

ATTACHMENTS TO

Finance and Facilities Committee Meeting Business Paper

13 April 2026

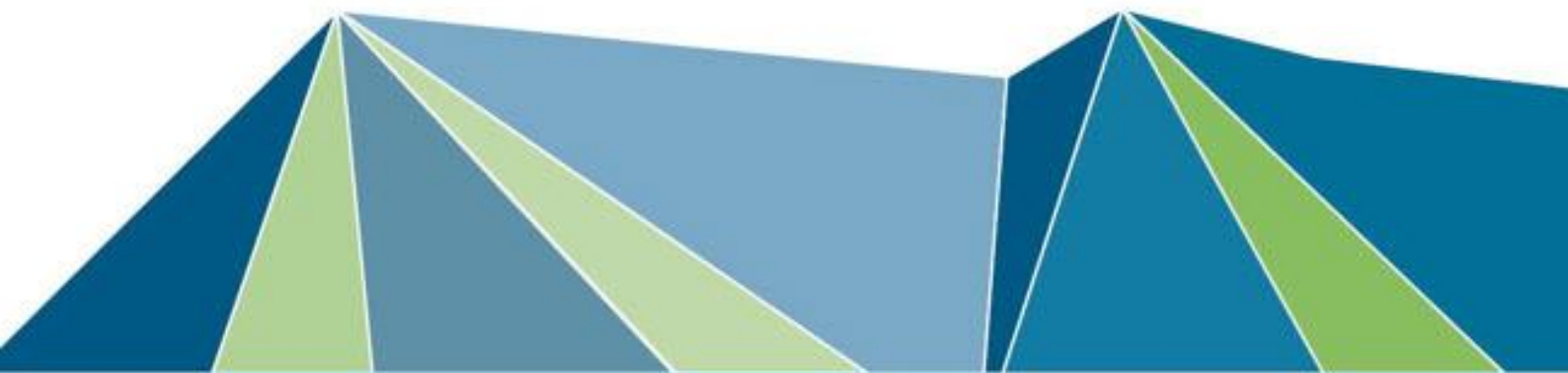


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Ballina Byron Gateway Airport - Operating Result - 2002/03 to 2035/36																										
2002/03	2004/05	2006/07	2008/09	2010/11	2012/13	Actual						2023/24	2024/25	Description	Estimated											
						2014/15	2016/17	2018/19	2020/21	2022/23	2025/26				31 Mar 26	2026/27	%	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
OPERATING REVENUES																										
83,000	129%	21%	5%	6%	9%	3%	7%	1%	45%	20%	(1.7%)	(1.4%)	Passenger Numbers (% Change)	(4%)		2%	3%	2%	2%	2%	3%	3%	2%	3%	2%	
83,000	189,000	320,000	330,000	287,000	357,000	350,000	504,000	533,000	588,000	632,000	621,000	612,000	Passengers	585,000	582,000	599,000		615,000	630,000	645,000	661,000	678,000	695,000	712,000	730,000	748,000
Passenger Charges / Landing Fees																										
818,900	1,075,400	1,453,700	1,299,600	1,299,300	1,931,200	2,138,600	2,353,100	3,154,800	3,267,400	3,962,500	3,790,100	3,657,200	Income - Passenger Charges (RPT)	4,000,000	2,716,300	4,506,000	13	4,894,000	5,288,000	5,710,000	6,146,000	6,576,000	6,943,000	7,331,000	7,741,000	8,175,000
53,700	113,600	18,700	49,800	80,100	65,000	39,000	47,400	47,700	145,500	93,600	113,500	105,900	Income - Landing Fees (ABASS)	60,000	54,500	113,000	88	116,000	119,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000
0	0	0	0	0	65,000	0	69,300	5,500	14,300	26,900	23,900	21,200	Income - Landing Fees (ABASS Exemption)	25,000	17,200	25,000	0	26,000	27,000	28,000	29,000	30,000	31,000	32,000	33,000	34,000
0	256,700	564,600	1,100,000	751,100	847,700	1,067,000	1,375,400	1,372,500	1,617,400	1,478,200	1,634,200	2,288,900	Income - Security Charges	1,950,000	1,387,700	2,028,000	4	2,202,000	2,380,000	2,570,000	2,766,000	2,959,000	3,124,000	3,299,000	3,483,000	3,679,000
Other Fees and Charges																										
8,500	19,700	56,100	64,800	91,000	210,300	278,500	484,300	572,000	1,057,800	1,102,600	926,000	1,434,700	Car Rental Franchises	1,540,000	1,083,600	1,579,000	3	1,619,000	1,660,000	1,702,000	1,745,000	1,789,000	1,834,000	1,880,000	1,927,000	1,976,000
18,500	21,300	25,900	45,200	47,900	56,000	64,200	62,100	67,300	68,700	76,900	79,000	84,400	Hanger, Land and Other Building Rentals	88,000	78,300	90,000	2	93,000	96,000	99,000	102,000	105,000	108,000	111,000	114,000	117,000
9,500	10,000	10,600	24,500	25,500	27,000	37,000	39,000	45,100	40,600	42,700	46,700	48,000	Airport Fuel Site Rent	48,000	40,800	50,000	4	52,000	54,000	56,000	58,000	60,000	62,000	64,000	66,000	68,000
10,500	10,900	2,900	26,800	25,300	47,300	84,000	63,100	69,600	167,200	370,400	365,000	408,400	Rental Terminal Building	370,000	312,100	380,000	3	390,000	400,000	410,000	421,000	432,000	443,000	455,000	467,000	479,000
3,700	14,100	21,900	20,800	20,300	20,400	23,000	24,400	25,400	22,500	28,200	28,900	29,900	Rental Administration Building	32,000	25,400	33,000	3	34,000	35,000	36,000	37,000	38,000	39,000	40,000	41,000	43,000
0	3,600	3,700	4,200	6,400	9,000	5,200	9,400	2,000	7,700	4,300	5,300	7,400	Aviation Security Cards and Access Permits	5,000	4,300	6,000	20	7,000	8,000	9,000	10,000	11,000	12,000	13,000	14,000	15,000
0	0	76,100	175,900	238,600	363,000	467,200	641,200	738,000	706,600	1,559,500	1,814,800	1,878,000	Car Parking	2,010,000	1,398,300	2,000,000	0	2,000,000	2,500,000	3,000,000	3,075,000	3,152,000	3,231,000	3,312,000	3,395,000	3,480,000
0	0	12,000	20,200	20,800	23,200	21,000	34,300	56,200	45,100	17,600	11,700	19,100	Car Parking Fines	45,000	44,100	25,000	(44)	26,000	27,000	28,000	29,000	30,000	31,000	32,000	33,000	34,000
0	0	14,000	67,500	112,800	118,000	131,800	143,100	139,100	73,400	27,900	44,300	48,400	Airport Shuttle Bus Rents	52,000	45,000	39,000	(25)	40,000	41,000	43,000	45,000	47,000	49,000	51,000	53,000	55,000
0	0	1,500	0	0	56,000	67,000	73,300	76,600	86,600	120,500	110,800	155,300	Advertising and Sundries	160,000	132,300	164,000	3	169,000	174,000	179,000	184,000	189,000	194,000	199,000	204,000	210,000
0	0	0	0	0	0	0	14,700	10,500	10,500	4,800	12,600	10,900	Airport Lease Rentals	12,000	8,200	13,000	8	14,000	15,000	16,000	17,000	18,000	19,000	20,000	21,000	22,000
Operating Grants																										
0	0	0	0	0	0	0	0	0	0	489,900	234,200	0	Regional Airports Screening Infrastructure	0	0	0	0	0	0	0	0	0	0	0	0	0
Contributions to Council Expenses																										
0	0	0	0	0	138,600	240,100	188,800	133,800	80,400	13,400	0	0	Contributions - Loan Interest NSW LIRS	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	99,400	361,600	520,600	0	0	0	Contributions - CAGRO Operations	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	3,600	46,200	57,900	49,400	107,100	105,300	146,000	121,700	Contributions - Fire Station, NDB and Generator	115,000	85,300	116,000	1	119,000	122,000	126,000	130,000	134,000	138,000	142,000	146,000	150,000
923,300	1,525,300	2,261,700	2,899,300	2,719,100	3,981,300	4,709,800	5,780,200	6,927,100	8,039,400	9,525,200	9,387,000	10,319,400	Total Operating Revenues	10,512,000	7,433,400	11,167,000	6	11,801,000	12,946,000	14,134,000	14,920,000	15,700,000	16,392,000	17,119,000	17,880,000	18,683,000
OPERATING EXPENSES																										
Management and Administration																										
9,800	3,100	80,400	168,900	356,600	436,000	654,900	704,100	812,900	1,039,600	1,109,100	1,518,800	1,612,000	Salaries and Oncosts	1,428,000	1,163,200	1,660,000	16	1,718,000	1,778,000	1,831,000	1,886,000	1,943,000	2,001,000	2,061,000	2,123,000	2,187,000
1,300	(800)	4,400	7,400	13,300	17,000	16,400	20,500	15,400	4,000	20,200	36,700	26,000	Conferences and Seminars	20,000	18,100	20,000	0	21,000	22,000	23,000	24,000	25,000	26,000	27,000	28,000	29,000
0	0	0	12,500	21,000	21,600	20,100	19,000	17,100	5,900	12,000	14,400	14,400	Vehicle	14,000	10,900	8,000	(43)	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
0	0	0	1,400	20,200	45,000	32,300	36,000	131,900	10,300	44,600	34,600	12,200	Office Expenses and Sundries	15,000	8,500	15,000	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
36,300	40,000	36,000	19,800	40,000	76,600	95,300	97,800	75,000	81,300	112,900	247,400	173,400	Consultancies	140,000	163,800	150,000	7	150,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
4,800	0	1,400	0	6,400	15,000	1,800	7,900	600	10,100	200	15,700	29,400	Legal Fees	15,000	3,700	15,000	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
0	0	0	0	1,500	4,200	6,200	9,300	11,800	7,000	3,400	0	0	Bank Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
6,500	8,800	11,000	18,900	22,800	23,000	41,400	69,800	53,800	28,600	38,800	42,000	51,900	Insurance	54,000	54,100	56,000	4	58,000	60,000	62,000	64,000	66,000	68,000	70,000	72,000	74,000
3,000	3,100	3,200	3,500	3,500	6,000	6,400	6,300	6,100	6,500	7,000	9,600	9,300	Subscriptions - Airport Owners Association	10,000	11,000	10,000	0	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
61,700	54,200	136,400	232,400	485,300	644,400	874,800	970,700	1,124,600	1,193,300	1,342,200	1,916,800	1,928,600	Sub Total	1,696,000	1,433,300	1,934,000	14	1,995,000	2,008,000	2,064,000	2,122,000	2,182,000	2,243,000	2,306,000	2,371,000	2,438,000

(operating result continued on following page)

Ballina Byron Gateway Airport - Operating Result - 2002/03 to 2035/36																										
Actual													Description (cont'd)	Estimated												
2002/03	2004/05	2006/07	2008/09	2010/11	2012/13	2014/15	2016/17	2018/19	2020/21	2022/23	2023/24	2024/25		2025/26	31 Mar 26	2026/27	%	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Operations																										
2,900	3,700	4,400	4,500	7,800	7,700	7,400	6,900	7,800	7,100	10,100	600	19,000	Telephone Airport	2,000	1,500	2,000	0	2,000	229,000	236,000	243,000	250,000	258,000	266,000	274,000	281,000
28,800	29,000	31,600	56,900	89,600	132,000	140,700	106,200	125,700	202,600	204,200	192,700	205,000	Electricity	210,000	140,100	216,000	3	222,000	229,000	236,000	243,000	250,000	258,000	266,000	274,000	281,000
39,200	49,500	89,300	129,700	142,600	121,100	113,700	114,300	121,700	237,300	389,300	100,400	69,200	Cleaning and Consumables	140,000	68,100	90,000	(36)	93,000	96,000	99,000	102,000	105,000	109,000	112,000	115,000	118,000
11,300	11,600	10,000	31,100	31,700	28,600	46,900	30,600	50,600	53,600	97,100	101,600	101,200	Rates	108,000	90,800	110,000	2	114,000	117,000	121,000	125,000	129,000	133,000	137,000	141,000	145,000
186,200	248,400	520,300	938,500	546,700	758,000	955,600	1,051,800	1,126,600	1,406,700	1,782,800	1,672,600	2,271,000	Security in Departure Lounge	1,853,000	1,340,900	1,927,000	4	2,092,000	2,261,000	2,442,000	2,628,000	2,811,000	2,968,000	3,134,000	3,309,000	3,495,000
0	21,100	23,000	95,200	100,200	108,500	80,600	67,600	101,100	86,600	85,300	84,700	89,400	Wildlife, Vermin and Pest Control	132,000	86,000	95,000	(28)	98,000	101,000	104,000	107,000	110,000	113,000	116,000	119,000	122,000
0	2,400	5,600	6,700	5,100	10,600	6,700	8,600	9,500	4,400	5,300	7,300	2,300	Aviation Security Card and Driving Charges	5,000	7,200	5,000	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	6,000
0	0	0	2,300	4,100	500	300	400	300	1,100	300	300	0	Drug and Alcohol Management	1,000	300	1,000	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	2,000
10,200	21,000	16,900	15,700	10,500	21,000	19,000	23,300	9,300	12,700	16,200	6,900	28,600	Fencing and Security	20,000	12,300	20,000	0	22,000	23,000	24,000	25,000	26,000	27,000	28,000	29,000	30,000
1,000	1,000	9,300	2,900	1,300	5,000	3,000	2,000	1,600	0	16,400	2,600	10,100	Airspace Protection	35,000	24,700	25,000	(29)	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	16,000
0	0	0	0	0	0	0	0	0	24,000	19,900	23,200	34,900	Compliance Inspections / Services	40,000	21,800	40,000	0	42,000	43,000	44,000	45,000	46,000	47,000	48,000	49,000	51,000
4,300	2,000	6,600	9,300	11,900	8,500	9,300	9,400	16,800	10,900	4,800	4,100	2,800	Lighting Inspections	5,000	700	5,000	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	6,000
2,700	2,500	8,100	3,900	5,000	5,500	2,000	26,400	16,200	4,400	1,100	900	2,500	Markers, Cones and Wind Indicators	5,000	600	5,000	0	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	6,000
200	100	300	1,600	2,700	2,600	34,100	17,500	56,800	96,700	113,900	134,600	130,100	Service Charges	135,000	86,400	138,000	2	143,000	147,000	151,000	156,000	161,000	166,000	171,000	176,000	181,000
0	0	200	200	1,900	100	6,600	0	5,500	19,700	400	3,600	11,900	Emergency Exercises	5,000	5,100	15,000	200	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	16,000
0	0	8,000	0	200	2,100	600	3,100	3,900	6,400	34,800	7,700	11,700	Emergency Generator	15,000	2,800	15,000	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	16,000
5,200	14,100	24,500	33,200	81,300	192,000	163,900	319,500	219,600	206,600	91,800	68,200	77,700	Promotion	140,000	105,500	62,000	(56)	64,000	66,000	68,000	70,000	72,000	75,000	77,000	79,000	81,000
0	0	35,700	63,700	55,400	65,000	61,500	55,800	78,200	47,000	409,800	165,300	140,300	Paid Car Parking	180,000	128,300	123,000	(32)	127,000	131,000	135,000	139,000	143,000	148,000	152,000	156,000	160,000
0	0	0	0	15,200	7,000	26,600	2,200	4,000	8,300	12,000	18,400	12,500	Airport Signs	15,000	9,100	15,000	0	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	16,000
0	0	0	0	0	0	0	0	0	260,900	14,900	0	0	COVID-19 Response	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	25,500	0	270,200	361,700	357,800	0	0	0	Certified Air Ground Controller (CAGRO)	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	6,000	0	0	0	0	121,500	0	0	Airport Master Plan	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	37,800	0	0	Flood Impacts	0	0	0	0	0	0	0	0	0	0	0	0	0
292,000	406,400	793,800	1,395,400	1,113,200	1,507,300	1,678,500	2,115,800	2,316,900	3,054,800	3,469,700	2,595,700	3,220,200	Sub Total	3,046,000	2,132,200	2,909,000	(4)	3,095,000	3,519,000	3,736,000	3,959,000	4,179,000	4,378,000	4,583,000	4,797,000	5,029,000
Airport Maintenance																										
76,300	102,900	145,200	156,800	158,100	96,000	90,800	28,200	18,500	59,700	158,300	137,500	48,100	Land Side Maintenance	100,000	56,700	100,000	0	103,000	106,000	109,000	112,000	115,000	119,000	122,000	126,000	130,000
0	0	0	0	0	0	0	0	0	0	90,800	118,000	128,600	Apron Maintenance	165,000	158,300	150,000	(9)	154,000	158,000	162,000	167,000	172,000	178,000	183,000	188,000	193,000
0	0	0	0	0	0	0	0	0	0	16,100	25,300	16,100	Runway and Taxiway Maintenance	25,000	7,600	25,000	0	26,000	27,000	28,000	29,000	30,000	32,000	33,000	34,000	35,000
24,400	15,300	32,300	17,100	15,500	14,500	9,800	30,600	5,800	50,300	40,100	26,100	42,800	Electrical Maintenance and Repairs	45,000	32,000	45,000	0	47,000	49,000	51,000	53,000	55,000	58,000	60,000	62,000	64,000
47,200	71,400	98,600	108,400	140,900	185,200	134,000	154,200	54,900	69,400	118,400	105,500	88,300	Buildings Maintenance	150,000	83,500	120,000	(20)	123,000	127,000	131,000	135,000	139,000	144,000	148,000	152,000	156,000
0	0	0	0	0	0	0	51,000	50,000	44,200	106,600	155,000	153,100	Plant and Equipment Maintenance	160,000	112,800	165,000	3	170,000	175,000	180,000	185,000	190,000	196,000	201,000	207,000	213,000
439,900	189,600	276,100	282,300	314,500	295,700	234,600	264,000	129,200	223,600	530,300	567,400	477,400	Sub Total	645,000	450,900	605,000	(6)	623,000	642,000	661,000	681,000	701,000	727,000	747,000	769,000	791,000
Overheads to Airport																										
129,500	134,800	88,000	176,000	213,000	280,000	302,000	378,000	431,400	626,000	678,500	977,000	1,098,000	Overheads to Airport	1,299,000	974,700	1,360,000	5	1,401,000	1,443,000	1,486,000	1,531,000	1,577,000	1,624,000	1,673,000	1,723,000	1,775,000
Debt Servicing																										
95,600	59,000	41,800	109,500	217,000	423,600	502,300	422,600	306,800	273,200	234,700	803,900	770,200	Interest On Loans Airport	746,000	361,500	717,000	(4)	689,000	658,000	626,000	593,000	559,000	522,000	482,000	441,000	398,000
1,018,700	844,000	1,336,100	2,195,600	2,343,000	3,151,000	3,592,200	4,151,100	4,308,900	5,370,900	6,255,400	6,860,800	7,494,400	Sub Total - Cash Expenses	7,432,000	5,352,600	7,525,000	1	7,803,000	8,270,000	8,573,000	8,886,000	9,198,000	9,494,000	9,791,000	10,101,000	10,431,000
Non-Cash																										
167,200	165,000	270,500	271,000	735,000	830,000	770,700	806,800	782,100	1,010,600	1,178,500	1,319,300	1,678,200	Depreciation - Airport	1,600,000	0	1,700,000	6	1,704,000	1,758,000	1,814,000	1,872,000	1,931,000	1,992,000	2,055,000	2,120,000	2,187,000
0	0	0	0	0	0	0	0	0	0	0	369,600	0	Loss on Disposal of Infrastructure Assets	0	0	0	0	0	0	0	0	0	0	0	0	0
1,185,900	1,009,000	1,606,600	2,466,600	3,078,000	3,981,000	4,362,900	4,957,900	5,091,000	6,381,500	7,433,900	8,549,700	9,172,600	Total Operating Expenses	9,032,000	5,352,600	9,225,000	2	9,507,000	10,028,000	10,387,000	10,758,000	11,129,000	11,486,000	11,846,000	12,221,000	12,618,000
(262,600)	516,300	655,100	432,700	(358,900)	300	346,900	822,300	1,836,100	1,657,900	2,091,300	837,300	1,146,800	Operating Result - Surplus / (Deficit)	1,480,000	2,080,800	1,942,000	31	2,294,000	2,918,000	3,747,000	4,162,000	4,571,000	4,906,000	5,273,000	5,659,000	6,065,000
167,200	165,000	270,500	271,000	735,000	830,000	770,700	806,800	782,100	1,010,600	1,178,500	1,688,900	1,678,200	Add Back Non-cash Items	1,600,000	0	1,700,00										

Ballina Byron Gateway Airport - Capital Movements											
Capital Expenditure	Estimated										
Description	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
<i>Ultimate Airside Layout Concept Plan</i>											
Runway - Strengthening	45,000								4,000,000	9,000,000	
Car Park Expansion and Equipment Upgrade	505,000	500,000	7,000,000								
Crown Land and Revetment Wall (CASA Compliance)		133,000									
CCTV Upgrade		55,000									
General Aviation - Hangar Site Preparation (Lot 1 and 5)	25,000										
Controlled Airspace - Electrical Works	38,000										
Taxiways - Upgrade Alpha and Bravo				1,600,000							
Drainage Master Plan and Works		250,000	250,000								
Perimeter Fence Upgrade		100,000									
Runway Edge Lighting Upgrade				1,000,000							
Apron Overlay					6,000,000						
Bays Upgrade - 1, 3, 4, 5							6,000,000	6,000,000			
RESA Extension - Complete with Runway											5,000,000
<i>Ultimate Terminal Concept Plan</i>											
Terminal - PA Upgrade		40,000									
Terminal - FIDS Software Upgrade		40,000									
Terminal - Body Scanner replacement and Software Upgrade		80,000					200,000				
Terminal - Xray Equipment Replacement						200,000					
Terminal - ETD Eeplacement			60,000								
Terminal - Air-conditioning	600,000		100,000								
Terminal - Checked Baggage Screening		350,000									
Terminal - Common Use Check-in Equipment						3,000,000					
Terminal - Expansion		50,000	200,000	200,000	3,500,000	3,500,000					
Terminal - Passenger Screening - Second Lane - Equipment					1,100,000						
Total	1,213,000	1,598,000	7,610,000	2,800,000	10,600,000	6,700,000	6,200,000	6,000,000	4,000,000	9,000,000	5,000,000
Source of Capital Funding											
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Capital Grants and Contributions	0	0	0	0	1,750,000	1,750,000	0	0	0	0	0
Loan Borrowings	0	0	0	0	0	0	0	0	0	0	0
Airport Reserve	1,213,000	1,598,000	7,610,000	2,800,000	8,850,000	4,950,000	6,200,000	6,000,000	4,000,000	9,000,000	5,000,000
Total	1,213,000	1,598,000	7,610,000	2,800,000	10,600,000	6,700,000	6,200,000	6,000,000	4,000,000	9,000,000	5,000,000
Airport Reserve Balances											
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Opening Balance	4,394,000	5,665,000	7,144,000	2,938,000	4,190,000	245,000	640,000	218,000	355,000	2,883,000	821,000
Movement	1,271,000	1,479,000	(4,206,000)	1,252,000	(3,945,000)	395,000	(422,000)	137,000	2,528,000	(2,062,000)	2,368,000
Closing Balance	5,665,000	7,144,000	2,938,000	4,190,000	245,000	640,000	218,000	355,000	2,883,000	821,000	3,189,000
Loan Summary											
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Loan Principal Repaid Per Annum	596,000	565,000	594,000	624,000	656,000	689,000	724,000	761,000	800,000	841,000	884,000
Loan Interest Paid Per Annum	746,000	717,000	689,000	658,000	626,000	593,000	559,000	522,000	482,000	441,000	398,000
Total Principal and Interest	1,342,000	1,282,000	1,283,000	1,282,000	1,282,000	1,282,000	1,283,000	1,283,000	1,282,000	1,282,000	1,282,000
Principal Outstanding - 30 June	13,993,600	13,428,600	12,834,600	12,210,600	11,554,600	10,865,600	10,141,600	9,380,600	8,580,600	7,739,600	6,855,600

4.7 Car Park - Upgrade Program

LINE MARKING	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	COMMENTS
The Coast Road at Pat Morton				\$2,000							
Flat Rock Road.				\$2,000							
King Street near Club Lennox.					\$4,000						
Rutherford Street Lennox Head					\$3,000						
Alston Avenue alongside swimming pool – Alstonville						\$5,000					
Alstonville Leisure & Entertainment Centre						\$2,000					
Pop Dennison Park						\$5,000					Possible inclusion in masterplan for entire park
Suvla Street at Beach Road car park						\$3,000					
Suvla Street at Shelly Beach Rd car park						\$3,000					
Shelly Beach Road car park							\$3,000				
Ross Street at Pacific Road – Lennox Head							\$3,000				
Megan Crescent – Lennox Head							\$2,000				
Mackneys Lane at LHCC							\$3,000				
Faulks Reserves							\$3,000				
Quays Reserve							\$3,000				
Eyles Drive at Antrim Street							\$4,000				
Wardell Sports Ground								\$4,000			Subject to improvements in pavement surface
The Coast Road at Headlands Drive								\$4,000			Subject to detailed design and full construction
LIGHTING											
Alstonville Preschool				\$12,000							
Wollongbar Preschool				\$7,000							
Marine Rescue Tower				\$7,000							
Ballina Skate Park				\$20,000							
Lake Ainsworth Caravan Park					\$20,000						
Sulva Street Car Park at Shelly Beach					\$26,000						
Shelly Beach Road at old Surf Club					\$21,000						
Pop Dennison Park					\$26,000						Possible inclusion in masterplan for entire park
The Coast Road at Bayview Dr						\$7,000					
Ross Street at Pacific Road – Lennox Head						\$20,000					
Wardell Sports Ground						\$25,000					
Quays Reserve						\$20,000					
Emigrant Creek Boat Ramp/Bus Stop						\$13,000					
Wardell Boat Ramp							\$7,000				
Megan Cres at Lennox Head							\$7,000				
Ferngrove Estate							\$20,000				
Faulks Reserves							\$12,000				
Tamar Street (10 Moon St)							\$39,000				
The Coast Road at Pat Morton								\$13,000			
The Coast Road at Headlands								\$20,000			Subject to detailed design and full construction
EXPANSION/MAJOR UPGRADE											
Pat Morton Lookout	\$90,000	\$10,000									Subject to detailed design and full construction
Missingham Park Amphitheatre		\$40,000	\$10,000								Subject to detailed design and full construction
Serpentine			\$40,000								Subject to detailed design and full construction
Rocky Point				\$50,000							Subject to detailed design and full construction
TOTAL	\$90,000	\$50,000	\$50,000	\$100,000	\$100,000	\$103,000	\$106,000	\$41,000	\$0	\$0	

1. Costs include a \$500 establishment fee

2. Lighting assumes LED type "P". Solar lights may be required where cabling/power supply is not in close proximity and cost prohibitive

4.7 Car Park - Upgrade Program

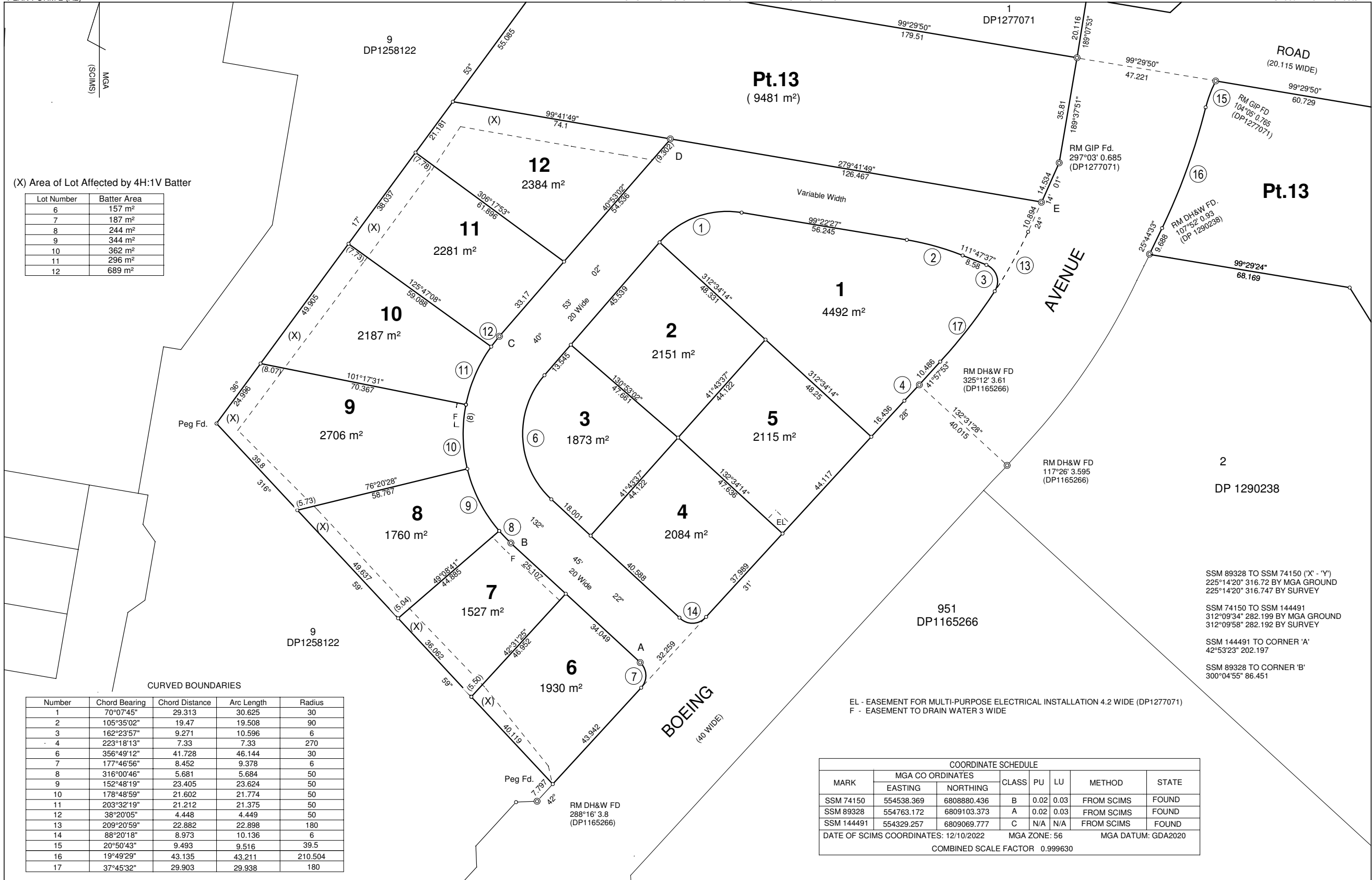
Asset Description	Carpark Number	Suburb	Description	Installation Date	Location	(average) Length -m	(average) Width -m	Area -m2	Number of Carpark Spaces - general	Number of Accessible Spaces	Trafficable Material	Pavement	Linemarking	Lighting	Drainage	Score	Ranking
CAR-PARK (23:CP:014) -Pop Denison Park 03	14	BALLINA EA	Pop Denison Park -Compton Drive	01/06/1965	OFFSTREET	24.0	15.0	360	8	0	Spray seal	1	1	1	1	0.85	94
CAR-PARK (23:CP:013) -Pop Denison Park 02	13	BALLINA EA	Pop Denison Park -Compton Drive	01/06/1965	OFFSTREET	44.0	11.5	506	15	0	Spray seal	1	1	1	1	0.85	93
CAR-PARK (23:CP:012) -Pop Denison Park 01	12	BALLINA EA	Pop Denison Park -Compton Drive	01/06/1965	OFFSTREET	29.0	15.0	435	12	0	Spray seal	2	1	1	1	1.45	92
CAR-PARK (23:CP:048) -UNL 23:122 (@ Shelly Beach)	48	BALLINA EA	east end of UNL 23:122 -off Shelly Beach Road	06/09/1976	ONSTREET	25.0	10.0	250	8	0	Spray seal	3	1	1	1	2.05	91
CAR-PARK (23:CP:046) -Shelly Beach Rd (Hindmarsh)	46	BALLINA EA	opposite 26 Shelly Beach Road	08/03/1992	OFFSTREET	33.0	10.0	330	5	0	Spray seal	3	2	1	1	2.15	90
CAR-PARK (20:CP:004) -Ballina Skate Park	4	BALLINA IS	Missingham Park -Kingsford Smith Drive	01/06/1965	OFFSTREET	165.0	10.4	1716	8	0	Spray seal	3	2	1	1	2.15	89
CAR-PARK (20:CP:003) -Amphitheatre	3	BALLINA IS	south of Amphitheatre -corner Kingsford Smith Drive & Bentinck Street	01/06/1965	OFFSTREET	33.5	12.8	429	16	0	Spray seal	3	2	1	1	2.15	88
CAR-PARK (30:CP:018) -Pat Morton Lookout	18	LENNOX H S	Pat Morton Lookout -adjacent to MR 545 The Coast Road	01/06/1993	OFFSTREET	181.0	11.3	2045	23	0	Spray seal	3	3	1	1	2.25	87
CAR-PARK (23:CP:047) -Shelly Beach Rd (@ Norfolk)	47	BALLINA EA	opposite 2 Shelly Beach Road	06/09/1976	OFFSTREET	16.0	17.0	272	12	0	Spray seal	3	2	1	2	2.3	86
CAR-PARK (30:CP:033) -King St (near Lennox Bowling)	33	LENNOX H N	King Street -adjacent to 10 Stewart Street	01/01/2008	ONSTREET	95.0	6.4	608	27	0	Spray seal	3	2	1	2	2.3	85
CAR-PARK (30:CP:029) -The Coast Rd (@ Pat Morton)	29	LENNOX H S	MR 545 The Coast Road -north of Pat Morton Lookout	01/01/2008	ONSTREET	60.0	9.0	540	16	0	Spray Seal	3	2	1	2	2.3	84
CAR-PARK (30:CP:017) -Megan Cres	17	LENNOX H N	Megan Crescent -adjacent to Sportsground	01/06/1965	ONSTREET	25.0	5.4	135	10	0	Asphalt	3	2	1	2	2.3	83
CAR-PARK (23:CP:011) -Angels Beach Dr (@ Links Av)	11	BALLINA EA	Links Avenue, south of Angels Beach Drive	01/06/1965	OFFSTREET	26.0	11.8	307	12	0	Asphalt	3	2	1	2	2.3	82
CAR-PARK (10:CP:055) -Brooklet Road	55	NEWRYBAR	Brooklet Road Newrybar	22/07/2013	ONSTREET	115.0	2.5	288	19	0	Spray seal	3	3	1	2	2.4	81
CAR-PARK (50:CP:054) -Wardell Boat Ramp	54	WARDELL	River Street, adjacent to Wardell Boat Ramp	22/07/2014	OFFSTREET	20.0	15.0	300	15	0	Asphalt	3	3	1	2	2.4	80
CAR-PARK (30:CP:016) -Ross Street & Pacific Pde	16	LENNOX H N	corner of Pacific Parade & Ross Street	01/01/1990	OFFSTREET	85.0	12.3	1046	24	0	Asphalt	3	3	1	2	2.4	79
CAR-PARK (30:CP:015) -UNL 30:047 (@ Rutherford St)	15	LENNOX H N	southern end of UNL 30:047 -opposite 3 Tresise Place	01/06/1993	OFFSTREET	30.0	26.0	780	16	0	Spray Seal	3	3	1	2	2.4	78
UL_CAR-PARK -Compton Dr	105	BALLINA EA	Adjacent to Compton Dog Park on Compton Dr	Unknown	OFFSTREET	29.0	15.8	519	14	0	Spray Seal	3	2	1	3	2.45	77
CAR-PARK (32:CP:095) -North Creek Rd (@ Boat Ramp)	95	SKENNARS H	North Creek Road -north side of North Creek	31/03/2024	OFFSTREET	44.0	10.8	475	12	0	Spray seal	3	2	1	3	2.45	76
CAR-PARK (23:CP:039) -Cedar Cres -02	39	BALLINA EA	opposite 68 Cedar Crescent	18/01/1967	ONSTREET	74.0	5.0	370	29	0	Spray seal	3	2	1	3	2.45	75
CAR-PARK (23:CP:038) -Cedar Cres -01	38	BALLINA EA	opposite 52 Cedar Crescent	06/09/1976	ONSTREET	55.0	5.0	275	21	0	Spray seal	3	2	1	3	2.45	74
CAR-PARK (20:CP:051) -Tamar St (10 Moon Street)	51	BALLINA IS	corner of Tamar Street & Moon Street -10 Moon Street	22/07/2013	OFFSTREET	39.0	37.0	1443	52	2	Asphalt	3	4	1	2	2.5	73
CAR-PARK (20:CP:021) -Kingsford Smith Dr	21	BALLINA IS	Kingsford Smith Drive -opposite Ballina Central Caravan Park	01/01/2012	OFFSTREET	85.0	21.0	1785	18	1	Spray Seal	3	4	1	2	2.5	72
CAR-PARK (23:CP:036) -Fenwick Dr @ Sharpe St -01	36	BALLINA EA	opposite 60 Fenwick Drive	06/09/1976	ONSTREET	107.0	5.0	535	40	2	Spray Seal	3	2	1	4	2.6	71
UL_CAR-PARK -Regatta Ave (@Swimming Pool)	101	BALLINA IS	Las Balsas Pde and Regatta Ave - outside Ballina swimming pool	Unknown	OFFSTREET	48.1	40.5	1884	49	1	Asphalt	3	4	2	2	2.65	70
CAR-PARK (30:CP:001) -end of Rocky Point Rd	1	SKENNARS H	Rocky Point Road -eastern end	01/05/2006	OFFSTREET	77.0	19.0	1463	39	0	Spray Seal	3	4	1	3	2.65	69
CAR-PARK (41:CP:064) -Wollongbar Sports Field # 2	64	WOLLONGBAR	Wollongbar Sportsfields @ Tennis Courts	30/06/2017	OFFSTREET	36.0	16.5	594	26	1	Asphalt	3	3	2	3	2.7	68
CAR-PARK (41:CP:063) -Wollongbar Sports Field # 1	63	WOLLONGBAR	Wollongbar Sportsfields @ Netball Courts	30/06/2017	OFFSTREET	40.0	39.0	1560	53	3	Asphalt	3	3	2	3	2.7	67
UL_CAR-PARK -Freeborn Pl	100	ALSTONVILL	Freeborn Place-outside Alstonville swimming pool	Unknown	OFFSTREET	53.2	22.6	1155	27	2	Asphalt	3	3	2	4	2.85	66
CAR-PARK (23:CP:045) -The Coast Rd (@ Bayview)	45	BALLINA EA	The Coast Road -adjacent to 79 Bayview Drive	22/07/2013	ONSTREET	25.0	11.0	275	8	0	Spray seal	4	3	1	1	2.85	65
CAR-PARK (23:CP:041) -Eyles Dr (near Antrim St)	41	BALLINA EA	opposite 66 Eyles Drive	22/07/2013	ONSTREET	34.0	6.0	204	13	0	Asphalt	4	2	1	2	2.9	64
CAR-PARK (23:CP:037) -Fenwick Dr @ Sharpe St -02	37	BALLINA EA	opposite 72 Fenwick Drive	06/09/1976	ONSTREET	139.0	5.0	695	52	0	Spray seal	4	2	1	2	2.9	63
UL_CAR-PARK -Brighton St	107	BALLINA EA	Adjacent to Gwandli Beach - off Brighton St	Unknown	OFFSTREET	30.0	31.0	461	15	1	Spray seal	4	4	1	1	2.95	62
CAR-PARK (22:CP:066) -Waste Centre	66	BALLINA NO	CARPARK @ Waste Centre Facility	30/06/2017	OFFSTREET	42.0	16.0	672	28	1	Spray Seal	4	3	1	2	3	61
UL_CAR-PARK -Mulloway Place	102	BALLINA IS	Mulloway Pl and Whiting Way - outside Northlakes Community Centre	Unknown	ONSTREET	30.0	3.0	185	6	0	Concrete	4	2	1	3	3.05	60
UL_CAR-PARK -Burns Point Ferry Road NEW-RAMP(21:024)	109	BALLINA WE	Burns Point Ferry Road - opposite BP ferry shed	Unknown	OFFSTREET	29.7	11.8	274	10	0	Spray Seal	4	2	1	3	3.05	59
CAR-PARK (30:CP:081) -Rutherford Street (north)	81	LENNOX H N	Rutherford Street adjacent to 14 Rutherford Street	01/07/2019	OFFSTREET	15.0	15.3	230	10	0	Spray Seal	4	2	1	3	3.05	58
CAR-PARK (40:CP:032) -Commercial Rd (ALEC)	32	ALSTONVILL	opposite 43 Commercial Road -adjacent to Alstonville Community Centre	01/01/2008	ONSTREET	65.0	5.0	325	25	0	Asphalt	4	2	1	3	3.05	57
CAR-PARK (40:CP:031) -Alston Ave (@ Pool)	31	ALSTONVILL	opposite 10 Alston Avenue -adjacent to Swimming Pool	01/01/2008	ONSTREET	80.0	5.2	416	31	0	Asphalt	4	2	1	3	3.05	56
CAR-PARK (21:CP:010) -Quays Reserve	10	BALLINA WE	Quays Reserve -Kalinga Street	01/06/1965	OFFSTREET	46.0	36.4	1674	51	0	Asphalt	4	5	1	1	3.05	55
CAR-PARK (21:CP:009) -Faulkes Reserve 02	9	BALLINA WE	Faulkes Reserve -opposite 143 Riverside Drive	01/06/1965	OFFSTREET	53.0	16.4	869	24	0	Asphalt	4	2	1	3	3.05	54
UL_CAR-PARK -Lighthouse Pde	106	BALLINA EA	Along Lighthouse Pde btwn Compton Dr and Fenwick Dr	01/01/2021	ONSTREET	180.0	5.0	2802	96	0	Spray seal	4	4	1	2	3.1	53
CAR-PARK (31:CP:078) -Hutley Drive (EPIQ)	78	LENNOX H S	EPIQ Sportsfields off Daybreak Way	30/09/2018	OFFSTREET	107.0	30.0	3210	105	3	Asphalt	4	4	1	2	3.1	52
CAR-PARK (22:CP:076) -MRF (Visitor Carpark)	76	BALLINA NO	Waste & Recycling Centre -167 Southern Cross Drive	01/01/1995	OFFSTREET	41.2	13.5	556	18	0	Asphalt	4	4	1	2	3.1	51
CAR-PARK (20:CP:056) -Fishery Creek Bridge	56	BALLINA WE	corner Boatharbour Road & MR 695 River Street	22/07/2013	OFFSTREET	142.0	19.8	2812	45	1	Asphalt	4	3	2	2	3.15	50
CAR-PARK (30:CP:087) -Lennox Head Surf Club	87	LENNOX H N	corner of Pacific Parade & Camp Drew Road	30/06/2020	OFFSTREET	51.0	36.7	1872	57	1	Asphalt	4	3	1	3	3.15	49
CAR-PARK (23:CP:040) -Grandview St (@ Suvia)	40	BALLINA EA	3 Grandview Street	22/07/2013	ONSTREET	36.0	4.0	144	12	0	Asphalt	4	3	1	3	3.15	48
CAR-PARK (21:CP:007) -Emigrant Creek Boat Ramp	7	BALLINA WE	corner of Emigrant Creek Road & MR 695 River Street	01/01/2010	OFFSTREET	94.0	23.8	2237	15	1	Asphalt	4	3	1	3	3.15	47
CAR-PARK (20:CP:074) -BISC	74	BALLINA IS	adjacent to the BISC off Cherry Street	31/12/2019	OFFSTREET	124.0	16.5	2046	74	1	Asphalt	4	4	1	3	3.25	46
CAR-PARK (32:CP:088) -Headlands Drive	88	SKENNARS H	Headlands Drive adj to MR545 (old alignment)	30/09/2020	OFFSTREET	90.0	12.0	1080	31	1	Asphalt	4	3	1	4	3.3	45
CAR-PARK (21:CP:008) -Faulkes Reserve 01	8	BALLINA WE	Faulkes Reserve -opposite 149 Riverside Drive	01/06/1965	OFFSTREET	23.0	5.0	115	9	0	Asphalt	4	3	1	4	3.3	44
CAR-PARK (20:CP:005) -Kingsford Smith Pk Clubhouse	5	BALLINA IS	Kingsford Smith Oval -adjacent to Clubhouse	01/06/1965	OFFSTREET	113.0	49.9	5639	182	6	Asphalt	4	5	1	3	3.35	43
CAR-PARK (32:CP:002) -end of Flat Rock Rd	2	SKENNARS H	Flat Rock Road -eastern end	01/12/1997	OFFSTREET	54.0	22.0	1188	15	0	Spray seal	5	2	1	1	3.35	42
CAR-PARK (23:CP:025) -Suvia St (@ Beach Road)	25	BALLINA EA	Suvia Street, @ intersection of Beach Road	06/09/1976	OFFSTREET	42.0	27.5	1155	21	0	Spray Seal	4	4	1	4	3.4	41
CAR-PARK (41:CP:065) -Wollongbar Preschool	65	WOLLONGBAR	Wollongbar Community Preschool -5 Hall Court	30/06/2017	OFFSTREET	35.0	6.0	210	10	1	CON	5	2	1	2	3.5	40
CAR-PARK (23:CP:077) -The Serpentine Park	77	BALLINA EA	The Serpentine Park	01/01/2022	OFFSTREET	25.0	17.0	425	15	1	Asphalt	5	4	1	1	3.55	39
CAR-PARK (20:CP:058) -Kingsford Smith Dr @ Bridge	58	BALLINA IS	Kingsford Smith Drive -opposite Rugby Fields	30/06/2014	OFFSTREET	124.0	10.0	1240	25	0	Asphalt	5	4	1	1	3.55	38
CAR-PARK (23:CP:043) -Minley Cres -01	43	BALLINA EA	opposite 1 Milney Crescent	01/01/2011	ONSTREET	11.0	5.8	64	4	1	Asphalt	5	3	1	2	3.6	37
CAR-PARK (23:CP:042) -Condon Dr	42	BALLINA EA	Condon Drive -opposite 14 Woods Terrace	01/01/2011	ONSTREET	7.0	5.8	41	3	0	Asphalt	5	3	1	2	3.6	36
CAR-PARK (23:CP:062) -The Coast Rd (opp Barwen St)	62	BALLINA EA	opposite 25 Beachfront Parade off The Coast Road	30/06/2017	OFFSTREET	17.5	17.0	298	10	1	Asphalt	5	5	1	1	3.65	35
CAR-PARK (31:CP:090) -Saltair Circuit (x3)	90	LENNOX H S	Salt Air Circuit	30/06/2023	ONSTREET	113.0	6.8	768	46	0	CON	5	4	1	2	3.7	34
CAR-PARK (40:CP:060) -Alstonville Pre-School	60	ALSTONVILL	off Freeborn Place @ Alstonville Pre School	30/06/2016	OFFSTREET	28.0	11.0	308	9	1	Asphalt	5	4	1	2	3.7	33
CAR-PARK (23:CP:044) -Minley Cres -02	44	BALLINA EA	opposite 23 Milney Crescent	01/01/2011	ONSTREET	10.0	5.8	58	4	0	Asphalt	5	4	1	2	3.7	32
CAR-PARK (20:CP:034) -Holden La (rear 62 Crane St)	34	BALLINA IS	Holden Lane -rear 62 Crane Street	08/03/1992	OFFSTREET	20.0	15.0	300	12	0	Spray seal	5	4	1	2	3.7	31
CAR-PARK (30:CP:028) -Mackney Ln (internal LHCC)	28	LENNOX H N	Mackneys Lane -Lennox Head Community Centre	01/06/2012	OFFSTREET	50.0	24.0</										

4.7 Car Park - Upgrade Program

UL_CAR-PARK -East Ballina Cemetery (@Suvia St)	108	BALLINA EA	7 parking areas off main cemetery access road	Unknown	OFFSTREET	9.0	5.0	315	22	0	Asphalt	5	5	1	3	3.95	18
CAR-PARK (30:CP:086) -UNLto Camp Drewe	86	LENNOX H N	Camp Drew Road (turf cells)	30/06/2020	ONSTREET	245.0	2.6	637	165	0	Asphalt	5	5	1	3	3.95	17
CAR-PARK (41:CP:099) -Taunton Place	99	WOLLONGBAR	End of Taunton Pl cul-de-sac - upper and lower level	30/06/2015	ONSTREET	15.5	6.7	104	5	0	Concrete	5	4	1	4	4	16
CAR-PARK (41:CP:083) -Dundee Avenue	83	WOLLONGBAR	Dundee Avenue, adj to Skate Park	30/06/2023	ONSTREET	86.0	5.3	456	22	2	Asphalt	5	4	1	4	4	15
CAR-PARK (20:CP:057) -Tamar St (78 Tamar St)	57	BALLINA IS	78 Tamar Street	30/06/2014	OFFSTREET	52.0	21.2	1102	28	2	Asphalt	5	4	1	4	4	14
CAR-PARK (23:CP:052) -Lighthouse Pde (Surf Club)	52	BALLINA EA	corner Compton Drive & Lighthouse Parade	30/06/2014	OFFSTREET	79.0	35.6	2812	74	2	Asphalt	5	4	1	4	4	13
UL_CAR-PARK -Meldrum Park (@Fox St)	103	BALLINA IS	Adjacent to Meldrum Park on Fox St	01/12/2025	ONSTREET	54.9	5.0	272	18	0	Asphalt	5	5	2	3	4.1	12
CAR-PARK (32:CP:096) -Wave Break Circuit (32:034)	96	SKENNARS H	Wave Break Circuit adj Aureus Boulevard	01/10/2023	ONSTREET	61.0	2.2	134	8	0	Asphalt	5	5	1	4	4.1	11
CAR-PARK (40:CP:089) -Perry Street	89	ALSTONVILL	Perry Street adj to Primary School	31/03/2021	ONSTREET	56.0	5.7	319	19	1	Spray Seal	5	5	1	4	4.1	10
CAR-PARK (22:CP:084) -Southern X Dr (BSC Depot)	84	BALLINA NO	BSC Works Depot off Southern Cross Drive	01/07/2020	OFFSTREET	181.0	17.0	3077	106	2	Asphalt	5	5	1	4	4.1	9
CAR-PARK (23:CP:080) -Shaws Bay (east)	80	BALLINA EA	Shaws Bay @ Compton Drive -opposite 27 Compton Drive	31/12/2018	ONSTREET	52.0	5.5	286	20	0	Asphalt	5	5	1	4	4.1	8
CAR-PARK (23:CP:079) -Shaws Bay (west)	79	BALLINA EA	Shaws Bay @ Compton Drive -opposite 25 Hill Street	31/12/2018	ONSTREET	42.0	5.5	231	13	2	Asphalt	5	5	1	4	4.1	7
CAR-PARK (32:CP:030) -The Coast Rd (@ Headlands)	30	SKENNARS H	New Carpark at Sharpes Beach	01/01/2026	OFFSTREET				71	2	Asphalt	5	5	1	4	4.1	6
CAR-PARK (23:CP:026) -Suvia St (@ Shelly Beach)	26	BALLINA EA	corner of Shelley Beach Road & Suvia Street, south of old Surf Club	08/03/1992	OFFSTREET	97.0	18.4	1785	44	0	Asphalt	5	5	1	4	4.1	5
CAR-PARK (32:CP:019) -Skennars Head Playing Fields	19	SKENNARS H	54 Skennars Head Road	01/06/1965	OFFSTREET	70.0	85.2	5963	145	1	Spray seal	5	5	1	4	4.1	4
CAR-PARK (30:CP:023) -Park Ln (parking off LHCC)	23	LENNOX H N	Park Lane -Lennox Head Community Centre	01/06/2012	ONSTREET	206.0	5.6	1154	73	2	Asphalt	5	4	2	4	4.15	3
CAR-PARK (24:CP:059) -Cumbalum Sports Center	59	CUMBALUM	Power Drive Cumbalum	30/06/2016	OFFSTREET	45.0	1.0	45	104	4	Asphalt	5	5	2	4	4.25	2
CAR-PARK (20:CP:006) -Tamar St (Wigmore Arcade)	6	BALLINA IS	80 Tamar Street -Wigmore Arcade	01/06/1993	OFFSTREET	58.0	53.1	3080	76	0	Asphalt	5	5	2	4	4.25	1

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



(X) Area of Lot Affected by 4H:1V Batter

Lot Number	Batter Area
6	157 m ²
7	187 m ²
8	244 m ²
9	344 m ²
10	362 m ²
11	296 m ²
12	689 m ²

CURVED BOUNDARIES

Number	Chord Bearing	Chord Distance	Arc Length	Radius
1	70°07'45"	29.313	30.625	30
2	105°35'02"	19.47	19.508	90
3	162°23'57"	9.271	10.596	6
4	223°18'13"	7.33	7.33	270
6	356°49'12"	41.728	46.144	30
7	177°46'56"	8.452	9.378	6
8	316°00'46"	5.681	5.684	50
9	152°48'19"	23.405	23.624	50
10	178°48'59"	21.602	21.774	50
11	203°32'19"	21.212	21.375	50
12	38°20'05"	4.448	4.449	50
13	209°20'59"	22.882	22.898	180
14	88°20'18"	8.973	10.136	6
15	20°50'43"	9.493	9.516	39.5
16	19°49'29"	43.135	43.211	210.504
17	37°45'32"	29.903	29.938	180

EL - EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 4.2 WIDE (DP1277071)
 F - EASEMENT TO DRAIN WATER 3 WIDE

MARK	MGA CO ORDINATES		CLASS	PU	LU	METHOD	STATE
	EASTING	NORTHING					
SSM 74150	554538.369	6808880.436	B	0.02	0.03	FROM SCIMS	FOUND
SSM 89328	554763.172	6809103.373	A	0.02	0.03	FROM SCIMS	FOUND
SSM 144491	554329.257	6809069.777	C	N/A	N/A	FROM SCIMS	FOUND

DATE OF SCIMS COORDINATES: 12/10/2022 MGA ZONE: 56 MGA DATUM: GDA2020
 COMBINED SCALE FACTOR 0.999630

Surveyor: JOHN LAWRANCE NEWTON
 Date of Survey: 02/06/2022
 Surveyors Ref: 200083-02

PRELIMINARY
 PLAN OF SUBDIVISION OF LOT 1 DP 1290238

LGA: BALLINA
 Locality: BALLINA
 Subdivision No.:
 Lengths are in metres. Reduction Ratio 1: 800

Registered

DP

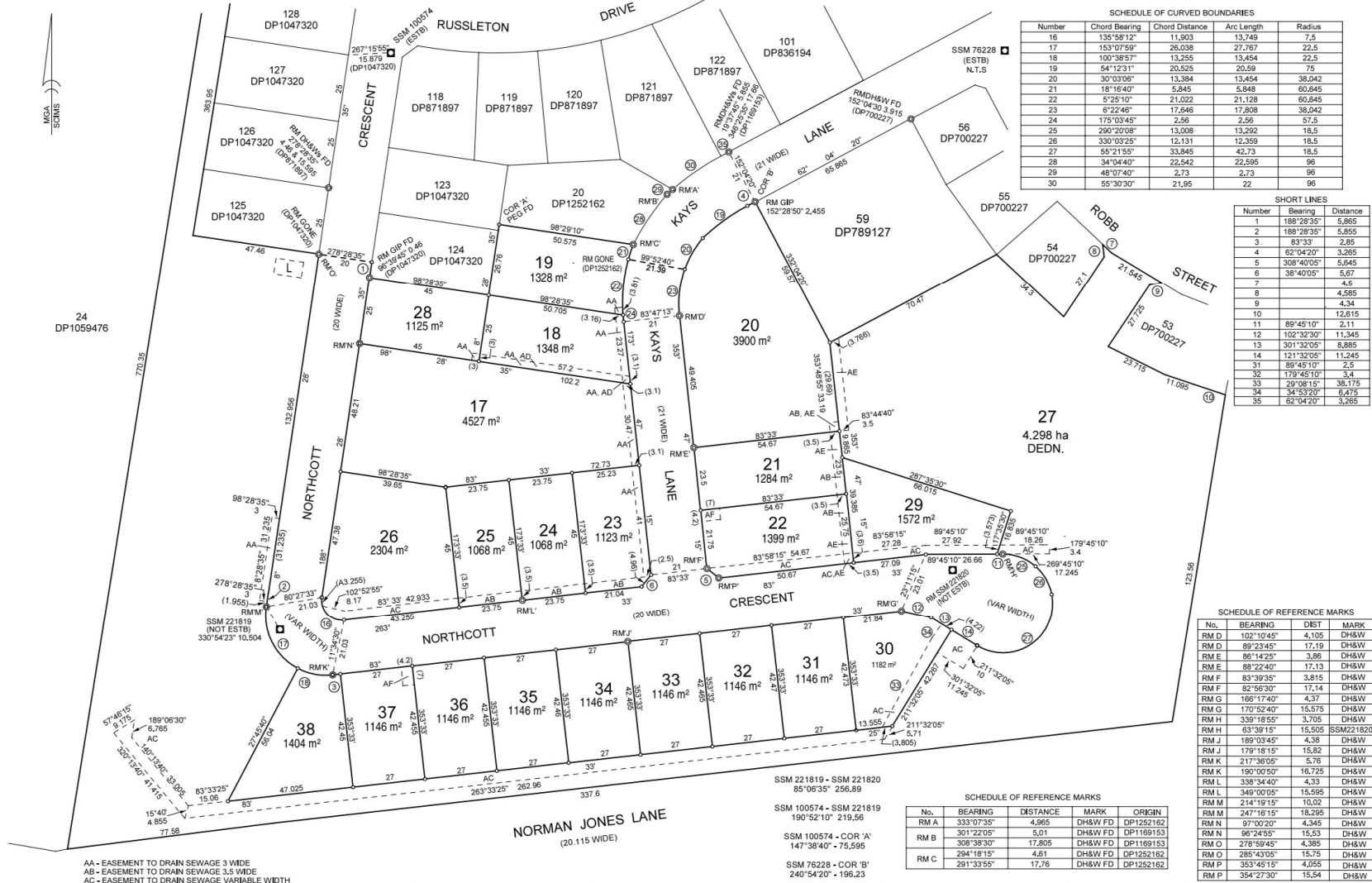
10 20 30 40 50 60 70 80 90 100 110 120 130 140

4.8 Commercial Property Projects and Cash Reserves - Update

AN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LXML Sheet 2 of 2 sheets



SCHEDULE OF CURVED BOUNDARIES

Number	Chord Bearing	Chord Distance	Arc Length	Radius
16	135°58'12"	11,903	13,749	7.5
17	153°07'59"	26,038	27,767	22.5
18	100°38'57"	13,295	13,454	22.5
19	64°12'31"	20,525	20,599	7.5
20	30°03'06"	13,384	13,454	38.042
21	18°16'40"	5,845	5,848	60.845
22	5°25'10"	21,022	21,128	60.845
23	6°22'46"	17,646	17,808	38.042
24	178°03'45"	2,36	2,36	57.5
25	290°20'08"	13,008	13,292	18.5
26	330°03'25"	12,131	12,359	18.5
27	55°21'55"	33,845	42,73	18.5
28	54°04'40"	22,542	22,589	98
29	48°07'40"	2,73	2,73	98
30	55°30'30"	21,95	22	98

SHORT LINES

Number	Bearing	Distance
1	188°28'35"	5,865
2	188°28'35"	5,855
3	83°33'	2,85
4	62°04'20"	3,265
5	308°40'05"	5,645
6	38°40'05"	5,67
7		4,5
8		4,585
9		4,34
10		12,615
11	89°45'10"	2,11
12	102°32'30"	11,345
13	301°32'05"	8,865
14	121°32'05"	11,245
31	89°45'10"	2,5
32	179°45'10"	3,4
33	29°08'15"	38,175
34	34°53'20"	6,475
35	62°04'20"	3,265

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DIST	MARK
RM D	102°10'45"	4,705	DH&W
RM D	89°22'45"	17,19	DH&W
RM E	86°14'25"	3,86	DH&W
RM E	88°22'40"	17,13	DH&W
RM F	83°39'35"	3,815	DH&W
RM F	82°56'30"	17,14	DH&W
RM G	168°17'40"	4,37	DH&W
RM G	170°52'40"	16,575	DH&W
RM H	339°18'55"	3,705	DH&W
RM H	63°39'15"	15,505	SSM221620
RM J	189°03'45"	4,38	DH&W
RM J	179°18'15"	15,82	DH&W
RM K	217°36'05"	5,76	DH&W
RM K	190°00'50"	16,725	DH&W
RM L	338°34'40"	4,33	DH&W
RM L	349°00'05"	15,595	DH&W
RM M	214°19'15"	10,02	DH&W
RM M	247°16'15"	18,295	DH&W
RM N	97°00'20"	4,345	DH&W
RM N	96°24'55"	15,53	DH&W
RM O	278°59'45"	4,385	DH&W
RM O	285°43'05"	15,75	DH&W
RM P	353°45'15"	4,055	DH&W
RM P	354°27'30"	15,54	DH&W

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	MARK	ORIGIN
RM A	333°07'35"	4,965	DH&W FD	DP1252162
RM B	301°22'05"	5,01	DH&W FD	DP1169153
RM C	308°38'30"	17,805	DH&W FD	DP1169153
RM C	294°18'15"	4,61	DH&W FD	DP1252162
RM C	291°33'55"	17,76	DH&W FD	DP1252162

AA - EASEMENT TO DRAIN SEWAGE 3 WIDE
 AB - EASEMENT TO DRAIN SEWAGE 3.5 WIDE
 AC - EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH
 AD - EASEMENT TO DRAIN WATER 3 WIDE
 AE - EASEMENT TO DRAIN WATER 3.5 WIDE
 AF - EASEMENT FOR MULTIPURPOSE ELECTRICAL INSTALLATION 4.2 WIDE

SURVEYOR
 Name: ANTHONY JOHN DENNY
 Date: 16TH DECEMBER 2024
 Reference: 230129

PLAN OF SUBDIVISION OF
 LOT 21 IN DP1252162

LGA: BALLINA
 Locality: ALSTONVILLE
 Reduction Ratio 1:900
 Lengths are in metres

Registered
 19/11/2025

DP1321815

L DENOTES LEASE - DEALING No. AE222643
 10 20 30 40 50 60 70 80 90 100 110 120 130 140

LAND FOR SALE



RUSSELLTON INDUSTRIAL ESTATE, ALSTONVILLE - LOT 26

For further details please contact your preferred local agent or Paul Tsikleas 0458 276 362 or Leanne Harding 0429 909 976



4.8 Commercial Property Projects and Cash Reserves - Update



This site plan has prepared for illustrative purposes only.

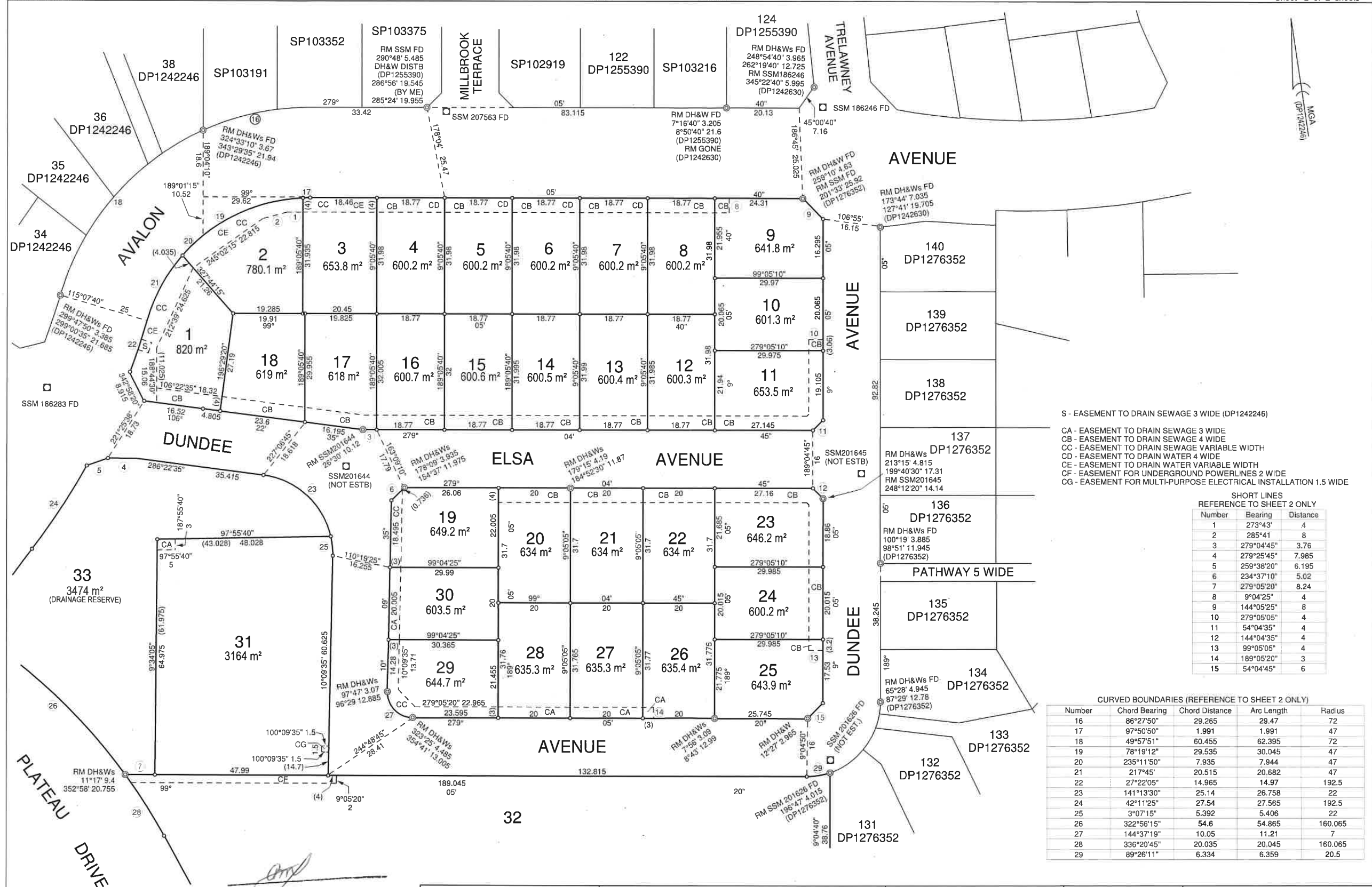
For further details please contact your preferred local agent or Paul Tsikleas 0458 276 362 or Leanne Harding 0429 909 976



PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 2 of 2 sheets



- S - EASEMENT TO DRAIN SEWAGE 3 WIDE (DP1242246)
- CA - EASEMENT TO DRAIN SEWAGE 3 WIDE
- CB - EASEMENT TO DRAIN SEWAGE 4 WIDE
- CC - EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH
- CD - EASEMENT TO DRAIN WATER 4 WIDE
- CE - EASEMENT TO DRAIN WATER VARIABLE WIDTH
- CF - EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE
- CG - EASEMENT FOR MULTI-PURPOSE ELECTRICAL INSTALLATION 1.5 WIDE

SHORT LINES
REFERENCE TO SHEET 2 ONLY

Number	Bearing	Distance
1	273°43'	4
2	285°41'	8
3	279°04'45"	3.76
4	279°25'45"	7.985
5	259°38'20"	6.195
6	234°37'10"	5.02
7	279°05'20"	8.24
8	9°04'25"	4
9	144°05'25"	8
10	279°05'05"	4
11	54°04'35"	4
12	144°04'35"	4
13	99°05'05"	4
14	189°05'20"	3
15	54°04'45"	6

CURVED BOUNDARIES (REFERENCE TO SHEET 2 ONLY)

Number	Chord Bearing	Chord Distance	Arc Length	Radius
16	86°27'50"	29.265	29.47	72
17	97°50'50"	1.991	1.991	47
18	49°57'51"	60.455	62.395	72
19	78°19'12"	29.535	30.045	47
20	235°11'50"	7.935	7.944	47
21	217°45'	20.515	20.682	47
22	27°22'05"	14.965	14.97	192.5
23	141°13'30"	25.14	26.758	22
24	42°11'25"	27.54	27.565	192.5
25	3°07'15"	5.392	5.406	22
26	322°56'15"	54.6	54.865	160.065
27	144°37'19"	10.05	11.21	7
28	336°20'45"	20.035	20.045	160.065
29	89°26'11"	6.334	6.359	20.5

Authorised Officer
Ballina Shire Council

SURVEYOR
Name: JEFFREY JOHN PICKFORD
Date: 10/12/2021
Reference: 14082_STAGE 3 (POLICY 4)

PLAN OF SUBDIVISION OF
LOT 130 IN DP1276352 AND
LOTS 39 AND 45 IN DP1242246

LGA: BALLINA
Locality: WOLLONGBAR
Reduction Ratio 1:600
Lengths are in metres

Registered

DP

10 20 30 40 50 60 70 80 90 100 110 120 130 140

14 March 2026
The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478
Email: council@ballina.nsw.gov.au

Attention: Linda Coulter, Manager Financial Services

**Re: 2025-2026 Delivery Program Operational Plan Submission
Cumbalum Community Circle Project**

Dear Linda

I refer to your letter of 9 July 2025 regarding the Cumbalum Residents Association submission for the Cumbalum Community Circle Project and the decision to include the Plan of Management in the annual inventory of works submitted each year to the April Finance and Facilities Committee meeting.

In your letter you requested feedback from our Association on the preferred priority of works to implement the plan. This information is provided in the following and attached overhead photography and figures.

Stage 1

- Construction of approximately 195 metres of pathway, including board walks in wet areas extending from northern end of the existing pathway
- Construction of the first wetland observatory, extending from the pathway to the edge of the wetland
- Installation of artwork, in consultation with local schools, to include children and aid in their learning experience
- Installation of seating and information signage, including in Aboriginal cultural languages, to educate the community on the local names for flora and fauna present
- Tree planting and vegetation enhancement to be undertaken by the local community as an in-kind contribution.

Stage 2

- Continuation of pathway around the edge of the wetlands and fences meeting with the eastern side existing pathway at a distance of 570m.
- Construction of footbridge over drain
- Construction of second wetlands observatory
- Installation of seating, signage and artwork
- Tree planting and vegetation enhancements.

-2-

Stage 3

- Construction of dog park

The overhead photography highlights the diversity of the existing wetland for which no construction or earthworks are required. As mentioned previously, the Association will actively seek funding to assist in the construction of the pathways and observatories on Council owned land. Further negotiations will be forthcoming with the landowner of the wetlands to implement a weed management and vegetation enhancement program.

The Cumbalum Community Circle Project is at the northern entry to Ballina and act as a tourism attraction for many visitors to the area. Compared to the recently constructed wetlands within Byron which were at a cost of \$26 million, this project has proven to be more cost effective at an overall estimate of \$1 to \$2million. Staging the project gives the opportunity to spread the costs over time and to establish the success of the project.

The Association has also updated the draft Plan of Management to reflect the staged project and the additional community consultation and promotion. It is attached for your reference. There have been over 4000 visits to the website with many leaving comments including:

“This pathway would benefit the local community, local businesses, visitors to the region, those pursuing recreational interests such as birdwatching and photography, and would be a valuable asset within Ballina Shire”

“This project will bring the community together to achieve a well-supported common goal”

“We would love to see extended walking track around oval”

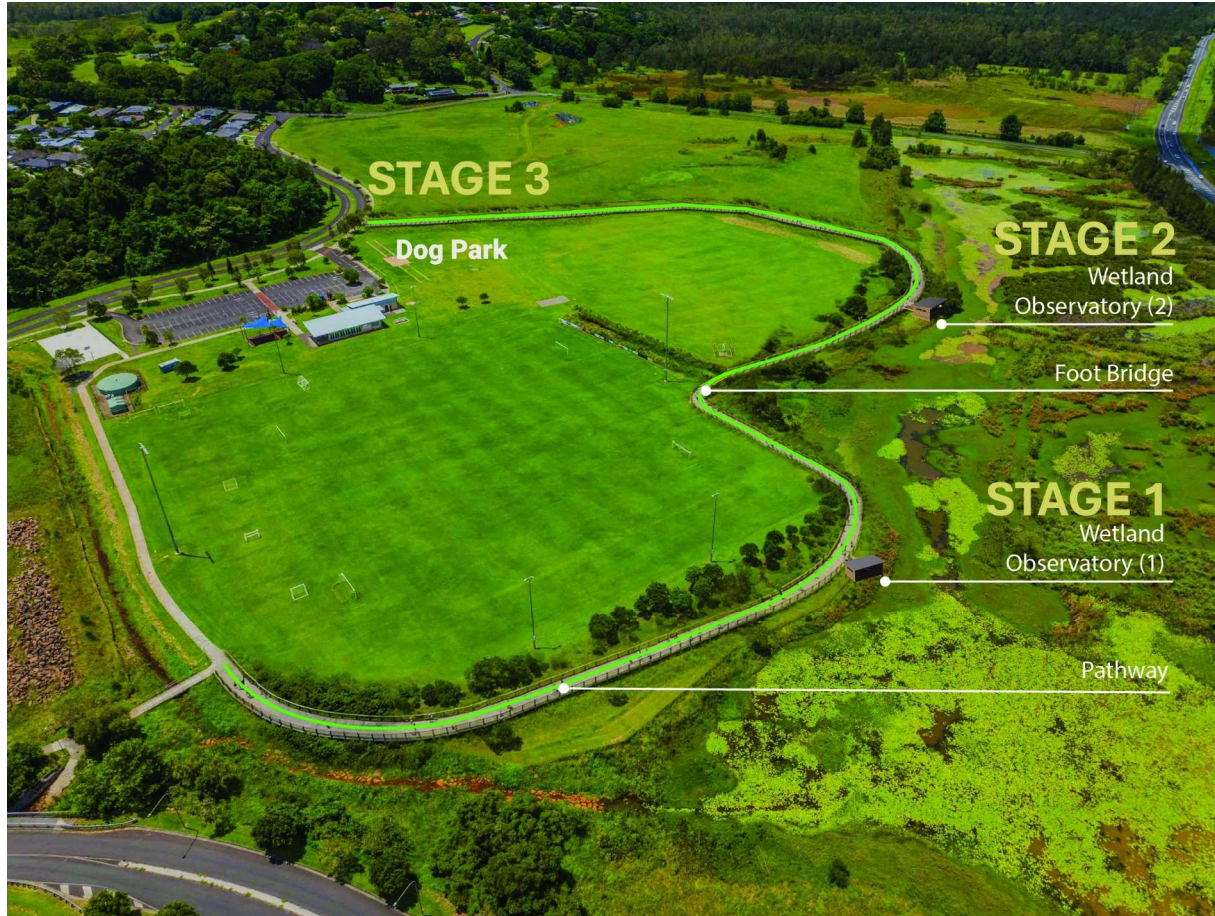
“Great idea, its such a neglected area that has such potential!!”

If you have any queries regarding this submission, please contact Kay Oxley on 0466 857854 or Suse Inglis on 0407 336 325.

Yours sincerely,

Marshall Chang

President



4.9 Community Infrastructure - Non-Recurrent Capital Projects



Atelier Luke **Subject: NRP Lennox Head, Progress Report**

Wednesday, 1 April 2026

atelierLuke.com
mail@atelierLuke.com
AU +61 (0)480 808 634

Attention Bridget Isichei
Director
Northern Rivers Preschools
49-51 Bottlebrush Cres, Suffolk Park, NSW 2481
director@nrp.org.au
0421 031 544

Dear Bridget,

Introduction Thank you for engaging Atelier Luke for architectural services for the proposed new Northern Rivers Preschool centre in Lennox Head. This is a crucial project for the local community and we are proud to support NRP in this endeavour.

We provide the following progress report from the project's design team.

The purpose of this report is twofold:

1. To update you and the NRP Committee on the ongoing status of the project;
2. For you to provide to Ballina Shire Council as part of your six month update, following the Council resolution in October 2025.

Please note that this report and all attachments represent work-in-progress and should not be taken as any kind of pre-lodgement indication of the final design for inclusion in the Development Application (DA) submission. We request that these documents not be made public, as investigation, consultation and design work is ongoing and will likely evolve significantly prior to lodgement of the DA. Maintaining the confidentiality of these working documents ensures that public consultation occurs only when the design is fully coordinated.

Executive Summary **Key Progress Highlights:**

- **Risk Mitigation:** Initial traffic and access assessments (the primary project risks) have been completed with positive results, confirming site viability for a 40-child centre.
- **Stakeholder Engagement:** Comprehensive briefing workshops and educator surveys completed to ensure the design aligns with NRP's philosophy.
- **Team Mobilisation:** Core design team (Planning, Civil, Traffic, Survey) is fully engaged and coordinated.
- **Path Forward:** Detailed site survey is locked in for April 8, clearing the way for final concept design.

Progress Overview The following is a summary of design team activities and outcomes following engagement:

- Northern Rivers Preschools confirmed appointment of the core design team for the project in mid February, 2026, including Architect, Town Planning consultant, Civil Engineer, Traffic Engineer and Surveyor.
- Following an initial assessment by the Town Planning consultant, access compliance and traffic impact were determined to be the primary risks to the viability and scale of the proposal.
- In late February it was agreed that the Civil and Traffic Engineering team would complete a traffic engineering assessment, including traffic data collection along Hutley Drive and Byron Bay Road.
- A planned detail survey of the site was placed on hold, as was appointment of additional consultants, pending the outcome of the Civil and Traffic Engineer investigations.
- The traffic survey was conducted in early March 2026.
- In parallel, in March the architectural team conducted a number of client / stakeholder briefing workshops and conducted site investigations. Outcomes will inform the design proposal, with detailed design work pending confirmation from the traffic investigations regarding the scale and feasibility of the proposed preschool development, and completion of a site detail survey.
- The Civil and Traffic report was issued in late March, confirming anticipated suitability of the existing parking and access provisions on site to support the proposed 40 child preschool development.
- Following this outcome, a detail survey of the site as been rescheduled and appointment of the remainder of the consultant team is anticipated for April 2026.

Town Planning PLANIT Consulting completed a review of the proposal, site and DA submission and RFIs (refer Attachment B, Key Issues Northern Rivers Preschool Proposal, PLANIT Consulting, 24 February 2026).

PLANIT determined access compliance and traffic impact to be the primary risks to the viability and scale of the development proposal.

In order to mitigate risk and cost to NRP, PLANIT further recommended that additional traffic investigations and analysis be completed prior to design of the concept proposal, as the outcomes of these investigations will be required to inform the final scale and viability of the preschool proposal. Any required modifications to existing site infrastructure would also need to be confirmed to understand impact on the development.

PLANIT have further confirmed recommended support plans to be included with the DA submission. These will inform the engagement of additional specialist consultants to support the proposal.

Civil and Traffic Engineering Following the initial Town Planning review described above, PLANIT Consulting have conducted a traffic engineering assessment, including traffic data collection along Hutley Drive and Byron Bay Road. Outcomes are included in Attachment A, Pre-Design Civil Engineering Report, PLANIT Consulting, 20 March 2026. The report also includes a general review of engineering constraints for the site.

Based on these assessments, PLANIT have concluded that they believe appropriate civil design can be achieved for the proposed development, including traffic and access outcomes.

Crucially, the assessment confirms that the existing road infrastructure can accommodate the anticipated increase in traffic movements without requiring major external upgrades, significantly de-risking the project budget and timeline.

Surveyor BENNETT + BENNETT surveyors have been engaged to complete a detailed survey of the site, as none was available with accurate as-built information following completion of the RFS facility and associated works.

Field survey work was initially scheduled for early March, but was placed on hold until outcomes of the traffic engineer investigation were confirmed.

The detailed field survey is now scheduled for 8 April, with a survey plan to be issued to the NRP and the design team shortly thereafter.

Architecture In order to confirm the project brief and requirements, the architecture team have conducted several briefing exercises with NRP leadership and staff. These included an online briefing survey, made available to all NRP teachers and educators, as well as workshops with teams at the established NRP Coogera and Cavanbah centres. Input from NRP leadership, teachers and educators is invaluable to ensure the new Lennox Head centre will be compatible with established NRP approaches and philosophies.

Additionally, we have completed site investigations and analysis to inform a site responsive design.

The above outcomes are included in Attachment C, Return Brief, Atelier Luke, 27 March 2026. This document is issued for comment from NRP and will be further refined as the project progresses and additional consultant input is provided.

As described in the Town Planning section above, it was agreed that viability of the proposal in terms of access and traffic should be confirmed prior to finalising the concept design proposal. Now that the traffic engineering investigation has concluded successfully, we are well placed to finalise the concept with no impact on the overall DA submission programme.

With a detailed site survey now scheduled for early April, and detailed CAD data to be provided to us shortly thereafter, we anticipate NRP approval of the final concept proposal later in the month.

Future appointments Additional design team appointments are anticipated to be made in April to support the development proposal. The following list of currently anticipated consultants is provided based on general project requirements, Town Planning advice and review of the prior DA proposal for the site.

- **Compliance & Safety:**
 - NCC/BCA consultant
 - Access and DDA consultant
 - Bushfire consultant
- **Environmental & Site:**
 - Entomologist (mosquito report)
 - Geotechnical engineer
 - Acoustic engineer
- **Engineering and design:**
 - Landscape architect
 - Structural engineer
 - Building services engineers
 - Energy consultant (Section J)
- **Financial:**
 - Cost consultant / QS

Additional consultants may be required, pending further Town Planning feedback or Council requests.

4.9 Community Infrastructure - Non-Recurrent Capital Projects

Timeline / programme	Date	Milestone / Activity	Status
	13 February 2026	Appointment of Core Design Team Architect: Atelier Luke Town Planner: PLANIT Civil/Traffic: PLANIT Surveyor: Bennett and Bennett	Complete
	March 2026	Traffic Survey & Site Investigation	Complete
	March 2026	Stakeholder briefing & engagement	Complete
	1 April 2026	Status Update issued to NRP & Council	In Progress
	8 April 2026	Detailed Site Survey (Rescheduled)	Scheduled
	Late April 2026	Presentation of Final Concept to NRP	Upcoming
	Oct 2026	Target DA Submission	Target

Attachments The following documents are attached to this report to provide additional detail and background:

- A. Pre-Design Civil Engineering Report, PLANIT Consulting, 20 March 2026
- B. Key Issues Northern Rivers Preschool Proposal, PLANIT Consulting, 24 February 2026
- C. Return Brief, Atelier Luke, 27 March 2026

Recommendations We make the following recommendations at this stage:

- NRP confirm appointment of a preferred Landscape Architect for the project (3 x fee proposals from prospective landscape architects have been provided for consideration)
- We recommend NRP initiate formal discussions with Council regarding the site lease structure concurrently with the design process, as the terms may impact specific site requirements or long-term operational costs.

Conclusion and new steps At this stage we are highly confident in the design team's ability to meet the 23 October Development Application submission requirement.

Based on the traffic and access assessment completed by PLANIT, the primary identified risks to the development proposal have now been addressed successfully. We hope this provides both NRP and Council with confidence in the viability of the proposed development.

The engineering, town planning and architecture teams have also completed extensive investigation and analysis of site conditions and constraints; statutory and regulatory frameworks; and user requirements.

The next step is for us to seek NRP leadership approval of the final design concept proposal in April. Following this we can finalise design team appointments and begin preparation of the document package for DA submission.

We look forward to continuing to work with you and the NRP team on this important project for the Lennox Head community.

Kind regards,

Luke Hayward
Director
Atelier Luke