

1. **Attendance and Apologies**
2. **Declarations of Interest**
3. **Deputations**
4. **Confirmation of Minutes 12 March 2020**

A copy of the minutes of the previous meeting held 12 March 2020 was distributed.

#### **RECOMMENDATION**

That the minutes of the previous meeting held on 12 March 2020 be accepted as a true and correct record subject to the following amendment:

Barry Jeffress – Tuckombil Landcare had the following correction to Item 8(b) of the minutes:

*TLC acknowledge the generous and supportive role played by NSW police to date. Accordingly could the second sentence of para 1 be amended as follows:*

**8. *Items raised by members of the Committee***  
**(b) *Tuckombil Landcare – Stolen Plants – Teven Memorial Park***

*Plants continue to be stolen at Teven Memorial Park. Barry Jeffress and Sharron Gillett advised ~~Police will not investigate or prosecute without definitive images showing number plates~~ that while NSW Police have been active in investigating this matter they require definitive images of number plates in order to identify suspects.*

*Meeting between Council, Landcare and Police has been organised for Monday 23 March.*

5. **Business Arising from Minutes – 12 March 2020**
  - (a) **Bulwinkle Park Improvements – Offer of Financial Support for Seating and Shelter**

#### **Staff Comment**

One on one meeting proposed instead of larger stakeholder group, due to Covid-19 limitations on a larger meeting planned. Meeting to be facilitated this financial year.

- (b) **Large Vehicles Parked on Roads**

At the last meeting Barry Jeffress raised concern around RVs and caravans parked long term on roads. Concern they are impeding sight distances in some circumstances. Examples on Teven Road and Hellyar Drive.

Staff Comment

Since the matter was raised, routine patrols have occurred of the area. Generally all areas are compliant. A caravan parked on the nature strip in Hellyar Drive has been requested to be removed and to be parked legally on the public street or on private land. Random patrols will occur as resources permit

**(c) Low Hanging Tree – Parkland Drive**

At the last meeting, Marilyn Perkins indicated that a Poinciana Tree hanging over Parkland Drive is creating difficulties for high vehicles to be parked.

Staff Comment

An inspection was undertaken by Council's Arborist, with three trees identified within Parkland Drive road reserve for pruning.

**(d) Tuckombil Quarry, Boral Bitupave**

At the last meeting, Tyrone McGillick proposed that Council establish an exit and rehabilitation plan for current tenants of Tuckombil Quarry, Boral Bitupave, as the lease expires in 5 years. To be referred to Commercial Services Section for consideration.

Staff Comment

Boral Bitupave do not hold a lease over the Tuckombil Quarry. The quarry falls under the care and control of Council. A decision on the long term future for the quarry has not yet been made by Council.

Boral Bitupave only hold a lease over the land they occupy and operate their plant from. Clause 31 of the lease places certain obligations on what they must do upon the lease expiring and vacating the site:

### Expiry of Lease

31. (a) The Lessee shall during the last fourteen (14) days of the term hereof:-
- (i) remove from the Property any fixtures and fittings which shall have been erected, installed or stored by the Lessee during or prior to the term hereof or purchased with the express or implied consent of the Lessor together with the Lessee's stock in trade (which expression where used will include personal property of every description) provided that such removal will be effected without causing any substantial damage to the Property and provided further that the Lessee will make good any damage whatsoever caused to the Property by such removal.
  - (ii) Immediately prior to the expiration or sooner determination of this Lease de-contaminate, remediate, and remove from the Property and from the soil under the Property any chemical residues or other hazardous or toxic substances to the satisfaction of the Lessor and the Environment Protection Authority and to provide to the Lessor written certification from an appropriately qualified Authority that the said Property and soil under the Property has been de-contaminated, remediated, and that such chemical residues or substances have been removed and in this regard the Lessee shall comply with all directions and requirements of the Lessor or other competent Authority.
- (b) If the Lessee has not complied with clause (a) hereof, the Lessee will if required to do so by the Lessor comply within fourteen (14) days from the expiration or sooner determination of the term so that the Property shall be converted back to its condition as at the commencement of occupation of the Property by the Lessee PROVIDED ALWAYS that the Lessor may at its option itself cause compliance with clause (a) hereof and may recover the costs thereof from the Lessee as a liquidated debt payable on demand.

Boral Bitupave are not obligated to do any more than what is required under the lease.

### (e) **Wollongbar District Park Area**

At the last meeting, Mary Birch asked if Council could look at modifying the roundabout at Plateau Drive as people are driving over the roundabout and on the wrong side of it. To be referred to Engineering Works Section for review.

Cr Parry raised the provision of lighting at the district park to allow passive surveillance.

### Staff Comment

The Plateau Drive roundabout is a properly designed roundabout meeting road design standards and is shown in the following aerial image.

Consultation with Council's Road Safety Officer and Traffic Engineer has resulted in no information (reports or records) regarding inappropriate driver behaviour at this roundabout. The driver behaviour described in the action from last meeting is clearly breaking common road rules, and the matter should be reported to the Police with as much detailed information as possible.



(f) **Traffic Safety Black Spots**

At the last meeting, Cr Johnston noted that grass on the traffic island at the junction of the Bruxner Highway and Teven Road is impeding vision of turning traffic. To be referred to Engineering Works Section for review.

Staff Comment

As the Bruxner Highway is controlled by Transport NSW (formerly RMS), a letter has been sent to the RMS to attend to this issue.

(g) **Pesticide Policy**

At the last meeting, Malcolm Johnson requested an update on this policy.

Staff Comment

The Pesticide Use Policy and Pesticide Notification Plan are being exhibited for public comment, closing 20 May.

6. **Update on COVID-19**

Matt Wood will provide an update on Council's operations in relation to COVID-19.

7. **Wardell Bypassed Town Signage**

As the Woolgoolga to Ballina Pacific Highway project progresses, Transport for NSW is installing signage along the Pacific Highway to promote bypassed towns.

The NSW Government has introduced a new type of image-based road signage which aims to promote bypassed towns in rural and regional NSW.

These signs will be positioned close to intersections on state roads and use colour images to show key features of the bypassed towns to encourage visitation.

Bypassed Town signage also displays service symbols to highlight available services and facilities to assist travellers on their journeys and encourage rest breaks.

Transport for NSW is now seeking feedback on a suitable image and service symbols to display on the Wardell Bypass Town Signage.

*Refer to Attachment 1 for signage examples:*

### **Signage locations**

The Wardell Bypassed Town signage will be located as follows:

- Northbound location – approximately 1.5km from the Wardell exit
- Southbound location – approximately 1.6km from the Wardell exit

*Refer to Attachment 2 for signage locations:*

### **Signage dimensions**

The signage measures 5306mm x 5668mm.

### **Criteria for image selection**

The image chosen for the signage must be of the town or represent the area's tourism or cultural heritage.

It should promote a unique aspect of the destination and entice road users to stop and explore the local community.




Transport for NSW will arrange professional photography of the feature once a decision has been made.

The following should be considered when selecting an image:

- simple images with contrasting colours are best
- must be suitable for cropping or enlarging to suit sign size requirements
- should not contain people, especially if they are the main detail
- avoid images with large areas of very light or very dark colouring
- no commercial advertising or logos
- must be easily interpreted at a glance by drivers.

### **Preferred images**











Ballina Shire Council's Promotional and Interpretative Signage Taskforce suggest one of the following images. Council now seeks clarification from the C Ward Committee and the Wardell Progress Association on the preferred image.

<p>Wardell Bridge</p>	
<p>Wharf with Wardell Bridge in the background</p>	
<p>Historical Buildings</p>	

**Note:** the images above are examples only and may need to be retaken to fit image criteria, such as the removal of people and improve image contrast.

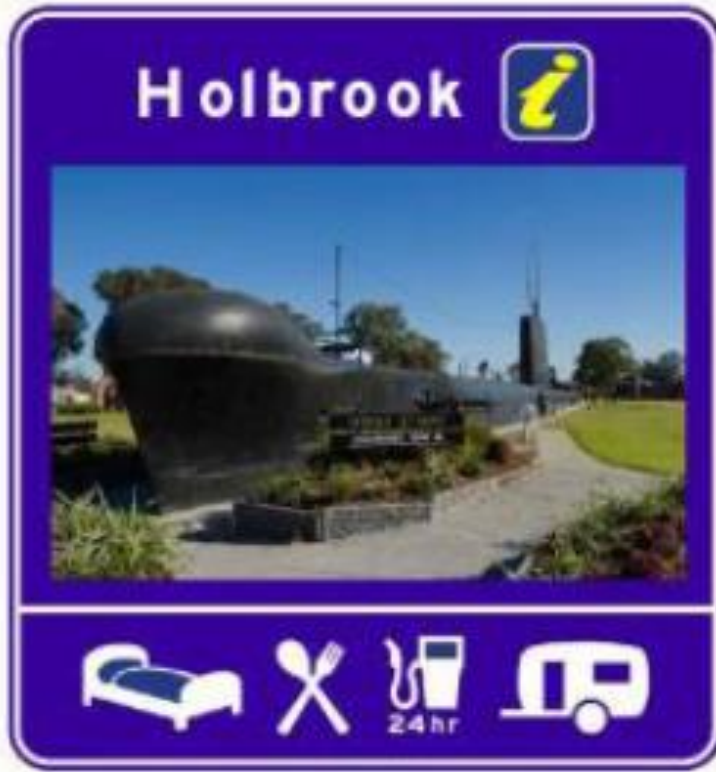
### Preferred Service Symbols

Bypassed Town signage will also display service symbols in accordance with Australian Standards. Please select four icons that are relevant to Wardell.

Service Provision	Service Symbols	Order of preference (1-4) or N/A
The following symbols may be used on the signage: 24 hour emergency facilities available		
Petrol must be available 14hrs/day		
Accredited visitor information centre		
Restaurant sit down meals available 14hrs/day		
Accommodation		
Refreshments, take away or light meals available 14hrs/day		
Camping area – must provide toilets and drinking water		
Caravan park		
Public toilets – must be open 14hrs/day		
Accessible toilets – must be open 14hrs/day		



**Attachment 1: Signage Examples**







## 9. **Council Documents on Exhibition**

The following is a list of documents currently on public exhibition. The documents can be found on our website at the following link: <https://ballina.nsw.gov.au/documents-on-exhibition--179>

### **Policies Reviewed**

- Private Structures within Council Owned Waterways Policy (Review) – closing date 6 May 2020
- Festivals and Events (Community) Sponsorship Program Policy (Review) – closing date 6 May 2020
- Festivals and Events (Commercial) Sponsorship Program Policy (Review) – closing date 6 May 2020
- Street Light Shielding Policy (Review) – closing date 6 May 2020
- Building Over or Adjacent to Council Assets Policy (Review) – closing date 6 May 2020
- Cemetery Management Policy (Review) – closing date 6 May 2020
- Pesticide Use Policy (Review) and Pesticide Notification Plan (Review) – 20 May 2020
- Markets on Public Land Policy (Review) – closing date 3 June 2020
- Naming of Roads, Bridges and Places Policy (Review) – closing date 3 June 2020

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

- **Voluntary Planning Agreement - Epiq Estate, Lennox Head** – closing date 5 June 2020

Notice is hereby given, in accordance with s.7.5(1) of the Environmental Planning and Assessment Act 1979, that Council intends to enter into a voluntary planning agreement with Clarence Property Corporation Limited in association with the delivery of community infrastructure within the Epiq Residential Estate in Lennox Head. The agreement provides for the construction of a new building at the Epiq estate sporting fields for sporting and community purposes.

- **2020/21 - 2023/24 Delivery Program and 2020/21 Operational Plan** – closing date 5 June 2020

Council has prepared its draft Delivery Program for the four year period from 2020/21 to 2023/24. This document, which includes the draft Operational Plan for 2020/21, outlines items such as:

- the services and key actions planned for 2020/21 to 2023/24
- a summary of the major capital works scheduled for 2020/21 to 2023/24
- our ten year long term financial plan for 2020/21 to 2029/30 and
- the rates, charges and fees proposed for 2020/21.

- **RE-EXHIBITION of Planning Proposal BSCPP 18/003 – Attached Dual Occupancy Development at Wardell** – closing date 1 May 2020

Council has prepared an amended planning proposal, to amend the Ballina Local Environmental Plan 2012, to permit attached dual occupancy development on certain R2 zoned lots at Wardell.

The amended planning proposal excludes some properties previously identified as being potentially suitable for attached dual occupancy development. Properties excluded from the amended planning proposal include those adversely impacted by bush fire risk factors and those with a lot size below 450m<sup>2</sup>.

The amended planning proposal (BSCPP 18/003) will be on public exhibition between Wednesday 25 March 2020 and Friday 1 May 2020.

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).

10. **Items raised by members of the Committee**

11. **General Business**

12. **Next Meeting**

Thursday 9 July at 5.00 pm

Ballina Shire "C" Ward Committee Minutes – 12 March 2020 – 5.00 pm

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**Attendance and Apologies**

Councillor Ben Smith (Chair)  
Mayor David Wright – part time left at 5.30 pm  
Councillor Eoin Johnston  
Councillor Sharon Parry

Jane Gardiner – Alstonville Plateau Historical Society  
Pat Carney – Wardell Progress Association  
Mary Birch – Wollongbar Progress Association  
Jim Hahn – Probus Club of Alstonville  
Steve Miller – Rous Mill Ratepayers  
Malcolm Johnson – Ballina Environment Society  
Wayne Garrard – Alstonville Cricket Club  
Barry Jeffress – Tuckombil Landcare  
Tyrone McGillick – Alstonville Asphalt Watch

**Others in Attendance**

Marilyn Hahn – Probus Club of Alstonville  
Marilyn Perkins – Wollongbar Progress Association - late  
Ron Birch – Wollongbar Progress Association - late  
Sharron Gillett – Tuckombil Landcare  
Jos Webber – Tuckombil Landcare  
Garry Bourke – Far Point Pty Ltd.  
Geoff Mackney – Wollongbar Garden Club  
Lee Mackney – Wollongbar Garden Club  
Terry Prendergast – Resident of Alstonville.

**Staff in Attendance**

Klaus Kerzinger – Strategic Planner  
Laura Oakley – Strategic Planner  
Tara McGready – Acting Director Planning and Environmental Health

**Apologies**

Des Burke – Alstonville Lions

**2. Declarations of Interest**

Nil.

**3. Deputations**

Nil.

**4. Confirmation of Minutes 14 November 2019**

The minutes of the previous meeting held on 14 November 2019 were confirmed as a true and correct record.

Ballina Shire "C" Ward Committee Minutes – 12 March 2020 – 5.00 pm

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**5. Business Arising from Minutes – 14 November 2019**

**(a) Youngmans Creek (from the May 2019 meeting)**

The information provided in the agenda was noted.

Steve Miller reinforced water management on the Plateau as an important issue, particularly in light of recent dry weather patterns.

**(b) Bulwinkle Park Improvement Works – Offer of financial support for shelter and seating**

The information provided in the agenda was noted.

Malcolm Johnson enquired about the timing of the project and asked that contact be made with the group as requested at the previous C Ward meeting. To be referred to Open Spaces Section.

**(c) Alstonville/Wollongbar RFS Premises Improvements**

The information provided in the agenda was noted.

**(d) Devil's Elbow Road Works**

The information provided in the agenda was noted.

**6. Presentation by Council Staff**

Klaus Kerzinger, Strategic Planner provided the Committee with a presentation on the Local Strategic Planning Statement (LSPS).

Key points raised as part of discussion by members of the committee and responses provided by staff included:

- Availability of hard copy at Alstonville library (copy previously provided missing). A new copy will be provided to the library.
- Residential development in the urban buffer area. Alstonville and Wollongbar strategic plans contain actions to retain the rural separation between the villages.
- Possible rezoning of Tuckombil quarry for industrial development. Consideration of this at present beyond the LSPS and Alstonville Strategic Plan.
- Separation of different types of industrial uses and composition of industrial areas. Various options can be considered in relation to potential expansion of the Russellton Industrial Estate as identified under the Wollongbar Strategic Plan.
- Hinterland tourism opportunities. Actions encouraging this are set out in the Alstonville and Wollongbar strategic plans.

**7. Council Documents on Exhibition**

The list of Council documents recently exhibited for public comment was noted.

Ballina Shire "C" Ward Committee Minutes – 12 March 2020 – 5.00 pm

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Steve Miller complimented Council on taking action on the water bottling issue. Asked if this issue could be raised with Lismore Council with respect to shared aquifers between the shires. Cr Smith suggested this could be raised through the Northern Rivers Joint Organisation.

8. **Items raised by members of the Committee**

**(a) Climate Emergency**

Malcolm Johnson sought more information about the preparation of policy directions to reflect the climate emergency declaration.

Cr Smith noted that a Cr briefing regarding review of the Climate Action Strategy occurred last month. Tara McGready advised that the scope of the Climate Action Strategy was being formed and would be workshopped with Council within the next few months with community engagement to follow once a draft strategy is prepared.

**(b) Tuckombil Landcare – Stolen Plants – Teven Memorial Park**

Plants continue to be stolen at Teven Memorial Park. Barry Jeffress and Sharron Gillett advised Police will not investigate or prosecute without definitive images showing number plates.

Meeting between Council, Landcare and Police has been organised for Monday 23 March.

**(c) Bypass Roundabout**

Mayor Wright noted the RMS have been meeting with Council staff about the possibility of a roundabout at the junction of Teven Road and the Bruxner Highway.

**(d) – Drain Clearing – Granada Pde**

Marilyn Hahn congratulated Council on clearing of the drain at Granada Parade.

**(e) – Large Vehicles Parked on Roads**

Barry Jeffress raised concern around RVs and caravans parked long term on roads. Concern they are impeding sight distances in some circumstances. Examples on Teven Road and Hellyar Drive. To be referred to Council Rangers to review.

**(f) Low Hanging Tree – Parkland Dr**

Marilyn Perkins indicated that a Poinciana Tree hanging over Parkland Drive is creating difficulties for high vehicles to be parked. To be referred to Open Spaces Section for review.

**(g) Tuckombil Quarry, Boral Bitupave**

Tyrone McGillick proposed that Council establish an exit and rehabilitation plan for current tenants of Tuckombil Quarry, Boral Bitupave, as the lease expires in 5 years. To be referred to Commercial Services Section for consideration.



Ballina Shire "C" Ward Committee Minutes –12 March 2020 – 5.00 pm

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**(h) Wollongbar District Park Area**

Mary Birch asked if Council could look at modifying the roundabout at Plateau Drive as people are driving over the roundabout and on the wrong side of it. To be referred to Engineering Works Section for review.

Cr Parry raised the provision of lighting at the district park to allow passive surveillance.

**(i) Wollongbar Community Facilities**

Mary Birch asked if there will there be an opportunity for wider community consultation on community facilities in Wollongbar.

Tara McGready advised a report on this matter is being presented to the March or April meeting of Council. Preliminary consultation has occurred with Ron Birch of the Progress Association and managers of the community preschools in Wollongbar and Alstonville.

**(j) Open Space and Recreation Study**

An enquiry was made as to the status of this plan.

Post meeting note – Council adopted the Ballina Sport and Recreation Facilities Plan at its March 2020 Ordinary meeting.

**(k) Traffic Safety Black Spots**

Cr Johnston noted that grass on the traffic island at the junction of the Bruxner Highway and Teven Road is impeding vision of turning traffic. To be referred to Engineering Works Section for review.

**(l) Pesticide Policy**

Malcolm Johnson requested an update on this policy. To be referred to Open Spaces Section.

**9. General Business**

Nil.

**10. Next Meeting - Thursday 14 May 2020 at 5.00 pm**

**11. Meeting Closure - The meeting closed at 6.16 pm**