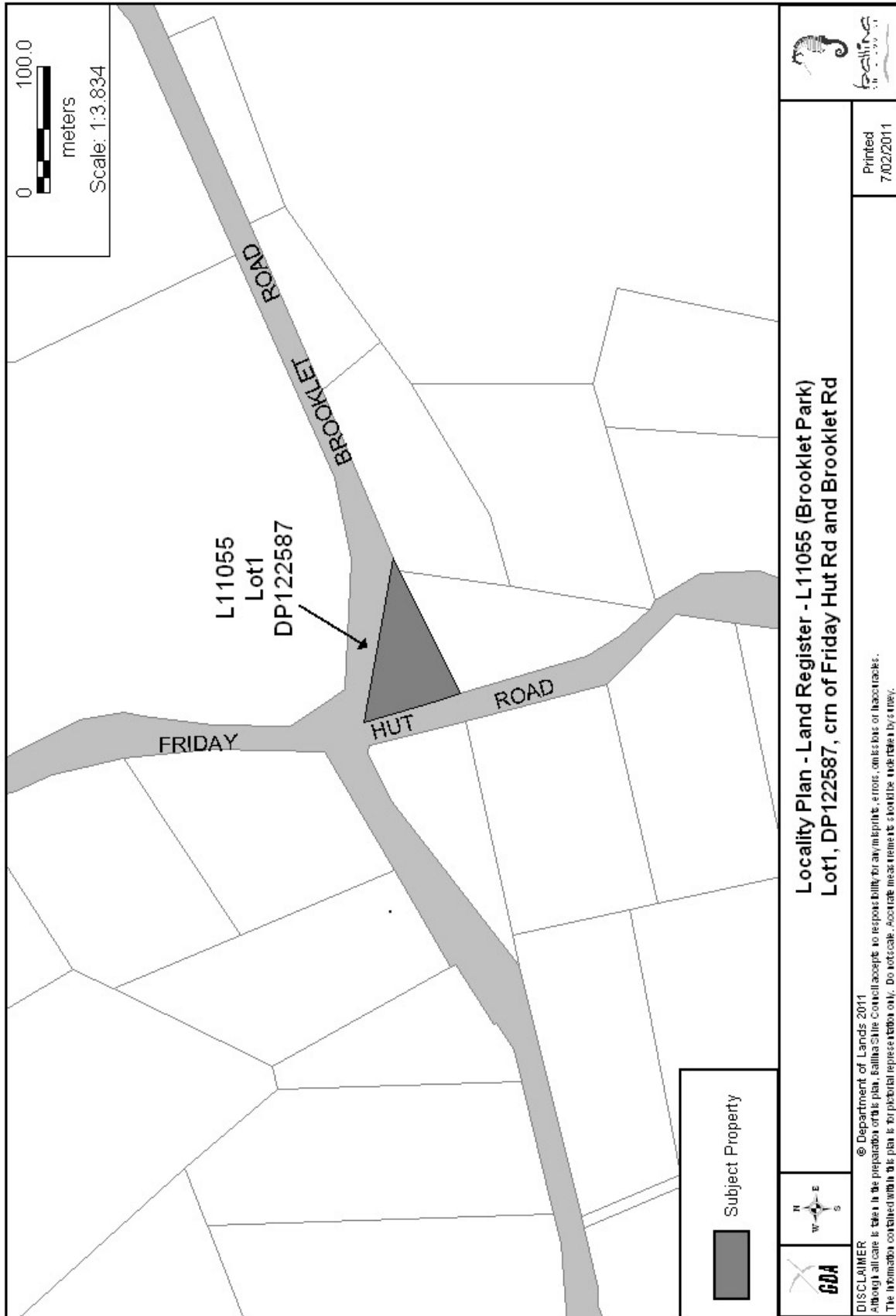
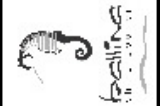
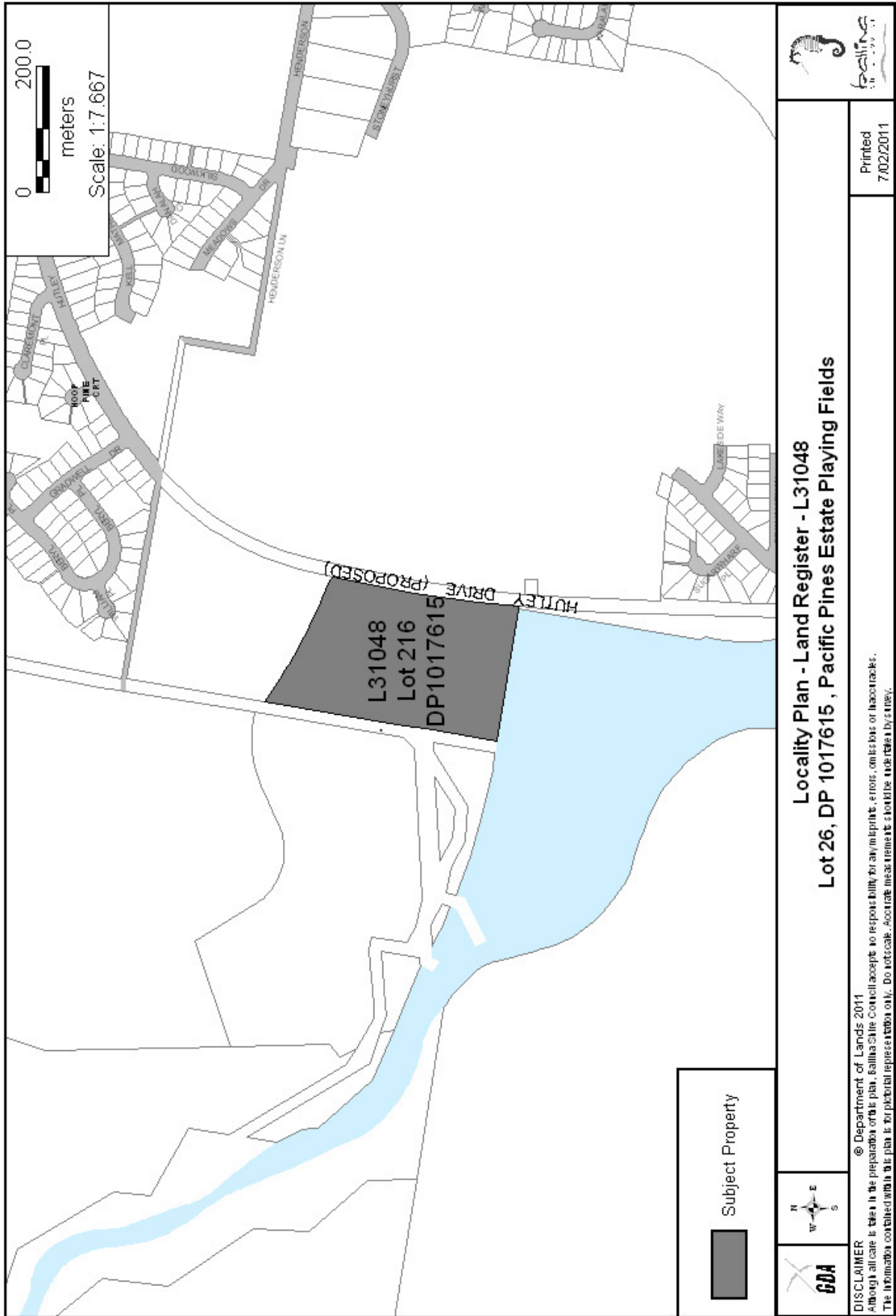


9.4 Community Land Plan of Management - Various Amendments





Printed
7/02/2011

Locality Plan - Land Register - L31048
Lot 26, DP 1017615, Pacific Pines Estate Playing Fields

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Report-Public Hearing Ballina Community Land Generic Plan of Management Amendment 6

I was engaged by Ballina Shire Council to conduct a Public Hearing (part of the legislative process that is involved where Council desires to alter the Plan of Management for Community Land) in respect to the following three issues:

Land No.	Common Name / Location	Property Description	Categorisation	Land / Building / Improvements	History	Condition of Land / Buildings / Improvements	Current use of Land/Buildings/ improvements	Permitted Uses	Permitted Future Uses	Scale/intensity of Permitted Future Uses
LI1055	N/A	Lot DP122587 cnr of Friday Hut Rd & Brooklet Rd	CU – General Community Use		Land resumed by BSC on 29 March 1987 for public reserve (DW 408873)	N/A	Public recreation, Driveway	Same as current use. Site of Rural Fire Service Shed	Same as permitted uses.	Extension of Rural Fire Service Shed as required.
31013		Lot 29 DP 261848 Castle Dr	CU – General Community Use	Extensive areas of mowable lawn - No buildings	Dedicated as public reserve in Subdivision Plan 1981/09.	N/A	Passive Recreation	Establishment of a water reservoir, landscaping and children's playground.	Same as permitted uses	Same as permitted use.
31048	Pacific Pines Estate Playing Fields	Lot 216 DP 1017615	CS – Community Spotsground	4 winter Playing Fields	Dedicated as part of the Pacific Pines Estate for playing fields	N/A	Being prepared as playing fields	Development and use of land for sporting fields . Exclusive use and occupation of proposed clubhouse permitted for sporting and associated community activities.	Same as for permitted uses.	Same as for permitted uses.

The holding of the Public Hearing was advertised by Council and set down to be held at the Council Chambers, Cherry Street, Ballina on Friday 27th May, 2011 commencing at 2 PM.

I am now able to report as follows:

Lot 1 DP 122587 Cnr Friday Hut Road and Brooklet Road

No person attended at the Public Hearing in respect to this matter and thus no representations were received.

Lot 29 DP 261848 Castle Drive, Lennox Head

Mr. Neil Kennedy, an interested resident attended at the Public Hearing and made representations regarding the proposal to establish a water reservoir, and to carry out landscaping and instal a childrens playground on the land.

Mr. Kennedy outlined that he and other residents had previously negotiated with Council regarding an earlier proposal to locate a much larger reservoir on the subject land and an agreement was reached for a change in design that would allow a considerable reduction in the size of the reservoir which would be incorporated into landscaping and childrens playground area.

Mr. Kennedy stated that the alternatives outlined by Council staff at that time were that they (the residents group) should accept the amended smaller reservoir incorporating landscaping and childrens playground, OR that the larger reservoir would be implemented. As a consequence Mr. Kennedy and others agreed to the smaller reservoir proposal at that time as it represented the least impact to the Reserve and surrounding area.

Notwithstanding the above Mr. Kennedy stated that he believed that Council should consider alternative sites for the smaller reservoir proposal and that sites such as the land on which the Basalt Court reservoir is situated and the nearby reserve west of North Creek Road would be suitable alternative sites. Mr. Kennedy considered that as the reservoir proposed for Lot 29 DP 261848 will have a connection to the Basalt Court reservoir (which will supply potable water in the event that there is a disruption to the water supply to the other reservoir) is an important factor supporting the consideration of the Basalt Court site and costs would be much lower.

Mr. Kennedy suggested that should an alternative site be identified and subsequently adopted by Council, then the amendment as proposed for Lot 29 DP 261848 would not be necessary.

In summary Mr. Kennedy asked that Council investigate alternative sites for the waste water reservoir before determining the change to the Plan of Management for Lot 29 DP 261848.

Mr. Kennedy stated that in the event that an alternative site for the smaller reservoir is not identified, then he does not object to the proposal to amend the Generic Plan of Management in respect to Lot 29 DP 261848. Mr. Kennedy requested that should this proposal proceed that further consideration be given to the positioning of the reservoir on the land as the current intention utilises the prime part of the site and by minor repositioning a better result may be possible.

Lot 216 DP 1017615 Pacific Pines

No person appeared at the Public Hearing in respect to this matter and thus no representations were received.

Gary Faulks

28th May, 2011

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