

1. **Attendance and Apologies**

2. **Declarations of Interest**

3. **Deputations**

4. **Confirmation of Minutes – 11 July 2017**

A copy of the minutes of the previous meeting held 22 July 2017 was distributed.

RECOMMENDATION

That the minutes of the previous meeting held on 11 July 2017 be accepted as a true and correct record.

5. **Business arising from Minutes – 11 July 2017**

Garbage Collection for Christmas Carnival at Fripp Oval

Stephen Wills has been advised that a written request is required.

6. **General Business**

Special Rate Variation

During 2016/17 Council undertook a community engagement process in respect to a proposal to increase our total rate income above the normal rate peg limit. The three year program was based on the following increases:

	2017/18	2018/19	2019/20
Rate peg limit	1.5%	2.5%	2.5%
Asset renewal	1.9%	3.4%	3.4%
Healthy waterways	1.5%	0.0%	0.0%
Total Rate Increase	4.9%	5.9%	5.9%

As per these figures the additional increase was 3.4% per annum for the three years above the actual (2017/18) and forecast (2018/19 and 2019/20) rate peg limits.

The additional rate revenue was to be expended on:

- Asset Renewal – Council's engineering assessments of our infrastructure identify that we are underfunding the renewal of our existing assets.

Therefore unless we increase that investment our infrastructure will deteriorate overtime.

- **Healthy Waterways** – This is a program to take a more pro-active approach to improving the health of our key waterways such as the Richmond River, Lake Ainsworth and Shaws Bay.

Council applied to IPART (the NSW Independent Pricing and Regulatory Tribunal) for this three year increase, however IPART only provided approval for the 2017/18 increase, and for one year only.

IPART has asked Council to ensure that our key corporate documents such as the Delivery Program and Operational Plan (both on our website) reflect this proposal before they will provide a permanent increase.

This now means that Council has to undertake the same consultation process and again apply to IPART, although it will now be for a two year period.

However we also have to duplicate the 3.4% approved, on a temporary basis, for 2017/18, which means our application will now be as follows:

	2018/19	2019/20
Rate peg limit	2.5%	2.5%
Asset renewal	5.3%	3.4%
Healthy waterways	1.5%	0.0%
Total Rate Increase	9.3%	5.9%

The 9.3% includes the 3.4% approved for 2017/18, as that was a temporary approval only.

This means our income will only increase by 5.9% from 2017/18 however for the purposes of the application we have to ensure the 3.4% for 2017/18 is retained on a permanent basis.

This means that for the two year period the proposed special rate seeks a cumulative increase of 15.7%, albeit that 3.4% has already been levied by Council.

Council will be advising the community of this proposal during October through the inclusion of information in our Community Connect magazine, letters to all ratepayers, public meetings and media releases.

7. Council Documents on Exhibition

The following is a list of recent documents that have been placed on exhibition in the period since the last meeting.

- **Tosha and Killen Falls Draft Management Plans, closing date 4 August 2017**

In June and July 2016, Council resolved to prepare management plans for the Council owned land in the vicinity of Tosha Falls and Killen Falls to assist with long term planning for each of these areas.

- **Draft Policies as per below**

Councillor Expenses and Facilities (Review), closing date 6 September 2017

Festival and Evens (Community) Sponsorship Program (Review), closing date 6 September 2017

Water Metering Policy (Review), closing date 4 October 2017

The above draft policies have been reviewed as part of Council's normal program of reviewing policies.

- **Festival and Events (Commercial) Sponsorship Program (New Policy)**, closing date 6 September 2017

At the November 2016 Ordinary meeting, Council resolved to allocate funding to a number of events as part of the Community Festival and Event Support Program for 2017/18.

The resolution also asked for a report on establishing a policy and recurrent budget for a Commercial Festival and Events Support Program, as the existing policy and program is based on Council only allocating funding to community based organisations. This policy is as a result of that resolution.

- **Ballina Local Environmental Plan 2012 - Planning Proposal BSCPP 17/007 – Visions Estate Henderson Drive Lennox Head**, closing date 8 September 2017

Council has prepared a planning proposal to amend the Ballina Local Environmental Plan 2012 (Ballina LEP 2012) in respect to part Lot 7 DP 1216761 and part Lot 1 DP 1217906, Henderson Drive, Lennox Head and part of the adjacent Henderson Drive road reserve, as part of the approved subdivision development application DA 2016/166 relating to the 'Visions Estate'.

The planning proposal proposes to rezone part of the subject land from R3 Medium Density Residential to R2 Low Density Residential, with the exception of approved Lots 1, 7 and 15 which are to retain the existing R3 zoning. No changes are proposed to the existing minimum lot size of 800m² or the maximum permitted building height of 8.5 metres. Council has been given delegation by the Department of Planning and Environment to undertake the processes for finalisation of this planning proposal (should it proceed to completion).

- **Ballina Local Environmental Plan 2012 - Planning Proposal BSCPP 17/008 Rural Area Detached Dual Occupancy**, closing date 15 September 2017

Council has prepared a planning proposal to amend the Ballina Local Environmental Plan 2012 (Ballina LEP 2012) to permit detached dual occupancy development (in addition to attached dual occupancy development) upon land within the RU1 Primary Production and RU2 Rural Landscape zones.

Council has been given delegation by the Department of Planning and Environment to undertake the processes for finalisation of the planning proposal (should it proceed to completion).

- **Ocean Breeze Reserve Master Plan, closing date 2 October 2017**

Council is inviting feedback in relation to the draft Ocean Breeze Reserve Master Plan.

The master planning has considered previous community feedback as well as the outcomes of more recent master plan specific engagement as the basis for draft site planning options that are responsive to the community's vision for the reserve.

The draft master plan sets out three concept options for the future use of the reserve based on variations in the scale and range of facilities. Costs associated with the implementation of these facilities are not currently funded in Council's long term financial plan.

- **Draft Amendment - Ballina Shire Plan of Management for Community Land Ocean Breeze Reserve Lennox Head, closing date 2 October 2017**

In association with the public exhibition of site planning options (concepts) for the Ocean Breeze Reserve Master Plan, Council is also proposing an amendment to the Ballina Shire Plan of Management for Community Land.

It is proposed that the Plan of Management for Community Land be amended in relation to the Ocean Breeze Reserve to insert a special provision in Section 5 of the management plan recognising the Ocean Breeze Reserve Master Plan.

The inclusion of the special provision in the management plan will have the effect of recognising that a master plan for the reserve has been prepared (once adopted by Council). It will also recognise that the master plan is the intended basis for ongoing site planning and works within Council's formal management planning document for community land in the shire.

- **Ballina Shire Development Control Plan 2012 - Draft Amendment No.11 – General Amendments, closing date 29 September 2017**

Draft Amendment No.11 to the Ballina Shire Development Control Plan 2012 (BSDCP 2012) proposes changes to various controls including those relating to third storey/loft provisions associated with residential development, building design in the Lennox Head coastal hazard area, exterior materials permitted on industrial buildings, requirements for shade cover over play equipment in local parks and requirements for rural area dual occupancy development.

8. Next Meeting

The next regular meeting is scheduled to be held on Tuesday, 14 November 2017 at 4.00 pm.