

Agenda

B Ward Committee Meeting **21 July 2025**

A B Ward Committee Meeting will be held in the Ballina Shire Council Chambers, 40 Cherry Street, Ballina on **21 July 2025 commencing at 4:30pm.**

1. Acknowledgment of Country
2. Attendance and Apologies (including updates/changes in membership)
3. Declarations of Interest
4. Presentations
5. Confirmation of Minutes – Monday, 19 May 2025
6. Business Arising from Minutes - Monday, 19 May 2025
7. Business With Notice
8. General Business
9. Business Without Notice
10. Council Documents on Exhibition
11. Next Meeting/Future Meeting Dates
12. Meeting Closure

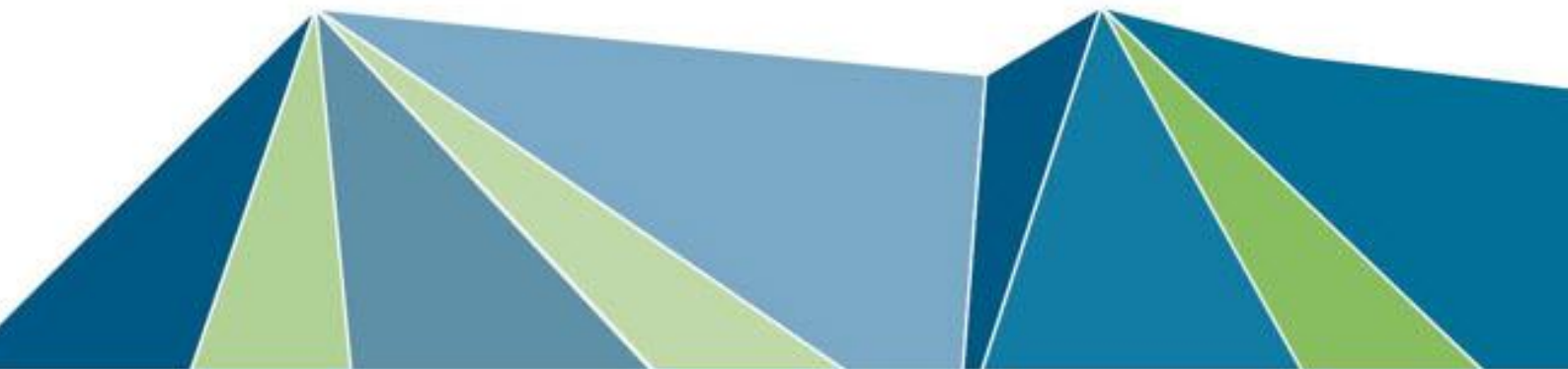


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1. Acknowledgment of Country
 2. Attendance and Apologies (including updates/changes in membership)
 3. Declarations of Interest
 4. Deputations
 5. Confirmation of Minutes
-

1. Acknowledgment of Country

In opening the meeting, the Chair will provide an Acknowledgement of Country.

We acknowledge the Nyangbul peoples of the Bundjalung nation, the traditional custodians of the land on which we meet today and pay our respects to their Elders, past and present.

2. Attendance and Apologies (including updates/changes in membership)

Graham Bond – Lennox Community Gardens Incorporated

3. Declarations of Interest

4. Presentations

5. Confirmation of Minutes

A copy of the Minutes of the B Ward Committee Meeting held on Monday 19 May 2025 was published on the website and distributed by email 15 April 2025.

RECOMMENDATION

That the Committee confirms the Minutes of the B Ward Committee Meeting held on Monday 19 May 2025.

6.1 Business Arising from Minutes of 19 May 2025 - Community Organisations Register

6. Business Arising from Minutes

6.1 Business Arising from Minutes of 19 May 2025 - Community Organisations Register

At the meeting, 19 May 2025, a staff comment was provided in relation to Item 8.2, originally raised by Ballina Environmental Society. Subsequently, Geoff Wegg, Lennox Head Resident's Association, suggested Council provide a mechanism for groups to self report details be published (e.g. through a page in Community Connect or a webpage). The request was referred to Council's Communications for a response.

Staff Comment

Council has added a link to the NSW Government's Make a Difference website on its Volunteer With Us page. This platform allows community groups to manage and promote their own volunteering opportunities.

Council's website is not designed for external content management, and Community Connect is focused on Council-related news, so it's not feasible to include a community directory. The Connected Community Expos are another way to connect with the community.

Groups are encouraged to use the Make a Difference site and may also promote through local print, radio, tv media. Council can provide media contacts if needed.

Attachment(s)

Nil

6.2 Business Arising from Minutes of 19 May 2025 - Mercer Park and Serpentine Park and The Spit off-leash dog beach - Tuckombil Landcare

6.2 Business Arising from Minutes of 19 May 2025 - Mercer Park and Serpentine Park and The Spit off-leash dog beach - Tuckombil Landcare

At the meeting 19 May 2025, Item 8.4 - Mercer Park and Serpentine Park and The Spit was discussed.

Drainage and access problems raised by Col Riches in relation to Mercer Park were referred to Council's Open Spaces team for review.

Staff Comment

Council staff met with the Tuckombil Landcare Group at The Spit and determined the combined approach to works in the area. This is to involve the group not working at the sinkhole area to allow Civil Services to undertake repair works. Also, for further bush regeneration assistance is planned from Council's Healthy Waterways management program in that area and along Kingsford Smith Drive riparian area.

With regards to Mercer Park, Council has allocated internal bush regeneration resources to undertake weed control and access improvement works. Works are currently scheduled to be undertaken this August/September.

Attachment(s)

Nil

6.3 Business Arising from Minutes of 19 May 2025 - Megan Crescent sporting field amenities

6.3 Business Arising from Minutes of 19 May 2025 - Megan Crescent sporting field amenities

At the meeting 19 May 2025, Darel Vidler, Lennox Head Combined Sports Association, noted concerns about the amenities at Megan Crescent.

The subject of Megan Crescent facilities (having regard for the lease) was referred to Council's Open Spaces team to review.

Staff Comment

Recent repairs undertaken by Council plumber.

Attachment(s)

Nil

7. General Business

7. **General Business**

Nil Items

8. Business With Notice

8.1 Business With Notice - "CURA C" Planning Proposal - Cr Dicker

Cr Dicker requested information on the planning proposal for "CURA C" and if possible, a link to the planning proposal.

Staff Comment

Summary of Rezoning Planning Proposal – CURA C – part 962 Tamarind Drive and 1026 Tamarind Drive, Tintenbar

A planning proposal has been submitted on the NSW Planning Portal to rezone part of the land known as CURA C (Cumbalum Urban Release Area C). The land is identified as Lot 4 DP10170 (1026 Tamarind Drive, Tintenbar) and part Lot 10 DP1173458 (part 962 Tamarind Drive, Tintenbar as shown on the image below. The CURA C Strategic Urban Growth Area (SUGA) is the whole of the area coloured green with black outline on the image.

The purpose of the rezoning proposal is to rezone land to enable residential development. The land is currently zoned RU1 Primary Production, and the proposal is to rezone the land to part R3 Medium Density Residential (around 36.5ha) and part C2 Environmental Conservation (around 7.5ha). Refer to the proposed zone map below. A 450m² minimum lot size for subdivision is proposed for the R3 Medium Density Residential land.

The proposal includes a concept subdivision layout of the site which nominates lots with a range of sizes aiming to respond to slope and other site constraints, a designated 'affordable housing' lot, an indicative road layout and parks, open spaces, and drainage areas.

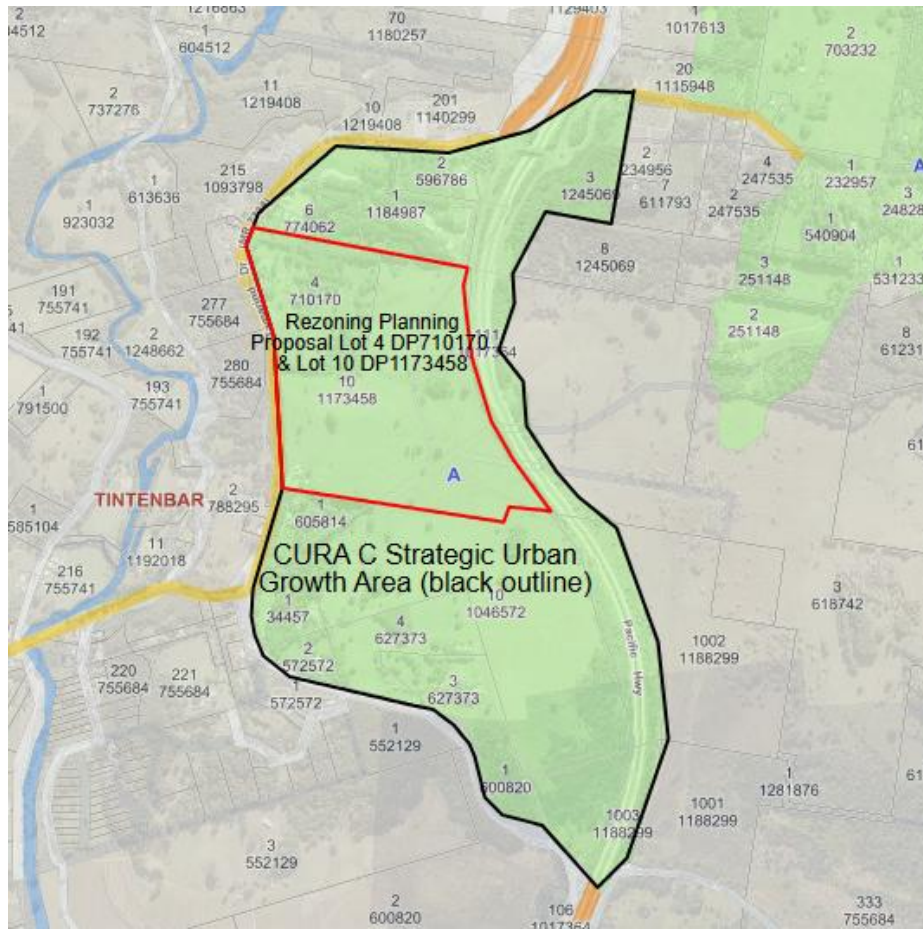
The planning proposal is accompanied by multiple technical reports on issues including bushfire risk, ecology, traffic impact, urban design, water and sewer servicing, contaminated land, and noise impacts.

Council planning and technical staff have commenced reviewing the planning proposal and the supporting technical information and will prepare a report to be presented to a future Council meeting. If the planning proposal is supported by Council, it will then proceed to a request to the Department of Planning, Housing and Infrastructure for a 'Gateway determination'. Public exhibition of the proposal generally follows the Gateway determination.

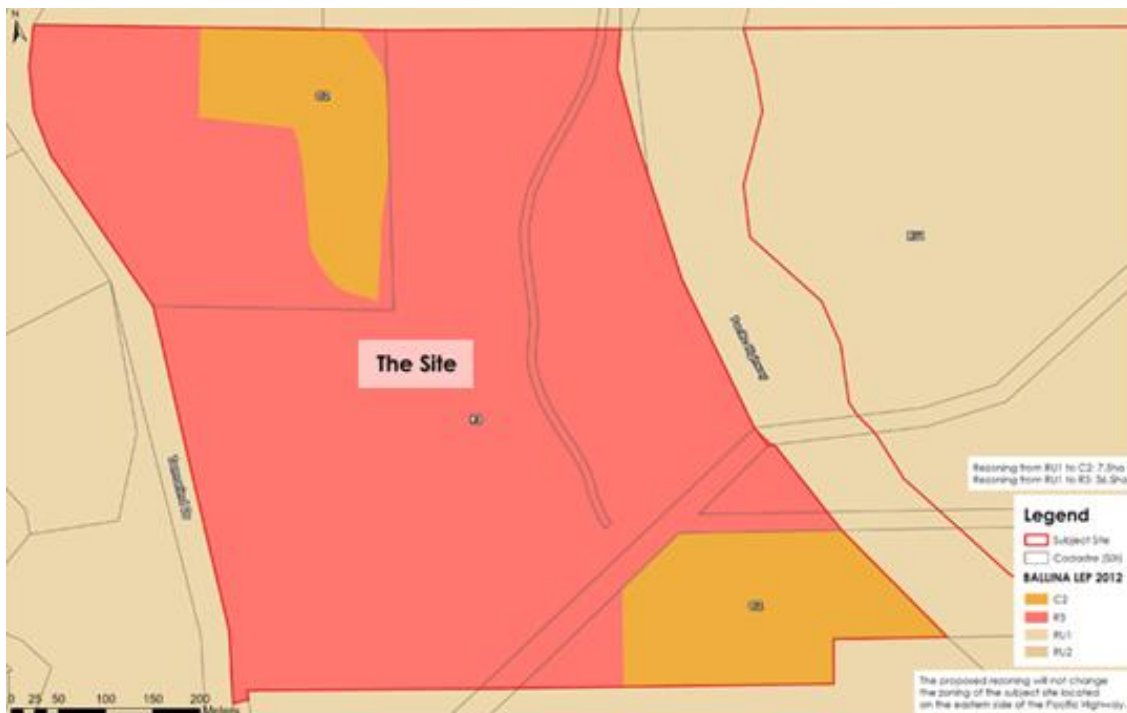
Attachment(s)

Nil

8.1 Business With Notice - "CURA C" Planning Proposal - Cr Dicker



CURA C Strategic Urban Growth Area (SUGA) – Rezoning Planning Proposal



8.2 Business With Notice - The Serpentine, Pioneer Memorial Park and Mercer Park - Tuckombil Landcare

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Col Riches raised the following items:

1. The Serpentine
 - a. Request for a 'No Overnight Parking/Camping' sign for The Serpentine Carpark.
 - b. Car 'stoppers' at the right hand/northern end of the car park to prevent parking over the roots of the listed Small Leaf Fig and allow access through the gate for council staff/ contractors
 - c. Request for repair/replacement of the No Standing sign along the narrow section of The Serpentine, plus additional signs as considered appropriate by Council. Also, for a yellow line to deter parking along the road immediately north of the carpark.
2. The Serpentine and Memorial Park proposals, as identified in the 2015 report for the Ballina 2035 - Major Regional Centre Strategy (2015 – 2035).

This report completed in 2015 proposed improvements through the town, The Serpentine and Memorial Park proposals are the specific subject of this agenda item.

3. Mercer Park

An update on rehabilitation efforts for the park was requested.

Staff Comment

1. The Serpentine
 - a. Request for a 'No Overnight Parking/Camping' sign for The Serpentine Carpark.

See response to item 1c. Signage request to be incorporated into overall signage review in Serpentine area.
 - b. Car 'stoppers' at the right hand/northern end of the car park to prevent parking over the roots of the listed Small Leaf Fig and allow access through the gate for council staff/ contractors

See Mercer Park agenda item elsewhere in this agenda. Staff will review this matter in association with planned works in Mercer Park anticipated in August/September.
 - c. Request for repair/replacement of the No Standing sign along the narrow section of The Serpentine, plus additional signs as considered appropriate by Council. Also, for a yellow line to deter parking along the road immediately north of the carpark.

The request has been reviewed and the initial assessment is that although there are some maintenance improvements that could be made, there are no issues requiring immediate attention. The preferred approach is for staff to undertake an overall review of signage and parking controls at the Serpentine. This task has been allocated to Councils civil designers but timing for the review is not yet programmed.

2. The Serpentine and Memorial Park proposals, as identified in the 2015 report for the Ballina 2035 - Major Regional Centre Strategy (2015 – 2035).

The Ballina Major Regional Centre Strategy is an aspirational strategic plan that seeks to guide the emergence of Ballina as a regional centre.

Concept plans for embellishment of various areas around Ballina were presented as part of the regional strategy work as a way of indicating the type of outcomes envisaged by the document.

Council is currently in the initial stages of preparing a master plan for the Serpentine and Pioneer Park areas. At present the focus is on examination of the heritage values associated with Pioneer Park. There are also complexities in this area associated with land ownership and management with respect to Crown Land.

The aim of the master planning process is to establish a more detailed plan to guide future use and works in the area.

As an example, similar planning has been done for Pop Denison Park and Kingsford Smith Reserve, with various works having now been completed under those adopted plans. Works delivery is subject to funding, noting Council has various adopted master plans with implementation elements awaiting resources.

3. Mercer Park

See item on Mercer Park elsewhere in this agenda.

Attachment(s)

Nil

9. Business Without Notice

9. Business Without Notice

Nil Items

10.1 Council Documents on Exhibition

10. Council Documents on Exhibition

10.1 Council Documents on Exhibition

Documents on Exhibition

Documents on public exhibition and Council Notices can be found on our website, a summary is provided below with more information at the following link: [Your Say Ballina](#)

- Community Land Licences (Alstonville Tennis Club, Ballina Allstar Athletics)

Attachment(s)

Nil

- 11 Next Meeting / Future Meeting Dates
 - 12 Meeting Closure
-

11. Next Meeting / Future Meeting Dates

Next meeting is scheduled for Monday 15 September 2025 at 4:30pm.

12. Meeting Closure