

**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 10/06/26 AT 4:00 PM**

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**Attendance**

Crs Sharon Cadwallader (Mayor - in the chair), Michelle Bailey, 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) and Nikki Glassop (Executive Assistant - General Manager and Mayor) were in attendance.

There were four 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

**RECOMMENDATION**

(Cr Simon Chate/Cr Damian Loone)

That such apology be accepted and leave of absence granted.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Simon Kinny

**3. Declarations of Interest**

- **Cr Phil Meehan** – declared an interest in Items 5.1 Debt Recovery Matters (Nature of Interest: non-significant, non-pecuniary) and 6.1 (Nature of Interest: non-significant, non-pecuniary). Cr Meehan has an association with one of the property owners mentioned in the reports. Cr Meehan will leave the room when Item 5.1 is discussed and will leave the meeting when Item 6.1 is discussed.
- **Cr Simon Chate** – declared an interest in Item 6.1 Debt Recovery Matters - Confidential (Nature of Interest: non-significant, non-pecuniary). Cr Chate knows one of the property owners mentioned in Item 6.1 and will leave the meeting when this item is discussed.
- **Cr Therese Crollick** – declared an interest in Item 6.1 Debt Recovery Matters - Confidential (Nature of Interest: non-significant, non-pecuniary). Cr Crollick knows one of the property owners mentioned in Item 6.1 and will leave the meeting when this item is discussed.

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- **Matthew Wood** – declared an interest in Item 5.5 Policy (Review) - Community Property Leasing and Licensing (Nature of Interest: non-significant, non-pecuniary). Mr Wood is a member of the Lennox Head Football Club committee.

**4. Deputations**

- **Peter Harding, President – Ballina Players** spoke in opposition to Item 5.5. – Policy (Review) – Community Property Leasing and Licensing

**Change in the Order of Business**

**RECOMMENDATION**

(Cr Simon Chate/Cr Erin Karsten)

That Council changes the order of business to deal with Item 5.5 following the deputation made.

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

**5. Committee Reports**

**5.5 Policy (Review) - Community Property Leasing and Licensing**

**RECOMMENDATION**

(Cr Erin Karsten/Cr Therese Crollick)

1. That Council notes the contents of the submissions received as result of the exhibition of the revised Community Property Leasing and Licensing Policy, as per Attachment 3 to this report.
2. That based on the matters raised in the submissions, Council endorses the rewrite of the existing policy, as per Attachment Six to this report, and approves the adoption of that document as the new policy titled “Property Leasing and Licensing – Not-for-Profit Groups”
3. That Council write to all parties who made submissions, as well as all lessees and licensees impacted by this updated policy, on the contents of the policy.
4. The General Manager is authorised to submit a further report to Council, if any major anomalies are identified as part of the correspondence in point 3.
5. That statutory minimum rent is applicable for organisations with on premise liquor licenses, noting that the Ballina Hockey Club is charged 50% market value rent as they are helping to fund the replacement of the synthetic turf surface.

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6. That Council receive a further report on options for the rent of preschools and community childcare centres.

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

Cr Phil Meehan left the meeting at 4.48pm.

**5.1 Debt Recovery Matters**

**RECOMMENDATION**

(Cr Kiri Dicker/Cr Damian Loone)

1. That based on the contents of this report, Council authorises the General Manager to arrange necessary steps to issue an order to 'Wind up' Shelly Beach Holdings Pty Ltd (ABN 20 149 898 126) to recover outstanding rates and charges owed to Council.
2. That Council notes the contents of this report in respect to the confidential debt recovery matters, which are the subject of a report elsewhere in this agenda.

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

Cr Phil Meehan returned to the meeting at 4.49pm.

**5.2 Council Land Use - Corner Snapper and Hutley Drive, Lennox Head**

**RECOMMENDATION**

(Cr Therese Crollick/Cr Michelle Bailey)

1. That Council notes the contents of the Planning Analysis, completed by Planit Consulting Pty. Ltd., as per Attachment 1 to this report, particularly the point in the report indicating a preference to focus on a longer-term outlook to further facilitate a fit for purpose development.
2. That Council continue to monitor the potential development of this site, with an action to be included in the Draft 2026/27 to 2029/30 Delivery Program and Operational Plan that includes a review of the development potential for this site, on a recurring basis, every two years.

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

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**5.3 Section 7.11 Developer Contributions Plans - Review**

**RECOMMENDATION**

(Cr Kiri Dicker/Cr Erin Karsten)

1. That Council confirms the preferred approach for the current review of the Roads and Open Spaces and Community Facilities Plans is to apply to IPART for approval to levy a contribution on residential development that is above the current State Government cap.
2. That Council complete the review of the draft Roads and Open Spaces Contributions Plans based on a potential cap in the range of \$35,000 to \$40,000, which is a reasonable limit based on cost increases since the \$20,000 cap was introduced in 2010.
3. That the review of the draft Roads and Open Spaces and Community Facilities Contributions Plans is to also examine a phased in approach for the increased cap.
4. That Council supports the development of a Section 7.12 Contributions Plan to fund works that might not meet the Essential Works List required for IPART approved plans, along with other development not levied Section 7.11 contributions.
5. The Section 7.12 Contributions Plan is to also examine options to increase the level of developer contributions collected for car parking improvements.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Simon Kinny

**5.4 Policy (Review) - Financial Assistance (Hardship) - Rates and Charges**

**RECOMMENDATION**

(Cr Michelle Bailey/Cr Simon Chate)

1. That Council adopts the revised Financial Assistance (Hardship) Rates and Charges Policy, as per Attachment 1 to this report.
2. That Council place this policy on exhibition for public comment, with any submissions received to be resubmitted back to Council. If no submissions are received, no further action is required.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Simon Kinny

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**6. Confidential Session**

Cr Phil Meehan, Cr Therese Crollick and Cr Simon Chate left the meeting at 5.00pm.

**RECOMMENDATION**

(Cr Damian Loone/Cr Michelle Bailey)

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 Simon Kinny, Cr Therese Crollick, Cr Simon Chate and Cr Phil Meehan

(The Council moved into Confidential Session at 5.01pm).

**Open Council**

**RECOMMENDATION**

(Cr Michelle Bailey/Cr Erin Karsten)

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 Kinny, Cr Therese Crollick, Cr Simon Chate and Cr Phil Meehan

(The Council moved into Open Council at 5.07pm).

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

**6.1 Debt Recovery Matters - Confidential**

**RECOMMENDATION**

(Cr Damian Loone/Cr Michelle Bailey)

1. That Council notifies the property owners of 4-6 Park Avenue, Alstonville (Assessment 263991), 79 Bayview Drive, East Ballina (Assessment 136102) and 107 and 109 Swift Street, Ballina (Assessments 185151 and 185169) that Council intends to proceed with the sale of property under Section 713(2) of the Local Government Act 1993.

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2. That Council authorises the General Manager to proceed with the sale of properties in point one by public auction and determine a reserve price, based on market valuation, should the ratepayers not settle the debt prior to the public auction date.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Simon Kinny, Cr Therese Crollick, Cr Simon Chate and Cr Phil Meehan

**Adoption of Recommendations from Confidential Session**

**RECOMMENDATION**

(Cr Damian Loone/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 Kinny, Cr Therese Crollick, Cr Simon Chate and Cr Phil Meehan

**MEETING CLOSURE**

5.08pm.