

Ballina Shire Council

Community Facilities and
Open Space Needs Analysis
Planning Studies

February 2004

NOTE: This Study comprises the first stage in the development of new community and open space strategies for the Shire. As such, more detailed studies and investigations are required to develop the details regarding infrastructure standards, and the location and timing of provision of such infrastructure.

This report is exhibited at this stage for the purpose only of providing background information regarding the preparation of the draft Lennox Head Structure Plan.

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Ballina Shire Council

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Open Space Needs Analysis
Planning Studies

February 2004

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For and on behalf of
Environmental Resources Management
Australia

Approved by: Christine Allen

Signed: 

Position: Project Director

Date: 23rd February 2004

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EXECUTIVE SUMMARY

OPEN SPACE

STANDARDS AND STRATEGY

The report assesses current open space availability and makes comparisons with similar centres. Overall there is 3.76 ha of open space per 1000 people. This does not include environmental parks and bushland. This compares favourably with other centres and with the Department of Sport and Recreation recommendations of 2.83 ha per 1000 people. It is recommended that a standard of 2.83 ha per 1000 comprising 1.13 ha of local and district open space and 1.7 ha of sporting fields be adopted for new development.

In terms of sporting fields, an assessment has been made as to the number of fields available in the community and this was compared with similar centres and Department of Sport and Recreation Figures. Having regard to these standards and local conditions, standards for the number of future playing fields have also been recommended. These are intended as a guide to Council to ensure that an adequate number of fields are available.

The future location of sports fields has also been considered. It is noted that centrally located facilities are more economical to provide as amenities can be shared and maintenance costs are reduced. However there is a community preference to have facilities located in each town. Consequently the report recommends that tennis, soccer, football and netball fields be available in each community plus a centralised facility at Ballina to cater for hockey, athletics and minority sports. The sporting complex could also accommodate the additional sporting grounds required for the Ballina community.

The location and distribution of local parks has been considered. Criteria for the location and size of local parks have been recommended. Existing local parks have been characterised according to the level of facilities available and certain parks have been recommended for embellishment with playground equipment to achieve an improved distribution of local park facilities. Criteria for the siting and location of new local parks are recommended.

There is a proliferation of small local parks many have no facilities and are located in close proximity to other parks. This creates a maintenance issue for Council and the community benefit of many of these facilities is questionable. It is recommended that Council consider the sale of some small local parks and use the proceeds towards the maintenance of other local parks to be embellished in accordance with the strategy.

EXISTING SITUATION

Sporting Fields

An assessment of the current supply of sporting fields indicates that an adequate level of facilities is available. However the standard of some facilities is poor and improvements are recommended. These include an upgrade to the playing surface and amenities at Chickiba Park in Ballina and Skennars Head Playing fields.

Although overall the level of facilities appears adequate, there are local shortfalls in facilities that need to be met to improve the distribution of facilities.

At Ballina it is recommended that additional soccer and hockey fields be provided. This shortfall will be partially met by the provision of a new field at the Riveroaks residential development, Ballina and additional facilities can be provided stage 1 of a centralised sporting facility that has been recommended for future needs.

In the Lennox Head District there are no hockey, netball or public tennis courts available. In addition Cricket facilities are unsuitable for A grade cricket and the Skennars Head Playing fields require a major upgrade. Construction work has commenced on the first stage of the Pacific Pines Playing Fields. This will assist in alleviating the current shortfalls. Private Tennis courts are available at Lake Ainsworth, these are used by the community.

The Plateau villages currently have a shortfall of netball courts, however additional courts are planned to be provided in conjunction with the new release area at Wollongbar.

Wardell has an adequate area of land available for sporting facilities but as there is no soccer field it is recommended that Council investigate the provision of a soccer field at the existing sports ground.

Local parks

There is a good network of local parks in Ballina but many require embellishment to improve the level of facilities. It is recommended that the following parks are provided with play equipment:

- *Marge Porter Place;*
- *Hampton Park;*
- *Mercer Park; and*
- *Chickiba Park x 2.*

In the Lennox Head District the following parks are recommended for embellishment to meet current needs:

- *Henderson Drive;*

- *Beryl Place;*
- *Blue Seas Parade; and*
- *Spoonbill Nesting Area.*

In the Plateau villages there is a good distribution of local parks at Alstonville but only two local parks at Wollongbar. It is recommended that a new local park be provided in conjunction with the urban release area. This will serve both existing and future residents. In addition the following parks have been recommended for embellishment:

- *Parkview Circuit;*
- *Valley Drive*
- *Granada Parade*

Other requirements

Consultation indicates that there is a demand for skate parks to be provided in each community. It is recommended that parks should be provided. These may be funded partly from existing and partly from future Section 94 plans

FUTURE NEEDS

Future needs have been identified having regard to the projected population increases. It is estimated that the population of the Shire will increase from 39,900 (2003) to 54,477 (2021). The most significant growth is anticipated in the Lennox Head District where the population is expected to almost double to 11,091 (2021). For the Lennox Head area, to assist in future planning, the needs for the ultimate population of 13,900 have also been considered. These can be funded through new Section 94 plans.

Sporting Fields

The report provides an indicative number of additional fields required, although it needs to be recognised that in the long term, the requirements may vary as demands and trends may change. The future needs assessment has regard to planned facilities and the recommended strategy to centralise certain types of facilities.

It is recommended that a regional facility will be required in Ballina to provide for both the sporting needs of the town and a centralised facility that includes hockey and athletics facilities for the whole Shire. In addition the standard of facilities needs to be able to accommodate regional events, providing adequate parking, amenities and lighting. A total area of 13ha is recommended for the facility. Possible locations include Council owned land in the vicinity of the airport and Southern Cross Industrial area or private land located in the sewerage treatment works buffer.

At Lennox Head the Pacific Pines playing fields will provide some facilities, however additional land will be required to meet the likely demand. It is recommended that an area of 5 ha will be required to provide soccer cricket and tennis facilities. In addition to meet the needs of the ultimate population an additional 3.5 ha would be required. The Lennox Head structure Plan identified land adjacent to the proposed Pacific Pines Sports fields (the Henderson land). Although the land may potentially be able to provide these facilities it will require substantial earthworks to provide suitable sports fields. Council may wish to consider other options.

At Wollongbar an additional football field and cricket oval will be required. There are a number of options for the location of this facility. These include a rationalisation of existing facilities to provide an additional field, expansion of the Gap Road facilities or share arrangements with the existing TAFE facilities.

At Cumbalum sports fields are proposed in conjunction with the development. These will be adequate to provide for the anticipated population.

Local Parks

Local parks will need to be provided as part of new release areas and should be sited to meet the recommended criteria detailed in the report. Locations for local parks should be indicated in DCPs . In some situations a contribution in lieu of land dedication will be appropriate. Contribution plans need to make provision for embellishment as well as land dedication.

Other Open Space

District parks are important for the amenity of the locality and these can be enhanced for the benefit of the existing and future communities.

Consideration has been given to the need for an indoor sporting facility at Ballina. Council needs to consider issues of management and maintenance as these cannot be funded through Section 94 contributions. It is recommended that a detailed business plan be prepared to address the issues of ongoing financial liability. Alternatively opportunities for provision by the private sector should be investigated.

COMMUNITY FACILITIES

The provision of well designed multipurpose facilities would best serve the needs of the expanding communities. These need to be designed to cater for all sectors of the community including youth, aged and disabled.

It is recommended that a standard of one multi purpose hall for each 4,000 people should be adopted for new release areas and to assess the adequacy of existing facilities. Using this standard it is concluded that:

- *the level of facilities available at the Plateau Villages and Wardell is adequate to meet the needs of the existing population but some upgrading of facilities is recommended. Additional community centre facilities will be required for the additional population anticipated at Wollongbar. It is recommended that this be accommodated by an expansion of the existing facility at Hill Park Oval or consideration of a new community centre location to cater for the Wollongbar community.*
- *an additional multi purpose community centre is required at Lennox Head for the current population and further facilities are required, equivalent to two multi purpose community centres or one large facility for the future population. The recommended location for these centres is at Williams Reserve and in conjunction with a neighbourhood centre at Pacific Pines. Current needs can be funded from existing Section 94 contributions. Future needs will need to be met from a new plan.*
- *the proposed Home and Community Care Centre at Ballina will be a shire wide facility providing community meeting space and offices for health and community care groups.*
- *expansion of the library into the Richmond Room will require Council to consider a new multi purpose community centre to replace this facility. As there is a lack of facilities in Ballina it is recommended that Council investigate a centre to replace the Richmond Room. The projected population will also require an additional facility in Ballina. It is recommended that a site be identified in a DCP. This centre could be funded from a new Section 94 Plan.*
- *a community centre will be required at Cumbalum. It is recommended that this be located in conjunction with the Village Centre. This should be funded equally from the existing contribution plan and a new plan.*

Current needs can be partially funded from the existing Section 94 plan and the contributions collected under that plan. Identified future needs will need to be funded from a new contribution plan.

In the medium to long term, a detailed feasibility study should be prepared to determine the actual and likely future demand, maintenance and funding options for a performing arts centre. However, it is recommended that Council not proceed with a Section 94 Plan for a performing arts centre at this stage.

PRESCHOOLS

The existing availability of preschools is satisfactory. Future development will generate a demand for additional preschool placements. An analysis of future population and projections indicates that 5 new preschools will be required. Council may wish to consider continuing funding for the provision of preschool buildings for a proportion of the additional population.

The location of additional Council funded facilities should be centralised to provide maximum opportunities for access by residents of all areas of the Shire. It is recommended that Development Control Plans for new release areas include sites nominated for preschools or long day care centres.

LIBRARIES

It is proposed to expand the existing library into the Richmond Room, located at the rear of the existing library building. With the conversion of the Richmond room to Library floor space, existing facilities will be adequate for the existing population. However, this will have implications for the provision of community facilities. New Library facilities for the projected population should be concentrated at the existing Library in Ballina. Additional Library items will be required to maintain the current Library stock of 2.5 items per capita.

Preliminary investigations indicate that it may be possible to expand the Ballina Library on its existing site. It is recommended that a Plan of Management be prepared to determine the future use of the whole site.

New Library facilities can be funded from a new Section 94 Plan.

NEXT STEPS

This document provides guidance for the expenditure of existing Section 94 funds and a direction for future Section 94 Planning.

It is recommended that the existing section 94 plan be linked to a schedule of works to be funded with the contributions collected under that plan.

Following Council endorsement of standards for open space and community facility provision and costing of facilities, the schedule of requirements for each community can be further developed to provide a framework for a new Section 94 plan. This will ensure that an adequate level of facilities can be provided to meet the needs of the expanding population.

1 INTRODUCTION

1.1 BACKGROUND

1.1.1 *Purpose of the Study*

Environmental Resources Management was commissioned by Ballina Shire Council to undertake a community and open space needs analysis for the Shire. The purpose of the study is to undertake an analysis of the availability and adequacy of community and open space facilities.

Section 94 of the *Environmental Planning and Assessment Act, 1979*, enables Council to levy contributions for the provision of services and facilities required for new communities, where the need for the facility has been justified in a Section 94 Plan. It does not enable Council to levy contributions for existing shortfalls. Contributions can be applied to capital costs and not to the on going maintenance of facilities.

This report will form the basis the preparation of new Section 94 Plans for Open Space and Community Facilities. Existing shortfalls and likely future requirements are identified. This report will also provide background information for the preparation of the Lennox Head Structure Plan, being prepared as an outcome of the Lennox Head Community Aspirations Strategic Plan adopted by Ballina Council in November 2003.

1.1.2 *Structure of the Report*

The study has been undertaken in a number of stages. These are:

- preparation of an inventory of sporting fields and local and district parks in the Ballina Shire;
- preparation of an inventory of community facilities in the Ballina Shire;
- consultation with Ballina Shire Council staff members, community organisations and other members of the community;
- analysis of the existing and likely future population of the Shire;
- identification of existing standards for the provision of open space and community facilities in the Ballina Shire;
- comparison of open space and community facility provisions with other centres; and
- recommendations for open space and community facility provision for the existing and predicted future population.

2 CHARACTER OF THE LOCAL GOVERNMENT AREA

2.1 BALLINA SHIRE

Ballina Shire is located approximately 780 kilometres north of Sydney and 280 kilometres south of Brisbane. It is bordered by the Shires of Byron to the north, Richmond River to the south and Lismore to the west. The current population is approaching 40,000 people. The main population centres are Ballina, the Lennox Head District, Alstonville and Wollongbar.

In recent years, the Shire has experienced an annual average increase in population of between 3.0% (1991 to 1996) and 1.4% (1996 and 2001). Population projections indicate that growth will continue, with the region having a strong attraction because of its location, physical characteristics and favourable climate.

2.2 DEMOGRAPHIC CHARACTERISTICS

The following section outlines the current demographic make-up of the Shire, and projected trends. An understanding of the demographic character assists in determining the adequacy of existing community and recreation facilities and identifying the likely future needs.

2.2.1 Population Profile

The Shire has experienced consistent growth in recent years. *Table 2.1* indicates that between 1981 and 2001 the population has increased from 19,400 to 37,218. Although population growth has reduced to 1.4% between 1996 and 2001, Council's population projections indicate that growth will continue at an average annual rate of 1.73% until 2021.

Table 2.1 Total Population and Percentage Change 1981 - 2001

Year	Population	% Change p.a
1981	19,400	5.61
1986	24,050	4.39
1991	30,120	4.60
1996	34,702	3.04
2001	37,218	1.40

Source: Australian Bureau of Statistics and NSW DUAP

Population increase has been concentrated in coastal settlements. Between 1996 and 2001, the population of The Lennox Head District increased by almost 28% from 4,801 to 6,133. This is illustrated in *Table 2.2*. Population

increases of this magnitude place a significant strain on existing community and recreational facilities.

Table 2.2 *Population Growth in Urban Areas*

Year \ Location	1986	1991	1996	2001	% Change per annum 96-01
Ballina	11,398	14,558	16,056	16,599	0.7
Lennox Head	1,854	3,040	4,801	6,133	5.0
Alstonville	3,300	4,033	4,725	4,773	0.2
Wollongbar	707	1,268	1,858	1,959	1.1
Wardell	393	423	497	483	-0.6
Rural	5,764	6,798	6,765	7,271	1.5
Ballina Shire	23,416	30,120	34,702	37,218	1.4

Source: Australian Bureau of Statistics (Census Data) and Ballina Shire Council

Although the Ballina Township has the highest proportion of the Shire's population, the proportion in The Lennox Head District has increased from 10.09% to 16.5% over a 10-year period (see Table 2.3). All other localities with the exception of Wollongbar decreased in their share of the Shire's population in the 1996 to 2001 intercensal period. The shift of population concentration has implications for the provision of community and recreational facilities.

Table 2.3 *Proportion of Shire Population by Planning Locality*

Locality	Population 1991 Census	% of Shire (1991)	Population 1996 Census	% of Shire (1996)	Population 2001 Census	% of Shire (2001)
Ballina	14,558	48.33	16,056	46.27	16,599	44.60
Lennox Head	3,040	10.09	4,801	13.83	6,133	16.48
Alstonville	4,033	13.39	4,725	13.62	4,773	12.82
Wollongbar	1,268	4.21	1,858	5.35	1,959	5.26
Wardell	423	1.40	497	1.43	483	1.3
Rural	6,798	22.57	6,765	19.50	7,271	19.54
Ballina Shire	30,120	100.00	34,702	100.00	37,218	100.00

Source: Australian Bureau of Statistics and Ballina Shire Council

The occupancy rate for dwellings in all of the localities has decreased in line with statewide trends to smaller households. *Table 2.4* indicates that until 1996, Lennox Head District experienced an increase in occupancy rates. This may be attributed to the increase in permanent population replacing the transient (holiday) population.

Ballina Shire has a high proportion of the population aged between 0-19 and 50+ years. This indicates a concentration of school-aged children and retirees. (*Table 2.5 and Table 2.6*).

The 20-39 age groups have declined in population in the 1996 to 2001 intercensal period. This indicates that school leavers are leaving for further education or occupational purposes and would support the principle of an increase in permanent population in those areas traditionally used for holiday purposes.

Participation in sporting activities is higher in younger age groups (15-24 years). In 1993, 56% of men and 39% of women between 15-24 years played sport, compared to 35% and 23% of all Australian men and women respectively aged 15 years and over (Recreation Planning Associates, 2002: 7). In NSW as a whole the percentage of population in this age range is 13.4%. In the Ballina Shire, approximately 11.2% of the population fall into this age range, indicating that there are approximately 4,128 people in this age range participating in sporting activities. Therefore, Ballina is unlikely to require a level of facilities above those recommended by the Department of Sport and Recreation.

It is necessary to ensure that adequate sporting fields are available in proximity to the main concentrations of population. Community facilities need to be designed to be capable of use by a wide range of age groups and activities.

2.2.2 *Population projections*

Population projections for catchments in the Ballina Shire between 2001 to 2021 are detailed in *Table 2.7*. The catchments are described in *Section 2.3*.

Table 2.4 *Occupancy Rates in Ballina Shire*

	1986			1991			1996			2001			Change 1996 - 2001
	Occupied Dwellings	Total Persons	Occupancy Rates	Occupied Dwellings	Total Persons	Occupancy Rates	Occupied Dwellings	Total Persons	Occupancy Rates	Occupied Dwellings	Total Persons	Occupancy Rates	
Ballina Township	4,523	11,398	2.52	5,676	14,558	2.56	6,652	16,056	2.41	7,131	16,599	2.33	-0.09
Lennox Head District *	805	1,854	2.30	1,096	3,040	2.77	1,766	4,801	2.72	2,302	6,133	2.66	-0.05
Alstonville	1,273	3,300	2.59	1,578	4,033	2.56	1,948	4,725	2.43	2,032	4,773	2.35	-0.08
Wollongbar	262	707	2.70	444	1,268	2.86	654	1,858	2.84	710	1,959	2.76	-0.08
Wardell	120	393	3.27	159	423	2.66	189	497	2.63	196	483	2.46	-0.17
Rural	1,900	5,764	3.03	2,145	6,798	3.17	2,279	6,765	2.97	2,566	7,271	2.83	-0.13
Ballina Shire Total	8,883	23,416	2.64	11,098	30,120	2.71	13,488	34,702	2.57	14,937	37,218	2.49	-0.08
Source: Australian Bureau of Statistics (Census Data) and Ballina Shire Council													
* Including Skennars Head													

Table 2.5 Age Structure and Intercensal Change

Age Group	1996		2001		Net Population Change	Percentage Change in Cohort	Change in % of Total
	Total Persons	% of Total	Total Persons	% of Total			
0-19	9,555	27.6	9,959	26.9	404	4.2	-0.7
20-29	3,446	10.0	3,280	8.9	-166	-4.8	-1.1
30-39	4,549	13.1	4,376	11.8	-173	-3.8	-1.3
40-49	5,246	15.2	5,728	15.5	482	9.2	0.3
50-59	3,480	10.1	4,730	12.8	1,250	35.9	2.7
60-79	7,017	20.3	7,105	19.2	88	1.3	-1.1
80+	1,305	3.8	1,839	5.0	534	40.9	1.2
Total	34,598	100.00	37,017	100.00	2,419	7.0	0.0

Source: Australian Bureau of Statistics and Ballina Shire Council

Table 2.6 Age Structure Characteristics by Locality, Ballina Shire 2001

Age Group	Ballina %	Lennox Head %	Alstonville %	Wollongbar %	Wardell %	Ballina Shire Total %
0-19	23.0	32.2	25.4	33.9	30.1	26.9
20-29	9.5	9.1	7.8	9.0	9.3	8.9
30-39	10.6	15.0	9.9	13.1	18.0	11.8
40-49	13.9	17.4	14.2	15.7	14.1	15.5
50-59	12.1	11.0	13.0	12.4	12.7	12.6
60-79	23.9	13.4	22.0	13.4	13.1	19.4
80+	7.1	1.9	7.7	2.6	2.7	5.0
Total	100.00	100.00	100.00	100.00	100.00	100.00

Source: Australian Bureau of Statistics (Census Data) and Ballina Shire Council.

Table 2.7 Population Projections for the Ballina Shire (2001 - 2021)

Year	Ballina Township	Cumalum	Lennox Head District	Plateau Villages	Wardell	Rural	Ballina Shire Total
2001	17,052	152	6,301	6,917	496	7,470	38,388
2002	17,476	152	6,446	7,076	503	7,535	39,188
2003	17,899	152	5,591	7,235	510	7,600	39,987
2004	18,096	369	6,841	7,351	522	7,613	40,792
2005	18,293	586	7,091	7,467	534	7,626	41,597
2006	18,490	803	7,341	7,583	546	7,639	42,402
2007	18,687	1,020	7,591	7,699	558	7,652	43,207
2008	18,884	1,237	7,841	7,815	570	7,665	44,012
2009	19,081	1,454	8,091	7,931	582	7,678	44,817
2010	19,278	1,671	8,341	8,047	594	7,691	45,622
2011	19,475	1,888	8,591	8,163	606	7,704	46,427
2016	20,460	2,973	9,841	8,743	666	7,769	50,452
2021	21,445	4,058	11,091	9,323	726	7,834	54,477

Source: Ballina Shire Council

The Ballina Shire has an area of approximately 480 square kilometres. For the purpose of this study, the area has been divided into smaller catchments, which are the Ballina Township, the Plateau Villages, Lennox Head District, Wardell and Cumbalum. These centres would be the focus of district facilities.

The inventory provides details on the existing open space and community facilities for each catchment and is summarised in *Annex A*. Future needs can be considered on a catchment basis. The following section outlines the basic characteristics of each catchment.

Ballina Township

The Ballina Township is located adjacent to the Richmond River and is the major business, retail and service centre for the Shire. The current population is 16,600, with a projected population of 26,181 by 2021

The catchment has a number of local and district facilities. As the largest centre in the Shire, it is also a regional centre, providing facilities for the use of the whole Shire population. Some rural residents also use these facilities.

Cumbalum

Cumbalum is situated 4.5km to the north of Ballina. It has been identified for a future new town development. The existing population of approximately 150 is predicted to grow to 4,000 by 2021. There are no existing sporting or community facilities. The development concept plan indicates the provision of some district sporting facilities, playgrounds and a village centre in the first stage of the development. The open space and community facility requirements will be taken into consideration in this report.

Lennox Head District

The Lennox Head District comprises the original village subdivision, the older estates along North Creek Road and the new areas such as Pacific Pines Estate and Lennox Meadows and Headlands Estate at Skennars Head.

Lennox Head is located approximately 12 kilometres north of Ballina, along the Coast Road. It is one of the major growth areas in the Shire, with an average annual growth rate of 5% per annum from 1996 to 2001. It is anticipated that the population of the Lennox Head District will be 11,091 by 2021 (Ballina Shire Council, 2000: 72). The ultimate population is anticipated to be 13,900.

The catchment has some local and district facilities, however with the current and projected growth rates, additional facilities are likely to be required. Some rural residents use these facilities also.

The Plateau Villages

There are two existing Plateau Villages, Alstonville and Wollongbar. Alstonville is located approximately 13 kilometres west of Ballina, and Wollongbar is 1.4 kilometres north west of Alstonville.

The current populations of Alstonville and Wollongbar are 5,074 and 2,161 respectively. It is not anticipated that the future population of Alstonville will increase substantially as opportunity for residential development is limited. The expected ultimate population for Wollongbar is 4,500. The catchment has both local and district facilities. The rural residents in the locality also use these facilities.

Wardell

Wardell is located on the Pacific Highway and Richmond River approximately 17 kilometres south of Ballina, and is the smallest zoned urban locality within the Shire.

The existing population of Wardell is 510, with a projected population of 726 in 2021.

Wardell is physically separated from Ballina and provides a range of local and district facilities (see *Annex A*). Rural residents in the locality also use these facilities.

Rural Areas

Rural areas form the balance of the Shire. As the Council has no strategy for further rural residential development, the rural population is anticipated to grow only marginally from the current 7,500, to 7,800 in 2021.

There are some sporting and community facilities located in rural areas, however, it is anticipated that the rural population will utilise existing facilities and this has been taken into account in calculating the demand for facilities. For the purpose of calculating demand for sporting facilities, the rural population has been apportioned to urban centres in the following manner:

- Ballina 50% of the rural population
- Plateau Villages 28% of rural population
- Lennox Head District 5% of rural population
- Wardell 17% of rural population

(Ballina Shire Council, 2000: 4)

OPEN SPACE FACILITIES

Ballina Shire Council provides a large range of open space and recreation facilities for its residents. These include natural bushland areas for passive and active recreation, small parks for unstructured recreational activities, sportsground areas for both unstructured activities and organised sport, swimming and leisure centres, facilities at patrolled beaches and facilities to enhance the recreational use of the Richmond River and its foreshore.

These facilities are provided to cater for the existing population of the Shire. However, increases in population resulting from new residential development generate increased demands for the use of these facilities, which may exceed the capacity of the facility to provide a quality recreational experience for the user.

This study has addressed sporting fields, local parks and district parks and regional facilities. It has not considered bushland/environmental parks. These have been excluded at the request of Council. The Shire also includes extensive areas of coastal reserves that have not been included in the open space calculations. Environmentally sensitive land is dedicated to Council in conjunction with subdivision development. It is understood that this approach will continue. Council currently levies Section 94 contributions for local and district parks and sporting fields.

The following section examines the adequacy of the existing facilities, recommends standards for the provision of new facilities and identifies current shortfalls and future needs.

3.1

CATEGORIES OF OPEN SPACE

Open space facilities serve a number of functions, including recreation, conservation and preservation, landscape amenity, environmental education and appreciation, drainage and screening/buffering.

Table 3.1 identifies and describes the various categories of open space.

Table 3.1 *Categories of Open Space Types*

Open Space Type	Characteristics
Sports Field	Sporting fields are structured areas of open space, and require high levels of maintenance. These areas are centrally located, not necessarily within walking distance of residents.
Local Park	Small reserves that provide for residents within immediately adjacent areas. They are largely areas for non-formal leisure pursuits, including playgrounds, parks and gardens. These are usually within walking distance of residences.
District Park	Larger reserves that may include picnic and social/recreation facilities, including toilets, walking opportunities, public art and play equipment. These areas provide for groups of suburbs, or whole towns, and allow people to access by cars or public transport.
Regional Facilities	A regional facility is defined by its ability to host a regional or higher event, or by the regional nature of the catchment it serves. It is recognised that the character of a regional facility will vary, ie a facility could be substantial in size and standard, or it could be a smaller facility that draws from a wide catchment due to the uniqueness of the facility. A regional facility tends to serve more than one local government areas, and users would be prepared to drive significant distances.
Bushland/Environmental Park	This includes bushland areas, foreshores, and areas of regrowth and remnant vegetation.

3.2 *HIERARCHY AND CATCHMENTS*

3.2.1 *Hierarchy*

PlanningNSW released the Outdoor Recreation and Open Space Planning Guidelines for Local Government (1992), that define a hierarchal system for recreational facilities that include:

- Regional Facilities

A regional sport and recreation facility is able to host a sport or recreation event on a regional scale in terms of the catchment that it services. This includes facilities that may have a high tourist usage. A regional facility could be substantial in size and standard, or it could be a smaller facility that draws from a wide catchment due to the uniqueness of the activity.

These facilities are usually larger, higher standard, unique to the region or able to support regional or higher level events. Kingsford Smith Park provides a number of sporting fields, including football fields, netball, cricket and hockey fields and ancillary facilities include a grand stand facility, toilets and change room facilities, car parking and field lighting. This would be categorised as a regional facility, but has limited facilities to attract sporting events from outside the Shire.

- District Facilities (Sports Fields)

The PlanningNSW Guidelines define sports fields as a district facility as these are able to draw from a wider catchment and attract large numbers due to size, standard, location or accessibility. An example of such a facility in the Ballina Shire is Williams Reserve in Lennox Head, which provides sporting facilities for football and soccer. Ancillary facilities include the clubhouse, kiosk and field lighting. Usually each community (catchment) will have one or more sports fields, although it would be possible to combine facilities in a central location.

In addition, district parks provide passive recreation opportunities to the wider community. An example is the Foreshore Reserve (Captain Cook Park) in Ballina.

- Local Facilities

Local facilities (local parks) cater for the local area. They are generally smaller, with fewer facilities compared to district and regional facilities. They are usually within walking distance of users to allow for easy access. An example is Ross Park in Lennox Head.

The hierarchical system forms the basis for determining the level of use of recreational facilities. Sporting fields are district facilities and should be easily accessible to the population, but not necessarily within walking distance of residents. They may be located to serve more than one community, particularly where, as in the case of Ballina Shire, residential communities are relatively close together. Local parks should be located within walking distance of the residential area served by the park. Locational criteria for both sporting fields and local parks are included in *Table 3.6*.

3.3 *EXISTING OPEN SPACE PROVISION*

3.3.1 *Open Space Inventory*

Prior to establishing future open space planning and contribution calculations, it is necessary to investigate the existing open space in relation to the current population. A nexus between population growth and future open space demand needs to be established.

The first step in this process was the compilation of an inventory, which identified the existing provision of open space facilities in the Ballina Shire.

Included in the inventory are sporting fields, indoor sporting complex, local parks and district parks. Bushland, environmental parks and areas of passive recreation have not been included. These areas are not part of current Section 94 plans nor are they intended to be included in the revised Plans.

The inventory will also provide a management tool for Ballina Shire Council. It can be easily updated to reflect changes in the provision of open space facilities.

The inventory is provided in *Annex A*.

3.3.2 Existing Provisions

Council's current Section 94 plan is based on the embellishment of existing open space, a cash contribution is sought where it is impractical to seek dedication of land. The plan does not adopt specific standards for open space provision, however it notes that a list of priority items will be considered in forward planning for expenditures and budget decisions. Councils Subdivision Code provides some information concerning the level of infrastructure required in new release areas. There is no comprehensive strategy for open space provision. This has resulted in many small district and local parks that may not be in the best location nor provide the optimum facilities for the community.

To consider the adequacy of existing facilities and future needs some comparison with other similar sized communities and standards for the provision of sporting facilities has been undertaken. This provides an assessment in terms of the area of open space in addition to the actual number of fields provided.

The open space standards adopted by other Council areas are presented in *Table 3.2*. The standards for Tweed Shire (Tweed), Coffs Harbour City Council (Coffs) and Lismore are similar to the Department of Sport and Recreation standard. However, Coffs and Tweed include an additional requirement for regional facilities. Regional facilities in this context refer to passive open space/environmental areas in addition to regional sporting fields.

Table 3.2 Open Space Standards

	Local and District parks ha/1000 people	Sporting Fields ha/1000 people	Regional Recreation ha/1000 people	Total ha/1000 people
Department of Sport and Recreation	1.13	1.7		2.83
Tweed LGA	1.13	1.7	1.17	4.0
Coffs Harbour LGA	1.0	2.0	0.67	3.67
Lismore LGA	1.0	2.0		3.0
Sources: Coffs Harbour Council (1998:23). Tweed Shire Council (2002: 5)				

The open space provided in each catchment of Ballina Shire relative to population is shown in *Table 3.3*.

Table 3.3 Existing Open Space Provision by Catchment

Catchment	Population (2003)	Sporting Fields (ha)*	Local/District parks (ha)*	Total (ha)*	Sporting Fields/1000 population	Local and District Parks/1000 Population	Total/1000 Population
Ballina Township	18,051	32.18	50.30	82.48	1.78	2.78	4.56
Lennox Head District	6591	6.97 (not including Lake Ainsworth)	12.35	19.32	1.05	1.87	2.92
The Plateau Villages	7235	23.79	11.93	35.72	3.28	1.64	4.92
Wardell	510	8.98	0.46	9.44	17.6	0.90	18.5
Rural	7600	4.03	0.4	4.43	0.53	0.05	0.58
Ballina Shire	39,987	75.75	75.44	151.39	1.89	1.87	3.76
* Does not include Golf Courses, Private Facilities or School Facilities							

The rural population generally access sporting facilities within the urban centres. For the purpose of calculating demand for sporting facilities the urban population has therefore been apportioned to the urban centres as outlined in *Section 2.3*. *Table 3.5* provides an analysis of the active open space provided in each catchment including the local and rural populations served.

Table 3.4 Existing Active Open Space Provision by Catchment

Catchment	Population (2003) ^{*1}	Sporting Fields (Ha)*	Sporting Fields/1000 Population
Ballina Township	21,699	34.19	1.57
Lennox Head District	6,971	6.97 (Not Including Lake Ainsworth)	0.99
The Plateau Villages	9,363	24.91	2.66
Wardell	1,802	9.66	5.36
Ballina Shire	39,987	75.75	1.89
*1 Including an apportion of the rural population as outlined in section 2.3			
* Does not include Golf Courses, Private Facilities or School Facilities			

The following points are noted:

- Overall there are 3.76ha of open space (excluding bushland and environmental parks) per 1,000 population. This consists of 1.89ha of sporting fields and 1.87ha of local and district parks. This would suggest that the area of sporting fields is similar to other areas but there is a higher provision of local and district parks in comparison to the adopted standards by other centres and by the Department of Sport and Recreation. Local discrepancies (eg Wardell) tend to distort the figures, but continued provision of local parks at this rate may be unsustainable in terms of the management obligations on Council.
- The level of facilities in each community varies considerably. At Lennox Head there are 0.99ha of sporting fields per 1000 population whereas at the Plateau Villages and Wardell there are 2.66ha and 5.36ha per 1000 respectively. As Wardell and the Plateau villages are relatively isolated from Ballina and the coastal growth areas it is unlikely that any surplus in these areas will be utilised by residents of the coastal communities.
- Currently sporting facilities are widely dispersed with many small complexes each providing limited and sometimes below standard facilities. Centralisation of sporting facilities can achieve some economies, particularly in maintenance costs and the provision of a higher level of ancillary facilities such as amenities and parking areas.
- The current supply of local parks with the exception of Wardell, indicates that in the short term, no further local parks are required. However the existing parks are not necessarily well located to serve future growth areas. In addition, embellishment and upgrading of existing facilities is needed to improve the standard of those facilities for existing residents
- Although the level of local parks is low in Wardell, it is noted that there is a large range of sporting fields, which are centrally, located, satisfying local area requirements for the community.

- These figures do not take into account facilities that have been approved but not yet constructed. For example, Pacific Pines playing fields are intended to serve both the existing and future population of this estate.
- The relatively high figure for local/district parks in the Ballina Township includes a number of district facilities including Bicentennial Park, Pop Denison Park, Captain Cook Park, Fawcett Reserve, Commemoration Park and Faulks Reserve. These areas are potentially used by the wider community.

3.4 STANDARDS

3.4.1 *Comparative Analysis*

An assessment has been undertaken to compare the number of sporting facilities in the Ballina Shire with regions similar in nature and available standards. This provides a guide as to the adequacy of existing facilities and a methodology for calculating future requirements.

Two areas have been selected for comparison. These are:

- The Hastings LGA, which has a population of 55,000. The region has experienced significant population growth in recent years, with an influx of retirees and families in the mid to early stages of family formation. A number of the settlements in the Hastings area are located on the coast. The area is also experiencing exodus in the young adult age groups.
- Coffs Harbour LGA is located on the Mid North Coast, with an existing population of 61,600. The region is experiencing similar population growth to the Hastings and Ballina being largely retirees and families.

Table 3.5 compares the fields available for individual sports with the number of fields available in other centres. A comparison of the number of fields per 1,000 population is provided. Whilst standards provide a useful indicator, local demands need to be considered. The table recommends standards for future provision of sporting fields.

3.4.2 *Standards*

Future open space requirements need to be considered in two components, both local parks and sporting facilities.

Local parks are provided to serve the needs of the immediate community. Whilst the current provision is relatively high per capita, many are poorly located and too small to serve the community. The needs of the community would be better served with well-located and reasonably sized local parks. Specific criteria are required to ensure that the location, size and topography

of local parks are appropriate to meet community needs. Embellishment of facilities should also be taken into consideration when determining contribution levels.

In addition, district parks provide passive recreation (eg. Captain Cook Park and Fawcett Reserve in Ballina) and embellishment of these facilities may be a component of the works program funded by a Section 94 Plan.

Sporting facilities are also comparatively well catered for however some require upgrading to meet existing needs. New facilities will be required to meet future needs. These will need to be accessible to the new communities. Contribution levels will need to cover the cost of embellishment in addition to land acquisition.

In areas where additional facilities are required, open space should be provided at the rates adopted by the Department of Sport and Recreation, with a focus on the standard of the facility provided. It is recommended that 2.83 ha of open space be provided per 1000 population, comprising 1.13ha of local and district parks and 1.7ha of sporting fields. The actual number of fields required is detailed below, based on the standards nominated in *Table 3.5*.

Table 3.5 Benchmarks and Standards

Sports Facility	No. of Facilities in Ballina Shire	Ballina (Population per Facility)		Benchmarks (Population Per facility)		Adopted Standards (Population Per Facility)			Recommended Standard for Ballina
		2003	2021	Coffs Harbour 1997	Hastings 2001	Coffs Harbour	Department of Sport and Recreation	Department of Planning	
Soccer Fields ³	28	1,428	1,944	2,212	2,708	3,000	1,000	1,000	1,500
Football Fields ³	11	3,635	4,949	7,187	3,250	4,000			4,000
AFL	1	39,987	54,447	14,375	65,000	10,000			See Note ¹
Hockey	9	4,443	6,049	6,389	21,667			3,000	4,000
Baseball Diamonds	2	19,993	27,223	11,500	5,417	10,000			See Note ¹
Softball Diamonds	5	7,997	10,889		21,677				See Note ¹
Cricket Fields	15	2,499	3,403	2,738	3,095	3,000		2,000	3,000
Athletics	0			11,500	16,250				See note ²
Tennis Courts	43	929	1,266	958	1,327	2,000	3,410	1,000	2,000
Netball Courts	24	1,904	2,592	2,212	3,250	2,000	2,119	2,119	2,000

Notes:

1. Consultation with Council staff indicates that there is no demand for additional facilities for these sports.
2. No athletic track available on public land. Need for a track has been identified and is discussed in *Section 3.7.2*.
3. Includes both junior and senior fields. A similar mix should be provided in new facilities.

3.5 STRATEGY

3.5.1 Introduction

Prior to identifying the facilities required to meet current shortfalls and anticipated future requirements, a strategy for open space provision needs to be developed. The following strategy has been developed following consultation with Council and key stakeholders and analysis of current facilities. The strategy can be divided into two parts:

- Local and District Parks; and
- Sporting Facilities.

3.5.2 Local and District Parks

Local and district parks serve the immediate community in which they are located.

In Ballina there is a proliferation of small local parks. Many of these are similar in size to an urban house site and are too small to provide the range of local parks or the amenity that is desirable.

In new developments local parks should be provided at locations that meet the criteria identified in *Table 3.6*. In some cases a cash contribution rather than dedication of land will be appropriate. Embellishment with the facilities listed in *Table 3.6* is also recommended.

In existing urban areas it is recommended that Council adopt a catchment-based approach to the provision and embellishment of local parks. The objective is to provide a local park with playground equipment within 500 metres of all residents. A series of maps has been prepared to indicate the distribution of local parks. These have been categorised as follows:

- Parks with good facilities and amenities (including playground equipment);
- Parks with limited facilities; and
- Parks with no facilities.

District parks have been separately identified on the maps. These are used by the wider community, as a result embellishment may be funded from Section 94 contributions applying to the wider community.

Some of the parks identified with good facilities do not meet all the criteria in *Table 3.6* and the area of each may be less than desirable. However they are

appropriate to use as a basis for a catchment based approach to the embellishment of existing parks.

Figures 1-5 (Annex B) identify the catchment of each of the parks nominated as having adequate facilities. Gaps in service provision are then apparent and a number of other parks which best meet the criteria for neighbourhood parks have been nominated for embellishment. These are identified on the figures and listed in *Table 3.13*. It is recommended that Council prioritise the embellishment of these parks.

Of the remaining local parks, many have no facilities and have the appearance of a vacant house block. The proliferation of small local parks places a large maintenance burden on Council. It is recommended that Council consider the sale of some small pocket parks. There may be community opposition to this, however, if the proceeds go towards improvement of other parks and provide an improved level of facilities, the action could be justified, as it would be in the community's interest.

3.5.3 *Sporting Facilities.*

Dedication of land for sporting fields has occurred in conjunction with individual residential developments. This has fragmented sports field locations and has the potential to impact on residential amenity (traffic, lighting etc) and cause management issues. It is recognised that residents utilise sporting facilities outside their local area and that there is a degree of sharing of facilities between the localities identified. However community consultation indicates a strong preference to provide and maintain sporting facilities within each community.

It is therefore recommended that Council adopt a strategy of providing a range of facilities in each town, plus a centralised facility.

Within each locality tennis, soccer, football and netball fields should be available to provide a "home base" for local teams. In addition, a centralised facility at Ballina would provide for hockey, athletics minority sports, and additional sporting fields required for the local community. The location and design of facilities should have regard to the criteria in *Table 3.6*. The site could be progressively developed as the population expands. This would allow for flexibility in field use and allocation. A relatively central location would best serve the Shire's population. In order to minimise earth works a large area of flat land would be required. As Ballina is the main urban centre this is the recommended location for the facility. A high level of amenities for both players and spectators would provide a regional facility.

Options for the location of these facilities are discussed in *Section 3.7.4*.

Table 3.6 Locational Criteria

Space Type	Quantity	Location/Distribution	Size	Facilities	Other Attributes
Local Park	Sufficient to meet location and size criteria. 1.13 ha/1000 persons.	Within 500 metres of all residents and safe access without major road crossings.	Min size of 2,000m ² , exclusive of any drainage/stormwater management reserves and serves up to 1,000 people.	<ul style="list-style-type: none"> • Seating • Play equipment • Pathway • Shade trees or structures • Litter bins • Safety fencing as appropriate 	<ul style="list-style-type: none"> • Access via more than one street; • Integrate with Local shopping and community facilities; • Integrate with cycle and footpaths; • Parks will be sited to take advantage of natural features such as foreshore areas or where there is significant vegetation when applicable; • Link with wildlife corridors and flora and fauna protection areas to provide transition between natural and residential development; and • At least 2,000m² should be level to gently sloping land
District Park	Sufficient to meet location and size criteria. May form part of the 1.13ha/1,000 persons.	Preferably within 2kms of all residents	<ul style="list-style-type: none"> • Large enough to accommodate a large range of informal opportunities (while possibly protecting and enhancing significant natural features, visual qualities, heritage items) • Should be large enough to support large numbers of people in social groups • Min size of 1.0 ha – with 3 or more hectares preferred. 	<ul style="list-style-type: none"> • Seating • Play equipment • Pathway • Shade trees or structures • Litter bins • Safety fencing as appropriate • Sealed parking • Toilets and amenities • BBQ facilities 	<ul style="list-style-type: none"> • Integrate, where possible with other community foci-shops, community centres, outdoor sports facilities; • Located such that traffic causes minimal disruption to residential areas; and • May be highly modified/developed or incorporate significant natural features. • Access to public transport.
Sporting Fields	Approximately 1.7 ha per 1,000 people.	<ul style="list-style-type: none"> • Located in close proximity to schools; 	Minium of 4 hectares to allow grouping of sports fields to maximise land efficiency and	<ul style="list-style-type: none"> • Club house • Amenities • Change rooms 	<ul style="list-style-type: none"> • Integrate with Local or district parks where possible – to enhance appeal and diversity of opportunity.

Space Type	Quantity	Location/Distribution	Size	Facilities	Other Attributes
		<ul style="list-style-type: none">Where appropriate, utilise flood prone land, retention basins and former waste disposal sites.	reduce embellishment costs through economies of scale (shared use of amenities, parking, etc)	<ul style="list-style-type: none">LightingCar parking	

Source: Hastings Open Space, Cultural and Recreational facilities study, 2002: 43

3.6

CONSULTATION

Consultation with Ballina Shire Council staff, including the Strategic Planning Section and the Manager of Open Space and Reserves in Councils Civil Services Group, community organisations and other members of the community raised the following issues in relation to existing open space provision and anticipated future needs. A complete list of those consulted is included in *Annex C*:

- there is a lack of indoor sporting facilities in the Shire, particularly in Ballina;
- there is a lack of multipurpose facilities. These are required to provide for a variety of uses, eg, BBQ's, play equipment, skate parks, relaxation, family activities and sporting activities.
- facilities at many of the existing sporting fields are below standard, eg, no lighting, few amenities and poor field surfaces;
- the facilities for soccer are inadequate, largely due to an increased interest in women's and children's soccer;
- the parking facilities at many of the sporting fields are inadequate to meet the demand;
- there is a high demand for sporting facilities in the Lennox Head District. Insufficient facilities are available to cater for the current demand;
- facilities need to provide access to a wide range of users, eg, disabled persons. Many existing facilities do not provide adequate facilities for disabled;
- there are a large number of small pocket parks, which are often too small and not well located to serve the local neighbourhoods. Many of these small parks lack basic facilities;
- insufficient funding is available to maintain existing facilities at an acceptable standard; and
- the Skate Park at Missingham Bridge in Ballina is considered a great asset to the community. This is not only utilised by the youth, but it is a venue for family activities (inter-generational use). Additional skate park facilities are required.

Comment:

These comments have been taken into consideration in determining current and future needs detailed in *Section 3.7*.

3.7 OPEN SPACE NEEDS

3.7.1 Introduction

The assessment of current and future open space needs has been developed having regard to community consultation, the standards referred to in *Table 3.5* and the open space strategy and locational criteria described in *Section 3.5*.

In addition, the needs of individual sports and communities have been considered. This has enabled a comprehensive list of current and future needs to be determined

3.7.2 Sporting facilities

Table 3.7 provides a summary of specific sporting fields and identifies existing shortfalls in terms of field numbers and future requirements having regard to the recommended standards. The table indicates some perceived shortfalls and identifies future requirements, however, the use of standards needs to be qualified with a more detailed understanding of the local situation. To achieve this an assessment of individual sports and localities has been undertaken.

In determining future needs, the required number of fields needs to be considered in conjunctions with land requirements. This section of the report provides a detailed assessment of the required number of fields necessary to meet standards for existing and future populations of the whole Shire. The purpose of this is to provide Council with an indication of the actual facilities required to meet community needs. *Section 0* focuses on the needs of individual communities, both in terms of sporting fields and local parks.

The following comments relate to specific sports.

Soccer

There are a total of 28 soccer fields, comprising of both junior and senior fields. 12 fields located in the Ballina Township, 9 in the Plateau Villages and 7 in the Lennox Head District.

There is an increasing interest in this sport, particularly at a junior level. Based on the recommended standard provision of 1 field per 1,500 persons, the number of fields currently available appears to be adequate for the existing population. Community consultation however, indicates that there is a shortage of facilities, especially in Lennox Head. This can be remedied in part by the upgrade of existing facilities at Skennars Head playing fields. Upgrading of Skennars Head Playing fields should include:

- upgrading of playing surface;
- formation of carpark; and
- construction of an amenities block.

Additional fields will be required to meet future demands at Lennox Head. Options are discussed in *Section 3.7.3*. Additional facilities are also planned in conjunction with development at Cumbalum (1 senior and 1 junior field) and additional facilities could be provided on the playing fields that are required to be dedicated as part of the Riveroaks subdivision in North Ballina.

There are no soccer fields at Wardell. Given the distance from Wardell to Ballina, an additional soccer field is recommended, which could be provided in the existing sports ground.

Netball

A total of 24 netball courts are located throughout the Ballina Shire. In the Ballina Township there are 18 courts, 6 of which are hard courts. A further 3 courts are located in the Plateau Villages and 3 in Wardell. There are no courts in the Lennox Head District .

Although there is no overall shortfall in the provision of netball courts, they are concentrated in Ballina with minimal facilities elsewhere. Groups of six courts are proposed at Wollongbar, Cumbalum and Pacific Pines. The Pacific Pines courts are being provided in conjunction with the development of Pacific Pines Estate, Lennox Head. The Cumbalum courts are being provided as part of the first stage of this community.. Additional facilities, including those at Wollongbar should be provided as part of future planning. With the provision of these fields the supply of netball courts will be adequate for projected population

Cricket

There are 15 existing cricket ovals, with 7 located in the Ballina Township, 3 in the Plateau Villages, 2 in Lennox Head District and 2 in Wardell. Having regard to the recommended standards the number of ovals available is adequate for the existing population. Additional ovals are proposed in conjunction with new development at Pacific Pines and at Cumbalum.

Table 3.7 Shire Wide Assessment - Required Sporting Fields

Sporting Facility	No. of Fields		Current Shortfall	Future Requirements		Total Additional Facilities Required for Future Population
	Required (2003)	Actual (2003)		2003-2011	2011-2021	
Soccer Fields	26.6	28	Nil (see note ³)	4.3	5.3	9.6
Football Fields	10	11	Nil (see note ³)	1.6	2	3.6
Hockey	10	9	1 (see note ³)	1.6	2	3.6
Cricket Fields	13.3	15 ¹	Nil	2.1	2.6	4.7
Tennis Courts	20	33 ²	Nil	3.2	4	7.2
Netball Courts	20	24	Nil (see note ³)	3.2	4	7.2

¹. Includes 1 field in rural locations - Tintenbar
². Includes 6 courts in rural locations - Tintenbar and Rous Mill
³. Indicative only. - does not account for locational issues. These are discussed in the text.

Hockey

A total of 9 hockey fields are located in the Ballina Shire. The Ballina Township has 4 fields, and 5 fields are located in the Plateau Villages.

Table 3.5 recommends a standard of 1 hockey field for each 4000 people, based on the current availability and demand. However, at Alstonville the community has elected to remove two existing hockey fields and replace these with a baseball oval. This indicates that in Alstonville there is an oversupply of hockey fields. There is a shortfall of facilities to serve the existing coastal population and it is recommended that hockey fields should be provided as a centralised sporting facility preferably in Ballina. This would avoid problems associated with fluctuating demand for facilities at the local level.

It is noted that a sum of \$250,000 has been donated to the construction of a new synthetic hockey field at Kingsford Smith Park. The total cost of this facility is estimated to be \$700,000. Therefore the balance of the cost of the facility would need to be financed from other funding sources including existing and future Section 94 Plans.

Athletics

There is no facility for athletics provided by Council. A track at Ballina High School is being used, but as Council does not have ownership of the site, its continued availability and opportunities for upgrade are limited. An athletics track as part of a centralised facility in Ballina is recommended.

Football

In the Ballina Shire, there are a total of 11 football fields. Six in the Ballina Township, 2 in the Lennox Head District, 2 in the Plateau Villages and 1 in Wardell.

The supply of football fields meets the recommended standard, however the poor quality of some facilities limits availability and use (eg Chickiba Fields). Upgrading would ensure that the existing level of facilities is adequate. Additional facilities are planned including 2 junior and 2 senior fields at Pacific Pines Estate and 1 junior and 1 senior field at Cumbalum. This will be constructed in conjunction with new development. An additional field would be required for new development at Wollongbar. The cost of this facility could be financed from a future Section 94 Plan.

3.7.3

Local Needs Assessment

Cumalum

This new release area, approximately 3.5km to the north of Ballina is planned to accommodate a population of 4,000 by 2021. Land has been rezoned to accommodate approximately 2,500 people and consent has been issued for stage 1 subdivision (1600) people. The consent requires the establishment of 10 ha of sporting fields that will contain 4 fields, 2 senior and 2 junior (soccer and football) 2 cricket ovals and 6 netball courts. It is anticipated that tennis courts will be provided as part of an adjacent school development, however, this cannot be guaranteed and public facilities should be planned. These could be provided within the planned open space areas. Having regard to the recommended levels and the availability of other sporting facilities in Ballina the proposed sporting fields will be adequate for stage one of the Cumalum area.

Local parks are planned throughout the release area with a proliferation of “pocket parks” each providing playground facilities. It is recommended that the size and location of these parks should be reconsidered in negotiation with the developer to provide a planned network of local parks in accordance with the strategy outlined in *Section 3.5.2*. This could be reflected in a revised DCP for the area.

In planning future stages of Cumalum development should be required to contribute towards the provision of a centralised sporting facility in Ballina, including an athletics track and hockey field. Facilities required for the anticipated future population is detailed in *Table 3.8*

Table 3.8 *Cumalum*

Sporting Facilities	Future Requirements		Facilities in DCP	Additional Fields Required ¹
	2011	2021		
Soccer Fields	1.2	2.7	2 (1 junior + 1 senior)	1
Football Fields	0.5	1.0	2 (1 junior + 1 senior)	0
Hockey	0.5	1.0		1
Cricket	0.6	1.3	2	0
Tennis	1.0	2.0		2
Netball	0.9	2.0	6	0

Plateau Villages

The Plateau Villages are comprised of Alstonville and Wollongbar. Existing sporting facilities include 9 soccer fields, 2 football fields, 5 hockey fields, 3

cricket ovals, 10 tennis courts, 3 netball courts and an Olympic Swimming Pool.

A new release area at Wollongbar to the north and west of the existing village will increase the availability of residential land. The population is anticipated to increase from 2,161 to 4,033.

In conjunction with this development sporting fields comprising 6 netball courts, 2 football fields, and a local park are proposed on an area of 4ha. This area can also accommodate a cricket oval.

It is not anticipated that the future population of Alstonville will increase substantially. *Table 3.9* indicates that the local requirements for the plateau villages can be met within planned facilities.

A Section 94 plan relating only to the Plateau Villages should be prepared. In addition to the planned new release areas, this plan would cater for any infill development that may occur.

Table 3.9 Plateau Villages

Sporting Facility	No. of Fields		Current Shortfall	Future Requirements		Total additional facilities required for existing and future populations
	Required (2003)	Actual (2003)		2011	2021	
Soccer Fields	6.2	9	0	1	1	0
Football Fields	2.3	2	0.3	0.25	0.25	1
Hockey	2.3	5	0 (see Note 1)	0.25	0.25	0.50
Cricket	3.1	3	0	0.50	0.50	1.0
Tennis	5	10	0	0.50	0.50	0
Netball	4.6	3	1.6	0.50	0.50	2.6

Note 1: Local hockey fields are being replaced with a baseball oval.

Figure 1 indicates that in Alstonville there is a reasonable distribution of local parks but many lack facilities. Three parks have been nominated for embellishment, Parkview Circuit, Granada Parade and Valley Drive. The embellishment of these parks to provide play equipment and seating should be included in Councils works programme and could be funded from the existing Section 94 plan.

In Wollongbar there are only two local parks, which do not meet the area per capita standards recommended in *Section 3.4*. The distribution of playing fields, however, does provide an opportunity for recreation and given the limited opportunities for provision of additional local parks, particularly in the south east of the town, may provide an acceptable alternative. New local parks should be provided within the Wollongbar urban release area. These should be embellished to provide playground equipment.

Alternatively, Council may wish to consider utilising the 4ha of land currently zoned. 6(a) Open Space within the Expansion Area to provide a district park instead of sporting facilities. A district park of this size could still accommodate netball facilities however alternate sites would need to be identified for a cricket oval and football fields. In this regard, it is recommended that Council investigate the following options:

- rationalisation of existing facilities to accommodate additional fields;
- expansion of the existing facilities at Gap Road, Alstonville;
- share arrangements with existing TAFE facilities.

Ballina Township

The Ballina Township has the largest concentration of the Shire's population. The population of Ballina is estimated to increase from 21,699 to 25,362 in 2021 (including a proportion of the rural population). Sporting facilities include 12 soccer fields, 6 football fields, 4 hockey fields, 8 cricket fields, 15 tennis courts, 18 netball courts and an Olympic Swimming Pool. Facilities include both regional and district sporting facilities.

An additional sporting field is proposed at Riveroaks Estate, in conjunction with a subdivision to be constructed to the north of Ballina. Having regard to *Table 3.10* this field should be constructed to accommodate soccer facilities.

Table 3.10 indicates that there is a minor shortfall in the provision of a range of facilities, particularly soccer and hockey. In addition some of the existing fields are below acceptable standards and additional lighting and refurbishment is recommended. In particular an upgrade of the Chickiba Reserve, is necessary to improve utilisation.

The additional field requirements for Ballina plus an athletics track could be provided at a centralised facility. This should also provide amenities of a suitable standard to cater for regional events. Options for the location of an additional facility are considered in *Section 3.7.4*

There is a good network of local parks throughout Ballina. However there are a number of areas where parks require embellishment to improve the level of facilities for the existing population. *Figure 2(Annex B)* shows the catchments of the local parks where facilities including playground equipment are available. The following parks are recommended for inclusion in Councils works programme for improved facilities. These facilities could be funded from the existing Section 94 plan subject to the availability of funding. The following parks are recommended for inclusion:

- Marge Porter Place;
- Hampton Park;

- Mercer Place; and
- Chickiba Park (at 2 locations).

Ballina also provides district parks embellishment of these facilities could be apportioned to both the existing and future population.

New release areas will need to provide additional local park facilities in accordance with the strategy

Table 3.10 *Ballina*

Sporting Facility	No. of Fields		Current Shortfall	Future Requirements		Proposed Fields (Riveroaks)	Total additional facilities for existing and future population to 2021
	Required (2003)	Actual (2003)		2011	2021		
Soccer Fields	14.4	12	2.4	1	1.3	1	4
Football Fields	5.4	6	0	0.4	0.5		1
Hockey	5.4	4	1.4	0.4	0.5		2
Cricket	7.2	7	0	0.5	0.7		1
Tennis	10	15	0	0.8	1.0		0
Netball	10.8	18	0	0.8	1.0		0

Lennox Head District

The Lennox Head District, including the Skennars Head area has a population of approximately 6,600. This is predicted to increase to 11,090 by 2021. An ultimate population of 13,900 is anticipated by the Lennox Head Structure Planning.

The actual land area currently available for sporting fields in Lennox Head is equivalent to 1.02ha per 1000 people. Which is less than the recommended 1.7ha. It is however recognised that Lennox Head residents also use facilities in Ballina. Additional planned facilities at Lennox Head will increase available facilities. It is concluded that the actual land area requirements for the current coastal community have been met. However, additional facilities and upgrade of existing facilities is required.

Existing Facilities

Existing sporting facilities include 8 soccer fields. These are located at Megan's Crescent and Skennars Head and include 2 full size fields, 4 junior fields and 2 over flow junior fields. For the purpose of calculating supply, the 2 practice fields have been counted as one field. There are also 2 football fields and 2 cricket ovals. The recommended standards for field number are intended to provide a guide to Council as to the best allocation of available land for sporting fields. The figures available for Lennox Head and community consultation suggest that there are inadequate facilities for the current population. This issue is two fold, there are both problems with the standard of the existing facilities and insufficient allocation of certain fields.

Standard of facilities:

- The existing fields at Megan Crescent are currently used for junior and senior cricket in the summer months and by junior soccer in the winter months. There are a number of shortfalls with the existing facility, which contribute towards it not being utilised as fully as what otherwise would be expected. These include a lack of shade and insufficient room for club house/amenity building or off-street parking.
- The cricket facilities at Williams Reserve and Megan Crescent are unsuitable for A grade Cricket. This shortfall will be alleviated in the near future as construction work has commenced on the first stage of Pacific Pines Playing fields.
- The Skennars Head Soccer fields are poorly constructed and should be upgraded to provide an all weather playing surface, sealed car parking area and amenities. The Lennox Head Soccer Club is proposing to construct a clubhouse on the land in the near future, which will assist with regard to the provision of amenities.
- Number of fields:
 - *Table 3.11* gives an indication of the range of facilities that need to be considered in new sporting fields for the Lennox Head area. In accordance with the recommended strategy, some of these facilities, such as hockey and athletics should be provided as part of a central complex.
 - Tennis Courts are provided at the Lake Ainsworth Sport and Recreation Grounds. These can be accessed by the local Lennox Head Community.

Williams Reserve

Williams Reserve, in Park Lane, Lennox Head is the community focal point. However facilities have been developed in an ad hoc way. The Williams Reserve Plan of Management was prepared and adopted by Council in 2002. It identifies two management units for the reserve and recommends management strategies for the area.

Unit 1 is a natural conservation area encompassing areas of native vegetation on the western part of the site. A limited amount of community recreation uses are recommended for this area.

Williams Reserve contains 1 senior football field (which converts to 2 junior fields), and a junior field. This field is currently utilised by both Rugby League and Rugby Union. In summer months, the field is used as a cricket oval. However, given the dimensions and standard of the oval, it is typically used for lower grade and junior cricket.

The Lennox Head Strategic Plan identified that once adequate alternative playing fields are provided, Williams Reserve should become a "village

green” or “gathering place” whilst preferably continuing to provide some low key playing field functions. Should this occur, Council will need to provide the existing active open space infrastructure provided on Williams Reserve in an alternate location in Lennox Head.

Pacific Pines

Pacific Pines Estate comprises the major future land release area for Lennox Head. Whilst the layout of the estate is currently under review, it is anticipated that approximately 800 additional dwellings are to be provided in this estate, providing for an additional 2,000 people. Commercial, community and sporting facilities are also proposed.

With respect to Active Open Space, the proprietors of the estate have dedicated 6.1 hectares of land to Council for the provision of sporting facilities. The sporting infrastructure will be constructed by the developer on a staged basis linked to the land release program for the remainder of the Estate. Current plans outline that this complex will ultimately comprise 2 senior football fields, 2 junior fields (which can also be used as 4 junior fields), 2 cricket ovals and 6 netball courts. The construction of the complex is to occur on a staged basis, with the current release program being as follows:

- **Stage 3** (Approved) - Dedication of land to Council.
- **Stage 4** (Approved) - two junior football fields, which can be used as a cricket oval in the summer months, and temporary parking. Filling of this portion of the site has commenced.
- **Stage 6** (Proposed) - 2 netball courts.
- **Stage 8** (Proposed) - 4 netball courts and 2 senior football fields (which can also be used as 4 junior fields in winter months and a cricket oval in summer months).
- **Stage 10** (Proposed) - Permanent parking and amenities.

On completion of these facilities, future requirements for the ultimate population of Lennox Head will require additional facilities as indicated in *Table 3.11*. Hockey fields should be centrally located in Ballina. Other facilities should be provided at Lennox Head.

Options for additional facilities.

Preliminary assessment indicates that 5ha of land will be required to provide for sporting fields to be accommodated at Lennox Head by 2021, (with the remainder of facilities and additional land provided in Ballina). Planning for the ultimate population will require a total land area of 8.5ha.

Table 3.11 provides an indicative assessment of the range of facilities required for the ultimate population, however, these figures should be regarded with

some caution as demand and community expectations are likely to vary in the long term.

The Lennox Head Strategic Plan identified land adjacent to Pacific Pines to provide additional sporting fields (the Henderson Land). This property may potentially be able to provide for future sporting needs and is adjacent to planned facilities. However the undulating topography will require substantial earthworks to provide suitable playing fields. In view of this Council may wish to consider other options for the location of additional sporting facilities.

Community consultation indicates that Skate Park facilities should be provided. Ideally, these should be located at district facilities or accessible sports fields. It is recommended that Council consider a location in conjunction with new sporting facilities.

Local parks

Figure 3 (Annex B) indicates existing local parks. The catchments of parks that have facilities including playground equipment are illustrated. Additional local parks are recommended for embellishment to improve the level and distribution of local facilities. The following parks are recommended for embellishment and should be included in Councils works programme and funded from the current Section 94 Plan if funding permits:

- Henderson Drive;
- Blue Seas Parade;
- Spoonbill Nesting Area; and
- Beryl Place.

It is also recommended that future development provide local parks in accordance with the strategy. These should include an extension to Montwood Drive to improve local facilities in this area.

Table 3.11 Lennox Head District

Sporting Facility	No. of Fields		Current Shortfall	Future Requirements		Pacific Pines Proposal	Additional facilities required for existing future population to 2021	Additional facilities required Ultimate Population
	Required (2003)	Actual (2003)		2011	2021			
Soccer	4.5	7.0 ²	0	2	1.6	0	3.6	5.6
Football	1.7	2.0	0	0.75	0.6	2	0	0.5
Hockey	1.7	0	1.7	0.75	0.6	0	3	3.5
Cricket	2	2	0	1	0.8	1	0.8	1.5
Tennis	3	2	0 ¹	1.5	1.25	0	2.75	4
Netball	3	0	3	1.5	1.25	6	0	1

Note: ¹ Anecdotal evidence and availability of private facilities suggest no current short fall.
² Includes junior fields.

Wardell

Table 3.12 indicates that Wardell has adequate sporting facilities with the exception of soccer fields. As there is no soccer field available it is recommended that Council investigate the provision of a field within the existing Wardell sports ground.

Given the relatively minor growth projected for Wardell, no additional facilities will be required, however it is recommended that new residential development contributes towards the provision of a centralised sporting facility in Ballina.

The area of land identified as local parks in Wardell is comparatively low. However the sporting fields in Wardell are centrally located and within walking distance of residents and therefore may fulfil part of the local park function. Additional local parks should be provided within new release areas within Wardell. Existing parks should also be embellished to provide a higher level of service. Additional playground equipment should be provided at the Richmond Street Park. Funding of this could be included in a new Section 94 plan. In addition it is recommended that a new skate park be constructed at the existing sports ground.

Table 3.12 Wardell

Sporting Facility	No. of Fields		Current Shortfall	Future Requirements		Total Additional Fields Required for Future Population
	Required (2003)	Actual (2003)		2011	2021	
Soccer Fields	1.2	0	1.2	0	0	0
Football Fields	0.4	1		0	0	0
Hockey	0.4	0	0.4	0	0	0
Cricket	0.6	2		0	0	0
Tennis	1	2		0	0	0
Netball	0.9	3		0	0	0

3.7.4 Analysis of sporting requirements

Existing Needs

Existing needs include field upgrades, embellishment of local parks and the provision of some sports fields. These are summarised in *Table 3.13*. As the existing contribution plan does not include a detailed schedule of expenditure it is considered that these works can be funded from the existing contribution plan where funding is available. The Public Garden and Recreation (PGR) Section 94 Fund holds in the order of \$450,000 (December 2003). These contribution monies are allocated to the various localities within the shire as outlined below:

- Ballina \$169,000
 - Lennox Head District \$89,200
 - Wardell \$13,000
 - Plateau Villages \$179,500
- Total \$450,700**

The PGR fund will also collect additional funds through existing consents that are still to be finalised. Where funding is not available from the existing Section 94 plan, alternative sources of funding will need to be identified. It is recommended that the Schedule of Works be adopted to guide expenditure and priorities of existing contribution funds.

Table 3.13 Recommended work for expenditure of existing PGR Funds

	Embellishment Description
Plateau Villages	
1. Local Parks Embellishment	Install play ground equipment <ul style="list-style-type: none"> • Parkview Circuit; • Valley Drive • Granada Parade
2. Geoff Watt Oval - Alstonville	Install lighting
3. Crawford Park - Alstonville	Upgrade carpark
6. Skate Facilities ¹	Provide skate park in new local park.
Ballina	
1. Chickiba Park Upgrade	<ul style="list-style-type: none"> • Filling of the site to improve drainage • Irrigation • Installation of amenities block • Car parking • Lighting
2. Local Park Embellishment	Install play equipment <ul style="list-style-type: none"> • Marge Porter Place • Hampton Park • Mercer Park • Chickiba Park (at 2 locations)
3. Porter Park	Provide lighting
4. Additional sports fields – Stage 1 of centralised facility?	<ul style="list-style-type: none"> • Provide 2 additional soccer fields • Provide 2 additional hockey fields
Lennox Head	
1. Skennars Head Playing Fields	<ul style="list-style-type: none"> • Amenity block required • Major upgrading required of playing surface • Car park formation required
2. Local Park Embellishment	Install play equipment <ul style="list-style-type: none"> • Henderson drive • Beryl Place • Blue Seas Parade • Spoonbill Nesting Area
3. Skate Facilities	Provide skate facilities in conjunction with new sporting facilities.
4. Williams Reserve	<ul style="list-style-type: none"> • Lighting to Australian Standards • Irrigation • Toilet Block upgrading
Wardell	
1. Richmond Street Tennis Courts	Children’s playground needs synthetic soft fall
2. Wardell Sports Ground	Lighting Construct soccer field
3. Skate Facility	At sports ground
4. Local Park Embellishment	Install play equipment <ul style="list-style-type: none"> • Richmond Street.

Future Needs

Nearly all of the key sports will require some additional sporting grounds and facilities to meet the needs of the projected population. The amount of land and facilities required for each sport will depend on the likely future demand

for that particular sport. A general standard of 1.7ha per 1000 people has been recommended for the purposes of developer contribution planning.

It is advisable that council adopts a flexible approach to the future provision of sporting fields, as participation rates are likely to vary over a 20-year timeframe. An indicative number of sporting grounds and facilities required are detailed in *Table 3.14*. Short-term demands are likely to remain unchanged, although in the medium to long term it needs to be recognised that the actual allocation of funds to specific facilities is likely to change according to changing demands.

The provision of a centrally located sporting complex will enable some economies of scale to be achieved, for example in the sharing of amenities, car parking and maintenance costs. It would enable flexibility in the provision of facilities that can be modified for different sports as the need arises over time.

A number of planned facilities have been taken into consideration in determining future needs in 2021. In addition to planned facilities, the following are required.

Table 3.14 *Additional Facilities Required*

Location	Facility	Area required (ha) including parking and amenities
Plateau Villages	1 football field 1 cricket oval 3 netball courts	4 ha
Lennox Head	4 soccer fields 1 cricket oval 3 tennis courts	5.5ha
Ballina (Regional Facility)	6 hockey fields 4 soccer fields 1 football field 1 cricket oval Athletics track	15ha

In addition, to meet the anticipated needs of the projected ultimate population at Lennox Head, the following additional facilities would be required:

- Soccer - 2 fields
- Football - 0.5 fields
- Hockey - 0.5 fields
- Cricket - 0.5 fields
- Tennis - 1 court

- Netball – 1 court.

The actual numbers are indicative only, but assist in projecting the area of sports fields required. An additional 3.5ha is estimated to be required. This brings the total requirement for Lennox Head to 9 ha.

It is recommended that a regional facility be provided in Ballina. Options for of this facility include Council owned land in the vicinity of the airport and Southern Cross Industrial Estate and private land at West Ballina located in the Sewerage Treatment Works Buffer. Land in these localities would be suitable for a Regional Sporting Facility. The majority of the facility could be funded from a new Section 94 Plan, however, there are some existing shortfalls in Ballina that would need to be taken into account when apportioning the cost. These are summarised in *Table 3.15*.

Table 3.15 Summary of Needs

Facility	Total needs	Existing provision(including approved facilities)	Required for existing popn	Required for proposed popn	Recommended to be provided	comments
Local park embellishment	park within 500m of all residents	Acceptable distribution of existing parks	Embellishment of the following parks: Ballina <ul style="list-style-type: none"> • Marge Porter Place; • Hampton Park; • Mercer Park; and • Chickiba Park x 2. Plateau Villages <ul style="list-style-type: none"> • Parkview Circuit; • Valley Drive; • Granada Drive. Lennox Head <ul style="list-style-type: none"> • Henderson Drive; • Beryl Place; • Blue Seas Parade; and • Spoonbill Nesting Area Wardell <ul style="list-style-type: none"> • Richmond Street. 	New facilities in accordance with strategy and location criteria	As required for new release areas	Embellishment of existing parks by Council using current Section 94 funds if available. Embellishment of existing parks may also be funded from developer contributions from future infill development. Full cost of new parks to new Section 94 Plan.
Skate park facilities	One facility in each Lennox Head and Plateau Villages, Cumbalum and	Missingham Bridge Skate Park, Ballina	Additional facilities in Lennox Head, Plateau Villages and Wardell	Additional Facilities in Lennox Head, Plateau Villages and Cumbalum	One facility in each community	Cost of provision to be apportioned in relation to existing and future

Facility	Total needs	Existing provision(including approved facilities)	Required for existing popn	Required for proposed popn	Recommended to be provided	comments
	Wardell.					population served. 50% to new Section 94 Plan
Existing playing field upgrade	1.7ha of sporting fields per 1,000 persons.	Overall adequate, but localised needs for additional fields and facility upgrading.	Upgrade of existing facilities required at Chickiba Park and Skennars Head, plus additional fields.	N/A	N/A	Can be financed from existing Section 94 plan if funding permits
New playing Fields	1.7ha/1000 persons	N/A	N/A	Total additional requirements to 2021 Hockey 6 Soccer 8 Cricket 2 Football 2 Tennis 3	1.5ha at Plateau Villages, or rationalise existing fields 5ha at Lennox Head 13ha at Ballina	Can be funded through new section 94 plan
Athletics Track	1 track plus amenities	N/A	Athletics Track	Athletics Track	1 track plus amenities	Can be fully funded as part of a new section 94 Plan.

3.7.5

Local Parks

In accordance with the strategy, local parks should be planned as part of new release areas and contributions made or land dedicated as appropriate. Infill development should contribute to the embellishment of local parks in the immediate locality. 0.5 ha of embellished local parks per 1000 people should be provided. Actual needs are higher as natural areas and linkages should also be provided.

Contributions, collected under the current plan could be used to embellish parks nominated for further improvement as local parks. These are itemised in *Table 3.13*.

3.7.6

Other open Space

In addition to local parks, district parks are important for the amenity of a locality and contribute to the overall open space availability. In established communities these are usually existing areas that may be enhanced for the benefit of the existing and future community. Unlike local parks they are also likely to have a component of tourist use.

In Ballina the river foreshore reserve is an example of a district park and upgrading is currently in progress. Council may be in a position to use existing contributions, to fund this work, however this will depend on the priorities established and funding available. Council may also collect contributions from future development towards the embellishment of exiting district parks.

The only indoor facility is the Alstonville Entertainment Centre. As the population increases, Council may wish to consider the provision of more centrally located and larger indoor facilities eg at Ballina. There are no specific standards, but the availability of indoor sporting facilities is usually associated with larger communities. There are privately owned indoor sporting facilities, including an indoor sport and skate centre, fitness centres and squash courts. However, there are no multipurpose facilities to cater for the needs of the wider community. Council may be able to fund the capital cost of an indoor facility from a Section 94 Plan. However given that funds for such a facility would need to be recouped over an extended planning horizon Council would need to also consider how funding of the project may impact on Council's cashflow.

Further, in determining whether to provide an indoor facility, Council needs to consider the issues of management and maintenance, which cannot be funded through Section 94. A detailed business plan should be prepared to address the issues of ongoing financial liability. Alternatively, opportunities for provision by the private sector should also be investigated.

Apart from the facilities at Missingham Bridge, there is a lack of unstructured recreational facilities for youth. For example skate parks that can cater for the primary and high school aged population. There are no standards for the level of provision of facilities. Consultation indicates that demand currently exists. Skate Parks could be funded partially from existing and future Section 94 Plans. Locations for future skate parks have been recommended.

3.8 *SUMMARY AND CONCLUSION*

3.8.1 *Standards and Strategy*

The report assesses current open space availability and makes comparisons with similar centres. Overall there is 3.76 ha of open space per 1000 people. This does not include environmental parks and bushland. This compares favourably with other centres and with the Department of Sport and Recreation recommendations of 2.83 ha per 1000 people. It is recommended that a standard of 2.83 ha per 1000 comprising 1.13 ha of local and district open space and 1.7 ha of sporting fields be adopted for new development.

In terms of sporting fields, an assessment has been made as to the number of fields available in the community and this was compared with similar centres and Department of Sport and Recreation figures. Having regard to these standards and local conditions, standards for the number of future playing fields have also been recommended. These are intended as a guide to Council to ensure that an adequate number of fields are available.

The future location of sports fields has also been considered. It is noted that centrally located facilities are more economical to provide as amenities can be shared and maintenance costs are reduced. However there is a community preference to have facilities located in each town. Consequently the report recommends that tennis, soccer, football and netball fields be available in each community plus a centralised facility at Ballina to cater for hockey, athletics and minority sports. A centralised facility could also accommodate the additional sporting fields required to service additional population in the Ballina area.

The location and distribution of local parks has been considered. Criteria for the location and size of local parks have been recommended. Existing local parks have been characterised according to the level of facilities available and certain parks have been recommended for embellishment with playground equipment to achieve an improved distribution of local park facilities. Criteria for the siting and location of new local parks are recommended.

There is a proliferation of small local parks many have no facilities and are located in close proximity to other parks. This creates a maintenance issue for Council and the community benefit of many of these facilities is questionable.

It is recommended that Council considers the sale of some small local parks and uses the proceeds towards the maintenance of other local parks to be embellished in accordance with the strategy.

3.8.2 *Existing situation*

Sporting Fields

An assessment of the current supply of sporting fields indicates that an adequate level of facilities is available. However the standard of some facilities is poor and improvements are recommended. These include an upgrade to the playing surface and amenities at Chickiba Park in Ballina and Skennars Head Playing fields.

Although overall the level of facilities appears adequate, there are local shortfalls in facilities that need to be met to improve the distribution of facilities.

At Ballina it is recommended that additional soccer and hockey fields be provided. This shortfall will be partially met by the provision of a new field at the Riveroaks residential subdivision and additional facilities can also be provided in stage 1 of a centralised sporting facility that has been recommended for future needs.

At Lennox Head there are no hockey, netball or public tennis courts available. In addition Cricket facilities are unsuitable for A grade cricket and the Skennars Head Playing fields require a major upgrade. Construction work has commenced on the first stage of the Pacific Pines Playing Fields. This will assist in alleviating the current shortfalls. Private tennis courts are available at Lake Ainsworth, these are used by the community.

There is a current shortfall of netball courts at the Plateau villages, however this will be provided for in the planned additional facilities in the new release area at Wollongbar.

Wardell has an adequate area of land available for sporting facilities but as there is no soccer field it is recommended that Council investigate the provision of a soccer field at the existing sports ground.

Local parks

There is a good network of local parks in Ballina but many require embellishment to improve the level of facilities. The provision of play equipment at Marge Porter Place, Hampton Park, Mercer Park and Chickiba Park x 2 is recommended.

In the Lennox Head District the following parks are recommended for embellishment to meet current needs:

- Henderson Drive;
- Beryl Place;
- Blue Seas Parade; and
- Spoonbill Nesting Area.

In the Plateau villages there is a good distribution of local parks at Alstonville but only two local parks at Wollongbar. It is recommended that a new local park be provided in conjunction with the urban release area. This will serve both existing and future residents. In addition the following parks have been recommended for embellishment:

- Parkview Circuit;
- Valley Drive
- Granada Parade

Other requirements

Consultation indicates that there is a demand for skate parks to be provided in each community. It is recommended that parks should be provided. These may be funded partly from existing and partly from future Section 94 plans

3.8.3

Future Needs

Future needs have been identified having regard to the projected population increases. It is estimated that the population of the Shire will increase from 39,900 (2003) to 54,477 (2021). The most significant growth is anticipated in the Lennox Head District where the population is expected to almost double to 11,091 (2021). For the Lennox Head area, to assist in future planning, the needs for the ultimate population of 13,900 have also been considered. These can be funded through new Section 94 plans.

Sporting Fields

The report provides an indicative number of additional fields required, although it needs to be recognised that in the long term, the requirements may vary as demands and trends may change. The future needs assessment has regard to planned facilities and the recommended strategy to centralise certain types of facilities.

It is recommended that a regional facility will be required in Ballina to provide for both the sporting needs of the town and a centralised facility that includes hockey and athletics facilities for the whole Shire. In addition the standard of facilities needs to be able to accommodate regional events, providing adequate parking, amenities and lighting. A total area of 13ha is recommended for the facility. Possible locations include Council owned land in the vicinity of the airport and Southern Cross Industrial area or private land located in the sewerage treatment works buffer.

At Lennox Head the Pacific Pines playing fields will provide some facilities, however additional land will be required to meet the likely demand. It is recommended that an area of 5 ha will be required to provide soccer cricket and tennis facilities. In addition to meet the needs of the ultimate population an additional 3.5 ha would be required. The Lennox Head Strategic Plan identified land adjacent to the proposed Pacific Pines Sports fields (the Henderson land). Although the land may potentially be able to provide these facilities it will require substantial earthworks to provide suitable sports fields. Council may wish to consider other options.

At Wollongbar an additional football field and cricket oval will be required. There are a number of options for the location of this facility. These include within the proposed expansion area, by rationalising some of the existing sporting field land, expansion of the Gap Road facilities or share arrangements with the existing TAFE facilities.

At Cumbalum sports fields are proposed in conjunction with the development. These will be adequate to provide for the anticipated population.

Local Parks

Local parks will need to be provided as part of new release areas and should be sited to meet the recommended criteria detailed in the report. Locations for local parks should be indicated in DCPs. In some situations a contribution in lieu of land dedication will be appropriate. Contribution plans need to make provision for embellishment as well as land dedication.

Other open space

District parks are important for the amenity of the locality and these can be enhanced for the benefit of the existing and future communities.

Consideration has been given to the need for an indoor sporting facility at Ballina. Council needs to consider issues of management and maintenance, as these cannot be funded through Section 94 contributions. It is recommended that a detailed business plan be prepared to address the issues of ongoing financial liability. Alternatively opportunities for provision by the private sector should be investigated.

4 COMMUNITY FACILITIES

4.1 INTRODUCTION

Ballina Council currently provides a number of community facilities, which are dispersed throughout the Shire. There is a concentration of facilities in Ballina where there is a library, theatre, and some specialised facilities such as senior citizens and childcare centres in addition to a number of community halls.

4.2 EXISTING COMMUNITY FACILITY PROVISION

4.2.1 *Community Facilities Inventory*

An inventory was prepared to identify the community facility provision in the Ballina Shire. The inventory identified the location and type of facility. A summary of the inventory is included in *Annex A*.

The facilities, included in the Community Facility Inventory, are:

- libraries;
- halls;
- museums;
- players theatres;
- child care centres;
- senior citizen centres;
- youth centres;
- surf living saving clubs; and
- play groups.

The inventory provides a management tool for Ballina Shire Council, which can be easily updated to reflect changes in the provision of community facilities

4.2.2

Consultation

Consultation with Council Staff, community organisations and members of the community listed in *Annex C* raised the following issues in relation to community facilities and future anticipated needs:

- a Performing Arts Centre is needed in the Shire. This would be a regional facility;
- the amphitheatre and Missingham Bridge area (skate park and surrounding parkland) are well utilised. More facilities such as the Missingham Bridge area are required in the region;
- lighting facilities are needed at the Amphitheatre and skate park for health and safety reasons;
- shade facilities are needed at the Skate Park at Missingham Bridge;
- there is a high utilisation of the Amphitheatre, skate park and sporting fields by youth in the community;
- electrical infrastructure at the amphitheatre is needed to provide for music amplification;
- West Ballina has a high proportion of youth and indigenous population, however, there are minimal community facilities provided;
- there are no facilities that are adaptable to a variety of community needs (ie multi-purpose facilities);
- whilst there are a variety of community halls in the Lennox Head District, most of these are not readily accessible to the general public;
- lighting of facilities is an issue in the Lennox Head District, largely in relation to safety and surveillance;
- there are insufficient halls and facilities for community groups available at a low cost;
- more facilities are required which provide easy accessibility for all users, including disabled persons;

Issues regarding the Skate Park have been addressed in *Section 3* regarding Open Space Needs of this report. The need for a Performing Arts Centre is discussed in *Section 4.5*.

4.3

COMMUNITY HALLS

Council's existing Section 94 Plan refers to the provision of one neighbourhood centre or multiple use hall for every 1,500 dwellings (ie 4,000 people at current occupancy rates). The provision of community halls and other facilities is indicated in *Table 4.1*. Although these figures indicate that the existing provision is above the Council's adopted standard, the halls referred to in the table include a number of small specialist facilities. These include School of Arts, Scout Halls, CWA Halls and village halls. Consultation indicates a need for larger multi purpose facilities to serve the wider community rather than single interest facilities.

The standard applicable for new development is discussed in *Section 4.3.3*. In addition, the location and design need to be given careful consideration so that the use of facilities is maximised (see *Section 4.3.2*).

Table 4.1 Existing Community Facility Provision

Catchment	Ballina Township	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire
Libraries	1	1*	1				3
Museums	1						1
Halls	4	3	2	1	1	4	15
Players Theatre	1						1
Council owned Child Care Centres	3	1		1			5
Senior Citizen Centres	1						1
Youth Centres	1						1
Play Groups	1	1	1				1
Surf Life Saving Clubs	2	1					3
Other	2		2			1	5
* The Lennox Head Library is provided in NSW Department of Education land at the Lennox Head Public School.							

4.3.1 Community Halls Definition

For the purpose of this study, a multi purpose hall is defined as a building that includes the following:

- a meeting hall, which is able to be divided into two separate spaces, suitable for social activities of local groups;
- at least two offices for groups or visiting services;
- a capability for use for vacation and after-school care;

- a kitchen suitable for meal preparation;
- toilets;
- access for the disabled
- secure equipment storage; and
- an attached play areas to assist with childcare for the users of the hall.

The recommended floor area for this type of facility is 250sq m.

4.3.2 *Locational Criteria*

To maximise the potential use of community facilities, the following issues should be considered:

- the accessibility of the facility in relation to the transport/pedestrian/cycle network;
- the opportunity to locate the facilities in the vicinity of commercial development or any other public facilities;
- the impact of traffic generation or car parking on adjoining residential areas;
- the variety of activities, functions and services to be accommodated;
- the potential for future adaptations according to the changing community;
- a reasonable geographic distribution so that all residents have access to the space; and
- the locational needs of the individual development.

4.3.3 *Standards*

The standard currently adopted by Council is one multi purpose hall for every 1,500 dwellings. It is difficult to make direct comparisons with standards adopted in other areas. Hastings Council has a standard of one multi purpose hall for every 1,500 lots in new release areas. The Cobaki Lakes area at Tweed Shire has a similar standard but also requires the provision of other community facilities.

The current standard is based on lot yields and makes assumptions about occupancy rates. It is noted that occupancy rates vary from settlement to settlement (*Table 2.4*) and will vary between single dwellings and multi dwelling development. Open space needs are based on population rather than

lot yield. It is also considered more appropriate to base community facility needs on population levels, rather than lot yields.

Average occupancy rates vary between 2.22 in Ballina and 2.77 in rural areas. The Lennox Head District has an average occupancy of 2.69. The standard of one centre per 1,500 lots would translate to between 3,330 and 4,155 people. As occupancy rates tend to be higher in new release areas a standard of one multi purpose centre for every 4,000 people is recommended.

The contribution needs to take into account the cost of construction of multi purpose facilities that are appropriately located and designed to serve the new communities. It may be more difficult to establish the nexus between a new community hall and infill development in existing urban centres. In these cases the upgrade of existing facilities through the provision of better lighting or alterations and additions to existing facilities may be more appropriate.

4.4 *EXISTING REQUIREMENTS*

4.4.1 *Introduction*

The following section of the report addresses current and future needs for community facilities. Each urban area has been separately considered as generally these facilities serve the community in which they are located. There are a number of halls in rural areas that generally serve the population in the immediate locality. These facilities have not been individually assessed as only minimal increases in rural population are predicted.

4.4.2 *Lennox Head*

Existing Provision

Lennox Head currently has 3 halls on public land, namely the Scout Hall, Lennox Head Recreational Hall and the Lennox Head CWA Hall. These are all located in Williams Reserve, with the Scout Hall located at the north western end of the reserve and the Recreation Hall and CWA Hall located at the north eastern corner of the reserve in the vicinity of the Rural Fire Service. The potential use of the halls is limited, as they are small, single purpose facilities that are not freely available to the community due to the current management arrangements. It is assumed that the existing halls would be equivalent to one multi purpose hall.

Needs

As the population of the Lennox Head District is currently in the order of 6,600, existing facilities are deficient providing only 70% of the needs. Expansion of existing facilities to provide multi purpose facilities would ensure a satisfactory level for the existing population. The Lennox Head Strategic Plan identified the northern end of Williams Reserve as an appropriate location for additional community facilities. This site meets the site selection criteria outlined within the report and would enable a consolidation of facilities on one centrally located site.

The level of infrastructure upgrade recommended at this location is as follows

- Expansion or replacement of the existing recreation hall to provide a minimum additional 100m² of floor space and designed to meet the criteria listed in *Section 4.3.1*.

Detailed cost estimates will need to be prepared to determine the most cost effective way of achieving this upgrade – opportunities include expansion and/or refurbishment of the existing buildings or, alternatively, the construction of a new purpose built facility. Either proposal will require careful liaison and negotiation with the management committees currently overseeing the existing halls to ensure that the needs of these Groups and the existing users of the facilities are met as part of any redevelopment or expansion of the facility.

It is noted that such a proposal may require the relocation of the rural fire service shed to an alternative site. Such a site will need to meet Rural Fire Service site selection requirements with respect to response times and accessibility. Alternatively, it may be possible to integrate the Rural Fire Service requirements as part of the new multi-purpose facility.

Expansion could be funded from existing Section 94 funds. Currently \$699,000 is available in the Lennox Head Fund. Council has committed \$103,140 towards the HACC Centre in Ballina and a proportion towards the payment of the library loan. It is recommended that the balance be used towards funding of a community centre for the Lennox Head District.

Future Needs

It is predicted that the population will increase to 11,090 by 2021, (an increase of 4,500 people) with an ultimate population of 13,900.

Ideally, this ultimate population will require 2 additional community centres. These can be financed through future Section 94 Plans. Councils DCP for Lennox Head identifies a site for community facilities adjacent to future playing fields and shopping facilities. This is an appropriate location that would meet the recommended criteria. An additional centre (or the equivalent) is required. Options for this include:

- A new centre located to meet the criteria. It is recommended that this could be situated in the vicinity of Skennars Head Playing Fields; or
- Further expansion of the Williams Reserve Facilities and/or Pacific Pines neighbourhood centre. As the current strategy identifies these two areas as “Village” and “Neighbourhood” centres, but land at Williams Reserve is limited. It is recommended that the community centre at Pacific Pines be designed to be developed in 2 stages to provide a centre of 500m² for the ultimate population.

4.4.3

Ballina

Existing Provision

Ballina currently has 4 public halls, the Ballina Scout Hall, Ballina CWA Hall, Westend Hall and Wigmore Hall. The use of these is limited as they are single purpose halls and not readily accessible to the general community. In addition, the Richmond Room at the public library is also available. This is a relatively large facility capable of accommodating functions and larger community meetings. The Ballina RSL also provides meeting rooms and an auditorium. These are available to the community groups.

There is a proposal for a multi purpose Health and Community Care Centre (HACC Centre), to be constructed on Ballina Island. Planning for this facility is at an early stage however, it indicatively comprises activity rooms, a day care lobby, kitchen facilities offices and meeting rooms. The centre is intended to provide office space and meeting rooms for community care services such as home care, meals on wheels, home nursing and aged care functions.

The centre is intended to provide a shire wide facility and will not generally have the same function as a community hall.

- Funding for the HACC Centre is being provided from government grants, Council reserves and the existing Section 94 fund. A total of \$293,000 has been allocated to the project from Section 94 funds.

Current Needs

The current population of Ballina is 17,900. Currently, including the Richmond Room, Ballina has 5 halls which is adequate for the existing population.

The Richmond Room is however earmarked for additional library floor space (see *Section 6.5*). It is necessary to consider whether an alternative facility would be required when the facility expands. The tourist office which arranges bookings for the Richmond Room indicates it is used regularly by a church, martial arts class, Real Estate Auctions and senior citizens meetings. It

is recommended that Council replace the Richmond Room with a new facility. Given the limited available funds in the Section 94 reserves alternative funding sources will need to be found. Community consultation indicates a lack of community facilities. It is recommended that Council investigate the provision of a replacement to the Richmond Room.

Future Needs

The current population of Ballina is predicted to increase by 3,540 by 2021 to a total population of 21,445. To cater for the increased population, one additional multi-purpose hall would be required. The location of this hall should have regard to the criteria described in *Section 4.3.2*. East Ballina is likely to accommodate the majority of the increase in population with a small proportion in West Ballina. It is recommended that provision for a community centre be made in a DCP for Ballina. This could be funded from a new Section 94 Plan.

4.4.4 Plateau Villages

Existing Provision

The Plateau Villages have 3 halls serving a population of 7,235. These are the Alstonville Community Centre, Alstonville Entertainment and Community Centre and the Wollongbar Community Hall. The Alstonville Entertainment and Community Centre is a large facility, with 1 small hall and 1 large hall. It is able to accommodate major events, including motor and home shows, expos, weddings, presentation nights and balls. The other halls are smaller facilities, which together could be regarded as the equivalent to one multi purpose hall.

Current Needs

Having regard to the recommended standards, and the current and demand, it is considered that existing facilities are adequate for current needs. Council's Section 94 Plan has \$358,000 of funding available for the Plateau villages. Part of these reserves are committed to the HACC Centre funding and library contributions. It is recommended that the remainder of existing funds be allocated to upgrading of existing facilities including improved parking, amenities and disabled access.

Future Needs

The population of the Plateau villages is predicated to increase by approximately 2,300 to 9,300 by 2021. This population would require the

equivalent of half a multi purpose facility. This could be accommodated through expansion of one of the existing halls on the plateau.

It is recommended that an extension to the existing facility at Hill Park Oval be considered due to its central location and potential for extension. These extensions should include an additional hall capable of use for a variety of functions and meetings (approximately 100m² halls plus office accommodation and secure equipment storage) plus improved parking and landscaping. This would be funded from a future Section 94 Plan.

Alternatively, Council may wish to consider relocation or construction of a new community centre with the Wollongbar Expansion Area.

4.4.5 Wardell

Existing Provision

Wardell currently has 1 community hall, the Wardell and District War Memorial Hall to serve the current population of 483 people. Section 94 Contributions currently in developer contribution funds for community facilities is \$26,257. \$2097 has been allocated to the HACC Centre in Ballina. The balance of the funds should be used to upgrade the existing centre in the following manner:

- Provision of disabled access; and
- Upgrade kitchen facilities.

Current and future Needs

It is predicted that the population of Wardell will increase by approximately 220 in the next 20 years. The provision of community facilities is considered to be adequate for the existing and likely future population of the town.

4.4.6 Cumbalum

Existing Provision

Cumbalum is a new release area, with a current population of 150 people. The population of this area is expected to grow to 4,060 people in 2021. There are no multi purpose facilities or community halls provided in this locality. The estimated ultimate population is 10,000 to 12,000 people.

Current Needs

At this stage development consent has been issued for approximately 600 lots which will be developed in stages. This development will be required to contribute to community facilities under the current Section 94 plan at the applicable rates and in accordance with the conditions of the development consent.

Council's Policy Statement No 14 Ballina Heights Estate (DCP 1) makes no provision for land for Community Facilities. However based on the standards referred to in *Section 4.3.3* and location of Cumbalum in relation to Ballina, and potential future release areas, community facilities will be required for the additional population.

The DCP indicates a location for a Village Centre and it would be appropriate to locate a community facility in association with this centre. It is recommended that Council negotiate for a site in the vicinity of the village centre.

Current development consent for Cumbalum requires payment of Section 94 Contributions for community facilities. These funds should be separately accounted for and used towards funding a new community centre. The balance of the requirements for future development could be funded from a new Section 94 Plan.

4.5 OTHER COMMUNITY FACILITIES

Community consultation has indicated some desire for a performing arts centre. Council would be able to fund only a small proportion of the cost of a centre from future Section 94 Plans. The balance plus maintenance costs would need to be funded from alternative means. It is suggested that a detailed feasibility study would be necessary to determine the actual and likely future demand for this facility. However, the need for such a centre is questionable. Hastings Council Open Space and Community Facility Needs Study indicates that a population threshold of 60,000 is required to support a performing arts centre. The projected population of the Ballina Shire is 54,500 in 2021. It is unlikely that a centre could be justified in the short to medium term.

4.6 ANTICIPATED NEEDS

The anticipated needs for community facilities and priorities are summarised in *Table 4.2*. Existing shortfalls will need to be funded by Council. Section 94 funds that are being collected under the current contribution plan can be used to partially fund existing shortfalls. Future needs can be funded through new Section 94 Plans.

Table 4.2 Summary of Needs

Locality	Total need In 2021	Existing provision(including approved facilities)	Required for existing popn	Required for proposed popn	Comments
Plateau Villages	2 to 3 multi purpose halls or equivalent	2 community halls & 1 multi purpose centre.	Upgrading of existing facilities.	Additions to existing facilities at Hill Park Oval.	Additions can be funded from new Section 94 Plan. Upgrading funded under current plan.
Ballina	4 multi purpose halls or equivalent	4 small halls with limited availability, Richmond room & RSL meeting rooms	1 multi purpose facility (HACC Centre currently planned). Replacement for Richmond Room.	1 additional multi purpose facility.	Proposed HACC Centre is partially funded through grants and existing Section 94 funds. New facilities can be funded under new Section 94 Plan
Cumbalum	1 multi purpose hall	Nil	Stage 1 of Multi-purpose Hall.	Stage 2 of Multi purpose facility	50% of facility to be funded by Council, possible use of Section 94 funds currently being collected. 50% can be funded under new Plan
Lennox Head District	3 multi-purpose halls or equivalent	3 small halls with limited availability	Additions to existing hall, Williams Reserve	2 additional multi purpose facility or 1 large facility at Pacific Pines.	Additions can be financed from existing Section 94 plan if funding permits. New halls can be funded under new Section 94 Plan.
Wardell	1 community hall	1 community hall	Upgrading of existing facility.	No additional facilities required	Existing facilities adequate for anticipated future growth

The provision of well designed multipurpose facilities would best serve the needs of the expanding communities. These need to be designed to cater for all sectors of the community including youth, aged and disabled.

It is recommended that a standard of one multi purpose hall for each 4,000 people should be adopted for new release areas and to assess the adequacy of existing facilities. Using this standard it is concluded that:

- the level of facilities available at the Plateau Villages and Wardell is adequate to meet the needs of the existing population but some upgrading of facilities is recommended. Additional community centre facilities will be required for the additional population anticipated at Wollongbar. It is recommended that this be accommodated by an expansion of the existing facility at Hill Park Oval.
- an additional multi purpose community centre is required at Lennox Head for the current population and further facilities are required, equivalent to two multi purpose community centres or one large facility for the future population. The recommended location for these centres is at Williams Reserve and in conjunction with a neighbourhood centre at Pacific Pines. Current needs can be funded from existing Section 94 contributions. Future needs will need to be met from a new plan.
- the Home and Community Care Centre at Ballina will provide a shire wide facility to accommodate health services and meeting groups.
- expansion of the library into the Richmond Room will require Council to consider a new multi purpose community centre to replace this facility. As there is a lack of facilities in Ballina it is recommended that Council investigate a centre to replace the Richmond Room. The projected population will require an additional facility in Ballina. This centre could be funded from a new Section 94 Plan.
- a community centre will be required at Cumbalum. It is recommended that this be located in conjunction with the Village Centre. This should be funded equally from the existing contribution plan and a new plan.

Current needs can be partially funded from the existing Section 94 plan and the contributions collected under that plan. Identified future needs will need to be funded from a new contribution plan.

In the medium to long term, a detailed feasibility study should be prepared to determine the actual and likely future demand, maintenance and funding options for a performing arts centre. However, it is recommended that Council not proceed with a Section 94 Plan for a performing arts centre at this stage.

5 *PRESCHOOLS*

5.1 *INTRODUCTION*

Council owns a number of buildings that are provide community preschools and childcare centres Council's Section 94 Plan Community Facilities makes provision for levying of contributions for childcare and preschool centres.

This study has addressed preschools and childcare centres, which cater for children aged between 0-5 years. Vacation Care Centres and after-school centres have not been considered

The following section examines the adequacy of childcare facilities, and makes recommendations for the likely future needs to cater for the projected population and Council's continued role in the provision of these services

5.2 *CONSULTATION*

Consultation was undertaken with the Directors of the preschools and childcare centres in the Ballina Shire listed in *Table 5.1*. The following issues were raised:

- some of the centres are unable to provide all of the places for which they are licensed. This is due to either a lack of funding or the costs of employing extra staff;
- many of the preschools are unable to expand due to existing site area limitations;
- a number of families use preschools and childcare facilities in neighbouring local government areas, including Byron and Lismore;
- the number of children on waiting lists is not necessarily indicative of the number of places needed, as many families put their names on more than one list;
- there is a growing need for more after-school care and vacation care facilities; and
- there appears to be a shortfall of childcare facilities in the Shire, with almost all centres exhibiting waiting lists.

5.3

EXISTING PROVISION

The existing facilities are summarised in *Table 5.1*.

Table 5.1 Preschools and Childcare Centres

Preschool/Childcare Centre	No. of Licensed Places	No. of places filled	Waiting Lists	Located in Council Buildings
River Street Children's Centre Ballina	59 (40 preschool, 19 occasional day care)	All	5-10	Yes
The Learning Tree - Ballina	75 (20 for age groups 2-3, 3-4, 4-5 and 15 places for babies)	All	20-30	
Alstonville Early Learning Centre	28 (2-5 year olds)	All	20	
Sugartowns Community Pre-school Inc Wardell	22	18-19 (varies on particular days)	None	
Lennox Head Community Pre-school	26-28 (only funded for 20 places)	All	15-30	Yes
Wollongbar Little Angels	46 (usually only take in 39 places, need an extra qualified person to go above 39)	All	Yes - Varies	
Fox Street Pre-school Ballina	80	76	12	Yes
Ballina Kiddi Care Centre	28	All	3	
Alstonville Nestle Inn Child Care Centre	39	All	15-30	
Alstonville Baptist Community Pre-school	30	All	10-25	
Wollongbar Community Pre-school	20	All	5	Yes
Tintenbar Childcare Centre	51 (25 preschool)	All	20	
Rainbow Children's Centre Ballina	39 (25 preschool)	All	Yes - Mainly after school care. No more available places until after Christmas	Yes
The Learning Tree - East Ballina	90 (44 preschool)	All	8 per day	
Blinkies Pre-school and Day Care Centre Lennox Head	46 (30 preschool)	Only have 46 on 2 days a week	None	

Table 5.1 indicates that there are 666 available childcare and preschool places. 218 places (32%) are located in Council owned buildings.

Ballina has the highest proportion (60%) of the Council owned buildings. Others are located in Wollongbar and Lennox Head

5.4 STANDARDS

There are a number of standards that could be applied to the provision of pre schools and childcare centres. The most commonly adopted standards are outlined in Table 5.2.

Table 5.2 Standards for the provision of Preschools

Source	Standard
Roberts (1998: 226)	Range: 1:3 children aged up to 4 years to 1:10 aged up to 4 years
AMCORD PNP 11 (1995: 6)	1:10 0-4 year olds (assuming 30% by private sector)
AMCORD PNP 11 (1995: 6)	1: 4,000 to 6,000 people.

In the Ballina Shire, the provision of childcare and preschools centres are at the higher end of the scale of the standards indicated in Table 5.2. The ratio is 1:3,000 people, this can also be expressed as 1:3 children aged between 0-5 years old. The average number of placements within a childcare facility is approximately 45 children.

5.5 STRATEGY

Council needs to consider whether it wishes to continue funding childcare centre buildings. In many communities these facilities are provided by the private sector. Should Council wish to continue to fund these facilities it should be at a similar proportion to the existing level of service.

5.6 EXISTING REQUIREMENTS

An indication of the adequacy of existing facilities can be determined from the waiting lists, however many children are registered at more than one facility to maximise access to vacancies. Consequently the use of waiting lists as an indicator needs to be used with caution.

Planning for new facilities by the private sector also provides an indicator of demand. At the time of preparing this report Council one development

application submitted for a preschool in Wollongbar, however, this application was yet to be determined.

A third indicator is the standards referred to in *Table 5.2*. The existing level of provision is well in excess of the standards of 1:3 to 1:10 places for children aged up to 4 years old.

Notwithstanding the waiting lists, and given the proportion of preschool facilities funded by Council it is considered that no additional pre school or child care centres need to be provided by the Council for the existing population.

5.7 *FUTURE REQUIREMENTS*

With the predicted population increase, additional facilities will be required. This could be accommodated in private sector developments. Alternatively Council may wish to fund a proportion of new placements in accordance with the current practice.

It is estimated that the population will increase by 14,500 by 2021. Adopting the standard of 1 facility per 3,000 people (ie the current provision), an additional 5 childcare centres at an average of 45 children per facility would be required. The location of these centres should be relative to the distribution of population increase with the greatest demand likely to be from new residents at Lennox Head and Cumbalum. The DCP's for Cumbalum and Lennox Head (Pacific Pines) identify localities for preschools. In addition, it is recommended that DCP's make provisions for preschools in the Wollongbar release area and Ballina. Should Council decide to continue funding the development of preschools they may be considered for inclusion in a revised Section 94 Plan.

However, as Ballina is a major employment centre with residents commuting from smaller centres such as Lennox Head, an alternative approach would provide two additional facilities in Ballina as these would potentially be used by residents from a number of communities within the Shire.

5.8 *CONCLUSION*

The existing availability of preschools is satisfactory. Future development will generate a demand for additional preschool placements.

It is estimated that 5 additional preschools will be required to cater for the increased population. It is recommended that future preschools are located at Lennox Head, Cumbalum, Wollongbar, and two in Ballina.

It is recommended that Council allow for the development of additional preschool facilities when preparing new Development Control Plans.

6 LIBRARIES

6.1 INTRODUCTION

Council's Section 94 plan provides funding towards library buildings and the supply of books. The current facilities are provided to cater for the existing population of the Ballina Shire. The gross floor area and book supply requirements are addressed in the following sections.

For the purpose of this report, it is assumed that the books located in the libraries are shared between the three libraries, which is the current practice.

6.2 CONSULTATION

In preparing this report, Ballina Council Librarian was consulted.

6.3 EXISTING PROVISION

The Ballina Shire provides 3 Libraries, with the central Library located in Ballina, and 2 branch libraries located in Lennox Head and Alstonville.

The Ballina Library was constructed in 1992. Part of the building is used for a community meeting room (Richmond Room) is intended that the Library will expand into the Richmond Room as the population increases.

The Lennox Head Library is located on land owned by the Department of Education and the long term tenure and potential for expansion cannot be guaranteed. The Alstonville Library is situated in the Alstonville Leisure and Entertainment Centre, which is Council owned and operated.

6.3.1 Gross Floor Area

The combined gross floor area for the three libraries is 1,170m². The floor area for each library is detailed in *Table 6.1*.

Table 6.1 *Current Gross Floor Area*

Location	Existing Gross Floor Area (sq m)
Ballina	876*
Lennox Head	150
Alstonville	144.85
Total	1,170.85

Source: Ballina Shire Library
 Note: * excluding the Richmond Room

6.3.2 *Book Supply*

The Library Service provides 93,519 items. The breakdown of items at each library is included in *Table 6.2*. Included in the item stock are CDs, videos, magazines and books.

Table 6.2 *Existing Item Supply*

Location	Existing Supply
Ballina	59,678
Lennox Head	15,425
Alstonville	18,416
Total	93,519

It is assumed that the items are shared between the three libraries.

The current supply of items is 2.5 items per capita.

Information available from Council indicates that 38% of the population actively borrow items from the Library.

6.4 *STANDARDS*

6.4.1 *Gross Floor Area*

Standards for assessing the adequacy of libraries in Ballina have been based on benchmarks in *People Places – A guide for Public Library Buildings in New South Wales, 2000*, by the State Library of New South Wales. The formula used for this study was based on the population-based benchmark. This benchmark has been used to determine the existing and future Library floor space requirements.

The formula applied to determining the required Gross Floor Area for existing and future populations is:

$$\text{GFA} = (\text{LAF} + \text{CAF}) \times 1.2$$

where GFA = Gross Floor Area

LAF = Local Area Factor is the projected local resident and non-resident workforce served by the library, divided by 1,000 and multiplied by the building area factor (see *Table 6.3*).

CAF = Central Area Factor is 15% of the product of the projected LGA or regional population divided by 1,000 and multiplied by the building area factor shown in the table below

1.2 = circulation/services allowance of 20%

Table 6.3 *Building Area Factor*

Projected Population Served	Building Area Factor per 1,000 population
Less than 10,000	42sq m gross
10,001 – 20,000	42sq m gross
20,001 – 35,000	39sq m gross
35,001 – 65,000	35sq m gross
65,001 – 100,000	31sq m gross
More than 100,000	28sq m gross

Source: Library Council of NSW, 2000

6.4.2 *Book Supply*

The existing supply of items is 2.5 per capita. Consultation with Councils librarian indicates that this provides a reasonable level of items in circulation. This figure should be used to determine required future book stocks.

6.5 *STRATEGY*

Prior to assessing the adequacy of existing facilities and future needs, it is necessary to consider a strategy for the provision of future library services. Whilst Ballina has 44% of the Shire's population, 71% of the borrowing's occur from this Library. This suggests that many residents of other centres prefer to borrow from the central library facility. It is likely that visits to the library are combined with shopping or other activities that are centred in Ballina. As a result, and given the limitations on expansion of the Branch Libraries, additional Library facilities should be concentrated in Ballina. Existing Branch libraries should be retained to provide a service to the residents of the Shire. As borrowing statistics indicate that the majority of borrowing's occur from the central library, additional branch libraries are not recommended.

6.6 *EXISTING REQUIREMENTS*

6.6.1 *Gross Floor Area*

Based on the population-based benchmark formula, the total required floor area for libraries in Ballina Shire at the present time would be 1,876m². The existing total floor space is 1,170m², comprising 876m² at Ballina, 145m² at Alstonville and 150m² at Lennox Head. This is 700m² less than statistically required.

The Richmond Room, with an area of 300sq metres is intended to be used for extensions to the Ballina library. This would increase the total floor area to approximately 1,500m². Although this would be less than the calculated requirements for Ballina, consultation with Councils librarian indicates that with the addition of the Richmond Room the library services and facilities for the existing residents will be adequately provided.

As discussed elsewhere in this report, relocating the Richmond Room has other implications with respect to the provision of community facilities.

Currently, Council funds 35% of the annual library loan repayments from Section 94 Contributions. . A new contribution Plan for library facilities should seek to levy contributions for the additional library floorspace and book supply that will be required to accommodate the additional population.

6.6.2 *Book Supply*

The existing book supply for the Shire is 2.5 books per capita. Discussion with the Librarian has indicated that the supply of 2.5 books per capita is a reasonable standard for circulation of books in the Shire. Therefore, it is considered that this is a suitable standard. It is considered that there is currently no existing shortfall or surplus.

6.7 *FUTURE REQUIREMENTS*

The population in the Shire is projected to increase from 38,500 in 2003, to 54,500 in 2021, an increase of 15,000 people. As a result, the library facilities and book supply will need to be expanded to cater for the increased demand.

6.7.1 *Gross Floor Area*

Based on the formula outlined in *Section 6.4.1*, the required additional gross floor space is 900m².

Preliminary investigations of the existing library site indicate that it would be possible to provide additional floor space by way of additions to the existing Library. There are limitations to expansion on this site as there are other buildings including a tourist office on the site. It is recommended that Council prepare a Plan of Management to determine the future use of the whole site.

6.7.2 *Book Supply*

The current book supply would need to be expanded by 36,225 books to provide for the projected population at 2.5 books per capita.

The average cost of a new book is \$30, based on the current expenditure of \$191,000 per annum for the acquisition of new items. Between 2003 and 2021, the approximate cost of book acquisition of 36,225 books is \$1,086,750 at today's value.

6.8 *SUMMARY AND CONCLUSION*

With the conversion of the Richmond room to Library floor space, existing facilities will be adequate for the existing population. However, this will have implications for the provision of community facilities. New Library facilities for the projected population should be concentrated at the existing Library in Ballina. Additional Library items will be required to maintain the current Library stock of 2.5 items per capita.

Preliminary investigations indicate that it may be possible to expand the Ballina Library on its existing site. It is recommended that a Plan of Management be prepared to determine the future use of the whole site.

New Library facilities can be funded from a new Section 94 Plan. As discussed in *Section 6.6.1* it will not be possible to continue funding existing library loans repayments from future Section 94 Plans.

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Annex A

Inventory Summary

Table A.1 Ballina Open Space

Ballina					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Bayview Drive	Local Park	Bayview Drive	0.0701	No facilities are provided.	Within 400 metres of other local parks.
Christine Place/Helen Crc	Local Park	Cristine Place/Helen Crc	0.2036	No facilities are provided.	The site is located within 400 metres of other local parks
Meldrum Park	Local Park	Lot 1 (S50) DP 758047, Fox Street/Norton Street	0.2023	Swings, picnic shelters and picnic tables are provided.	Parking is provided. Facilities are well maintained. It meets the locational criteria for a local park.
Hampton Park	Local Park	Pt 476 DP 729095, Burnett Street	1.168	No facilities are provided.	The park meets the locational park for a local park. Embellishment is recommended
Bagot Park	Local Park	Lot 417 DP 755684 and Lot 469 DP 729071, Bagot Street	1.6553	Bench seats are provided.	The site is located within 400 metres of other local parks
Fox Street/Clavan Street	Local Park	Lot 11 DP 260872 and Lot 33 DP 262959, Fox Street/Clavan Street	0.1986	1 picnic table is provided.	The site is located within 400 metres of other local parks
J.Kearney Park	Local Park	Lot 305 DP 262577, Catherine Cres	0.252	Timber play equipment is provided, which includes swings slippery dips, ladders and deck areas. 1 picnic table is provided.	The park is located in a developed residential area and is well maintained. The park has 2 street frontages and meets the locational criteria for a local park.
Riverview Park	Local Park	Lot 5 DP 244833 and Lot 470 DP 729076, Brunswick Street	0.6759	Swings, BBQ facilities and picnic tables are provided.	The park and the facilities are well maintained. It meets the locational criteria for a local park.
Vera Street/Clavan Street	Local Park	Lot 38 DP 817085, Vera Street/Clavan Street	0.1033	A new swing set is provided.	The park is located in a developed residential area. It meets the locational criteria for a local park.

Ballina					
Treeland Park	Local Park	Lot 246 DP 755684, Bangalow Road	1.7983	Swings, picnic tables, shelters and BBQ facilities are provided.	The facilities require maintenance. It meets the locational criteria for a local park.
Coogee Street	Local Park	Lot 22 DP 234328, Coogee Street	0.1859	No facilities are provided.	Within 400 metres of other local parks.
Antrim Street	Local Park	Lot 39 DP 259120	0.2687	Timber play equipment is provided, which includes swings slippery dips, ladders and deck areas.	The site is well maintained. Utilisation is medium to high, due to location and the available facilities. Meets the location criteria for a local park.
Lakeview Circuit	Local Park	Lot 39 DP 806683, Lakeview Circuit	0.2895	No facilities are provided.	Within 400 metres of other local parks.
Links Ave/McDougall Street	Local Park	Lot 46 DP 238303	0.3509	Play equipment and seating is provided.	The site is located in a residential area. Some of the equipment requires maintenance. Meets the locational criteria for a local park.
Lions Park	Local Park	Pt 1-6 (S86) DP 758047, Pine Ave	0.1546	No facilities are provided.	Site is located in residential area. Within 400 metres of other local parks.
Mercer Park	Local Park	Lot 1 DP 1013725	0.1776	No facilities are provided.	A stand of rainforest is located on site. Potential for additional use if embellished.
Jameson Ave	Local Park	Lot 31 DP 701594, Jameson Ave	0.1592	No facilities are provided.	Within 400 metres of other local parks.
The Serpentine Park	Local Park	Lot 1-12 DP 210627, The Serpentine	0.7898	Walking and cycle tracks are provided.	Minimal facilities are provided and the park requires general maintenance, e.g lawns and landscaping.
Hill Street	Local Park	Pt 2-58 (S88) DP 758047, Hill Street	0.5281	Picnic tables, shelters and walking paths are provided.	Waterfront location.
SS Rainbow Park	Local Park	Lot 15 DP 242261, McKinnon Street	0.3174	2 sets of swings are provided.	Meets location criteria for a local park.

Ballina					
Pioneer Memorial Park	Local Park	Lot 7 (S88) DP 758047, Hill Street	0.4565	Bench seats and a memorial are provided.	Waterfront location.
Jan Moon Reserve	Local Park	Pt (S667) DP 239340, Prospect Street	0.1935	Two sets of swings are provided.	Meets the locational criteria for a local park.
Fred Stoker Park	Local Park	Lot 1 DP 253174 and Lot 503 DP 729391, Jameson Ave	0.423	Play equipment, bench seats and walking paths are provided.	The equipment is well maintained. Meets locational criteria for a local park.
Easton Park	Local Park	Pt 2 & 15 DP 758047	0.6968	Picnic tables and car parking are provided.	Within 400 metres of other local parks.
Petrel Court	Local Park	Lot 7 DP 827785, Petrel Court	0.0651	No facilities are provided.	Within 400 metres of other local parks. Limited potential due to size.
Rainbow Ave	Local Park	Lot 4 DP 244449, Rainbow Ave	0.182	No facilities are provided.	Within 400 metres of other local parks.
Kimi Park	Local Park	Lot 155 DP 31154, Riverside Drive	0.0506	No facilities are provided.	Within 400 metres of other local parks. Limited potential due to size.
Dolphin Drive	Local Park	Lot 139 DP 778212, Dolphin Drive	0.0777	No facilities are provided.	Within 400 metres of other local parks. Limited potential due to size.
Kalinga/Burns Pt Ferry Road	Local Park	Lot 154 DP 778212, Kalinga Street/Burns Point Ferry Road	0.0925	No facilities are provided.	Within 400 metres of other local parks. Limited potential due to size.
Marge Porter Place	Local Park	Lot 21 DP 242676, Marge Porter Place	0.3952	No facilities are provided.	Embellishment is recommended to serve locality.
Paringa Park	Local Park	Lot 154 DP 31154	0.1208	No facilities are provided.	Within 400 metres of other local parks.
Claire Crc/Sunset Ave	Local Park	Pt 52 DP 842077 and Pt 2 DP 850774, Claire Crc/ Sunset Ave	0.1777	Play equipment and seating is provided.	The facilities are well maintained and easily accessible. Meets locational criteria for a local park.
Weerama Park	Local Park	Lot 157 DP 31154 and Lot 36 DP 244449, Oakland Ave	0.2675	Play equipment is provided.	The site is well maintained. Provides and reasonable standard of facilities and meets the locational criteria for a local park.

Ballina					
Spinnaker Reserve	Local Park	Lot 130 DP 775228	0.0772	No facilities are provided.	Within 400 metres of other local parks. Limited potential due to size.
Dolphin Drive	Local Park	Lot 110 DP 711406, Dolphin Drive	0.0705	No facilities are provided.	Within 400 metres of other local parks. Limited potential due to size.
Riverisde Park	Local Park	Lot 156 DP 31154, Riverside Drive	0.0506	No facilities are provided.	Within 400 metres of other local parks. Limited potential due to size.
Captain Cook Park	District Park	Lot 448 DP 729289, River Street	0.546	Picnic tables, parking and shelters are provided	The park is in a prime position, adjacent to the Richmond River and close the Ballina commercial precinct. Embellishment would increase patronage.
RSL Memorial Park	District Park	Lot 546 DP 821908, Grant Street	0.3537	Picnic tables, walkways and car parking is provided.	The facilities are well maintained. The park is likely to be used primarily as a throughfare between various locations in the CBD.
Fawcett Street Park	District Park	Lot 1-3 DP 781696, Lot 1 DP 781695, Lot 1 DP 240065, Lot 5 DP 46010 and Lot 1 DP 858199, Fawcett Street.	0.7059		Part of foreshore reserve.
Commemoration Park	District Park		3.3122	Ddivided by road. The western contains play equipment, picnic tables nad BBQ facilities. The eastern portion contains a skate park. There is minimal lighting surrounding the site. Site is visible and accessible. Sealed and marked parking is provided.	The site is well maintained and linked to a number of open space areas, including, the amphitheatre, Kingsford Smith Park and other local parks. Youth and families use the facility for skating and family and community gatherings. It has the potential to be used in conjunction with the amphitheatre.

Ballina					
Faulks Reserve	District Park	Riverside Drive	1.5	BBQ facilities and picnic tables are provided. Large trees offer shading.	The park is located in a residential area adjacent to the Richmond River. A boat ramp and associated fishing facilities are located immediately west of the park. The facilities are maintained and well presented. The embellishment of facilities would increase the utilisation of this park.
Bicentennial Gardens	District Park	Lot 387 & 310 DP 729088, Pacific Highway	24.2732	The site is largely vegetated. There are various sponsored planting areas. Adequate parking opportunities. Facilities include male and female amenities, picnic tables and BBQ's, shelters and walking tracks.	The sealed road requires maintenance, with large potholes in the surface. Utilisation of the site is medium to high. The park is used as a stopping point for tourists.
Pop Denison Park	District Park	Compton Drive	6.6771	The park is large with a number of facilities. There is plenty of parking. Facilities include male and female amenities, play equipment, walking tracks, picnic tables and BBQ facilities and shelters.	The utilisation of this park is likely to be high, attracting both residents of Ballina and tourists.

Ballina						
Wigmore Park	Sporting District	Facility -	Lot 15 DP 1714, Swift Street		The sporting field component of this site is a basketball court. Other facilities include a Seniors Citizens Hall, Players Theatre, toilet block and youth centre. Lighting is provided for the basketball courts	The proposed HACC Centre to be located on this site.
Cawarra Park	Sporting District	Facility -	Lots 2 & 3 DP 758047, Cawarra Street	1.9096	The fields provide for baseball and softball. Facilities include an amenities block and kiosk. Other facilities include a set of swings, table and chairs and a shelter.	There are no carparking facilities provided. No games are played here and training does not occur at night as there are no lights. The amenities/kiosk requires maintenance or replacement. No change rooms.
Fripp Oval	Sporting District	Facility -	Lots 493 & 494, DP 729298, Canal Road	5.7144	The site provides AFL and cricket playing areas. Facilities include 3 buildings including, the Aussie Rules and Cricket Clubhouses and 2 toilet blocks.	The fence and amenities blocks require maintenance. The other facilities are in good condition. There is minimal parking provided and night lighting is not provided.
Hampton Park	Sporting District	Facility -	Lot 476 DP 729095, Cherry Street/Burnet Street	0.9961	11 tennis courts are provided. Night-lights and plenty of parking available. Adjacent to Hampton park. The clubhouse is a large wooden building, with a kiosk and hall. Picnic tables are also provided.	Facilities are well maintained.

Ballina						
Olympic Pool	Sporting District	Facility -	Lot 391 DP 755684, River Street	0.2226	This facility provides a 1x50 metre swimming pool and 2 smaller pools. There are a number of water slides and covers are provided on some of the pools.	Facilities are well maintained.
Saunders Oval	Sporting District	Facility -	Lot 495 DP 729297, Kerr Street	6.413	This facility contains a combined clubroom/amenities block, a toilet block, 2 shelters and a storeroom. Other facilities include night lighting and bench seats, swings and playgym equipment. There are a total of 10 fields used for cricket, soccer, rugby, archery and tennis. Parking is provided	Facilities are well maintained. Close proximity to other sporting facilities.
Chickiba Park	Sporting District	Facility -	Chickiba Drive	2.79	Soccer and cricket are played on these fields. Facilities on the site include a combined kiosk and amenities block. Night lights and walking paths are provided.	Fields are used for both training and games. A DA has been approved for a clubhouse. Drainage works, car parking and lighting are recommended.
Quays Reserve	Sporting District	Facility -	Kalinga Street	2.275	The facility is used for Rugby and little athletics. There are limited facilities and no parking provisions.	The site and facilities are well maintained.

Ballina					
Porter Park	Sporting Facility District	- Lot 30 DP 260335, Lot 65 DP 261759 and Lot 58 DP 260662, Daydream Ave	2.213	This facility is used for Cricket. There are limited facilities and no parking provisions.	Facilities are well maintained.
Kingsford Smith Oval	Sporting Facility Regional	- Lot 511 DP 729386, Owen Street/Bentinck Street	9.665	Site contains 2 storey Rugby League clubhouse, change rooms and kiosk. Night lighting is provided and all fields are fenced. BBQ facilities, stadium seating and scoreboards are also provided. 7 fields are provided for football and hockey, 2 cricket fields and 18 netball courts.	This facility is used for district and regional sporting events. The site is well maintained, but general maintenance of buildings is required. Used in both winter and summer. On site car parking spaces are provided.
Amphitheatre	Regional Facility	Kingsford Smith Drive		The Amphitheatre provides a covered staged area and ancillary features including lighting and storage. Other facilities include 3 shelters with tables and seating. Sealed parking, play equipment, bench seats, some lighting, 3 BBQ's and a Community board.	The site is linked to the Skate Park, the river foreshore and is adjacent to Kingsford Smith Park and Commemoration Park. Paths are provided to link these facilities. There are a number of youth activities and family activities organised at this facility.

Table A.2 Plateau Villages Open Space

Plateau Villages					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Bulwinkle Park	Neighbourhood Park	Lot 332 DP 755745 and Lot 7 DP 242054, Bruxner Highway, Alstonville.	0.4667	The park provides swings, picnic tables, BBQ's and shelter.	The facilities require maintenance or replacing. Located in periphery of town, but potential to serve immediate residential area.
Coral Park	Neighbourhood Park	Lot 155 DP 244651 and Lot 4 DP 554136, Coral Street	0.6908	No Facilities are provided.	This park used as a throughfare. Has limited potential as local park due to size and proximity to other parks.
Valley Park 2	Neighbourhood Park	Valley Drive, Alstonville	0.375	No Facilities are provided.	Recommended for embellishment.
Hellyar Drive	Neighbourhood Park	Hellyar Drive, Wollongbar.	0.33	No Facilities are provided.	Within 400 metres of other local parks.
Rossmore Park	Neighbourhood Park	Lot 272 DP 872696, Granada Drive, Alstonville	3.8	No Facilities are provided.	Part of an open space network. Suitable for embellishment as a local park.

Plateau Villages					
Roseleigh Park	Neighbourhood Park	Lot 64 DP 239665, Albert Street, Alstonville	0.0942	No Facilities are provided.	Potential for use as a local park. Limited by size.
Parkview Crc	Neighbourhood Park	Lot 20 DP 239781, Parkview Circuit, Alstonville	1.0636	No Facilities are provided.	Recommended for embellishment. Meets locational criteria for a local park.
Mellis Crc	Neighbourhood Park	Lot 127 DP 247578, Mellis Crc, Alstonville	0.0868	No Facilities are provided.	Size limits potential for use as a local park
Mellis Crc 2	Neighbourhood Park	Lot 35 DP 258802, Mellis Crc, Alstonville	0.075	No Facilities are provided.	Size limits potential for use as a local park
Elizabeth Ann Brown Park	Neighbourhood Park	Lot 1-4 DP 6383, Main Street, Alstonville	0.23	Facilities include play equipment, picnic tables and a war memorial.	Located in close proximity to commercial and residential precincts. The facilities require maintenance, particularly the play equipment.
Catalina Place	Neighbourhood Park	Lot 192 DP 807736, Catalina Place, Alstonville	0.2007	No Facilities are provided.	Provides links to Rossmore Park.
Freeborne Park	Neighbourhood Park	Lot 156 DP 812401 and Lot 100 DP 806282, Adele Street, Alstonville	0.2378	Facilities provided are play equipment and bench seats.	The facilities are well maintained. Meets locational criteria for a local park.
Central Park Drive	Neighbourhood Park	Lot 15 DP 818457, Central Park Drive, Wollongbar.	0.1013	Play equipment and picnic tables are provided.	Facilities are well maintained. Meets locational criteria as a local park.

Plateau Villages					
Campbell Ave	Neighbourhood Park	Lot 28 DP 236233, Campbell Avenue, Wollongbar.	0.0923	Play equipment and seating is provided	Facilities are well maintained. Meets locational criteria as a local park.
Daley/Main Street	District Park	Lot 1 DP 133854, Daley/Main Street, Alstonville	0.045	Male and female amenities, tables and chairs and shelters are provided.	Located in the commercial precinct, providing passive recreation space. Facilities are well maintained.
Lumley Park	District Park	Pt 333 DP 755745, Pearces Creek Road, Alstonville	2.6699	The site includes a croquet clubhouse which was built in 1931 and a machinery museum. Walking tracks are provided.	There is limited parking available.
Russeton Skate Park	Sporting Facility District	Lot 17 DP 258150, Kays Lane, Wollongbar.	1.2	The facility provides a skate park and basketball rings. The facility is located in between Alstonville and Wollongbar in close proximity to the industrial area. Limited residential properties surround the area. It is recommended that skate facilities be relocated to a more central locality.	Facilities require maintenance. The barbed wire fence is uninviting. The Alstonville Tennis Courts are located immediately west of the Skate Park.

Plateau Villages						
Cawley Park	Sporting Facility District	- Lot 166 DP 246509, Coral Street, Alstonville	0.0962	The fields provide 3 netball 3 courts. No parking provisions.	The rings require maintenance or replacement. The courts require general landscaping and linemarking maintenance.	
BSC Nursery/Sports Fields	Sporting Facility District	- Lot 1 DP 861305, Gap Road, Alstonville	3.88	The fields are used for hockey and cricket. The site contains a combined change room and kiosk and a clubhouse. Both have kitchenettes. Night-lights are not provided. A croquet lawn is also located on the site.	The clubhouse requires maintenance, however the kiosk is new and in good condition.	
Geoff Watt Oval	Sporting Facility District	- Lot 2 DP 230805, Lot 85 DP 239781 and Lot 2 DP 615629, Bruxner Highway, Alstonville	5.07	The fields are used for rugby, soccer and cricket. There is a playground on the site. Night-lights are not provided. Facilities on the site include a clubhouse and male and female amenities.	There is no on site car parking. The amenities building and fences require maintenance. It is recommended that lighting be installed to improve utilisation.	
Crawford Park	Sporting Facility District	- Lot 161 DP 247578 and Lot 39 DP 258802, Bruxner Highway, Alstonville	5.6618	The fields are used for soccer and softball. The site contains a 2 storey amenities and clubhouse. Night-lights are provided. Limited parking available.	Improvements to car park are recommended.	

Plateau Villages							
Alstonville Swimming Pool	Swimming	Sporting Facility District	-	Lot 27 DP 246774, Alston Avenue, Alstonville	0.4866	There is a 1x50 metre swimming pool, 2 smaller pools and a wading pool. Other facilities include a combined change room, amenities block and kiosk and a combined plant room and clubhouse. The pool is open for 10 months of the year and is kept at 26 degrees.	Utilisation is high, approximately 80,000 to 90,000 people use the pool each season. 190 kids also play water polo. Facilities are well maintained.
Lyle Park		Sporting Facility District	-	Lot 106 DP 807798, Cerreto Circuit, Wollongbar	3.23	This facility provides a rugby field. The clubhouse includes a hall, toilets and change-rooms. Night lighting is provided.	
Hill Park Oval		Sporting Facility District	-	Lot 41 DP 262103, Simpson Ave, Wollongbar	2.78	The fields are used for softball. A set of swings is provided. The site is also used by residents for walking and jogging.	Minimal car parking and seating is provided.
Alstonville Tennis Club		Sporting Facility District	-	Lot 82 DP 800199, Kays Lane, Wollongbar.	2.635	This facility includes a clubhouse, amenities, BBQ facilities, shelters and 6 tennis courts. There are also 12 night-lights provided.	Facilities are well maintained.

Table A.3 *Lennox Head District Open Space*

Lennox Head District					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Montwood Drive	Neighbourhood Park	Lot 50 & 51 DP 805289 and Lot 126 DP 828137, Montwood Drive	2.6828	No facilities are provided.	A bus stop is located at the front of the site.
Montwood Drive 2	Neighbourhood Park	Lot 215 DP 1017615, Montwood Drive	0.0734	New play equipment is provided.	The site is located in a developing residential area. Recommended expansion of area in conjunction with future stages of development.
Tara Downs	Neighbourhood Park	Lot 30 DP 715304	0.2	Play equipment, seating and BBQ facilities are provided.	Provides local park facilities.
Daintree Drive	Neighbourhood Park	Lot 46 DP 1012769	0.1196	Play equipment, picnic tables and shelters are provided.	Meets locational criteria for local park. The facilities are well maintained, the park is easily accessible and has good surveillance.
Ross Park	Neighbourhood Park	Lot 11-13 DP 11687	0.2623	Facilities include play equipment, BBQ and picnic facilities, parking, shelters and walking tracks.	The facilities and the site are well maintained. Meets locational criteria for a local park. In addition, park is adjacent to the commercial precinct and the beach.
North Creek Road 3	Neighbourhood Park	Lot 403 DP 755684	0.1012	No facilities are provided.	Not well located to meet locational criteria. Within 400 metres of Blue Seas Parade.

Lennox Head District					
Blue Seas Parade	Neighbourhood Park	Lot 23 DP 242183	0.5925	There are no facilities provided on site, with the exception of a monument.	The park has the potential to be a local park. Recommended for embellishment.
Henderson Drive	Neighbourhood Park	Lot 46 & 47 DP 833002	3.2542	No facilities are provided.	The park provides open space network. Recommended for embellishment as a Local Park.
Ibis Place	Neighbourhood Park	Lot 148 DP 851707	0.0903	No facilities are provided.	Located within 400 metres of other local parks.
Beryl Place	Neighbourhood Park	Lot 107 DP 1017581	0.3169	No facilities are provided.	Meets locational criteria for a local park. Recommended for embellishment.
Basalt Crescent	Neighbourhood Park	Lot 78 DP 240657	0.306	No facilities are provided.	Located within 400 metres of other local parks.
Lillipilli Pace	Neighbourhood Park	Lot 87 DP 828137	0.0998	New play equipment is provided.	The facilities are well maintained. Serves local park function, but area is limited.
Ocean Breeze Park	Neighbourhood Park	Lot 31 DP 787876	1.24	No facilities are provided.	Located within 400 metres of other local parks.
Silkwood Road	Neighbourhood Park	Lot 73 DP 884287	0.1064	Play equipment is provided	The site is well maintained. Serves local park function, but area is limited. Recommended expansion in conjunction with future development.
Victor Place	Neighbourhood Park	Lot 10 DP 791644	0.16	Play equipment and bench seats are provided.	The site is well maintained and landscaped. Serves local park function, but area is limited

Lennox Head District					
Isabella Drive 2	Neighbourhood Park	Pt 34 DP 846639	0.0598	New play equipment is provided.	The site is well maintained. It is located adjacent to Xavier Catholic College. Size limits potential.
Spoonbill Nesting Area	Neighbourhood Park	Lot 32 DP 846639	1.969	There are no facilities provided on site.	Potential for use as a local park for Skennars Head.
Ballina Street	Neighbourhood Park	Lot 1-4 (S1) DP 11687	0.2972	Limited facilities are provided, including a bench seat and a bus stop.	There is the potential for more utilisation due to proximity to the beach, residential areas and the commercial precinct, but site is within 400 metres of a local park.
Lions Park	District Park	Lot 120 DP 29654	2.438	Play equipment, BBQ and picnic facilities provided.	Adjacent to foreshore.
Sports Ground	Sporting Facility - District	Lot 74 DP 774896, Meegan Cres	1.6763	The facility is used for soccer and cricket. It is easily accessible. A path is provided on the northern side of the field. There is also a playgym at the northern end of the field	Sealed and marked parking is provided.
Williams Reserve	Sporting Facility - District	Lot 473 DP 729088, Mackney Lane	2	The site is used for cricket, rugby and soccer. The facilities include field lighting, amenities, unformed carparking area, public toilets, conservation area/walking trails and BMX bike track.	A Plan of Management has been prepared. Recommended works include lighting, irrigation and upgrade amenities block.

Lennox Head District

Lennox Head District						
Skennars Head Playing Fields	Sporting District	Facility	- Lot 48 DP 833002, Skennars Head Road	3.1	The fields cater for soccer. No change rooms are provided.	Fields are currently under utilised due to poor drainage of the field and lack of facilities. There is the potential for further development of the site. It is recommended that amenities block, parking and field upgrade be undertaken.
Lake Ainsworth	Sporting Regional	Facility	- Lot 140 DP 755725, Lake Ainsworth	98.5049	This facility is run by the Department of Sport and Recreation. It is well maintained and has a number of facilities.	The facility is well maintained. Utilisation is high by the community, schools and sporting organisations. The facility is not always available to the community and has not been taken into account in assessing the supply of sports fields.

Table A.4 Rural Open Space

Rural					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Burnett Park	Neighbourhood Park	Lot 1 DP 947987, Fernleigh Road	0.2023	Facilities include swings, picnic tables and a shelter.	The site is well maintained.
Clondell Park	Neighbourhood Park	Lot 2 DP 815429, Teven Road	0.2339	BBQ and shelter is provided.	
Fig Hill Tree Drive	Neighbourhood Park	Fig Hill Tree Drive		No facilities are provided.	
Summerhill Cres	Neighbourhood Park	Summerhill Cres		Tables and chairs are provided.	
Tintenbar Oval	Sporting Facility District	Lot 371 DP 729061, Fernleigh Road	4.04	The fields are used for cricket and tennis. Surrounded by dense vegetation. There is minimal parking provided, with access via a gravel road. A set of swings, slippery dip and other equipment is provided near the entrance to the site,	The play equipment requires maintenance.
Rous Mill Tennis Courts	Sporting Facility District	Rous Mill Road		The site is easily accessible, although no designated parking is provided. There are night-lights provided. There are no amenities or facilities provided. Ownership is unclear.	The site is in a bad condition, with the court overgrown with grass and weeds. The courts, fencing and lights need maintenance work

Table A.5 Wardell Open Space

Wardell					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Richmond Street	Neighbourhood Park	Lot 76 DP 728647, Richmond Street	0.39	No facilities are provided	This park is in close proximity to the school and residential dwellings. Embellishment is recommended.
Richmond Street Tennis Courts	Sporting Facility - District	Lot 18 (S18) DP 622957, Richmond Street	0.2921	A children's playground is located on the site with seating provided. There is also 2 picnic tables, a clubhouse with seating.	Playground needs synthetic softfall.
P.V.Walsh Park	Sporting Facility - District	Lot 24 (2) - 27(2) DP 996 , Lot 8 DP 234385 and Pt 12(S2) DP 996, Hunter Street	0.7223	The facility provides 3 netball courts.	There is no parking and it is not easily accessible. The fields are not well maintained.
Wardell Sports Ground	Sporting Facility - District	Lot 74 & 75 DP 1005240, Bath Street	7.97	The fields are used for cricket and rugby. 2 clubhouses are provided, one is in a bad condition, the other a new brick building. The site is easily accessible, with sealed parking provided.	Lighting is recommended to increase utilisation.

Table A.6 Ballina Community Facilities

Ballina					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Westend Hall	Community Facility	Brunswick Street		The hall is small with limited facilities.	Located in a residential area and has links to open space areas. It is used by the lions club every 2nd Tuesday and has occasional bookings, however, public liability insurance restricts usage.
Northlakes Community Centre	Community Facility	Lot 139, Whiting Way		The hall has a full kitchen and catering equipment, toilets, and mirrors on the walls for dance groups.	Utilisation of this facility is high. The hall has a number of regular bookings, including, dancing groups, yoga, physical culture, quilters, sewing groups and community services.
Regatta Reserve - Naval Museum	Community Facility	Lot 502 DP 729388, Regatta Ave	0.5	Museum	This site is adjacent to the Tourist Information Centre, Olympic Pool and the library. It is adjacent to the Richmond River.
Wigmore Hall and Senior Citizen Hall	Community Facility	Lot 70 DP 1005100 and Lot 9 DP 758047, Swift Street	0.1634	Facilities include male and female amenities, kitchenette and hall area	The site is linked to the players theatre and Wigmore Park. This site is the location of the proposed HACC Centre.
Ballina Scout Hall	Community Facility	Lot 431 DP 257385, Canal Road	0.1812	Limited facilities, due to size. Limited parking provisions. Links provided to open space facilities.	The building and lawns require general maintenance. Adhoc use of hall by parents and cub scouts, however liability issues limit use of hall.

Ballina					
Community Youth Centre	Community Facility	Lot 13 & 14 DP 1714, Swift Street	0.1092	Provides a central organisation for the planning of youth activities and programs.	The site is located in a well-developed residential area and surrounded by various open and community space facilities.
CWA Hall	Community Facility	Lot 8 (S5A) DP 758047, River Street	0.0487	The hall contains a kitchen, 2 toilets and a disabled toilet.	A number of groups and organisations use the hall, including the orchid society, church services, yoga, Tai Chi, the CWA and other occasional activities.
Ballina Shire Library	Community Facility	Lot 2(1), 7(1) & 8(1) DP 758047, River Street	0.2339	The facility includes central library (books, study rooms and meeting rooms), male and female amenities and the Richmond Room (Community Hall).	Located adjacent to the Ballina Tourist Information Centre. The Richmond Room is used for senior citizens, weddings, community gatherings and displays. It is earmarked for future library expansion.
Players Theatre	Community Facility	Lot 7 DP 668267	0.1088	Facilities include a stage area, amenities and a kitchenette. There is minimal off street parking provided.	
Ballina Lighthouse and Lismore Junior SLSC Clubhouse	Community Facility	Shelly Beach Road		Facilities include a clubhouse, amenities and kiosk	The clubhouse and amenities require some maintenance.
Lighthouse Hill Reserve SLSC	Community Facility	Lot 379 DP 729687	0.0892	Facilities include male and female amenities, clubhouse and kiosk.	The building requires maintenance.

Table A.7 Plateau Villages Open Space

Plateau Villages					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Alstonville Entertainment and Community Centre	Community Facility	Lot 1 DP 611789, Commercial Road	0.5168	The facility includes an indoor sporting stadium a smaller meeting room and amenities. Used for basketball, archery, netball, table tennis, soccer, badminton, gymnastics, tae kwon do, karate, line dancing and CWA meetings.	The site is located adjacent to the Alstonville Showground and close to the town centre. The facility has high utilisation. The building and grounds are well maintained.
Alstonville Library	Community Facility	Commercial Road, Alstonville		This facility is a branch of the Ballina Shire Library.	The Library is located immediately adjacent to the Alstonville Entertainment and Community Centre and Alstonville Showground. Parking is provided and the site is easily accessible.
Community Hall	Community Facility	Simpson Ave		The hall has a stage, kitchen, storeroom, public toilets and separate toilets for the playgroups. A playground for use by the play groups.	The hall is regularly used for various activities, including play group, garden club, physical culture, line dancing, dance groups and youth groups. There is the potential for additional usage.

Table A.8 *Lennox Head District Community Facilities*

Lennox Head District					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Lennox Head Recreation and Social Club Hall	Community Facility	Lot 473 DP 729088, Mackney lane		Small community hall on Williams Reserve.	Caters for smaller groups and activities.
Lennox Head Scout Hall	Community Facility	Lot 461 DP 728655, Mackneys Lane	0.0473	The facility contains a kitchen, male and female toilets and 5 storage rooms.	The hall is used by the scouts for approximately 4.5 hours a week. There is also 7 hours of yoga a week and some ad hoc use by parents and cub scouts. Liability issues limit the use of the hall.
Lismore and Lennox Head SLSC	Community Facility	Pacific Parade	5.3465	Male and female amenities, kiosk, clubhouse and tables and chairs (outside).	The site is located adjacent to Seven Mile Beach and Lake Ainsworth.
CWA Hall	Community Facility	Lot 473 DP 729088, Mackney Lane	0.01	The hall has a kitchen, fridge and toilets.	The hall has regular bookings, which include the Anglican Church, dance classes, baby health care, craft, various other groups and the CWA meetings. The building is well maintained. There is the potential for higher utilisation of the hall.

Table A.9 Rural Community Facilities

Rural					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Rous Mill District Hall	Community Facility	Rous Mill Road		The facilities include toilets, kitchenette, stage, meeting room and storage shed.	Utilisation is low to medium. The hall is used by dance groups, weddings, parties and receptions and other occasional activities. There is the potential for higher utilisation. The building requires maintenance.
Tintenbar School of Arts	Community Facility	Lot 1(S5) DP 758980	0.1012	Male and Female amenities and on site parking	The hall requires general maintenance.
Newrybar Hall	Community Facility	Lot 1 DP 918865, Old Pacific Highway	0.1012	This facility has a kitchen, 2 toilets plus 1 outside toilet and a small room that can potentially be used as a meeting room.	The hall has dance class 1-2 times a week, yoga once a week and an old time dance every 2 months. There are one off bookings as well. There is potential for more usage.
Pearces Creek Community Hall	Community Facility	Pearces Creek Hall Road		There is no parking available. Outside toilets are provided.	The hall requires general maintenance.
Meerschaum Vale Hall	Community Facility	Maron Creek Road			The building is older and requires maintenance.

Table A.10 Wardell Community Facilities

Wardell					
Name of Facility	Classification	Property Details	Area (ha)	Description of Facilities	Comments
Wardell and District War Memorial Hall	Community Facility	Lot 1 DP 312334, Richmond Street	0.1328	This facility is a small village hall. Facilities are limited, however toilets are provided and on street parking.	The hall requires general exterior maintenance.

Annex B

Figures

Annex C

Consultation

Table C.1 Consultation

Name	Organisation
Karina Vikstrom	Strategic Planner (Ballina Shire Council)
Jillian Pratten	Manager of Open Space and Reserves (Ballina Shire Council).
Kerry Fairlie	Ballina Librarian
Kylie Burgess	Developer Contributions Officer
Paul Hickey	Manager Financial Services
Helen Koellner	Ballina Shire Council
Betty Barwick	Ballina CWA Hall
Mrs M Babbington	Lennox Head CWA Hall
Florence Dawson	Northlakes Community Centre Inc.
Cheryl Durheim	Rous Mill Public Hall
Fred Hurtle	Lions West End Hall
Lynelle Forster	Newrybar Hall Committee
Tony Adley	Lennox Head Scout Hall
Phil Murray	Lennox Head Community Sporting Association
John Noble	Alstonville/Wollongbar Sporting Association
Peter Moore	Ballina Youth Services
Linda Ulyatt	Aged and Disability Services
Trish Milgate	Ballina Family Support
Olive Creighton	Pimlico Hall
Narelle Middle	McLean Ridge Hall