

**MINUTES OF THE ORDINARY MEETING OF BALLINA SHIRE COUNCIL
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET BALLINA,
ON 11/12/25 AT 9:00 AM**

Attendance

Crs Sharon Cadwallader (Mayor - in the chair), Michelle Bailey, Simon Kinny, Damian Loone, Therese Crollick, Simon Chate, Eva Ramsey, Erin Karsten, Kiri Dicker and Phil Meehan.

Paul Hickey (General Manager), Troy Anderson (Director - Civil Services Division), Matthew Wood (Director - Planning and Environmental Health Division), Caroline Klose (Director - Corporate and Community Division), Nikki Glassop (Executive Assistant - General Manager and Mayor) and Penny van den Hoek (Administration Officer - Corporate and Community) were in attendance.

There were twenty people in the gallery at this time.

1. Australian National Anthem

The National Anthem was sung by the Headliners Chorus.

2. Acknowledgement of Country

In opening the meeting the Mayor provided an Acknowledgement of Country.

3. Apologies

Nil

4. Confirmation of Minutes

111225/1 RESOLVED

(Cr Eva Ramsey/Cr Simon Kinny)

That Council confirms the Minutes of the Ordinary Meeting of Ballina Shire Council held on Thursday 27 November 2025.

FOR VOTE - All Councillors voted unanimously.

5. Declarations of Interest and Reportable Political Donations

- **Cr Michelle Bailey** – declared an interest in Item 8.4 Festival and Events Funding Program - 2026/27 Allocation (Nature of Interest: non-significant, non-pecuniary). Cr Bailey is the President of Business Lennox which is listed in this item. Cr Bailey will leave the room while this Item is discussed.

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- **Cr Phil Meehan** – declared an interest in Item 8.4 Festival and Events Funding Program - 2026/27 Allocation (Nature of Interest: significant, non-pecuniary). Cr Meehan is the Chairman of the Ballina Jockey Club which is listed in this item. Cr Meehan will leave the room while this Item is discussed.

6. Deputations

- **Ros Felsch** – spoke in favour of Item 7.1 Mayoral Minute - Far North Coast Regional Water Supply - Business Case.
- **Steve Connelly, Partnership Principal - Planners North** – spoke in opposition to Item 8.2 LEP General Amendments - Finalisation - concerning 5 Lennox Head and Alstonville (E1 Zone) Building Height.
- **Steve Connelly, Partnership Principal - Planners North** – spoke in opposition to Item 11.3 Notice of Motion - Cumbalum Commercial Facility.

Change in Order of Business

111225/2 RESOLVED

(Cr Simon Chate/Cr Damian Loone)

That Council change the order of business to deal with items as per the Deputations received.

FOR VOTE - All Councillors voted unanimously.

7. Mayoral Minutes

7.1 Mayoral Minute - Far North Coast Regional Water Supply - Business Case

A **Motion** was moved by Cr Sharon Cadwallader

1. That Council notes the lack of consultation by DCCEEW in developing the Far North Coast Regional Water Supply Business Case.
2. That Council endorses a formal response calling for:
 - a) immediate and ongoing engagement with local Councils
 - b) alignment of any proposals with adopted IWCM strategies
 - c) transparent communication with the community to restore confidence
3. That Council authorises the Mayor and General Manager to advocate for improved consultation and collaboration with DCCEEW.

An **Amendment** was moved by Cr Kiri Dicker and seconded by Cr Therese Crollick

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-
1. That Council notes the lack of consultation by DCCEEW in developing the Far North Coast Regional Water Supply Business Case.
 2. That Council endorses a formal response calling for:
 - a) immediate and ongoing engagement with local Councils
 - b) alignment of any proposals with adopted IWCM strategies
 - c) transparent communication with the community to restore confidence
 3. That Council authorises the General Manager to advocate for improved consultation and collaboration with DCCEEW.

The **Amendment** was **LOST**

FOR VOTE - Cr Kiri Dicker

AGAINST VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey, Cr Erin Karsten and Cr Phil Meehan

111225/3 RESOLVED

(Cr Therese Crollick)

That the **Motion Be Put** to the vote.

FOR VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Therese Crollick, Cr Eva Ramsey and Cr Phil Meehan

AGAINST VOTE - Cr Simon Chate, Cr Erin Karsten and Cr Kiri Dicker

111225/4 RESOLVED

(Cr Sharon Cadwallader)

1. That Council notes the lack of consultation by DCCEEW in developing the Far North Coast Regional Water Supply Business Case.
2. That Council endorses a formal response calling for:
 - a) immediate and ongoing engagement with local Councils
 - b) alignment of any proposals with adopted IWCM strategies
 - c) transparent communication with the community to restore confidence
3. That Council authorises the Mayor and General Manager to advocate for improved consultation and collaboration with DCCEEW.

FOR VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Eva Ramsey and Cr Phil Meehan

AGAINST VOTE - Cr Therese Crollick, Cr Simon Chate, Cr Erin Karsten and Cr Kiri Dicker

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8. Planning and Environmental Health Division Reports

8.2 LEP General Amendments - Finalisation

A **Motion** was moved by Cr Phil Meehan and seconded by Cr Therese Crollick

1. That Council endorses the amendments to the Ballina LEP 2012 under Planning Proposal BSCPP 25/001 General Amendments 2025 (Attachment 1) subject to point 2.
2. That Council amends Item 5 of Planning Proposal BSCPP 25/001 General Amendments 2025 to change the height of building (HOB) controls for the E1 Local Centre zone at Lennox Head to 10m on the eastern side of Ballina Street, south of Park Lane and north of Byron Street, and 11m on the western side of Ballina Street as shown in Figure 2 in this report.
3. That Council proceed to finalise Planning Proposal BSCPP 25/001 (General Amendments 2025) under delegated plan making authority in accordance with the Environmental Planning and Assessment Act 1979.
4. That Council receive a report on amending the General Manager's delegation in respect to Point 2 and the height limit.

An **Amendment** was moved by Cr Eva Ramsey and seconded by Cr Kiri Dicker

1. That Council endorses the amendments to the Ballina LEP 2012 under Planning Proposal BSCPP 25/001 General Amendments 2025 (Attachment 1) excluding Item 5.
2. That Council proceed to finalise Planning Proposal BSCPP 25/001 (General Amendments 2025) under delegated plan making authority in accordance with the Environmental Planning and Assessment Act 1979.

The **Amendment** was **LOST**

FOR VOTE - Cr Simon Chate, Cr Eva Ramsey and Cr Kiri Dicker

AGAINST VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Therese Crollick, Cr Erin Karsten and Cr Phil Meehan

111225/5 RESOLVED

(Cr Phil Meehan/Cr Therese Crollick)

1. That Council endorses the amendments to the Ballina LEP 2012 under Planning Proposal BSCPP 25/001 General Amendments 2025 (Attachment 1) subject to point 2.
2. That Council amends Item 5 of Planning Proposal BSCPP 25/001 General Amendments 2025 to change the height of building (HOB) controls for the E1 Local Centre zone at Lennox Head to 10m on the eastern side of

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Ballina Street, south of Park Lane and north of Byron Street, and 11m on the western side of Ballina Street as shown in Figure 2 in this report.

3. That Council proceed to finalise Planning Proposal BSCPP 25/001 (General Amendments 2025) under delegated plan making authority in accordance with the Environmental Planning and Assessment Act 1979.
4. That Council receive a report on amending the General Manager's delegation in respect to Point 2 and the height limit.

FOR VOTE - All Councillors voted unanimously.

9.3 Long Serving Employees - Recognition

111225/6 RESOLVED

(Cr Erin Karsten/Cr Eva Ramsey)

That Council acknowledges, congratulates and thanks the long serving employees listed in this report, for their service to Council and the community.

FOR VOTE - All Councillors voted unanimously.

Adjournment

The Mayor declared the meeting adjourned at 10.49am.
The meeting resumed at 11.26am.

11.3 Notice of Motion - Cumbalum Commercial Facility

111225/7 RESOLVED

(Cr Erin Karsten/Cr Therese Crollick)

That Council:

1. Write to the developers of the Ballina Heights Estate, expressing the urgent need for the provision of a commercial facility for the residents of the Ballina Heights Estate and emphasising the extensive time and resources dedicated by Council over a significant period to facilitate this outcome.
2. Enforce the terms of the related Planning Agreement to the greatest extent required to achieve this outcome.

FOR VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey, Cr Erin Karsten and Cr Kiri Dicker
AGAINST VOTE - Cr Phil Meehan

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8.1 LEP Amendment - Dual Occupancies in Zone 7(c) - Water Catchment

111225/8 RESOLVED

(Cr Therese Crollick/Cr Kiri Dicker)

1. That Council endorses attached Planning Proposal BSCPP25/009 Detached Dual Occupancies in Zone 7(c), and under delegated plan making authority, proceeds to finalise the Planning Proposal (General Amendments 2025) in accordance with the Environmental Planning and Assessment Act 1979.
2. That Council convene a meeting with Rous County Council to review the adequacy of current Drinking Water Catchment controls in the Ballina Shire Development Control Plan 2012.

FOR VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey, Cr Kiri Dicker and Cr Phil Meehan

AGAINST VOTE - Cr Erin Karsten

8.3 Wardell - Twilight Markets - Agreement

A **Motion** was moved by Cr Eva Ramsey and seconded by Cr Simon Chate

1. That Council approves the application from Wardell CORE for the operation of a monthly twilight market at the Wardell Community Green Space (closed section of Richmond Street) for a period of 12 months, with fees to be applied in accordance with Council's adopted Fees and Charges.
2. That a condition be included in the approval specifying that the toilets within the community facility at 3 Sinclair Street, Wardell must not be used by the public, including market patrons, during the market's operational hours, for the reasons outlined in this report, along with no alcohol being sold for consumption in the licensed area.
3. That Council authorises the General Manager to execute required approval documentation, including the use of the Council Seal, to enable the operation of the market as set out in point one.

The **Motion** was **LOST**

FOR VOTE - Cr Eva Ramsey

AGAINST VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate, Cr Erin Karsten, Cr Kiri Dicker and Cr Phil Meehan

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A **Motion** was moved by Cr Phil Meehan seconded by Cr Simon Chate

1. That Council approves the application from Wardell CORE for the operation of a monthly twilight market at the Wardell Community Green Space (closed section of Richmond Street) for a period of 12 months, with fees to be applied in accordance with Council's adopted Fees and Charges.
2. That a condition be included in the approval specifying that the toilets within the community facility at 3 Sinclair Street, Wardell must not be used by the public, including market patrons, during the market's operational hours, for the reasons outlined in this report.
3. That Council authorises the General Manager to execute required approval documentation, including the use of the Council Seal, to enable the operation of the market as set out in point one.

The **Motion** was **CARRIED**

111225/9 RESOLVED

(Cr Phil Meehan/Cr Simon Chate)

1. That Council approves the application from Wardell CORE for the operation of a monthly twilight market at the Wardell Community Green Space (closed section of Richmond Street) for a period of 12 months, with fees to be applied in accordance with Council's adopted Fees and Charges.
2. That a condition be included in the approval specifying that the toilets within the community facility at 3 Sinclair Street, Wardell must not be used by the public, including market patrons, during the market's operational hours, for the reasons outlined in this report.
3. That Council authorises the General Manager to execute required approval documentation, including the use of the Council Seal, to enable the operation of the market as set out in point one.

FOR VOTE - All Councillors voted unanimously.

Cr Michelle Bailey and Cr Phil Meehan left the meeting at 12.13pm.

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8.4 Festival and Events Funding Program - 2026/27 Allocation

111225/10 RESOLVED

(Cr Kiri Dicker/Cr Eva Ramsey)

That Council:

1. Approves the following allocations for the 2026/27 Festival and Events Funding Program, based on eligibility, a maximum allocation of \$30,000 and a spread of funding across the eligible events:

Organisation	Event	Request (\$)	Recommend (\$)
Lennox Head Chamber of Commerce	Love Lennox Festival	30,000	30,000
Le Ba Boardriders	Skullcandy Oz Grom Open	25,000	25,000
Alstonville Agricultural Society	New Years Eve Family Festival	20,000	15,000
Truckstop Sk8	Fair Go Skate Competition	10,000	6,000 (skateboard budget \$4,000)
Rainbow Region Dragon Boat Club	2025 RR Dragon Boat Regatta	10,000	10,000
Alstonville Baptist Church	Carols on the Plateau	10,000	10,000
Muay Thai NSW - Solace Muay Thai	Ballina Muay Thai Series	20,000	10,000
Northern Rivers Pickleball Club	Northern Rivers Regional Rally	30,000	10,000
Byron Multicultural Inc	Global Beats & Bites – Asian Street Food Festival	19,083	10,000
Summerland Farm	Winter Food Festival	20,212	0
Northern Rivers Jumping Castles	Airheads Inflatable Park	5,000	0
Richmond Riverkeeper Assoc	2026 Richmond River Fest	15,000	10,000
Ballina Jockey Club	Ballina Cup	5,000	0
Southern Cross University	Natural Products Futures Forum	50,000	0
Wardell CORE Inc (now Wardell Neighbourhood Centre)	Wardell River Festival	20,000	10,000
Ballina Hospital Auxiliary	North Coast Classic Motorcycle Show	1,000	0
Byron Bay Wildlife Sanctuary	Winter in the Wild	20,000	0
Noah's Mini Golf	Glow Fair Mini Golf Festival	15,000	0
Cancer Council NSW	Volunteer Celebration	3,650	0
Quota Alstonville Inc	Craft and Garden Fair	8,000	0
Total		333,945	146,000

2. That the funding for Wardell CORE is subject to the finalisation of existing acquittals.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Michelle Bailey and Cr Phil Meehan

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Cr Michelle Bailey and Cr Phil Meehan returned to the meeting at 12.19pm.

9. Corporate and Community Division Reports

9.1 Use of Council Seal

111225/11 RESOLVED

(Cr Damian Loone/Cr Therese Crollick)

US2025/25	That Council authorises the General Manger to affix the Council seal on the plan and documents to create easements for electrical purposes, or similar, over new and relocated electrical infrastructure for the benefit of Essential Energy and road widening of Council public reserve, Lot 100 DP1281735 as part of the Tamarind Drive road and bridge works, Ballina.		
	Property	Tenant	Tenure
	Council Land Lot 100 DP 1281735 – Tamarind Drive, Ballina	Essential Energy (easements) Ballina Shire Council (road widening)	Public reserve, council owned. Easement for electricity purposes. Road widening to be dedicated as public road.

FOR VOTE - All Councillors voted unanimously.

9.2 Investment Summary - November 2025

111225/12 RESOLVED

(Cr Simon Chate/Cr Erin Karsten)

That Council notes the record of banking and investments for the period ending 20 November 2025.

FOR VOTE - All Councillors voted unanimously.

9.4 Special Rate Variation - Consultation

A **Motion** was moved by Cr Erin Karsten and seconded by Cr Damian Loone

1. That Council acknowledges the feedback from the community consultation process undertaken for the proposed special rate variation to finance increased asset renewal and operational budgets.
2. In acknowledging this consultation Council remains of the opinion that it is reasonable to proceed with the proposed special variation application for the following reasons:

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- a) Increasing rate income is essential to adequately fund asset renewal and reduce the risk of infrastructure deterioration, along with maintaining essential services
 - b) The additional rate income generated will improve Council's overall financial position and long-term financial sustainability
 - c) Council remains committed to ensuring that Council's total rates and charges bill remains relatively affordable and comparatively lower than councils of similar scale and size, and every effort will be made to minimise increases in other annual charges during the four-year period of the special rate variation, subject to Independent Pricing and Regulatory Tribunal (IPART) approval.
3. That Council authorises the General Manager to apply to IPART for a special rate variation based on 6% per annum for the four-year period from 2026/27 to 2029/30.

A **Motion** was moved by Cr Simon Kinny that the **Motion Be Put** to the vote.

The **Motion** was **LOST**

FOR VOTE - Cr Simon Kinny

AGAINST VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey, Cr Erin Karsten, Cr Kiri Dicker and Cr Phil Meehan

111225/13 RESOLVED

(Cr Erin Karsten/Cr Damian Loone)

1. That Council acknowledges the feedback from the community consultation process undertaken for the proposed special rate variation to finance increased asset renewal and operational budgets.
2. In acknowledging this consultation Council remains of the opinion that it is reasonable to proceed with the proposed special variation application for the following reasons:
 - a) Increasing rate income is essential to adequately fund asset renewal and reduce the risk of infrastructure deterioration, along with maintaining essential services
 - b) The additional rate income generated will improve Council's overall financial position and long-term financial sustainability
 - c) Council remains committed to ensuring that Council's total rates and charges bill remains relatively affordable and comparatively lower than councils of similar scale and size, and every effort will be made to minimise increases in other annual charges during the four-year period of the special rate variation, subject to Independent Pricing and Regulatory Tribunal (IPART) approval.

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3. That Council authorises the General Manager to apply to IPART for a special rate variation based on 6% per annum for the four-year period from 2026/27 to 2029/30.

FOR VOTE - All Councillors voted unanimously.

Public Question Time

There were no members of the gallery present for Public Question Time

Cr Simon Chate left the meeting at 12.53pm.

9.5 Flat Rock Tent Park - Fees and Charges - 2026/27 Adoption

111225/14 RESOLVED

(Cr Therese Crollick/Cr Eva Ramsey)

That Council adopts the 2026/27 fees and charges and booking / cancellation policy for the Flat Rock Tent Park, as exhibited, and as per Attachment 1 to this report.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Simon Chate

Cr Simon Chate returned to the meeting at 12.54pm.

9.6 Leases - Lennox Head Community Preschool

111225/15 RESOLVED

(Cr Kiri Dicker/Cr Simon Chate)

1. That Council exercises the option to renew the existing lease for the Lennox Head Community Preschool 'Building Property' for a term of 10 years at a rent of \$1 per annum, if demanded, in accordance with the existing lease.
2. That Council lease the 'Preschool Yard Property' for a term of 10 years at a rent equal to the statutory minimum charged by Crown Lands (currently \$613 per annum plus GST).
3. Council authorises the General Manager to affix the seal to the lease documents in points one and two and any other documents required to allow tenure to be granted and for the leases to be registered on title in accordance with points one and two.
4. That prior to points one and two being actioned, statutory public notification relating to the proposed leases of community land be undertaken as required, with a report to be presented to Council if an objection of a substantive nature is received to the grant of the proposed leases.

FOR VOTE - All Councillors voted unanimously.

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9.7 Russellton Industrial Estate - Proposed Land Auction

111225/16 RESOLVED

(Cr Therese Crollick/Cr Michelle Bailey)

1. That Council the authorises the sale of Lots 19, 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38 in DP 1321815 at the Russellton Industrial Estate, by public auction and authorises the General Manager to set price reserves based on market conditions and the high level of demand for industrial land.
2. That Council authorises the General Manager to enter into open or general agency agreements with local real estate agents who wish to participate in the auction campaign.
3. That the agents' commission be set at 1.5% of the sale price.
4. The General Manager is authorised to execute all necessary sale documents and affix the Council seal to same.

FOR VOTE - All Councillors voted unanimously.

9.8 Policy (Review) - Code of Meeting Practice

A **Motion** was moved by Cr Phil Meehan and seconded by Cr Simon Kinny

1. That Council adopts the updated Council Code of Meeting Practice, as per Attachment 3 to this report, that ensures compliance with the Office of Local Government's model Code of Meeting Practice.
2. That Council approves the rules for Public Forums, as per Attachment 4, to this report. That Point 8 of the Public Forum rules be modified, in view of the new rules, to revert to one speaker for and one speaker against, each of five minutes.
3. That Council approves the formation of the Environmental and Sustainability Committee, based on the committee consisting of all councillors, with no delegated authority and the following terms of reference:

To consider matters of a strategic planning nature, including but not limited to master plans, local environmental plan and planning control changes and policy development.

111225/17 RESOLVED

(Cr Phil Meehan/Cr Erin Karsten)

That Council move out of Open Council and into Committee of a Whole to discuss this item.

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FOR VOTE - All Councillors voted unanimously.

111225/18 RESOLVED

(Cr Erin Karsten/Cr Eva Ramsey)

That Council move out of Committee of a Whole and into Open Council.

FOR VOTE - All Councillors voted unanimously.

111225/19 RESOLVED

(Cr Phil Meehan/Cr Simon Kinny)

1. That Council adopts the updated Council Code of Meeting Practice, as per Attachment 3 to this report, that ensures compliance with the Office of Local Government's model Code of Meeting Practice.
2. That Council approves the rules for Public Forums, as per Attachment 4, to this report. That Point 8 of the Public Forum rules be modified, in view of the new rules, to revert to one speaker for and one speaker against, each of five minutes.
3. That Council approves the formation of the Environmental and Sustainability Committee, based on the committee consisting of all councillors, with no delegated authority and the following terms of reference:

To consider matters of a strategic planning nature, including but not limited to master plans, local environmental plan and planning control changes and policy development.

FOR VOTE - All Councillors voted unanimously.

Cr Erin Karsten left the meeting at 1.28pm.

9.9 Tender - Wollongbar Sports Oval Reconstruction

111225/20 RESOLVED

(Cr Simon Chate/Cr Michelle Bailey)

1. That Council in accordance with the Local Government (General) Regulation 2021 Section 178(1)(b), declines to accept any tenders for the Tender - Wollongbar Sports Oval Reconstruction due to inconsistencies in the scope inclusions and pricing of the received tenders.
2. That Council, in accordance with Local Government (General) Regulation 2021 Section 178(3)(e) authorises the General Manager to enter into negotiations with any person (whether or not the person was a tenderer),

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with a view to enter into a contract for the Tender - Wollongbar Sports Oval Reconstruction .

3. That in accordance with the Local Government (General) Regulation 2021 Section 178(4)(a) the reason Council has declined to invite fresh tenders is that the tender process has established sufficient market interest, and it is more efficient and timelier to negotiate with interested parties than call for new submissions.
4. That in accordance with the Local Government (General) Regulation 2021 Section 178(4)(b), Council has determined to negotiate with any person (whether or not the person was a tenderer) with a view to entering into a contract in relation to the subject matter.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Erin Karsten

Cr Erin Karsten returned to the meeting at 1.31pm.

9.10 Tender - Alstonville Cultural Centre Refurbishment and Library Extension

A **Motion** was moved by Cr Simon Kinny and seconded by Cr Michelle Bailey

1. That Council in accordance with the *Local Government (General) Regulation 2021 Section 178(1)(a)*, accepts the tender and awards the contract to J Hutchinson Pty Ltd t/a Hutchinson Builders for the Tender - Alstonville Cultural Centre Refurbishment and Library Extension for the total amount of \$16,568,075 (excluding GST).
2. That Council authorises the General Manager to sign the contract documents.
3. That Council approves an increase in the total project budget for the Alstonville Cultural Centre Refurbishment and Library Extension of \$1.5m, based on the contents of this report, with this funding to be sourced through additional dividends from Council's Property Reserves.
4. That Council receive a further update on the funding strategy for this project, as part of the December 2025 Quarterly Budget Review and the quarterly Capital Works – Status reports, to the 26 February 2026 Ordinary meeting.

An **Amendment** was moved by Cr Erin Karsten and seconded by Cr Eva Ramsey

1. That Council in accordance with the *Local Government (General) Regulation 2021 Section 178(1)(a)*, accepts the tender and awards the contract to J Hutchinson Pty Ltd t/a Hutchinson Builders for the Tender - Alstonville Cultural Centre Refurbishment and Library Extension for the total amount of \$16,568,075 (excluding GST).

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2. That Council authorises the General Manager to sign the contract documents.
 3. That Council receive a further update on the funding strategy for this project, as part of the December 2025 Quarterly Budget Review and the quarterly Capital Works – Status reports, to the 26 February 2026 Ordinary meeting.

The **Amendment** was **LOST**

FOR VOTE - Cr Eva Ramsey, Cr Erin Karsten and Cr Kiri Dicker

AGAINST VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate and Cr Phil Meehan

111225/21 RESOLVED

(Cr Simon Kinny/Cr Michelle Bailey)

1. That Council in accordance with the *Local Government (General) Regulation 2021 Section 178(1)(a)*, accepts the tender and awards the contract to J Hutchinson Pty Ltd t/a Hutchinson Builders for the Tender - Alstonville Cultural Centre Refurbishment and Library Extension for the total amount of \$16,568,075 (excluding GST).
2. That Council authorises the General Manager to sign the contract documents.
3. That Council approves an increase in the total project budget for the Alstonville Cultural Centre Refurbishment and Library Extension of \$1.5m, based on the contents of this report, with this funding to be sourced through additional dividends from Council's Property Reserves.
4. That Council receive a further update on the funding strategy for this project, as part of the December 2025 Quarterly Budget Review and the quarterly Capital Works – Status reports, to the 26 February 2026 Ordinary meeting.

FOR VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey, Cr Kiri Dicker and Cr Phil Meehan

AGAINST VOTE - Cr Erin Karsten

Adjournment for Lunch

The Mayor declared the meeting adjourned at 1.52pm.

The meeting resumed at 2.33pm.

Cr Phil Meehan returned to the meeting at 2.36pm.

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ON 11/12/25 AT 9:00 AM**

10. Civil Services Division Reports

10.1 North Creek Road and Bridge - Concept Design - Public Exhibition

111225/22 RESOLVED

(Cr Kiri Dicker/Cr Damian Loone)

1. That Council endorses the exhibited concept design for the North Creek Road and Bridge project, subject to adopting the changes to the concept design, and future stages of the project as set out in the "Proposed Action" column of Tables 1-9 of this report.
2. That Council defers a decision to retain or discard the North Creek Road and Bridge Project, with an estimated cost of \$72.5m, until a further report is presented to Council in 2026 on recommended amendments to the Ballina Shire Roads Contribution Plan. This report will be informed by Traffic modelling of the Ballina Shire Road Network currently being conducted by Bitzios Consulting for the period to 2046.

FOR VOTE - All Councillors voted unanimously.

10.2 Road Closure and Land Sale - Waverley Place, Ballina

111225/23 RESOLVED

(Cr Phil Meehan/Cr Therese Crollick)

1. That Council supports the request for a road closing application to proceed for a section of public road adjacent to 6 Waverley Place, Ballina, as per Attachments 1 and 2 to this report.
2. That Council authorises the Council seal and signatures to be attached to the documents necessary for the road closing and disposal of the land.
3. That the road, once closed, be consolidated with the adjoining land being Lot 1 DP 533026.
4. That Council notes the contents of this report regarding the sale of the land created by the closure of part of Waverley Place, Ballina, with the confidential report later in this agenda outlining the commercial negotiations underway regarding the sale price of the land once closed.

FOR VOTE - All Councillors voted unanimously.

**MINUTES OF THE ORDINARY MEETING OF BALLINA SHIRE COUNCIL
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET BALLINA,
ON 11/12/25 AT 9:00 AM**

11. Notices of Motion

11.1 Rescission Motion - Lease - Community Land - Social Futures Limited

A **Motion** was moved by Cr Eva Ramsey and seconded by Cr Erin Karsten

That Council rescind Resolution 271125/6, as follows:

Lease - Community Land - Social Futures Limited

1. *That Council, in accordance with the relevant provisions of the LGA, approves a five-year lease of the building and land on part lots 12, 13 and 14 DP 1714 located at 30-32 Swift Street Ballina, to Social Futures Limited, at a rent equal to the statutory minimum rent charged by Crown Lands (currently \$613.00 plus GST per annum), subject to point 2.*
2. *The statutory minimum rent will apply on the basis of no commercial services are offered from the building, and if commercial services are on offer, Council will review the rent to market and charge a portion of that market rent based on the percentage of the leased area used for commercial services.*
3. *That Council authorises the General Manager to affix the seal to the lease in point one.*
4. *That prior to points one, two and three being actioned, statutory public notification relating to the proposed lease of community land be undertaken in accordance with the Local Government Act, with a report to be presented to Council if an objection of a substantive nature is received to the grant of the proposed lease.*

A **Motion** was moved by Cr Phil Meehan that the **Motion Be Put** to the vote.

The **Motion** was **LOST**

FOR VOTE - Cr Sharon Cadwallader, Cr Simon Kinny, Cr Damian Loone and Cr Phil Meehan

AGAINST VOTE - Cr Michelle Bailey, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey, Cr Erin Karsten and Cr Kiri Dicker

The **Motion** was **LOST** on the casting vote of the Mayor

FOR VOTE - Cr Simon Kinny, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey and Cr Erin Karsten

AGAINST VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Damian Loone, Cr Kiri Dicker and Cr Phil Meehan

**MINUTES OF THE ORDINARY MEETING OF BALLINA SHIRE COUNCIL
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET BALLINA,
ON 11/12/25 AT 9:00 AM**

11.2 Notice of Motion - Missingham Bridge Seating

111225/24 RESOLVED

(Cr Simon Kinny/Cr Michelle Bailey)

That Council investigate installing two park bench seats at either end of Missingham Bridge.

1. One on the grassed area to the western side of the northern abutment of Missingham Bridge, facing west, to allow patrons to sit and watch the sunset over North Creek (point A on the attached map).
2. The other on the point on the eastern side of the southern Bridge abutment precinct and Skate Park, to the east of the last pandanus, facing east to the River mouth, to allow patrons to sit and watch the sunrise or moonrise (point B).

FOR VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey, Cr Simon Kinny, Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate and Cr Erin Karsten
AGAINST VOTE - Cr Eva Ramsey, Cr Kiri Dicker and Cr Phil Meehan

12. Advisory Committee Minutes

12.1 Finance and Facilities Committee Minutes - 3 December 2025

111225/25 RESOLVED

(Cr Therese Crollick/Cr Damian Loone)

That Council confirms the minutes of the Finance and Facilities Committee meeting held 03 December 2025 and that the recommendations contained within the minutes be adopted.

FOR VOTE - All Councillors voted unanimously.

13. Reports from Councillors on Attendance on Council's behalf

13.1 Mayoral Meetings

111225/26 RESOLVED

(Cr Sharon Cadwallader)

That Council notes the contents of the report on Mayoral meetings.
FOR VOTE - All Councillors voted unanimously.

**MINUTES OF THE ORDINARY MEETING OF BALLINA SHIRE COUNCIL
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET BALLINA,
ON 11/12/25 AT 9:00 AM**

14. Confidential Session

111225/27 RESOLVED

(Cr Michelle Bailey/Cr Damian Loone)

That Council moves into committee of the whole with the meeting closed to the public, to consider the following items in accordance with Section 10A (2) of the Local Government Act 1993

14.1 Road Closing and Land Sale - Waverley Place, Ballina - Price

Reason for Confidentiality

This report is **CONFIDENTIAL** in accordance with Section 10A(2)(c) of the Local Government Act 1993. which permits the meeting to be closed to the public for business relating to the following:-

- c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business

and in accordance with 10D(2)(c), on balance, the discussion of the matter in an open meeting is not considered to be in the public interest as Council is undertaking commercial negotiations in respect to the future purchase of the closed road.

FOR VOTE - All Councillors voted unanimously.

(The Council moved into Confidential Session at 3.23pm).

Cr Simon Chate left the meeting at 3.24pm.

Open Council

111225/28 RESOLVED

(Cr Simon Kinny/Cr Michelle Bailey)

That Council move into Open Council and out of Committee of the Whole.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Simon Chate

(The Council moved into Open Council at 3.34pm).

**MINUTES OF THE ORDINARY MEETING OF BALLINA SHIRE COUNCIL
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET BALLINA,
ON 11/12/25 AT 9:00 AM**

The Mayor reported to the Open Meeting the recommendations made while in Confidential Session:

14.1 Road Closing and Land Sale - Waverley Place, Ballina - Price

CF111225/29 RECOMMENDED

(Cr Phil Meehan/Cr Erin Karsten)

1. That subject to the road being closed, Council approves the sale of the land, with an area of about 1,156 square metres, as per Attachments 1 and 2 to this report, as created by the closure of part of Waverley Place, Ballina, for an agreed value of \$50,000 ex GST.
2. That the road, once closed, be consolidated with the adjoining land being Lot 1 DP 533026.
3. This sale is subject to the purchaser being responsible for all legal and administrative costs associated with the sale, including steps to consolidate the land parcel with Lot 1 DP 533026.
4. That Council approves the attaching of the Council seal to the sale contract and associated documents.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Simon Chate

Adoption of Recommendations from Confidential Session

111225/30 RESOLVED

(Cr Simon Kinny/Cr Michelle Bailey)

That the recommendations made whilst in Confidential Session, be adopted.

FOR VOTE - All Councillors voted unanimously.
ABSENT. DID NOT VOTE - Cr Simon Chate

MEETING CLOSURE

The meeting was closed at 3.35pm.

The Minutes of the Ordinary Meeting held on 11/12/25 were submitted for confirmation by council on 26 February 2026 and amendments (if any) are contained in the confirming resolution. Such Minutes were signed by the Mayor at the meeting on 26 February 2026.