

**MINUTES OF THE ENVIRONMENTAL AND SUSTAINABILITY COMMITTEE MEETING  
OF THE BALLINA SHIRE COUNCIL  
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS  
40 CHERRY STREET, BALLINA  
ON 11/03/26 AT 4:15 PM**

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**Attendance**

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

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 and Nikki Glassop (Executive Assistant - General Manager and Mayor) were in attendance.

There were six people in the gallery at this time.

**1. Acknowledgement of Country**

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

**2. Apologies**

Apologies were received from Cr Erin Karsten and Cr Phil Meehan.

**RECOMMENDATION**

(Cr Simon Chate/Cr Damian Loone)

That such apologies be accepted and leave of absence granted.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

**3. Declarations of Interest**

Nil.

**4. Committee Reports**

**4.1 Local Strategic Planning Statement - Adoption**

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

1. That Council adopts the Ballina Shire Local Strategic Planning Statement 2025-2046 (Attachment 1) and addendum relating to the inclusion of the Russellton Estate Expansion Area (Attachment 2), subject to the following amendments being made:

(a) Adjust the Alstonville Potential Employment Expansion Area Map (Figure 17, p. 51) and Table 3, p.48 to include the additional area shown in Figure

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1 of this report being part Lot 1 DP1221732, part of Lot 11 DP1059499, part Lot 2 DP 1221732 and part Lot 3 DP1221732.

- (b) Adjust the wording of Action 3.1 in relation to Newrybar from '*commercial land use*' to '*commercial activities*' to clarify that a broader range of land uses could be considered beyond those that fall strictly within the LEP definition of 'commercial premises'.
- (c) Adjust the wording of Action 4.1 to state *Prepare a precinct plan for land in proximity to Ballina Hospital, and incorporating St Andrews Village, Ballina Central Shopping Centre, Biala Special School, Super Amart and the Cherry Street Sports Club* and apply a timing of short to medium term.
- (d) Adjust the potential urban growth area south of Tamarind Drive to:
- Identify approximately 4ha for residential development potential in line with updated flood modelling, as shown in Figure 4.
  - Identify the remainder of the land already identified as having potential for urban expansion as potential employment land but with notation that the land is significantly constrained and may have no to very little yield, particularly having regard for flooding characteristics and proximity to residential development.
- (e) Incorporate text on page 72 in relation to precinct plans as follows: 'Note: Precinct plans will be submitted to DPHI to invite review and feedback'.
- (f) Incorporate five rural land use principles within the section on rural land use and character on page 58 as follows:
- Encourage agricultural production and protect key productive agricultural land for food production.
  - Encourage on-farm diversification, sustainability and appropriate rural tourism.
  - Minimise the potential for land use conflict.
  - Maintain the character and settlement pattern of existing rural villages and hamlets.
  - Protect scenic escarpment areas.
- (g) Including a new Action 10.3 being to *Consolidate Rural Land Use Policy into a single reference document inclusive of a statement of key rural planning principles for Ballina Shire.*
2. That Council seeks the endorsement of Department of Planning, Housing and Infrastructure for the LSPS Addendum at Attachment 2.
3. That Council submits the endorsed Local Strategic Planning Statement and associated addendum to the Department of Planning, Housing and Infrastructure.

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4. That Council includes a review of the Alstonville Strategic Plan in the 2026/27 to 2029/30 Delivery Program and Operational Plan, with the review to be identified for the 2027/28 year.
5. That the Ballina Shire Growth Management Strategy 2012 and West Ballina Planning Study and Structure Plan 2010 are repealed following publication of the revised Local Strategic Planning Statement on the NSW Planning Portal.
6. That Council includes an action in the Local Strategic Planning Statement to identify options for additional employment land to meet projected demand.

**RECOMMENDATION**

(Cr Kiri Dicker/Cr Simon Chate)

That Council moves into Committee of a Whole.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

**RECOMMENDATION**

(Cr Damian Loone/Cr Michelle Bailey)

That Council moves out of Committee of a Whole.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

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

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

AGAINST VOTE - Cr Simon Kinny, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey and Cr Kiri Dicker

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

A **Motion** was moved by Cr Simon Chate and seconded by Cr Kiri Dicker

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  - Protect rural vistas.
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2. That Council seeks the endorsement of Department of Planning, Housing and Infrastructure for the LSPS Addendum at Attachment 2.
3. That Council submits the endorsed Local Strategic Planning Statement and associated addendum to the Department of Planning, Housing and Infrastructure.
4. That Council includes a review of the Alstonville Strategic Plan in the 2026/27 to 2029/30 Delivery Program and Operational Plan, with the review to be identified for the 2027/28 year.
5. That the Ballina Shire Growth Management Strategy 2012 and West Ballina Planning Study and Structure Plan 2010 are repealed following

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publication of the revised Local Strategic Planning Statement on the NSW Planning Portal.

An **Amendment** was moved by Cr Kiri Dicker and seconded by Cr Michelle Bailey.

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- (g) Including a new Action 10.3 being to *Consolidate Rural Land Use Policy into a single reference document inclusive of a statement of key rural planning principles for Ballina Shire.*
- (h) That Council remove the following SUGAs as per the original staff recommendation and that they be reported back to Council for further examination:
  - i. Precinct B North Kinvara
  - ii. Precinct C Cumbalum
  - iii. West Lennox Palms, Lennox Head
- 2. That Council seeks the endorsement of Department of Planning, Housing and Infrastructure for the LSPS Addendum at Attachment 2.
- 3. That Council submits the endorsed Local Strategic Planning Statement and associated addendum to the Department of Planning, Housing and Infrastructure.
- 4. That Council includes a review of the Alstonville Strategic Plan in the 2026/27 to 2029/30 Delivery Program and Operational Plan, with the review to be identified for the 2027/28 year.
- 5. That the Ballina Shire Growth Management Strategy 2012 and West Ballina Planning Study and Structure Plan 2010 are repealed following publication of the revised Local Strategic Planning Statement on the NSW Planning Portal.

**RECOMMENDATION**

(Cr Simon Chate/Cr Therese Crollick)

That Council move into a Committee of a Whole.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

**RECOMMENDATION**

(Cr Simon Chate/Cr Eva Ramsey)

That Council move out of Committee of a Whole.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

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

FOR VOTE - Cr Michelle Bailey, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey and Cr Kiri Dicker

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AGAINST VOTE - Cr Sharon Cadwallader, Cr Simon Kinny and Cr Damian Loone

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

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

FOR VOTE - Cr Michelle Bailey, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey and Cr Kiri Dicker

AGAINST VOTE - Cr Sharon Cadwallader, Cr Simon Kinny and Cr Damian Loone

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

**RECOMMENDATION**

(Cr Kiri Dicker/Cr Michelle Bailey)

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- Encourage agricultural production and protect key productive agricultural land for food production.
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6. That Council includes an action in the Local Strategic Planning Statement to identify options for additional employment land to meet projected demand.

FOR VOTE - Cr Michelle Bailey, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey and Cr Kiri Dicker

AGAINST VOTE - Cr Sharon Cadwallader, Cr Simon Kinny and Cr Damian Loone

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

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**4.2 CURA B - E1 Zone Relocation and Height Increase - Planning Proposal**

**RECOMMENDATION**

(Cr Kiri Dicker/Cr Simon Chate)

1. That Council endorses Planning Proposal BSCPP 24/005 - CURA B E1 Zone Relocation and Height of Building Increase (Attachment 2) for public exhibition.
2. That Council submits the Planning Proposal to the Department of Planning, Housing and Infrastructure (DPHI) for Gateway determination.
3. That Council seeks delegation from the DPHI to exercise its functions as the local plan-making authority (LPMA).
4. That upon a positive Gateway determination being received, the Planning Proposal be publicly exhibited for a minimum of 28 days.
5. That prior to actioning points 1 to 4, Council urges the proponent to reconsider the terms of the proposed Planning Agreement regarding the inclusion of affordable housing.
6. That subject to the previous points, the draft Planning Agreement be publicly exhibited concurrently with the Planning Proposal.
7. That the outcomes of the public exhibition be reported back to Council for consideration with respect to the finalisation of the Planning Proposal and Planning Agreement.

FOR VOTE - Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate, Cr Eva Ramsey and Cr Kiri Dicker

AGAINST VOTE - Cr Sharon Cadwallader, Cr Michelle Bailey and Cr Simon Kinny

ABSENT. DID NOT VOTE - Cr Erin Karsten and Cr Phil Meehan

**4.3 Detached Dual Occupancies - 7(c) Environmental Protection (Water Catchment) Zone**

**RECOMMENDATION**

(Cr Kiri Dicker/Cr Therese Crollick)

1. That Council affirms its endorsement of Planning Proposal BSC 25/009 in accordance with its December 2025 decision.
2. That the Department of Planning, Housing and Industry be advised that Council does not wish to exercise its local plan-making authority functions under the *Environmental Planning and Assessment Act 1979* in this instance.
3. That Council requests that the Department of Planning, Housing and Industry finalises BSCPP 25/009 to amend the Ballina Local

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Environmental Plan 1987 to permit detached dual occupancy with consent in the 7(c) Environmental Protection (Water Catchment) zone.

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

**MEETING CLOSURE**

5.59pm