

**MINUTES OF THE COMMERCIAL SERVICES COMMITTEE  
HELD IN THE COUNCIL CHAMBERS  
OF BALLINA SHIRE COUNCIL  
ON 14/9/2011 AT 4.00 PM**

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**Attendance**

Cr D E Wright (in the chair) Crs P W Silver, Mayor, S L Cadwallader, B C Smith, K H Johnson, R A Hordern and S M Meehan (arrived at 4.12 pm)

Paul Hickey (General Manager), John Truman (Civil Services Group Manager), Steve Barnier (Strategic & Community Services Group Manager), Paul Tsikleas (Commercial Services Manager) and Sandra Bailey (Secretary) were in attendance.

There were 15 people in the gallery at this time.

**1. Apologies**

Cr Jeff Johnson has been granted leave of absence.

Apologies were received from Cr Moore and Cr Brown.

**RESOLVED**

(Cr Ben Smith/Cr Robyn Hordern)

That such apologies be accepted.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown, Cr Meehan

**2. Declarations of Interest**

Nil

**3. Deputations**

- **Eva Ramsay, Ballina Basketball Association** - spoke in support of allocations to the proposed indoor sports facility mentioned in Item 4.7 - Property Reserves - Update.
- **Anna Lightfoot, Northern Rivers Animal Services** - spoke in relation to Item 4.9 - Land Sale - Not for Profit Community Group.

Cr Meehan arrived at 04:12 PM

- **Derek Forkgen, Ballina Jewel Centre** - spoke in relation to Item 5.3 of the Confidential Session - Retail Lease Agreements - Review.
- **Mary O'Brien** - spoke in opposition to allocations to the proposed indoor sports facility mentioned in Item 4.7 - Property Reserves - Update.

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**4. Committee Reports**

**4.9 Land Sale - Not for Profit Community Group**

**RECOMMENDATION**

(Cr Susan Meehan/Cr Sharon Cadwallader )

That Council approves an additional transfer of \$280,000 from Council's property reserves to allow the construction of a new animal shelter, and abandoned vehicles pound. This additional funding will also allow the sale of the existing animal shelter to be finalised to the Northern Rivers Animal Service.

FOR VOTE - Cr Silver, Cr Cadwallader, Cr Smith, Cr Hordern, Cr Wright, Cr Meehan

AGAINST VOTE - Cr K Johnson

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown

**4.1 Flat Rock Tent Park - Update**

**RECOMMENDATION**

(Cr Sharon Cadwallader /Cr Ben Smith)

1. That Council notes the contents of this report in respect to the on-going financial performance of the Flat Rock Tent Park.
2. That Council supports consideration and implementation, subject to adequate funding being available, of a waste sullage or dump point to allow the use of the park by self-contained motor homes.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown

**4.2 Policy (Review) - Property Investment & Development**

**RECOMMENDATION**

(Cr Keith Johnson/Cr Susan Meehan)

1. That Council adopt the amended Property Investment & Development Policy, as attached 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 then no further action is required.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown

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**4.3 Lennox Head Cultural and Community Centre - Operational Update**

**RECOMMENDATION**

(Cr Sharon Cadwallader /Cr Susan Meehan)

1. That Council notes the contents of the report on the on-going operations of the Lennox Head Cultural and Community Centre.
2. That Council approves the following budget adjustments based on the current operations of the Centre.

<b>Item</b>	<b>2011/12 Budget</b>	<b>Revised Budget</b>
<b>Income</b>		
Casual Hire	35,000	35,000
<b>Expenses</b>		
Employee Costs	65,200	65,200
Contract Services	70,000	70,000
Office Administration	6,500	6,000
Insurance	15,000	27,000
Rates (Internal)	1,500	2,500
Security	2,000	2,000
Cleaning Contracts	10,000	15,000
Building Maintenance	20,000	3,000
Air Conditioning	1,000	500
Electricity	4,000	4,000
Vehicle Running Costs	4,800	4,800
<b>Sub Total</b>	<b>200,000</b>	<b>200,000</b>
<b>Cash Result</b>	<b>(165,000)</b>	<b>(165,000)</b>

3. That a detailed study of the cost effectiveness of the additional items identified in the report be undertaken.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown

**4.4 Telecommunications Facility - Lennox Head Water Reservoir**

**RECOMMENDATION**

(Cr Ben Smith/Cr Keith Johnson)

1. That Council approves the proposed Vodafone Network Pty Ltd base station facility to be constructed and co-located with the existing telecommunications carriers within the Lennox Head water reservoir compound, Lot 2 DP 517111, subject to the finalisation of the on-going lease negotiations.

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2. That Council approves the use of the Council seal to be attached to the Deed of Lease between Council and the Vodafone Network Pty Ltd.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown

**4.5 Ballina Surf Club Redevelopment - Update**

**RECOMMENDATION**

(Cr Sharon Cadwallader /Cr Susan Meehan)

That Council notes the latest update in respect to the re-development of the Ballina Surf Club.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown

**4.6 Project Management - Review**

**RECOMMENDATION**

(Cr Sharon Cadwallader /Cr Phillip Silver )

That Council notes the contents of this report in respect to project management.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown

**4.7 Property Reserves - Update**

**RECOMMENDATION**

(Cr Sharon Cadwallader /Cr Ben Smith)

That Council notes the contents of this report in respect to the latest estimates for the forecast movements for 2011/12 to 2013/14 for Council's three property reserves.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown

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**4.8 Property Management - Sale and Lease**

**RECOMMENDATION**

(Cr Keith Johnson/Cr Susan Meehan)

That Council notes the contents of this report in respect to the possible sale or continuing lease of the Australian Reinforcing Company property holding.

FOR VOTE - Cr Cadwallader, Cr K Johnson, Cr Smith, Cr Hordern, Cr Wright, Cr Meehan

AGAINST VOTE - Cr Silver

ABSENT. DID NOT VOTE - Cr Moore, Cr J Johnson, Cr Brown

**4.10 Commercial Activities - Reporting**

**RECOMMENDATION**

(Cr Phillip Silver /Cr Ben Smith)

1. That Council notes the contents of the report on reporting for our Commercial Activities.
2. That a Taskforce of three Councillors and three staff members be formed to further develop commercial accounting practices for the assets and incomes controlled by the Commercial Services Unit.

Cr Hordern left the meeting at 06:19 PM.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr Hordern, Cr J Johnson, Cr Brown

**5. Confidential Session**

**RESOLVED**

(Cr Sharon Cadwallader /Cr Ben Smith)

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.

(The Committee moved into Confidential Session at 6.24 pm)

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr Hordern, Cr J Johnson, Cr Brown

Steve Barnier departed the meeting at 6.24 pm and returned at 6.39 pm after consideration of Item 5.1 of the Confidential Session.

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**Open Council**

**RESOLVED**

(Cr Sharon Cadwallader /Cr Phillip Silver )

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

(The Council moved into Open Council at 7.00 pm)

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr Hordern, Cr J Johnson, Cr Brown

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

**5.1 Southern Cross Masterplan - Update**

**RECOMMENDATION**

(Cr Phillip Silver /Cr Sharon Cadwallader )

That Council notes the contents of this report in respect to the implementation of the Southern Cross Masterplan.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr Hordern, Cr J Johnson, Cr Brown

**5.2 Lennox Head Cultural and Community Centre - Insurance Claim**

**RECOMMENDATION**

(Cr Keith Johnson/Cr Sharon Cadwallader )

That Council authorises the General Manager to proceed to finalise the insurance claim and outstanding prolongation costs for the Lennox Head Community and Cultural Centre as per the approach outlined in the preferred option within this report.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr Hordern, Cr J Johnson, Cr Brown

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**5.3 Retail Lease Agreements - Review**

**RECOMMENDATION**

(Cr Sharon Cadwallader /Cr Susan Meehan)

That Council endorses the actions outlined in options two and three as detailed within this report.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr Hordern, Cr J Johnson, Cr Brown

**Adoption of Recommendations from Confidential Session**

**RESOLVED**

(Cr Sharon Cadwallader /Cr Susan Meehan)

That the recommendations made whilst in Confidential Session be adopted.

FOR VOTE - All Councillors voted unanimously.

ABSENT. DID NOT VOTE - Cr Moore, Cr Hordern, Cr J Johnson, Cr Brown

**MEETING CLOSURE**

7.15 pm