

**MINUTES OF THE FINANCE AND FACILITIES COMMITTEE MEETING`  
OF THE BALLINA SHIRE COUNCIL  
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS  
40 CHERRY STREET, BALLINA,  
ON 12/03/25 AT 4:00 PM**

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**Attendance**

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

Paul Hickey (General Manager), Matthew Wood (Director - Planning and Environmental Health Division), Caroline Klose (Director - Corporate and Community Division) and Nikki Glassop (Executive Assistant - General Manager and Mayor) were in attendance.

There were three people in the gallery at this time.

**1. Acknowledgement of Country**

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

**2. Apologies**

An apology was received from Cr Simon Kinny and leave of absence had previously been approved for Cr Phil Meehan.

**RECOMMENDATION**

(Cr Simon Chate/Cr Damian Loone)

That such apology be accepted for Cr Kinny and leave of absence granted for Cr Meehan.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE – Cr Phil Meehan and Cr Simon Kinny

**3. Declarations of Interest**

**Cr Therese Crollick** – declared an interest in Item 5.1 – Ballina Surf Club Meeting Rooms – Sublease (Nature of Interest: non-significant, non-pecuniary). Member of the surf club. Cr Crollick will remain in the meeting while this item is discussed.

**Paul Hickey** – declared an interest in Item 5.1 – Ballina Surf Club Meeting Rooms – Sublease (Nature of Interest: non-significant, non-pecuniary). Mr Hickey is friends with a partner of an Executive Member of the Surf Club and will leave the meeting while this item is discussed.

**Cr Michelle Bailey** – declared an interest in Item 5.6 – Rating Structure – 2025/26 (Nature of Interest: significant non-pecuniary). Cr Bailey is the President of the Lennox Head Chamber of Commerce and will depart the meeting while this item is discussed.

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**4. Deputations**

Nil

Paul Hickey left the meeting at 4.03pm.

**5. Committee Reports**

**5.1 Ballina Surf Club Meeting Rooms - Sublease**

**RECOMMENDATION**

(Cr Therese Crollick/Cr Erin Karsten)

1. That Council notes the contents of this report and resolves not to proceed with the leasing proposal based on the reasons outlined in the report.
2. That Council thanks the Far East Company Pty Ltd (Capiche) and the Ballina Lighthouse and Lismore Surf Lifesaving Club for their proposal and input into this decision.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE – Cr Phil Meehan and Cr Simon Kinny

Paul Hickey returned to the meeting at 4.13pm.

**5.2 Road Material Reuse - Stockpile Locations Review**

**RECOMMENDATION**

(Cr Therese Crollick/Cr Eva Ramsey)

That Council notes the concerns that have been expressed in respect to the operation of the Uralba Road (Dees Lane), material storage area, and endorses the continued operation of this this stockpile site, based on:

- the significant operational savings generated from the operation of the material storage area
- the lack of any other suitable site in the locality
- a commitment to ensure risks are minimised in the operation of the site through fencing, signage and operational practices that are consistent with Council's Work Health and Safety framework.

FOR VOTE - Cr Sharon Cadwallader, Cr Kiri Dicker, Cr Eva Ramsey, Cr Damian Loone, Cr Erin Karsten, Cr Michelle Bailey and Cr Therese Crollick

AGAINST VOTE - Cr Simon Chate

ABSENT. DID NOT VOTE - Cr Phil Meehan and Cr Simon Kinny

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**5.3 Southern Cross Employment Precinct Expansion - Update**

A **Motion** was moved by Cr Sharon Cadwallader and seconded by Cr Damian Loone

1. That based on the contents of this report, Council takes no further action, at this point in time, in pursuing the rezoning of Council owned land associated with the Southern Cross Expansion Precinct at this time.
2. That Council investigate the sites east of Russellton Estate at Alstonville and the land north of Wardell for inclusion in an updated draft Local Strategic Planning Statement as potential future employment lands.
3. That Council retains the Southern Cross Precinct Expansion area as a potential employment land site within its local strategic planning framework.
4. That Council make representations to the NSW State Government regarding the identification of a suitable planning pathway and policy framework for employment land provision in the expansion area and elsewhere in Ballina Shire.

An **Amendment** was moved by Cr Kiri Dicker and seconded by Cr Erin Karsten

1. That based on the contents of this report, Council takes no further action, at this point in time, in pursuing the rezoning of Council owned land associated with the Southern Cross Expansion Precinct at this time.
2. That Council investigate the sites east of Russellton Estate at Alstonville and the land north of Wardell for inclusion in an updated draft Local Strategic Planning Statement as potential future employment lands.
3. That notwithstanding Point 1 that Council prepare a planning proposal to apply a C2 zone in accordance with the Northern Environmental Zone criteria.

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

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

AGAINST VOTE - Cr Sharon Cadwallader, Cr Eva Ramsey, Cr Damian Loone and Cr Michelle Bailey

ABSENT. DID NOT VOTE - Cr Phil Meehan and Cr Simon Kinny

An **Amendment** was moved by Cr Erin Karsten and seconded by Cr Therese Crollick

1. That based on the contents of this report, Council takes no further action, at this point in time, in pursuing the rezoning of Council owned land associated with the Southern Cross Expansion Precinct at this time.

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2. That Council investigate additional sites for employment land potential including the land north of Wardell and Skennars Ridge, and if necessary the land at Russellton Estate at Alstonville, in an updated draft Local Strategic Planning Statement as potential future employment lands.

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

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

AGAINST VOTE - Cr Sharon Cadwallader, Cr Eva Ramsey, Cr Damian Loone and Cr Michelle Bailey

ABSENT. DID NOT VOTE - Cr Phil Meehan and Cr Simon Kinny

**RECOMMENDATION**

(Cr Sharon Cadwallader/Cr Damian Loone)

1. That based on the contents of this report, Council takes no further action, at this point in time, in pursuing the rezoning of Council owned land associated with the Southern Cross Expansion Precinct at this time.
2. That Council investigate additional sites for employment land potential including the land north of Wardell and Skennars Ridge, and if necessary the land at Russellton Estate at Alstonville, in an updated draft Local Strategic Planning Statement as potential future employment lands.
3. That Council retains the Southern Cross Precinct Expansion area as a potential employment land site within its local strategic planning framework.
4. That Council make representations to the NSW State Government regarding the identification of a suitable planning pathway and policy framework for employment land provision in the expansion area and elsewhere in Ballina Shire.
5. That as part of Point 4, Council provide the NSW Minister for Planning and Public Spaces, with a copy of the minutes from this meeting.

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

FOR VOTE - Cr Sharon Cadwallader, Cr Eva Ramsey, Cr Damian Loone and Cr Michelle Bailey

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

ABSENT. DID NOT VOTE - Cr Phil Meehan and Cr Simon Kinny

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**5.4 Wollongbar Residential Estate Stage Three - Sale of Lots**

A **Motion** was moved by Cr Damian Loone and seconded by Cr Therese Crollick

1. That Council authorises the sale of Lots 1 to 18 (inclusive) in DP 1292552 as per Attachment 1 to this report, by public auction and authorises the General Manager to set the price reserve based on market conditions at the time.
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% + GST of the sale price.
4. That in respect to point 1, the General Manager is authorised to execute all necessary sale documents and affix the Council seal to same.

An **Amendment** was moved by Cr Kiri Dicker and seconded by Cr Erin Karsten

1. That Council defers its decision on the sale of Lots 1 to 18 until a resolution has been made regarding Lots 19 to 30, no later than at the April Ordinary meeting.
2. That Councillors receive a briefing on the history of the land in the Wollongbar Urban Expansion Area.

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

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

AGAINST VOTE - Cr Sharon Cadwallader, Cr Eva Ramsey, Cr Damian Loone, Cr Michelle Bailey and Cr Therese Crollick

ABSENT. DID NOT VOTE - Cr Phil Meehan and Cr Simon Kinny

Cr Kiri Dicker left the meeting at 05:50 pm.

**RECOMMENDATION**

(Cr Damian Loone/Cr Therese Crollick)

1. That Council authorises the sale of Lots 1 to 18 (inclusive) in DP 1292552 as per Attachment 1 to this report, by public auction and authorises the General Manager to set the price reserve based on market conditions at the time.
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% + GST of the sale price.

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4. That in respect to point 1, the General Manager is authorised to execute all necessary sale documents and affix the Council seal to same.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Kiri Dicker, Cr Phil Meehan and Cr Simon Kinny

Cr Kiri Dicker returned to the meeting at 05:54 pm.

**5.5 Waste Operations - Long Term Financial Plan**

**RECOMMENDATION**

(Cr Erin Karsten/Cr Eva Ramsey)

1. That Council endorses the draft fees and charges and Landfill and Resource Management and Domestic Waste Management long term financial plans, as per Attachments 1, 2 and 4 to this report, for exhibition in the draft 2025/26 to 2028/29 Delivery Program and 2025/26 Operational Plan.
2. That Council make representation to the Queensland Premier and write to the Queensland Government Minister for the Environment and Tourism and Minister for Science and Innovation, along with the NSW Cross Border Commissioner, to request the regional waste levy rate be applied to waste transported from the Ballina Shire.
3. That Council approves the transition to a fortnightly landfill bin collection service model for all properties receiving a rural Domestic Waste Management Service, including delivery of a comprehensive community engagement and education campaign.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Phil Meehan and Cr Simon Kinny

Cr Michelle Bailey left the meeting at 05:57 pm.

**5.6 Rating Structure - 2025/26**

A **Motion** was moved by Cr Therese Crollick and seconded by Cr Simon Chate

That this matter be deferred to the April Finance and Facilities Committee meeting to examine a rating structure that lowers the business rate differential.

An **Amendment** was moved by Cr Kiri Dicker and seconded by Cr Erin Karsten

1. That this matter be deferred to the April Finance and Facilities Committee meeting to examine a rating structure that lowers the business rate differential.
2. That Council writes to the State Government in favour of a 2021 IPART recommendation for a separate rating category for environmental land.

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The **Amendment** was **CARRIED**

FOR VOTE - All Councillors voted unanimously.  
ABSENT. DID NOT VOTE - Cr Phil Meehan, Cr Michelle Bailey and Cr Simon Kinny

The **Amendment** then became the **Motion** and was **CARRIED**

**RECOMMENDATION**

(Cr Kiri Dicker/Cr Erin Karsten)

1. That this matter be deferred to the April Finance and Facilities Committee meeting to examine a rating structure that lowers the business rate differential.
2. That Council writes to the State Government in favour of a 2021 IPART recommendation for a separate rating category for environmental land.

FOR VOTE - All Councillors voted unanimously.  
ABSENT. DID NOT VOTE - Cr Phil Meehan, Cr Michelle Bailey and Cr Simon Kinny

**5.7 Water Operations - Long Term Financial Plan**

**RECOMMENDATION**

(Cr Therese Crollick/Cr Simon Chate)

That Council endorses the annual charges, as per the following table, as well as the long-term financial plan, as per Attachments 1, 2 and 3 to this report, for the Water Operations, for exhibition in the draft 2025/26 to 2028/29 Delivery Program and 2025/26 Operational Plan.

<b>Charge Type</b>	<b>2024/25</b>	<b>2025/26</b>	<b>% Increase</b>
Water Access Charge 20mm meter	250	265	6.0
Water Consumption under 350kl	2.82	2.99	6.0
Water Consumption over 350kl	4.23	4.49	6.1
Vacant Land Charge	250	265	6.0

FOR VOTE - All Councillors voted unanimously.  
ABSENT. DID NOT VOTE - Cr Phil Meehan, Cr Michelle Bailey and Cr Simon Kinny

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**5.8 Wastewater Operations - Long Term Financial Plan**

**RECOMMENDATION**

(Cr Erin Karsten/Cr Damian Loone)

That Council endorses the annual charges, as per the following table, as well as the long-term financial plan, as per Attachments 1, 2 and 3 to this report, for the Wastewater Operations, for exhibition in the draft 2025/26 to 2028/29 Delivery Program and 2025/26 Operational Plan.

<b>Charge Type</b>	<b>2024/25 \$</b>	<b>2025/26 \$</b>	<b>% Increase</b>
Residential Availability Charge	1,074	1,106	3.0
Vacant Land Charge	811	835	3.0
Non-Residential Usage Charge	2.74	2.82	2.9
Non-Residential Access Charge	Variable based on meter size		
Recycled Water	80% of potable water step 1		

FOR VOTE - All Councillors voted unanimously.

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

**6. Confidential Session**

**RECOMMENDATION**

(Cr Erin Karsten/Cr Eva Ramsey)

That Council notes the contents of the report as this matter was determined in Item 5.1, with no further action required.

FOR VOTE - All Councillors voted unanimously.

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

**MEETING CLOSURE**

The meeting was closed at 6.17pm.