



**ROYAL AUSTRALIAN NAVY**

ANC, BP18-3-097, Brindabella Park Offices, ACT, 2600

DGANCR/OUT/2020/BS12709277

**Mr. Paul Hickey**

The General Manager  
Ballina Shire Council  
PO Box 450  
BALLINA NSW 2478

Dear Paul,

I am writing to you in relation to the facility occupied by the Australian Navy Cadets (ANC) Training Ship (TS) *Lismore* located at 26 Endeavour Close, Ballina NSW. In particular, I am seeking to clarify some matters raised at the 23 July 2020 Ballina Shire Council meeting and future use of the site by the ANC.

The Australian Navy Cadets is a youth development program supported by the Royal Australian Navy (RAN) whose primary focus is to develop young Australians while promoting the Australian maritime industry and an interest in the Navy. The ANC exists in partnership with local communities, and is led and managed by dedicated adult instructors who are often parents of Cadets and other local volunteers. Navy cadet Training Ships such as TS *Lismore* provide safe, values-based, meaningful and rewarding personal development opportunities for youth between 13-17 years old. Navy Cadet training includes activities such as sailing, coastal navigation, maritime communications, first-aid, ceremonial drill, maritime history, firearms proficiency and adventurous training.

The Lease for the TS *Lismore* facility is an agreement between the TS *Lismore* Unit Support Committee (USC) and the Ballina Shire Council. I understand it was noted during the meeting of 23 July 2020 that the Lease was held by '*the Naval Cadet organisation in Canberra*', however this is not the case.

The TS *Lismore* USC is a registered not-for-profit *Incorporated Body* that consist of parents of current and former cadets and other local volunteers. Prior to March 20, when training was suspended as a result of COVID-19, TS *Lismore* utilises the Endeavour Close facility for training and parade activities on Saturdays (0830-1530) as well as ad-hoc use for Cadet Instructors to plan and prepare activities and maintain the facilities, the grounds and the assets stored onsite. There is currently 21 Cadets and 6 Cadet Instructors registered at TS *Lismore*.

After eight years of fundraising the TS *Lismore* facility was constructed in 1988 by the community for use by the Ballina Navy Cadets. The funds required to construct the facility were a result of significant fund raising by dedicated Cadet Instructors, parents of Cadet and members of the Ballina community. Accordingly, the community has a strong sense of ownership and connection to the facility.

I have been advised the Ballina Shire Council meeting of 23 July 2020 discussed the future use of the TS *Lismore* facility by Navy Cadets as well as consideration for use by other community organisations, such as the State Emergency Service (SES). I understand a motion was passed to place the Lease for the TS *Lismore* facility on a month-by-month arrangement while investigations continue for Third Party use.

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Rest assured, the ANC and my Navy Cadet Directorate in Canberra support, in principle, the collocation of the SES to 26 Endeavour Close, Ballina NSW. I can confirm that our support for collocation with other community groups was discussed during Lease negotiations with Ballina Shire Council for the current lease in 2017. The requirements to allow Third Party use of the facility must comply with Commonwealth Youth Safety and Protection policy. The requirements are not onerous and focus on ensuring dedicated use of the facility during designated times and the security of Commonwealth assets.

I am aware that the matter of rental rates was discussed at the Council meeting. During the 2017 negotiations for current Lease, the Ballina Shire Council and the Navy Directorate in Canberra agreed that Defence would fund significant structural repairs to the facility in return for a very modest (peppercorn) rent. Over 2019-20 Defence funded almost \$48,000 in repairs to the facility and over the term of the current Lease, Defence has funded approx. \$100,000 of new work to improve the TS *Lismore* facility.

Since the late 1970s, TS *Lismore* has provided an important youth development program to the Ballina district. Over that time more than 1000 Navy Cadets have passed through TS *Lismore* with many Cadets going on to successful careers in the Australian Defence Force. TS *Lismore* is actively involved with the local Ballina community, providing representation at a number of community and ceremonial events including the Australia Day Flag Raising ceremony, the Catafalque Party during ANZAC Day services and involvement in multiple Remembrance Day services in the Ballina region. To that end, the current month-to-month arrangement has created some uncertainty and concern in the local community for the future of TS *Lismore* at their facility.

Moving forward, I understand that Council would prefer for Defence to investigate the possibility of a Lease with the Commonwealth for the TS *Lismore* site. If this the case, I respectfully request that a reasonable Lease term be established at the current rate with the TS *Lismore* USC while options for a Lease with the Commonwealth Lease investigated. The establishment of a new Lease with the Commonwealth can be a lengthy process and for that reason a minimum term of 18 months would provide some certainty to the Unit while all options, including Third Party use are considered.

Finally, I would like to thank you and the Ballina Council for your ongoing support to TS *Lismore*. I look forward to continuing to work with you to ensure this valuable program can continue to thrive in the Ballina Community.

My POC for this matter is Amanda Lond-Gemmell ([amanda.lond-gemmell@defence.gov.au](mailto:amanda.lond-gemmell@defence.gov.au)) or 0417 768 087 ANC Directorate Facilities Manager. Please contact her if you wish to discuss this matter further.

Yours Sincerely,



**Michael Slattery**  
Captain, RAN  
Acting Director General Australian Navy Cadets and Reserves

03 August 2020



PATRONS: CMDR Rod Fayle OAM (Retd), Ms Justine Elliot MP, Ms Tamara Smith MP, Cr. David Wright, Mr Blue McNally

**THE RETURNED SERVICES LEAGUE OF AUSTRALIA  
NEW SOUTH WALES**

The Price of Liberty is Eternal Vigilance

**BALLINA SUB BRANCH**  
**PO Box 378 Ballina NSW 2478**  
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**PRESIDENT**  
Richard Wills BEM  
**SECRETARY**  
James Strang  
**TREASURER**  
Ted Walsh CSC  
**ADVOCACY**  
'AJ' Walsh

Mr. Paul Hickey  
General Manager  
Ballina Shire Council  
PO Box 450 Ballina NSW 2478

5<sup>th</sup> August 2020

Reference. Ballina Shire Council Meeting 23<sup>rd</sup> July 2020, Item 11.1 Notice of Motion – Lease – 26 Endeavour Close Ballina

Dear Mr. Hickey,

On 28<sup>th</sup> July 2020 the Ballina RSL sub-Branch committee received a briefing from myself on the referenced matter.

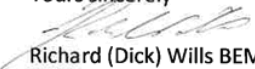
The committee resolved that I should write to the Ballina Shire Council expressing disappointment, with the resolution carried, the amendment changes from future rental to loss of occupancy implications, also the obvious lack of communication and considerations for the effect on TS Lismore ANC of this resolution by council.

Points of Note.

1. TS Lismore Australian Navy Cadet Unit has been operational for thirty-two of their forty years of operations, at 26 Endeavour Close Ballina.
2. When TS Lismore were granted occupancy in 1988, the property was in un-improved condition.
3. On gaining occupancy of the property, the Ballina RSL sub-Branch made donations and loans to TS Lismore to assist with their building programme. The TS Lismore staff, cadets, their families together with service and ex-service organisations from communities wider than and including Ballina have contributed time, monies, materials and effort, initially and continuously, even in recent months further developing and building their establishment into a fit for purpose, Naval Cadet Unit.
4. TS Lismore had no prior knowledge of this motion. Hence had no opportunity to make representation on the matter.
5. The original motion moved to increase the rental to market value upon renewal of the lease. The carried amendment gives no option to even consider an increased rental. The resolution moves the occupier from security of a lease, to month to month occupancy without any consultation or discussion. How extraordinary!

The Ballina RSL sub-Branch is keenly interested in the continuance and future further development of all three Navy, Army, and Air Force Cadet Units. Consequently this decision, in regards to TS Lismore is extremely disappointing, particularly, in consideration of their future. TS Lismore play an important role in RSL core functions, primarily, involvement with commemorations and days of remembrance. Not only RSL, other ex-service organisations, schools and community groups. Far wider than mentioned during the council debate.

Yours sincerely

  
Richard (Dick) Wills BEM  
President

PLEASE ADDRESS ALL CORRESPONDENCE TO THE HONORARY SECRETARY



PATRONS: CMDR Rod Fayle OAM (Retd), Ms Justine Elliot MP, Ms Tamara Smith MP, Cr. David Wright, Mr Blue McNally

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**ADVOCACY**  
'AJ' Walsh

8<sup>th</sup> September 2020

Mr. Paul Hickey  
General Manager  
Ballina Shire Council  
PO Box 540  
BALLINA NSW 2478

Attention. Mrs. Kelly brown  
Director Corporate and Community

Reference. Your 20/57446(768)

Dear Mrs. Brown,

I Thank Mr. Hickey for his response of 17<sup>th</sup> August 2020.

I write this letter in response to his letter and your telephone call of last Friday, inviting the Ballina RSL sub-Branch's inclusion for a council report being prepared for further council consideration regarding the future use of the property at 26 Endeavour Close Ballina NSW, currently occupied by the TS Lismore Australian Navy Cadet Unit.

I wish to make several points for inclusion into the subject report.

1. The Ballina Shire Council and the Ballina RSL sub-Branch have sought the others cooperation on many occasions for more than a century. I thank the council for again seeking input from the sub-Branch. Such cooperation is reflected in the following extract from RSL NSW Constitution, 1 December 2019, Preamble. *"The League is a grassroots organisation, led by its volunteers. The strong connections between sub-Branches and their local communities underpin every aspect of the League's work for veterans and their families."*
2. Navy, Army, and Air Force cadet units of the Australian Defence Force are mostly located in areas of higher population density. Cadets ages range for 12 to 18 years of age. (until as recent as this year the upper age was 20 years). Cadets and cadet staff are not members of the ADF (some staff may be ADF reservists). They and their families are people of their local community, mostly in or near to where they reside. For TS Lismore that is Ballina and the nearby communities.
3. The Australian Navy Cadets (ANC) is a leading provider of youth development experiences, sponsored by the Royal Australian Navy and aims to build teamwork and leadership skills in young people through exciting and rewarding adventure and maritime activities and quality learning opportunities. Cadet Officers and Instructors are volunteers with a keen interest in working with and developing the youth of Australia. Reference the ANC website home page.
4. TS Lismore has existed for forty years, thirty-two of which has been at the property, 26 Endeavour Close Ballina NSW. When TS Lismore took occupancy of the property it was un-developed real estate.

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PLEASE ADDRESS ALL CORRESPONDENCE TO THE HONORARY SECRETARY

## 9.4 Operational Land - 26 Endeavour Close Ballina

This property has been developed progressively over the thirty-two period as, *a fit for purpose Naval Cadet Unit*. 26 Endeavour Close is a suitable and fit for purpose base for maritime activities.

5. The Ballina RSL sub-Branch welcomes the interest of the Australian Navy in the matter of TS Lismore's future home. TS Lismore's involvement in commemorative services and events is an integral part of the sub-Branch, and other Ex-service organization's functions. As well as their participation for other Ballina and wider area events, including the Ballina Shire Australia Day event.
6. The Ballina RSL sub-Branch seeks the council to further consider TS Lismore's community values more broadly than comparative real estate market values, particularly with regards to the future of TS Lismore ANC as a Ballina based for maritime location purpose, not for profit, community involved organisation, highly valued and respected in the Ballina and wider local government areas.

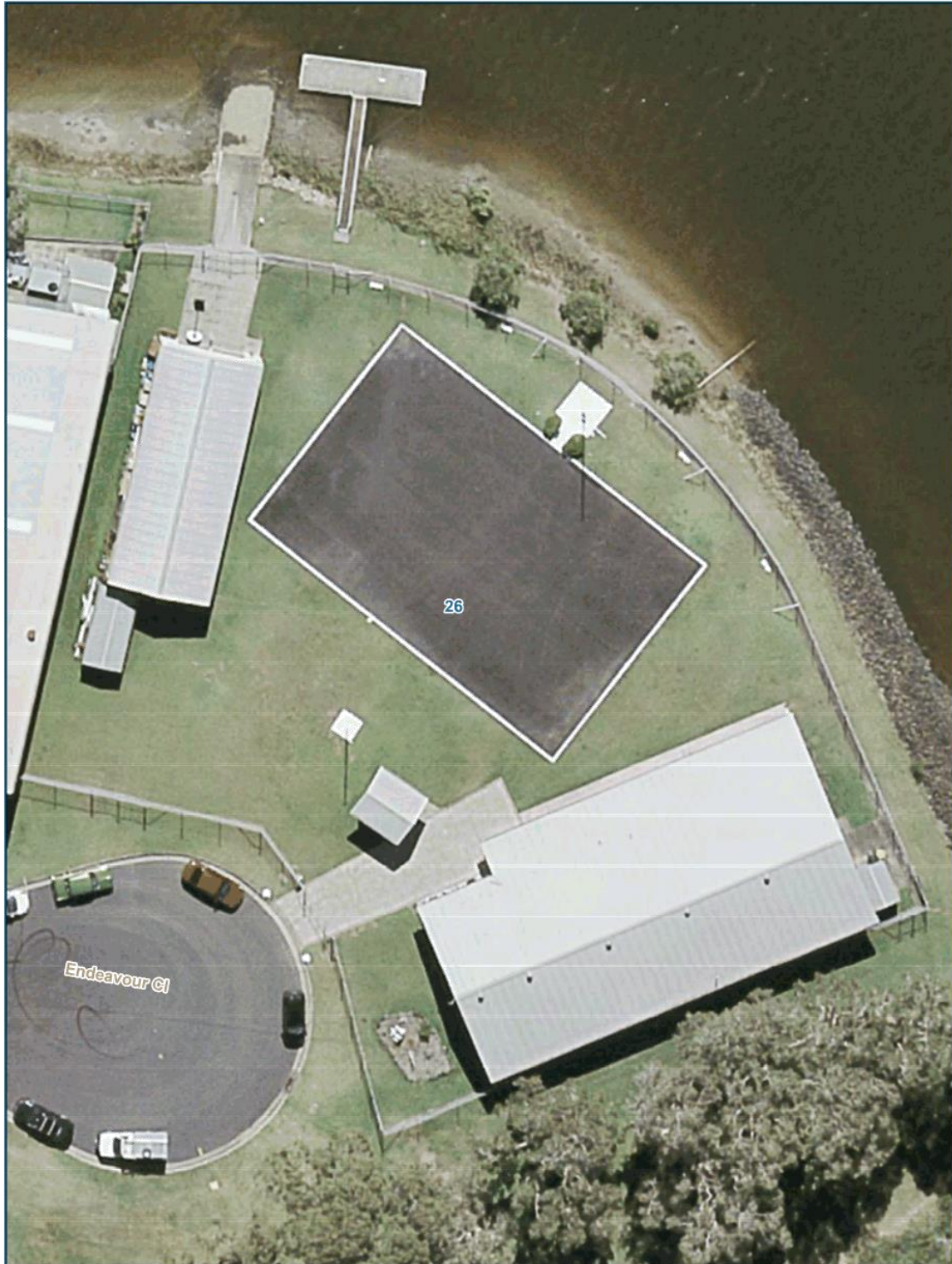
Yours sincerely



Richard (Dick) Wills  
President

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PLEASE ADDRESS ALL CORRESPONDENCE TO THE HONORARY SECRETARY



		<b>TS Lismore Australian Navy Cadets - 26 Endeavour Close, Ballina</b>	 ballina shire council
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