



Notice of Reserve Trust Meeting

Notice is hereby given that a Reserve Trust Meeting will be held in the **Ballina Shire Council Chambers**, Cnr Cherry & Tamar Streets, Ballina on **Monday 5 March 2012 commencing at 3.55 pm**

Business

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

A handwritten signature in black ink, appearing to read 'Paul Hickey', with a long horizontal line extending from the end of the signature.

Paul Hickey
General Manager

Table of Contents

1.	Apologies	1
2.	Declarations of Interest.....	1
3.	Deputations.....	1
4.	Committee Reports.....	2
4.1	Development Application - Sharpes Beach Master Plan	2

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

4. Committee Reports

4.1 Development Application - Sharpes Beach Master Plan

File Reference	Sharpes Beach Master Plan
Sustainability Plan	Diverse and balanced land use
Management Plan	Commercial Services
Objective	To request endorsement of a Development Application for works associated with the Sharpes Beach Master Plan

Background

Ballina Shire Council is Reserve Trust Manager of the Ballina Coastal Reserve. The purpose of this Report is to seek the Trust's approval for the lodgement of a development application for the formalisation of the Sharpes Beach Car Park, along with future construction of beach accesses and provision of toilet and lifesaving amenities. The value of the works is estimated to be in the order of \$500,000.

Reserve Trust approval was obtained at a Reserve Trust Meeting of 20 February 2012 to formally apply to close the Crown road reserve and amalgamate the parcel of land into the Ballina Coastal Reserve. NSW Department of Primary Industries - Crown Lands Division have now notified Council that they will give owners consent to the Development Application.

Key Issues

- Provision of facilities at Sharpes Beach
- Public access to Sharpes Beach

Information

Ballina Shire Council has negotiated a long term lease with the Stewart Family over an area of land known as Sharpes Beach Car Park. This area is currently used as a public car park.

The lease between the Stewart Family and Council for the land pertaining to the Sharpes Beach Master Plan is subject to gaining satisfactory development consent. The lodgement and determination of the development application is required to finalise the Lease.

Council staff also engaged consultants King and Campbell Pty. Ltd. to prepare a master plan for this locality in consultation with the Stewarts. A copy of the Master Pan is attached to this Report.

4.1 Development Application - Sharpes Beach Master Plan

Key elements of the Plan are:

- Formalised car parking and improved stormwater drainage
- Picnic facilities
- Walking trail
- Surf life saving observation tower
- Amenities block & beach showers
- Area designated for future community use

Whilst a portion of this area is private land owned by the Stewarts (Lot 2 DP 784864), another portion is Crown land known as the Ballina Coastal Reserve. The description of the land is Lot 3 DP 590466, Lot 7032 DP 1063896 and Crown public road reserve between Lot 2 DP 784864 and Lot 7032, The Coast Road, Skennars Head.

Reserve Trust approval is required for the Development Application. It is noted that there is currently no funding allocation for this project, but ensuring consents are in place will enable work to proceed when funding does become available.

Legal / Resource / Financial Implications

The area of land identified is Crown land and as such requires the Reserve Trust's endorsement for the lodgement of the Development Application.

It is recognised that funding is not currently available for this Project, however having the approvals process completed will ensure the Project is "shovel ready" should funding become available in the future.

Consultation

Staff have consulted with the Stewart Family, Department of Primary Industry and consultants managing the development application on Council's behalf.

Options

1. Endorse the lodgement of a development application for the formalisation of the Sharpes Beach Car Park, along with future construction of beach accesses and provision of toilet and lifesaving amenities.
2. Not proceed

Option one is the preferred option.

RECOMMENDATIONS

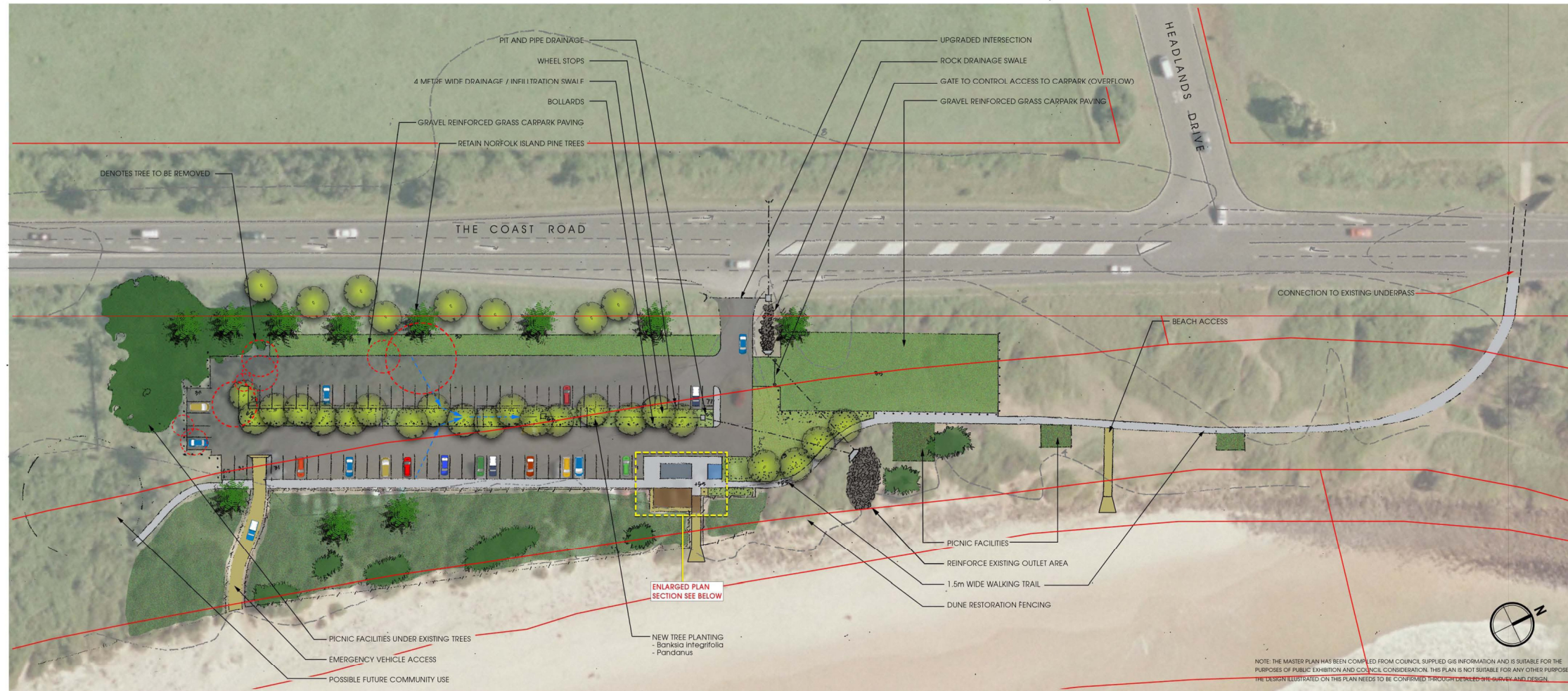
That Ballina Shire Council, as the Reserve Trust Manager, for the Ballina Coastal Reserve approves the lodgement of the development application for the works associated within the Sharpes Beach Master Plan, as per the concept plan attached to this report.

Attachment(s)

1. Plan showing Sharpes Beach Car Park and associated boundaries.
2. Sharpes Beach Master Plan concept.

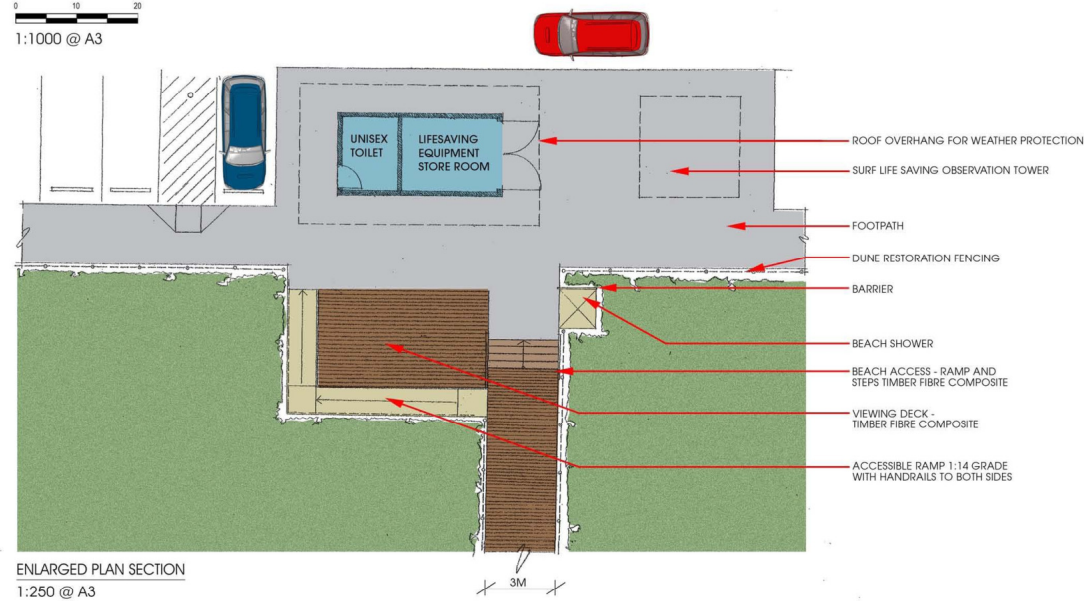
4.1 Development Application - Sharpes Beach Master Plan



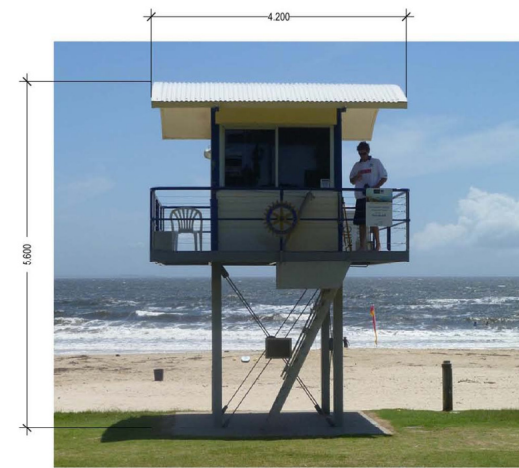


NOTE: THE MASTER PLAN HAS BEEN COMPILED FROM COUNCIL SUPPLIED GIS INFORMATION AND IS SUITABLE FOR THE PURPOSES OF PUBLIC EXHIBITION AND COUNCIL CONSIDERATION. THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. THE DESIGN ELABORATED ON THIS PLAN NEEDS TO BE CONFIRMED THROUGH DEVELOPER SURVEY AND DESIGN.

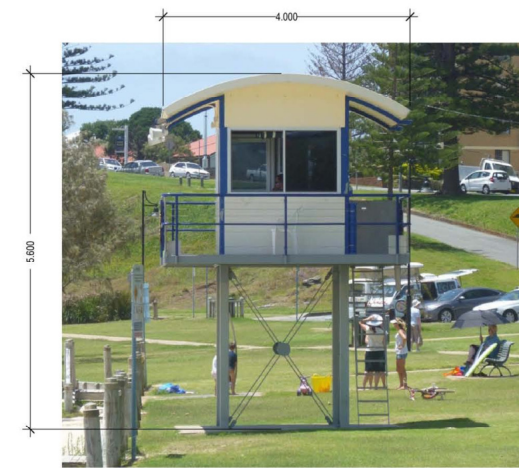
OVERALL PLAN
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1:1000 @ A3



ENLARGED PLAN SECTION
1:250 @ A3



SIMILAR SURF LIFE SAVING OBSERVATION TOWER (NTS)



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EXHIBIT 2
SHARPES BEACH MASTER PLAN
PREPARED FOR BALLINA SHIRE COUNCIL BY KING & CAMPBELL JAN. 2012

