

**MINUTES OF THE COMMERCIAL SERVICES COMMITTEE MEETING
OF THE BALLINA SHIRE COUNCIL
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET, BALLINA,
ON 14/08/25 AT 4:00 PM**

Attendance

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

Paul Hickey (General Manager), John Truman (Director - Civil Services Division), Caroline Klose (Director - Corporate and Community Division), Paul Tsikleas (Manager Commercial Services) and Nikki Glassop (Executive Assistant - General Manager and Mayor) were in attendance.

There was one staff member 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 Therese Crollick and Cr Phil Meehan.

RECOMMENDATION

(Cr Damian Loone/Cr Eva Ramsey)

That such apologies be accepted and leave of absence granted.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Therese Crollick and Cr Phil Meehan

3. Declarations of Interest

Ballina Bowling and Recreation Club membership declarations were discussed as not necessary to declare unless the interest is more than a standard membership.

4. Deputations

Nil

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5. Committee Reports

5.1 Ballina Bowling and Recreation Club Ltd (Club Lennox) - Lease Update

RECOMMENDATION

(Cr Kiri Dicker/Cr Erin Karsten)

1. That Council authorises the General Manager to invoice a payment in part of the reduced rental rebate of 50% (\$35,264) due by Ballina Bowling and Recreation Club Limited for 10 Stewart Street and part King Street Lennox Head.
2. This reduced rental rebate amount is based on the Ballina Bowling and Recreation Club Limited planning to expend significant funds in the next few years to upgrade the facilities in Lennox Head.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Therese Crollick and Cr Phil Meehan

5.2 Bitupave Ltd (Boral) - Tuckombil Quarry

RECOMMENDATION

(Cr Damian Loone/Cr Erin Karsten)

That Council notes the contents of this report in respect to the revised timeframe for the decommissioning of the Tuckombil Quarry site by Bitupave Ltd.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Therese Crollick and Cr Phil Meehan

5.3 Wollongbar Land Sales - Status

RECOMMENDATION

(Cr Sharon Cadwallader/Cr Damian Loone)

1. That Council notes the contents of this report in respect to the results of the public auction of Lots 1 to 6 in Avalon Avenue, Wollongbar
2. That Council defer the sale of any further lots in the Wollongbar Urban Expansion Area Stage Three until such time as Lots 1 to 6 Avalon Avenue, Wollongbar are sold.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Therese Crollick and Cr Phil Meehan

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5.4 Russellton Industrial Estate - Land Sale Update

RECOMMENDATION

(Cr Simon Kinny/Cr Eva Ramsey)

1. That Council notes the contents of this report including the commission payable to real estate agents, particularly with respect to the Russellton Industrial Estate land sale, as reported to the 24 July 2025 Ordinary meeting, with that commission set at 1.5% plus GST.
2. That Council revise the Property Investment and Development policy to clarify how Council engages with real estate agents on property sales.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Therese Crollick and Cr Phil Meehan

6. Confidential Session

RECOMMENDATION

(Cr Erin Karsten/Cr Eva Ramsey)

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.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Therese Crollick and Cr Phil Meehan

(The Council moved into Confidential Session at 4.22pm).

Open Council

RECOMMENDATION

(Cr Simon Kinny/Cr Damian Loone)

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

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Therese Crollick and Cr Phil Meehan

(The Council moved into Open Council at 4.37pm).

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

6.1 Wollongbar Land Sales - Pricing

RECOMMENDATION

(Cr Damian Loone/Cr Erin Karsten)

That Council resolve to adopt option one as detailed in this report.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Therese Crollick and Cr Phil Meehan

Adoption of Recommendations from Confidential Session

RECOMMENDATION

(Cr Damian Loone/Cr Erin Karsten)

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

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Therese Crollick and Cr Phil Meehan

MEETING CLOSURE

The meeting was closed at 4.38pm.