

1. Attendance and Apologies

*Members*

*Council Staff*

*Others in attendance*

*Apologies*

2. Declarations of Interest

3. Confirmation of Minutes – 9 September 2021

A copy of the Minutes of the "C" Ward Committee held on 9 September 2021 are included in Attachment 1.

**RECOMMENDATION**

That the minutes of the previous meeting held on 9 September 2021 be accepted as a true and correct record.

4. General Business

5. Outstanding Business – 9 September 2021

a) **Wollongbar Hall Vandalism**

Mary Birch raised the issue of children vandalising the Wollongbar Hall and intimidating people. Police have been informed and have undertaken surveillance. Police have suggested cameras and Ron Birch has discussed with Craig Brown. The camera that is recommended is around \$1000. Mary requested Councillors support the costs of the camera and installation.

Cr Smith suggested the Progress Association submit a formal request to Council.

Staff Comment

Craig Brown, Council's Manager Community Facilities advised that the vandalism at the Wollongbar Hall has been monitored over the past 3 months and indeed over a number of years. The vandalism has decreased but the site does suffer from sporadic vandalism, usually damage to the eave sheeting.

Given the location and height of the building, installing, and maintaining a camera system does have some complexities. This is because the height the cameras would be placed is low meaning they would most likely be damaged prior to any vandalism occurring or be the focus of the vandalism.

Council's high profile community centre's have security camera systems that are well located height wise and generally in view of the public. This is due to the open location of those buildings.

The installation of a quality monitored security camera system capable of digital footage that can be used by the police and covering all sides of the building would cost approximately \$15,000 plus ongoing monitoring costs of approximately \$380 per month. This would include installation of the security cameras at a height which would be difficult for vandals to access.

There is currently no budget allocation for the installation of security camera / system or monitoring services.

b) **Wardell Toilets Signage**

Pat Carney requested direction signage in the Wardell village centre for the new toilets located in Fitzroy Park at Wardell.

Staff Comment

Directional street blade signage to be ordered and installed on corner of Cedar and Carlisle Streets. An additional site for signage will be looked at corner of Sinclair Street and Bridge Drive.

6. Business with Notice

a) **Bruxner Highway Works**

Jane Gardiner would like to discuss the changes to the entry onto the Bruxner Highway.

Staff Comment

This is not a Council Project and all calls regarding the changes at Alstonville need to be directed to contact Transport for NSW as it is their project - 1800 653 092.

Transport for NSW are encouraging community feedback to help shape plans to upgrade the Bruxner Highway intersections with Ballina and Ellis Roads at Alstonville.

Their preferred option involves building a westbound on-ramp at Ellis Road and implementing a range of safety improvements at the Ballina Road intersection.

Council's Communications team have shared the media release on Council's website:

<https://ballina.nsw.gov.au/news/have-your-say-on-alstonville-intersection-upgrades--578>

Feedback on the upgrade is now open and can be provided until Friday 12 November through their website at [nswroads.work/alstonville](https://nswroads.work/alstonville), via email at [region.north@transport.nsw.gov.au](mailto:region.north@transport.nsw.gov.au) or by calling 1800 653 092.

A copy of the Mayoral Minute and resolution - Bruxner Highway and Ballina Road Intersection, Council's October Ordinary meeting is provided below:

1. That Council confirms that it does not support the preferred option as currently on exhibition by Transport for NSW, for the upgrade of the intersection of Ballina Road and the Bruxner Highway at Alstonville, which is based on an on ramp at Ellis Road and permanently removing the right hand turn out of Ballina Road.
2. The reasons for not supporting this option include, but are not limited to:
  - a) traffic is diverted through the Alstonville town centre and Wardell Road
  - b) drivers will still be motivated to turn left at Ballina Road, and then do a UTurn on the Bruxner Highway to head west, to save driving time
  - c) the travelling time to the existing Kays Lane exit is similar to the Ellis Road option, which results in little benefit being gained from the on-ramp at Ellis Road; and
  - d) it still leaves the dangerous right hand turn into Ballina Road from the Bruxner Highway.
3. Council confirms its support for a roundabout at this intersection, as the preferred option, as it maximizes the functionality of the Ballina Road and Bruxner Highway intersection.

b) **Byron Studios / Tuckombil Quarry Update**

Jane Gardiner would like an update on Byron Studios and the Tuckombil Quarry.

Staff Comment

Byron Studios continue to be committed to working with Council to enable them to relocate and construct new studios at Tuckombil Quarry site.

Representatives from Byron Studios continue to have regular meetings with Council staff.

Council engaged a consultant to investigate potential uses for Tuckombil Quarry site including the operation of a move studio industry. This report is due to be provided to Council in late November 2021.

A progress report will be provided to the new Council at the February / March 2022 meeting.

c) **Candidates for the upcoming Council Election**

Jane Gardiner would like to know the candidates for the upcoming Council Election.

Staff Comment

The NSW Electoral Commission is conducting the election for Council. The link below is provided for candidate information:

<https://www.elections.nsw.gov.au/Elections/Local-government-elections/Local-Government-Elections-2021/Candidates/Ballina>

d) **Severe Weed Infestations on Private Land**

Mal Johnson (BES) raised the problem of severe weed infestations on private land.

Staff Comment

The weeds authority for the Ballina Shire LGA is Rous County Council. The County Council summaries its functions as follows:

- Provide the Local Control Authority function with respect to weed biosecurity under the Biosecurity Act 2015 and Biosecurity Regulations 2017
- Conduct property inspections for compliance with the Act
- Identify, inspect and treat high risk sites and pathways, and develop weed management plans for the region including rapid response plans for new incursions
- Control high priority weeds on roadsides, and rapid response control to new weed incursions
- Create and distribute weed education material including flyers and media releases, "best practice" advice, and information on weed control
- Provide plant identification assistance
- Deliver training and information to landholder and community groups and schools, at workshops and field days
- Provide access to biological control agents through the Department of Primary Industries.

e) **Bulwinkel Park meeting update**

Mal Johnson would like to discuss the Bulwinkel Park meeting with Sheryn Da Re (Council's Landscape Architect).

Council's Landscape Architect provided the following update. Council met with community representatives at Bulwinkel Park on Tuesday 2 November 2021.

The group discussed the site features and individual aspirations for the future of the park. Sheryn raised the key matters for consideration in any future design as being the heritage context of the site and the processes and approvals that this status necessitates. The heritage assessment only addresses minor changes to certain areas of the park. Some key design features to be explored that we discussed in some detail included:

- Demolition of the existing brick shelter
- A new toilet located in a better position (possibly closer to the existing parking area on the top side of the trees where passive surveillance and access is better)
- Car parking (a variety of possible locations and options were discussed)
- Drainage improvements (this is a significant item of concern for the group which some felt required consideration of upper Main Street)
- Restoration of Maguires Creek generally as per the Vegetation Restoration Strategy retaining key views to the butter factory / peanut factory

- Picnic shelter facilities
- A desire to achieve wheelchair access between the carpark, picnic shelter and toilet block. The slope of the land and substantial existing trees may impact upon the ability to achieve this. Council identified this as a key design challenge and hopes to be able to resolve this

The group worked their way through a list of suggested ideas provided by Malcolm with the discussion covering additional items such as:

- Safety of Main Street – concern regarding conflicts between vehicles and bikes on steep hill with narrow road
- Play equipment - A desire for some more play equipment suited to younger ages
- Cadagi - There was no desire to keep the Cadagi tree
- Litter bin - The bin location near the memorial garden was seen as inappropriate
- Lighting - The park light is at the edge of the flood area
- Plant species suitability for certain areas
- Neighbouring property - A need to protect sunlight access to the neighbour's house and yard
- Managing vehicle access to the park grass area
- The camphor laurel stumps – to keep or remove (the group would like to see them stay in the short term)
- Monetary contributions - Donated funds available as a contribution towards the picnic shelter provisional upon a plaque (this needs to be confirmed against Council's Policy)
- Pool area – holes and safety issues
- Dog use - A need for dog waste bags
- Cadastral boundaries – possible use of land west of the walkway bridge for carparking (some could be Department of Education Land)
- Services – There is an NBN pit within garden areas and a water pipe connection which has been damaged by tree roots (may be decommissioned)
- Creek restoration - Restoration of the area on the southern side of the creek crossing bridge was seen by some as integral to the park with a request made for support from Council to remove large camphor laurel trees overhanging the bridge. Confirmation of the extent of the scope of the plan will be sought. This has been referred to James Brideson
- Connectivity - There was a desire to connect the walkway on the western side of the school oval to the park
- Opportunities to provide habitat for the Richmond birdwing butterfly.

It was highlighted to the group that the area near the existing carpark would need to be looked at in some detail in order to resolve interlinked issue, specifically accessibility, drainage, carparking and tree management.

It was also highlighted to the group that any design for the park will need to be developed having consideration to the community input as well as other planning and good design principles such as:

- Council's resolution 250221/4
- Creek restoration objectives

- Crime prevention through environmental design principles (CTPED)
- Australian Standards "Design for Access and Mobility"
- Heritage Impact Assessment
- Environmental management and stormwater management requirements and standards
- Many others.

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:**

- **Festival and Event Sponsorship Program 2022/23 - closing date 4 December 2021**

Council's Festival and Event Sponsorship Program for the financial year 2022/23 is now open. All local Event Organisers are invited to express an interest for access to funding. There is approximately \$100,000 available for distribution for event sponsorship.

- **Proposed resolution to reclassify Wollongbar Sporting Fields as Community Land – closing date 17 November 2021**

At the Council meeting of 25 November 2021, Council will consider a proposal to reclassify the Wollongbar Sporting Fields from Operational Land to Community Land.

The *Local Government Act 1993* requires all Council-owned land to be classified as either 'community' or 'operational' land.

Community Land: Council-owned land that is kept for use by the general public.

Community land:

- Cannot be sold
- Cannot be leased for more than 21 years
- Cannot be leased unless public notice is given
- Can only be used for purposes which are consistent with a plan of management.

Operational Land: Council-owned land held by Council as an asset or as an investment, or land that assists Council in carrying out its functions. Council may deal with operational land in the same manner as any other land owner deals with private freehold land.

The Wollongbar Sports Field site is located at: Lot 2 DP 1168781, No. 80 Elvery Lane, Wollongbar.

In accordance with Section 34 of the *Local Government Act 1993*, notice is given of Council's intention to resolve to reclassify the land.

**Items on Exhibition after September 2021 Meeting – Closed:**

Policies Reviewed:

- Policy - Concealed Water Leaks – Financial Assistance (Review)
- Policy - Community Event Signage (Review)
  
- Proposed Resolution to Classify Operational Land
- Ballina Local Environmental Plan 1987 - Planning Proposal BSCPP 21/001 – Wildlife Hospital 46 Lindendale Road, Wollongbar
- Expression of Interest – Land at Compton Drive, East Ballina
- Proposed Resolution to Classify Operational Land – Lot 163 DP 1261459, Skennars Head.

10. Next Meeting

Monday, 7 March 2022 - 5.00 pm

## **Attachment 1**

Ballina Shire "C" Ward Committee Minutes – 9 September 2021 – 5.00 pm

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### **1. Attendance and Apologies**

#### *Members:*

Cr Ben Smith (Chair, via Zoom)  
Cr David Wright (Mayor, via Zoom)  
Cr Eoin Johnston (via Zoom)  
Cr Sharon Parry (via Zoom)

Mary Birch - Wollongbar Progress Association (via Zoom)  
Pat Carney - Wardell Progress Association (via Zoom)  
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)  
Wayne Garrard - Alstonville and District Cricket Association (via Zoom)  
Malcolm Johnson – Ballina Environment Society (via Zoom)

#### *Council Staff:*

Matt Wood - Director Planning and Environmental Health Division (via Zoom)  
Janelle Snellgrove - Executive Support Officer (via Zoom)

#### *Others in Attendance:*

#### *Apologies:*

Russell Priddle – Alstonville FC

#### **Recommendation:**

That the apologies be accepted (Wayne Garrard/Cr Sharon Parry).

### **2. Declarations of Interest**

Nil.

### **3. Confirmation of Minutes 8 July 2021**

#### **Recommendation:**

That the minutes of the previous meeting held on 8 July 2021 be accepted as a true and correct record (Des Bourke/Steve Miller).

Ballina Shire "C" Ward Committee Minutes – 9 September 2021 – 5.00 pm

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**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.

The information contained in the agenda was noted.

b) **C Ward Key Projects Update**

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

Matt Wood provided a brief overview on various current key projects in the Alstonville/Wollongbar area:

Wollongbar District Park

Construction has commenced but has been delayed due to Queensland contractors not being able to attend the site due to covid restrictions/lockdown. The Mayor advised concrete was being poured today (9/9/21).

Wollongbar Council Subdivision

Subdivision of Council land near the district park is progressing but timing for land release not yet confirmed.

Tuckombil Quarry

Council has commissioned a consultant to investigate and report on future land use options and development potential for the Tuckombil Quarry site, including the use of the land for film production related activities by Byron Studios.

Duck Creek Mountain Bike Facility

The mountain bike club is seeking to expand the facility. Council intends to undertake an investigation of the old quarry site adjacent (Stokers Quarry) for expansion of mountain activity. Initial review undertaken with more detailed analysis to be commenced this financial year.

Bullwinkle Park

Council's landscape architect is currently drawing up plans. Council intends to engage with key stakeholders on the proposed design plan in the near future. A development application is required as it is a heritage area.

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Masterplan for the Alstonville Cemetery

Council will be preparing a masterplan for the Alstonville Cemetery layout for the long term. This is expected to commence late this financial year.

Fitzroy Park

Fitzroy Park project will commence after the completion of Bullwinkle Park design work. Council would like to engage Wardell area school students to obtain ideas on the composition of the facilities (depending on covid limitations).

Environmental Protection Zones

Council staff are working to integrate various deferred matter areas into the BLEP 2012. As part of this current work, the existing urban buffer zone under BLEP 1987 around Alstonville and Wollongbar will be retained (no change).

Alstonville Village Centre Project

Council has been investigating increased urban density in the Alstonville village centre (being an action in the Alstonville Strategic Plan). This has included consideration of heritage values. Work is ongoing. Any proposed changes will be subject to public exhibition.

Killarney Park

The matter of the Killarney Park dog off leash area, proposed as part of the review of the Companion animals Management Plan, is being reported back to Council in September.

Environmental Restoration Works

Environmental restoration works around the indigenous protected area at Wardell are planned. Plans to support this currently being prepared.

Work on vegetation management plans for rainforest at Alstonville and Wollongbar planned for later this financial year.

**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.

The information contained in the agenda was noted.

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**5. Outstanding Business – 13 May 2021**

Nil.

**6. Business with Notice from Members**

**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.

The information contained in the agenda was noted.

**b) Bullwinkle Park Update**

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

**Staff Comment**

The planned stakeholder consultation has been delayed due to Covid-19 restrictions. Council expects to be commencing the stakeholder engagement program shortly to inform design work and preparation of a development application.

The information contained in the agenda was noted.

**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.

The information contained in the agenda was noted.

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Jane further raised high density developments close to the village and potential parking issues. Jane suggested factors such as those arising in relation to the complying development should be considered when looking at higher density outcomes. Jane noted that a heritage conservation area under the LEP is a potential way of limiting complying development.

Matt Wood indicated car parking and amenity are considerations in looking at higher density outcomes in the village centre. However, Council's controls can be overridden by complying development set by the State Government noting a heritage conservation area is a potential one way to limit this.

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.

The information contained in the agenda was noted.

Matt Wood further advised the estimated cost for a concrete apron are more than anticipated and are not currently budgeted for. Grant funding may be an option to obtain the required funding.

Mal Johnson requested this is addressed quickly as the RFS are restricted and there are concerns if there is a call out and a vehicle is on the driveway and the fire truck is forced to drive on the lawn it may get bogged.

The brigade's understanding is that Council had previously agreed to undertake the driveway works.

Cr Smith advised there can be further consideration of funding options for the driveway.

In relation to this item, Malcolm advised that Roy Cormick had passed away.

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*Vale Roy Cormick - passed at the age of 64. (see attachment 1).*

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.

The information contained in the agenda was noted.

f) **Off Leash Dog Park - Wollongbar**

Cr Eoin Johnston raised 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.

The information contained in the agenda was noted.

Matt Wood advised that submissions have closed and Council staff are now conducting the assessment.

7. Business without Notice

a) **Wollongbar Hall Vandalism**

Mary Birch raised the issue of children vandalising the Wollongbar Hall and intimidating people. Police have been informed and have undertaken surveillance. Police have suggested cameras and Ron Birch has discussed with Craig Brown. The camera that is recommended is around \$1000. Mary requested Councillors support the costs of the camera and installation.

Cr Smith suggested the Progress Association submit a formal request to Council.

**Action:** Refer to Manager Community Facilities for consideration.

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b) **Wardell Toilets Signage**

Pat Carney requested direction signage in the Wardell village centre for the new toilets located in Fitzroy Park at Wardell.

**Action:** Refer to Promotional and Interpretive Signage Taskforce for consideration.

c) **Re-opening of Council's Facilities**

Mary Birch enquired if the pools and other Council facilities will be open now we're coming out of lockdown.

The Mayor advised the pools will be open from Saturday at 7am (11/9). Matt advised the other facilities will re-open based on the provisions of the public health orders.

d) **Council Building Maintenance - Gratitude**

Jane Gardiner expressed gratitude to Council for repainting Tintenbar Council Building and for cleaning the gutters and drainpipes at Crawford House.

**Action:** Refer to Manager Community Facilities

8. **Update on COVID-19**

Discussed as part of business without notice.

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 5.55 pm