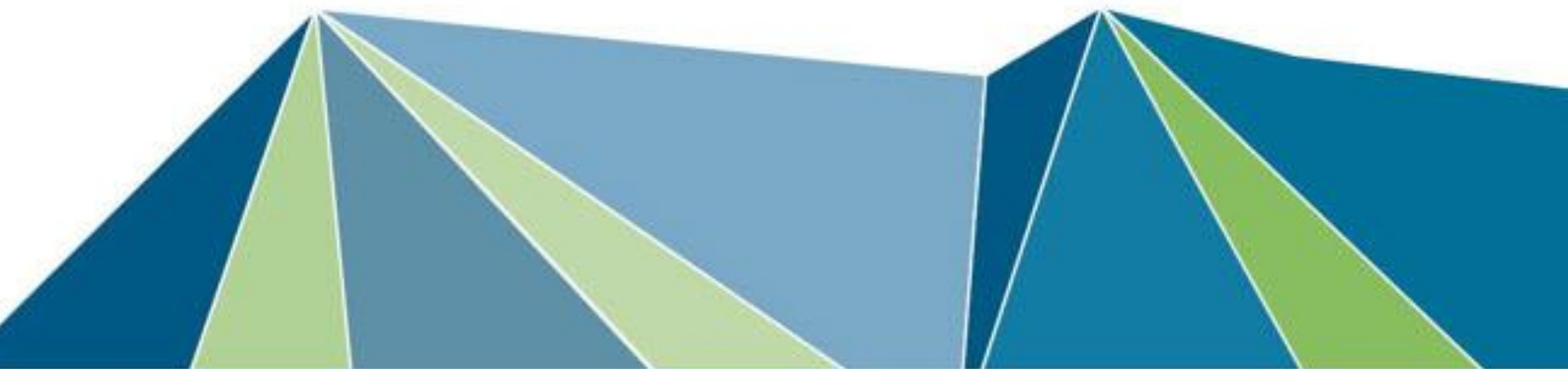


# Agenda

## ***B Ward Committee Meeting*** **15 September 2025**

A B Ward Committee Meeting will be held in the Ballina Shire Council Chambers, 40 Cherry Street, Ballina on **15 September 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, 21 July 2025
6. Business Arising from Minutes - Monday, 21 July 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
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**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)**

Apology  
Colin Riches – Tuckombil Landcare

**3. Declarations of Interest**

**4. Presentations**

**5. Confirmation of Minutes**

A copy of the Minutes of the B Ward Committee Meeting held on Monday 21 July 2025 were distributed.

**RECOMMENDATION**

That the Minutes of the A B Ward Committee Meeting held on Monday 21 July 2025 be confirmed.

## **6.1 Business Arising from Minutes of 21 July 2025 - Lennox Shared Zone**

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### **6. Business Arising from Minutes**

#### **6.1 Business Arising from Minutes of 21 July 2025 - Lennox Shared Zone**

Cr Bailey raised concerns about safety and specifically potential for pedestrian accidents.

##### **Staff Comment**

Council has no recorded incidents associated with the shared zone. Council's technical officers are satisfied that the design complied with applicable standards and that it is operating as expected, noting the design is considered a significant improvement compared to the previous arrangements due to the limited use of the former crossing point. The design was approved by Transport for NSW and NSW Police have been requested to monitor the crossing.

Nevertheless, we have requested TfNSW to inspect the crossing and advise if they have any suggestions for design modifications to respond to community concerns. The findings from TfNSW will be advised to Councillors.

##### **Attachment(s)**

Nil

**6.2 Business Arising from Minutes of 21 July 2025 - Lennox Head Combined Sports Association - Defibrillators**

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**6.2 Business Arising from Minutes of 21 July 2025 - Lennox Head Combined Sports Association - Defibrillators**

Darel Vidler suggested placement of blue markers on light poles to indicate presence of defibrillators within private premises.

Staff Comment

Council acknowledges the role AEDs play in improving outcomes during cardiac emergencies. While Council maintains a number of AEDs at its own facilities, it does not oversee or regulate privately maintained units.

Rather than providing signage or markers on public land for AEDs located on private premises, Council encourages all AED owners to register their devices with the NSW Ambulance GoodSAM AED Registry, which integrates with the Triple Zero (000) dispatch system.

For more information and to register an AED visit:

<https://www.ambulance.nsw.gov.au/get-involved/locate-an-aed>

Information can also be found on Council's website at [Council Maintained Defibrillators \(AEDs\) | Ballina Shire Council](#)

**Attachment(s)**

Nil

7. General Business

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**7. General Business**

Nil Items

## **8.1 Business With Notice - Ballina Environment Society - Coast Road Green Buffer Zones**

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### **8. Business With Notice**

#### **8.1 Business With Notice - Ballina Environment Society - Coast Road Green Buffer Zones**

Ballina Environment Society provided the following talking points for this item:

- Inter-urban green break between East Ballina and Skennars Head has shrunk from 75–130 m to just 50 m; frontage reduced to 420 m.
- The eastern 5.5 ha strip (Flat Rock–Sharpes Beach) remains vulnerable despite zoning.
- Current reliance on voluntary planning agreements with developers is inadequate for long-term protection.

BES request that:

- Council to increase the western buffer to at least 100m, under Council ownership.
- Secure the eastern triangular strip for permanent management as coastal native vegetation.
- Ensure sufficient land is preserved for a viable wildlife corridor and work with local community groups like BES, Coast Care, Reforest Now, North-East Forest Alliance, Big Scrub and Australian Conservation Foundation to regenerate it.
- Act urgently before further development approvals.

#### **Staff Comment**

Information about the public land zoned for environmental protection purposes at Skennars Head was provided to the committee at its May 2025 meeting.

The planned extent of urban development in the Skennars Head area is set out in Council's Local Growth Management Strategy (LGMS) and is also reflected in the Lennox Head Strategic Plan (e.g. action 22 is to maintain inter-urban buffers that separate neighbourhoods and this includes between Skennars Head and East Ballina).

The LGMS is presently being integrated into Council's Local Strategic Planning Statement and will be on public exhibition in the near future. Submissions can be made about the strategic land use planning framework in response to the exhibition.

The draft LSPS reflects the existing LGMS and Lennox Head Strategic Plan in relation to the Skennars Head area, including urban breaks and environmental protection areas.

At Council's August ordinary meeting a planning proposal relating to private land east and west of The Coast Road was considered and Council resolved to progress this to gateway determination and public exhibition. The proposal includes application of a C2 zone to land east of The Coast Road and a planning agreement to prevent erection of a dwelling on this land in the future.

## **8.1 Business With Notice - Ballina Environment Society - Coast Road Green Buffer Zones**

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Submissions can be made in relation to this proposal once it progresses to public exhibition.

Other land east of The Coast Road at Skennars Head is Crown Land under Council's management.

With respect to wildlife corridors, as part of the Aureus development approval wetland restoration works and establishment of a north south wildlife corridor were required. These works and their monitoring is now nearing conclusion, with successful establishment of vegetation in the identified restoration areas.

### **Attachment(s)**

Nil



## **8.2 Business With Notice - Ballina Environment Society - Phase Out of Single Use Plastics in Ballina Shire**

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### **8.2 Business With Notice - Ballina Environment Society - Phase Out of Single Use Plastics in Ballina Shire**

Ballina Environment Society requested this agenda item and provided the following talking points:

- BES thanks Council for unanimously adopting a phase-out across Council operations (June 2025) and supporting SUC Free Ballina which launched this month.
- Plastic pollution impacts food chains, human health (toxins, microplastics in breast milk and brains), and marine ecosystems.
- UN treaty drafts call for eliminating single-use plastics and regulating toxic additives.

BES requests that Council:

- Please advise when the implementation plan will be published so we know what will happen and when?
- Ensure the ban is implemented urgently and expanded to all single-use items (not just Council operations).
- Strengthen Council–business engagement to support rapid transition.
- Public campaigns: encourage BYO cups, bottles, containers; support local businesses already eliminating disposables.

#### **Staff Comment**

Staff comment to be provided at the meeting.

#### **Attachment(s)**

Nil

### 8.3 Business With Notice - Ballina Environment Society - Infrastructure Planning - Flood Risk Concerns

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#### 8.3 Business With Notice - Ballina Environment Society - Infrastructure Planning - Flood Risk Concerns

Ballina Environment Society provided the following talking points for this item:

- The **new State Emergency Service (SES) headquarters** has been sited on Ballina Island, an area already recognised as **highly flood prone**.
- Recent climate risk assessments and modelling (including IPCC and NSW Government studies) indicate that **Ballina Island will experience more frequent and severe inundation events** due to sea level rise, storm surges, and riverine flooding.
- Placing critical emergency response infrastructure in one of the **most vulnerable locations** creates a paradox: the SES itself may be cut off or compromised in exactly the conditions when the community most needs it.
- This highlights the urgent need for Council and State agencies to **rethink planning and infrastructure siting** in light of escalating climate risks.

BES raises the following questions of Council:

- What consideration of **flood and climate projections** informed the siting of the SES building on Ballina Island?
- How will Ballina Shire Council strengthen its **strategic planning processes** to ensure that future critical infrastructure is **not placed in high-risk areas**?
- Will Council commit to applying **climate-resilient planning principles** (including avoidance of flood-prone land for new essential services) in the upcoming Local Environment Plan (LEP) and Development Control Plans (DCP)?

BES requests that Council:

- Council to formally acknowledge the **increasing inundation risks** to Ballina Island, as highlighted in recent reports.
- Review planning and infrastructure approval processes to ensure decisions today do not **compound long-term climate vulnerabilities**.

- Work with SES and State Government to develop a **resilient location strategy** for critical emergency infrastructure in Ballina Shire.

The following additional information was provided by BES:

#### Climate & Flood Risk Evidence Sidebar

##### Summary

With Ballina Island repeatedly inundated—with flooding events already occurring 6–10 times a year, and projections showing more severe and frequent inundation ahead—it's counterintuitive that new SES infrastructure is being placed in this known risk zone rather than on higher, safer ground.

#### Flood Risks for Ballina Island & Surrounding Areas:

- **Frequent Inundation Already Present**  
Ballina's CBD is inundated by high tides **6–10 times a year**, often forcing residents to drive through up to 30 cm of saltwater. Such “nuisance flooding” is expected to intensify significantly by 2050 due to sea-level rise.  
[ballina.nsw.gov.au+11](#)[lgnsw.org.au+11](#)[The Echo+11](#)
- **Flood Plain at Heart of Urban Layout**  
Ballina Island—bounded by the Richmond River, North Creek, and canal—is inherently flood-prone and highly sensitive to tidal surges and riverine flooding.  
[Flood Data+2](#)[ses.nsw.gov.au+2](#)[ballina.nsw.gov.au+1](#)
- **Up-to-Date Modelling Underway**  
The **2023 Ballina Flood Study Update** is providing enhanced flood maps across the Shire using high-resolution data and recent flood calibration (including 2022 events). These will underpin future land-use and infrastructure decisions.  
[ballina.nsw.gov.au+11](#)[Your Say Ballina+11](#)[Your Say Ballina+11](#)
- **Strategies Under Development**  
Ballina Shire Council is updating its **Overland Flood and Stormwater Masterplan**, assessing stormwater capacities and exploring measures like elevated evacuation routes to improve resilience in areas including Ballina Island.  
[ses.nsw.gov.au+15](#)[Your Say Ballina+15](#)[Lismore App+15](#)
- **Rising Risk of Uninsurability by 2030**  
The *Going Under Report* identifies **Ballina and West Ballina** as among the NSW towns most at risk of becoming uninsurable due to riverine flooding within the next decade.  
[Your Say Ballina+15](#)[The Daily Telegraph+15](#)[ballina.nsw.gov.au+15](#)

**Site Selection of the New SES Headquarters:**

- **Risky Location Confirmed**  
In 2022, Council debated moving the SES to a “flood-free” site, but eventually opted to **upgrade at the existing Clark Street Reserve location on Ballina Island**, despite acknowledged flood access concerns.  
[Flood Data+4The Echo+4Lismore App+4](#)
- **Construction Approaching in a Hazard Zone**  
Council and NSW SES plan to commence construction in September 2025, based on a Review of Environmental Factors (REF). However, the site remains in a known flood-prone area.  
[ballina.nsw.gov.au+1](http://ballina.nsw.gov.au+1)

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**BES Strategic Planning Recommendations**

**1. Elevate Flood Risk in Decision-Making**

- Request Council formally reference projections from the **2023 Flood Study Update** and **Overland Flood studies** when evaluating critical infrastructure siting.
- Highlight the rapid increase in both frequency and severity of flood events, exacerbated by climate change.

**2. Avoid Reinforcing Vulnerability**

- **Placing critical infrastructure in high-risk zones undermines its purpose**—during floods, its operability and access may be severely compromised.

**3. Embed Climate-Sensitive Infrastructure Planning**

- Advocate for adoption of **climate-adaptive planning policies** in the LEP and DCP processes to steer essential services away from flood-exposed areas.

**Staff Comment**

Staff comment to be provided at the meeting.

**Attachment(s)**

Nil

9. Business Without Notice

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**9. Business Without Notice**

Nil Items

## **10.1 Council Documents on Exhibition**

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### **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](#)

- North Creek Road and Bridge
- Aureus Village Rezoning Planning Proposal 24/004
- Naming of Council Owned Facilities Policy
- Water and Wastewater Policy
- Festival and Events Support Program Policy
- Private Swimming Pool Barrier Fencing Policy

##### **Attachment(s)**

Nil

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

Next meeting is scheduled for Monday 17 November 2025 at 4:30pm.

**12. Meeting Closure**