

1. **Attendance and Apologies**

2. **Welcome to New Members**

3. **Declarations of Interest**

4. **Confirmation of Minutes**

A copy of the Minutes of the "B" Ward Committee held 26 November 2012 were distributed.

RECOMMENDATION

That the Minutes of the "B" Ward Committee held 26 November 2012 be taken as read and confirmed.

5. **Deputations**

6. **Outstanding Business**

(a) **Flooding of Coast Road at Boulder Beach and Ross Lane**

The preference of the Committee to prioritise improvements to Ross Lane is noted.

As reported to the last meeting of the Committee, the Council's S94 Roads Developer Contributions Plan includes a project to upgrade Ross Lane. The scope of works in the plan for this upgrade includes the construction of box culverts to provide an additional drainage width of 21 metres. The location and size for the culverts described in the plan are based on the information from a concept design. This will need to be reviewed at the time of the detailed design.

Further to the above, the Council has recently asked for a report to be prepared that examines options to upgrade Ross Lane. Work has commenced on the preparation of this report.

Also as advised to the Committee, the Council's road program for the next four years, having regard to other priorities, does not include the Committee's request for improvements to Ross Lane. The allocation of resources and the setting of the priority program is a matter for the elected Council. These are reviewed annually by the Finance Committee/Council and the B Ward Committee is encouraged to make its own submissions to this process.

In relation to the Coast Road at Boulders Beach, the Council has previously completed a project to open the drain on the eastern side of the road. The downstream conditions have a significant influence on the extent of inundation experienced on the road during some storm events. It is possible that these conditions mean increasing the capacity of the drain will not assist to address the issue. The other option is to raise the level of the road. Investigations are required to understand which option is preferred and to assess the costs and benefits. Having regard to the frequency and depth of flooding, the comments above in relation to Ross Lane and other projects in the program having higher current priority apply to this issue as well.

(b) Williams Reserve – Damage to Vegetation

Jillian Pratten has discussed this matter with Jason Vidler and he has requested that the current OSR Tradesman located in Lennox Head carry out regular and more frequent inspections of the area. There is a limit to what can be done as there is one tradesman and one apprentice maintaining Lennox and Skennars Head areas.

The mowing crew will also report any problems in the area.

(c) Lennox Surf Club Redevelopment

A summary of the status of this project is as follows:

Council, at the September 2012 Ordinary meeting resolved as follows:

That Council authorises the allocation of \$400,000 from the proceeds of the Ross Street land sale to engage a suitably qualified firm to prepare the detailed designs and associated plans for the redevelopment of the Lennox Head Surf Club, including improved drainage and parking outcomes, along with the possible closure of the eastern road access, as per the Lake Ainsworth Master Plan. The remaining Ross Street land sale proceeds are to be retained for the balance of the works required for this project.

The following actions have been implemented in response to the September 2012 resolution:

- A registration of interest (ROI) process for the provision of the design of the Lennox Head Surf Club closed on Wednesday 19 December 2012. The **objectives** of the works to be undertaken in this contract are as follows:
 - a) *Review the current Lennox Head Surf Club building and report on options for reconstruction or refurbishment. Prepare concept plans and cost estimates and recommend a preferred option.*

- b) *Ensure the integration of these plans with designs for the closure of the road on the eastern side of the Lake Ainsworth precinct as per Council's adopted master plan for Lake Ainsworth. This component must also include concept plans and cost estimates for the works indentified in the master plan. This includes items such as drainage, footpaths and landscaping.*
- c) *Prepare and lodge the Development Application(s) to ensure the Council approved designs can proceed, subject to planning consent.*
- d) *Complete the detailed design and contract supervision, subject to Council confirming the funding to allow the project to proceed.*

The **actual works** to be undertaken by the successful tenderer includes the following:

- a) *Master planning for the building*
- b) *Design of the building, location on the site and any associated structures*
- c) *Design of landscape, stormwater and surrounds*
- d) *Design of the road layout, drainage, footpaths, landscaping etc for the eastern road at Lake Ainsworth that will allow this road to be closed as per the Lake Ainsworth master plan, whilst ensuring that the entire precinct is designed in an inetgrated manner*
- e) *Geo-technical testing and examination of the soil and site conditions*
- f) *Provision of various engineering reports*
- g) *Cost estimates*
- h) *Submit and obtain approval under relevant the planning requirements*
- i) *Detailed design and contract supervision*

Following the closure of the ROI process, Council staff are shortlisting around three to five organisations, who are then invited to submit a more detailed tender for the works. The short listing is based on criteria such as experience, track record and resources available. The shortlisted organisations will then provide more detailed tenders with the recommended tenderer to be submitted to the March or April Council meeting.

- Correspondence has been forwarded and meetings held with members of the Lennox Head Surf Club. The most important meeting held to date was on Saturday 1 December 2012 when the General Manager and Manager – Commercial Services attended a meeting with any interested members of the Surf Club. This meeting was held at the surf club building. The purpose of the meeting was for the Council representatives to outline the process being followed and for the members to ask questions and clarify matters. Some key points arising from that meeting were as follows:
 - a) There is a high level of disagreement between some members of the Club as to what is the preferred strategy for the building. Some members appear to be interested in continuing with minor works that have been occurring in recent years, which have largely been funded by private sponsorships. This strategy would not require the building to be redeveloped in the short to medium term. Council's response to this was that the brief for the ROI requires the appointed firm to evaluate the preferred approach for renovation or refurbishment. Once that information is available Council, in consultation with the Club, can then make a decision as to how to proceed.
 - b) Some members want the Surf Club to retain control over the building, including any commercial component. This is the same issue that Council faced with the Ballina Surf Club in that the members wanted to run the café and function rooms as well as all the surf club facilities. This strategy is not supported by staff, and was not supported by Council for the Ballina Surf Club, for a number of reasons including:
 - Council has far stronger systems in place to manage the appointment of the operator and provide on-going supervision
 - It is preferable for the income from the commercial component to be collected by Council and then allocated firstly to on-going building maintenance and secondly to surf life saving services. It is essential that surf club buildings are adequately maintained, otherwise the same situation will arise where both Ballina (demolished) and Lennox Head deteriorated over many years
 - It decreases the workload for the volunteers who are there to provide surf life saving services and not operate commercial activities
 - It also helps to avoid conflicts of interest that sometimes occur with members of the Surf Club also having an interest in the commercial activities.

The advice provided to the members present was that the preferred position of staff remains as per the Ballina Surf Club (Council managing any commercial components and the Surf Club managing the remaining facilities), however any final decision on this will be made by the elected Council.

Currently Council has \$1.355 million available for this project, being the proceeds from the sale of the land in Ross Street, Lennox Head. Significant grant funding is required to allow the project to proceed.

(d) Parking Plans for Newrybar

Survey work and utility locations are now complete. Council's technical officers have settled on a preferred design and are now in the process of finalising the preparation of the required engineering drawings. This is expected to be completed and forwarded to Boulderstones around mid to late March.

7. Business with Notice from Members

- Malcolm Milner – Pat Morton Masterplan.

8. Christmas Decorations

Council has recently resolved to consider allocating adequate funding in the 2013/14 budget to allow the decoration of a tree in the Ballina town centre as part of the 2013/14 Christmas / New Year festive season. The estimated cost of this proposal is approximately \$5,000 to \$10,000 dependent upon the level of plant and equipment needed to install the decorations at height.

The Council also resolved to seek sponsorship or support for these decorations and for the provision of other decorations for the other major town centres; i.e. Ballina, Lennox Head and Alstonville. Ideally the elected Council are wishing to see if there are any community groups interested in providing decorations or installing their own decorations in the major town centres.

Correspondence has been forwarded to all local community groups in respect to this proposal and if any groups are interested they should contact Council's Tourism Co-ordinator, Ms Caroline Klose on 6686 4444 or email carolinek@ballina.nsw.gov.au

Provided for the information of members.

9. Draft Community Strategic Plan

As part of the Division of Local Government's Integrated Planning and Reporting Framework all NSW councils are required to prepare a new or revised Community Strategic Plan (CSP) prior to 30 June 2013. Council's current CSP was adopted in 2010 and is based on an earlier Council document titled "*People, Place Prosperity: A framework for a more sustainable Ballina Shire 2025*", which was originally developed following extensive community consultation in 2007.

Council has now prepared, following further consultation, an updated CSP for the Ballina Shire. This draft document is available on the front page of our web site (www.ballina.nsw.gov.au), or through the following web address (www.ballina.nsw.gov.au/ourfuture) and hard copies are also accessible at the Council Administration Centre, and the Ballina, Lennox Head and Alstonville Libraries.

The purpose of a CSP is to provide a broad visionary document that outlines a community's priorities and aspirations for the future, based on a timeframe of at least ten years. A CSP should also establish a vision for the local government area. Council believes our draft document achieves these objectives and we are now seeking feedback from all stakeholders in the Ballina Shire, including community groups, government agencies and residents.

If you are interested in providing suggestions to improve the document it would be appreciated if you could respond to Council by **Monday 18 March 2013 (late submissions will be accepted)**. Feedback can be provided by writing to Council as per our mailing address, by emailing the following address: ourfuture@ballina.nsw.gov.au or by completing the on-line survey on our web site.

In reviewing the document a couple of key points are:

- a) The CSP has been prepared following consultation with a broad range of people. This includes 500 residents who were individually surveyed by an external research company, almost 100 young people from our Shire through a one day youth forum, feedback from many of the 300 staff employed by Council and other research undertaken by Council in recent years.
- b) You will find the aspirations outlined in the document are very broad. This is intentional as the CSP is an overarching document that is then supported by Council preparing a Delivery Program, which outlines the major actions that will be pursued by the elected Council during their four year term, and an Operational Plan, which is prepared annually to outline the works and services to be delivered each year. It is anticipated that both the draft Delivery Program for 2013/17 and the Operational Plan for 2013/14 will be exhibited in May this year for further public comment. These two documents may provide more specific information in respect to projects and services of interest to your organisation.

Provided for the information of members.

10. Code of Conduct

Council recently adopted the Division of Local Government's new Model Code of Conduct, a copy of which is available from our website http://www.ballina.nsw.gov.au/cp_themes/default/page.asp?p=DOC-QQX-54-48-10&c=175 (alphabetically under "C").

Members are reminded of the contents of the Code of Conduct and the standards of behaviour outlined in that Code.

Provided for the information of members.

11. Council Documents on Exhibition

- Code of Conduct – closing date 6 December 2012
- Policy – Interaction between Councillors and Staff – closing date 6 December 2012
- Review of Fee Structure for Events on Public Land – closing date 6 December 2012
- 2013/2014 Proposed Flat Rock Tent Park Fees – closing date 18 January 2013
- Planning Proposal BSCPP 12/003 Southern Cross Industrial Estate Bulky Goods Precinct – closing date 22 February 2013
- Draft Policy (Review) Councillors Expenses & Facilities Policy – closing date 7 March 2013
- Draft Community Strategic Plan – closing date 18 March 2013

12. Business Without Notice

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

13. Next Meeting

Meeting dates for 2013

Monday 20 May
Monday 15 July
Monday 16 September
Monday 18 November