

**MINUTES OF THE A WARD COMMITTEE MEETING
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET, BALLINA,
ON 11/11/25 AT 4:00 PM**

1. Acknowledgment of Country

In opening the meeting, the Chair provided an Acknowledgement of Country.

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

Members

Cr Damian Loone (Chair)

Cr Erin Karsten

Cr Sharon Cadwallader (Mayor) - online

Scott Heselwood – Ballina Rotary of Ballina-on-Richmond

Meg Pickup – Dementia Inclusive Ballina Alliance

Kevin Loughrey – The Ballina Peninsular Residents Association

Richard Hughes – Ballina Croquet Incorporated

Janet Chester – St Vincent de Paul

Meriel Barlow – Ballina East Lions Club Incorporated

Margery Fitzgerald – Ballina Naval and Maritime Museum

Kay Oxley – Cumbalum Residents Association

Rodney Cambridge – Screenworks

Murray McCall – U3A Ballina/Byron

Lu Cooney – Rainbow Region Dragon Boat Club

Doug Townsend – NSW Police Force/Ballina Police Station/Richmond Police District

Les Hume – West Ballina Residents Association Incorporated

Council Staff

Caroline Klose - Director Corporate and Community Division

Janelle Snellgrove - Executive Support Officer

Observers

Nil

Apologies

Karen Perris – Ballina Lighthouse and Lismore Surf Lifesaving Club

Maureen Fletcher – Ballina Cancer Advocacy Network (BCAN)

Julie Stephan – Ballina View Club

Andrew Playford – Northern Rivers Disc Golf Club and Ballina Coastcare

Geoff Jacobs – Ballina Bears Cricket Club

Jill McCann – Ballina Heritage Advisory

3. Declarations of Interest

Nil.

4. Presentations

Brett Dyki, Manager Project Management Office provided a presentation on Fishery Creek Bridge and Canal Bridge duplication.

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5. Confirmation of Minutes

RECOMMENDATION

The Minutes of the A Ward Committee Meeting held on Tuesday 9 September 2025 were confirmed.

6. Business Arising from Minutes

6.1 Business Arising from Minutes of 9 September 2025 - West Ballina Residents Association (WBRA) - Request for Speed Limit Reduction, West Ballina

The information contained in the agenda was noted.

6.2 Business Arising from Minutes of 9 September 2025 - Season Ferry Pass Costs

The information contained in the agenda was noted.

6.3 Business Arising from Minutes of 9 September 2025 - Cumbalum Residents Association (CRA) - Damaged Rock Wall at Ballina Heights Entry

Meg Pickup enquired if Council would consider students reconstruct the wall. The committee discussed the possibility of a community working bee to reconstruct the damaged rock wall include qualified persons.

Caroline Klose noted there are a number of risks associated with volunteers undertaking work at that location (in the road reserve), in particular that we are aware the wall was damaged due to a vehicle.

Action: Council to confirm what qualifications might be required to reconstruct the rock wall and investigate the possibility of work experience students to assist with reconstruction, noting the associated risks of a community working bee at that location.

7. General Business

7.1 Ballina Croquet Club Inc. - Vale Eoin Johnston

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8. Business With Notice

8.1 Business With Notice - Dementia Inclusive Ballina Alliance - Signage Status and the Tamarind Drive/Tintenbar Road Intersection

The information contained in the agenda was noted.

8.2 Business With Notice - Cr Karsten on behalf of Cumbalum Residents Association (CRA) - Ballina Heights Shopping Centre Delays

On behalf of CRA, Cr Karsten raised the delays for the Ballina Heights Shopping Centre which came up as part of the 8.2 LEP updates at the last Ordinary meeting.

The following update was provided at the meeting.

Key concerns raised by residents:

The applicant provided the residents the following sequence of correspondence between the developers and Council:

- Application formally received by Council 15/09/2023
- Additional Information was requested 5/10/2023
- Additional Information was provided 18/10/2023
- Additional Information was requested 3/11/2023
- Additional Information was provided 24/11/2023
- Additional Information was requested 11/09/2024
- Additional Information was provided 11/10/2024

Of note is provision of information on the 24/11/23 (the second lot of info requests made by Council staff) and a subsequent 10 month delay of response from Council asking for additional information. Also of note is additional information being provided on the 11/10/24 and the approval only taking place an entire year later.

Staff comment:

At the time this development application was lodged, Council had a very high volume of new and undetermined development applications coupled with a number of development assessment staff vacancies. To help progress this application, Council engaged an external consultant to assist with the assessment of the application.

The additional information requested of the applicant by Council (including the engaged consultant) related to numerous substantial issues including:

- Clarification around aspects of the proposal and design
- Updated plans and documentation to address relevant statutory planning provisions
- Address of traffic impacts, including traffic generation, external volumes, impact analysis, access to the site, internal circulation, public transport

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access and pedestrian linkages and pathways to the site from surrounding land

- Car parking assessment
- Accessibility for people with a disability
- Noise impacts
- Stormwater management, modelling, points of discharge
- Bulk earthworks details and relationship to surrounding land

Of importance to note is that Council issued further follow on correspondence to the applicant on 29 January 2024 in relation to engineering issues concerning traffic management, earthworks and stormwater management. Responses from the applicant were received on 8 April 2024.

Unfortunately, the external consultant who had been assessing the application could no longer continue to do so, and a new consultancy was engaged. This took some time for the new consultant to come up to speed on the development details and the status of the technical assessment.

The final correspondence was issued to the applicant on 11 September 2024 relating to matters including car parking assessments, traffic impacts and the Traffic Committee comments and accessibility matters raised by Council's Access Reference Group.

The applicant responded in part on 11 October and on 21 October 2024.

A draft assessment of the development application was completed by January 2025. Following this, further discussions between the applicant and council continued particularly focussed on developer contributions and car parking requirements. The applicant submitted additional information in June 2025 in the form of a catchment analysis of the impacts of the traffic generation on the surrounding road network.

Council subsequently commissioned an external review of this catchment analysis. Following receipt and examination of this review, council proceeded to complete its assessment of the development application and a Notice of Determination (consent) was issued on 10 October 2025.

The information provided at the meeting was noted.

8.3 Business With Notice - Cumbalum Residents Association (CRA) - Developer Contributions Reduction Request, Cumbalum Shopping Precinct

In relation to DA 2023/270 for the retail shops at Cumbalum, which has recently been approved with a \$900K Council contribution, Cumbalum Residents Association (CRA) understand the developers are seeking to reduce their contribution to Council. We are concerned this will further delay the commencement of the commercial development, which Cumbalum residents have been expecting for over a decade. Can Council staff please comment on whether this amount is customary for the size and scope of this development, provide an example of a recently approved similar sized development (such as the shops at Epic estate) and what contributions were sought for those

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developments, and explain why, to your understanding, the Ballina Catholic Parish would be disputing the amount sought by Council?

At the meeting the following information was provided.

DA 2023/270 is for Stage 1 of the commercial development with 11 retail tenancies and has contributions of \$934,552.42 (approx. values s7.11 Roads \$720k, Rous Water \$127k, Sewer \$76k, Water \$11k).

DA 2023/535 (TBD) is for stage 2 for the supermarket and bottle shop. This DA is not yet determined but could have contributions of approximately \$590,000.

The contributions and charges amount is based on the increase in demand on infrastructure attributable to the proposed development. For this type of commercial development, it is generally based on the new floor areas (GFA).

In comparison, the EPIQ shopping centre at Lennox Head (DA 2017/447) paid about \$3m in contributions and charges, which is commensurate with it being about double the size of this development.

The applicant raised concerns as to the amount, and council replied that the s7.11 contributions and s64 DSP charges are in accordance with Councils adopted plans.

It is unclear why the applicant is disputing the assessment by Council, however their consultants have indicated this site should be treated differently as the development has a minor increase on demand over the existing situation due to its location.

The information provided at the meeting was noted.

8.4 Business With Notice - Cumbalum Residents Association (CRA) - Campbell's Common Pond Maintenance

At the September A Ward Committee meeting Council were informed that 2/3 of the pond is encased in weeds, enveloping the water, becoming an eyesore and reducing bird species, even though Council has a Biodiversity Strategy which suggests an interest in keeping important habitats intact. The response was that Council were assessing all ponds across the Shire, with no timeframe given. What is the current update on de-weeding the pond, which continues to be neglected?

At the meeting the following information was provided.

The process of inspecting and programming maintenance works for Council's stormwater basins is ongoing and it is expected that this will be completed prior to the end of the year. Based on the work completed so far it is anticipated that much of the work required can be completed with Council's internal maintenance crews (noting that the staff resourcing/availability will govern the ultimate program timeframe).

Council Officers have inspected Campbell's Common Pond and the total program of these works is still uncertain .

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Minor vegetation maintenance works around the viewing platform and the maintenance access entrance has been completed. Further vegetation clearing will be completed later this week to improve visibility and access to the site, allowing the project team to accurately assess and confirm the scope of remaining tasks.

However, this work does not address the broader issue of vegetation growth across wetland itself which is an exercise that is anticipated to be costly and may require environmental approval and contractor involvement. The removal of this vegetation is not required from a stormwater management perspective and is considered primarily an amenity issue.

The information provided at the meeting was noted.

8.5 Business With Notice - Cumbalum Residents Association (CRA) - Update on Construction of Additional Culverts on Deadmans Creek Road, Cumbalum

The CRA would like an update on the building of additional culverts on Deadmans Creek near Summerhill Drive to reduce flooding.

At the meeting the following information was provided.

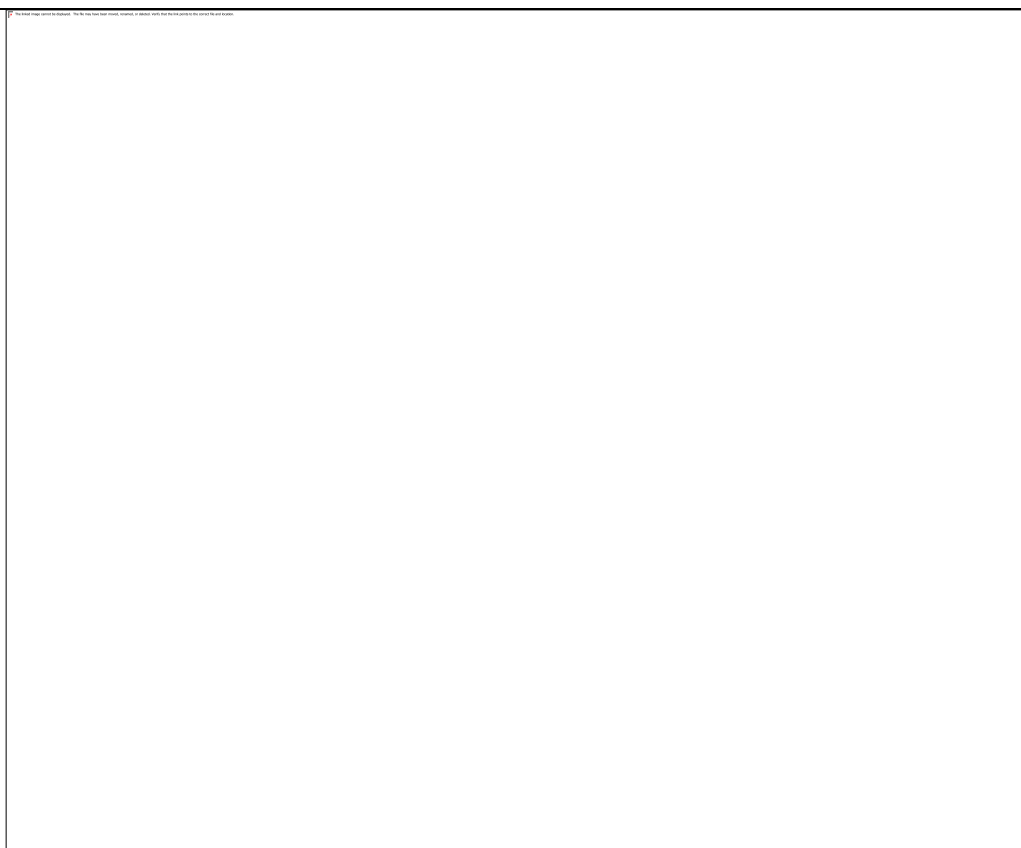
Council are planning on closing the section of Deadman's Creek Road between Tamarind Drive and Summerhill Crescent from next Tuesday (18 November) to next Friday (21 November) to allow for the drainage works to happen.

Proposed works include installing a twin set of culverts near the corner with Summerhill Crescent where water has been pooling and to clear out the drains along Deadman's Ck Rd.

We will have a flail mower out on Deadman's Creek Road with traffic control on Monday (17 November).

Please see the map below (blue polygons show the drains to be cleaned and red lines show the location of culvert installation).

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The information provided at the meeting was noted.

8.6 Business With Notice - Cumbalum Residents Association (CRA) - Banyan Hill Development Dust Emissions

The information contained in the agenda was noted.

8.7 Business With Notice - NSW Police Force/Ballina Police Station/Richmond Police District - "Escape. Hide. Tell." Campaign

The information contained in the agenda was noted.

8.8 Business With Notice - Ballina Croquet Club Inc - Gambling Awareness Week

The information contained in the agenda was noted.

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9. Business Without Notice

9.1 EMBANKMENT EROSION - SMITH DRIVE, WEST BALLINA

ON BEHALF OF WEST BALLINA RESIDENTS ASSOCIATION (WBRA), LES HUME RAISED THAT RESIDENTS AND ROAD USERS ON SMITH DRIVE, WEST BALLINA ARE REQUESTING COUNCIL TO URGENTLY PROVIDE EMBANKMENT ROCK FILL IN THE AREA OF 81-83 SMITH DRIVE, WEST BALLINA DUE TO THE ONGOING EROSION OF THE EMBANKMENT OF EMIGRANT CREEK THAT IS ABOUT TO CONSUME THE ROADWAY ITSELF. TREES HAVE ALREADY FALLEN INTO THE CREEK AND MORE ARE ABOUT TO. BUSES TRAVEL ALONG THE ROAD TO THE HALL FURTHER UP THE ROAD.

AT THE MEETING THE FOLLOWING INFORMATION WAS PROVIDED.

ALONG THE RICHMOND RIVER AND ASSOCIATED TRIBUTARIES THERE IS A SIGNIFICANT PERCENTAGE OF EXISTING OF ROCK REVETMENT IN A POOR CONDITION. MOST OF THE ROCK REVETMENT IN OUR URBAN AREAS IS ALONG CROWN LANDS AND IS CROWN'S RESPONSIBILITY TO MANAGE THESE REQUESTS.

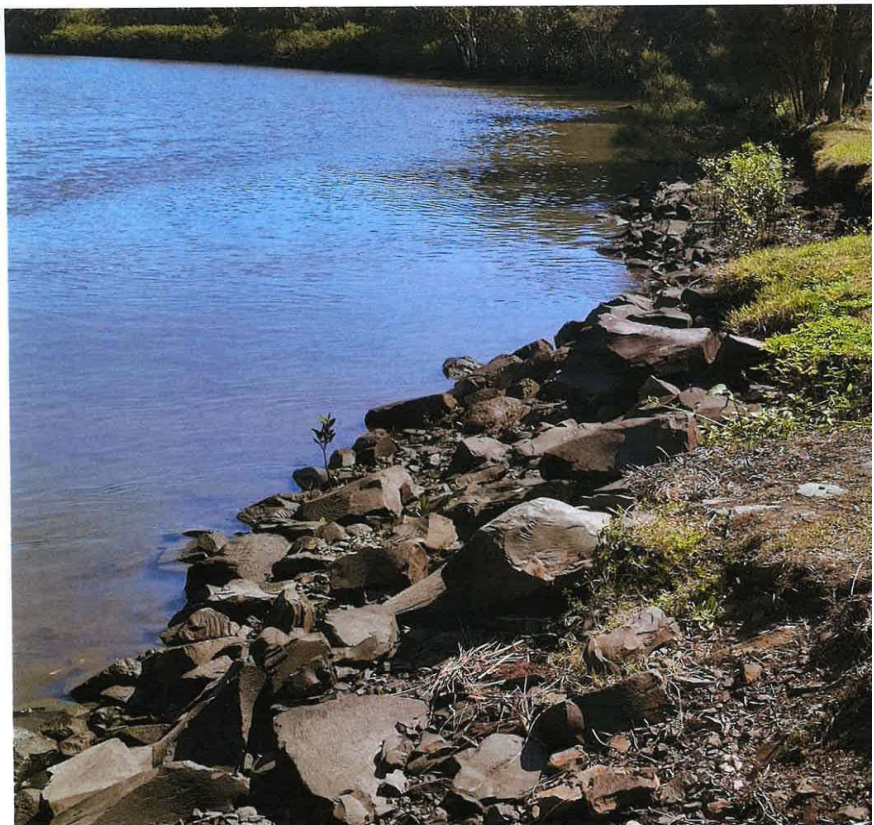
TO MANAGE REQUESTS THAT FALL UNDER COUNCIL'S RESPONSIBILITY, EACH SITE IS PRIORITISED ON RISK TO PUBLIC INFRASTRUCTURE AND URBAN FORESHORE.

THE SECTION OF SMITH DRIVE YOU HAVE HIGHLIGHTED IS COUNCIL'S RESPONSIBILITY. THIS SITE WILL REQUIRE REMEDIATION WORKS TO MAINTAIN THE ROAD SHOULDER AND ELIMINATE THE RISK OF FUTURE DAMAGE. THIS HAS BEEN INSPECTED BY THE ENGINEERING WORKS TEAMS AND THE TEAM ARE COMPLETING PRECONSTRUCTION ACTIVITIES TO REPAIR THIS SECTION.

ACTION: CIVIL SERVICES TO PROVIDE AN UPDATE AT THE 10 MARCH 2026 MEETING.

THE PHOTOGRAPHS BELOW WERE TABLED AT THE MEETING.

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SMITH DR



9.2 RIVERBANK SUBSIDENCE - DAYDREAM AVENUE, WEST BALLINA

HOMEOWNERS AT THE BOTTOM OF DAYDREAM AVENUE, WEST BALLINA, AT THE RIVER END ARE EXPERIENCING SUBSIDENCE OF THE BANK AT THE ROAD'S ENDING, UNDERMINING OF THE ROCK WALL ALONG WITH THE AREA BEING WASHED AWAY AROUND THE STORM WATER OUTLET AS WELL. STABILISATION OF THE BANK AND ROCK NEED TO BE DONE TO STOP FURTHER EROSION THAT WILL ENCROACH ON THE TWO PROPERTIES THERE.

THE FOLLOWING INFORMATION WAS PROVIDED AT THE MEETING.

THE AREA AT THE END OF THE ROAD RESERVE HAS BEEN INSPECTED AND IS NOT CURRENTLY A HIGH PRIORITY SITE. THERE IS AT LEAST A 5M GRASS VERGE BEFORE THE EDGE OF ROAD FORMATION. THE ROCK REVETMENT WILL NEED TOPPING UP IN THE FUTURE BUT AT THIS STAGE THE SITE WILL CONTINUE TO BE MONITORED.

COUNCIL HAS PREVIOUSLY COMMUNICATED WITH THE OWNERS OF 2 DAYDREAM AVENUE TO EXPLAIN THAT THE ROCK REVETMENT AT THE REAR OF THEIR PROPERTY IS CROWN LANDS RESPONSIBILITY.

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DONCEYAN AVE
SUBSIDENCE



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9.3 E SCOOTER / E BIKE SAFETY ISSUES

IN RESPONSE TO ITEM 8.5 IN THE SEPTEMBER MINUTES, DOUG TOWNSEND PROVIDED THE FOLLOWING ADDITIONAL RELATING TO E BIKES / E SCOOTERS AND TABLED FLYERS FOR THE COMMITTEE MEETING (SEE BELOW).

THE PROBLEM

THE RICHMOND POLICE DISTRICT RECOGNISES THE INCREASING PUBLIC SAFETY RISKS DUE TO ILLEGAL MODIFICATION SO OF E-BIKES AND THE UNLAWFUL USE OF E-SCOOTERS BY YOUNG PEOPLE.

THE PROACTIVE RESPONSE: “SAFETY FIRST”

DOUG HAS INITIATED THE “SAFETY FIRST” COMMUNITY EDUCATION PROGRAM IN PARTNERSHIP WITH ALL MAINSTREAM LOCAL SCHOOLS WITHIN THE RICHMOND POLICE DISTRICT TO ADDRESS THIS PROACTIVELY THROUGH DIRECT EDUCATION TO STUDENTS AND THEIR FAMILIES.

ACTION

ALL MAINSTREAM SCHOOLS (47 IN TOTAL) HAVE BEEN FORWARDED AN INFORMATION PACKAGE INCLUDING INFORMATION AND FLYERS FOR DISPLAY WITHIN THE SCHOOLS AND FOR DISTRIBUTION VIA THEIR INTERNAL ELECTRONIC MEDIA AVENUES. THIS INFORMATION ADDRESSES:

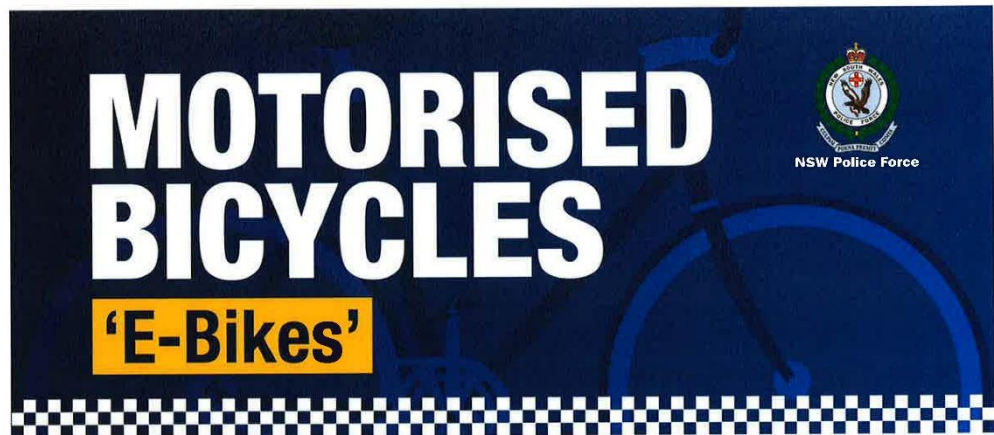
- LEGAL REQUIREMENTS FOR ALL DEVICES
- DANGERS OF ILLEGAL HIGH-SPEED MODIFICATIONS
- IMPACT ON COMMUNITY WELL-BEING

OUTCOME

THE GOAL IS TO FOSTER A CULTURE OF RESPONSIBILITY AND AWARENESS AMONG YOUNG RIDERS THROUGH EDUCATION AND AWARENESS, ENSURING MOBILITY DOES NOT COMPROMISE COMMUNITY SAFETY. THE INITIATIVE IS NOT TO SPOIL FUN, BUT TO MAKE SURE EVERYONE GETS HOME SAFELY – WHETHER THEY’RE RIDING, WALKING, OR DRIVING.

BELOW ARE THE FLYERS TABLED AT THE MEETING.

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Some electric motorised bicycles known as 'e-bikes' are **LEGAL** to ride in public in NSW if they comply with certain **CONDITIONS**.



There are only two types of **permitted e-bikes**:

- **Power-assisted pedal cycles**
- **Electric power-assisted cycles**

BUT they must be designed to be propelled primarily by the rider. They **cannot be propelled exclusively by the motor** and **cannot exceed 25km/h**.

Bicycles powered by electric motors are intended only to assist when riding uphill or into a headwind, NOT to be the primary source of propulsion.

Electric powered bicycles which don't comply with these conditions **cannot be ridden on roads, or road related areas (such as footpaths shared paths and cycleways) in NSW, except on private land.**

Anyone caught riding an illegal electric powered bicycle on a road or road-related area in NSW can face fines starting from \$723

Further information is available at roadsafety.transport.nsw.gov.au



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Understanding E-Bike Rules in NSW



Some E-bikes are legal to ride in public in NSW if they comply with certain conditions:

- All riders and passengers **MUST** wear approved helmets, securely fitted and fastened.
- The electric motor must cut off when the bicycle reaches 25km/h.
- Motors are intended to assist when riding uphill or into headwind, not as the primary source of propulsion.

E-bikes are subject to the same rules as bicycles, and have the same rights and responsibilities as other NSW road users including:

- Keep to the left and give way to pedestrians on shared paths or footpaths.
- Ride at a speed which is safe for you and those around you.
- Have and use a bell to warn others you are approaching.
- Riders are to dismount and walk across pedestrian crossings unless there is a green bicycle light.
- Only children under 16 years of age or adults accompanying a child under 16 can ride on a footpath, unless there are signs prohibiting bicycle riding.
- Mobile phones must be hands free OR secured in a commercially manufactured phone holder fixed to the bike. It is illegal to text, make video calls, use social media or take photos/videos while riding.

Penalties:

- Fines from \$818 for illegal e-bike use.
- Fines for not wearing an approved helmet from \$410
- Riding under the influence of drugs or alcohol can lead to fines or imprisonment.
- On the spot fines for holding a mobile phone from \$410
- Penalties apply for negligent or dangerous riding.

Note: If you are involved in an incident that results in injury or damage to a person's property, you may be financially liable.

For further information, please visit.



E-bikes |
Transport
for NSW



A handbook
for bicycle
riders

Stay safe and ride responsibly!



NSWPF02/25/18256

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**Devices such as electric scooters, skateboards,
and hoverboards are **ILLEGAL** in NSW.**

Although a motorised scooter, skateboard, or hoverboard (electric or petrol powered) are considered motor vehicles, they do not satisfy the Australian Design Rules and for this reason, cannot be registered in NSW and are unable to be insured.

**These devices cannot be ridden on roads,
or road related areas (such as footpaths shared
paths and cycleways) in NSW, except on private land.**



**Anyone caught riding a motorised device on a road or road
related area in NSW can face fines starting from \$723**

Further information is available at roadsafety.transport.nsw.gov.au



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9.4 DREDGING - BALLINA MARINA

MEG PICKUP RAISED HOW TRANSPORT FOR NSW ARE DREDGING AT COFFS HARBOUR MARINA AND EXPRESSED DISAPPOINTMENT THAT THEY DON'T DO THE SAME AT BALLINA MARINA.

THE MAYOR AGREED AND ADVISED THAT COUNCIL NEEDS TO COMPLETE COASTAL MANAGEMENT PLAN FIRST.

9.5 ABORIGINAL PARTNERSHIP AGREEMENT COMPLETION

JANET CHESTER CONGRATULATED COUNCIL FOR COMPLETING ABORIGINAL PARTNERSHIP AGREEMENT AT THE OCTOBER 2025 ORDINARY MEETING.

9.6 DOMESTIC VIOLENCE WALK

SCOTT HESELWOOD ADVISED THAT THERE WILL BE A DOMESTIC VIOLENCE WALK ON 28 NOVEMBER 2025.

FOR FURTHER INFORMATION, LINK IS PROVIDED BELOW.

[WHAT'S ON - ROTARY CLUB OF BALLINA-ON-RICHMOND](#)

9.7 NAMING OF LIGHTWING LANE

MEG PICKUP COMMENDED COUNCIL FOR NAMING LIGHTWING LANE AS IT ASSISTS THE DEMENTIA INCLUSIVE BALLINA ALLIANCE MEMBERS LOCATING WHERE THEY MEET.

9.8 WATER STORIES AND SOUNDTRAILS

RODNEY CAMBRIDGE COMMENDED COUNCIL FOR THE WATER STORIES AND SOUNDTRAILS PROJECT LAUNCHED THIS MONTH.

10. COUNCIL DOCUMENTS ON EXHIBITION

10.1 Council Documents on Exhibition

The list of Council documents available for public comment was noted.

11. Next Meeting/Future meeting Dates

The next meeting is scheduled to be held on Tuesday, 10 March 2026 at 4pm.

MEETING CLOSURE

5.34pm