

live and work in a vibrant community

The Ballina Shire offers a great lifestyle

The Ballina Coast & Hinterland offers an opportunity to live and work in a vibrant community with a great lifestyle in both coastal and rural environments. The Ballina Shire is one that: supports economic opportunity and innovation, preserves our environmental qualities and sense of place, supports social cohesion and cultural expression, and facilitates an active and healthy lifestyle...Come establish the Destination North Coast operational office in Ballina to discover what working smarter is all about!

Ballina is situated on the Far North Coast of New South Wales, 30 minutes drive from Byron Bay and one hour from the Gold Coast. The natural beauty and 'relaxed' lifestyle of the region, along with high quality air and road transport connections, make it a growing 'lifestyle' region, attracting skilled migrants who are able to live and work in the shire while staying connected with the rest of their work, online and by commuting to the larger centres.

The Brisbane/Gold Coast metropolis (including Tweed Heads at the QLD/NSW border) exerts an increasing influence on the region, particularly as road connections continue to improve. The Gold Coast, in particular, is a major retail and entertainment destination for residents within the Northern Rivers region.

The Ballina township has been identified in the NSW Government's Far North Coast Regional Strategy as a developing major regional centre. An office in the heart of Ballina will provide easy access to: International and Domestic Airports, quality conferencing and events infrastructure, and the Northern Rivers Regional head offices of: NSW Business Chamber, Regional Development Australia and Southern Cross University Campuses.



it's all about location, location

>> Access

Air Access

The **Ballina Byron Gateway Airport** (BBGA) offers direct services between Sydney, Melbourne and Newcastle with Jetstar, Virgin, REX and Fly Pelican providing up to 58 flights per week. Please refer to Annexure 1 for an example of a typical week's flight schedule.

The BBGA is a five minute drive from the proposed office.

BBGA also offer the option to charter private aircraft into our port, as the aerodrome can operate the lighting system around the clock. For private charter the services of aircraft marshalling, ground handing, refuelling, etc. is available upon request shall you wish to charter aircraft from Lord Howe Island or other destinations.

For further information visit ballinabyronairport.com.au

Flying times from BBGA to:	
Sydney	1hr 15 mins
Melbourne	2hrs
Newcastle	1hr 20mins

The **Gold Coast Airport** at Coolangatta, is located a 55 minute drive from the Ballina office space, and provides direct flights to 11 Australian destinations including: Canberra, Sydney, Melbourne, Newcastle, Adelaide, Cairns, Launceston, Perth, Hobart, Townsville and Rockhampton. These flights are serviced by Jetstar, Virgin, Tigar Air, Qantas and Jet Go. International destinations with direct flights from the Gold Coast Airport include Japan, Singapore, Malaysia, New Zealand, Fiji and Hong Kong.



connections and access

Road Access:

The Pacific Highway upgrade project has now been completed to the north of the shire, making the journey from Ballina to Brisbane a two hour drive. The Pacific Highway in both the north and southbound directions is only a nine minute drive from the proposed office.

Distance from Ballina office to:	Distance in kilometres
Ballina Byron Gateway Airport	6 kms
Coolangatta Airport	90 kms
Lennox Head	12 kms
Byron Bay	30 kms
Tweed Heads	88 kms
Brisbane	187 kms
Lismore	35 kms
Casino	66 kms
Kyogle	79 kms
Grafton	138 kms
Coffs Harbour	211 kms
Port Macquarie	372 kms
Forster	469 kms
Sydney	746 kms

Access to quality conference and event infrastructure

Ballina Shire Council operates five community facilities; and there are also twelve community halls operated by committees throughout the Shire. We have a variety of spaces, from small interview rooms to a spacious event venue seating 550 people. These spaces would be available for hire at not-for-profit rates to Destination North Coast.

Please refer to Annexure 2 for a list of event spaces.

The spaces are all available for hire by individuals, community groups and businesses. A program of classes, activities and public events is open to the community to enjoy.

For a full listing of what's on across the shire's community spaces visit **communityspaces.com.au**



office work space

Work from the heart of Ballina's CBD

Location

Situated on the corner of Las Balsas Plaza and River Street Ballina, the proposed office space is within the Ballina Visitor Information Centre and features a view of the Richmond River to the south (refer to the cover page of this proposal for an image of the Richmond River).

The Las Balsas precinct is at the eastern end of River Street and is clustered with the Ballina Library, Ballina Navel and Maritime Museum and the Olympic Swimming Pool. There is plenty of all day parking adjacent to the building, this is free of charge.

Work from the heart of the Ballina CBD, with easy access to the BBG Airport, Pacific Highway and Regional Head office of the NSW Business Chamber. From this location you will have key contacts at your fingertips.

Area

A ground floor space of 30.6m2 within the Ballina Visitor Information Centre would accommodate the operational staff. Staff would have access to the shared kitchenette and toilet facility in the back of house area. The kitchenette and toilet are also used by the Ballina Visitor Information Centre staff and Ambassadors. If the operational staff wish to cycle or jog to work, a public shower is attached to the Ballina Visitor Information Centre.

Cost

The space is a blank canvas, and shall be yours to fit out to your requirements and your budget. A wall between the Information Centre and the Destination North Coast office shall be erected, to Council's satisfaction, and the cost shall be borne by Destination North Coast. It is estimated this would range in price from \$10-20K dependent on materials. An alternative to paying this construction cost up front, would be to have Ballina Shire Council's trade section undertake the work and pay back this wall construction cost over the term of the lease. No other rental fee would be charged for lease of the floor space.

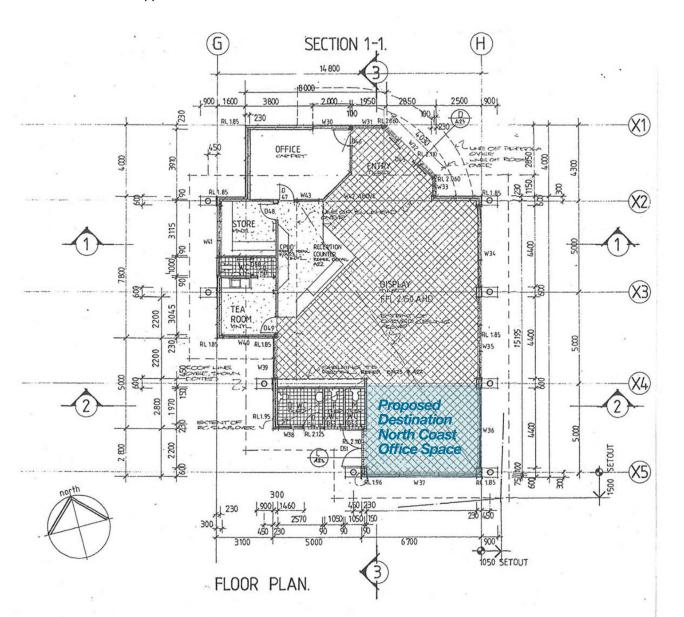




>>> Floor Plan

Ballina Visitor Information Centre Floor Plan

Floor area: Approx 206m2





office work space cont'd

Utilities

Electricity and water, to a reasonable value, are included in the cost of the space. Reasonable is defined as the average household consumption based on a household within the Ballina Shire.

Tenure

The term of the tenure is four years, with the option to extend for an additional four years. Please note due to the short time frame to submit this proposal staff are yet to seek the endorsement of the elected Council. Shall you wish to proceed, the tenure is subject to the endorsement of the elected Council.

Infrastructure

The space is a blank canvas, and shall be yours to fit out to your requirements and your budget, subject to Council's satisfaction.

Telephone Systems, Computer Network, Hardware and Software

This will need to be provided by a third party. Council is unable to supply access to its network.

Reception

The Ballina Visitor Information Centre has a welcome desk, visitors to the North Coast Destination Office are able to report in with staff and volunteers at the desk, prior to entering the Destination North Coast office space.

Administration Support

Administration support is not available from Ballina Shire Council. There are however third party services within the Ballina CBD to provide admin support for Destination North Coast.

Dedicated vehicle

Council has access to great fleet rates through *Custom Fleet* and can pass on these discounted rates to Destination North Coast. Vehicles come fully insured, maintained and with a fuel card to access discounted prices at the pump. Refer to Annexure 3 for example pricing which can be customised to suit your requirements.



office work space cont'd

Meeting rooms

Ballina Shire Council operates five community facilities; we have a variety of spaces, from small interview rooms to a spacious event venue seating 550 people. These spaces would be available for hire at not-for-profit rates to Destination North Coast.

The Community Spaces website

communityspaces.com.au

lists comprehensive details and floor plans of all meeting rooms and equipment available for hire. Please refer to the website for an overview of these facilities.

Access to training and professional development

Council provide regular training and professional development opportunities for staff. As part of this package offering, Destination North Coast can pay a per person rate to access selected training courses coordinated by Ballina Shire Council.

Invite to staff Christmas Party

The operational staff of Destination North Coast, based within the Ballina Visitor Information Centre building, are invited along to the annual catered Council Christmas get together.



population figures

>> Our place

Population

The Ballina Shire has a population of 42, 004 people, segmented as per the table below sourced from the Australian Bureau of Statistics (2016). Our population is serviced by all the modern amenities you would expect of a regional centre of this size. Please refer to Attachment 4 for the Economic Profile of the Ballina Shire.

Population Statistics		
Alstonville	5835	
Ballina	8612	
Lennox Head	6651	
Other Ballina Shire	20 906	
TOTAL	42 004	

Climate

Mild winters and balmy summer temperatures are a constant discussion topic at weekend barbecues. Ballina's subtropical climate is perfect for enjoying the outdoors all year around.

Temperatures

Month	Mean Maximum	Mean Minimum
	Temperature	Temperature
Jan	28.2	19.7
Feb	27.9	19.5
Mar	27.0	18.2
Apr	24.9	15.3
May	22.4	12.1
Jun	20.3	12.1
Jul	19.9	8.6
Aug	21.3	8.8
Sept	23.5	11.4
Oct	24.9	14.0
Nov	26.2	16.5
Dec	27.4	18.2



next **steps**

Tenure Caveat

Please note due to the short time frame to submit this proposal, staff are yet to seek the endorsement of the elected Council. Shall you wish to proceed, the tenure is subject to the endorsement of the elected Council.

Further Information

For further information please contact council's Team Leader Visitor Services, Alicia Wallace or council's Group Manager Strategic and Community Facilities, Steve Barnier by telephone on 02 6686 1284. We look forward to hearing from you!



table of annexures and attachments

Annexure 1. Weekly example of the Ballina Byron Gateway Airport Flight Schedule

Annexure 2. List of Community Spaces and upcoming major events for the month of March

Annexure 3. Options for Custom Fleet dedicated vehicle

Attachment 4. Ballina Shire Economic Profile

Email Link Attachment 5. Ballina Coast and Hinterland Visitor Guide

Email Link Attachment 6. Ballina Shire Council Community Spaces meeting rooms and event venues.



1. Weekly example of the Ballina Byron Gateway Airport Flight Schedule

DAY								
i	SERVICE	FLT No.	DEPARTS	FROM	ARRIVES BALLINA	DEPARTS BALLINA	01	ARRIVES
WED	REX	ZL211				6:30	SYD	8:20
15th	JETSTAR	JQ458/459	10:00	SYD	11:15	11:45	SYD	13:10
	FLYPELICAN	FP152/512	10:30	NTL	11:50	12:15	NTL	13:35
	JETSTAR	JQ464/465	10:00	MEL	12:00	12:30	MEL	14:40
	VIRGIN	VA1141/1142	13:35	SYD	14:50	15:25	QAS	16:50
	JETSTAR	JQ460/461	15:00	SYD	16:15	16:45	SYD	18:10
	REX	ZL236	18:35	SYD	20:20			
THU	REX	ZL211				6:30	SYD	8:20
16th	JETSTAR	JQ458/459	10:00	SYD	11:15	11:45	QAS	13:10
	FLYPELICAN	FP152/512	10:30	NTL	11:50	12:15	NTL	13:35
	JETSTAR	JQ464/465	10:00	MEL	12:00	12:30	MEL	14:40
	VIRGIN	VA1141/1142	13:10	SYD	14:25	15:00	SYD	16:25
	JETSTAR	JQ460/461	15:00	SYD	16:15	16:45	QAS	18:10
	REX	ZL236	18:35	SYD	20:20			
FRI	REX	ZL211				6:30	aks	8:20
17th	JETSTAR	JO456/457	7:25	SYD	8.40	9.15	QAS	10:40
	JETSTAR	JQ458/459	10:00	SYD	11:15	11:45	QAS	13:10
	FLYPELICAN	FP152/512	10:30	NTL	11:50	12:15	NTL	13:35
	JETSTAR	JQ464/465	10:00	MEL	12:00	12:30	MEL	14:40
	VIRGIN	VA1141/1142	13:10	SYD	14:25	15:00	GAS	16:25
	JETSTAR	JQ460/461	15:00	SYD	16:15	16:45	GAS	18:10
	REX	ZL236	18:35	SYD	20:20			
SAT	RFX	71211				6:30	QXS	8:20
18th	JETSTAR	JQ456/457	7:25	SYD	8:40	9:15	QAS	10:40
	JETSTAR	JQ458/459	10:00	SYD	11:15	11:45	SYD	13:10
	VIRGIN	VA1139/1138	10:05	SYD	11:20	11:55	Q AS	13:20
	JETSTAR	JQ464/465	10:00	MEL	12:00	12:30	MEL	14:40
	JETSTAR	JQ460/461	15:00	SYD	16:15	16:45	SYD	18:10
NIIS	JETSTAR	JO456/457	7.25	SYD	8.40	9.15	SYD	10:40
19th	JETSTAR	JQ458/459	10:00	SYD	11:15	11:45	QXS	13:10
	JETSTAR	JQ464/465	10:00	MEL	12:00	12:30	MEL	14:40
	VIRGIN	VA1141/1142	14:05	SYD	15:20	15:55	SYD	17:20
	JETSTAR	JQ460/461	15:00	SYD	16:15	16:45	QAS	18:10
	FLYPELICAN	FP155/515	16:10	NTL	17:30	17:50	NTL	19:10
	REX	ZL236	18:35	SYD	20:20			
NOM	RFX	71 211				6:30	SYD	8:20
20th	JETSTAR	JQ458/459	10:00	SYD	11:15	11:45	QAS	13:10
	FLYPELICAN	FP152/512	10:30	NTL	11:50	12:15	NTL	13:35
	JETSTAR	JQ464/465	10:00	MEL	12:00	12:30	MEL	14:40
	VIRGIN	VA1141/1142	14:05	SYD	15:20	15:55	GAS	17:20
	JETSTAR	JQ460/461	15:00	SYD	16:15	16:45	QAS	18:10
	REX	ZL236	18:35	SYD	20:20			
TUES	REX	ZL211				6:30	SYD	8:20
21st	JETSTAR	JQ456/457	7:25	SYD	8:40	9:15	GAS	10:40
	JETSTAR	JQ458/459	10:00	SYD	11:15	11:45	SYD	13:10
	FLYPELICAN	FP152/512	10:30	NTL	11:50	12:15	7LN	13:35
	VIRGIN	VA1141/1142	13:35	SYD	14:50	15:25	Q AS	16:50
	IETSTAB	101601161	75.00	0	T. 07	1		

JUR FACILITIES



Jingi Wahla Rooms: Ballina Surf Club

Beach in East Ballina. The centre is home to the Ballina Lighthouse and Lismore Surf Life Saving Club and three high quality function rooms operated by Ballina Shire Council. The Lighthouse Beach Cafe operates on the beachfront end of the top floor. Ballina Surf Club's stylish function rooms look south across beautiful Lighthouse Beach The Jingi Wahla Rooms: Ballina Surf Club is located at the northern end of Lighthouse and are a premier venue for private functions, weddings and conferences.



Kentwell Community Centre

of Moon Street and Bangalow Road in Ballina. The centre is home to four important Tweed Byron Ballina Community Transport, On Track Community Programs and St Andrews Aboriginal Respite. There are also four different rooms available within the community service organisations: Ballina District Community Services Association, The Kentwell Community Centre is a modern complex located centrally on the corner centre for hire by general public, businesses and community groups.



Lennox Community Centre

The Lennox Community Centre is located conveniently in the Lennox Head Village Centre. The centre is home to the Lennox Head Library and is comprised of five meeting spaces, a dedicated children's area and a multi-use auditorium, suitable for both large scale community events and sports use.



The Richmond Room

The Richmond Room is a modern function facility located adjacent to the tranquil Richmond River within the Ballina Central Business District. Ever popular with locals, the room is regularly used for a range of events such as wedding receptions, birthday parties, trade expos, conferences and training days. It holds up to 250 people theatre style and 150 people cabaret style and is equipped with a commercial grade kitchen to assist in catering your event.



Alstonville Community Centre

organisations. The centre comprises of a multi-function hall, sports hall/auditorium and meeting room. All facilities at the Alstonville Leisure & Entertainment Centre are Library as well as many local The Alstonville Leisure & Entertainment Centre is located in the heart of Alstonville. centre is home to the Alstonville Public available to the public for hire.

UPCOMING EVENTS

RAW: Natural Born Artists present CUSP



Where: Park Lane Theatre, Lennox Community Centre When: Thursday 16 March 2017, doors open at 7:00pm. Show commences 7:30pm.

Tickets: General - \$20 presale, \$25 at the door. Book tickets here: www.rawartists.org/northernrivers/cusp

On Thursday 16th March 2017, Park Lane Theatre, Lennox Head will come alive with displays and performances from up to 30 of the local region's most exciting creatives. RAW: natural born artists is an artistic showcase that is designed to create a platform for emerging artists. Originating in the United States, the RAW brand showcases in over 70 cities around the world, and now it's coming to Lennox Head, debuting RAW, Northern Rivers.

mix of anything from visual art, jewellery making, sculpture, dance, live music, fashion parades, performance art, design, RAW showcases are dynamic displays of the best of what our cultural community has to offer; each event could be photography, and much more. It is an exciting, vibrant night of variety in its layout and program, and a fantastic opportunity for local creatives to network and enjoy a shared experience. RAW also provides opportunities for artists to learn how to promote their work, and build their brand. Park Lane Theatre is a licensed venue. Food and beverage will be available at bar. All patrons under the age of 15 must be accompanied by a responsible adult. Artists are encouraged to register at www.rawartists.org

Lennox Community Markets



When: Sunday 12 March, 9 and 30 April 2017

kids' activities, a skate park and a beautiful reserve to sit back and relax and enjoy some great music and local food. Come and join us and experience some great products for sale including fruit and vegetables, food, fantastic coffee, craft items, clothing, jewellery The markets are a vibrant part of the Lennox Head community and a great day out for the family. Enjoy shopping in a relaxed beach side town and environment. There are and more. The Lennox Head Community Markets take place every second and fifth Sunday of the month at the Lennox Community Centre from 8:00am - 2:00pm.

2017 Community Fundraiser



Where: Lennox Community Centre When: Sunday 19 March 2017

Free event

On Sunday 19 March, Park Lane Theatre will look unlike anything patrons have seen before.

For the first time, The Lennox Hotel has joined forces with the Lennox Community Centre to co-host its beloved annual Pig Races – a special community event that raises money for Parkinson's Disease research.

The annual community fundraiser raises funds for the 100% not-for-profit charity 'Shake It Up', which was founded by Lennox Head locals.

The all-ages event will include mini pig races from 12:45pm with a Calcutta and sweeps, as well as a jumping castle, skating competition, and a battle between the 'Ballina Bombers' and 'Lennox Trojans' as they put their kicking skills to the test in a target bitting competition, proudly supported by local businesses.

Following the family event at the community centre will be after party at the Lennox Hotel, featuring bands 'The Mumblers' and 'High Tide', from 4:30pm.

The event will proceed rain, hail or shine; the races will be held inside the Lennox Community Centre in the

Park Lane Theatre, and all other activities outside in the adjacent sports field.

The 2017 Community Fundraiser is a free, family-friendly event. Food will be available thanks to the 'Golden Oldies'. Fully licensed. No BYO. This is one of the biggest events of the year for the Lennox Head community. Be sure to bring the family down, join in on some fun, and support a great cause!

Ы visit Б 7312 6687 02 Б Hotel Lennox at The Trent ö Tania contact www.communityspaces.com.au information more For

Damien Leith: A Tribute to Roy Orbison



Where: Park Lane Theatre, Lennox Community Centre

When: 8 April 2017, doors open at 7:30pm. Show commences 8:00pm. Includes intermission

Tickets: \$60 adults / \$55 concession (plus booking fees). Book tickets here: www.communityspaces.com.au

Revered singer-song writer Damien Leith performs Roy - A Tribute to Roy Orbison - The Hall of Fame Tour live in concert in Lennox Head. After a sold-out run of ROY – A Tribute To Roy Orbison to metropolitan centres in 2016, revered, multi-platinum-selling, ARIA nominated singer-songwriter Damien Leith is bringing the show to Lennox Head on Saturday 8th April.

he says. "... the whole vibe and atmosphere in a show is electric. Audiences really appreciate you being there and there years, if at all. "I'm a country boy at heart, originating from a small village in Ireland, so regional tours are special to me" Taking the show to regional Australia, the tour is an opportunity for Damien to perform in towns he hasn't played in is always a great sense of community."

"This show is a favourite of mine because, I get to stand on stage and celebrate Roy's incredible career," says Damien. "I don't try to impersonate him or sound like him, it's really a case of me saluting one of the all-time greatest singers. unique way of writing and delivering a song, and it's for that reason that to this day, he continues to find new fans all Roy's songs are raw and real and melded together with that distinct melancholy intensity of his voice. He created a over the world."

continues to write with legendary musicians in Nashville who worked with Roy throughout his career. Legendary songwriter Joe Melson, who co-wrote Crying and Blue Bayou with Roy said that nothing excited him to write music since Damien has always had a strong affinity with Roy's music. He recorded and worked with the late Barbara Orbison, and Roy, until he heard Damien's voice.

reaction to the six sold-out metro shows that I did earlier this year," he says. "We had people singing, dancing and even crying. The fact that audiences were on their feet by the end of the night is the greatest compliment and feeling for any band," say Damien. Damien's album Roy – A Tribute to Roy Orbison stayed in the ARIA Top 20 chart for 22 weeks, was nominated for an ARIA award, and went multi-platinum. The 2016 ROY tour sold out throughout Australia. "I was blown away by the

Food & beverages will be available to purchase. All ages event.

Mental Health Forum



Where: Park Lane Theatre, Lennox Community Centre

When: Sunday 23 April 2017, 9.30am - 11.00am

Free

Dubbed the 'Movement Revolution', Lennox local Trent Chapman has teamed up with NRL Mental Health Ambassador, Director of Mental Health Movement Dan Hunt, of the St George Illawarra Dragons, to bring you a FREE community event talking everything Mental Health.

Dan and Trent believe education is the key to building a resilient community around mental health, and they are leading the way through sharing their own personal experiences, and using the power of story to inspire those around them.

The first instalment in a three part series will be held Sunday 23 April at the Lennox Community Centre.

In the first 'episode' Dan shares his story of battling bipolar, living in a family with mental illness, and the pressures that came with being a professional NRL athlete. He then shares the tools that have worked for him, where he best became informed around mental illness and how he helped those around him understand what he and people like him go through. Trent talks about using physical exercise as the number one tool for managing such illnesses, and gives advice on how to make that your go-to during tough times just like he has, and he how he has helped so many others do so.

With statistics telling us that 50% of the Australian population will go through poor mental health at some stage in their life, and the other 50% will know someone that will, this tells us this event is one not to be missed.

Annexure 3. Options for Custom Fleet dedicated vehicle

The quotes are for fully maintained vehicles including insurance, and a fuel card offering a discount off pump prices (fuel transactions charged back each month on your invoice). Customised quotes can be provided based on your requirements.

The calculations below show how the vehicles measure up over the life of their lease. Below is a table showing these comparisons.

1217828/1 - Toyota Corolla 48/25,000 km per annum - \$568.19 ex GST

1217859/2 - Toyota Corolla 48/40,000 km per annum - \$591.54 ex GST

1217829/2 - Holden Commodore 48/25,000 km per annum - \$811.54 ex GST

1217844/2 - Holden Commodore 48/40,000 km per annum - \$831.26 ex GST

1217849/2 - Hyundai i40 48/25,000 km per annum - \$684.36 ex GST

1217850/2 - Hyundai i40 48/40,000 km per annum - \$712.08 ex GST

1217852/2 - Hyundai Tucson 48/25,000 km per annum - \$590.10 ex GST

1217853/2 - Hyundai Tucson 48/40,000 km per annum - \$620.34 ex GST

Vehicle Description	Monthly Rental ex GST	Annual FBT (Statutory)	Annual Fuel	Annual WOL (Fuel, Rental & FBT)	Term WOL ex FBT
Toyota Corolla Acsent CVT 48/25000	\$568.19	\$4,260.89	\$520.00	\$11,599.17	\$29,353
Toyota Corolla Acsent CVT 48/40000	\$591.54	\$4,260.89	\$832.00	\$12,191.37	\$31,722
Holden Commodore Evoke Active 48/25000	\$811.54	\$6,489.20	\$674.38	\$16,902.06	\$41,651
Holden Commodore Evoke Active 48/40000	\$831.26	\$6,489.20	\$1,079.00	\$17,543.32	\$44,216
Hyundai i40 CRDi Active 48/25000	\$684.36	\$5,893.55	\$414.38	\$14,520.24	\$34,507
Hyundai i40 CRDi Active 48/40000	\$712.08	\$5,893.55	\$663.00	\$15,101.51	\$36,832
Hyundai Tucson TL Gdi Active 48/25000	\$590.10	\$5,508.19	\$633.75	\$13,223.14	\$30,860
Hyundai Tucson TL Gdi Active 48/40000	\$620.34	\$5,508.19	\$1,014.00	\$13,966.27	\$33,832

