

ATTACHMENTS TO

Commercial Services Committee Meeting Business Paper

5 August 2024

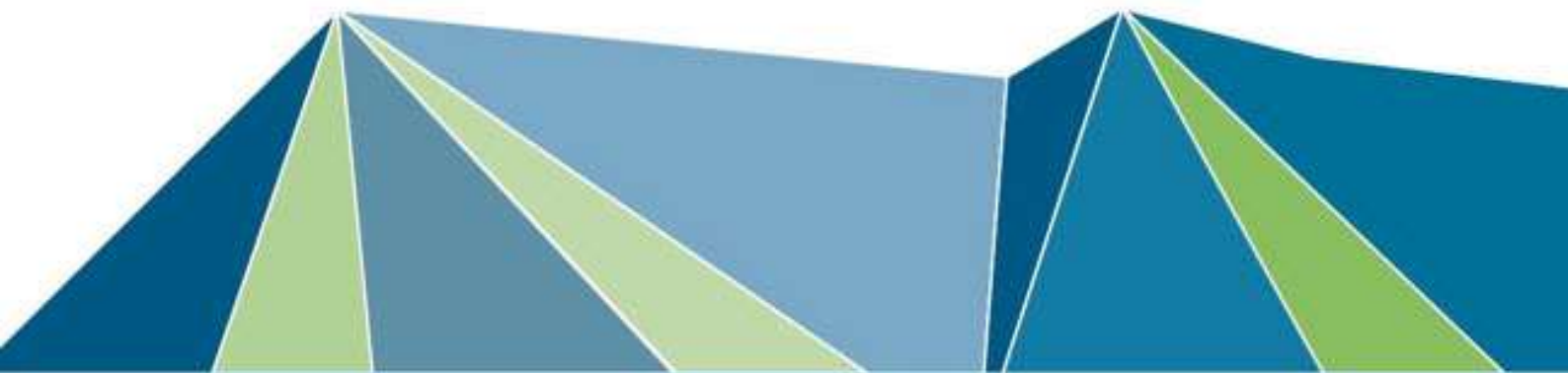


Table of Contents

5.1	Crown Land - Acquisitions	
	Attachment 1: Crown Land Acquisition - Lighthouse Parade, Ballina	3
	Attachment 2: Crown Land Acquisition - Regatta Avenue, Ballina	4
5.2	Cherry Street Sports Group - Club Lennox Sports Leases - Update	
	Attachment 1: Cherry Street Sports Group - Club Lennox Sports - 2023/24 Expenditure (Ballina Bowling and Recreation Club Ltd)	8
	Attachment 2: Cherry Street Sports Group - Annual Report and Financial Statements - 2022/23.....	10
5.3	Wollongbar Medium Density Housing Project - Community Consultation	
	Attachment 1: Wollongbar Housing Project - Submissions.....	82
	Attachment 2: Lot Layout Plan.....	157
	Attachment 3: Project Concept Plans	158

DISCLAIMER ©NSW Spatial Services 2024. Although all care is taken in the preparation of plans within Council's business paper (both agendas and attachments), Ballina Shire Council accepts no responsibility for any misprints, error, omissions or inaccuracies. The information contained within each plan is for pictorial representation only and not to scale. Accurate measurements should be undertaken by survey.

5.1 Crown Land - Acquisitions



Ballina Shire Council
40 Cherry Street
BALLINA NSW 2478

PO Box 450
BALLINA NSW 2478

1300 864 444
council@ballina.nsw.gov.au
www.ballina.nsw.gov.au



Proposed Acquisition of Crown Land Lighthouse Parade, East Ballina

ballina shire council
geographical information system

Projection: GDA94 / MGA zone 56
Date: 9/04/2021

© Ballina Shire Council © NSW Spatial Services 2021
While every care is taken to ensure the accuracy of this product, Ballina Shire Council and the Local / State / Federal Government departments and Non-Government organisations whom supply datasets, make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability (including in respect of tortious, liability in negligence) for all expenses, losses, damages, (including indirect and consequential) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

5.1 Crown Land - Acquisitions

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SHEET 1 OF 2 SHEETS

COMPARISONS & CONNECTIONS				
FROM	TO	BEARING	DISTANCE	SOURCE
PM 37148	PM 37107	115° 56' 03"	206.116	MGA GRND DIST
		115° 56' 03"	206.115	SVY
CORNER C	CORNER D	95° 28' 15"	203.42	4153-3050
		95° 28' 15"	203.44	DP404567
		107° 06' 25"	203.45	DP 47396
		107° 06' 25"	203.44	SVY
PM 37107	CORNER E	252° 22' 45"	157.155	SVY
PM 37148	CORNER F	204° 10' 50"	120.765	SVY

- (A) EASEMENT FOR STORMWATER PIPELINE 2 WIDE (DP641695) (E443473)
- (B) EASEMENT FOR ACCESS & RISING MAIN VARIABLE WIDTH (DP604567) GAZ 6-8-1980, FOLIO 2892
- KERBS AS CONSTRUCTED HAVE NO RELEVANCE TO KERB LINES
- PARTS OF LOT 2 ARE DIMENSIONLESS
- (2) DIMENSIONS NOT AVAILABLE

LOT 1
 LOT 501 DP729388
 CT 501/729388

LOT 2
 LOT 501 DP729388
 CT 501/729388



COORDINATE SCHEDULE

MARK	MGA COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM 37107	555 150.033	6 806 008.639	B	N/A	FROM SCIMS	FOUND
PM 37147	554 991.884	6 806 211.517	B	N/A	FROM SCIMS	FOUND
PM 37148	554 964.742	6 806 098.748	B	N/A	FROM SCIMS	FOUND

DATE OF SCIMS COORDS: 17-AUG-2021 MGA ZONE: 56 MGA DATUM: GDA2020 COMBINED SF: 0.999631

SURVEYOR
 Name: CHRISTOPHER ARTHUR ABBOTT
 Date: 7 DECEMBER 2021
 Reference: 2021_387 FB2021/1 REPORT

PLAN HEADING
PLAN OF LAND PROPOSED TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT 1993

LGA: BALLINA
 Locality: BALLINA
 Reduction Ratio: 1:1000
 Lengths are in metres

REGISTERED
 15/08/2023

DP1297005

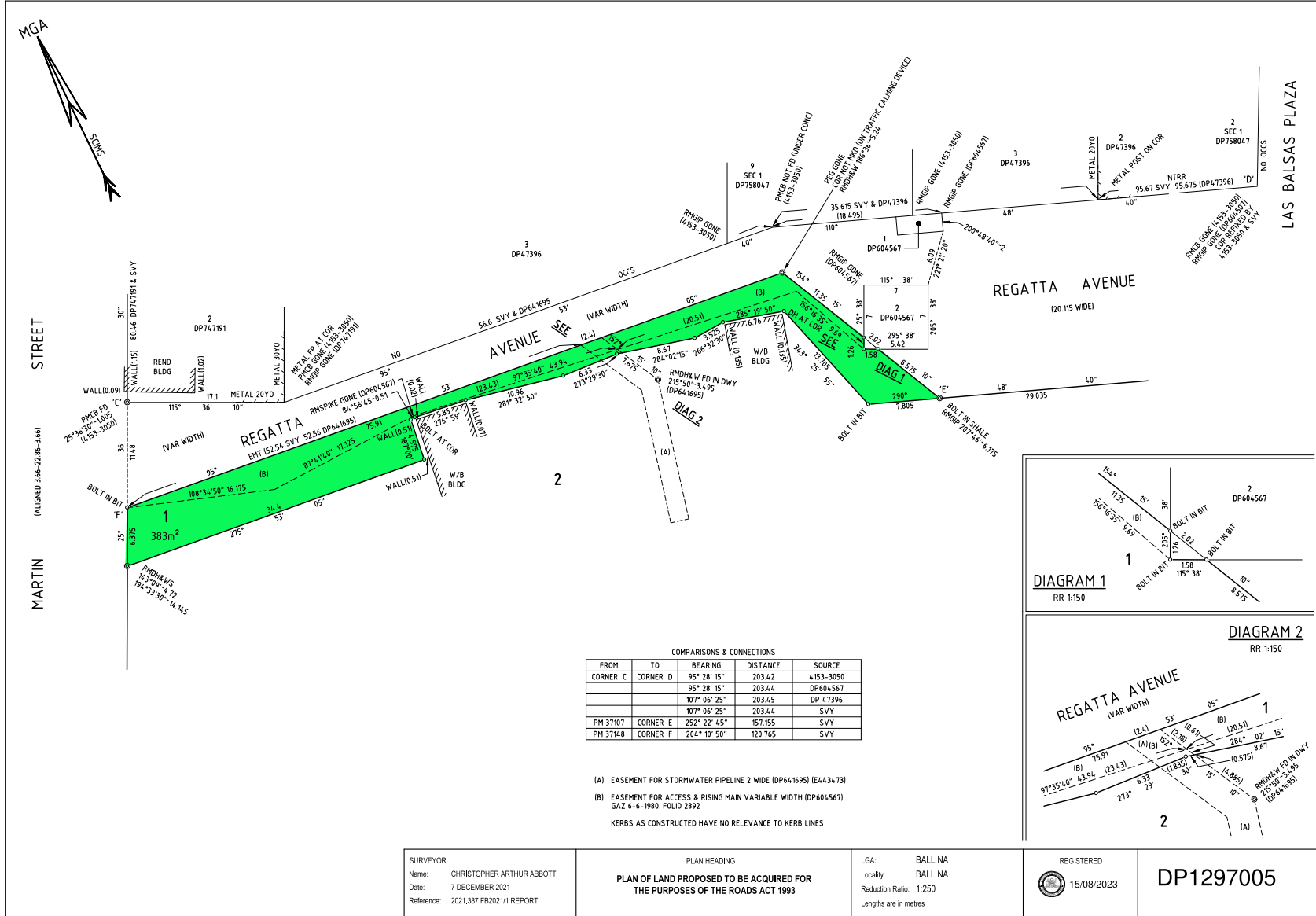
Reg:R048201 /Doc:DP 1297005 P /Rev:15-Aug-2023 /Prt:16-Aug-2023 04:01 /Seg:1 of 4
 © Office of the Registrar-General /Src:NSW LRS Connect /Ref:ILRS:Connect-S ForSurveyor Use Only

5.1 **Crown Land - Acquisitions**

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SHEET 2 OF 2 SHEETS



COMPARISONS & CONNECTIONS

FROM	TO	BEARING	DISTANCE	SOURCE
CORNER C	CORNER D	95° 28' 15"	203.42	4153-3050
		95° 28' 15"	203.44	DP604567
		107° 06' 25"	203.45	DP 47396
		107° 06' 25"	203.44	SVY
PM 37107	CORNER E	252° 22' 45"	157.155	SVY
PM 37148	CORNER F	204° 10' 50"	120.765	SVY

- (A) EASEMENT FOR STORMWATER PIPELINE 2 WIDE (DP641695) (E443473)
- (B) EASEMENT FOR ACCESS & RISING MAIN VARIABLE WIDTH (DP604567) GAZ 6-6-1980. FOLIO 2892

KERBS AS CONSTRUCTED HAVE NO RELEVANCE TO KERB LINES

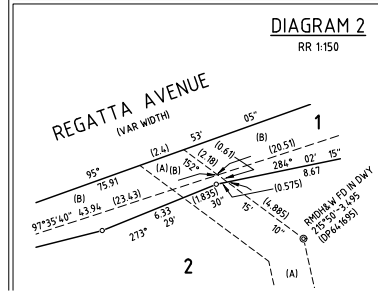
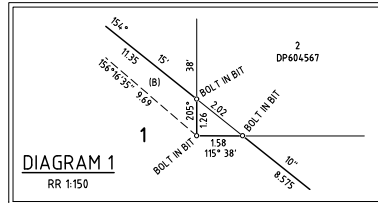
SURVEYOR
 Name: CHRISTOPHER ARTHUR ABBOTT
 Date: 7 DECEMBER 2021
 Reference: 2021,387 FB2021/1 REPORT

PLAN HEADING
**PLAN OF LAND PROPOSED TO BE ACQUIRED FOR
 THE PURPOSES OF THE ROADS ACT 1993**

LGA: BALLINA
 Locality: BALLINA
 Reduction Ratio: 1:250
 Lengths are in metres

REGISTERED
 15/08/2023


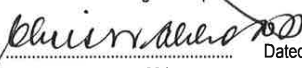
DP1297005



Req:R048201 /Doc:DP 1297005 P /Rev:15-Aug-2023 /NSW LRS /Prt:16-Aug-2023 04:01 /Seg:2 of 4
 © Office of the Registrar-General /Src:NSW LRS Connect /Ref:ILRS:Connect-S ForSurveyor Use Only


5.1 **Crown Land - Acquisitions**

Req:R048201 /Doc:DP 1297005 P /Rev:15-Aug-2023 /NSW LRS /Prt:16-Aug-2
 © Office of the Registrar-General /Src:NSW LRS Connect /Ref:LRS:Conne

PLAN FORM 6 (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 2 sheets
Registered:  15/08/2023 Title System: TORRENS	Office Use Only	Office Use Only DP1297005
PLAN OF LAND PROPOSED TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT 1993	LGA: BALLINA Locality: BALLINA Parish: BALLINA County: ROUS	
<p>Survey Certificate</p> <p>I, CHRISTOPHER ARTHUR ABBOTT of BALLINA SHIRE COUNCIL</p> <p>a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on, or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding** LOT 1) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on, <u>7 DEC 2021</u> the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: X - Y (MGA)</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>Signature:  Dated: 18 JAN 2022</p> <p>Surveyor Identification No: 281</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>	<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	
<p>Plans used in the preparation of survey / compilation-</p> <p>DP 1183564 4153-3050 DP 1051004 130-1612 DP 840854 84-1612 DP 747191 DP 729388 DP 641695 DP 604567 DP 579440 DP 47396</p>	<p>Subdivision Certificate</p> <p>I, *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature:</p> <p>Registration number:</p> <p>Consent Authority:</p> <p>Date of endorsement:</p> <p>Subdivision Certificate number:</p> <p>File number:</p> <p>*Strike through if inapplicable.</p>	
<p>Surveyor's Reference: 2021.387 FB2021/1 REPORT</p>	<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire / resume land.</p> <p>LOT 1 IS PROPOSED TO BE ACQUIRED FOR THE ROAD PURPOSES UNDER THE ROADS ACT 1993, SUBJECT TO EASEMENT FOR STORMWATER PIPELINE 2 WIDE (E443473) AND EASEMENT FOR ACCESS & RISING MAIN VARIABLE WIDTH (GAZ 6-6-1980 FOLIO 2892)</p>	
	<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

5.1 **Crown Land - Acquisitions**

Req:R048201 /Doc:DP 1297005 P /Rev:15-Aug-2023 /NSW LRS /Prt:16-Aug-2
 © Office of the Registrar-General /Src:NSW LRS Connect /Ref:LRS:Conne

PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheets	
Registered:  15/08/2023		Office Use Only		Office Use Only	
PLAN OF LAND PROPOSED TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT 1993		DP1297005			
		This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. 			
Subdivision Certificate Number:		Date of Endorsement:			
LOT	SUB ADDRESS	ADDRESS	ROAD NAME	ROAD TYPE	LOCALITY
2		18	REGATTA	AVENUE	BALLINA
STREET ADDRESS FOR LOT 1 IS NOT AVAILABLE					
If space is insufficient use additional annexure sheet					
Surveyor's Reference: 2021.387 FB2021/1 REPORT					



18TH July 2024

Leanne Harding
Coordinator Property
Commercial Services
Ballina Shire Council

Dear Leanne

RE Ballina Shire Council Lease to Ballina Bowling & Recreation Club Limited

Lot 31 DP 11905, 10 Stewart Street & Part King Street, Lennox Head

In response to your letter dated 10th July 2024, please be aware of the following capital improvements made in the 2023/23024 Financial year:

POS Upgrades	\$6134.00
Access Handrails	\$2460.00
Furniture	\$160455.00
Member Kiosk	\$10750.00
Outdoor seating	\$13246.00

In addition to this we have engaged Ashley Cooper Constructions to commence the design phase of the renovation of Club Lennox. (attached letter of acceptance). The initial sum of \$569,666.80 allows us to begin the process of engaging consultants and developing the design for Club Lennox, with an anticipated overall cost of \$5m. We are hopeful that this works will be completed over 2 stages beginning in 2025.

In answer to your question regarding gaming machine entitlements at Club Lennox, we currently have 26 gaming machines and an increase to 30 gaming machines has been approved by Liquor and Gaming NSW.

Please contact me if you have any further questions.

Kindest,

A handwritten signature in black ink, appearing to read "Tere Sheehan".

Tere Sheehan

General Manager

02 6686 2811 | www.cherrystreet.com.au | info@cherrystreet.com.au

68 Cherry Street – PO Box 548, Ballina 2478

Club Lennox Sports, 10 Stewart Street, Lennox Head 2478

ABN 30 000 984 412

BALLINA BOWLING & RECREATION CLUB LTD



ashley cooper
CONSTRUCTION

Letter of Acceptance - Club Lennox

28/02/2024

Cherry Street Group
Club Lennox
10 Stewart Street
Lennox Head, NSW 2478

Dear Tere,

Should you wish to proceed with the Design phase for the sum of \$569,666.80 ex GST, based on the overall project costs outlined in appendix B of the Fee Proposal dated 06.02.2024, could you please sign and return this letter of acceptance.

On the receipt of this letter of acceptance we will begin the process of engaging consultants and developing the design to reflect the Principal Project Requirements.

Kind Regards

Aleks Mathewson
Ashley Cooper Construction

TERE SHEEHAN CEO
Cherry Street Group

Signed Aleks Mathewson

Signed 

23069D | Club Lennox

CHERRY STREET SPORTS GROUP

▶ **114th Annual Report &
Financial Statements
2022/2023**



CHERRY STREET SPORTS GROUP
www.cherrystreet.com.au



CHERRY STREET SPORTS GROUP

CONTENTS

Notice of Annual General Meeting	3
Election of Office Bearers	4
Board of Directors	5
Annual Voting	7
Chairman's Report	9
General Manager's Report	12
Club Lennox Sports Venue Manager's Report	19
Club Grants, Donations & Sponsorship	23
Treasurer's Report	28
Financial Statements	32
The Year Ahead	68
Sports Timeline	69

CHERRY STREET SPORTS GROUP

NOTICE

OF ANNUAL GENERAL MEETING

Notice is hereby given that the 114th Annual General Meeting of the Ballina Bowling & Recreation Club Limited will be held at the Clubhouse at 68 Cherry Street, Ballina on Sunday 29th October 2023 at 9.30 am

ORDER OF BUSINESS:

1. Members to sign attendance register
2. Receive apologies
3. Confirm minutes of the 113th Annual General Meeting
4. Adoption of Annual Reports, Profit and Loss Statement and Balance Sheet as at 30th June 2023
5. Declaration of the Poll
6. To make all other appointments appropriate to the operation of Ballina Bowling & Recreation Club Ltd Eg. Returning Officer
7. To set Honoraria for the 2023-24 Financial Year
8. To consider and, if thought fit, to pass the following ordinary resolution: that until the next Annual General Meeting and in pursuance of the Registered Clubs Act, the members approve the provision of the following rights and benefits to the Directors and such persons as from time to time the Directors shall authorise to approve;
 - a) the provision and marking out of six car parking spaces for the exclusive use of persons or classes of persons so nominated
 - b) the provision for Directors attendance at conferences and training in relation to their role/responsibilities as Directors
 - c) the provision of meals during Board Meetings
The above resolutions ensure compliance with Section (1) (i) of the Registered Clubs Act
9. Appointment of Auditor
10. To deal with any business of which due notice is given:
 11. General Business
12. Closure of meeting.

3 Ballina Bowling & Recreation Club Limited – Annual Report 2022 – 2023

CHERRY STREET SPORTS GROUP

ELECTION

OF OFFICE BEARERS 2022-2023

NOMINATIONS FOR THE ELECTION OF THE BOARD OF DIRECTORS

Members be aware that nominations for the Board of Directors close at 5pm on Saturday 14th October 2023.

VOTING TIMES (October) 2023		
FRIDAY 20TH OCTOBER	5PM TO 6PM	CHERRY STREET SPORTS
SATURDAY 21ST OCTOBER	12 NOON TO 1PM	CHERRY STREET SPORTS
SUNDAY 22ND OCTOBER	11 AM TO 12.30 PM	CHERRY STREET SPORTS
MONDAY 23RD OCTOBER	12.30 PM TO 1.30 PM	CHERRY STREET SPORTS
TUESDAY 24TH OCTOBER	9AM TO 9.30 AM	CHERRY STREET SPORTS
TUESDAY 24TH OCTOBER	4PM TO 5PM	CLUB LENNOX SPORTS
WEDNESDAY 25TH OCTOBER	11.30 AM TO 12.30 PM	CHERRY STREET SPORTS
WEDNESDAY 25TH OCTOBER	1.30 PM TO 2.30 PM	CLUB LENNOX SPORTS
THURSDAY 26TH OCTOBER	12 NOON TO 1PM	CROQUET CLUBHOUSE
FRIDAY 27TH OCTOBER	12 NOON TO 1PM	CHERRY STREET SPORTS
SATURDAY 28TH OCTOBER	12.30 PM TO 1PM	CHERRY STREET SPORTS

Please note that members can vote at any of the 3 venues at the voting times listed above.

CHERRY STREET SPORTS GROUP

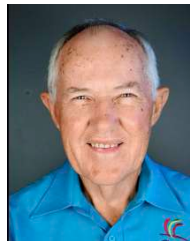
BOARD OF DIRECTORS



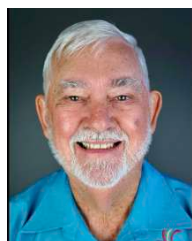
JOHN WHITTY
Chairperson



ANN STEELE
Deputy Chairperson



BRUCE ANDERSON
Treasurer



TOM SMALLEY
Director
(Resigned 25th July 2023)



DES ROBINSON
Director



COL SIVIOUR
Director



STUART TURNER
Director



CHRISTINE ROBERTS
Director



DAVID SCOTT
Director



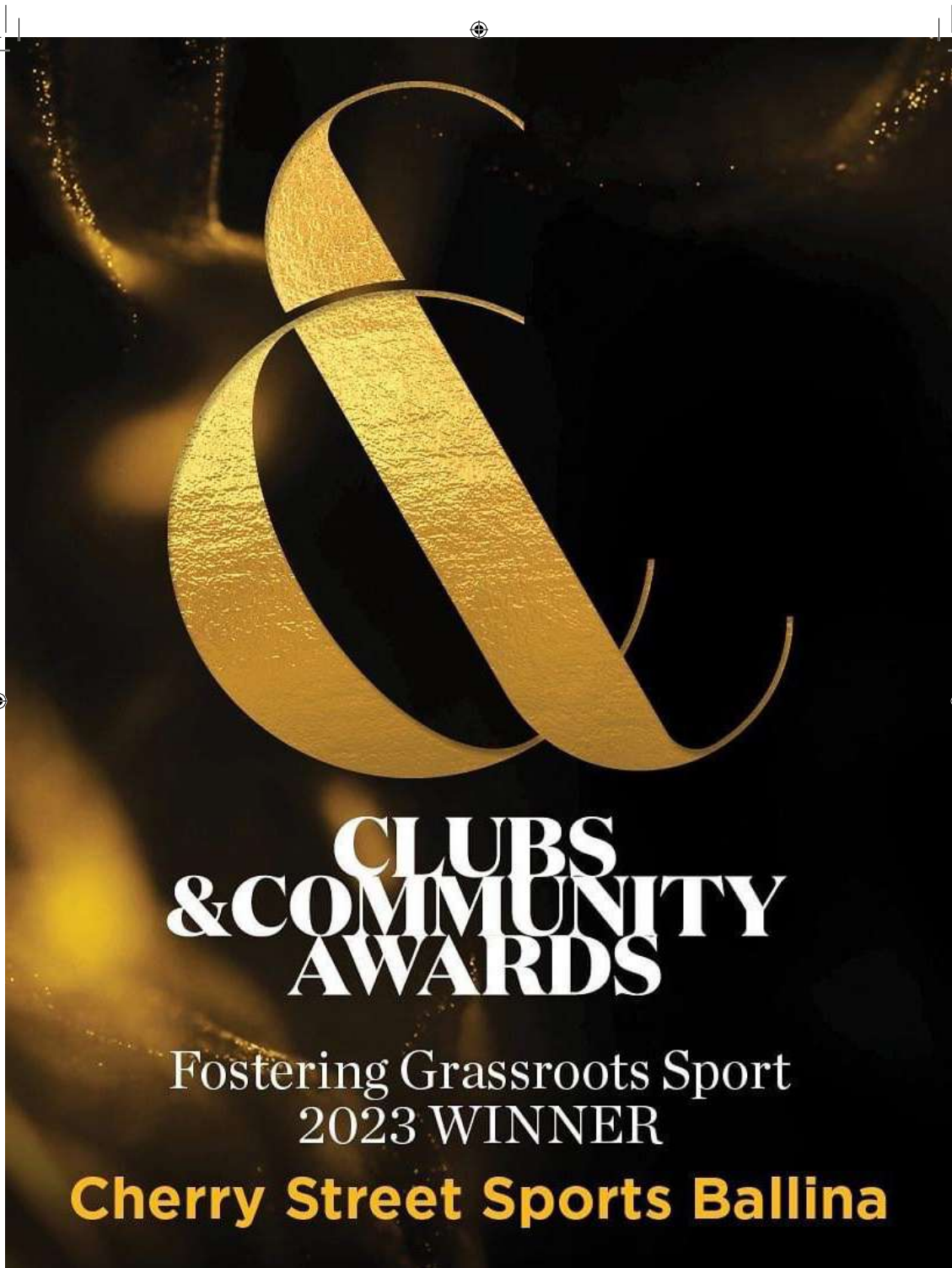
ALF BOSTON
Treasurer
(Resigned 26th July 2022)



DAC CAMERON
Director
(Resigned 23rd October 2022)



KENT SHAY
Director
(Appointed 25TH July 2023)



6 Ballina Bowling & Recreation Club Limited – Annual Report 2022 - 2023

CHERRY STREET SPORTS GROUP

ANNUAL VOTING

2022-2023

**NOMINATIONS FOR THE ELECTION OF THE BOARD OF DIRECTORS:
Nominations for the Board of Directors, Ballina Bowling & Recreation Club Limited,
as detailed below, shall close at 5pm on Saturday 14th October 2023.**

There are nine (9) Directors of the Club.

Three (3) Positions vacant (as per Triennial Rule) – 3-year term.

One (1) Position vacant (created by casual vacancy) – 2-year term.

All nominations must meet all the provisions as detailed in Rule 50, 51 & 52 of the Constitution, Ballina Bowling & Recreation Club Limited.

Eligible members may nominate for:

A three (3) year term, a two (2) year term, or both, but can only fill one position, with the three-year term position having precedence.

The nomination forms are in three (3) parts and each part it to be completed prior to submitting the form to the General Manager.

- a) Nomination Form and Acceptance Form
- b & c) Statutory Declaration

The Club shall be under the management of a Board of nine (9) Directors of whom no less than six (6) shall be Bowling and/or Honorary Life Members, and not more than three (3) shall be Social Members.

NOMINATIONS CAN BE OBTAINED FROM AND RETURNED TO THE OFFICE
at Ballina Bowling & Recreation Club, 68 Cherry Street, Ballina 2478.

Returning officer:

BRIAN LEWIS
(brianlorna.lewis3@gmail.com)



8 Ballina Bowling & Recreation Club Limited – Annual Report 2022 – 2023

CHERRY STREET SPORTS GROUP

CHERRY STREET SPORTS GROUP CHAIRMAN'S REPORT

On behalf of the Board, Members, and Staff, I congratulate our management team led by Tere Sheehan for another wonderfully successful year.

The Cherry Street Sports Group has grown significantly over the past twelve months, with the acquisition of:

- a house and two-bedroom unit at 132 Cherry Street
- the Ballina Colonial Motel freehold

The Board has made a strategic decision to create a diversified income stream to offset our reliance on gaming as our main source of income.

We are still focused on the upgrade and refurbishment program at Club Lennox Sports, and this will start to take shape in the next financial year.

There are still plans for upgrades here at Cherry Street Sports, which will commence shortly, with a full kitchen makeover.

We were fortunate enough to be selected as finalists in two categories of the 2023 NSW Clubs and Community Awards. The first award being for Fostering Grass Roots Sports and the second for The Heart of Community Award. Tere, Kaye and Jackie represented

our Club in Sydney at the Awards where we were successful in winning the Fostering Grass Roots Sports Award which was an amazing result for us. Many thanks to Jackie for the amazing effort she put into the application process.

Congratulations to our Men's and Women's Bowling Clubs who did such a wonderful job in hosting the State Pennant Titles, with accolades flowing from visitor players and Clubs.

What a hugely successful year for Sports within our club. Well done to our Grade 7 players, for winning the state flag. This is an achievement that hasn't been achieved in any grade over the past 20 years I believe.

The level of excellence in our recent hosting of the grade 2 state playoffs is no accident. A lot of time, effort and passion went into this event and a special mention needs to go out to Warren Binney, Evelyn Fox & Jayson Pinnock from Bowls NSW who all worked tirelessly to present this event in the best possible way.

CHERRY STREET SPORTS GROUP

It would be remiss of me not to mention the way our Club was presented to the visiting Bowlers and our appreciation goes to Duncan and his Elfco workers who do such a marvellous job with our Club and surroundings.

Our croquet representatives, David Scott and Ray Chapman had a successful trip to the National Championships, winning the Australian Ricochet Doubles title. David was also runner-up in the singles title and runner-up in the NSW Golf Croquet Championships. Congratulations to David and Ray on their success.

Our ladies and men bowlers across both clubs, along with our Cherry Street Croquet Club have achieved several milestones in the past 12 months. It's an absolute credit to all concerned. Congratulations are certainly needed across our sporting groups.

Our associated sporting clubs have worked hard over the last year, with many successes to celebrate and we will continue to support those grassroots sporting bodies in future years.

It is with mixed emotions that I advise members of the resignation of long-term Director, Tom Smalley. Tom has been a Director of Cherry Street Sports Group for approximately 20 years, an outstanding

contribution to this organisation. Thank you, Tom, and our very best wishes go to you and Jan, for the future. Tom's resignation has opened the door for a new Director, and we have appointed Kent Shay to fill this casual vacancy.

We look forward to steering the Cherry Street Sports Group toward greater success and offering continued support to our local community.

Thank You,



JOHN WHITTY
Chairman



11 Ballina Bowling & Recreation Club Limited – Annual Report 2022 – 2023

CHERRY STREET SPORTS GROUP

GENERAL MANAGER'S REPORT

Our Year in Review

Welcome to the Annual Report for the 2022-23 year. It is my pleasure to report. Thank you all for your support throughout the year and welcome to all our new members.

As the General Manager of the Cherry Street Sports Group, I want to take this opportunity to express my heartfelt thanks to each member for your unwavering support and dedication to our organisation. It is through your commitment and support that we have achieved countless milestones and continue to thrive in the ever-evolving registered sports and hospitality industry.

Furthermore, I would like to extend a special thank you to the Chairman of the Board John Whitty and fellow Directors, for their visionary leadership and guidance. Their Strategic Vision has been instrumental in shaping our organisation's direction while laying the foundations for our future successes. Their unwavering commitment to excellence has inspired us all and has played a vital role in our achievements. Your dedication in fulfilling our mission (profit4purpose), ensuring our compliance with regulations, and promoting transparency within the group

have been exemplary. Together, we have successfully navigated through the challenges posed by the dynamic hospitality landscape, making bold decisions, and seizing promising opportunities.

Our collective efforts have resulted in increased membership, growing revenue streams, and enhanced community engagement.

Our commitment to delivering exceptional experiences to our members, fostering healthy competition through grassroots sports and helping improve the lives of our members and the community in which we live has been the driving force of our growth.

The growth of our company in the past twelve months started on the 1st of July 2022 with the successful amalgamation with Club Lennox, now proudly known as Club Lennox Sports. The former Club Lennox had long been a beloved part of the community for many years.

This amalgamation along with the recent purchase of the Ballina Colonial Motel has allowed us to create a one-stop destination for sports, accommodation, and entertainment. We are working to implement a comprehensive

CHERRY STREET SPORTS GROUP

renovation plan to revitalize our facilities, ensuring they meet the highest standards of quality, comfort, and modernism. Additionally, amalgamation has allowed us to create synergies in our operations and streamline our processes, resulting in improved efficiency, cost savings, and a stronger financial position. These benefits ultimately empower us to reinvest in the community and continue to deliver exceptional experiences and support to our members, guests, and the broader community. As members, your unwavering confidence in us and your dedication to our shared vision has been instrumental in making this amalgamation such a resounding success.

Moving forward, we remain committed to the legacy of sports within our group, while continually innovating to meet the evolving needs of our community. We are dedicated to creating a destination that offers unrivaled sporting facilities, exceptional accommodation, and memorable experiences across community grassroots sports.

Our Finances

Operating Revenue for the year of \$17,622,144 represented a 69 % Increase on the financial year ended 30 June 2022. EBITDA (cash profit) of 16.93%, a decrease of 6.25% on Last Year.

Profit for the year, after income tax expenses, is \$1,567,786.00 compared to the 2022 profit of \$1,580,148.00.

Net Cash Flow for the financial year is \$2,746,604.00 compared to the 2022 net cash flow of \$2,698,762.00.

Food & Beverage Revenue for the year \$9,821,013 compared to last year's \$4,734,057.00, an incredible increase of \$5,086,956.00 or 51.79% growth.

Membership for the year was 18,616, up from last year's membership of 13,558. 27.17% increase

All the above whilst increasing and strengthening our balance sheet to just under \$12 million in net assets. Please refer to the Treasures Report and Financial Statements for an in-depth review.

Capital Management

2022-23

During the 2022-23 year, I am delighted to provide an update on our capital management efforts for the year that was, which have been instrumental in securing future growth and offerings for our members. Through strategic investment, property enhancements, and crucial upgrades, we have taken substantial steps toward enhancing our facilities and ensuring a top-notch experience for all members.

Over the course of the year, we have successfully invested over \$6 million in property, plant, and equipment, focusing on areas that contribute directly to members' satisfaction. The investments primarily encompassed property acquisitions, renovations, and upgrades, all aimed at elevating the overall experience within our community sports group. We have enhanced existing facilities and offer new amenities that align with the evolving needs and wishes of our membership. I would like to mention these below.

CHERRY STREET SPORTS GROUP

- Successful acquisition of another community sports club in Lennox Head. Club Lennox Sports has been trading under the Cherry Street Group since 1st of July 2022 and we are truly humbled and honored to have received such a warm and enthusiastic welcome to the community.
- Installed security Fencing around the entire site of Club Lennox Sports.
- Replaced the entire Airconditioning system through the Lennox venue.
- Replaced the Entire POS System.
- Installed information technology across both clubs to ensure data safety and security.
- Replaced the CCTV System.
- Installed Electronic Cash Handling Equipment at both venues.
- Upgraded Kitchen equipment at Club Lennox Sports.
- Upgraded gaming machines at both sites.
- Renovated Cherry Street gaming room.
- New toilet facilities at Cherry Street's western end.
- Purchased 2 x houses with the ability to accommodate staff if needed.
- Purchased Colonial Motel (12-room site) for the purpose of growing sports participation in our clubs through Play, Stay, and Dine promotions.

At the time of writing my report, I'm pleased to announce new furniture has been ordered for Club Lennox Sports and will arrive just in time for our Christmas period. The Board of Directors has a commitment to a full refurbishment of the Club Lennox Sports site with the processes underway to appoint contractors to assist in this process. We look forward to seeing these enhanced facilities come to life over the coming years.

Our Volunteers

My sincere gratitude and appreciation for the invaluable contributions you make as volunteers to the success of Cherry Street

Sports Group. Your selfless dedication and unwavering support have been vital in shaping our organization and enabling us to deliver exceptional experiences to our members and the broader community.

From our internal sporting club volunteers through to our external sporting partner volunteers who contribute their time and effort to local grassroots sports, your commitment to creating opportunities for our members to stay active and engaged is empowering. Our external sporting groups quite often have parents as the volunteers to keep these groups afloat and this selfless act alone provides opportunities for our children and nurtures their passion for sports.

Please know that your efforts do not go unnoticed or unappreciated. Your contributions, big and small, make a difference in the lives of our community sports. The success and achievements of Cherry Street Sports Group are a testament to your dedication and passion to our mission.

By practicing our profit-for-purpose business model, we strive to create meaningful and lasting change in the lives of our members and the community we call home. This model allows us to reinvest our proceeds back into programs, initiatives, and events that directly benefit our members and make a positive difference in our community. An example of these programs is below, but not limited to:

CHERRY STREET SPORTS GROUP

- Purple Friday: Say No to Domestic Violence and Yes to Respectful Relationships
- Ballina Hot Meal Centre support to ensure the most vulnerable in our community have access to a free hot meal.
- Our school lunches program provides free lunches for those children who arrive at school with no lunch.
- Church monthly community breakfast, free meals for those in need.
- Continued support of the Northern Rivers restart project.
- Aussie for Aussies rebuild program of flood-affected homes.
- Ballina Hospital Auxiliary
- Vietnam Veterans support.
- RSL Subbranch Luncheons
- Free School Holiday Programs for kids to keep them active and engaged.
- Sporting Club Sponsorship programs.
- Community Project Fund Lennox head.
- Koori Kids program
- Special Childrens Christmas party. Christmas Tree Donations.
- Our Kids- Northern NSW Local Health District.

Our Sporting Clubs

Our sporting clubs hold a special place in our hearts. We are immensely proud of our Sports Sponsorship Program, which has allowed us to sponsor over 30 different sports groups in our community. The program reflects our unwavering commitment to ensuring that every child has the means to play their chosen sport and remain healthy and active. We firmly believe that sports play a crucial role in the physical, social, and personal development of children. It fosters important values such as teamwork, discipline, and resilience while promoting a healthy active lifestyle. Our financial commitment to these sporting

groups is designed to keep joining fees to a minimum, making grassroots sports accessible and affordable for every child in our community.

Being honored this year in the Clubs NSW Awards as 'Club of the Year in Fostering Grass Roots Sports' is a testament to our collective efforts and the impact we have made together. This recognition fills us with immense pride and gratitude, acknowledging the dedication and hard work of our members, volunteers, and staff who have contributed to the success of our sports sponsorship program.

The achievements of our sports sponsorship program extend far beyond recognition and accolades. They are found in the smiles on the faces of the children who participate in their favorite sports, the bonds they form amongst teammates, and the personal growth and development that comes from being part of a sporting community.

The partnership we have with our sporting groups and their dedicated coaches, parents, and volunteers has proven a successful strategy which has shown throughout the achievements we have seen in so many different sports groups. Our internal sports of Bowls and Croquet have achieved success throughout the year and is a true testament to the volunteers who help drive these sports. Congratulations to you all.

CHERRY STREET SPORTS GROUP

One very important recognition must go to our internal bowls committee for successfully hosting the number 2 state bowls playoffs at our venue. This event was undoubtedly a major success and we are incredibly proud of the hard work, dedication, and attention to detail that went into making it such a memorable occasion.

Our number 7's bowls team represented our club at the same time in Sydney at the 7's state playoffs and I'm delighted to share that they emerged as the state champions for 2023.

Congratulations to you all. The road to becoming state champions is never easy. Our team faced tough competition from talented players across the state. Our number 7's rose above the challenges and emerged as true representatives of our club's sporting prowess.

Our success does not stop there with David Scott and Ray Chapman not wanting to be outplayed by Bowlers, they took to the challenge and represented our club in Croquet which took them around the state playing Croquet and winning just about every event they entered. In fear of missing any events it is compelling to say the least that Cherry Street Croquet Club has had one of the most successful years in its history and making our club one of the most successful croquet clubs on the East Coast of Australia.

Our People

Our team has grown to over 120 individuals, and I want to emphasize just how vital each one of you is to the success and impact we have on our community. Your dedication, passion, and hard work are the driving force behind our ability to

provide the unparalleled community support and hospitality experience that our members and guests deserve. Your commitment to going above and beyond, day in day out, is a true credit to each and every one of you.

From our front of house team members who greet members and guests with warm smiles and create a welcoming atmosphere, to our kitchen and bar teams who consistently deliver delicious meals and refreshing beverages, and to our management team who ensure the smooth operation of our venues, every role plays a crucial part in providing an experience of a lifetime when visiting our venues. You are all walking examples of true community spirit and the driving force of our success.

Beyond your expertise in hospitality, your willingness to lend a helping hand, your teamwork, and your care for one another and our community are what truly sets our team apart. Your commitment to creating a nurturing and inclusive environment is what makes our club a family.

A special mention to Wal Edwards our newest senior manager in the position of Venue Manager, Club Lennox Sports. Your expertise, leadership, and positive management style have brought about tremendous success beyond our wildest dreams for the new venue. Your exceptional skills in creating a cohesive team and fostering a strong sense of community amongst our members have truly made a difference.

CHERRY STREET SPORTS GROUP

To our team of duty managers: Thank you. In the face of evolving challenges and a dynamic landscape, you have consistently demonstrated resilience, adaptability, and an unwavering commitment to leading by example. Your positive attitude and ability to navigate change have not only helped our team adapt but also inspired others to embrace new opportunities and strive for continuous improvement. We recognize the immense responsibility and pressure that comes with your role, and we appreciate the long hours and unwavering commitment you put into your work.

To our Senior Management team and Office Team: Wow what can I say! The rapid growth of our company over the past 12 months would have caused many Senior Management teams to crumble. However, true to your resilient spirit, you have not only persevered but just keep turning up, embracing, and overcoming new challenges that come our way. That resilience and dedication is the driving force behind our ability to overcome obstacles and remain at the forefront of our industry.

To our members who have lost loved ones over the past 12 months, our hearts go out to you.

Unfortunately, we are still feeling the effects of the 2022 floods with parts of our community still not back in their homes after the damaging impacts of the floods. The growing problem of affordability with housing and living expenses within the northern rivers is a real problem and we certainly are seeing the challenges from

this in our business and across our communities. Rest assured Cherry Street Sports Group has and always will be doing what we can to help improve the lives of our members and the community through our Profit for Purpose model.

In Closing

I look forward to seeing you around our two clubs over the coming twelve months and I wish nothing but happiness for our community, members, and guests of this wonderful organisation called Cherry Street Sports Group.

Please continue to support us to ensure we can keep supporting our communities.



TERE SHEEHAN
General Manager.

CHERRY STREET SPORTS GROUP



18 Ballina Bowling & Recreation Club Limited – Annual Report 2022 – 2023

CHERRY STREET SPORTS GROUP

VENUE MANAGER

CLUB LENNOX SPORTS

I am pleased to present the annual report for Club Lennox Sports, highlighting our achievements and contributions to the local community. As the Venue Manager, I would like to express my gratitude to all our new members for their support and trust in our club and thank all our members who rejoined this year. Your membership has played a vital role in sustaining our club and enabling us to continue our mission of supporting local sports and the Lennox Head community.

First and foremost, I would like to personally thank “the mother ship” Cherry Streets Sports for all the support they have shown the club over the last 12 months. They are a truly caring club from staff to managers to the board level and I would like to thank them for a very supportive year. The Cherry Street Sports Group has been very fortunate to receive the Clubs & Communities NSW award for “Fostering Grassroots Sports” and more recently the Ballina Business award for “Outstanding Community Organisation”, something we are all incredibly proud to be a part of as it reflects the hard work we all put in as Team Cherry and a testament to our profit-for-purpose ethos.

Throughout the year, Club Lennox Sports has been actively involved in sponsoring various local sports initiatives. We firmly believe in the power of sports to bring communities together and promote a healthy and active lifestyle. By sponsoring local sports teams and events, we have been able to contribute to the growth and development of talented athletes in our region.

Our sponsorship efforts have included providing financial support for equipment, uniforms, and training facilities. We have also organised and hosted sports tournaments and competitions, creating opportunities for athletes to showcase their skills and compete at a high level.

In addition to our sports sponsorship activities, Club Lennox Sports has been committed to fostering a sense of community and social responsibility. We were very proud Major Sponsors of the Love Lennox Festival and have actively participated in many local charity events, fundraisers, and community outreach programs. By doing so, we have been able to make a positive impact on the lives of individuals and families in need.

CHERRY STREET SPORTS GROUP

Looking ahead, we remain dedicated to our mission of supporting local sports and giving back to the community. We will continue to explore new opportunities for sponsorship and collaboration, ensuring that our resources are utilized effectively to benefit the sports community in Northern NSW.

Once again, I would like to express my sincere appreciation to all our new members for their support and trust in Club Lennox Sports. Together, we have made a significant difference in the lives of local athletes and the broader community. I invite you all to join us in our future endeavours as we strive to create a stronger and more vibrant sports community in Northern NSW.

Thank you.
Sincerely,



WARRICK EDWARDS
Venue Manager, Club Lennox Sports

5.2 Cherry Street Sports Group - Club Lennox Sports Leases - Update

CHERRY STREET SPORTS GROUP



21 Ballina Bowling & Recreation Club Limited – Annual Report 2022 - 2023

5.2 Cherry Street Sports Group - Club Lennox Sports Leases - Update

CHERRY STREET SPORTS GROUP



CHERRY STREET SPORTS GROUP

CLUB GRANTS

DONATIONS & SPONSORSHIP

THE FOLLOWING COMMUNITY ORGANISATIONS HAVE BEEN RECIPIENTS OF CLUB GRANTS TOTTALLING \$118842.00 FROM 1ST JULY 2022 TO 30TH JUNE 2023:

Ballina Primary School
 Ballina Hot Meal Centre
 Special Childrens Christmas Party
 Cherry Street Fishing Club
 Ballina on Richmond Rotary – Charity Bowls Day
 Ballina Tennis Club
 Magic and Movie Mania
 Koori Kids Pty Ltd
 Prevent Consultants Australia
 Rotary Club of Ballina on Richmond – Say No to Domestic Violence Campaign
 Lennox Sessions Incorporated
 Northern NSW Local Health District – Our Kids

DONATIONS WERE ALSO MADE TO VARIOUS RECIPIENTS TOTTALLING \$13650.00 FROM ST JULY 2022 TO 30TH JUNE 2023. THE FOLLOWING COMMUNITY GROUPS BENEFITED FROM FREE ROOM HIRE FROM 1ST JULY 2022 TO 30TH JUNE 2023:

Air Force Association Ballina Branch
 Alliance Francaise Scrabble Group
 Art Collective Ballina
 Australian Unity Home Health
 Autism Spectrum Australia
 BACCI

Ballina Arts Society
 Ballina Australian Labour Party
 Ballina Bears Cricket Club
 Ballina Bombers Junior AFC
 Ballina Branch CWA
 Ballina Byron Family Day Care
 Ballina Coast Highschool
 Ballina Dragon Boat Racing Club
 Ballina Greens
 Ballina Historical Society
 Ballina Netball Association
 Ballina Petanque Club
 Ballina Shire Southern Beaches Users Club Inc
 Ballina Toastmasters Club
 Ballina Toy Library
 Ballina View Club
 Bowls Australia
 Burabi Aboriginal Corporation
 Cabbage Tree Island Public School
 Carers NSW
 Centre For Training
 Civil Edge
 Combined Probus Club Northern Rivers
 Creative Artisans Gallery
 Cricket NSW
 Dept Primary Industries RRSS – Accidental Counsellor workshop
 Down Syndrome NSW
 EPIC Assist
 Eye Gaze Training of Local Allied Health Workers

CHERRY STREET SPORTS GROUP

Ballina Primary School
Fellowship of The First Fleeters
French Class - U3A
French Conversation Group U3A
Future Care Now
Home Instead
Infocas Toastmasters
Inner Wheel Meeting
ISNSW North Coast
Italian Group - U3A
League Boxing Inc.
Mission Australia
Murwillumbah High School
North Coast Dance Festival
North Coast Regional Landcare Network (NSW)
Northcott Society
Northern NSW LHD
Northern NSW Showhorse Association
Northern River Hang Gliding & Paragliding Club
Northern Rivers Healing Touch
Northern Zone Hunting Club
Novaskill
Northern Rivers Animal Services
Northern Rivers Rugby League Referees Association
NSW Department of Primary Industries
Nyangbal Native Title
Open Arms - Vetterans & Families

Point to Point Transport
Probus Club Ballina Waters
RCC National
Richmond Land Care
Rotary Club of Ballina-on-Richmond
Royal Life Saving
Service NSW Business
Ordinary Courage - SES Volunteers Association
St Andrews Community Care
Tough Guys Book Club
Westpac Rescue Helicopter
Zone 15 Pony Club

CHERRY STREET SPORTS GROUP

**TOTAL SPONSORSHIP FOR THE FOLLOWING
LOCAL SPORTING GROUPS FROM 1ST JULY 2022
TO 30TH JUNE 2023: \$105528.00**

Ballina Dragon Boats
Ballina Bears Cricket Club
Tintenbar East Ballina Football Club
Ballina Seahorses Rugby Club
Ballina junior Rugby League
Ballina Junior AFL
All Saints Netball
Ballina soccer Club
Cabbage Tree Island Rugby League
Football Club
Ballina Basketball
Tintenbar East Ballina Cricket Club
Tintenbar East Ballina Junior Cricket Club
Ballina Hockey Club
Ballina Little Athletics
Ballina Netball
Ballina Soccer Walking Football
Ballina Boxing

Cherry Street Croquet
North Coast Dance Festival
Lennox Head Lions Club Charity Golf Day
Northern Rivers Pickleball
Seaside Physie Dance Club
Kira Cullen Dance Company
Ballina Jockey Club
Fair Go Skating
Ballina Womens Golf
Lennox Pirates Cricket Club
Lennox Head Rugby Union Club
Byron Bay Cricket Club
LeBa Boardriders
Lennox Head Netball
Lennox Head Football Club
All Girl Surfriders Lennox head
Byron Bay Lennox Head Junior
Rugby league Club

CHERRY STREET SPORTS GROUP



CHERRY STREET SPORTS GROUP



CHERRY STREET SPORTS GROUP

TREASURER'S REPORT

It's a pleasure to submit the Club's result for the last financial year ending 30th June 2023. This report will not cover financials in their entirety, and I urge you to read the full financial report audited by Thomas Noble & Russell for a more in depth break up.

The most significant feature of the financial year was that it was the first year of Ballina Bowling & Recreation Club Ltd trading as the Cherry Street Sports Group incorporating both Cherry Street Sports and Club Lennox. In addition, the Board implemented a strategy to diversify sources of revenue and during the year made the major acquisitions of the residential property 132 Cherry Street and the Colonial Motel. These assets will provide a long-term revenue stream for BB & RC Ltd. The results for this financial year have been pleasing with a similar result to the prior year. As expected, the merger with Club Lennox and to a lesser extent the other acquisitions involved some significant initial expenditure, and the Board was very happy with the outcome for the year.

In addition to our sports sponsorship activities, Club Lennox Sports has been committed to fostering a sense of

community and social responsibility. We were very proud Major Sponsors of the Love Lennox Festival and have actively participated in many local charity events, fundraisers, and community outreach programs. By doing so, we have been able to make a positive impact on the lives of individuals and families in need.

Looking ahead, we remain dedicated to our mission of supporting local sports and giving back to the community. We will continue to explore new opportunities for sponsorship and collaboration, ensuring that our resources are utilized effectively to benefit the sports community in Northern NSW.

Once again, I would like to express my sincere appreciation to all our new members for their support and trust in Club Lennox Sports. Together, we have made a significant difference in the lives of local athletes and the broader community. I invite you all to join us in our future endeavours as we strive to create a stronger and more vibrant sports community in Northern NSW.

CHERRY STREET SPORTS GROUP**Cherry Street Sports Group
Performance Measurement**

EBITDA of 16.93% was achieved which is well above the 15% industry benchmark (2022: 23.18%).

Net Profit for the financial year was \$1,567,786 which was a small drop of \$12,362 compared to the profit of \$1,580,148 in 2022.

Operating Cash Flow for the financial year was \$2,746,604 which was \$47,842 up on the 2022 Operating Cash Flow of \$2,698,762.

Membership – This financial year 18,616 compared to the prior year of 13,558.

Total Revenue:

Total revenue for 2022/2023 was \$17,622,144, up \$7,225,073 (69%) compared to 2021/2022. This obviously reflects the significant expansion of the Group but to achieve this in a very uncertain trading climate is a credit to our team and just shows the community support Cherry Street Sports Group enjoys.

Net Profit:

As mentioned above 2022/2023 has seen Cherry Street Sports post a net profit of \$1,567,786 and this is a very satisfactory result considering the costs involved with the new ventures and the increased cost pressures within the economy which is impacting on available discretionary spending. The Management team and staff of Cherry Street Sports

Group work so hard to come up with new initiatives, such as the property acquisitions, and create a strong culture within the team and the results show what can be achieved in a relatively difficult year. The Club's profit for purpose mantra is to continually work to improve the lives of our members and the community in which we live.

Assets And Liabilities:

The Balance Sheet has changed significantly during the 2022/2023 year with a big reduction in cash held, a significant increase in the value of assets and a need to take up loan borrowings. At 30 June 2023 the Club's Current Assets were \$1,975,434 and Current Liabilities were \$2,051,233. Total Net Assets increased from \$9,687,445 to \$11,977,779 because of the merger of Club Lennox and the acquisition of the Colonial Motel and the freehold property at 132 Cherry Street. Mainly because of the purchasing of the two properties the cash on hand has been reduced by \$2,384,961 and borrowings have increased from zero to \$1,436,874.

CHERRY STREET SPORTS GROUP

Cash Flows:

Cash flows from operating activities for 2023 were \$2,746,604 compared to \$2,698,762 in 2022.

Budget Forecast For 2024:

The management team have again set a high benchmark to deliver in 2024 budgeting for a cash profit of \$3,349,646 and a net profit of \$2,193,504. These budget figures will be progressively reviewed as the year unfolds. A tight overview of operational expenditure will be required to achieve the desired outcome. I am confident that the Management team and staff will prove they are up to the challenge of once again producing an outstanding result for the Club's members in 2023-24.

Debt Management:

Having been debt free for several years the Club is now carrying borrowings as it expands its scope of operation and diversifies its revenue sources. The Board and Management will look at appropriate financial strategies to fund future improvements at both Cherry Street and Club Lennox as well as other areas of revenue generating diversification which will undoubtedly include a level of borrowings. A capital expenditure budget has been prepared and will be continually reviewed and the Board and Management are very confident of the Club's capacity to undertake these works in a

prudent, effective, and responsible manner.

To General Manager Tere Sheehan thank you, your inspiring leadership has once again delivered a great outcome for the Club in more challenging times. To the excellent management team of Kaye, Brad, Fiona, Wal, Adam and all our wonderful staff thanks for delivering a result that continues the special success of Cherry Street Sports Group.

To our Board of Directors thank you for all your support, we are blessed to have such a strong Board with a depth of experience and expertise. It has been a pleasure to work on the finance committee with Tom and David. Tom's sage advice will be sadly missed now that he has decided that after many years, he will call it a day. He was there through the difficult years and has had a significant input into the success story of more recent years.



BRUCE ANDERSON
TREASURER



CHERRY STREET SPORTS GROUP

FINANCIAL REPORT

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Directors' Report For the Year Ended 30 June 2023

The directors present their report on Ballina Bowling & Recreation Club Limited ('the Company') for the financial year ended 30 June 2023.

Information on directors

The names of each person who has been a director during the year and to the date of this report are:

John Brendon Whitty Experience Special responsibilities	(Appointed 28 October 2007) Employment Consultant Chairperson
Ann Steele Experience Special responsibilities	(Appointed 27 October 2005) Retired Motel Manager Deputy Chairperson
Alf William Boston Experience Special responsibilities	(Appointed 13 October 2013; Resigned 26 July 2022) Sales Manager Treasurer (to 26 July 2022)
Bruce Ian Anderson Experience Special responsibilities	(Appointed 30 December 2020) Retired Financial Controller Treasurer (from 26 July 2022)
Christine Roberts Experience	(Appointed 23 October 2022) Retired/ Chartered Accountant
Des Wayne Robinson Experience	(Appointed 28 October 2007) Retired Upholsterer
Colin John Siviour Experience	(Appointed 28 October 2012) Retired Business Proprietor
Thomas Spencer Smalley Experience	(Appointed 27 October 2014; Resigned 26 July 2023) Retired Bank Manager
Stuart James Turner Experience	(Appointed 24 October 2021) Retired Police Officer
Dac Cameron Experience	(Appointed 15 October 2006; Resigned 23 October 2022) Retired School Teacher
David Scott Experience	(Appointed 30 August 2022) Retired/ Financial Planner
Kent Shay Experience	(Appointed 25 July 2023) Real Estate Principal & Licensee

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

32 Ballina Bowling & Recreation Club Limited – Annual Report 2022 – 2023

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Directors' Report
For the Year Ended 30 June 2023

Company secretary

Tere Sheehan was appointed as the Company Secretary on 2 January 2013. Tere has 27 years experience in the registered club industry, including 20 years in management and senior management. Tere also has 7 years in senior management within the retail industry.

Principal activities

The principal activities of the Company during the financial year were to promote and conduct the game of Bowls and such other sports, games, amusements, entertainments and entertainers, pastimes and recreation (indoor and outdoor) as the Company may deem expedient.

These principal activities assist in achieving the short term and long term objectives of the Company by:

- providing sporting facilities for the members' and the community;
- providing entertainment, dining, gaming and social facilities for members' and the community; and
- providing turnover, cash flow and profit to meet the financial objectives of the Company.

The Company has sought to invest in local accommodation to enhance the promotion of regional local sports to the area. It is envisaged that this will increase participation in bowls events across Cherry Street and Club Lennox. Cherry Street and Club Lennox sponsored sporting groups will be targeted with marketing campaigns around promoting local sports to the area.

Short and Long Term Objectives of the Company

The Company has identified the following short term objectives:

- to maintain the Club's profitability;
- to meet the industry benchmark for financial performance of a 15% EBITDA (Earnings Before Interest Tax Depreciation and Amortisation);
- to install new technology to enhance the controls over cash flow;
- to meet industry requirements for the provision of a smoke free and safe environment for staff, members' and their guests;
- to promote sport and the membership's involvement in sport; and
- to foster the Club's involvement with community organisations.

The Company has identified the following long term objectives:

- to remain financially secure;
- to continue to maintain and refurbish the facilities of the Company to meet the needs of the members' and the community;
- to promote sport in the community and to be recognised for our contribution to sport;

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited

ABN 30 000 984 412

Directors' Report

For the Year Ended 30 June 2023

Short and Long Term Objectives of the Company (continued)

- to grow the operations of the Company in accordance with members' interest;
- the preparation of strategic and business plans that consider diversification of business operations and prudent levels of debt with maintenance of profitability and cash flows; and
- the establishment of a members services team to engage with members to identify and plan for future development based upon the needs of members.

Strategies

To achieve its stated objectives, the Company has adopted the following strategies:

- the preparation of an annual financial budget for financial performance and cashflow projections. The management and directors regularly review the Company's performance against budget;
- the on-going management of in-house compliance with legislative obligations be conducted;
- to closely monitor performance of revenue and expenses; and
- to ensure the building and renovation committee monitor facilities and member needs putting in place a strategic plan for expansion and diversification.

Performance measures

The Company uses the following key performance indicators to measure performance:

- EBITDA of 16.93% was achieved which is above the 15% industry benchmark (2022: 23.18%);
- Profit, after income tax expense, for the financial year was \$1,567,786 compared to the 2022 profit of \$1,580,148;
- Operating cash inflow for the financial year was \$2,746,604 compared to the 2022 operating cash inflow of \$2,698,762;
- Membership for the financial year was 18,616 (2022: 13,558) members; and
- The Company has complied with all Workplace Health and Safety Employment and Environmental requirements.

Members' guarantee

The Ballina Bowling & Recreation Club Limited is a public company limited by guarantee and no shares or options are issued. If the Company is wound up, the constitution states that each member is required to contribute a maximum of \$2 each towards meeting any outstanding obligations of the Company.

The number of members as at 30 June 2023 is 18,616 (2022: 13,558).

At 30 June 2023 the collective liability of members was \$37,232 (2022: \$27,116).

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited

ABN 30 000 984 412

Directors' Report

For the Year Ended 30 June 2023

Members' guarantee (continued)

Membership Class	Number of Members	Individual Members Contribution on winding up of Company \$	Total Members Contribution on winding up of Company \$
Men bowlers	298	2	596
Women bowlers	143	2	286
Croquet	81	2	162
Junior	5	2	10
Social	18,089	2	36,178
Total	18,616	10	37,232

Core/Non-Core Property

The Directors have resolved that the Company's main premises is deemed to be core property for the purposes of Section 41E of the *Registered Clubs Act 1976*.

Meetings of directors

During the financial year, 12 monthly meetings of directors were held. Attendances by each director during the year were as follows:

	Directors' Meetings	
	Number eligible to attend	Number attended
John Brendon Whitty	12	12
Ann Steele	12	12
Alf William Boston (Resigned 26 July 2022)	1	1
Christine Roberts (Appointed 23 October 2022)	9	9
Des Wayne Robinson	12	12
Colin John Siviour	12	9
Thomas Spencer Smalley (Resigned 25 July 2023)	12	12
Bruce Ian Anderson	12	11
Stuart James Turner	12	9
Dac Cameron (Resigned 23 October 2022)	3	3
David Scott (Appointed 30 August 2022)	10	9
Kent Shay (Appointed 25 July 2023)	-	-

Auditor's independence declaration


The auditor's independence declaration in accordance with section 307C of the *Corporations Act 2001* for the year ended 30 June 2023 has been received and can be found on page 6 of the financial report.

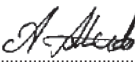
CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Directors' Report
For the Year Ended 30 June 2023

Signed in accordance with a resolution of the Board of Directors:

Chairperson

John Brendon Whitty

Deputy Chairperson

Ann Steele

Dated this 8th day of September 2023



AUDITOR'S INDEPENDENCE DECLARATION

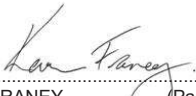
As lead auditor for the audit of the financial report of Ballina Bowling & Recreation Club Limited for the year ended 30 June 2023, I declare that, to the best of my knowledge and belief, there have been no contraventions of:

- (a) the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (b) any applicable code of professional conduct in relation to the audit.

Dated at Lismore this 8th day of September 2023.

THOMAS NOBLE & RUSSELL
CHARTERED ACCOUNTANTS

Per:

.....

K R FRANEY (Partner)
Registered Company Auditor

31 Keen Street
PO Box 106
Lismore NSW 2480
Phone: +61 (02) 6626 3000

Suite 704, Level 7, The Rocket
203 Robina Town Centre Drive
Robina QLD 4226
Phone: +61 (07) 5593 1601

Email: enquiries@tnr.com.au
Website: www.tnr.com.au



Liability limited by a scheme approved under the Professional Standards Legislation.

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**

ABN 30 000 984 412

**Statement of Profit or Loss and Other Comprehensive Income
For the Year Ended 30 June 2023**

		2023	2022
	Note	\$	\$
Revenue	4	17,622,144	10,397,071
Interest revenue calculated using the effective interest rate method	4	41,589	427
Other income	4	16,718	181,340
Cost of goods sold		(3,325,686)	(1,563,449)
Advertising and promotional expenses		(806,089)	(347,862)
Depreciation and amortisation expense	5	(1,328,398)	(844,744)
Employee benefits expense	5	(5,700,748)	(3,120,138)
Finance costs	5	(96,820)	(27,417)
Gaming expenses		(1,755,194)	(1,306,798)
Occupancy expenses		(2,094,988)	(1,081,879)
Other expenses		(1,004,742)	(681,253)
Net loss on disposal of property, plant and equipment		-	(25,150)
Profit/(loss) before income tax		1,567,786	1,580,148
Income tax expense		-	-
Profit/(loss) for the year		1,567,786	1,580,148
Other comprehensive income			
Items that will not be reclassified subsequently to profit or loss			
Gain on amalgamation	21	722,548	-
Items that will be reclassified to profit or loss when specific conditions are met			
		-	-
Other comprehensive income for the year, net of tax		722,548	-
Total comprehensive income for the year		2,290,334	1,580,148

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**
ABN 30 000 984 412**Statement of Financial Position**
As at 30 June 2023

	Note	2023 \$	2022 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	7	1,593,628	3,978,589
Trade and other receivables	8	20,941	39,871
Inventories	9	153,991	84,919
Other financial assets	10	10,000	10,000
Other assets	11	196,874	131,486
TOTAL CURRENT ASSETS		1,975,434	4,244,865
NON-CURRENT ASSETS			
Right-of-use assets	12(a)	1,880,837	718,619
Property, plant and equipment	13	8,830,983	5,540,754
Investment properties	14	1,643,310	-
Intangible assets	15	2,594,721	1,388,902
TOTAL NON-CURRENT ASSETS		14,949,851	7,648,275
TOTAL ASSETS		16,925,285	11,893,140
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	16	783,617	898,889
Lease liabilities	12(b)	279,232	234,885
Borrowings	17	192,924	-
Employee benefits	18	492,607	382,411
Provisions	19	136,411	79,081
Contract liabilities	20	166,442	137,167
TOTAL CURRENT LIABILITIES		2,051,233	1,732,433
NON-CURRENT LIABILITIES			
Lease liabilities	12(b)	1,641,016	457,378
Borrowings	17	1,243,950	-
Employee benefits	18	11,307	15,884
TOTAL NON-CURRENT LIABILITIES		2,896,273	473,262
TOTAL LIABILITIES		4,947,506	2,205,695
NET ASSETS		11,977,779	9,687,445
EQUITY			
Reserves	21	722,548	-
Retained earnings		11,255,231	9,687,445
TOTAL EQUITY		11,977,779	9,687,445

38 Ballina Bowling & Recreation Club Limited – Annual Report 2022 – 2023

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**
ABN 30 000 984 412**Statement of Changes in Equity**
For the Year Ended 30 June 2023

2023

	Amalgamation Reserve	Retained Earnings	Total
	\$	\$	\$
Balance at 1 July 2022	-	9,687,445	9,687,445
Net profit/(loss) for the year	-	1,567,786	1,567,786
Other comprehensive income			
Gain on amalgamation	722,548	-	722,548
Balance at 30 June 2023	722,548	11,255,231	11,977,779

2022

	Amalgamation Reserve	Retained Earnings	Total
	\$	\$	\$
Balance at 1 July 2021	-	8,107,297	8,107,297
Net profit/(loss) for the year	-	1,580,148	1,580,148
Balance at 30 June 2022	-	9,687,445	9,687,445

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**
ABN 30 000 984 412**Statement of Cash Flows**
For the Year Ended 30 June 2023

	2023	2022
Note	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from customers	17,681,076	10,572,026
Payments to suppliers and employees	(14,879,241)	(7,846,274)
Interest received	41,589	427
Finance costs	(96,820)	(27,417)
Net cash provided by operating activities	2,746,604	2,698,762
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale of plant and equipment	120,878	82,207
Proceeds from sale of investment	51,879	-
Purchase of property, plant and equipment	(3,773,353)	(463,360)
Payments to acquire investment property	(1,652,960)	-
Payments for purchase of a business	(950,000)	-
Net cash used by investing activities	(6,203,556)	(381,153)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from borrowings	1,450,000	-
Repayment of borrowings	(13,126)	-
Repayment of lease liabilities (excluding interest)	(364,883)	(213,321)
Net cash used by financing activities	1,071,991	(213,321)
Net increase/(decrease) in cash and cash equivalents held	(2,384,961)	2,104,288
Cash and cash equivalents at beginning of year	3,978,589	1,874,301
Cash and cash equivalents at end of financial year	1,593,628	3,978,589

7(a)

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**

ABN 30 000 984 412

**Notes to the Financial Statements
For the Year Ended 30 June 2023**

The financial report covers Ballina Bowling & Recreation Club Limited ("the Company") as an individual entity. Ballina Bowling & Recreation Club Limited is a not-for-profit company limited by guarantee, incorporated and domiciled in Australia.

The functional and presentation currency of Ballina Bowling & Recreation Club Limited is Australian dollars.

Comparatives are consistent with prior years, unless otherwise stated.

1 Basis of Preparation

These financial statements are general purpose financial statements that have been prepared in accordance with Australian Accounting Standards - Simplified Disclosures and the *Corporations Act 2001*.

The financial statements, except for the cash flow information, have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

2 Summary of Significant Accounting Policies**(a) Business combinations****Club amalgamation**

Amalgamations are accounted for in accordance with AASB 3 Business Combinations using the purchase method of accounting. The purchase method of accounting involves assessing the fair value of the assets and liabilities acquired and the contingent liabilities assumed at the date of amalgamation; gains from amalgamation are recognised as a direct addition to an amalgamation reserve within equity and any goodwill arising from amalgamation is brought into account as goodwill on amalgamation if such value is sustainable. Amalgamation-related costs are expensed as incurred and included in general administrative expenses.

Amalgamation reserve

The amalgamation reserve in the statement of changes in equity is utilised for amalgamations with other registered clubs. The amount presented is equal to the accumulated fair values of the net assets of the clubs amalgamated. The individual assets and liabilities acquired are presented in the statement of financial position.

Other business combinations

Business combinations are accounted for by applying the acquisition method which requires an acquiring entity to be identified in all cases. The acquisition date under this method is the date that the acquiring entity obtains control over the acquired entity.

The fair value of identifiable assets and liabilities acquired are recognised in the consolidated financial statements at the acquisition date.

Goodwill or a gain on bargain purchase may arise on the acquisition date, this is calculated by comparing the consideration transferred and the amount of non-controlling interest in the acquiree with the fair value of the net identifiable assets acquired. Where consideration is greater than the net assets acquired, the excess is recorded as goodwill. Where the net assets acquired are greater than the consideration, the measurement basis of the net assets are reassessed and then a gain from bargain purchase recognised in profit or loss.

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023**2 Summary of Significant Accounting Policies (continued)****(a) Business combinations (continued)**

All acquisition-related costs are recognised as expenses in the periods in which the costs are incurred except for costs to issue debt or equity securities.

Any contingent consideration which forms part of the combination is recognised at fair value at the acquisition date. If the contingent consideration is classified as equity then it is not remeasured and the settlement is accounted for within equity. Otherwise subsequent changes in the value of the contingent consideration liability are measured through profit or loss.

(b) Revenue and other income**Revenue from contracts with customers**

The core principle of AASB 15 is that revenue is recognised on a basis that reflects the transfer of promised goods or services to customers at an amount that reflects the consideration the Company expects to receive in exchange for those goods or services. Revenue is recognised by applying a five-step model as follows:

1. Identify the contract with the customer
2. Identify the performance obligations
3. Determine the transaction price
4. Allocate the transaction price to the performance obligations
5. Recognise revenue as and when control of the performance obligations is transferred

Generally the timing of the payment for sale of goods and rendering of services corresponds closely to the timing of satisfaction of the performance obligations, however where there is a difference, it will result in the recognition of a receivable, contract asset or contract liability.

None of the revenue streams of the Company have any significant financing terms as there is less than 12 months between receipt of funds and satisfaction of performance obligations.

Specific revenue streams

The revenue recognition policies for the principal revenue streams of the Company are:

Sale of goods

Revenue from the sale of goods is recognised at the point of delivery to the customer as this is deemed to be the point in time when the performance obligation is satisfied.

Rendering of services

Revenue from rendering of services is recognised in the accounting period in which the services are rendered. For fixed price contracts, revenue is recognised based on the actual services provided to the end of the reporting period as a proportion of the total services to be provided as the customer receives and uses the benefit simultaneously.

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies (continued)

(b) Revenue and other income (continued)

Statement of financial position balances relating to revenue recognition

Contract assets and liabilities

Where the amounts billed to customers are based on the achievement of various milestones established in the contract, the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer.

When a performance obligation is satisfied by transferring a promised good or service to the customer before the customer pays consideration or the before payment is due, the Company presents the contract as a contract asset, unless the Company's rights to that amount of consideration are unconditional, in which case the Company recognises a receivable.

When an amount of consideration is received from a customer prior to the entity transferring a good or service to the customer, the Company presents the contract as a contract liability.

Interest revenue

Interest is recognised using the effective interest method.

Other income

Other income is recognised on an accruals basis when the Company is entitled to it.

(c) Income Tax

The Company is exempt from income tax under Division 50 of the *Income Tax Assessment Act 1997*.

(d) Goods and Services Tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST.

The net amount of GST recoverable from, or payable to, the ATO is included as part of receivables or payables in the statement of financial position.

Cash flows in the statement of cash flows are included on a gross basis and the GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

(e) Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

43 Ballina Bowling & Recreation Club Limited – Annual Report 2022 – 2023

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**

ABN 30 000 984 412

Notes to the Financial Statements

For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies (continued)**(e) Cash and cash equivalents (continued)**

Bank overdrafts also form part of cash equivalents for the purpose of the statement of cash flows and are presented within current liabilities on the statement of financial position.

(f) Inventories

Inventories are measured at the lower of cost and net realisable value. Cost of inventory is determined using the first-in-first-out basis and is net of any rebates and discounts received.

(g) Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost less, where applicable, any accumulated depreciation and impairment.

Costs include purchase price, other directly attributable costs and the initial estimate of the costs of dismantling and restoring the asset, where applicable.

Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a straight-line basis over the assets useful life to the Company, commencing when the asset is ready for use.

Leased assets and leasehold improvements are amortised over the shorter of either the unexpired period of the lease or their estimated useful life.

The depreciation rates used for each class of depreciable asset are shown below:

Clubhouse	2.5 - 33%
Poker Machines	7.5 - 33%
Clubhouse Furniture and Fittings	5 - 20%
General Plant and Equipment	5 - 50%
Bar Plant and Equipment	7.5 - 20%
Greens Plant and Equipment	5 - 20%
Catering Plant and Equipment	10 - 50%
Motor Vehicles	25%

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed. Any revisions are accounted for prospectively as a change in estimate.

An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the Company. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss.

(h) Investment property

Investment property is held at cost which includes expenditure that is directly attributable to the acquisition of the investment property. The investment properties are depreciated on a straight line basis over 40 years.

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**

ABN 30 000 984 412

Notes to the Financial Statements

For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies (continued)**(i) Intangibles****Poker Machine Entitlements**

Poker machine entitlements shown in the financial statements represent licences purchased by the Company and are initially recognised at cost.

Poker machine entitlements are assessed as being intangible assets with an indefinite useful life and have not been amortised. Poker machine entitlements continue to be carried at cost in the statement of financial position and are subject to an annual impairment test.

Software

Software is carried at cost less, where applicable, any accumulated amortisation and impairment.

Costs include purchase price, other directly attributable costs and other incidental costs incurred. The costs are amortised on a straight-line basis over 5 years.

(j) Goodwill

The value of goodwill recognised on acquisition of each subsidiary in which the Company holds less than a 100% interest will depend on the method adopted in measuring the aforementioned non-controlling interest. The Company can elect to measure the non-controlling interest in the acquiree either at fair value ('full goodwill method') or at the non-controlling interest's proportionate share of the subsidiary's identifiable net assets ('proportionate interest method'). The Company determines which method to adopt for each acquisition.

Under the 'full goodwill method', the fair values of the non-controlling interests are determined using valuation techniques which make the maximum use of market information where available.

Refer to Note 2(a) for information on the goodwill policy adopted by the Company for each acquisition.

Goodwill is not amortised but is tested for impairment annually and is allocated to the Company's cash generating units or groups of cash generating units, which represent the lowest level at which goodwill is monitored but where such level is not larger than an operating segment. Gains and losses on the disposal of an entity include the carrying amount of goodwill related to the entity sold.

(k) Impairment of non-financial assets

At the end of each reporting period the Company determines whether there is any indication that an asset may be impaired.

Where this indicator exists and regardless for indefinite life intangible assets and intangible assets not yet available for use, the recoverable amount of the asset is estimated.

Where assets do not operate independently of other assets, the recoverable amount of the relevant cash-generating unit (CGU) is estimated.

The recoverable amount of an asset or CGU is the higher of the fair value less costs of disposal and the value in use. Value in use is the present value of the future cash flows expected to be derived from an asset or cash-generating unit.

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**

ABN 30 000 984 412

**Notes to the Financial Statements
For the Year Ended 30 June 2023****2 Summary of Significant Accounting Policies (continued)****(k) Impairment of non-financial assets (continued)**

Where the future economic benefits of an asset are not primarily dependent on the asset's ability to generate net cash inflows and where the Company, if deprived of the asset, would replace its remaining future economic benefits, value in use shall be determined at the depreciated replacement cost of the asset.

Where the recoverable amount is less than the carrying amount, an impairment loss is recognised in profit or loss.

Reversal indicators are considered in subsequent periods for all assets which have suffered an impairment loss, except for goodwill.

(l) Leases

At inception of a contract, the Company assesses whether a lease exists - i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration.

This involves an assessment of whether:

- The contract involves the use of an identified asset - this may be explicitly or implicitly identified within the agreement. If the supplier has a substantive substitution right then there is no identified asset.
- The Company has the right to obtain substantially all of the economic benefits from the use of the asset throughout the period of use.
- The Company has the right to direct the use of the asset i.e. decision making rights in relation to changing how and for what purpose the asset is used.

Lessee accounting**Right-of-use asset**

At the lease commencement, the Company recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where the Company believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises of the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration less any lease incentives received.

The right-of-use asset is depreciated over the lease term on a straight line basis and assessed for impairment in accordance with the impairment of assets accounting policy.

Lease liability

The lease liability is initially measured at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Company's incremental borrowing rate is used.

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
 ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies (continued)

(l) Leases (continued)

Lease liability (continued)

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is remeasured whether there is a lease modification, change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI) or a change in the Company's assessment of lease term.

Where the lease liability is remeasured, the right-of-use asset is adjusted to reflect the remeasurement or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Adoption of short term leases or low value asset exception

Exceptions to lease accounting

The Company has elected to apply the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. The Company recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

(m) Trade and Other Payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the Company during the reporting period which remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

(n) Employee benefits

Short-term employee benefits

Provision is made for the Company's obligation for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages and salaries. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled, inclusive of on-costs.

Other long-term employee benefits

Provision is made for employees' long service leave and annual leave entitlements not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yield at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Upon the remeasurement of obligations for other long-term employee benefits, the net change in the obligation is recognised in profit or loss as part of employee benefits expense.

The Company's obligations for long-term employee benefits are presented as non-current employee benefits in its statement of financial position, except where the Company does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current employee benefits.

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023

2 Summary of Significant Accounting Policies (continued)**(o) Provisions**

Provisions are recognised when the Company has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

(p) Adoption of new and revised accounting standards

The Company has adopted all standards which became effective for the first time at 1 July 2022, the adoption of these standards has not caused any material adjustments to the reported financial position, performance or cash flow of the Company.

(q) New accounting standards for application in future periods

The AASB has issued new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods. The directors have decided against early adoption of these Standards, but does not expect the adoption of these standards to have any impact on the reported position or performance of the Company.

3 Critical Accounting Estimates and Judgements

The directors make estimates and judgements during the preparation of these financial statements regarding assumptions about current and future events affecting transactions and balances.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

Revenue from contracts with customers involving sale of goods

When recognising revenue in relation to the sale of goods to customers, the key performance obligation of the Company is considered to be the point of delivery of the goods to the customer, as this is deemed to be the time that the customer obtains control of the promised goods and therefore the benefits of unimpeded access.

Estimation of useful lives of assets

The Company determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation and amortisation charge will increase where the useful lives are less than previously estimated lives, or technically obsolete or non-strategic assets that have been abandoned or sold will be written off or written down.

Poker machine entitlements

The Company tests annually, or more frequently if events or changes in circumstances indicate impairment, whether poker machine entitlements have suffered any impairment, in accordance with the accounting policy stated in Note 2(i). The recoverable amounts of poker machine entitlements have been determined based on their fair value less costs of disposal.

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**
ABN 30 000 984 412**Notes to the Financial Statements**
For the Year Ended 30 June 2023**3 Critical Accounting Estimates and Judgements (continued)****Impairment of non-financial assets other than goodwill and other indefinite life intangible assets**

The Company assesses impairment of non-financial assets other than goodwill and other indefinite life intangible assets at each reporting date by evaluating conditions specific to the Company and to the particular asset that may lead to impairment. If an impairment trigger exists, the recoverable amount of the asset is determined. This involves fair value less costs of disposal or value-in-use calculations, which incorporate a number of key estimates and assumptions.

Lease term

The lease term is a significant component in the measurement of both the right-of-use asset and lease liability. Judgement is exercised in determining whether there is reasonable certainty that an option to extend the lease or purchase the underlying asset will be exercised, or an option to terminate the lease will not be exercised, when ascertaining the periods to be included in the lease term. In determining the lease term, all facts and circumstances that create an economical incentive to exercise an extension option, or not to exercise a termination option, are considered at the lease commencement date. Factors considered may include the importance of the asset to the Company's operations; comparison of terms and conditions to prevailing market rates; incurrence of significant penalties; existence of significant leasehold improvements; and the costs and disruption to replace the asset. The Company reassesses whether it is reasonably certain to exercise an extension option, or not exercise a termination option, if there is a significant event or significant change in circumstances.

Incremental borrowing rate

Where the interest rate implicit in a lease cannot be readily determined, an incremental borrowing rate is estimated to discount future lease payments to measure the present value of the lease liability at the lease commencement date. Such a rate is based on what the Company estimates it would have to pay a third party to borrow the funds necessary to obtain an asset of a similar value to the right-of-use asset, with similar terms, security and economic environment.

Employee benefits provision

As discussed in Note 2(n), the liability for employee benefits expected to be settled more than 12 months from the reporting date are recognised and measured at the present value of the estimated future cash flows to be made in respect of all employees at the reporting date. In determining the present value of the liability, estimates of attrition rates and pay increases through promotion and inflation have been taken into account.

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
 ABN 30 000 984 412

Notes to the Financial Statements
 For the Year Ended 30 June 2023

4 Revenue and Other Income

	2023	2022
	\$	\$
Revenue from contracts with customers		
Sale of goods:		
- Bar, restaurant and coffee shop sales	9,821,013	4,734,057
Services:		
- Accommodation revenue	19,456	-
- Bingo/raffles	397,645	325,124
- Commissions	222,403	159,275
- Events/venue hire	36,126	-
- Gaming tax rebate	34,360	17,174
- Green fees	165,851	111,176
- Membership subscriptions	89,794	68,961
- Poker machine revenue	6,708,377	4,966,304
- Other revenue	127,119	15,000
Total revenue from contracts with customers	17,622,144	10,397,071
Other revenue		
- Interest received from other persons	41,589	427
Total other revenue	41,589	427
Total revenue	17,663,733	10,397,498

(a) Disaggregation of revenue from contracts with customers

Revenue from contracts with customers has been disaggregated into the timing of revenue recognition and the following table shows this breakdown:

Timing of revenue recognition:		
- Goods and services transferred at a point in time	17,512,894	10,328,110
- Service transferred over time	109,250	68,961
Revenue from contracts with customers	17,622,144	10,397,071

Other Income

- Gift card sales	10,726	-
- Grants (COVID-19 related)	-	181,340
- Net gain on disposal of property, plant and equipment	5,992	-
Total other income	16,718	181,340

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
 ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023

5 Expenses

Profit includes the following specific expenses:

	2023	2022
	\$	\$
Cleaning expenses	234,073	125,722
Cost of sales	3,325,686	1,563,449
Depreciation and Amortisation		
Depreciation - leasehold improvements	160,856	153,482
Depreciation - plant and equipment	270,604	181,817
Depreciation - poker machines	453,813	313,651
Depreciation - buildings	2,825	-
Depreciation - investment property	9,650	-
Depreciation - right-of-use assets (property)	157,081	104,573
Depreciation - right-of-use assets (plant and equipment)	273,569	91,221
Total depreciation and amortisation	1,328,398	844,744
Electricity and gas	249,021	168,336
Honorariums	55,488	43,608
Insurance	316,389	180,442
Net loss on disposal of property, plant and equipment	-	25,150
Repairs and maintenance	1,164,218	578,935
Sporting competition costs	140,592	70,857
Finance costs:		
Interest and finance charges paid/payable on borrowings	3,688	978
Interest and finance charges paid/payable on lease liabilities	93,132	26,439
Total finance costs	96,820	27,417
Employee benefits expense includes:		
Provision for employee entitlements	241,211	133,298
Salary and wages	4,507,777	2,558,705
Superannuation contributions	496,020	276,354
	5,245,008	2,968,357

CHERRY STREET SPORTS GROUP**Notes to the Financial Statements**

For the Year Ended 30 June 2023

6 Business Combinations**(a) Club amalgamation - Club Lennox**

On 1 July 2022, the Club completed an amalgamation with Lennox Head Community Sports & Recreation Club Limited (trading as Club Lennox).

The fair values of the identifiable assets and liabilities of Club Lennox as at the date of amalgamation were:

	Fair Value Recognised on Amalgamation \$
Assets	
Cash and cash equivalents	51,879
Inventories	52,341
Property, plant and equipment	283,905
Intangible assets	377,000
Right-of-use asset	64,483
	<u>829,608</u>
Liabilities	
Employee entitlements	42,577
Lease liabilities	64,483
	<u>107,060</u>
Total identifiable net assets	<u>722,548</u>
Gain from amalgamation recognised in equity	<u>722,548</u>
Analysis of cash flows on amalgamation:	
Cash acquired (included in cash flows from investing activities)	51,879
Net cash flow on amalgamation	<u>51,879</u>

(b) Business combination - Colonial Motel

On 16 June 2023, the Club settled a contract to acquire the Colonial Motel in Ballina.

The following table shows the assets acquired, liabilities assumed and the purchase consideration at the acquisition date:

	\$
Purchase consideration:	
Cash	3,450,000
Total purchase consideration	<u>3,450,000</u>
Assets acquired	
Land	1,450,000
Buildings	1,050,000
Plant and equipment	120,464
Total net identifiable assets	<u>2,620,464</u>
Goodwill	<u>829,536</u>

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**

ABN 30 000 984 412

Notes to the Financial Statements

For the Year Ended 30 June 2023

7 Cash and Cash Equivalents

	2023	2022
Note	\$	\$
Cash on hand	315,200	233,000
Cash at bank	1,278,428	3,745,589
Total cash and cash equivalents	1,593,628	3,978,589

(a) Reconciliation of cash

Cash and cash equivalents reported in the statement of cash flows are reconciled to the equivalent items in the statement of financial position as follows:

Cash and cash equivalents	7	1,593,628	3,978,589
Balance as per statement of cash flows		1,593,628	3,978,589

8 Trade and Other Receivables

CURRENT

Trade receivables	20,941	39,871
-------------------	--------	--------

Total current trade and other receivables	20,941	39,871
--	---------------	---------------

9 Inventories

CURRENT

At cost:

Stock on hand	153,991	84,919
---------------	---------	--------

Total current inventories	153,991	84,919
----------------------------------	----------------	---------------

10 Other Financial Assets**Financial assets held at amortised cost**

CURRENT

Term deposits	10,000	10,000
---------------	--------	--------

Total other financial assets	10,000	10,000
-------------------------------------	---------------	---------------

Other financial assets held at amortised cost comprise term deposits with financial institutions. There are fixed rate returns upon maturity of these assets.

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**

ABN 30 000 984 412

Notes to the Financial Statements

For the Year Ended 30 June 2023

11 Other Assets

	2023	2022
	\$	\$
CURRENT		
Prepayments	166,724	101,336
Security deposits	30,150	30,150
Total current other assets	196,874	131,486

12 Leases**Company as a lessee**

The Company has leases over a range of assets including land, buildings, gaming machines and IT equipment.

Terms and conditions of leases

The Company leases land for its Cherry Street clubhouse and facilities under agreements set to end in July 2026. These leases contain options to renew. The Company also leases land for the Club Lennox Clubhouse and facilities under agreements set to end in 2043. On renewal, the terms of the leases are renegotiated.

The Company has several leases for poker machines for terms of 1 to 5 years. The Company retains ownership of these assets at the end of the lease term.

The Company also has a lease for printers over a 5 year term. This lease continues as a month to month rental at the end of the term unless renewed.

The Company also has certain leases of office equipment with lease terms of 12 months or less. The Company applies the "short-term lease" recognition exemptions for these leases.

(a) Right-of-use assets**Land and buildings**

At cost	1,975,376	707,838
Accumulated depreciation	(444,284)	(291,250)
Total land and buildings	1,531,092	416,588

Plant and equipment (includes poker machines)

At cost	823,014	501,731
Accumulated depreciation	(473,269)	(199,700)
Total plant and equipment	349,745	302,031
Total right-of-use assets	1,880,837	718,619

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023

12 Leases (continued)

(a) Right-of-use assets (continued)

Movements in carrying amounts

	Land and Buildings \$	Plant and Equipment \$	Total \$
Year ended 30 June 2023			
Balance at beginning of year	416,588	302,031	718,619
Additions to right-of-use assets	1,271,585	256,800	1,528,385
Additions on amalgamation	-	64,483	64,483
Depreciation expense	(157,081)	(273,569)	(430,650)
Balance at end of year	1,531,092	349,745	1,880,837

The Company depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The Company also assesses the right-of-use assets for impairment when such indicators exist. No impairment has been recognised in respect of right-of-use assets.

(b) Lease liabilities

	2023 \$	2022 \$
Current lease liabilities	279,232	234,885
Non-current lease liabilities	1,641,016	457,378
Total lease liabilities	1,920,248	692,263

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

	< 1 year \$	1 - 5 years \$	> 5 years \$	Total undiscounted lease liabilities \$	Lease liabilities included in this Statement Of Financial Position \$
2023					
Lease liabilities	355,407	664,457	1,687,813	2,707,677	1,920,248
2022					
Lease liabilities	262,260	486,378	-	748,638	692,263

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023

12 Leases (continued)

(c) Statement of Profit or Loss and Other Comprehensive Income

The amounts recognised in the statement of profit or loss and other comprehensive income relating to interest expense on lease liabilities and short-term leases or leases of low value assets are shown below:

	2023	2022
	\$	\$
Interest expense on lease liabilities	93,132	26,439
	<u>93,132</u>	<u>26,439</u>

13 Property, Plant and equipment

Freehold land

At cost	1,450,000	-
Total freehold land	<u>1,450,000</u>	<u>-</u>

Buildings

At cost	1,246,341	-
Accumulated depreciation	(2,825)	-
Total buildings	<u>1,243,516</u>	<u>-</u>

Capital works in progress

At cost	3,582	42,242
Total capital works in progress	<u>3,582</u>	<u>42,242</u>

Plant and equipment

At cost	2,734,232	2,223,165
Accumulated depreciation	(1,629,075)	(1,371,170)
Total plant and equipment	<u>1,105,157</u>	<u>851,995</u>

Poker machines

At cost	3,120,640	2,798,617
Accumulated depreciation	(2,060,396)	(1,855,687)
Total poker machines	<u>1,060,244</u>	<u>942,930</u>

Leasehold Improvements

At cost	5,389,406	4,964,903
Accumulated depreciation	(1,420,922)	(1,261,316)
Total leasehold improvements	<u>3,968,484</u>	<u>3,703,587</u>

Total property, plant and equipment	<u>8,830,983</u>	<u>5,540,754</u>
--	------------------	------------------

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
 ABN 30 000 984 412

Notes to the Financial Statements
 For the Year Ended 30 June 2023

13 Property, Plant and equipment (continued)

(a) Movements in Carrying Amounts

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	Capital Works in Progress	Land	Buildings	Plant and Equipment	Poker Machines	Leasehold Improvements	Total
	\$	\$	\$	\$	\$	\$	\$
Year ended 30 June 2023							
Balance at the beginning of the year	42,242	-	-	851,995	942,930	3,703,587	5,540,754
Additions	3,582	-	196,341	244,097	512,889	381,511	1,338,420
Additions on business combination	-	1,450,000	1,050,000	120,464	-	-	2,620,464
Additions on amalgamation	-	-	-	164,205	117,700	2,000	283,905
Disposals - written down value	-	-	-	(5,000)	(59,462)	-	(64,462)
Transfers	(42,242)	-	-	-	-	42,242	-
Depreciation expense	-	-	(2,825)	(270,604)	(453,813)	(160,856)	(888,098)
Balance at the end of the year	3,582	1,450,000	1,243,516	1,105,157	1,060,244	3,968,484	8,830,983

(b) Leasehold improvements

Leasehold improvements have been capitalised and are being amortised over the term of the lease.

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023

13 Property, Plant and equipment (continued)**(c) Registered mortgage**

There is a registered equitable mortgage over the assets of the Company including working capital.

(d) Impairment

No impairment has been recognised in respect of property, plant and equipment.

14 Investment Properties

	2023	2022
	\$	\$
At cost value		
Owned Residential Property		
Balance at beginning of the period	-	-
Additions	1,652,960	-
Depreciation expense	(9,650)	-
Balance at end of the period	<u>1,643,310</u>	<u>-</u>

15 Intangible Assets

Goodwill		
Cost	829,536	-
Net carrying value	<u>829,536</u>	<u>-</u>
Computer software		
Cost	27,763	27,763
Accumulated amortisation and impairment	(25,280)	(24,563)
Net carrying value	<u>2,483</u>	<u>3,200</u>
Poker machine entitlements		
At cost	1,762,702	1,385,702
Net carrying value	<u>1,762,702</u>	<u>1,385,702</u>
Total intangibles	<u>2,594,721</u>	<u>1,388,902</u>

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023

15 Intangible Assets (continued)**(a) Movements in carrying amounts of intangible assets**

	Computer software	Poker Machine Entitlements	Goodwill	Total
	\$	\$	\$	\$
Year ended 30 June 2023				
Balance at the beginning of the year	3,200	1,385,702	-	1,388,902
Additions through amalgamation	-	377,000	-	377,000
Additions through business combination	-	-	829,536	829,536
Amortisation expense	(717)	-	-	(717)
Closing value at 30 June 2023	2,483	1,762,702	829,536	2,594,721

(b) Poker machine entitlements

Poker machine entitlements are assessed as having an indefinite useful life. The measurement and recognition criteria is outlined in Note 2(i) to the financial statements.

Poker machine entitlements have been impairment tested using calculations of the higher of fair value, less costs to realise and value in use. The directors believe that the carrying amount of poker machine entitlements are not impaired and the next annual impairment testing will be conducted at 30 June 2024.

16 Trade and Other Payables

	2023	2022
	\$	\$
CURRENT		
<i>Unsecured liabilities</i>		
Trade payables	388,279	415,072
Sundry payables and accrued expenses	379,715	483,817
Other payables	15,623	-
Total current trade and other payables	783,617	898,889

17 Borrowings

CURRENT		
<i>Secured liabilities:</i>		
Bank Bill Business Facility	192,924	-
Total current borrowings	192,924	-
NON-CURRENT		
<i>Secured liabilities:</i>		
Bank Bill Business Facility	1,243,950	-
	1,243,950	-
Total non-current borrowings	1,243,950	-
Total borrowings	1,436,874	-

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**
ABN 30 000 984 412**Notes to the Financial Statements**
For the Year Ended 30 June 2023**17 Borrowings (continued)**

(a) The unused portion of approved finance facilities are:

	2023	2022
	\$	\$
Bank Bill Business Facility		
Facility limit	1,436,874	-
Amount used	<u>(1,436,874)</u>	<u>-</u>
Unused portion of approved finance facilities	<u>-</u>	<u>-</u>

(b) **Bank Bill Business Facility**

This facility is secured by a mortgage over leased and owned Club property as well as a fixed and floating charge over all existing and future assets and undertakings of the Club.

18 Employee Benefits

CURRENT		
Provision for annual leave	292,281	217,430
Provision for long service leave	<u>200,326</u>	<u>164,981</u>
Total current employee benefits	<u>492,607</u>	<u>382,411</u>
NON-CURRENT		
Provision for long service leave	<u>11,307</u>	<u>15,884</u>
Total non-current employee benefits	<u>11,307</u>	<u>15,884</u>

Provision for employee benefits

Provision for employee benefits includes amounts accrued for annual leave and long service leave.

The current portion for this provision includes the total amount accrued for annual leave entitlements and the amounts accrued for long service leave entitlements that have vested due to employees having completed the required period of service. Based on past experience, the Company does not expect the full amount of annual leave or long service leave balances classified as current liabilities to be settled within the next 12 months. However, these amounts must be classified as current liabilities since the Company does not have the unconditional right to defer the settlement of these amounts in the event employees wish to use their leave entitlement.

The non-current portion for this provision includes amounts accrued for long service leave entitlements that have not yet vested in relation to those employees who have not yet completed the required period of service.

In calculating the present value of future cash flows in respect of long service leave, the probability of long service leave being taken is based upon historical data. The measurement and recognition criteria for employee benefits have been discussed in Note 2(n).

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**

ABN 30 000 984 412

**Notes to the Financial Statements
For the Year Ended 30 June 2023****19 Provisions**

	2023	2022
	\$	\$
CURRENT		
Provision for poker machine jackpots	136,411	79,081
Total current provisions	136,411	79,081

(a) Movement in carrying amounts

	2023	2022
	\$	\$
CURRENT		
Balance at beginning of the period	79,081	79,081
Additional provisions	57,330	57,330
Closing balance at end of the period	136,411	136,411

(b) Provision for poker machine jackpots

Provision has been made for poker machine jackpots representing the liability accrued as a result of turnover on poker machines in excess of the minimum jackpot amount. The measurement and recognition criteria relating to provisions has been included in Note 2(o) to this report.

20 Contract Liabilities

	2023	2022
	\$	\$
CURRENT		
Subscriptions received in advance	156,442	127,167
Noel Fleming trust funds	10,000	10,000
Total current contract liabilities	166,442	137,167

21 Reserves

	2023	2022
	\$	\$
Amalgamation Reserve		
Opening balance	-	-
Gain on amalgamation	722,548	-
Closing balance	722,548	-
Total reserves	722,548	-

(a) Amalgamation reserve

The amalgamation reserve is utilised for amalgamations with other registered clubs. The amount presented is equal to the accumulated fair values of the net assets of the clubs amalgamated.

CHERRY STREET SPORTS GROUP**Ballina Bowling & Recreation Club Limited**

ABN 30 000 984 412

**Notes to the Financial Statements
For the Year Ended 30 June 2023****22 Key Management Personnel Disclosures**

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director of that entity is considered key management personnel.

The total remuneration paid to key management personnel of the Company is \$1,014,271 (2022: \$619,468). During the year ended 30 June 2023, there are 6 (2022: 4) employees, excluding the directors, whom are considered key management personnel.

23 Related Parties**(a) The Company's main related parties are as follows:**

Key management personnel - refer to Note 22.

The directors named in the attached Directors' Report each held office as a director of the Company during the year ended 30 June 2023.

Other related parties include close family members of key management personnel and entities that are controlled or significantly influenced by those key management personnel or their close family members.

(b) Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

Disclosures relating to key management personnel are set out in Note 22.

24 Auditor's Remuneration

	2023	2022
	\$	\$
Remuneration of the auditor, Thomas Noble & Russell, for:		
- auditing the financial statements	29,050	20,000
- advice relating to indirect taxation, IT implementation and accounting	30,760	-
- other services	2,500	2,800
Total auditor's remuneration	62,310	22,800

25 Members' Guarantee

The Company is incorporated under the *Corporations Act 2001* and is a Company limited by guarantee. If the Company is wound up, the constitution states that each member is required to contribute a maximum of \$2 each towards meeting any outstanding obligations of the Company. At 30 June 2023 the number of members was 18,616 (2022: 13,558).

CHERRY STREET SPORTS GROUP

Ballina Bowling & Recreation Club Limited
ABN 30 000 984 412

Notes to the Financial Statements
For the Year Ended 30 June 2023

26 Contingencies

In the opinion of the Directors, the Company did not have any contingent assets or liabilities at 30 June 2023 (30 June 2022: None).

27 Events Occurring After the Reporting Date

The financial report was authorised for issue on 8th September 2023 by the Board of Directors.

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Company, the results of those operations or the state of affairs of the Company in future financial years.

28 Company Details

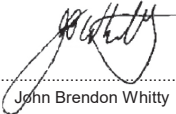
The registered office of and principal place of business of the Company is:
Ballina Bowling & Recreation Club Limited
Cherry Street
Ballina NSW 2478

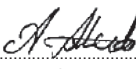
Directors' Declaration

The directors of the Company declare that:

1. The financial statements and notes, as set out on pages 7 to 33, are in accordance with the *Corporations Act 2001* and:
 - a. comply with Australian Accounting Standards - Simplified Disclosures; and
 - b. give a true and fair view of the financial position as at 30 June 2023 and of the performance for the year ended on that date of the Company.
2. In the directors' opinion, there are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.

Chairperson

John Brendon Whitty

Deputy Chairperson

Ann Steele

Dated this 8th day of September 2023

CHERRY STREET SPORTS GROUP



Independent Auditor's Report to the Members of Ballina Bowling & Recreation Club Limited

Report on the audit of the financial report

Opinion

We have audited the financial report of Ballina Bowling & Recreation Club Limited ("the Company") which comprises the statement of financial position as at 30 June 2023, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of the Company is in accordance with the *Corporations Act 2001*, including:

- a) giving a true and fair view of the Company's financial position as at 30 June 2023 and of its financial performance for the year then ended; and
- b) complying with Australian Accounting Standards – Simplified Disclosures and the *Corporations Regulations 2001*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* ("the Code") that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the Financial Report and Auditor's Report Thereon

The directors are responsible for the other information. The other information comprises the information included in the directors' report for the year ended 30 June 2023.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

31 Keen Street
PO Box 106
Lismore NSW 2480
Phone: +61 (02) 6626 3000

Suite 704, Level 7, The Rocket
203 Robina Town Centre Drive
Robina QLD 4226
Phone: +61 (07) 5593 1601

Email: enquiries@tnr.com.au
Website: www.tnr.com.au



Liability limited by a scheme approved under the Professional Standards Legislation.

CHERRY STREET SPORTS GROUP**Responsibilities of the Directors for the Financial Report**

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards – Simplified Disclosures and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

CHERRY STREET SPORTS GROUP



We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

**THOMAS NOBLE & RUSSELL
CHARTERED ACCOUNTANTS**

Per:


K R FRANEY (Partner)

Dated at Lismore this 8th day of September 2023



CHERRY STREET SPORTS GROUP

THE YEAR AHEAD

NEW MOTEL

Ballina Colonial Motel Managers, Renee and Brendan McWhirter

Three months ago, we took on a new adventure that led us to the beautiful shores of Ballina. We were greeted by the open arms of the Cherry Street Family and supported in our new roles as the Ballina Colonial Motel Managers.

Brendon had been in underground coal mining for 20 years and I was the Secretary Manager of the Gulgong RSL Club. We have three children, two have left home to pursue their careers, and our 15-year-old is still living with us. After surviving the pandemic, it became more obvious to us that it was time for a change. A time for better opportunities for our family.

The Motel has lots of new and exciting changes scheduled for the next 12 months. Our guests are already experiencing some of the benefits. The new motel cards allow guests to get meal and drink discounts at both clubs and late digital check-in. The upgrades in our new booking system and website are offering easier and more efficient technology for guests and staff.

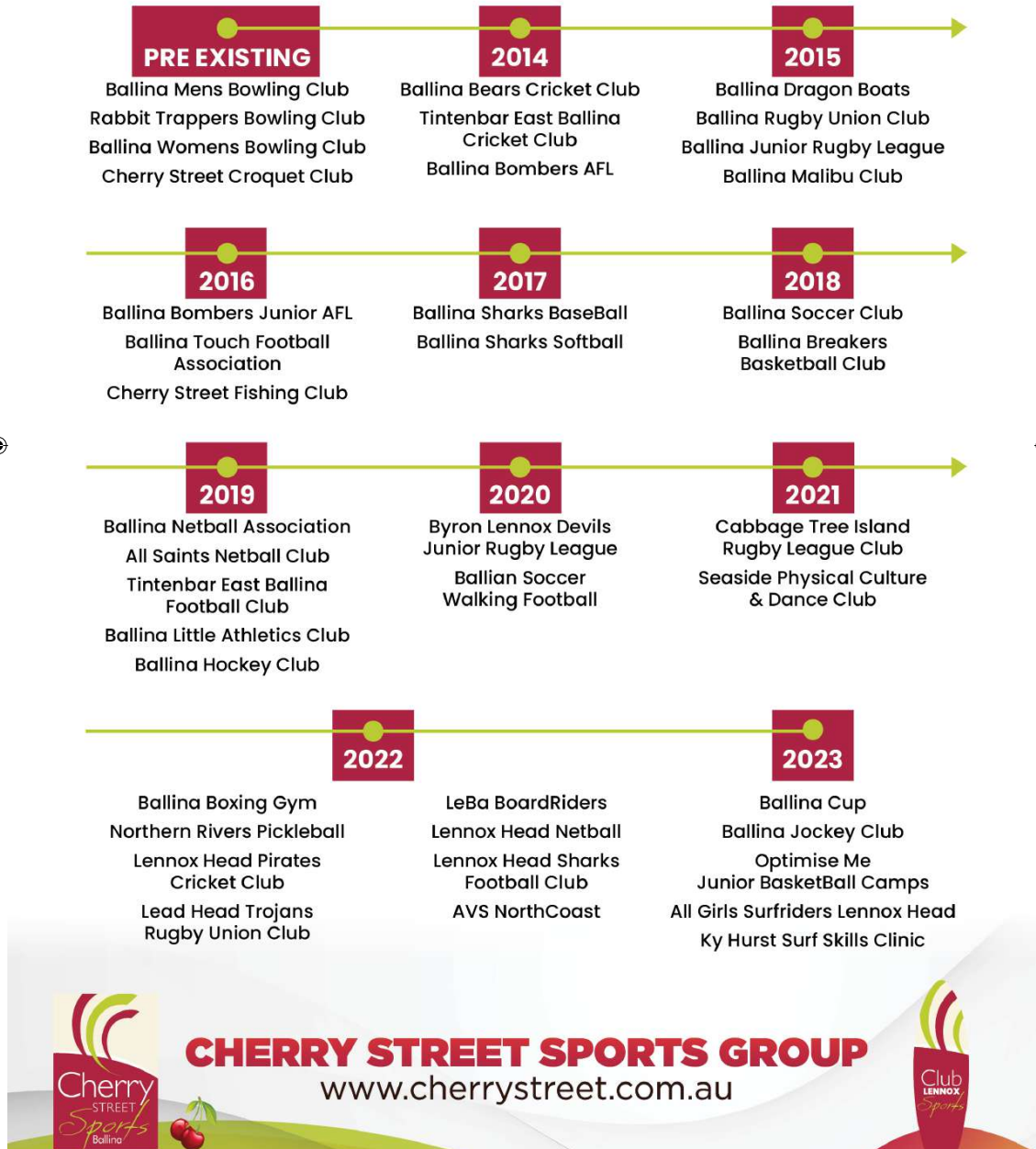
Already in three months we have witnessed the growth of the business and can't wait to be a part of the future transformation.

Thank you to Tere and the Directors, we are truly grateful for this opportunity.



RENEE & BRENDON MCWHIRTER

CHERRY STREET SPORTS GROUP Grassroots Community Sports Sponsorship



CHERRY STREET SPORTS GROUP
www.cherrystreet.com.au





WHAT'S ON

Monday

- ~**Bingo** - 10am & 12:30pm
- ~**Happy Hour** - 4pm to 6pm
- \$6 glasses of wine on tap & \$5 Schooners of Tap Beer
- ~**Mega Raffle** - Drawn at 6pm

Tuesday

- ~**Happy Hour** - 4pm to 6pm
- \$6 glasses of wine on tap & \$5 Schooners of Tap Beer
- ~**Super Bingo** - 6pm

Wednesday

- ~**Happy Hour** - 4pm to 6pm
- \$6 glasses of wine on tap & \$5 Schooners of Tap Beer
- ~**APL Poker** - Rego 5:30pm | Start 6:30pm
- \$25 buy in
- ~**Free Trivia** - Starts at 7pm

Thursday

- ~**Happy Hour** - 4pm to 6pm
- \$6 glasses of wine on tap & \$5 Schooners of Tap Beer
- ~**Kids Eat Free*** Conditions apply
- ~**Kidzklub** - 5:30pm

Friday


- ~**Bingo** - 10am
- ~**Happy Hour** - 4pm to 6pm
- \$6 glasses of wine on tap & \$5 Schooners of Tap Beer
- ~**Mega Raffle** - Drawn at 6pm
- ~**Free Live Music** - 7pm

Saturday

- ~**Free Live Music** - 8pm

Sunday

- ~**Rabbit Trappers & Sandflies Social Bowls** - 9am
- ~**Poker** - Rego 2pm | Start 3pm



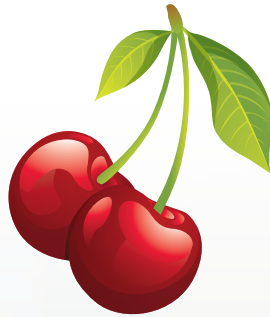
Weekly WHAT'S ON

MONDAY	
HAPPY HOUR*	4PM - 6PM \$5 Schooner & Wine
BEER AND BURGER \$17 *	Lunch & Dinner
TUESDAY	
TINY DANCERS WITH MISS BEKA	Boys & Girls 12 months to 5 years From 11AM \$8
KIDS EAT FREE*	All Day *t&c's apply
HAPPY HOUR*	4PM - 6PM \$5 Schooner & Wine
POOL TABLE COMPETITION	5PM Open to any skill level
APL POKER	Registration 5:30PM \$25 buy in
WEDNESDAY	
LOCAL SPORTS GROUPS MEAT RAFFLES	Sold from 6PM Drawn 7PM
HAPPY HOUR*	4PM - 6PM \$5 Schooner & Wine
MEMBERS CASH CALL	Drawn between 7PM - 7:30PM
STEAK AND SHIRAZ \$20*	Lunch & Dinner
THURSDAY	
HAPPY HOUR*	4PM - 6PM \$5 Schooner & Wine
TRIVIA	Starts at 7PM Over \$200 in prizes week
SNITTY, CHIPS, AND SALAD \$15*	Lunch & Dinner
FRIDAY	
LOCAL SPORTS GROUP RAFFLES	Sold from 6PM Drawn 7PM
HAPPY HOUR*	4PM - 6PM \$5 Schooner & Wine
LIVE MUSIC	7PM - 10 PM
SATURDAY	
LIVE MUSIC	7PM - 10PM
SUNDAY	
LIVE MUSIC	3PM - 6PM
FREE BAREFOOT BOWLS	All day Weather and space permitting
COMBINED SPORTING ASSOCIATION SEAFOOD RAFFLE	Sold from 4pm Drawn 5pm

***MEMBERS ONLY**

CHERRY STREET SPORTS GROUP

PROFIT FOR PURPOSE





Respondent No: 1
Login: Registered

Responded At: Jun 14, 2024 12:15:20 pm
Last Seen: Jun 14, 2024 02:06:32 am

- Q1. **Your Name** Lolita Swarzes
- Q2. **Your email address** lolitadellaswarzes@gmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Yes
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
I am pleased Ballina Shire Council is proactive in the area of housing. This will be a big boost to the local economy, benefiting many small business. It disappoints me that many local residents are complaining this will decrease the value of their homes, of which I find greedy, callous and non community minded in the current housing shortages. The facilities near the proposed site will be a great advantage to the residents of this new project, as it is for all in our area. Good on you!!!
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered



Respondent No: 2
Login: Registered

Responded At: Jun 14, 2024 12:17:24 pm
Last Seen: Jun 14, 2024 01:34:28 am

- Q1. **Your Name** Genelle Doust
- Q2. **Your email address** gmdoust@gmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. Please provide your feedback on the Wollongbar Housing proposal

Firstly we purchased our land and built in Avalon Estate Wollongbar in 2011 because of its quite area. But it appears that Council are bulldozing ahead with the plans for 15 dwellings over 5 lots and it questions what come after that. You talk about providing quality accommodation to meet the needs of our community, but it appears your need to disregard the existing community is very obvious. Your plans of 15 dwellings and only 17 Garage Spaces will as we already see in Avalon Ave cause unsightly parking congestion, as most families have more then one Vehicle. As usual Council have communicated with this community on this proposal within a very short time frame by Friday the 5th July. The community of Avalon Estate have put their life savings into their homes and I along with others feel that this proposal will deplete the Valuation of our properties. Has Council requested a informed Valuation from an Independent Party that will inform this community of the effects this proposal would have on properties already in this Estate. On several occasions I have raised issues with the overgrown state of Council Swales etc through out this Estate and has fallen on deaf ears on several of thoes occasions. This brings me to the concerns of who will be responsible for the surronds of this proposal.

- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
NO

	Respondent No: 3	Responded At: Jun 15, 2024 13:02:29 pm
	Login: Registered	Last Seen: Jun 15, 2024 02:51:23 am

Q1. **Your Name** [REDACTED]

Q2. **Your email address** [REDACTED]

Q3. **What suburb do you reside in?** WOLLONGBAR, NSW

Q4. **Do you support the Wollongbar Housing Proposal?** Neutral

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

Initial concerns about lack of carparking for 43 bedrooms. Avalon Ave is full of cars parked on the road near the cluster of duplexes already. Most extra bedrooms are not necessarily kids but often adults sharing the rent with often a Tradie vehicle. Why so few carparks provided? Also - lots of unanswered questions such as 1. Is this going to be the plan for the whole 30 blocks or just these ones? Eg medium density housing etc 2. Are these home to be rented or purchased? Who are they intended for? 3. What are price ranges for rent or purchasing? What is deemed affordable these days? 4. When is there going to be a community meeting about this face to face for those not keen or able to provide feedback online? Eg the digital divide. Community Consultation is also required offline. Perhaps at the Wollongbar Hall or the new park. 5. Why is the council going to tender for this? Surely private investors are more suited? 6. What is the expected time line for this development? Any other information you can provide in details would be appreciated.

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**

Yes - I don't want negative feedback from other residents and council staff and counsellors. Previous comments about Wollongbar developments have been quite personal and confronting and insulting to me.



Respondent No: 4
Login: Registered

Responded At: Jun 17, 2024 17:36:02 pm
Last Seen: Jun 17, 2024 07:30:45 am

- Q1. Your Name [REDACTED]
- Q2. Your email address [REDACTED]
- Q3. What suburb do you reside in? WOLLONGBAR, NSW
- Q4. Do you support the Wollongbar Housing Proposal? Yes
- Q5. Please provide your feedback on the Wollongbar Housing proposal
I think it is a great idea to solve a little part about the issue of housing crisis in this area
- Q6. Please upload any documents relevant to your submission here not answered
- Q7. I have read and agree with Council's Privacy Policy. Yes
- Q8. Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality
Just don't want other people to confront me about any of my opinions on this

	Respondent No: 5 Login: Registered	Responded At: Jun 18, 2024 14:03:54 pm Last Seen: Jun 18, 2024 03:48:57 am
---	---	---

Q1. **Your Name** Paul Gray

Q2. **Your email address** paul@prga.com.au

Q3. **What suburb do you reside in?** SKENNARS HEAD, NSW

Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

There are no plans. As an Architect in Ballina Shire I am surprised that the proposal clearly doesn't comply with the DCP. I have been waiting for up to 2 years to get assessments on my applications. We have been waiting since October for a determination of a project in Ballina, that council has said they will not approve, despite there being no objections and us going well out of our way to address any council planners concerns. In addition council planners have refused to meet with us to discuss and refused to give any more time to address the RFI, despite giving us less than a week., last October.

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**

No but I am concerned that council planners may get their hackles up and make it more difficult for any future applications I lodge to get approval.



Respondent No: 6
Login: Registered

Responded At: Jun 19, 2024 11:10:18 am
Last Seen: Jun 19, 2024 01:03:51 am

- Q1. **Your Name** [REDACTED]
- Q2. **Your email address** [REDACTED]
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
It is unfair to produce housing for diverse living when the people in the estate paid a lot of money to be there for the quality of a family estate. The area is not equipped to take on so much traffic with limited parking for the new town houses and will find the streets littered with cars and will end up being one way traffic. The blocks should be sold as the rest of them were and the money should be invested in infrastructure such as a daycare as was proposed originally for that area.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
Yes my privacy



Respondent No: 7
Login: Registered

Responded At: Jun 19, 2024 11:42:40 am
Last Seen: Jun 17, 2024 02:02:34 am

- Q1. **Your Name** Andy Vidler
- Q2. **Your email address** andy@ballinachamber.com.au
- Q3. **What suburb do you reside in?** BALLINA, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Neutral
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Please see our letter attached.
- Q6. **Please upload any documents relevant to your submission here** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/8e3945d2014c4dc00bfa6440cfcc87b8640c3e21/original/1718761335/a6a5589464c20ac20df21a5ebbc46275_Wollongbar_HousingProject_Consultation_v1..pdf?1718761335
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
No.



Wednesday, 19 June 2024

Dear Ballina Shire Council,

On behalf of the Ballina Chamber of Commerce, we are writing to express our views on the Wollongbar Housing Project and the consultation process that Council is undertaking.

Firstly, we regret to begin on a sour note - the purpose of this specific community consultation process was not clearly stated, and the materials provided were not fit for purpose. We would ask that Council reviews its approach to public consultation on this matter and those like it. Our main concern here is that:

- a) The key decision points that Council is facing are not set out in a readily digestible manner.
- b) The options being considered by Council on the path forward for the project are also not clearly set out in the material provided.
- c) The material provided is clearly for internal consumption and no effort has been taken to summarise or recast it for community audiences.

For community consultation to be meaningful and effective, the community must be able to engage fully with the purpose of the consultation and furnished with suitable material.

With that said, we have interpreted the invitation for consultation input and the project itself as part of Council's efforts to address the growing housing needs of our community, which is to be applauded.

We strongly believe that the success and value of this project, and those like it involving public-owned land, present a unique opportunity to act to redress market failures and to prioritise affordable housing for key workers in our economy.

The decreasing pool of affordable housing options for key workers in our Shire has been growing as an impediment to many businesses in attracting and retaining skilled employees.

By leveraging your position as the Council to develop this project with a clear focus on affordable housing for key workers, you can make a meaningful impact on this critical issue.



Phone: 0466 639 635 Email: info@ballinachamber.com.au Web: ballinachamber.com.au



As the Council, you have a unique opportunity to bring this property to market in a way that specifically caters to the housing needs of essential workers. Unlike private developers who are primarily driven by maximising commercial returns, the Council has the ability to prioritise social outcomes and create housing supply that is priced to suit the budgets of key workers in our community, whilst also ensuring that ratepayer funds are used sensibly.

Furthermore, by taking this approach, the Council can set a powerful precedent for future developments in the region. Demonstrating your commitment to fostering a balanced and equitable housing market can encourage other developers and stakeholders to follow suit, even if they are primarily motivated by commercial interests.

We'd welcome the development of a Council policy in relation to potential residential development involving publicly-owned land; a policy that ensures an enduring focus on a broader set of community outcomes, and that resists the temptation for Council to pursue only financial outcomes.

The Ballina Chamber of Commerce is committed to working collaboratively with the Council to support this important initiative and policy position, provided that the project stays true to its purpose of addressing the unique housing needs of our essential workforce and ensuring that public land is used for the benefit of the entire community.

By working together and maintaining this focus, we believe that we can create a vibrant, sustainable, and inclusive community that benefits all residents and businesses in the Ballina Shire.

Thank you for considering our submission, and we look forward to further engagement with the Council on the Wollongbar Housing Project and other such developments, with the hope that our concerns and recommendations are given due consideration.

Sincerely,

Andy Vidler

President

Ballina Chamber of Commerce and Industry Inc.

E: andy@ballinachamber.com.au



Phone: 0466 639 635 Email: info@ballinachamber.com.au Web: ballinachamber.com.au



Respondent No: 8
Login: Registered

Responded At: Jun 19, 2024 21:28:30 pm
Last Seen: Jun 19, 2024 11:23:48 am

- Q1. **Your Name** Kingsley Cadwell
- Q2. **Your email address** kingsolutions@gmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Yes
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
I support the project if the dwellings are to be sold/rented for residential houses. I DO NOT support the project if the dwellings are going to be allocated for community care houses. I live 300m away in Tectona Place and we had major issues with a community care house in our street, the issues have become non existent since the care house moved on from our street and residential family moved in.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
No



Respondent No: 9
Login: Registered

Responded At: Jun 21, 2024 16:11:43 pm
Last Seen: Jun 21, 2024 06:06:35 am

- Q1. **Your Name** P
- Q2. **Your email address** psmith@bigpond.com
- Q3. **What suburb do you reside in?** BALLINA, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Typical greed . The community need housing for working families and our children. Not for investors or people moving here from cities.Our youth are leaving in droves ,thanks to discussing self gratifying people like YOU. There will be no BALLINA just over priced holiday homes .
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
No

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 10
Login: Registered

Responded At: Jun 24, 2024 11:40:51 am
Last Seen: Jun 24, 2024 01:37:08 am

- Q1. **Your Name** Rosie Kaplan
- Q2. **Your email address** rosiekaplan1@gmail.com
- Q3. **What suburb do you reside in?** LENNOX HEAD, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
This is such a wonderful opportunity for Ballina Council to assist with the housing crisis and offer these homes to essential workers to rent at affordable prices. Council's lack of foresight is a real shame.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

	Respondent No: 11 Login: Registered	Responded At: Jun 24, 2024 23:14:00 pm Last Seen: Jun 24, 2024 12:45:27 pm
---	--	---

Q1. **Your Name** MR MALCOLM JOHNSON

Q2. **Your email address** judymalc@yahoo.com.au

Q3. **What suburb do you reside in?** ALSTONVILLE, NSW

Q4. **Do you support the Wollongbar Housing Proposal?** Yes

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

1) Residences should be leased for essential professions & trades people. Council should offer leases to NSW Police Department, NSW Department of Education, NSW Department of Health , & other organisations which will pay the market rental but would subsidise their employees via wage systems. Ratepayers should not subsidise any residents. It was previously common practice for authorities to own & rent out properties for their employees , eg. Teacher Housing, Nurse Housing, Police Housing ,etc. 2) All of these residences should be provided with Rooftop Solar & Heat pumps & common battery systems to provide cheap power. Renters have no incentive to provide Rooftop solar for themselves.

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
No



Respondent No: 12
Login: Registered

Responded At: Jun 25, 2024 20:22:06 pm
Last Seen: Jun 25, 2024 10:11:20 am

Q1. **Your Name** Chris McNally

Q2. **Your email address** poets4@bigpond.com

Q3. **What suburb do you reside in?** WOLLONGBAR, NSW

Q4. **Do you support the Wollongbar Housing Proposal?** Neutral

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

My concerns around this housing development is that no extra services or infrastructure have been included. This housing is aimed at families, and here we have 1 supermarket and only one in Alstonville. 2 medical practices that are full. 1 park and 1 skate park. The park, a welcome addition to WOLLONGBAR is full on the weekends without all these extra people you are planning for. So what is being planned for the families that already live here?

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 13
Login: Registered

Responded At: Jul 02, 2024 05:58:28 am
Last Seen: Jul 01, 2024 19:47:37 pm

- Q1. **Your Name** Kim Hart
- Q2. **Your email address** kmhart5113@gmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Yes
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Good to see a variety of well designed housing to suit different people. Makes more productive use of the land.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
No



Respondent No: 14
Login: Registered

Responded At: Jul 02, 2024 10:10:47 am
Last Seen: Jul 01, 2024 23:54:52 pm

- Q1. **Your Name** DeecR
- Q2. **Your email address** dianerobertson50@gmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
This is only stage one How many other houses will be built on the other ones? What other development will be in this area? How big are the building blocks? Cannot find the sizes 9 houses on 3 blocks, 3 bedrooms = 27 people with out another one in main bedroom (+9=36) Most people have multiple cars/vehicles (+ trailers/caravans) so limited parking More expenditure by Council, where will this money come from?
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered



Respondent No: 15
Login: Registered

Responded At: Jul 02, 2024 14:57:15 pm
Last Seen: Jul 12, 2024 05:12:16 am

- Q1. **Your Name** Louise Woods
- Q2. **Your email address** louise.woods@tag.nsw.gov.au
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
I would like to request the submission date be re set to later in July. The community meeting is set for 11 July 2024 and the closing date for submissions is the day after. This does not give any time for thoughts and submissions to be put into action.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 16
Login: Registered

Responded At: Jul 02, 2024 15:19:39 pm
Last Seen: Jul 02, 2024 05:15:40 am

- Q1. **Your Name** marilyn perkins
- Q2. **Your email address** 7brockley@gmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Neutral
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Hopefully, submission pages have been uploaded - but I can't tell! Thanks.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered



Respondent No: 17
Login: Registered

Responded At: Jul 02, 2024 15:30:04 pm
Last Seen: Jul 02, 2024 05:23:40 am

- Q1. **Your Name** Warren Lindsay
- Q2. **Your email address** warrenwhs@hotmail.com
- Q3. **What suburb do you reside in?** BALLINA, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Neutral
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
So why are we employing consultants when council would/should be employing persons with equal ability and saving on fees? As a health and safety expert I charge \$250 ph for long term customers, do you pay your health and safety personnel that? Why is council looking at partnering up building contractors and not going for the cheapest quote (7 year structural and 3 year cosmetic warranty)?
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 18
Login: Registered

Responded At: Jul 02, 2024 16:02:33 pm
Last Seen: Jul 02, 2024 05:59:49 am

- Q1. **Your Name** Shaun
- Q2. **Your email address** shauneastment@gmail.com
- Q3. **What suburb do you reside in?** LENNOX HEAD, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Neutral
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Disappointed that BSC have chosen not to support essential workers.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered



Respondent No: 19
Login: Registered

Responded At: Jul 02, 2024 16:39:34 pm
Last Seen: Jul 02, 2024 05:23:15 am

- Q1. **Your Name** Phil
- Q2. **Your email address** phil@saracensfc.com.au
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Whilst in general it may be a good idea, I think the amount the council is planning is excessive and will be to the detriment of the ratepayers in the long-term.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
No.

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 20
Login: Registered

Responded At: Jul 03, 2024 07:51:44 am
Last Seen: Jul 02, 2024 21:46:20 pm

- Q1. **Your Name** Peter King
- Q2. **Your email address** pterking@gmail.com
- Q3. **What suburb do you reside in?** ALSTONVILLE, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Yes
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
I think lot 19 could be better utilised ie. 4 * 1 bed units etc
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

	Respondent No: 21 Login: Registered	Responded At: Jul 03, 2024 10:14:24 am Last Seen: Jul 03, 2024 00:11:14 am
---	--	---

- Q1. Your Name ██████████

- Q2. Your email address ████████████████████

- Q3. What suburb do you reside in? EAST BALLINA, NSW

- Q4. Do you support the Wollongbar Housing Proposal? No

- Q5. Please provide your feedback on the Wollongbar Housing proposal

In my opinion there are other options like legislating againsts AirBNB and changing laws around tax benefits for rental properties.

- Q6. Please upload any documents relevant to your submission here not answered

- Q7. I have read and agree with Council's Privacy Policy. Yes

- Q8. Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality

Yes. I want my submission to be confidential.



Respondent No: 22
Login: Registered

Responded At: Jul 03, 2024 15:13:43 pm
Last Seen: Jul 03, 2024 05:06:06 am

- Q1. **Your Name** MySay
- Q2. **Your email address** hot_sports@live.com
- Q3. **What suburb do you reside in?** BALLINA, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Yes
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Are any of the proposed dwellings being set aside and designed for people with disabilities? Finding suitable accommodation in the commercial market, at an affordable price is like winning Oz Lotto and Powerball.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
No

5.3 Wollongbar Medium Density Housing Project - Community Consultation

	Respondent No: 23 Login: Registered	Responded At: Jul 03, 2024 18:23:12 pm Last Seen: Jul 03, 2024 08:16:06 am
---	--	---

Q1. **Your Name** Andrea Lems

Q2. **Your email address** andylems@bigpond.com

Q3. **What suburb do you reside in?** BALLINA, NSW

Q4. **Do you support the Wollongbar Housing Proposal?** Neutral

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

There should be more 2 bedroom houses for single Mums, & there should absolutely be more garage space for each property, especially those of 3 & 4 bedrooms. You end up with streets full of everyone else's bloody boats, second car etc blocking the roads & ticking off neighbours that have a neighbour across the road block the end of their driveway with a boat/caravan/2nd car, and you can't reverse out properly. And more trees!

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 24

Login: Registered

Responded At: Jul 04, 2024 13:05:33 pm

Last Seen: Jul 04, 2024 02:57:08 am

- Q1. **Your Name** Louis De Grosbois
- Q2. **Your email address** louisdegrosbois@gmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Yes
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
We are wondering what criteria is needed to be considered eligible to purchase one of these dwellings. Our Son , wife and three children are stuck in the rental cycle here in Wollongbar, and we were hoping that this project could be an opportunity to purchase their first home... thank you
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

	Respondent No: 25 Login: Registered	Responded At: Jul 05, 2024 09:05:11 am Last Seen: Jul 04, 2024 22:59:58 pm
---	--	---

Q1. **Your Name** Hedy Bryant

Q2. **Your email address** hedy.bryant@gmail.com

Q3. **What suburb do you reside in?** SKENNARS HEAD, NSW

Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

The current proposal does not include the provision of housing for essential workers and social housing for disadvantaged people. More houses could be developed if the option of one and two bedroom units was expanded and NO 4 bedroom units were in the mix. The current proposal just looks like another 'boutique' mix of townhouses for those who have the ability to pay at the premium market price. Surely Council can provide housing that is desperately needed for our disadvantaged and essential workers rather than for those who have the means to purchase elsewhere.

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 26

Login: Registered

Responded At: Jul 07, 2024 13:15:38 pm

Last Seen: Jul 07, 2024 03:14:17 am

- Q1. **Your Name** Maria Harding
- Q2. **Your email address** annushka@hotmail.com.au
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Absolutely no
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
No



Respondent No: 27

Login: Registered

Responded At: Jul 08, 2024 11:19:26 am

Last Seen: Jul 08, 2024 00:27:41 am

Q1. Your Name

[REDACTED]

Q2. Your email address

[REDACTED]

Q3. What suburb do you reside in?

WOLLONGBAR, NSW

Q4. Do you support the Wollongbar Housing Proposal?

No

Q5. Please provide your feedback on the Wollongbar Housing proposal

The Wollongbar Housing Proposal is a bad idea, the area has been so sort out to live in that a lot of young family's have saved up money for years just to be in that area. The Avalon Estate has its reputation for being a safe family friendly area where you can walk around at any time and feel safe. The proposal for the housing is "diverse living".... you mean Housing commission. you are putting this in an area that no body wants, this is an area where people have close to 1M on their mortgages paying 6.5% + in interest if they have bought in there recently, they have gone through the stress and excitement of building for over 2 years through the covid boom and have just established a home in their dream town and you are to take that away? What the proposal is will decrease the value of these homes, doing this will set the existing residence backwards who may be looking to upsize or look at buying an investment property etc, you will take their opportunity away to move from the area if they need to making the area harder to sell for the residence. once it is harder to sell the value will drop dramatically which you will put your own rate payers out of pocket and at risk of loosing out on their homes. The facts to this are, the crime rate will go up as there is a history of this in hight density housing commission areas, the park already brings unwanted attention with getting vandalised, toilets getting lit on fire, cars parked there at all hours of the night blaring music and adults and young teens doing skids and burnouts around the streets and on the vacant blocks. unfortunately housing commission has its reputation of being able to increase the risk of more destruction to our neighbourhood estate. There is already not enough parking around that area where people are parking on the vacant blocks on hot days at the park and you are going to put 13 houses on 4 blocks. an average house hold has 1.8 cars, this adds up to 23.4 cars, where are you going to put them over your 4 blocks? your concept pictures only have single drive ways. if you drive down Elsa you will find that you can get 2 cars past each other but as soon as you have someone parked on the side of the road it turns into a one way street. you have said in a previous statement the that you are going to target certain demographic for these houses, i believe that is discrimination and we both know you won't get away with that. you cant guarantee who you will put in those houses so you can not guarantee the well established reputation Avalon will not be tarnished. As the people of the area we are asking for you to sell off the blocks as the rest of the estate was to give the chance for more young family's to move into the well established estate and have an equal ground for the other rate payers already living in the area, instead of jamming as many houses as you can on the rest of the blocks. I believe Wollongbar should have this but just not in this area that people pay a lot of money to move into and not an estate.

Q6. Please upload any documents relevant to your submission here

not answered

Q7. I have read and agree with Council's Privacy Policy.

Yes

Q8. Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality

Yes, I have a information sensitive Job



Respondent No: 28
Login: Registered

Responded At: Jul 09, 2024 17:01:27 pm
Last Seen: Jul 09, 2024 06:50:50 am

- Q1. **Your Name** Morgan
- Q2. **Your email address** morgan_is_@hotmail.com
- Q3. **What suburb do you reside in?** ALSTONVILLE, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. Please provide your feedback on the Wollongbar Housing proposal

To whom it may concern, In relation to the wollongbar housing proposal, I wish to express feedback as to why I do not support the progression of this proposal. The information council have provided in relation to this proposal is extremely vague and unclear. This makes me fear the intentions of council, knowing it was previously proposed to be affordable housing, key worker housing and now is proposed as diverse housing. As a rate payer and someone who frequents the Wollongbar park on Dundee Avenue with my young children, I fear the future of the park will be negatively impacted by this proposal. There is already limited car spaces available, let alone cramming multiple tenants into small houses who will be parking their cars in these spots. It also leads me to fear the kind of people who these homes may be occupied by and what adverse affects that will have on the safety of the park. I don't believe council should ever be in a position to be leasing out residential homes and I think council will be out of their depth if they proceed with such ideation. My young family & I love the park and the Avalon estate area and would look at purchasing land to build on, however this would no longer be an option for us if council goes ahead with this development. In conclusion, I believe councils proposed plans would be drastically detrimental to wollongbar as a whole and I hope that councils priority for wollongbar returns to the sale of the remaining residential land.

- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
 No



Respondent No: 29
Login: Registered

Responded At: Jul 09, 2024 17:10:11 pm
Last Seen: Jul 09, 2024 06:34:48 am

Q1. Your Name	Jamie
Q2. Your email address	jimmarowe@hotmail.com
Q3. What suburb do you reside in?	WOLLONGBAR, NSW
Q4. Do you support the Wollongbar Housing Proposal?	No

Q5. Please provide your feedback on the Wollongbar Housing proposal

To whom it may concern, I am a home owner in Dundee Avenue, Wollongbar and have looked into Councils Wollongbar Housing proposal and am not supportive of the progression of this proposal for the reasons I will now outline. Firstly, Council have been extremely unclear as to what the purpose of this proposal is aimed towards. At one time it was 'affordable housing' it was then changed to 'key worker housing' and is now being reflected as 'diverse housing'. The uncertainty in what this project actually aims to do is quite simply distressing and only instils a lack of trust, a lack of confidence and shows the inadequacy in councils' decision making. When my partner and I purchased our land in 2021, we did so with first hand information that council would be selling the blocks of land at market value. I am a previous employee of Ballina Shire Council specifically within the Commercial Services team and was involved in several meetings/discussions surrounding the future plans of the 'drive in site' (Dundee Ave & Elsa Ave). It was actually suggested to me by [REDACTED] that my partner and I purchase a block of the council owned land. Had we have known that council were going to erect housing (of any kind) on the land within the same street as us, we would have never moved forward with the purchase of our land.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] Council are not qualified or equipped to be residential landlords and this does not align with what councils are designed to do. It is inappropriate of council to hold on to their last piece of residential land to lease council owned homes purely for their own financial gain. There are so many people who I personally know who absolutely love the Dundee Ave area and would love to build a house on the vacant land, however due to proposed plans they would never proceed. This is one of the last parcels of land in the area that could be built on within the coming years which would make it prime land to sell currently. The point above leads me to the financial risk of developing 'affordable, key worker or diverse housing' together with the plan to sell the rest of the land... Who in their right mind would want to purchase land right next to or right opposite council owned housing?... What will then happen to all these blocks that are vacant that no one will buy because there is 'affordable, key worker or diverse housing' right next to them....? If council were to sell the remaining 31 lots currently available, it would make council an estimated \$22m minimum - a safe, intelligent and guaranteed financial decision. It brings in council a lump sum, however still allows those who want to buy and build to do so with the available land without the deterrent of council houses in close proximity, as well allowing those who already own their homes and positively contribute to the shire, to remain there without having to consider a relocation for their own financial and emotional security. Also worth noting that if council genuinely cared about 'diverse' housing they have control in other ways to ensure that there is a mix of 2, 3 or 4 bedroom homes built on these properties by private owners such as within a caveat. This proposal moving forward will undoubtedly affect the value (negatively) of our brand new home and I feel as though those of us who have most recently built in Dundee Avenue have been misled and the truth withheld regarding the future plans of the council owned land. I would love to see how many senior council staff or councillors would support and be happy with such development going ahead opposite their brand new \$1- \$2m+ homes.... I would also like to express my disappointment in council holding an information session regarding this development 1 day prior to submissions closing... Doesn't really allow people to make informed decisions and have an accurate 'say'. Ultimately, I whole heartedly believe the proposed plans would be detrimental to the future of Wollongbar, the Wollongbar community, the park and surrounds and my suggestion to council would be to re-direct their plans back to the original plans to sell the land at market value. Any decisions made will certainly be considered when voting in the upcoming election. Please contact me should you wish to discuss any of these concerns in more depth. Regards, Jamie

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered



Respondent No: 30
Login: Registered

Responded At: Jul 09, 2024 17:35:06 pm
Last Seen: Jul 09, 2024 07:15:46 am

Q1. **Your Name** [REDACTED]

Q2. **Your email address** [REDACTED]

Q3. **What suburb do you reside in?** WOLLONGBAR, NSW

Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

I agree we need solutions for housing. However, having moderate-high density housing on the proposed land will attract a significant number of cars and traffic. The streets are not wide enough to support parking. There will be more cars than garages. Most households have two cars. This will impact on car parks available at the park, deterring people from going to the park. I also have significant safety concerns for children accessing the park on scooters and bikes due to the traffic. I would prefer that the blocks are sold to residents who are trying to break into the property market and raise families or people who work in essential services such as educators, nurses, doctors etc and then build moderate/high density housing in Lennox or elsewhere in the Ballina shire. Alternatively, consider building 3 bedroom homes or 2 bedroom duplexes on the blocks.

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**

Yes. Residents opposing this are already being targeted by other community members.



Respondent No: 31
Login: Registered

Responded At: Jul 09, 2024 17:48:01 pm
Last Seen: Jul 09, 2024 07:47:11 am

- Q1. **Your Name** Jordy
- Q2. **Your email address** jordy.miles92@gmail.com
- Q3. **What suburb do you reside in?** ALSTONVILLE, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. Please provide your feedback on the Wollongbar Housing proposal

To whom it may concern, In relation to the wollongbar housing proposal, I wish to express feedback as to why I do not support the progression of this proposal. The information council have provided in relation to this proposal is extremely vague and unclear. This makes me fear the intentions of council, knowing it was previously proposed to be affordable housing, key worker housing and now is proposed as diverse housing. As a rate payer and someone who frequents the Wollongbar park on Dundee Avenue with my young children, I fear the future of the park will be negatively impacted by this proposal. There is already limited car spaces available, let alone cramming multiple tenants into small houses who will be parking their cars in these spots. It also leads me to fear the kind of people who these homes may be occupied by and what adverse affects that will have on the safety of the park. I don't believe council should ever be in a position to be leasing out residential homes and I think council will be out of their depth if they proceed with such ideation. My young family & I love the park and the Avalon estate area and would look at purchasing land to build on, however this would no longer be an option for us if council goes ahead with this development. In conclusion, I believe councils proposed plans would be drastically detrimental to wollongbar as a whole and I hope that councils priority for wollongbar returns to the sale of the remaining residential land.

- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered



Respondent No: 32
Login: Registered

Responded At: Jul 09, 2024 18:17:53 pm
Last Seen: Jul 09, 2024 08:16:16 am

- Q1. **Your Name** Sarah Rose
- Q2. **Your email address** sarah.gaggin@hotmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
I would like to provide feedback as to why I don't support this going ahead. The information provided by council does not clearly outline what this housing will be used for. I do not believe that council leasing out residential properties is in the best interest of the community and nor do I believe that the proposed plans will be beneficial for the Wollongbar community or the surrounding towns. I regularly frequent the Wollongbar park and believe that if this proposal goes ahead it will be detrimental to the park for a number of reasons.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

**Respondent No:** 33**Login:** Registered**Responded At:** Jul 09, 2024 18:44:28 pm**Last Seen:** Jul 09, 2024 08:36:53 amQ1. **Your Name**

[REDACTED]

Q2. **Your email address**

[REDACTED]

Q3. **What suburb do you reside in?**

TREGEGALE, NSW

Q4. **Do you support the Wollongbar Housing Proposal?**

No

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

I am all for affordable housing options. However, there are many more suitable places besides Wollongbar. Wollongbar is a very small community with very little affordable transport options even to places like the supermarket. This proposal and the council have not made this clear enough in their description. I feel like there are more ways for the council to engage their current constituents rather than inviting new residents in when there hasn't been sufficient town planning for a larger community. I regularly visit Wollongbar park and then stop into the very small food works to pick up dinner. There is already a strain on parking and the amenities surrounding the town.

Q6. **Please upload any documents relevant to your submission here**

not answered

Q7. **I have read and agree with Council's Privacy Policy.**

Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**

Yes, why do you need to know?



Respondent No: 34
Login: Registered

Responded At: Jul 09, 2024 20:56:24 pm
Last Seen: Jul 09, 2024 10:54:23 am

- Q1. **Your Name** Nic Barker
- Q2. **Your email address** nicbarker2273@gmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
In relation to the wollongbar housing proposal, I wish to express feedback as to why I do not support the progression of this proposal. The information council have provided in relation to this proposal is extremely vague and unclear. This makes brings distrust knowing it was previously proposed to be affordable housing, key worker housing and now is proposed as diverse housing. As someone who frequents the Wollongbar park, I fear the future of the park will be negatively impacted by this proposal. There is already limited car spaces available, which will only be made worse cramming multiple tenants into units who will be parking their cars in these spots. I don't believe council should be in a position to be leasing out residential homes and I think council will be out of their depth if they proceed with this proposal. In conclusion, I believe councils proposed plans would be drastically detrimental to Wollongbar locals and visitors and I hope that councils priority for Wollongbar returns to the sale of the remaining residential land.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 35

Login: Registered

Responded At: Jul 10, 2024 16:02:01 pm

Last Seen: Jul 12, 2024 05:12:16 am

- Q1. **Your Name** Louise Woods
- Q2. **Your email address** louise.woods@tag.nsw.gov.au
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Please see attached letter.
- Q6. **Please upload any documents relevant to your submission here** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/8a98367a1e8991d911593f359f66a0279bfba380/original/1720591296/5ea629bf1afa78c36cec45435a165502_LETTER_TO_COUNCIL_HOUSING.docx?1720591296
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

WOLLONGBAR HOUSING PROJECT – OBJECTION

I am writing to express my strong opposition to the proposed housing development, be it for “social/affordable/diversity housing”, in our neighbourhood.

I will begin by mentioning that I wrote to all councillors on 26 June 2026, with my concerns about this proposed development in our community. I am very disappointed to report that only 4 councillors responded to my email and despite assurances that my concerns would be forwarded to the Matt Wood – Director of Planning for reply, I have not received any feedback or information regarding this matter.

As a concerned resident, I believe it is essential for the council to address the issues raised by community members and provide transparent and timely responses to their enquiries. The lack of communication and follow-up on my concerns has left me feeling very frustrated.

It is crucial for residents to be informed and engaged in decision-making processes that impact our community and I urge the council to prioritize effective, honest communication and feedback mechanisms.,

It seems that the purpose of the housing project has evolved over time. The initial plan for “social housing” shifted to “affordable housing for essential workers” and now the focus is on creating a “diverse community”.

As a resident of Wollongbar, I am deeply concerned about the potential negative impacts this development could have on our community. **This is not an area for medium density housing!**

We are new homeowners in Dundee Avenue.

When we purchased our land with the intention of building our home, we were informed that the council owned that land, and the plan was to sell this land privately at market value. Had we been aware of the current plan at the time of purchasing our land with our intention of building our home, we would **NEVER** have made the decision to invest in this location.

We chose this area for its peaceful ambiance, and we now fear that the introduction of such housing could drastically alter the character.

Our investment in this area was made with the understanding of the council's previous plans to sell the land at market price, and the change in direction is a cause for great distress.

Objections:

First and foremost,

How can you propose a housing development with limited infrastructure: utilities, schools, healthcare facilities, public services. These are essential for supporting and sustaining a growing population??

The proposed development is simply too large for our area and the type of housing being proposed is simply not in keeping with the character of our neighbourhood.

The proposed location for the affordable homes/units is near a recently developed area with newly built homes. Affordable housing will never be built to the quality and standard of residential, privately owned and built homes. It will drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, medium density housing complex.

Additionally, the proposed housing development is located across the road from a family skate park, which is a very loved and popular recreational spot for children and families in the neighbourhood and a far. The increased population density resulting from the new builds will lead to overcrowding and potential safety issues at the skate park.

The lack of adequate parking facilities for the new residents will exacerbate existing parking issues in the neighbourhood. Increased congestion and competition for limited parking spaces would not only inconvenience residents, but also create potential hazards for pedestrians, cyclists and children that attend the park every day.

The construction of the day care centre will further increase traffic congestions and safety risks in the area. The safety of children attending the daycare. This must be prioritized.

This development could possibly bring in large numbers of low-income residents, which could lead to increased crime rates and other negative social effects.

There are **NO** services and amenities in the vicinity. You cannot walk anywhere. The new residents may face challenges accessing essential resources and support, which could lead to increased criminal activity in the area.

The addition of "rental" and/or "low-income" and/or "diverse" housing in this area, which lacks essential services, shops, transport, and adequate parking, raises significant concerns about the safety and well-being of the residents.

What about the potential decrease in property values for homeowners in the area. The presence of rental properties and possibly an influx of low-income residents near our homes, will lead to a decrease in demand and, consequently, a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

This is particularly worrisome for those of us who have recently invested in our homes and are looking to maintain or increase their value.

While we understand the importance of creating diverse housing options and promoting inclusivity within our community, we are concerned about the impact that this development may have on the surrounding area, and we believe that there may be other suitable locations for such housing projects that would not compromise the value and character of our neighbourhood.

The land in question is prime real estate!

Why should someone on a low-medium income have a prime position on some of the premium land in Wollongbar, when others (like me), had to pay the full price? All I want is a home of my own, in an area when I have lived for 33 years. All I want is to live with some piece of mind and security as we age. Not have some local government intervention or experiment, where I potentially lose these basic needs and rights.

This is not the area for medium density housing!

I urge council to reconsider the location/plans for this development and explore alternative sites/options that are better equipped to support the needs of lower income earners while minimising the impact on our community.

I propose an alternative solution to the proposed development of a "diversity community/rental units" on the council owned land across from the new homes. Instead of building these units, I believe you should consider utilizing the 120 pods homes that were accommodating people from the Lismore Floods. These pod homes were originally set up to provide temporary housing for those affected by the flood.

I believe that repurposing these pod homes for permanent housing could be a more cost effective and efficient solution to the housing shortage in our community. By utilizing the existing pod homes, we can provide much needed housing for residents in a timely manner without the need for new construction.

The Pod village at Wollongbar is supposed to come to an end November 2024.

This approach would also be more sustainable and environmentally friendly, as it would reduce the need for additional development on council owned land.

I implore the council to consider the concerns of the residents and rate payers in the area and to prioritize the preservation of the existing community and its values. We value the beauty and tranquillity of our neighbourhood and hope that any future developments will enhance, rather than **detract** from, the unique qualities of our community.

It is essential to prioritize the safety, well-being, and quality of life of all residents in the decision-making process. I believe that affordable housing is important, but it should not come at an expense of the quality of life and property values of existing residents.

Selling all the land at market price would not only generate much needed revenue for the council, but it would also allow for the development of housing that is in line with the existing character of the neighbourhood. This decision would be in the best interest of the community as a whole and would ensure that the neighbourhood remains a desirable place to live for all residents.

Do you really think you will be able to sell the remaining blocks of land at market value? - the presence of affordable rental housing in the vicinity will deter prospective buyers from purchasing land in the area, as they will see it as a less desirable location due to the perceived stigma associated with a "Affordable housing".

Consider the potential negative impact on property values and community perceptions.

Would YOU purchase land across the road from this type of housing development?

Thank you for considering my concerns and we look forward to hearing from you regarding this matter.



Respondent No: 36
Login: Registered

Responded At: Jul 10, 2024 17:00:27 pm
Last Seen: Jul 10, 2024 06:52:48 am

- Q1. **Your Name** Gavin Brown
- Q2. **Your email address** gavin@wollongbartavern.com.au
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Yes
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Wollongbar desperately needs more affordable housing. My business has been experiencing chronic staff shortages post COVID (management, chefs & front line staff), & one of the biggest issues confronting new employees considering working at the Tavern is the lack of affordable housing in the region. This is an excellent initiative, but needs to be fast tracked & needs a higher quantity to meet the demand.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 37

Login: Registered

Responded At: Jul 11, 2024 07:41:15 am

Last Seen: Jul 10, 2024 21:39:35 pm

- Q1. **Your Name** Wendy Graham
- Q2. **Your email address** wendy@lindendale.net
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Yes
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
We need more affordable housing and more medium density housing options in this area
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered



Respondent No: 38
Login: Registered

Responded At: Jul 11, 2024 19:49:36 pm
Last Seen: Jul 11, 2024 09:38:07 am

Q1. **Your Name** [REDACTED]

Q2. **Your email address** [REDACTED]

Q3. **What suburb do you reside in?** WOLLONGBAR, NSW

Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

I strongly disagree with the proposal to introduce affordable housing in Wollongbar. While I understand the importance of housing accessibility, I am concerned about the potential negative impact on our community. Introducing affordable housing could lead to a decrease in property values for existing homeowners in the estate. This could undermine the investments we have made in our homes and the overall stability of our neighborhood. Additionally, there are concerns about increased density, strain on local services, and potential changes to the character of our community. I believe we should explore alternative strategies to address housing affordability that do not compromise the well-being and investments of current residents. Having this many apartments right near the park will increase the already busy road traffic as well as increase of cars being parked in a already tight street and use of park car parks making it unsafe for kids and making access to the park for others hard. As most households have more than one car now days cars will need to be parked on the street.

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
Yes



Respondent No: 39

Login: Registered

Responded At: Jul 11, 2024 20:16:18 pm

Last Seen: Jul 11, 2024 09:42:08 am

- Q1. **Your Name** Rebecca
- Q2. **Your email address** menu.orbital0e@icloud.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. Please provide your feedback on the Wollongbar Housing proposal

We currently do not have the infrastructure to support this housing project. We do not have sufficient public transport and our grocery store, Coles Alstonville, can barely meet demand now and there is no where for it to expand. There is not a 24/7 police response locally and when we are always relying on Ballina Police Station to cover the nights, police often don't show up to call outs at all or take hours to attend. We do not have an ambulance station locally and this amount of new residents would only put more pressure on service capacity. There is currently only one long daycare centre in Wollongbar which has a waiting list for places now and could not meet the demand this housing project would bring to our area. The spot that's meant to be for a daycare next to the skatepark has not sold so there is no guarantee that will go ahead. Ultimately our sports grounds were used to create the pod village and locals (including ratepayers) can't take our children there to play now. I would like to see us retain the skatepark as a recreational area our children are safe to attend and I fear putting medium density housing in that location will diminish not only the skatepark but the neighbourhood around us due to not having the services in place to support such a large increase in people. We are yet to see how Killarney Estate affects our services including local schools and I would like to see this before committing to another large development in the town. I do not support this proposal.

- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

	Respondent No: 40 Login: Registered	Responded At: Jul 11, 2024 21:15:06 pm Last Seen: Jul 11, 2024 10:14:30 am
---	--	---

- Q1. **Your Name** Damien hanson
- Q2. **Your email address** damienhanson@hotmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
Would prefer the blocks be placed on the market and sold off. Then use the money for more infrastructure or reduce rates. Why not offer incentives for first home buyers to buy the blocks so they can get a foot into the housing market. Or if it is more rental properties your after then incentivise private investors to buy the blocks and build duplex's etc. There is so much land around Wollongbar and alstonville for further expansion. Why are we trying to cram everyone into one estate. This kind of development would suit Robina where they have the infrastructure inc public transport, shops and supermarkets to support the population growth. Why don't we have concept plans for all of the stages? What does improve diversity really mean? What does key worker mean?
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 41
Login: Registered

Responded At: Jul 12, 2024 12:36:25 pm
Last Seen: Jul 12, 2024 02:30:51 am

- Q1. **Your Name** [REDACTED]
- Q2. **Your email address** [REDACTED]
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
I don't agree with the housing proposal. I believe that it would be a detriment to the community of Wollongbar. I believe it will also affect the value of the current housing within the area.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
Yes due to my family and occupation.

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 42
Login: Registered

Responded At: Jul 12, 2024 12:38:27 pm
Last Seen: Jul 11, 2024 23:16:41 pm

- Q1. **Your Name** Paul Attard
- Q2. **Your email address** attards@westnet.com.au
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
We do not approve of the current proposal. See attached document.
- Q6. **Please upload any documents relevant to your submission here** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/69d04649616a2fe4781dd861fae307aef3128a8/original/1720751868/c9cde6972029e92517eb96c0d26e327c_Wollongbar_Estate_2024.pdf?1720751868
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
No

PUBLIC SUBMISSION

**WOLLONGBAR HOUSING PROJECT
Elsa Avenue & Dundee Avenue, Wollongbar**

We refer to the above project proposed to be constructed at Dundee Avenue and Elsa Avenue, Wollongbar.

We respectfully make the following submissions:

The process feels very pro-development and the concerns of residents and ratepayers have not been at the forefront of the process. One Council meeting has been called, being held only 24 hours before submissions were due, and only advertised in the usual manner with no direct notification to the affected neighbourhoods.

Ballina Shire Council have advertised on their website that the Wollongbar Residential Estate has been developed for 30 residential lots. Ratepayers have purchased into the area after considering that advertisement from Council. The neighbourhood has been established on that basis. At no time has there been notification via the specific Wollongbar Stage 3 Residential Estate tab on the website that Council is considering developing medium to high density housing development at the Estate.

This original Wollongbar Residential Estate development was passed for 30 residential lots with the Councils proposed site being 12 lots bordered by Dundee Avenue and Elsa Avenue. If on average each of the 12 lots housed four people and two vehicles that would be 48 people and 24 vehicles.

This current proposed Stage 1 of the development is for 15 dwellings and 17 garage spaces across five lots. Aside from any other infrastructure matter, the proposed Stage 1 development provides only 17 garage spaces, which we view as being terribly inadequate and will result in many vehicles being parked on-street. No information has been provided to ratepayers on Stages 2 and 3. Should these Stages 2 and 3 progress, the impact on infrastructure and amenity will be significant. It appears that Council has no firm direction for the remaining stages 2 and 3 which does not give residents confidence in the current proposal as it stands.

If key workers are being suggested as preferred residents, then those people will most likely work outside of Wollongbar and further are likely to have employment outside of Ballina Shire Council LGA, working in Lismore City Council and Byron Shire Council LGAs (eg police, schools, hospitals, ambulance stations). At the Community consultation meeting on 11th July 2024, the Council could not guarantee that these proposed units would/could be allocated to Key workers.

If Council should elect to sell the 30 lots immediately it would realise the profit as originally forecast and release Council from the ongoing responsibility of maintenance and property management. We suggest that this would be a stronger result for Council allowing investment in other ventures. Council's responsibilities and objectives are to provide infrastructure and support to ratepayers and residents, not to act as landlord nor to provide housing solutions.

If Council proceeds with changing the development for lots 19-30 it will create a land use conflict for ratepayers who have already purchased in the area under the guidance of Council's publicly advertised plan for lots 1-31.

We feel that Ballina Shire Council is the only stakeholder in the development proposal.

There is a conflict as Ballina Shire Council is:

1. The owner of the land to be developed;
2. The developer of the project;
3. The approving authority for the development;
4. The entity responsible for accepting and approving tenders and quotes;
5. The project manager of the development; and

6. The landlord of the completed development.

We are deeply concerned that should Council wish to make changes to the proposal at any time then there is no independent audit of Council's processes. There is fear and uncertainty that Council could ultimately 'change the goalposts' without further consultation or appropriate checks and balances.

Conclusion

We object to the proposal in its current form.
There is an opportunity for Council to create an immediate profit from the sale of Lots 1-31 as originally intended.

Yours Sincerely,
Paul and Jacqueline Attard
43 Rubiton St,
Wollongbar NSW 2477
attards@westnet.com.au

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 43

Login: Registered

Responded At: Jul 12, 2024 12:52:58 pm

Last Seen: Jul 12, 2024 02:48:28 am

- Q1. **Your Name** Melinda
- Q2. **Your email address** melinda.l.i@gmail.com
- Q3. **What suburb do you reside in?** EAST BALLINA, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
There is a lack of infrastructure in the area to support the housing development.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered



Respondent No: 44
Login: Registered

Responded At: Jul 12, 2024 13:25:28 pm
Last Seen: Jul 12, 2024 03:14:12 am

- Q1. **Your Name** Greg
- Q2. **Your email address** fatanddeb@bigpond.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** Neutral

Q5. Please provide your feedback on the Wollongbar Housing proposal

Please see attached PDF Wollongbar Medium Density Housing Proposal Feedback There is no doubt that a range of housing options is required to satisfy the diversity of current and future needs of residents of Wollongbar and the greater Ballina Shire. However, earmarking a location and then a number of lots is just one minor step. At this point the conceptual plans and images simply reflect the NSW Government DPIE Low rise Housing Diversity Design Guide. Due diligence and consideration will need to be given to concerns for access to services. If a development such as this was proposed in an area where the future residents had access to various forms of public transport, then the reliance on private motor vehicles would be lessened. However, the proposed area situated in Wollongbar currently has little to no public transport. Access to local services such as groceries, chemist, dentist etc, while available in Wollongbar Palms shopping complex, at a distance of over 1.0km away, will only be suitable to pedestrians that are actively mobile. With Ballina and Lismore CBD's being the two main employment hubs locally, in most cases the individual requires a motor car to move across the landscape in the Northern Rivers. The information received in the mail, consistent with the information on the web site, states that the Stage 1 proposal plans to deliver 15 dwellings with 17 garage spaces and 0 number of open car spaces. A tally of the individual bedrooms being over 40. Considering a three-bedroom terrace may be occupied by one adult and two children resulting in one or no vehicle. The same three-bedroom terrace could be occupied by three individuals, each with a partner resulting in multiple vehicles. Obviously, Council/Owners/Agents are not going to restrict access to the finished dwellings and limit how many motor vehicles may be utilised. Therefore, it is easily possible and foreseeable that the future Owners and /or Tenants of the 15 dwellings will have significantly more vehicles and need for additional parking over and above that being provided by the development. Medium density developments by their nature place an increased demand on available street parking. Medium density developments that have multiple driveways such as indicated in the conceptual design actually reduce available property front street parking. Therefore, the expectation is that the issue of a potentially higher number of vehicles in the local area that such a development creates will simply be transferred to the neighbouring streetscape. Or, perhaps with the Wollongbar District Park just around the corner, or possibly across the road from Stage 2 and/or 3, it's likely spill-over vehicles will simply occupy public car parking spaces allocated for recreational access. In either of these scenarios, adjacent residents may consider this outcome to be negative and a loss of amenity. Additionally, the proposal has been earmarked for an area that has a 'modern street scape', that is, narrow roads that when vehicles are parked on both sides of the street, either do not facilitate the passing of vehicles moving in opposing directions or have the potential to create access issues for council waste collection trucks or emergency service vehicles. Council's own consultative information indicates this proposal is Stage 1 of a possible 3 Stage development process, however residents are being asked only to consider this initial stage in isolation and not in conjunction with the potential for additional medium density development in Stages 2 and 3 that dramatically increase the potential for lack of suitable parking for residents and negative impact on the local community. I am aware of other developments in Ballina Shire being approved under State Environmental Planning Policies in preference to the Local Environmental Plan, effectively permitting insufficient vehicle parking spaces, when upon completion and being tenanted, immediately created a parking issue in an adjoining street with approximately 10 new vehicles where perhaps one or two had been previously. The proposal to infill the proposed area with medium density development which by its design nature has restricted outdoor space in the best-case scenario and none in the worst case, compounding the modern problem of young toddlers and children being removed from incidental physical activity through not having access to an adequate yard space to assist in healthy development of the individual. As previously mentioned,

the proposed development (Stage 1) is sited very close to the Wollongbar District Park, and as a local resident, I am very aware of its popularity. It is to be acknowledged that the Wollongbar District Park is extremely popular with families and their children, birthday party gatherings, older children, youth and adults all taking advantage of the facility. Those responsible for the long struggle to have this facility located in an easily accessible area complete with passive surveillance from being located in a highly visible area are to be congratulated. However, it needs to be said, I believe the Wollongbar District Park is at times already operating at a high-volume capacity with limited redundancy for future area population growth. Population growth that will come from the on-going release of new residential land in Wollongbar and the development of the proposed medium density development in the immediate area, with a total number of beds between 42 and 102 (*BSC Commercial Services committee Meeting). So, what would I like to see in the preliminary stage of public consultation? please – • Consideration of additional off-street parking for Owners and/or Tenants and their guests, either individually on each lot or collectively by sacrificing the monetisation of all lots with the provision of adequate communal off-street parking that considers passive shade and therefore cooling with appropriate trees indigenous to the area • Consideration for increasing the available area set aside for the Wollongbar District Park and/or the greater inclusion of nature-play zones in the existing footprint to cater for the existing community and potential population growth resulting from this proposal. BSC already has a fantastic example of how it can be done down at Pop Denison Park • Details for all stages of medium density development under consideration so residents have a better understanding of the complete concept proposal • Details of the proposed developments ability to lessen the future Owners and/or Tenants cost of living through adoption of technologies such as solar hot water heating, solar photovoltaic panels (roof-top solar) and the adoption of measures to ensure a comfortable home not reliant on constant power demand to keep it cool or warm Regards, Greg

- Q6. **Please upload any documents relevant to your submission here** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/8e60af9763301e9221e53e1a0e90f79e506485bc/original/1720754562/7fa7a71f6c11adc799cb62b207221d41_Wollongbar_Medium_Density_Housing_Proposal_Feedback.pdf?1720754562
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

Wollongbar Medium Density Housing Proposal Feedback

There is no doubt that a range of housing options is required to satisfy the diversity of current and future needs of residents of Wollongbar and the greater Ballina Shire. However, earmarking a location and then a number of lots is just one minor step. At this point the conceptual plans and images simply reflect the NSW Government DPIE Low rise Housing Diversity Design Guide.

Due diligence and consideration will need to be given to concerns for access to services. If a development such as this was proposed in an area where the future residents had access to various forms of public transport, then the reliance on private motor vehicles would be lessened. However, the proposed area situated in Wollongbar currently has little to no public transport. Access to local services such as groceries, chemist, dentist etc, while available in Wollongbar Palms shopping complex, at a distance of over 1.0km away, will only be suitable to pedestrians that are actively mobile. With Ballina and Lismore CBD's being the two main employment hubs locally, in most cases the individual requires a motor car to move across the landscape in the Northern Rivers.

The information received in the mail, consistent with the information on the web site, states that the Stage 1 proposal plans to deliver 15 dwellings with 17 garage spaces and 0 number of open car spaces. A tally of the individual bedrooms being over 40. Considering a three-bedroom terrace may be occupied by one adult and two children resulting in one or no vehicle. The same three-bedroom terrace could be occupied by three individuals, each with a partner resulting in multiple vehicles. Obviously, Council/Owners/Agents are not going to restrict access to the finished dwellings and limit how many motor vehicles may be utilised. Therefore, it is easily possible and foreseeable that the future Owners and /or Tenants of the 15 dwellings will have significantly more vehicles and need for additional parking over and above that being provided by the development.

Medium density developments by their nature place an increased demand on available street parking. Medium density developments that have multiple driveways such as indicated in the conceptual design actually reduce available property front street parking. Therefore, the expectation is that the issue of a potentially higher number of vehicles in the local area that such a development creates will simply be transferred to the neighbouring streetscape. Or, perhaps with the Wollongbar District Park just around the corner, or possibly across the road from Stage 2 and/or 3, it's likely spill-over vehicles will simply occupy public car parking spaces allocated for recreational access. In either of these scenarios, adjacent residents may consider this outcome to be negative and a loss of amenity. Additionally, the proposal has been earmarked for an area that has a 'modern street scape', that is, narrow roads that when vehicles are parked on both sides of the street, either do not facilitate the passing of vehicles moving in opposing directions or have the potential to create access issues for council waste collection trucks or emergency service vehicles.

Council's own consultative information indicates this proposal is Stage 1 of a possible 3 Stage development process, however residents are being asked only to consider this initial stage in isolation and not in conjunction with the potential for additional medium density development in Stages 2 and 3 that dramatically increase the potential for lack of suitable parking for residents and negative impact on the local community.

I am aware of other developments in Ballina Shire being approved under State Environmental Planning Policies in preference to the Local Environmental Plan, effectively permitting insufficient vehicle parking spaces, when upon completion and being tenanted, immediately created a parking issue in an adjoining street with approximately 10 new vehicles where perhaps one or two had been previously.

The proposal to infill the proposed area with medium density development which by its design nature has restricted outdoor space in the best-case scenario and none in the worst case, compounding the modern problem of young toddlers and children being removed from incidental physical activity through not having access to an adequate yard space to assist in healthy development of the individual.

As previously mentioned, the proposed development (Stage 1) is sited very close to the Wollongbar District Park, and as a local resident, I am very aware of its popularity. It is to be acknowledged that the Wollongbar District Park is extremely popular with families and their children, birthday party gatherings, older children, youth and adults all taking advantage of the facility. Those responsible for the long struggle to have this facility located in an easily accessible area complete with passive surveillance from being located in a highly visible area are to be congratulated. However, it needs to be said, I believe the Wollongbar District Park is at times already operating at a high-volume capacity with limited redundancy for future area population growth. Population growth that will come from the on-going release of new residential land in Wollongbar and the development of the proposed medium density development in the immediate area, with a total number of beds between 42 and 102 (*BSC Commercial Services committee Meeting).

So, what would I like to see in the preliminary stage of public consultation? please --

- Consideration of additional off-street parking for Owners and/or Tenants and their guests, either individually on each lot or collectively by sacrificing the monetisation of all lots with the provision of adequate communal off-street parking that considers passive shade and therefore cooling with appropriate trees indigenous to the area
- Consideration for increasing the available area set aside for the Wollongbar District Park and/or the greater inclusion of nature-play zones in the existing footprint to cater for the existing community and potential population growth resulting from this proposal. BSC already has a fantastic example of how it can be done down at Pop Denison Park
- Details for all stages of medium density development under consideration so residents have a better understanding of the complete concept proposal
- Details of the proposed developments ability to lessen the future Owners and/or Tenants cost of living through adoption of technologies such as solar hot water heating, solar photovoltaic panels (roof-top solar) and the adoption of measures to ensure a comfortable home not reliant on constant power demand to keep it cool or warm

Regards,

Greg

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 45
Login: Registered

Responded At: Jul 12, 2024 14:04:45 pm
Last Seen: Jul 12, 2024 04:02:22 am

- Q1. **Your Name** Julie Youngberry & Luke Hoolihan
- Q2. **Your email address** jeyoungberry@gmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
We object to the Wollongbar Housing Project as it is currently proposed. Please see our written submission attached.
- Q6. **Please upload any documents relevant to your submission here** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/6d1313fd76c0a8bd8dbdf752b56d21b55bd19155/original/1720757052/d5787dab365c823b094899b088283b70_2024-07-12_Wollongbar_Housing_Project_Submission.pdf?1720757052
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

SUBMISSION BY LUKE HOOLIHAN & JULIE YOUNGBERRY

WOLLONGBAR HOUSING PROJECT

Elsa Avenue & Dundee Avenue, Wollongbar

We refer to the above project proposed to be constructed at Dundee Avenue and Elsa Avenue, Wollongbar.

We respectfully make the following submissions:

1. The community has not been adequately or sufficiently consulted on the project.

The first invitation for submissions was made by a letter to local residents dated 6 June 2024 calling for written submissions within 29 days (subsequently extended to 36 days). The correspondence contained a small number of documents, including proposed plans and artist impressions. No floor plans or amended planning proposals were included.

The process feels very pro-development and the concerns of residents and ratepayers have not been at the forefront of the process. One Council meeting has been called, being held only 24 hours before submissions were due, and only advertised in the usual manner with no direct notification to the affected neighbourhoods.

We feel that the Council has only provided a token opportunity for community consultation and for the concerns of residents and ratepayers to be raised. We are of the view that the opportunity for written submissions and the holding of one meeting are formalities held only to enable Council to mark the 'community consultation box' in its records.

Further, the 'consultation process' has not been inclusive. It does not provide opportunity for those in the community who have low language and literacy skills, or who have needs that prevent them from speaking in a public forum, to participate actively in the process.

The 'consultation process' has been mere lip service.

Minutes of the earlier Council meetings pertaining to the proposed development are difficult to find on Council's website and the tender process was conducted prior to local residents being advised.

Council's correspondence advised that planning and development decisions are still to be made, however Council have appointed a preferred tenderer.¹ A Council Agenda notes that tender proposals were called for to include *'planning,*

¹ Ballina Shire Council *Letter to The Resident/Property Owner* 6 June 2024.

design and project managements services' and to include *'concept designs, cost estimates, feasibility assessments and fee proposal'*². This would indicate that Council have significantly more information than was provided in the request for public submissions, and it is only if ratepayers delve into Agenda and Minutes of a sub-committee of Council that facts can be ascertained; this is not easily navigated. Further, initially Council were not willing to accept either of the two tenders and *'declined to invite fresh tenders'*³. This has resulted in negotiation only being conducted with one tenderer, who initially did not meet Council's tender requirements.

The 'preferred proponents' were not identified on the material provided to ratepayers in the invitation for submissions, further limiting the public's opportunity to review other developments of a similar nature built by them.

The level of transparency by Council is disappointing.

2. The amenity of the neighbourhood may be negatively affected by the increased number of dwellings.

Ballina Shire Council have for several years advertised on their website (and continue to do so – see Image 1 below) that the Wollongbar Estate has been developed for 30 residential lots. Ratepayers have purchased into the area after considering that advertisement from Council. The neighbourhood has been established on that basis. At no time has there been notification via the specific Wollongbar Stage 3 Residential Estate tab on the website that Council is considering developing a medium to high density housing development at the Estate.

Wollongbar Stage 3 Residential Estate

Home » Plans, Build and Business » Business and Industry » Wollongbar Estate



Ballina Shire Council has completed construction of the Wollongbar Residential Estate Stage 3 with the plan of subdivision now registered.

The estate comprises of 30 residential lots and a larger lot designated for a childcare centre.

Council has placed Lot 31 Dundee Avenue Wollongbar on the market for sale by private treaty.

Lot 31 adjoins the new Wollongbar District Park.

Resources

- [Information Memorandum Wollongbar Childcare Centre \(pdf\)](#)

Image 1: Source: Ballina Shire Council website 11 July 2024 8.28pm⁴

The development was approved for 30 residential lots with the proposed development site being 12 lots bordered by Dundee Avenue and Elsa Avenue. If on average each of the 12 lots supported four people and two vehicles that would accommodate 48 people and 24 vehicles.

² Ballina Shire Council *Commercial Services Committee Meeting Agenda 14/02/2024* 46.

³ Ballina Shire Council *Commercial Services Committee Meeting Agenda 14/02/2024* 46 [3].

⁴ <https://ballina.nsw.gov.au/wollongbar-stage-3-residential-estate> accessed 11/07/2024 8.28pm.

The proposed Stage 1 of the development is for 15 dwellings and 17 garage spaces across five lots.⁵ It is not unreasonable for the estimated number of residents and vehicles to be:

Dwelling	No. of residents		No of vehicles	
	Est. Per unit	Total per type	Est. Per unit	Total per type
Four bedroom duplex (x2)	5	10	3	6
Three bedroom townhouse (x9)	4	36	2	18
One bedroom unit (x1)	2	2	2	2
Two bedroom unit (x2)	3	6	2	4
Three bedroom unit (x1)	4	4	3	3
		60		33

The sewer system, stormwater drainage (including additional roof run-off into drains), street width and parking were designed (and passed) to support 30 residential lots. Whilst zoned medium density, if the lots were sold individually, it is unlikely that Council would give approval to an arms-length developer for one development to straddle three lots and to subsequently increase the population density by such a significant figure. Aside from any other infrastructure matter, the proposed Stage 1 development provides only 17 garage spaces, which we view as being woefully inadequate and will result in many vehicles being parked on-street. There is little to no suitable public transport in Wollongbar.

The above assumptions are based only on Stage 1. Based on the numbers for Stage 1, it could be reasonably expected that over the three stages the 12 lots may ultimately support 180 residents and 99 vehicles, an increase of 275% in residents and 312% in vehicles as compared to the approved subdivision. No information has been provided to ratepayers on Stages 2 and 3. Should Stages 2 and 3 progress, the impact on infrastructure and amenity will be significant.

The Wollongbar District Park is very popular and well utilised by many (including people travelling from other towns (we have friends who regularly travel from Lismore to enjoy the park). Car parking is already spilling over from the designated parking to on-street parking which will only be exacerbated (see images annexed).

The proposed childcare centre site that is currently for sale by Council will necessitate a traffic flow around Dundee Avenue (and perhaps through Elsa Avenue) which will be hampered by on-street parking caused by increased population that the established street width will not accommodate.

Wollongbar does not have adequate shopping or essential facilities to support the projected increase in residents.

⁵ Ballina Shire Council Letter to The Resident/Property Owner 6 June 2024.

Council's Agenda and Minutes consistently refer to the development as the 'Key Worker Housing Proposal'⁶ If key workers are being suggested as preferred residents, then those residents will most likely work outside of Wollongbar and further are likely to have employment outside of Ballina Shire Council LGA, working in Lismore City Council and Byron Shire Council LGAs (eg police, schools, hospitals, ambulance stations). This will further impact the traffic flow in the area as there is little to no suitable public transport for workers.

3. Providing housing sits outside the scope of Council's responsibilities to ratepayers:

It is Council's fiscal responsibility to make sound financial decisions on behalf of ratepayers. Council's projections for Stage 1 identify that only a small profit would be achieved in the first ten years of \$406,583.⁷ This figure does not appear to include any maintenance and management costs for the renting, re-letting, maintenance, repairs and ancillary costs incurred as landlord. It is unclear whether the calculations assume full payment of rent at market rate, or allows for any arrears or vacancies.

Should Council elect to sell the 30 lots immediately it would realise the profit as originally forecast and release Council from the ongoing responsibility of maintenance and property management. We suggest that this would be a stronger result for Council allowing investment in other ventures.

Council's key tasks are to provide infrastructure and support to ratepayers and residents, not to act as landlord nor to provide housing solutions. Respectfully, Council would be better placed leaving housing infrastructure to state government and not for profit organisations who have specialist experience in this field. Council could assist these organisations by addressing planning limitations and improvements to Council's DA processes.

It is acknowledged that our area is suffering a housing crisis. Council has an immediate capacity to release 30 blocks into the housing market but is choosing to hold back the release of those lots whilst it considers a development that, given current construction delays, will take many years to reach fruition and provide housing to the community.

It should be noted that whilst Council is considering its options in relation to lots 19-30 it is withholding lots 1-18 from the market whilst a 'further report [is] presented to Council on the timing and method of sale for those lots'⁸. If Council proceeds with changing the development for lots 19-30 it will create a land use

⁶ Ballina Shire Council *Commercial Services Committee Meeting Agenda* 14/02/24 46 [5.6].

⁷ Ballina Shire Council, *Commercial Services Committee Meeting Agenda* 58.

⁸ Ballina Shire Council *Commercial Services Committee Meeting Minutes* 9 [5.6.3].

conflict for ratepayers who have already purchased in the area under the guidance of Council's publicly advertised plan for lots 1-31.

Council has 30 registered lots ready for immediate release to the market that will achieve a significant profit. That profit could be utilised to investigate and establish housing in the Ballina Shire Council LGA that:

- (a) will support employees who work within the Ballina Shire LGA (not neighbouring LGAs); and
- (b) is supported by existing infrastructure such as shopping, public transport, medical and health facilities, employment opportunities and public amenities; and
- (c) is developed with purpose, intention and consideration of the needs of the community for which it is being established.

4. There is a lack of transparency in the planning, approval and development process.

Ballina Shire Council is the only stakeholder in the development proposal.

There is a conflict as Ballina Shire Council is:

1. The owner of the land to be developed;
2. The developer of the project;
3. The approving authority for the development;
4. The entity responsible for accepting and approving tenders and quotes;
5. The project manager of the development; and
6. The landlord of the completed development.

We are concerned that should Council wish to make changes to the proposal at any time then there is no independent audit of Council's processes. There is fear and uncertainty that Council could ultimately 'change the goalposts' without further consultation or appropriate checks and balances.

There has been no comfort given to ratepayers and residents that Council will engage an independent, community based individual or organization to oversee and scrutinize the process and development to ensure transparency, compliance and that the input of all stakeholders, including ratepayers and residents, is genuinely considered.

Conclusion

We object to the proposal in its current form.

There is an opportunity for Council to realise an immediate profit from the sale of Lots 1-31 as originally intended, respecting and implementing the objectives of the considered planning and development of the Wollongbar Estate over many years.

We would welcome the opportunity to meet with Councillors to discuss the project and provide input in the formulation of alternative proposals. Further, we would be prepared to sit on any community forum that Council may consider incepting regarding this important issue.

We look forward to receiving acknowledgement of our submission, and a considered and detailed written response to our concerns.

Yours faithfully

Signature		
Name	Luke Anthony Hoolihan	Julie Elizabeth Youngberry

Luke Hoolihan & Julie Youngberry

12 July 2024

30 Dundee Avenue
Wollongbar NSW 2477

Luke: 0412 415 037
Julie: 0404 058 554
Email: lukehool1@gmail.com
Email: jeyoungberry@gmail.com



Wollongbar District Park – carparking overflow,
Dundee Avenue, Wollongbar



Respondent No: 46
Login: Registered

Responded At: Jul 12, 2024 14:19:34 pm
Last Seen: Jul 12, 2024 04:18:17 am

- Q1. **Your Name** Jaykob
- Q2. **Your email address** jaykobrowe96@hotmail.com
- Q3. **What suburb do you reside in?** LISMORE HEIGHTS, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
- In relation to the wollongbar housing proposal, I wish to express feedback as to why I do not support the progression of this proposal. The information council have provided in relation to this proposal is extremely vague and unclear. This makes brings distrust knowing it was previously proposed to be affordable housing, key worker housing and now is proposed as diverse housing. As someone who frequents the Wollongbar park, I fear the future of the park will be negatively impacted by this proposal. There is already limited car spaces available, which will only be made worse cramming multiple tenants into units who will be parking their cars in these spots. I don't believe council should be in a position to be leasing out residential homes and I think council will be out of their depth if they proceed with this proposal. In conclusion, I believe councils proposed plans would be drastically detrimental to Wollongbar locals and visitors and I hope that councils priority for Wollongbar returns to the sale of the remaining residential land.
- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

	Respondent No: 47	Responded At: Jul 12, 2024 14:24:53 pm
	Login: Registered	Last Seen: Jul 12, 2024 02:30:24 am

Q1. **Your Name** Zachery

Q2. **Your email address** Zachariah.mccann477@me.com

Q3. **What suburb do you reside in?** WOLLONGBAR, NSW

Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

I do not support this submission due to a few reasons, one is that this area is occupied by mostly home owners and renters who pay a fair bit of money to reside here and it would not be fair to have people move in being able to pay a lot less to live in such a nice area. Secondly, this area is a relatively nice and quiet area full of families and working people, if this submission was to go ahead, it could bring in unemployed people ,I and people at risk of offending, which would cause distress and fear of safety to locals, this may cause locals to constantly complain and at worse move away from the area. My partner and I will for sure move away from this area if this submission was to go ahead. I provide my feedback from personal experience living in housing through my childhood and teenage/early adult hood years. I saw what happened inside these houses through friends families and also what would occur on the streets surrounding.

Q6. **Please upload any documents relevant to your submission here** not answered

Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 48

Login: Registered

Responded At: Jul 12, 2024 15:53:58 pm

Last Seen: Jul 12, 2024 05:12:16 am

- Q1. **Your Name** Louise
- Q2. **Your email address** louise.woods@tag.nsw.gov.au
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No
- Q5. **Please provide your feedback on the Wollongbar Housing proposal**
See attached
- Q6. **Please upload any documents relevant to your submission here** https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/1f6645087b434a2bc3f104e62e6cfe57011c39a1/original/1720763616/2e20f2f91d7d488d00f7563551a3bbf2_LETTER_TO_COUNCIL_RE_MEETING_11-7-2024.docx?1720763616
- Q7. **I have read and agree with Council's Privacy Policy.** Yes
- Q8. **Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality**
not answered

I am writing to express my deep concerns following the meeting held last night regarding the proposed new housing development for "affordable housing". It was disappointing to learn that the council has not adequately considered the implications of this development and failed to provide satisfactory answers to important questions raised by residents.

During the meeting it became apparent that the council could not provide clear information on whether the units will be sold or rented; who would be living in these units; whether they will be sold/rented at market rate, which raises significant questions about the transparency and accountability of the project.

Additionally, the council responses to enquiries were lacking, with vague and unconvincing comparisons that did not address the legitimate concerns of the residents.

The comparisons drawn between the traffic congestions during a football match or in busy cities like Sydney and the potential impact of the new housing development, were not only irrelevant but also dismissive of the valid concerns raised by residents.

It is concerning to see the council resort to such ridiculous comparisons in an attempt to downplay the legitimate worries of residents about the impact of the proposed development on the local community.

Traffic congestion and population density in major cities are vastly different from the unique characteristics and needs of our neighbourhood, and the comparisons made do not accurately reflect the potential consequences of the housing development.

I strongly believe that the decision to build medium-density housing in the middle of a valuable housing estate is misguided and ill-considered. This type of development has the potential to disrupt the existing community, lower property values and create social and logistical challenges that have not been adequately addressed by council.

You have no right to become developers or landlords.

As a resident of this community, I urge the council to engage in more meaningful, relevant, and respectful discussions about the proposed development and to address the concerns of the residents with respect and consideration. Meaningful dialogue and transparent communication are essential for building trust and ensuring that the best interests of the community are considered in decision making process.



Respondent No: 49
Login: Registered

Responded At: Jul 12, 2024 18:39:17 pm
Last Seen: Jul 12, 2024 07:35:20 am

- Q1. **Your Name** Tyler
- Q2. **Your email address** tylerszczerbanik@hotmail.com
- Q3. **What suburb do you reside in?** WOLLONGBAR, NSW
- Q4. **Do you support the Wollongbar Housing Proposal?** No

Q5. **Please provide your feedback on the Wollongbar Housing proposal**

I am a home owner in the street this proposal directly effects, being Dundee Avenue, Wollongbar. I do not agree with the progression of this development for a multitude of reasons. I do not believe that wollongbar has the infrastructure to support this. There is no supermarket, and the small local grocer we have often has no stock on the shelves. We have 1 GP so you can imagine how hard it is to book a drs appointment in close proximity and there is little to no public transport. The location of this proposal is not appropriate for the reasons I listed above, but also due to pre existing establishments already on the street which together with this proposal is going to create an unsafe environment. There is currently a block of land waiting to be purchased for the purpose of a daycare/pre school to be established. This alone will cause a huge volume of traffic every day. The park that the community loves is already at capacity most afternoons and weekends and there is not sufficient parking for those who already enjoy using it. This proposal wants to cram multiple homes/units onto several small lots (a 2 bedroom house could end up having 2 couples living in it, being 4 people living in the one house and a vehicle each, so 4 vehicles but only 1-2 car spaces), there just isn't enough room. I have genuine safety concerns for children who visit the park and for the future daycare/preschool children with the traffic congestion this will cause together all the cars that will be parked in the street due to insufficient home parks. It's a disastrous accident waiting to happen. If council seriously believe they have to go ahead with this project, despite the communities obvious opposition, please, at least only build 1 house per lot (that would likely be rented by a family) or a 1 bedroom duplex on each lot at most. I strongly believe that local government should not be in a position to own rental properties and lease them out at market value. I am privy to first hand information as to the state of some council owned properties even whilst managed by real estate agents and I do not have confidence that these properties will be managed at an acceptable level. I have multiple friends who still have never purchased their own home due to inflation. One of the absolute biggest issues in the nation is that young adults are now having to accept the likelihood that they may never own their own homes. That means more children will be bought into this world without a "childhood home" or stability because there is no opportunity to buy and build anymore and people can only rent and sign a lease a year at a time and never feel "at home". I am suggesting that council shift their focus with this land from making as much money as possible, to instead genuinely helping those who need it. Put in the work to obtain the state or federal government grants to issue to first home buyers like you did with the Cumbalum development, so that young adults can still get their foot in the market and establish themselves and have a sense of ownership. Council are justifying this proposal by saying they just want to provide housing to assist with the shortage we're currently facing. At the end of the day, regardless of who owns these lots, houses will be filled here. There is absolutely no need for council to be the ones who are the landlords of these houses and this proposal benefits absolutely no one but council which is not what councils are here to do and begs me to question the integrity of council.

- Q6. **Please upload any documents relevant to your submission here** not answered
- Q7. **I have read and agree with Council's Privacy Policy.** Yes

Q8. Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality

not answered

5.3 Wollongbar Medium Density Housing Project - Community Consultation



Respondent No: 50
Login: Registered

Responded At: Jul 12, 2024 19:14:46 pm
Last Seen: Jul 12, 2024 09:11:30 am

- Q1. Your Name [REDACTED]
- Q2. Your email address [REDACTED]
- Q3. What suburb do you reside in? WOLLONGBAR, NSW
- Q4. Do you support the Wollongbar Housing Proposal? No
- Q5. Please provide your feedback on the Wollongbar Housing proposal
- Q6. Please upload any documents relevant to your submission here not answered
- Q7. I have read and agree with Council's Privacy Policy. Yes
- Q8. Do you want your submission to be treated as confidential? If yes, please provide a reason for confidentiality
Yes.

Leanne Harding

From: Warwick Email <wegraham@bigpond.com>
Sent: Tuesday, 18 June 2024 3:24 PM
To: Ballina Shire Council
Subject: Wollongbar Medium Density Housing Project

Attention :

Manager Commercial Services.

Having received notification of Ballina Council Plans to develop Medium Density Housing at Wollongbar, I comment as follows:-

1. Being that it is Council Land, will Ballina Council also be The Developer ?
(original development plans for this land was for a larger recreation / picnic area than is now and "Rainforest walk". Not a residential development !)
2. What is the "process" in appointing the builder ?
3. What is the total budgeted cost ?
4. Upon construction/completion will the development be sold or Rented ?
5. How will sale price be determined and or Rental
6. If Rented, will Ballina Council also be "Landlord" ?
7. If Rented who will be the "Rental Manager" - Council ?

The concern is that there would appear to be a potential conflict of interest, in that it would be a departure from what is considered normal and necessary Council Business.

Finally, it is Rate Payers funds from past present and future, which if this development goes ahead makes it possible.

This of itself goes to "conflict of interest".

Yours sincerely,
Warwick Graham

Leanne Harding

From: no-reply=paperform.co@mg.paperform.co on behalf of Complaint Triff <no-reply@paperform.co>
Sent: Tuesday, 25 June 2024 6:35 PM
To: Ballina Shire Council
Subject: Feedback Received - 25-06-2024 18:35:02

Submitted At

25-06-2024 18:35:02

What is the reason for your feedback?

Complaint

What type of Council service does your feedback relate to?

Town Planning

Details regarding your feedback

Re wollongbar development proposal...

Why propose such a development in a semi rural setting? People moved here because of that, not for medium density housing that does virtually nothing to address housing issues in the Ballina Shire. This sort of development should be in Ballina, allowing development up to 3 / 4 levels close to employment, not putting more cars on the road by locating in the far corner of Ballina shires backyard.

As for your pod village which was constructed without consultation or DA and extended, put that in Ballina where the jobs are.

More virtue signalling and gaslighting from council...if you were serious about addressing housing crisis/shortage, get your mates in Macquarie St and Canberra to cut red tape and DA waiting times. Cut record immigration and student to resident visas....

Now that lunatic of a woman Claire daily from Labor wants to fast track immigrants to rural areas.

Politicians and beaurocrats do not solve problems, they create them ensuring/postulating a solution to the problem they have formulated in the distant future...An oldie but a goldie!

Admit it, I worked for the public service once, I know what goes on in these meetings.

First Name

Anthony

Surname

Triff

Email

tonytriff@hotmail.com

5.3 Wollongbar Medium Density Housing Project - Community Consultation

Preferred Phone

██████████

Street Number

7

Street Address

Opaki pl

Suburb

Wollongbar

Postcode

2477

How would you prefer us to contact you?

No Response Necessary

I consent to have Ballina Shire Council collect my name, address, and email information

Yes

Submission ID

667a8136339cf74d0e0caf45

Leanne Harding

From: Phil <phil@saracensfc.com.au>
Sent: Tuesday, 2 July 2024 4:12 PM
To: Ballina Shire Council
Cc: Cr. Nigel Buchanan; Cr. Simon Chate; Cr. Eoin Johnston; Cr. Kiri Dicker (she/her); Cr. Eva Ramsey; %20jeff.johnson@ballina.nsw.gov.au; Cr. Stephen McCarthy; Cr. Rod Bruem; Cr. Phil Meehan; Cr. Sharon Cadwallader
Subject: Development Wollongbar

Hi all,

I see that there is further movement on the development in Wollongbar. I am not in favour of your proposal for the following reasons:

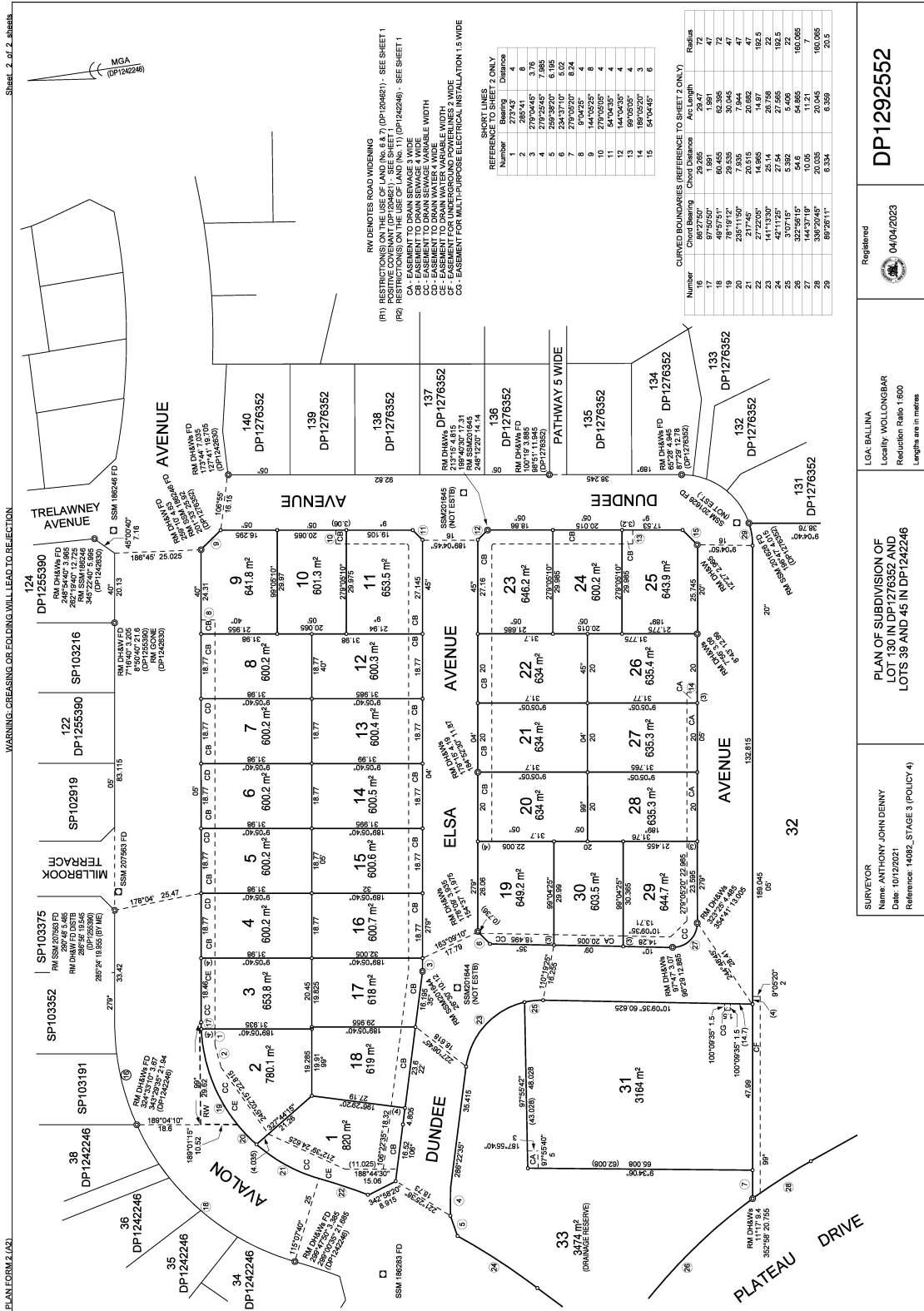
- There is nowhere in your mission statement or vision that says specifically you are a developer or property owner (on a commercial basis). You are here to provide services to ratepayers and not specifically to be an owner. Ownership involves risk and it is not your domain to take risk with ratepayers money, period. Am I wrong with this assumption? Please explain to me how?
- You initial plan was to provide for quite a number of Social/Workers/Housing Project for Wollongbar. I don't care for the "jingle" word you use, I believe the outcome will be the same; poorly managed, potentially dysfunctional rental properties. May I remind you that Wollongbar already has the pod village; and since that date the level of crime has increased a lot, with no increase in policing. This is not to say that the increase in crime is a direct result of the pod village, I do not know. However, now you are placing an excess of rental properties (for this situation), with unknown renters and you expect the properties will be maintained as an existing owner does in the area? In 10 years-time it will be an eyesore, guaranteed. And I don't want to be part of an eyesore that you created to gain more rates and income.
- Your plan is flawed in terms of parking and facilities for people to use. Where's the shopping, the doctors, services, any government services; they are not adequate now let alone when you have an initial 43 bedrooms and potentially 167 bedrooms on your initial plan. WHERE WILL THEY PARK THEIR CARS?! 43 bedrooms, with 17 garage spaces. NO, NO, NO. My expectation would be for 43 beds that at least 34-38 off-street car spaces would be provided. You just have to look at the rental properties of Trelawney Avenue and others in the area to see the mess of cars/boats and caravans parked on the street.

Have any councillors or council administration even looked at the area? Have you been to the park on the mid-week or on the weekends to see how many cars there are? I doubt it, because if you had, you would see how ludicrous your plan is.

Thank god there are council elections later in the year. I am sure, and I will be assisting in the protest, against your proposal. Further, I will be seeking an opinion as to the potential of compensation, as I believe as a direct result of your planned decision, will caused me loss.

Kind regards,

Philip S. Zappala



Registered
 DP1292552

LOA BALLINA
 Locality WOLLONGBAR
 Reduction Ratio 1:800
 Lengths are in metres

PLAN OF SUBDIVISION OF
 LOT 130 IN DP1276352 AND
 LOTS 39 AND 45 IN DP1242246

SURVEYOR
 Name: ANTHONY JOHN DENNY
 Date: 10/12/2021
 Reference: 14682_STAGE 3 (POLICY 4)

5.3 Wollongbar Medium Density Housing Project - Community Consultation

PUBLIC NOTIFICATION

client:

The Kollektive Pty Ltd

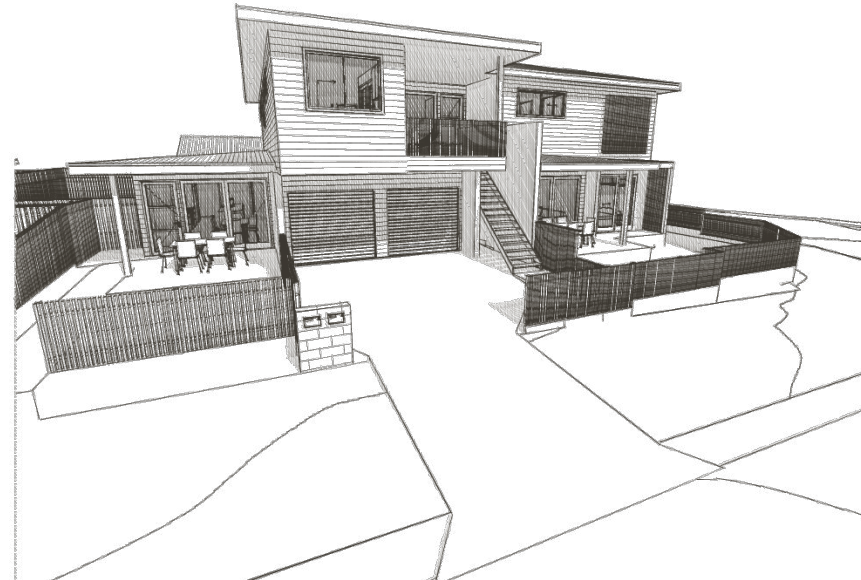
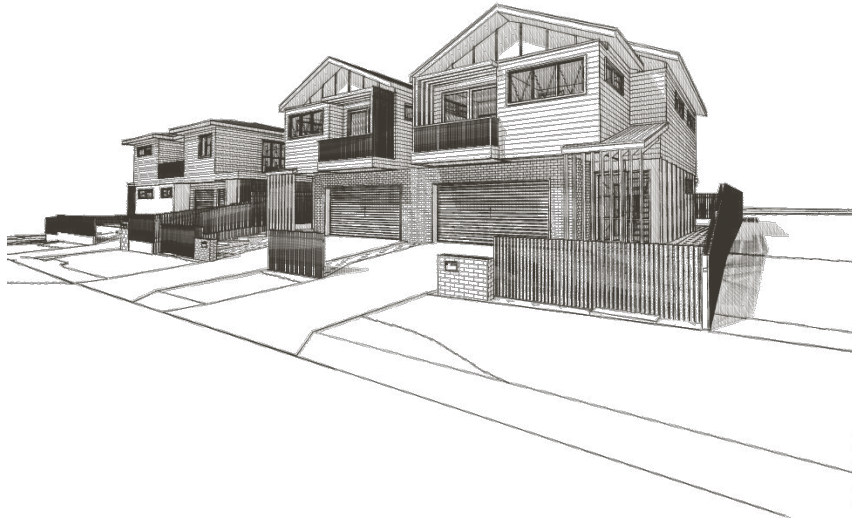
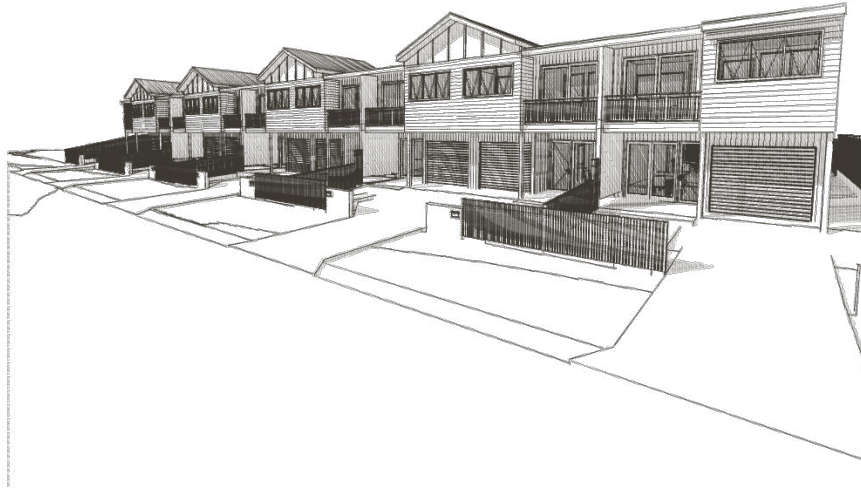
project:

Housing Development

**2-8 Elsa Avenue & 9 Dundee Avenue
Wollongbar NSW**

Page No: Page Name

001	COVER PAGE
100	SITE PLAN
201	OVERALL GROUND FLOOR PLAN
202	OVERALL 1ST FLOOR PLAN
203	GROUND FLOOR PLAN - MANOR HOUSE
204	FIRST FLOOR PLAN - MANOR HOUSE
205	GROUND & FIRST FLOOR PLAN - TOWNHOUSES
206	GROUND FLOOR PLAN - DUPLEX
207	FIRST FLOOR PLAN - DUPLEX
208	ENVIRONMENTAL SUSTAINABLE DESIGN



STORY DESIGN COLLECTIVE

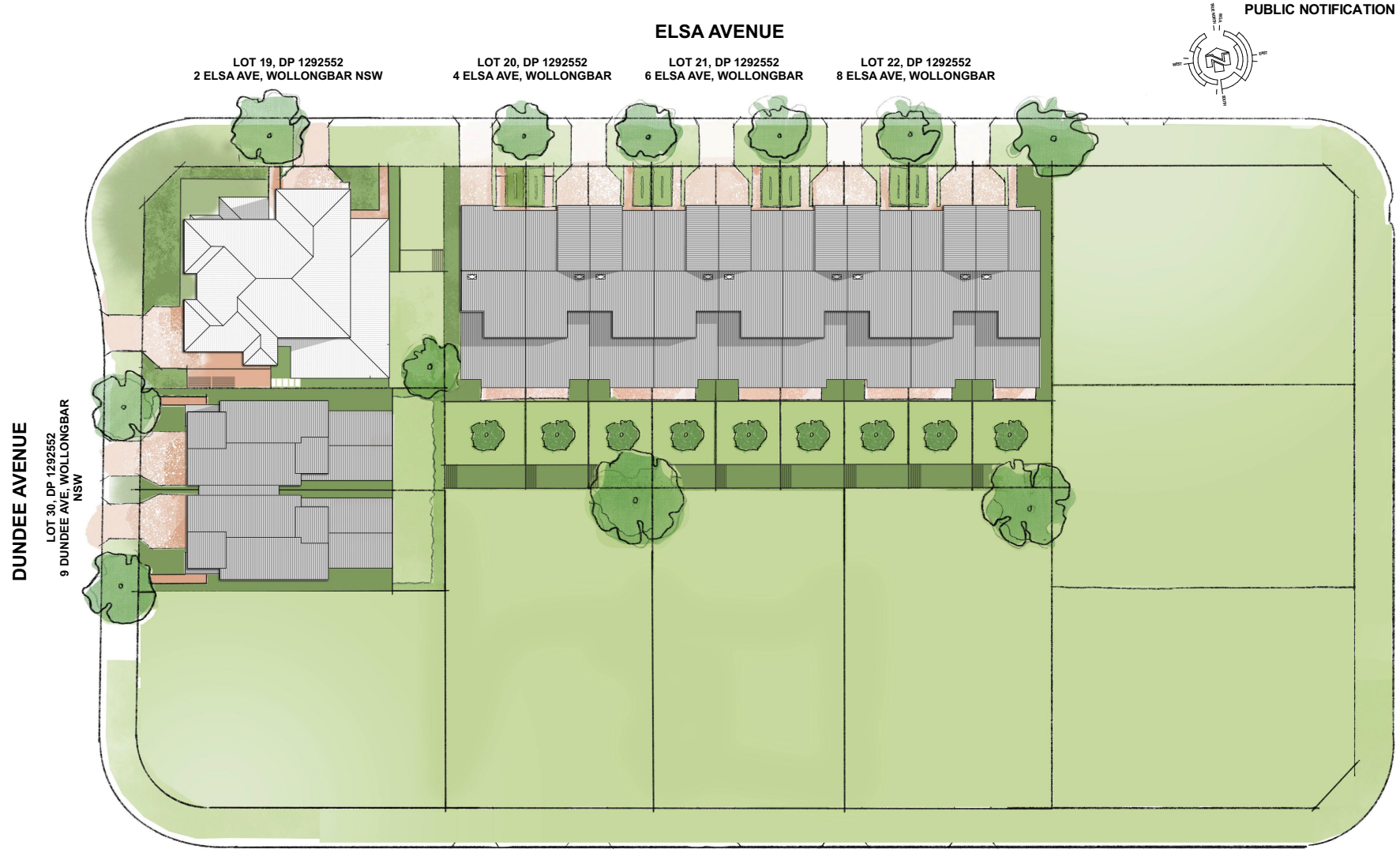
www.storydesign.com.au info@storydesign.com.au
0475 484 738 QBCC Lic # 1195264
SURFERS PARADISE BANORA POINT

Copyright: The drawings are the property of Story Design Collective and may not be used or copied in any form without permission. Copy right will be taken against any person infringing the copyright.

rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	16/06/24	PRELIM LAYOUT PLANS	SM								
B	20/04/24	PRELIM LAYOUT COMPLETION	SM								

Client	project number	drawing number	drawing print date
Ballina Shire Council	24006	001	4/6/2024
project	scale	issue	drawing name
Wollongbar Housing		B	COVER PAGE
2-8 Elsa Avenue & 9 Dundee Avenue Wollongbar NSW	drawn	checked	
	PB	Sam Ray	

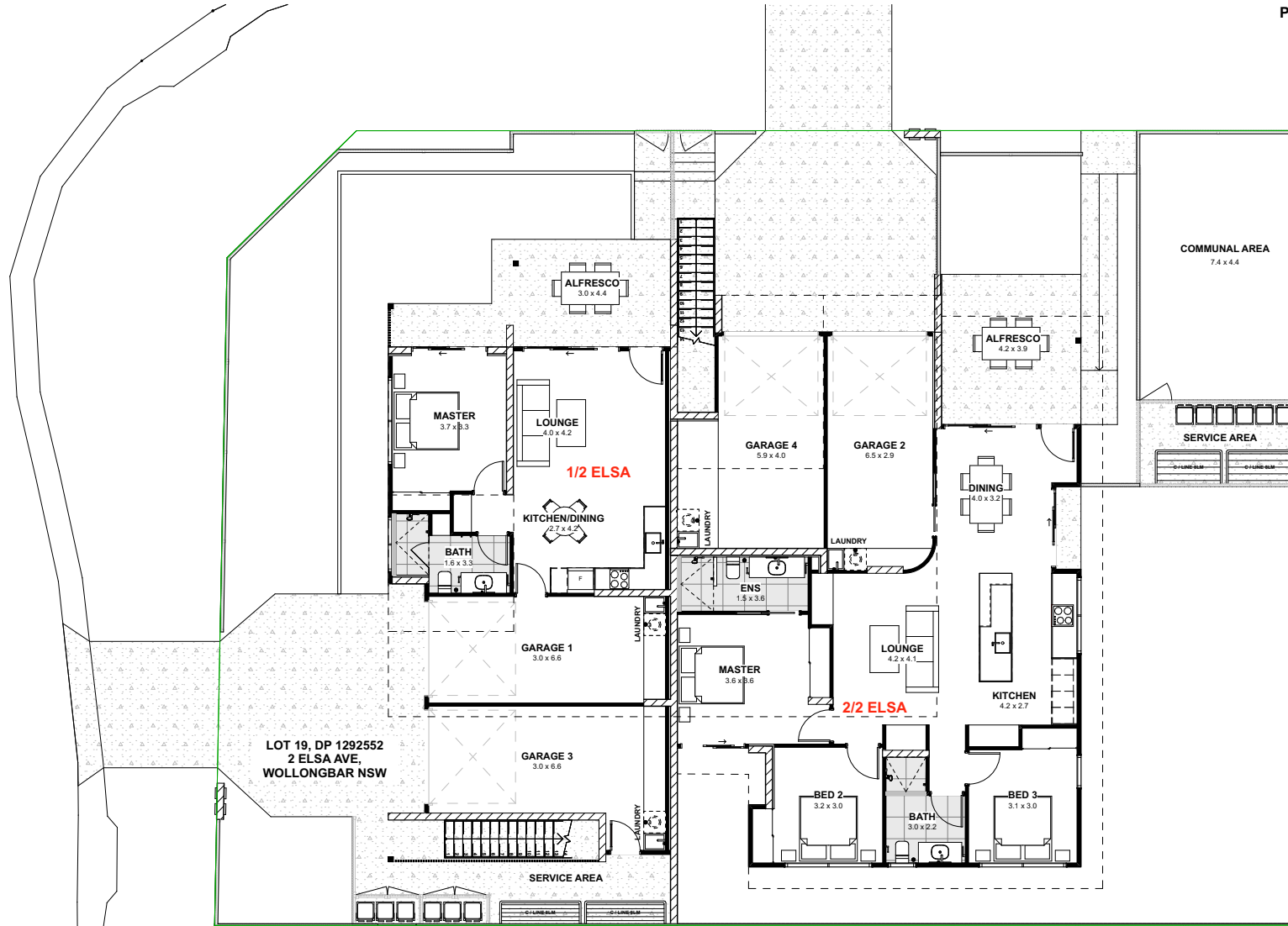
5.3 Wollongbar Medium Density Housing Project - Community Consultation



STORY
STORY DESIGN COLLECTIVE
 www.storydesign.com.au info@storydesign.com.au
 0475 484 739 QBCC Lic # 110564
 SURFERS PARADISE BANORA POINT
Copyright: This document is the property of Story Design Collective and may not be used or copied without permission. Copyright will be taken against any person infringing the copyright.

rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	20/06/24	PRELIM LAYOUT PLANS	SB								
B	20/06/24	PRELIM LAYOUT COMPLETION	SB								

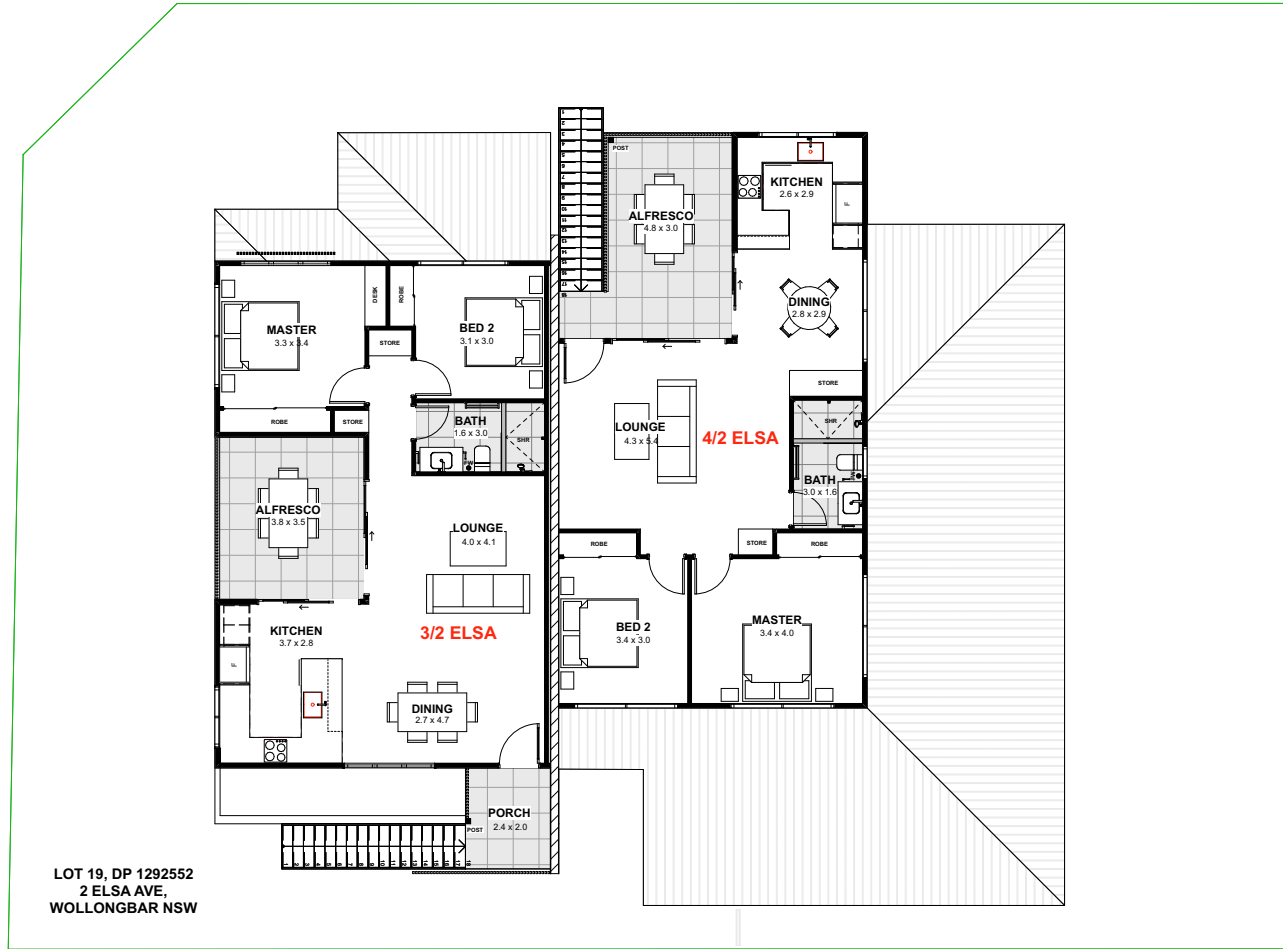
client	project number	drawing number	drawing print date
Ballina Shire Council	24006	100	4/6/2024
project	scale	issue	drawing name
Wollongbar Housing	1:350 at A3	B	SITE PLAN
2-8 Elsa Avenue & 9 Dundee Avenue Wollongbar NSW	drawn	checked	
	PB	Sam Ray	



STORY STORY DESIGN COLLECTIVE
 www.storydesign.com.au info@storydesign.com.au
 0475 484 739 QBCC Lic # 1193264
 SURFER'S PARADISE BANORA POINT
Copyright: This document is the property of Story Design Collective and may not be used or copied without permission. Copying without the owner's approval is prohibited.

rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	10/06/24	PRELIM LAYOUT PLANS	int.								
B	20/04/24	PRELIM LAYOUT COMPLETION	int.								

client	project number	drawing number	drawing print date
Ballina Shire Council	24006	203	4/6/2024
project	scale	issue	drawing name
Wollongbar Housing	1:100 on A3	B	GROUND FLOOR PLAN - MANOR HOUSE
2-8 Elsa Avenue & 9 Dundee Avenue Wollongbar NSW	drawn	checked	
	PB	San Ray	



LOT 19, DP 1292552
2 ELSA AVE,
WOLLONGBAR NSW



STORY DESIGN COLLECTIVE
www.storydesign.com.au info@storydesign.com.au
0475 484 738 QBCC Lic # 1193564
SURFERS PARADISE BANORA POINT

Copyright: This document is the property of Story Design Collective and may not be used or copied without permission. Copyright will be taken against any person infringing the copyright.

rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	16/06/24	PRELIM LAYOUT PLANS	int.								
B	22/04/24	PRELIM LAYOUT COMPLETION	int.								

client	project number	drawing number	drawing print date
Ballina Shire Council	24006	204	4/6/2024
project	scale	issue	drawing name
Wollongbar Housing	1:100 on A3	B	FIRST FLOOR PLAN - MANOR HOUSE
2-8 Elsa Avenue & 9 Dundee Avenue Wollongbar NSW	drawn	checked	
	PB	San Ray	



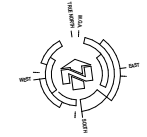
LOT 20, DP 1292552
4 ELSA AVE, WOLLONGBAR



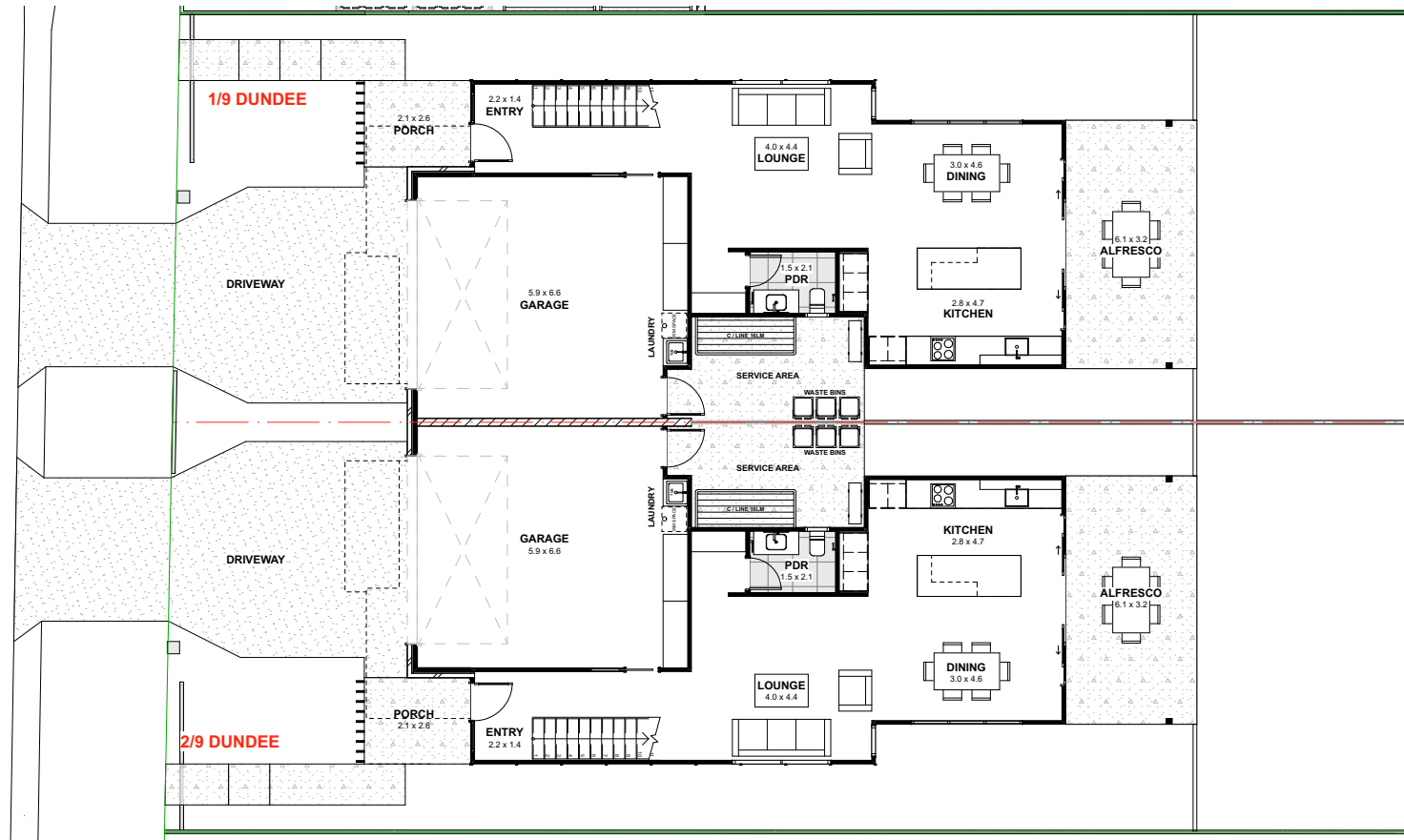
STORY DESIGN COLLECTIVE
www.storydesign.com.au info@storydesign.com.au
045 484 739 QBCC Lic # 1155264
SURFER'S PARADISE BANORA POINT
©2024. The drawings are property of Story Design Collective and may not be used or copied without permission. Copying without the owner's prior written consent is prohibited.

rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	20/06/24	PRELIM LAYOUT PLANS	SB								
B	22/04/24	PRELIM LAYOUT COMPLETION	SB								

client	project number	drawing number	drawing print date
Ballina Shire Council	24006	205	4/6/2024
project	scale	issue	drawing name
Wollongbar Housing	1:100 on A3	B	GROUND & FIRST FLOOR PLAN - TOWNHOUSES
2-8 Elsa Avenue & 9 Dundee Avenue Wollongbar NSW	drawn	checked	
	PB	Sam Ray	



LOT 30, DP 1292552
9 DUNDEE AVE, WOLLONGBAR
NSW



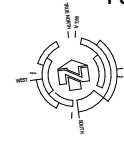
STORY DESIGN COLLECTIVE
www.storydesign.com.au info@storydesign.com.au
0475 484 738 QBCC Lic # 1193564
SLURFERS PARADISE BANORA POINT

rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	20/02/24	PRELIM LAYOUT PLANS	SB								
B	22/04/24	PRELIM LAYOUT COMPLETION	SB								

client	project number	drawing number	drawing print date
Ballina Shire Council	24006	206	4/6/2024
project	scale	issue	drawing name
Wollongbar Housing	1:100 on A3	B	GROUND FLOOR PLAN - DUPLEX
2-8 Elsa Avenue & 9 Dundee Avenue Wollongbar NSW	drawn	checked	
	PB	Sam Ray	

5.3 Wollongbar Medium Density Housing Project - Community Consultation

PUBLIC NOTIFICATION



LOT 30, DP 1292552
9 DUNDEE AVE, WOLLONGBAR
NSW



STORY STORY DESIGN COLLECTIVE
 www.storydesign.com.au info@storydesign.com.au
 0475 484 739 QBCC Lic # 1193264
 SURFERS PARADISE BANORA POINT
Copyright: This document is the property of Story Design Collective and may not be used or copied without permission. Copying without the owner's agreement is prohibited by copyright.

rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	16/06/24	PRELIM LAYOUT PLANS	SM								
B	22/04/24	PRELIM LAYOUT COMPLETION	SM								

client	project number	drawing number	drawing print date
Ballina Shire Council	24006	207	4/6/2024
project	scale	issue	drawing name
Wollongbar Housing	1:100 on A3	B	FIRST FLOOR PLAN - DUPLEX
2-8 Elsa Avenue & 9 Dundee Avenue Wollongbar NSW	drawn	checked	
	PB	Sam Ray	

5.3 Wollongbar Medium Density Housing Project - Community Consultation

PUBLIC NOTIFICATION

PROPOSED SUSTAINABLE ENVIRONMENTAL DESIGN COMPONENTS TO ALL DWELLINGS



SOLAR PANELS



WALL & FLOOR INSULATION

ROOF INSULATION



INGROUND WATER TANKS



SOLAR HOTWATER UNIT



TINTED & LOW 'E' GLAZING



STORY DESIGN COLLECTIVE
 www.storydesign.com.au info@storydesign.com.au
 0475 484 739 QBCC Lic # 1195264
 SURFERS PARADISE BANORA POINT

rev.	date	description	int.	rev.	date	description	int.	rev.	date	description	int.
A	20/06/24	PRELIM LAYOUT PLANE	int.								
B	20/04/24	PRELIM LAYOUT COMPLETION	int.								

client	project number	drawing number	drawing print date
Ballina Shire Council	24006	208	4/6/2024
project	scale	issue	drawing name
Wollongbar Housing		B	ENVIRONMENTAL SUSTAINABLE DESIGN
2-8 Elsa Avenue & 9 Dundee Avenue Wollongbar NSW	drawn	checked	
	PB	Sam Ray	