

1. Attendance and Apologies

Members:

Council Staff:

Others in attendance:

Apologies:

2. Declarations of Interest

3. Confirmation of Minutes – 8 July 2021

A copy of the Minutes of the "C" Ward Committee held on 8 July 2021 are included in Attachment 1.

RECOMMENDATION

That the minutes of the previous meeting held on 8 July 2021 be accepted as a true and correct record.

4. General Business

a) **Response – Notice of Motion – Policing in Alstonville**

At the April Ordinary meeting resolved to Council make representation to NSW Police Minister and the Local Area Commander to review the allocation of Police numbers in the Ballina Shire with specific emphasis on the actual rostered shifts on the Alstonville Plateau.

A copy of the letter submitted by Council and the response is included in Attachment 2.

b) **C Ward Key Projects Update**

An update to be provided to the Committee on current key projects in the C Ward area.

c) **Update - C Ward Committee Meetings and Election Information**

Advice was received on Monday 26 July advising that Council elections have been postponed until 4 December 2021. The decision to postpone all council elections has been made in response to the escalating outbreak of the Delta variant of the COVID-19 virus in Greater Sydney and the potential for further outbreaks in regional areas.

Current Councillors and popularly elected mayors will continue to hold their civic offices until council elections are held.

5. Outstanding Business – 8 July 2021

6. Business with Notice

a) **Future Plans for Alstonville Quarry**

Tyrone McGillick requested an update on any future plans for the Alstonville Quarry.

Staff Comment

Council has engaged a consultant to review alternative use options for Tuckombil Quarry. One of these options includes a potential lease of part of the site to Byron Studios. This matter was reported to the July 2021 Ordinary Council meeting.

A copy of the report to the Council can be found at <https://ballina.nsw.gov.au/files/ordinary-minutes-22-july-2021-2.pdf>. The matter is item 9.8 in the agenda.

b) **Bulwinkel Park Update**

Mal Johnson requested an update on intended works for Bulwinkel Park.

Staff Comment

The planned stakeholder consultation has been delayed due to Covid-19 restrictions. Council will shortly be commencing a revised stakeholder engagement program to facilitate preparation of a development application and project commencement.

c) **Parking issues with High Density Developments**

Jane Gardiner would like to discuss the potential parking issues with high density developments in our shire.

Staff Comment

In this circumstance, the development is complying development under State Government policy and has been certified by a private certifier (i.e. Council is not the planning authority in this case).

Information provided by the private certifier in response to an enquiry from Jane is provided in Attachment 3.

d) **Alstonville Wollongbar Fire Brigade Update**

Mal Johnson requested Council provide a progress update on the work plans to complete the fire station forecourt and fire truck turnaround at Alstonville Wollongbar Fire Brigade as the fire season commences at the beginning of September.

Staff Comment

A proposed design for the turn-bay at the Alstonville Wollongbar RFS Shed has been prepared. The design has been shown and is supported by the local and regional Rural Fire Service (RFS) representatives.

Since meeting the RFS representatives on site, quotes have been sourced and discussions had with the planning department on development requirements.

There is currently no budget allocation for these works. The Corporate and Community Division of Council will prepare a report to Councillors in February 2022 to consider the allocation of budget for these works as part of the 2022/2023 capital works program.

This status update has previously been provided to the local RFS representative, Tony Mannering, and the regional RFS superintendent, David Cook.

e) **Fitzroy Park, Wardell Upgrade Update**

Pat Carney enquired about the status for the planning of the upgrade of Fitzroy Park, Wardell. An amount of \$252,000 of government grants are being spent on a playground at Pop Dennison Park. Pat enquired if some of this money could be dispersed throughout the shire rather than on one project.

Staff Comment

Preliminary project planning for the playground upgrade at Fitzroy Park has commenced, with initial stakeholder consultation currently expected to start in October.

The grant for the Pop Denison Park Masterplan Implementation (Regional Playground) was awarded under the Stronger Country Community Fund and remains committed for this project.

Off Leash Dog Park - Wollongbar

Cr Eoin Johnston rased the proposed off leash dog park at Wollongbar as he has received a number of complaints about the proposal.

Staff Comment

Council has received several submissions regarding the off leash dog exercise area at Killarney Park, Wollongbar. Staff are reviewing these submissions and a report will be presented to the Ordinary Council Meeting in September 2021 to seek Council direction.

7. Business without Notice

8. Update on Covid19

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>

Other Items:

- Draft Kingsford Smith Reserve Master Plan – feedback closes Tuesday 14 September 2021.

Kingsford Smith Reserve is one of Ballina’s major sporting and recreation precincts. It includes Kingsford Smith Park, Commemoration Park and Missingham Park.

Ballina Shire Council has received funds as part of an election commitment from The Hon. Ben Franklin and the NSW Office of Sport to upgrade some facilities at Kingsford Smith Park to meet the requirements of a regional sporting facility.

To ensure that the funded upgrades address the needs of stakeholders and are consistent with a long-term community vision for the broader precinct a Draft Kingsford Smith Reserve Master Plan (21mb pdf) has been prepared.

- EOI Ballina Byron Gateway Airport Public Art Project - expressions of interest close Thursday 30 September 2021.

Ballina Shire Council is seeking Expressions of Interest from Northern Rivers Ngangbul artists to design and develop a series of public artworks within the Ballina Byron Gateway Airport precinct, including the new Airport Boulevard entrance.

This public art, which will welcome people arriving at the airport, will visually represent the local indigenous landscape values, Country and distinctive landscape character of Ballina Shire.

Items on Exhibition after July 2021 Meeting – Closed:

- Policies Reviewed:
 - Policy - Biodiversity Compensatory Habitat and Offsets – New
 - Policy - Water and Wastewater Connections – New (formerly titled Water Metering Policy)
- Pat Morton Precinct – Car Park and Shared Path Concept Design.
- Ballina Shire Development Control Plan 2012 – Amendments to Chapter 7 – Rural Living and Activity, Section 3.9 – Rural Function Centres.
- Ballina Shire Development Control Plan 2012 – Amendments to Chapter 2 – General and Environmental Considerations, Section 3.6 – Mosquito Management.

10. Next Meeting

Thursday, 11 November 2021 – 5.00 pm

Attachment 1

Ballina Shire "C" Ward Committee Minutes – 8 July 2021 – 5.00 pm

1. Attendance and Apologies

Members:

Cr Ben Smith (Chair)
Cr David Wright (Mayor)

Mary Birch – Wollongbar Progress Association (via Zoom)
Pat Carney - Wardell Progress Association
Steve Miller - Rous Mill Ratepayers Association (via Zoom)
Des Burke - Alstonville Lions (via Zoom)
Jane Gardiner – Ballina Plateau Historical Society (via Zoom)
Jim Hahn - Probus Club of Alstonville (via Zoom)

Council Staff:

Matt Wood - Director Planning and Environmental Health Division
Janelle Snellgrove - Executive Support Officer

Others in Attendance:

Simon Chate (via Zoom)
Marilyn Perkins - Wollongbar Progress Association (via Zoom)
Marilyn Hahn (via Zoom)

Apologies

Wayne Garrard - Alstonville & District Cricket Association

Recommendation:

That the apologies be accepted (Pat Carney / Steve Miller).

2. Declarations of Interest

Nil.

3. Confirmation of Minutes 13 May 2021

Recommendation:

That the minutes of the previous meeting held on 13 May 2021 be accepted as a true and correct record with the following amendment:

7. (b) Steve expressed concerns about future water supplies and that bores should **were** only be used when there hasn't been much rain.

(Pat Carney / Steve Miller).

Ballina Shire "C" Ward Committee Minutes – 8 July 2021 – 5.00 pm

4. General Business

a) Next C Ward Committee Meeting and Election Information

Due to the scheduling of the Local Government election on Saturday 4 September 2021, the next meeting of the C Ward Committee is planned for Thursday 11 November 2021 at 5.00 pm.

The next Ward Committee meeting has been deferred as the new Council will need to confirm the committee structures (including Ward Committees) for the next three years.

Following the September Ordinary Council meeting, the process will be that all existing members will be written to, to advise of the outcomes of the September Ordinary meeting and to confirm, where appropriate, if the current representatives from the various organisations with the relevant Wards wish to remain on the committee, along with calling for expressions of interest for any new members.

The information contained in the agenda was noted.

The members were further advised that at the September Ordinary meeting Council will reaffirm the Ward committees. The current process is that the existing committee members will be confirmed and new committee members will be invited.

b) Response – Notice of Motion – Policing in Alstonville

At the April Ordinary meeting resolved to Council make representation to NSW Police Minister and the Local Area Commander to review the allocation of Police numbers in the Ballina Shire with specific emphasis on the actual rostered shifts on the Alstonville Plateau.

A copy of the response is included in Attachment 2.

The information contained in the agenda was noted.

Matt Wood noted that Council is still awaiting other responses.

5. Outstanding Business – 13 May 2021

a) Future "C" Ward Meetings Venue

Cr Eoin Johnston requested that meetings return to Crawford House.

Staff Comment

Council is considering the option of meeting at the Wollongbar Hall for future meetings.

However, returning to the plateau is difficult due to Covid restrictions at the moment and Council will be guided by the Department of Health regulations.

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The information contained in the agenda was noted.

b) Pedestrian Access Signage at Alstonville Roundabout

Pedestrians have been observed accessing the Plaza via the roundabout adjacent to the centre. It was requested that signage advising pedestrians not cross at the roundabout be erected.

Staff Comment

Pedestrian fencing or other infrastructure option has been registered to the database for the Pedestrian Access and Mobility Plan (PAMP), and will be considered when the PAMP is next reviewed.

The matter of wayfinding signage to assist visitors to find a safe pedestrian path from Main Street to the shopping centre in Alstonville (crossing Daley Street) has been referred to the Promotional and Interpretive Signage Taskforce.

The information contained in the agenda was noted.

c) Delivery Program and Operational Plan 2021/2022 – 2024/2025

Marilyn Perkins enquired if Council could address Wollongbar Progress Association to discuss Wollongbar works proposed in the DPOP. Kate Kempshall also requested this on behalf of Alstonville Wollongbar Chamber of Commerce.

Staff Comment

The DPOP presentation provided by staff to the community on Tuesday 4 May 2021 at 6pm is available via the following link:

<https://vimeo.com/545275630/52de17b0b6>.

Staff will provide a short presentation on key items relating to C Ward at the meeting to enable the provision of information to all groups that are part of the ward committee.

The information contained in the agenda was noted.

Matt Wood provided updates on key projects including the Wollongbar District Park, Wollongbar residential development and proposed off leash dog area at Killarney Park.

Des Burke raised the letter-box drop from Council relating to the feasibility of Killarney Park being an off-leash dog area and was concerned for neighbouring properties.

Matt Wood advised that Killarney Park has been identified as a potential off leash area for dogs having considered current and likely future demand for such a facility. This was done in the context of a review of the Companion Animals Management. Recognising that people live nearby, Council is

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currently undertaking a community consultation process (including a letter-box drop) and will consider feedback from the community.

Des Burke commented it would be a shame to see the shelter shed go. Matt Wood indicated retention of the shelter can be considered in relation to the feedback received.

Marilyn Perkins enquired if passive recreation areas at the Wollongbar sports fields can be considered for an off leash dog area as this is currently where most people take their dogs. Matt Wood advised that this has not been the preferred location but it can be considered further in light of feedback received.

Pat Carney expressed disappointment that the Cedar Street footpath works was not brought forward in Council's works program to be built this financial year. Matt Wood advised that the works were considered by Council in relation to the works program and the decision on the program had regard for the submission made on this matter.

Action: Marilyn Perkins requested Council provide a presentation on key projects in future.

6. Business with Notice from Members

a) Draft Plan of Management for Community Land

Jane Gardiner received a response from Council that the Ocean View Reserve "warrants further investigation into categorisation as a Natural Area - bushland". Council staff are aware it is mostly vegetated and have advised this will happen when the next Plan of Management is reviewed (as there was no time to review it for this Plan of Management). Jane would like to know when the next review will occur? At present it is categorised as General Community use, Jane would also like to know what this means in terms of its management.

Staff Comment

The Plan of Management for Community Land is not scheduled for review in the short term. However, the public land management framework is monitored by staff and changes are at times proposed where a number of matters requiring review and address are identified. The timing for the next review of the POM is dependent upon resources and the urgency of potential changes identified.

Community land is managed in accordance with the core objectives as outlined in the Local Government Act 1993 (refer to Chapter 2 and Table 4 of the draft Plan of Management for Community Land 2021). However, Council has resolved to prepare a new vegetation management plan for this reserve which will provide contemporary direction for the management of vegetation on the land.

The information contained in the agenda was noted.

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Jane Gardiner sought confirmation of the Council contact for the preparation of the vegetation management plan. Matt Wood advised the contact will be James Brideson (Open Spaces Section).

Matt Wood noted that the reason for the POM update was that Council was required to integrate Crown Land into a plan of management under Crown Land reforms. This was the priority for the review undertaken.

b) Height Reductions for Building Pads in Flood Zones

Pat Carney enquired if Ballina Council is hoping to have zero carbon emissions by 2030, does that also mean that they will reduce the height for building pads in flood zones?

Staff Comment

Council's Climate Action Policy targets relate to the management of emissions generated through Council's operations. These targets do not relate directly to Council's floodplain management policy. It is not expected that the emissions reduction targets will alter required fill levels for development within the shire.

The information contained in the agenda was noted.

7. Business without Notice

a) Boral Asphalt Plant

Tyrone McGillick (by written request) enquired about what took place at the Asphalt plant in the past week that required numerous emergency response vehicles and the closure of Gap Road. Tyrone also requested to discuss the possibility of relocating the large explosives deposit on-site to a more suitable location.

Staff Comment

Boral advised that there was an LPG related incident at the Alstonville Asphalt Plant on 28 June 2021. Emergency services were called and attended site and the issue was addressed. There were no injuries or property damage during the event.

Ron Southon Pty Ltd has a lease over Lot 3 DP 1130300 which adjoins the Tuckombil Quarry. The lease does not expire until 31 December 2024.

b) Election Venues

Mary Birch enquired if venues have been selected for the election. The Wollongbar Hall is hired Saturdays so needs to know so that bookings can be managed.

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Post Meeting Note:

The Electoral Commission has advised the voting centres have been booked for the upcoming Local Government Election. The Wollongbar Hall has not been selected by the commission as a voting venue. The voting centres will be listed on the Electoral Commission's website this week.

c) Wollongbar Sports Fields Public Toilets

Mary Birch raised that the Wollongbar Sports Fields toilets are not open on the weekends.

Post Meeting Note:

Toilets accessible to the public are available at the Wollongbar sporting fields at times when sport is being played. However, at present, public toilets are not available outside the times when the fields and facilities are used for organised sport.

Having regard for the feedback this will be reviewed by Council. The review will include consideration of usage patterns.

d) Over-allocated Water

Steve Miller raised the concern about over-allocated water supplies in dry periods.

The main concern is sustainability due to agricultural pursuits and the impact on creeks. Two areas of particular concern being cease to pump and DA approvals for agricultural activities. Steve suggested DA approvals should include a management plan for dry periods and there should be more regulations.

Matt Wood advised the issues around water access are addressed in the development application process for development where consent is required (many types of agriculture do not require development consent). Council issues Integrated Development referrals to relevant State Government Agencies. NRAR regulates water extraction in NSW and Council is guided by feedback from this agency in the development assessment process.

Steve suggested restriction for ground water use similar to town water usage.

e) Byron Studios – Tuckombil Quarry

Jane Gardiner enquired if Byron Studios are considering relocating to Tuckombil Quarry and will this affect how long they stay at the Alstonville Cultural Centre?

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Cr Smith indicated that there was a Notice of Motion at the June Ordinary meeting. There appears to be a range of potential benefits such as a larger site, potential employment for the area. The lease still applies at the Alstonville Cultural Centre and is not due to expire until the end of 2022. Council has not yet made a decision on the future of the use of the facility post the existing lease.

Matt Wood advised there are zoning issues relating to the Tuckombil Quarry that will need to be resolved and that other community options may also apply for the site.

Marilyn Hahn enquired who owns Byron Studios. The members were directed to the Byron Studios website for further information.

Jane Gardiner enquired about the relocation of heritage items from Lumley Park to the showground and whether Byron Studios' occupation of the cultural centre impacts this.

Matt Wood advised the showground has an approval for the relocation and Council's arrangements with Byron Studios does not limit the relocation as approved.

8. Update on COVID-19

No changes reported.

9. Council Documents on Exhibition

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

10. Next Meeting - Thursday 11 November 2021 at 5.00 pm

11. Meeting Closure - The meeting closed at 6.10 pm

Attachment 2



consequitur relier
Cr David Wright
in reply please quote
259-010



11 June 2021

Hon David Elliott MP
Minister for Police and Emergency Services
<https://www.nsw.gov.au/nsw-government/ministers/minister-for-police-and-emergency-services>

Dear Minister Elliott

Re: Police Resources – Ballina Shire and Lennox Head

Further to my letter dated 20 April 2021, which is seeking information on Police resources in the Ballina Shire, along with details on the future planning for a Police Station in Lennox Head, Council again discussed the issue of Police resources at our June 2021 Ordinary meeting, where we unanimously resolved to ask that your response also include information on the rostered shifts on the Alstonville Plateau.

The background to this is that, as Councillors, we are being informed by the local community that roster limitations are seriously impacting the level of service and response times in the Alstonville locality. Any details you can provide on this issue would be appreciated as we can then share the publicly available information to our constituents.

Council also again acknowledged the excellent service provided by our local Police Officers at our June meeting and as per my earlier correspondence we are very supportive of the service provided to our Shire.

I look forward to hearing from you in respect to both items of correspondence and please call me on 0415 965 403, at any time, if you would like to discuss this further.

Yours faithfully

Cr David Wright
Mayor

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Mark Taylor MP
Parliamentary Secretary for Police and Justice

IM21/17056
EAP21/8030
F/2021/38389

Cr David Wright
Mayor of Ballina
PO Box 450
BALLINA NSW 2478

council@ballina.nsw.gov.au

Dear Cr Wright

Thank you for your recent correspondence on behalf of Ballina Shire Council, regarding information on the rostered shifts on the Alstonville Plateau (259-010). The Minister has asked me to respond on his behalf.


Further to my response regarding Police resources in Ballina and Lennox Head I am pleased to advise that Alstonville Police Station works in a combined roster with Wardell Police Station.

I understand that these officers cover the sector for the day to day policing responses. When these officers are not on duty or deployed elsewhere the sector of Alstonville is covered by Ballina and Lismore Police Stations. Any calls for service are prioritised and attended to by the most available resource.

I am further advised that regular taskings are created for proactive units such as the Proactive Crime Team, Crime Prevention Unit, Traffic and Highway Patrol and the Domestic Violence Team to attend and respond to calls for service in Alstonville as well as supplying a high visibility policing approach.

Thank you for taking the time to raise this issue with the Minister.

Yours sincerely


Mark Taylor MP
Parliamentary Secretary for Police and Justice

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Attachment 3

The Dual occupancy dwellings at 107 Ballina Road are approved under the NSW State Environmental Planning Policy (SEPP) (Exempt and Complying Development Codes) 2008. Part 3B Low Rise Housing Diversity Code. You can view this legislation on the NSW Department of Planning, Industry and Environment website.

Below is an extract of the code which prescribes the carparking requirements for a dual occupancy dwelling.

As per requirements, one off street parking space has been provided within a garage for each dwelling in the development. No additional off street parking is required.

A design verification statement was provided as part of the Complying Development application, confirming that the development carparking and access complies with Code and design guide.

3B.18 Car parking and vehicle access requirements

- (1) This clause applies to—
- (a) the erection of a dual occupancy, or

[s://legislation.nsw.gov.au/view/html/inforce/current/epi-2008-0572#pt.3B](https://legislation.nsw.gov.au/view/html/inforce/current/epi-2008-0572#pt.3B)

2021 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - NSW Legislation

- (b) the alteration of, or addition to, a dwelling house that causes a dual occupancy to be on the lot.
- (2) At least 1 off-street car parking space must be provided for each dwelling.
- (3) The off-street car parking space may be an open hard stand space or a carport or garage, whether attached to or detached from the dual occupancy.
- (4) All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, *Parking facilities, Part 1: Off-street car parking*.