

**MINUTES OF THE FACILITIES COMMITTEE MEETING`
OF THE BALLINA SHIRE COUNCIL
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET, BALLINA,
ON 19/06/14 AT 4.00 PM**

Attendance

Cr Ben Smith – in the Chair), Jeff Johnson (arrived at 4.55 pm), Sharon Cadwallader (arrived at 4.05 pm), Keith Williams, Keith Johnson, Susan Meehan, Ken Johnston, Paul Worth and David Wright.

Paul Hickey (General Manager), Jamie Fleeting (Construction Engineer), Paul Tsikleas (Commercial Services Manager), Rod Willis (Development and Environmental Health Group Manager), Steve Barrier (Strategic and Community Facilities Group Manager) and Sandra Bailey (Secretary) were in attendance.

There were seven people in the gallery at this time.

1. Apologies

An apology was received from Cr Robyn Hordern.

Crs Cadwallader and Jeff Johnson indicated that they would be late to the meeting as they were returning from the National General Assembly of Local Government.

RECOMMENDATION

(Cr David Wright/Cr Keith Johnson)

That such apology be accepted.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Jeff Johnson, Cr Sharon Cadwallader and Cr Robyn Hordern

2. Declarations of Interest

Nil

3. Deputations

- **Lyn Walker, Lake Ainsworth Interest Group a Committee of Ballina Environment Society** – spoke in relation to Item 4.1 – Lake Ainsworth – South Eastern Precinct – Options.

Cr Sharon Cadwallader arrived at the meeting at 04:05 pm.

- **Andrew Dougherty, Ballina Lighthouse and Lismore Surf Life Saving Club** – spoke in relation to Item 4.5 – Ballina Surf Club – Project Update.

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4. Committee Reports

4.1 Lake Ainsworth - South Eastern Precinct - Options

A **Motion** was moved by Cr Paul Worth and seconded by Cr Sharon Cadwallader

A. Precinct Plan Options

1. That Council endorses as its preferred option, the recommendation in the attached report from Complete Urban (Attachment A) that the strategic direction for the renewal and upgrade of the Lennox Head Surf Club be the demolition of the current facility and construction of a new facility on the site immediately to the south of the current facility.
2. That Council endorses as its preferred option that the further design for the Lake Ainsworth area is to be based on Attachment C to this report.

An **Amendment** was moved by Cr Keith Williams

1. That Council endorses as its preferred option, the recommendation in the attached report from Complete Urban (Attachment A) that the strategic direction for the renewal and upgrade of the Lennox Head Surf Club be the demolition of the current facility and construction of a new facility on the site immediately to the south of the current facility.
2. That Council endorses as its preferred option that the further design for the Lake Ainsworth area is to be based on Attachment C to this report, with the boardwalk removed.

The **Amendment LAPSED.**

The **Motion** was **CARRIED.**

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Jeff Johnson and Cr Robyn Hordern

RECOMMENDATION

(Cr Paul Worth/Cr Sharon Cadwallader)

A. Precinct Plan Options

1. That Council endorses as its preferred option, the recommendation in the attached report from Complete Urban (Attachment A) that the strategic direction for the renewal and upgrade of the Lennox Head Surf Club be the demolition of the current facility and construction of a new facility on the site immediately to the south of the current facility.
2. That Council endorses as its preferred option that the further design for the Lake Ainsworth area is to be based on Attachment C to this report.

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FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Jeff Johnson and Cr Robyn Hordern

RECOMMENDATION

(Cr Sharon Cadwallader/Cr Susan Meehan)

B. Eastern Road Options

That Council endorses that its preferred option for the redesign of the Eastern Road, is as an access only road, as per the drawing Option 2 in Attachment B to this report, with access points to the beach to be maintained.

FOR VOTE - Cr David Wright, Cr Sharon Cadwallader, Cr Keith Johnson, Cr Susan Meehan, Cr Paul Worth and Cr Ben Smith

AGAINST VOTE - Cr Keith Williams and Cr Ken Johnston

ABSENT. DID NOT VOTE - Cr Jeff Johnson and Cr Robyn Hordern

RECOMMENDATION

(Cr Paul Worth/Cr Keith Johnson)

C. Allocation of Available Monies

1. That Council confirms its preferred allocation of the currently available monies is as follows, subject to further detailed design and assessment:

Southern Foreshore Community Park Precinct	\$
Design Development/Planning Approvals/ Detailed Design & Tender Documentation	40,000
Demolition Works Road	40,000
New Paths	222,000
Structures Over Water / Street Furniture / Amenities	253,000
Road Works/Cul-de-sac	240,000
Landscaping	74,000
Eastern Road (to be reallocated to Surf Club component assuming eastern road funded by the State Government)	300,000
Car parking	61,000
Total	1,230,000

Lennox Head Surf Club	\$
Design Development and Planning Approvals	100,000

2. That Council seek 100% funding for the eastern road re-alignment from the NSW State Government as this road is required for their access purposes.

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Cr Jeff Johnson arrived at the meeting at 04:55 pm.

D. Precinct Plan Community Consultation Options

3. That Council authorises for public exhibition the attached report from Complete Urban, along with Council's preferred approaches as per points one to four, with a further report to be presented to Council assessing the response to the exhibition. For consultation purposes Council's preferred management model is as per the Ballina Surf Club.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Robyn Hordern

4.2 Wollongbar Sports Fields - Project Update

RECOMMENDATION

(Cr Keith Johnson/Cr Sharon Cadwallader)

1. That Council approves an increase of \$222,000 to the budget line items for clubhouse and amenities buildings within the Wollongbar Sports Fields project budget, with the source of these funds to be a corresponding reduction in the contingency allocation.
2. That Council notes the need to reassess the contingency budget during the next phases of the management of this project.

FOR VOTE - Cr David Wright, Cr Jeff Johnson, Cr Sharon Cadwallader, Cr Keith Williams, Cr Keith Johnson, Cr Paul Worth and Cr Ben Smith
AGAINST VOTE - Cr Susan Meehan and Cr Ken Johnston
ABSENT. DID NOT VOTE - Cr Robyn Hordern

4.3 Community Services - Infrastructure Options

RECOMMENDATION

(Cr Sharon Cadwallader/Cr Susan Meehan)

1. That Council notes the contents of this report relating to options for the use of the Ballina Visitor Information Centre and the Kentwell Community Centre.
2. That Council, for the time being, take no further action to investigate the transfer of services between the Ballina Visitor Information Centre and the Kentwell Community Centre based on the contents of this report.
3. That an expression of interest process be initiated, inviting Ballina based not for profit and community based organizations to temporarily occupy the administration area of the Kentwell Community Centre, at a "peppercorn" rental, in return for the provision of reception and support services for casual hirers of meeting rooms within this facility.

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4. That Council offers the Friends of the Library the use of the rear area of the Ballina Visitor Information Centre for an initial period of two years, at a appropriate rental, subject to point five below. That the General Manager be authorised to finalise the terms and conditions associated with this usage agreement, with the Council seal to be attached to any agreement, if necessary.
5. That as part of these discussions, Council write to the Friends of the Library seeking clarification on how any monies raised by the Friends are to be expended on library services in the Ballina Shire.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Robyn Hordern

4.4 Multi Purpose Indoor Sports Facility - Project Update

RECOMMENDATION

(Cr Sharon Cadwallader/Cr Paul Worth)

1. That Council notes the contents of this report relating to siting options for the construction of a proposed indoor sporting and recreation facility within the Southern Cross Industrial Estate in Ballina.
2. That Council confirms that no further action is to be taken on the preferred site for an indoor sporting and recreation facility, until the outcomes of the current State Government review of the Crown Lands Legislation is known, as this review has the potential to significantly improve the feasibility of utilising Crown land as the preferred location for this facility.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Robyn Hordern

4.5 Ballina Surf Club - Project Update

RECOMMENDATION

(Cr Paul Worth/Cr Susan Meehan)

That in respect to the construction of Building B (storage shed) Council confirms its preference is to have the gym located in Building B.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Robyn Hordern

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RECOMMENDATION

(Cr Paul Worth/Cr Keith Williams)

That Council approves a contribution from Council of \$600,000 for the construction of Building B, inclusive of all costs associated with the design and approval of the building (excluding any developer contributions), with the General Manager authorised to call tenders for its design and construction.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Robyn Hordern

RECOMMENDATION

(Cr Susan Meehan/Cr Keith Williams)

That in respect to the design of Building B the determination of whether it is one storey, two storey, size etc is to be made by the General Manager in consultation with the BLLSLSC, as part of the approval process, recognising that the amended design will require an amended planning consent. If agreement cannot be reached between the parties the matter is to be reported back to Council for determination.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Robyn Hordern

RECOMMENDATION

(Cr Paul Worth/Cr Sharon Cadwallader)

That in respect to the BLLSLSC's proposal to pay any additional costs for the construction of Building B over \$600,000, Council confirms its in principle support for this proposal as per point two. The General Manager is to ensure that any agreement for BLLSLSC to pay the difference is documented and signed clarifying the costs to be included in the \$600,000 prior to any tender for the works being accepted.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Robyn Hordern

RECOMMENDATION

(Cr David Wright/Cr Keith Williams)

That in respect to the \$100,000 owing to Council by the Ballina Lighthouse and Lismore Surf Life Saving Club (BLLSLSC) Council confirms its preference is not to accept a tender for construction of Building B until the \$100,000 previously committed is accounted for to Council's satisfaction.

FOR VOTE - Cr David Wright, Cr Sharon Cadwallader, Cr Keith Williams, Cr Keith Johnson, Cr Susan Meehan, Cr Ken Johnston, Cr Paul Worth and Cr Ben Smith

AGAINST VOTE - Cr Jeff Johnson

ABSENT. DID NOT VOTE - Cr Robyn Hordern

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RECOMMENDATION

(Cr Susan Meehan/Cr Sharon Cadwallader)

That in respect to the tenure arrangements with the BLLSLSC Council authorises the General Manager to provide a lease rather than a licence as previously resolved for the occupation of the building. This amendment is conditional upon the lease having a clause, or a reference schedule, or any other form of signed agreement stating that the BLLSLSC will proactively pursue Aboriginal participation in the Surf Club with the actions taken to be reported annually to Council.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Robyn Hordern

Cr Keith Johnson and Paul Tsikleas left the meeting at 05:57 pm.

RECOMMENDATION

(Cr David Wright/Cr Paul Worth)

1. That Council authorise the inclusion of the additional showers in the current project budget, with the funding of \$15,000 to be allocated from the indoor sporting and recreational facility funding.
2. That Council authorise the inclusion of separate change rooms in the project budget, with the funding of \$12,000 to be allocated from the indoor sporting and recreational facility funding.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Keith Johnson and Cr Robyn Hordern

RECOMMENDATION

(Cr Paul Worth/Cr Susan Meehan)

1. That Council authorises the deletion of the construction of the stairs from the main building to the shared pathway (estimated cost \$50,000) from the current project budget, with this item to be reviewed once the project is completed.
2. That remedial action be taken in respect to protecting the grass verge on the eastern edge of the building and on the area next to the kiosk with funding to be sourced from existing maintenance budgets.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Keith Johnson and Cr Robyn Hordern

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RECOMMENDATION

(Cr Sharon Cadwallader/Cr Keith Johnson)

That Council authorises an amended budget for this entire project as follows:

Description	Estimate
Expenditure	
Main Building (complete)	4,805,600
Other Infrastructure	
Storage Shed – Construction	550,000
Storage Shed - Fees and Charges (10%)	50,000
Car Park and Pathway	408,200
Compton Drive	789,900
Electrical - Temp Connection plus Generator	95,500
Electrical Substation	121,000
Under Bore	23,300
Land Acquisition – 4,000 sq metres @ \$10	40,000
Change Rooms	12,000
Stairs (deleted)	0
Showers	15,000
Contingency	19,500
Sub Total	2,124,400
Total Project	6,930,000
Funding	
Federal Government Grant	2,300,000
BLLSLSC – Original Contribution	300,000
Ballina Shire Council Property Reserves	4,100,000
Plus BLLSLSC – Additional Contribution	29,000
Plus Council Engineering Works Contribution	39,000
Plus Council Transfer Animal Pound Savings	20,000
Plus Council Sale of Tintenbar Quarry	75,000
Plus Council Transfer Indoor Facility Budget	67,000
Total	6,930,000

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Keith Johnson and Cr Robyn Hordern

MEETING CLOSURE

6.15 pm