



Ballina Shire Open Space Strategy

Adopted 26 June 2008

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1.0 Background

Council currently collects monetary contributions under section 94 of the Environmental Planning and Assessment Act 1979 for the embellishment of open space from population generating development. No monetary contribution is currently sought for the acquisition of public open space, which under the current strategy is dedicated by developers in new release areas as part of the development. This strategy is suitable for the provision of local parks and in some cases district parks, however it is generally unsuitable for the provision of playing fields because most subdivisions are not large enough to justify the requirement for a large sporting complex.

It is clear that Council's existing strategy for the provision and funding of open space is deficient, including insufficient arrangements for the embellishment and dedication of land for centralised sporting facilities by developers. Furthermore there is no contribution currently sought for higher order recreational facilities, such as regional sports facilities, indoor sports centres, athletics tracks, regional parks and open space that is required and embellished to a higher standard to cater for a larger population.

1.1 Open Space Standards

ERM prepared a report titled "*Community Facilities and Open Space Needs Analysis*" on behalf of Council in February 2004. This report analysed the provision and quality of different types of open space in different parts of the Shire and compared it to various standards. Open space was divided into local parks and district parks (or 'passive' forms of open space) and playing fields ('active' open space). The Shire was divided into four district catchments comprising Ballina, Lennox Head, Alstonville Plateau and Wardell for the purpose of analysing the distribution of open space on a locality basis. Some of the ERM analysis has been recalibrated with the revised population projections, so there is a need to make some adjustments to its conclusions. It is also considered that some of the conclusions in the ERM report regarding embellishment deficiencies are overstated.

The ERM report also provided guidelines for the provision and embellishment of various types of open space. This has been adapted to ensure consistency with the open space strategy outlined in this document and is provided as **Attachment 1**. The changes to the ERM recommendations are noted in brackets with comment in bold.

1.1.1 Land Standards

There is a long held local standard for the provision of open space of 2.83 ha per 1000 persons. This standard is a conversion from 7 acres per 1000 persons. This is the rate recommended by the Department of Sport and Recreation (ERM) and is the rate that has been adopted by Council in its Subdivision Code for many years. The ERM report notes that other North Coast councils require a higher open space provision such as 4 ha per 1000 people at Tweed; 3.67 ha at Coffs Harbour; and 3ha at Lismore. The majority of the open space standard over the 2.83 ha appears in these councils to be allocated to regional recreational facilities.

There is on-going debate as to how the local open space standard should be divided between passive and active open space, which is influenced by the age profile of populations and sports participation rates at the local level. The Department of Sport and Recreation recommends a split of 1.7 ha for active and 1.13 ha for passive recreation and ERM recommends that Council adopt this mix.

It is however considered that Council, for its open space strategy, should adopt a slightly different mix that will take into account the recreational use of land set aside for environmental reasons at a local level, the higher sports participation rates in the Shire and the need to provide regional sports facilities. It is considered that a more appropriate split of the 2.83 ha per 1000 people should be:

Table 1 Proposed Open Space Area Requirement

Type of Open Space	ERM Recommendation	Proposed Open Space Strategy Requirement per 1000 persons
Local Parks	1.13	0.33
District Parks		0.50
Playing fields	1.70	1.70
Regional Facilities		0.30
TOTAL	2.83 ha	2.83 ha

The rationale for this split is dealt with in more detail later in this report.

ERM recommends that Council adopt a range of standards for different types of open space, including minimum areas and types of facilities required to be provided, to ensure that the open space dedicated to Council provides optimum recreational outcomes.

One of the limitations of relying on an area requirement for open space as an absolute standard is that land provided may be fragmented, inappropriately located or have a shape that does not allow the provision of appropriate facilities. This applies in particular to playing fields, where it is of vital importance to consider the configuration of reserves for the siting of playing fields oval and courts.

1.1.2 Embellishment Standards

There is currently no set or definitive standards in Council's Subdivision Code or in planning literature for the embellishment of local parks. It is suggested that 1.5 playgrounds per 1000 population would be appropriate, given that this standard has a good correlation with the 0.33 ha requirement for land for local parks in new release areas and the ERM recommended minimum 2000 m² for such parks. More explanation of this standard is provided later in this strategy document.

Likewise with district parks, there is no set standard as to the type of facilities that should be provided. The ERM recommended guidelines for district parks provides a range of desired outcomes for the development of such areas, but ultimately each district park should have its own distinctive characteristics.

The adequacy of active open space facilities such as playing fields, cricket ovals, tennis and netball courts is traditionally examined by reference to the population per field/oval/court. There are many difficulties in relying on such analysis in absolute terms because of the judgements that have to be made on how to count undersized fields, the ability to share facilities and whether there is a lower or higher sports participation rate in certain sports.

The table below provides the current supply of the main types of active recreational facilities per head of population and recommended standards from the ERM report. More specialist sports like AFL, Baseball, Softball and athletics have been excluded on the basis of the low level of popularity and the ability to expand such facilities, if required, on existing playing fields. Further analysis of these standards is also provided in the table below, which converts these standards into facilities required per 1000 people and the land area required.

Table 2 Existing and Recommended Playing Field and Court Standards

Population per Facility			Facility per 1000 people		Area per Facility		
<i>Sports Facility</i>	Current Provision (2003)	ERM Recommend.	Current Provision (2003)	ERM Recommend.	Approx Field Dimensions with curtilage	Area (ha)	Area Required per 1000 persons
<i>Soccer Fields</i>	1,428	1,500		0.67	120m x 80m	0.96	0.64
<i>Football Fields</i>	3,635	4,000		0.25	120m x 80m	0.96	0.24
<i>Hockey</i>	4,443	4,000		0.25	120m x 80m	0.96	0.24
Total Winter Playing Fields			0.93	1.17			1.12
<i>Cricket Field¹</i>	2,499	3,000	0.39	0.33	140m x 140m	1.96	0
<i>Netball Courts</i>	929	2,000		0.50	20m x 30m	0.06	0.03
<i>Tennis Courts</i>	1,904	2,000		0.50	20m x 40m	0.08	0.04
Total Courts			1.08	1.00			0.07
TOTAL Area for playing fields & courts							1.19

¹Cricket ovals not used to calculate open space required per 1000 person as they can be provided over football fields that are not in use during summer.

Thus, it would appear that a standard of 1.2 full size playing fields per 1000 people is an appropriate standard for active recreation based on an analysis of the ERM recommendations. The ERM standard for small courts is 1 per 1000 persons.

The provision of cricket ovals will generally be satisfied where two winter playing fields are grouped on a sizable parcels.

The area requirements for playing fields, as assessed in the table above, represents approximately 70% of the proposed 1.7 ha per 1000 person active open space standard. The remaining 30% would presumably be utilised for amenities, clubhouse facilities, parking, drainage, landscaping etc.

The ERM recommended standards for new grounds dedicated to Council also includes a requirement to provide amenities and clubhouse facilities.

1.1.3 Crown Land Reserves

A substantial amount of the public recreation in the shire occurs on Crown Land.

Approximately 50% of the area of district parks and playing fields in the shire is Crown Land. Further substantial areas are also included in the Coastal Reserve between Ballina and Lennox Head, which has been classified as regional open space.

The percentage of existing district parks and playing fields area for the different district catchments provided on Crown Land is provided in the table below:

Table 3 Crown Land Recreation

District Catchments	District Parks			Playing Fields			Total		
	BSC (Ha)	Crown (Ha)	% of Crown Land	BSC (Ha)	Crown (Ha)	% of Crown Land	BSC (Ha)	Crown (Ha)	% of Crown Land
Ballina	1.5	19.5	93%	11.1	19.5	64%	12.6	39.1	76%
Lennox Head	2.4	2.0	45%	10.9	1.6	13%	13.3	3.6	21%
Plateau	0.3	2.7	91%	22.9	0.1	1%	23.1	2.8	11%
Wardell	0.0	0.0	0%	0.4	0.0	0%	0.4	0.0	0%
TOTAL	4.2	24.2	85%	45.2	21.3	32%	49.4	45.5	48%

Ballina has the highest proportion of its district parks and playing fields areas in Crown ownership (76%), principally because of its historical development as a Crown surveyed settlement. The next highest proportion is 21% in the Lennox Head district catchment. The above table demonstrates the importance of Crown Land reserves in the provision of public recreation in Ballina Shire.

The Department of Lands has fundamentally changed its focus in respect to Crown Lands issues and is currently pursuing the implementation of the Government Business Enterprise structure for the Crown Lands Division that is responsible for the management of Crown Land¹. This goal was reinforced in its 2005-2006 Annual Report where one of the Department's stated goals is for the Crown Lands Division "*continued transition to a commercial entity*"². To date the Department's main focus towards public recreation reserves has been the creation of regional reserve systems that aggregate Crown Land into larger entities to allow a strategic approach to management.

¹ Department of Lands, Corporate Plan 2003-2006.

² The Department of Lands Annual Report 2005/06, pg 57.

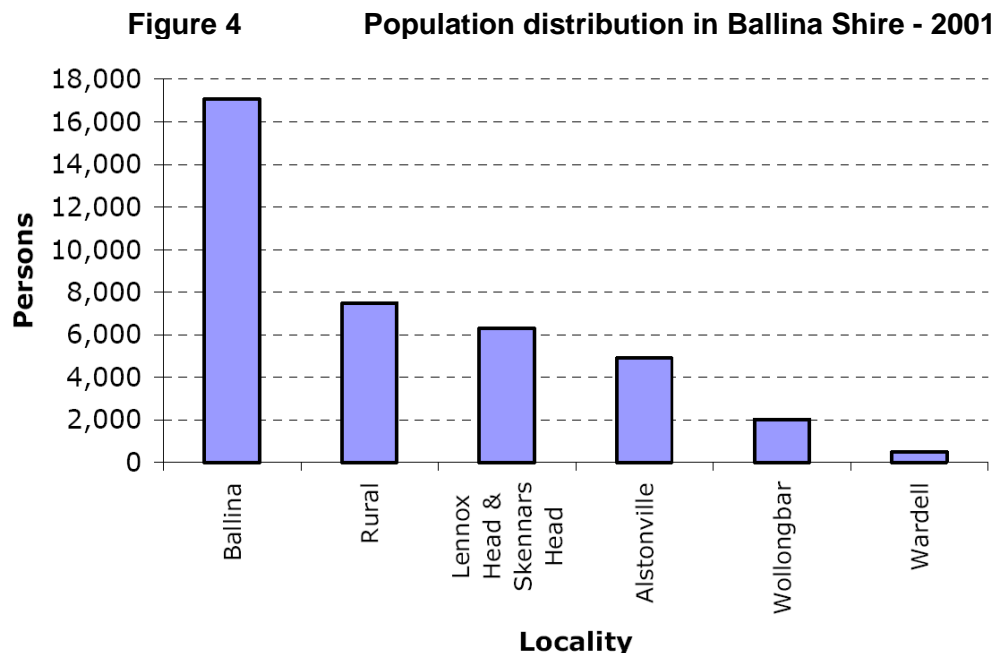
Many of the Crown Reserves have been developed with substantial facilities overwhelmingly paid for by the local community either through community donations and voluntary labour or by the Council as the Trustee. It is important for the purpose of planning that the NSW Government provides assurances that the current system of public Crown Land recreation reserves will be retained in perpetuity. This open space strategy clearly indicates that generally there is no surplus of open space in the shire, and all existing open space is required for existing populations.

1.2 Population Projections

1.2.1 Residential development

Ballina LGA experienced steady, and at times strong, population growth during the period 1986-2001. During this period the resident population increased from 24,410 to 37,218 – an average annual increase of 854 persons.³

Figure 4 shows the distribution of the shire's 2001 population throughout its localities.



Source: Urban Land Discussion Paper, Figure 2

The wider demographic trends affecting population change in the shire over the last twenty years have included the following:

- the inflow of aged migrants to lifestyle (particularly coastal) regions;
- the outflow of young migrants from rural and regional areas to inner metropolitan regions; and
- the nationwide aging of the Australian population, particularly the transition of the post-WWII generation, the 'Baby-Boomers', into retirement.

³ Ballina Shire Council Urban Land Discussion Paper, 12 July 2007, Table 5

The separate detached dwelling house is the most common type of housing found in the shire, comprising 67 percent of all dwellings that existed in the shire in 2001. The share of dwelling houses as a proportion of total dwelling stock however has been declining while the share of semi-detached and attached dwelling types has been steadily increasing.⁴

Recent dwelling and subdivision approvals show a significant increase in the proportion of semi-detached and attached housing types. Between 2004 and 2006, Council issued construction certificates for an equal number of separate dwelling houses and attached/semi detached dwellings, while subdivision certificate data show that significantly more Strata Title allotment approvals (509) than Torrens Title allotment approvals (332) were issued by Council between 2001 and 2006.

While shifts in dwelling type have been recorded, overall, the size of the shire's dwellings has been increasing. The share of dwellings with 4 or more bedrooms increased from 17 to 26 percent between 1986 and 2001, while the share of 2 and 3 bedroom dwellings declined from 80 to 69 percent over the same period. Thirty-six percent of the 6,368 dwellings constructed during this period had 4 or more bedrooms (refer Table 5).

Table 5 Ballina Shire dwelling change 1986-2001

Number of Bedrooms	1986 Total Dwellings	%	2001 Total Dwellings	%	Additional Dwellings 1986-2001	%
None (includes bedsitters)	0	0.0%	70	0.5%	70	1.1%
One bedroom	213	2.8%	664	4.7%	451	7.1%
Two bedrooms	2,274	29.5%	3,174	22.5%	900	14.1%
Three bedrooms	3,894	50.4%	6,564	46.6%	2,670	41.9%
Four or more bedrooms	1,338	17.3%	3,615	25.7%	2,277	35.8%
Total	7,719	100%	14,087	100.0%	6,368	100%

Source: Urban Land Discussion Paper, Table 6

Despite the increase in size of dwellings, the average occupancy rate of all dwellings has been declining, reflecting nationwide trends of smaller family sizes, fewer children per family and the ageing of the population. The average rate dropped from about 2.7 to 2.4 persons per dwelling between 1991 and 2001. The average occupancy rate is anticipated to continue to decline although at a lesser rate than in the past, with the decline gradually stabilising over time.⁵

Notwithstanding that the current trend in occupancy rates of less than one person per bedroom, it needs to be recognised that consent for a bedroom gives a legal right for it to be occupied, which may be taken up at any time in the future. Given the typical occupancy rates in new release areas and the trends in dwelling sizes, it is considered appropriate to assume 2.7 persons per subdivided lot or dwellings with 3 or more bedrooms.

⁴ Ballina Shire Council 2007, op. cit. page 19

⁵ Ibid., page 23

1.2.2 Tourism development

The users of tourism developments also generate a demand for public services and amenities provided in the Ballina Shire.

The tourist population in the shire at any one time is difficult to calculate because of a lack of detailed information. This applies particularly to occupancy rates that can vary significantly according to the time of the year, the class of accommodation and even between similar types of accommodation.

It is estimated that in 2007 there are approximately 4,600 tourist beds in the shire provided in a range of accommodation types, as shown in Table 6.

Table 6 Estimated tourist accommodation

Catchments	Beds in non-caravan park tourist facilities	Estimated short term caravan park beds - assumes beds per site	Estimated camping beds - assumes beds per site	Total	% of Shire total
Assumed Occupancy Rate (persons per accommodation unit)		2.4	2.7		
Ballina District Catchment	925	1,092	977	2,994	65.0%
Lennox Head District Catchment	259	430	826	1,515	32.9%
Plateau District Catchment	65	0	0	65	1.4%
Wardell District Catchment	0	34	0	34	0.7%
TOTAL	1,249	1,555	1,804	4,608	100.0%
% of total	27.1%	33.8%	39.1%		

The 2001 Census indicated that there were 100 overseas and 2,000 domestic visitors staying overnight in Ballina Shire on Census night in August 2001. Tourism trends for the Shire indicate that 39 percent of domestic visitors are accommodated with friends or relatives, 14 percent in caravan/camping parks and 47 percent in hotels, motels, motor inns, rented houses/apartments⁶. This suggests that non-caravan park tourist facilities accommodated approximately 940 overnight tourists and caravan/camping parks accommodated approximately 295 overnight tourists.

Thus, of the 2,100 tourists in the Shire on Census night, it is likely that 1,235 overnight visitors were accommodated in tourist facilities, which represents 26 percent occupancy of the estimated tourist beds in the Shire.

The Census Night (August) period is part of the traditional low tourist season in Ballina. Average tourist occupancy is higher over most of the remainder of the year.

⁶ 2003 tourist trends provided by Ballina Shire Tourist Office.

Table 7 Estimated Daily Average Population in Tourist Accommodation Establishments

Type of tourist accommodation	Tourist beds	% of type	Assumed average occupancy rate	Number of permanently occupied beds
Retreats	14	0.3%	60.0%	8.4
Bed & breakfast	24	0.5%	50.0%	12.0
Serviced apartments	257	5.6%	75.0%	192.8
Hotels	14	0.3%	75.0%	10.5
Motels	858	18.6%	70.0%	600.6
Backpackers	82	1.8%	65.0%	53.3
Caravan parks	3,132	68.0%	50.0%	1,566.0
Camping grounds	227	4.9%	25.0%	56.7
total	4,608	100.0%		2,500.3

Based on assumed occupancy rates for various types of tourist accommodation, it is estimated that there is an average daily overnight population in tourist accommodation establishments of 2,500, as shown in Table 7.

Each Ballina tourist however will not generate the same level of demand for the facilities addressed by this Plan vis-à-vis each Ballina resident. Open space and community facilities are a significant contributor to the quality of community life for the permanent residents and many have high usage rates by those residents. Tourists on the other hand may heavily use some facilities (such as larger parks and beaches/coastal reserves) and make little or no use of other facilities (such as community centres and administration offices).

There is, at the time the plan was prepared, no comprehensive profile of tourist usage of facilities. Notwithstanding, it is reasonable for this Plan to estimate, and account for, tourist usage of facilities. This Plan assumes that tourist demand for the facilities included in the Plan is two-thirds that of a permanent resident.

Having regard to the average level of tourist bed occupancy (approximately 50 percent of tourist beds) and that tourist demand for facilities is assumed to be two-thirds that of a permanent resident, contributions rates for tourist development in this Plan are determined as follows:

$$\text{Tourist bed average occupancy (0.5)} \times \text{Equivalent demand (0.66)} = 0.33 \text{ persons per single tourist bed}$$

1.2.3 Expected Development

The Far North Coast Regional Strategy (FNCRS) has established 'dwelling targets' for all LGAs within the region, in order to accommodate an anticipated regional population growth of 60,400 additional people between 2006 and 2031. The FNCRS target for Ballina LGA is 8,400 additional dwellings (280 dwellings per annum). Council has estimated however that 10,400 dwellings (or 415 dwellings per annum) will be required to accommodate the projected population growth in the shire between 2001 and 2026.

Based on the Council prediction, approximately 7,900 new dwellings will be required in Ballina LGA between 2007 and 2026.

The FNCRS also aims to achieve an appropriate mix of dwelling types by establishing a target of 60 percent single detached dwellings and 40 percent multi-unit dwellings of all future housing provided.

Recent Council recorded approvals in Ballina Shire have been 50 percent for detached dwellings and 50 percent for multi-unit dwellings.

The ratio of detached/other dwellings achieved and the household occupancy rate experienced for each of these dwelling types will be primary drivers of the quantum of the population that may be accommodated in the expected development.

1.2.4 Population Projections and Characteristics

It is anticipated that the expected development in the Shire of Ballina will result in an increase in persons living in and visiting the area. The projected increase in the Ballina LGA population between 2007 and 2026, which it is anticipated will be principally due to expected residential and tourist development in the various shire localities, is shown in Table 8.

Table 8 Population projections for the Shire of Ballina 2007-2026

District	Estimated 2007 population (4)	Projected 2026 population	Net change 2007-2026
Ballina District:			
Ballina Island	7,727	7,978	251
West Ballina	4,238	4,698	460
Riveroaks	0	940	940
East Ballina	5,984	6,940	956
Ballina Urban Sub-total	17,949	20,556	2,607
Ballina Heights	240	2,250	2,010
Rural areas	3,990	3,990	0
Equivalent tourists in tourist accommodation (1)	1,082	1,436	354
TOTAL	23,260	28,231	4,971
TOTAL (including Ballina Heights and Riveroaks projected additional population in 2007 base) (2)	26,450	28,231	1,781
Lennox Head District:			
Pacific Pines	521	2,090	1,570
Balance of Lennox Head	7,418	9,600	2,181
Lennox Head Urban Sub-total	7,939	11,690	3,751
Rural areas	235	235	0
Equivalent tourists in tourist accommodation (1)	547	726	179
TOTAL	8,722	12,652	3,930
TOTAL (including Pacific Pines projected additional population in 2007 base) (2)	10,291	12,652	2,360
Plateau District:			
Alstonville Urban	5,204	5,204	0
Wollongbar Urban	2,369	2,513	144
Rural areas	2,361	2,361	0
Equivalent tourists in tourist accommodation (1)	23	31	8
Wollongbar Urban Expansion Area (WUEA)	0	2,500	2,500
TOTAL	9,958	12,609	2,651
Wardell District:			

District	Estimated 2007 population (4)	Projected 2026 population	Net change 2007-2026
Wardell Urban	519	587	68
Rural areas	751	751	0
Equivalent tourists in tourist accommodation (1)	12	16	4
TOTAL	1,282	1,354	72
TOTAL DISTRICT CATCHMENTS POPULATION excluding Cumbalum Ridge	43,222	54,847	11,624
TOTAL DISTRICT CATCHMENTS POPULATION excluding Cumbalum Ridge (but including 'committed' populations at Ballina Heights, Riveroaks and Pacific Pines in 2007 base) (2), (3)	48,212	54,847	6,634
Cumbalum Ridge	230	8,000	7,770
TOTAL POPULATION incl. Cumbalum Ridge	43,453	62,847	19,394

Source: Ballina Council, September 2007

Notes:

- (1) 'Equivalent tourists in tourist accommodation' refers to the assumption that each tourist generates two-thirds of the demand for the facilities included in this Plan to that generated by Ballina residents
- (2) Ballina Heights and Riveroaks additional population separated as these sub-precincts will not be levied for district parks and playing fields but will be levied for regional parks
- (3) Pacific Pines additional population separated as these sub-precincts will not be levied for district parks and playing fields but will be levied for regional parks
- (4) Base 2007 population for Ballina Shire and districts derived from extrapolation of 2001 Census data. At the time this Plan was prepared the data from the 2006 Census was incomplete and not available at a sub-LGA level.

Table 8 shows that it is anticipated that Ballina LGA will accommodate 18,849 additional residents and 545 additional 'equivalent' tourists (on an average daily basis) by 2026.

An assessment has been made of how this population increase may play out in terms of additional dwellings. This assessment is shown in Table 9.

The assessment contains the following assumptions:

- Scenario 1 that assumes the dwelling mix of 60 percent detached dwellings and 40 percent multi-unit dwellings, as per the FNCRS target;
- Scenario 2 that assumes the dwelling mix of 50 percent detached dwellings and 50 percent multi-unit dwellings, as per recent Council experience;
- a total dwelling target reflecting Council's average annual target of 415 dwellings; and
- occupancy rates of 2.7 persons per dwelling for detached dwellings and 1.7 persons per dwelling for multi-unit and other dwellings. These rates broadly reflect results from the 2006 Census which showed occupancy rates of 2.7 for 3+ bedroom dwellings (which would correlate to all detached dwellings) and 1.7 for 2 bedroom dwellings (which would represent the size of most other/multi-unit dwellings).

Table 9 Assessment of expected residential development in the Shire of Ballina 2007-2026

	Scenario 1		Scenario 2	
	Occupancy rates	Dwellings/ population	Occupancy rates	Dwellings/ population
Target population projection from Table 7 (residents only)		18,849		18,849
Private dwelling target		7,885		7,885
Detached dwelling target		4,731		3,943
Multi-unit and other dwelling target		3,154		3,943
Population in detached dwellings	2.7	12,774	2.7	10,645
Population in multi-unit/other dwellings	1.7	5,362	1.7	6,702
Population in all private dwellings	2.3	18,136	2.2	17,347

The assessment shows that the target population (18,849) would not quite be achieved using the Scenario assumptions. Indeed the anticipated population resulting from expected development will be lower again if, as predicted, occupancy rates lower than 2006 are experienced sometime in the future.

The Cumbalum Ridge development will contribute the major share of the anticipated population growth in the shire. Council's population projections (Table 8) assume full development of Cumbalum Ridge by 2026. It is possible that Cumbalum Ridge will not be fully developed by this time.

If this possibility materialises and Cumbalum is only say 50-75% developed by 2026 then the assessment included in Table 9 is sound.

Whether the predicted increase is achieved in 2026 or another time is not critical. The facilities included in this Plan have been sized to meet the demands of a total resident and equivalent visitor population for Ballina Shire of almost 63,000 people (or an increase of 19,400 residents and visitors). The Plan's ultimate timeframe is therefore tied to the 63,000 total population being achieved and may extend beyond the projected 2026 horizon.

2.0 Proposed Strategy

2.1 Section 94 Contribution Plans

The Environmental Planning & Assessment Act 1979 provides that there must be a nexus between the public services or public amenities the subject of a section 94 contribution and the development that is required to make the contribution toward that facility.

The contribution in all circumstances must fairly and reasonably relate to the development the subject of a section 94 contribution cannot be used to make up for existing facility shortfalls or applied to public services or amenities that are not demanded by the development.

Council must therefore adopt an open space strategy that adequately understands and responds to the anticipated open space and recreation needs associated with the occupants of the expected future development in the Shire. The anticipated needs will be based on the open space standards contained in Section 1 of this strategy.

This strategy also assesses the adequacy of existing facilities against these standards and any current deficiency in provision is quantified and reflected in the calculation of contributions for expected development.

2.2 Existing & Projected Open Space Needs

An analysis of open space has been undertaken to ascertain whether the existing supply meets the proposed open space standards outlined in Section 1. An analysis has also been undertaken to ascertain the amount of open space that will be required for the population in 2026. This information is provided in **Attachment 3**.

A similar analysis has been undertaken in respect of the number of playing fields and playing courts and whether the current supply meets the proposed standards and the future needs. This analysis is provided in **Attachment 4**.

Attachment 5 lists the proposed land and embellishment costs for achieving the proposed standards of open space for the projected population of the Shire in 2026. This attachment also apportions the amount that can reasonably be charged to new development and the cost of shortfalls attributable to the existing population.

2.3 Local Parks

Land - the ERM report found that there is a proliferation of local parks in the existing urban areas of the Shire. It is therefore proposed that such parks shall only be required as part of the planning of new release areas. This is essentially the practice that is followed at present as such parks are required (under Section 3.3.6 of Council's *Subdivision Code*) to be provided in a state that enables them to be mown.

ERM recommends that the minimum area for such a park should be 2000m².

The most important criterion for the provision of local parks is the pedestrian accessibility by local residents. The ERM analysis of local park adequacy has been based on a local park being within 500m of all residents. The population within such a catchment will vary depending on the lot sizes and residential density. A diameter smaller than 500 m needs to be used to take into account that most residents cannot walk in a straight line between their homes and a park. The table below provides some examples of the number of lots/equivalent population within local park catchments based on a 400 metre diameter. 400 m is approximately the length of two street blocks in the Ballina CBD i.e. from Cherry Street to the RSL Club along River Street.

It would appear that in most cases there are about 300 lots / 720 persons to a local park catchment based on a 400 m diameter. This equates to approximately 1.5 local parks per 1000 persons. An area of 3,000m² (0.3 ha) is thus required to satisfy this number of parks per 1000 people where the ERM minimum local park area of 2,000 m² is adopted. It is for this reason that the recommended standard for the provision of local parks is 3300m² (0.33 ha) per 1000 people is proposed.

Table 10 Examples of Populations within 400 metre Park Catchments.

Local Park	No of Lots within 400m radius	Pop (lots x 2.4)	No of play grounds per 1000 people if one is provided for each 400m radius catchment	Area required per playground based on minimum 2000 m ² per play ground (ha)*
J Kearney Park, Catherine Cr., Ballina	280	672	1.5	0.2976
Prospect St Reserve, East Ballina	303	727	1.4	0.2750
Adele St Park (northern one), Alstonville	305	732	1.4	0.2732
Hampton Park, Ballina	317	804	1.2	0.2488

*Comparable to the proposed .33 hectares required per 1000 people.

As indicated above, the rationale for reducing the provision of local parks from the ERM recommendation of 0.5 ha per 1000 persons to 0.33 ha per person is to acknowledge the over-provision of local parks in existing areas and the recommendation for the provision and development of district parks that will provide higher order facilities. Other non-developable lands may also offer amenity and passive recreational opportunities in new release areas, including land dedicated for environmental protection, road buffers, drainage reserves, steep undevelopable areas etc.

Embellishment –A contribution should be made by developers for the embellishment of existing parks that will have higher usage due to density increases. A contribution should also be made in respect of local parks to be dedicated in new release areas. It is, however, considered appropriate that developers should have their local parks monetary contributions set aside where they agree to provide embellishment of local parks in accordance with Council's standards and where a works-in-kind proposal is agreed by Council. An exception will need to be made for developments in the Ballina Heights, Pacific Pines and Riveroaks Estates for developments that have already commenced with arrangements for provision of developed playgrounds.

It is considered that the development contribution rate for embellishment of local parks should be based on providing 1.5 playground equipment sets per 1000 people. The approximate cost of providing embellishment for one playground is estimated to be approximately \$50,000 (at 2007 costing), which is based on the provision of play equipment, shade structure, safe fall and park seats.

2.4 District Parks

Land – District parks are large centrally located reserves that may include picnic and social/recreation facilities including picnic shelters, walking opportunities, public art and play equipment etc. These parks cater for whole towns and often people will travel from adjacent areas to enjoy the facilities. District Parks are located to allow people to access them via car, public transport, walking and cycling.

The existing supply of district parks across the Shire is in the order of 0.66 ha per 1000 people. The proposed rate for the provision of district parks under this strategy is 0.5 ha per 1000 persons. There is thus currently no shortfall in the quantum of land for district parks on a Shire wide basis and there is presently sufficient area within existing district parks on a Shire wide basis to cater for the projected population in 2026 utilising this standard. This Shire-wide provision however masks areas of relative over-supply and under-supply.

In relative terms, Ballina has the highest number of district parks at 0.9 ha per 1000 persons while there is an under-provision in the Plateau Villages (0.3 ha per 1000 persons) and Wardell (nil).

Lennox Head has a sufficient area of district parks for the current population, however, will require an additional 1.96 ha for the projected population growth. This will in part be provided within Williams Reserve on at least one of the existing playing fields in accordance with the Lennox Head Structure Plan. The provision of the district park at Lennox Head will necessitate the relocation of the existing playing field.

It is considered that the provision of district parks should be provided within new release areas as part of the planning for such areas, including the Cumbalum Ridge.

The ERM report concluded that there is a lack of balance between playing fields and district parks on the Plateau with the former substantially exceeding the recommended standard and latter being under-provided for the existing population. The over-provision of playing fields is however based on the Gap Road Playing Fields being replaced elsewhere as the underlying quarry resource is used. The report recommends that this balance be redressed in future open space planning. Council resolved at its Ordinary Meeting of 8 December 2005 to support the establishment of a 2 hectare district park within the Wollongbar Urban Expansion Area (WUEA). It is proposed that this district park will be funded by future development on the Plateau.

Embellishment –Future development should contribute towards the embellishment of existing district parks and the new district park proposed in the WUEA. It is proposed that the contribution rate be assessed, collected and spent on the provision of district parks on a catchment basis (that is, Ballina, Lennox Head, the Plateau villages and Wardell).

A contribution is proposed for the embellishment of Pop Dension Park in the Ballina Catchment, Williams Reserve in the Lennox Head Catchment, Elizabeth Anne Brown Park and the proposed WUEA Park in the Plateau Catchment. It is considered reasonable that development in the Wardell Catchment should provide funds towards the proposed regional park for water based recreation in East Wardell.

Passive Open Space Deficiencies – The ERM report identified a number of deficiencies in the embellishment of passive open space and recommended that these deficiencies be made up from the existing Open Space Contribution funds.

The conclusions reached by ERM regarding deficiencies in the embellishment of passive open space are considered to be overstated having regard to the over provision of such open space, the extent of natural areas within the Shire, the generally lower densities compared to metropolitan areas and the importance placed on active recreation by the community.

2.5 Playing Fields

Land – Playing fields are areas of structured open space designed for formal outdoor sporting activities that principally include soccer, football, rugby, hockey, Australian Football League, baseball and softball fields, cricket ovals, and tennis, netball and basketball courts. There is a clear preference by sporting groups to centralise their activities in a single location. There is also a clear trend for the provision of centralised sporting facilities that can be more easily adapted to the communities' sporting needs over time and benefits from the economies of scale. Unfortunately, many of the sporting reserves in the Shire are inappropriately shaped and there are areas that cannot be practically used. Most of the existing sporting venues have reached their capacity and have either no, or limited, opportunities to expand. Thus, the demand for even one additional field for a particular sport attributable to future population growth may cause the fragmentation of the sport between different venues or require a new enlarged venue.

The rate of the existing provision and future needs of land for sporting fields is provided in the Table in Attachment 3. This table provides existing and future needs on a district basis for the purpose of identifying the priorities for future provisions.

Existing Provision - The shire wide provision of playing fields is 1.64 ha per 1000 persons, which equates to a shortfall of 4.12 hectares based on the recommended 1.7 ha per 1000 person standard. This provision assumes the completion of planned facilities and ultimate populations in the Ballina Heights, Riveroaks and Pacific Pines residential developments.

The analysis of the different district catchment within the Shire indicates that the distribution of playing fields is not even. This analysis is important to inform decisions for setting priorities for the provision of new facilities and in determining reasonable development contributions for playing fields.

The 3ha West Ballina Primary School site adjoining Quays Reserve has not been counted in the playing field inventory because of the uncertainty about its future availability.

There is a localised current shortfall of playing field area within the Ballina catchment of 1.96 ha even after taking into account the proposed playing fields in the Ballina Heights and Riveroaks development areas and the estimated future population of these areas. There is also a localised shortfall of playing fields of 5.01 hectares in the Lennox Head catchment even after taking into account the Pacific Pine playing fields (also accounting for the future population).

There is a localised shortfall of 1.79 ha of playing field area in the Wardell catchment, although such a shortfall could be easily addressed if access was obtained to reinstate fields on the Wardell Recreation Grounds, which is currently being operated as a golf course.

There is localised surplus of playing fields on the Plateau (the Plateau has a notional over-provision of 6.05 ha), which may be reduced with the future loss of Gap Road playing fields with the expansion of the adjoining quarry.

Future Needs - There will be a need to provide an additional 11.67ha of playing fields in the Shire (excluding Cumbalum Ridge) for the projected population growth to 2026 using the 1.7 ha per 1000 population standard. The respective catchment requirements attributable to the projected population growth are as follows:

Table 11 Future Playing Field Area Needs	
Ballina District Catchment	3.03 ha
Lennox Head District Catchment	4.01 ha
Plateau District Catchment	4.51 ha
Wardell District Catchment	0.12ha
TOTAL	11.67ha

The playing fields strategy proposes a total of 33.3 ha of additional playing fields.

Table 12 Proposed Playing Field Provision	
Proposed New Ballina Sports Facility	10.8 ha
Barrett's Land – Lennox Head	16.0 ha
Skennar's Heads Playing Fields	2.0 ha
Netball Courts on Former Drive-in Site - Wollongbar	1.0 ha
Additional land in Plateau Catchment	3.5 ha
TOTAL	33.3 ha

There will be a need to provide a further 13.21 ha of playing fields in the Cumbalum Ridge Catchment, the funding and provision of which will be the subject of detailed investigations at the time of rezoning.

Design Requirements - While the requirement of 1.7 hectares of playing fields per 1000 person is a suitable standard to apply to new release areas, it needs to be accompanied by some design criteria to ensure that recreational use can be maximised. The ERM guidelines recommend a minimum 4 ha site for playing fields in a configuration that maximises field layouts. As indicated above, many of the existing playing field reserves are poorly configured and include significant areas of unusable land or compromise the appropriate sizing of fields.

It is clear that Council's current strategy of requiring the provision of playing fields as part of individual release areas is not optimum and potentially inequitable, unless the development area is sufficiently large to justify a large sporting complex. It is considered that the future Cumbalum Ridge growth area will be sufficiently large to provide its own centralised sporting facilities as part of the strategic planning for the area.

Acquisition Options

A number of land acquisition options have been identified and costed to augment the existing playing fields in the different catchments, including:

1. Ballina Catchment – The provision of a new 10.8 ha Ballina Sporting Facility regional sporting complex to accommodate some of the playing field needs attributable to the Ballina catchment. No location has been determined for this facility.
2. Lennox Head Catchment -To purchase a 16 hectare greenfield site off Ross Lane on the Barrett Property and the purchase of 2 hectares to the north of the Skennars Head Playing Fields.
3. Plateau Catchment - The purchase of a 4.5 hectare site on the Plateau, 1 ha of which has been identified on the former Wollongbar Drive-in site with the Wollongbar Urban Expansion Area with the location of the remaining 3.5 ha to be identified. The most likely location is either on the northern side of Lyle Oval in Wollongbar or across the road from the existing Gap Road Playing Fields. The Lyle Oval location will involve significant earth works costing between \$0.5 million and \$1.0 million depending of the design option chosen.

There are positive signs that the Saunders Oval expansion via a land swap with the Ballina TAFE site is feasible and will allow the provision of additional soccer fields.

It is recommended that opportunity for permanent tenure over the vacant West Ballina Primary School site adjoining Quays Reserve should be investigated.

Embellishment – While the provision of land for playing fields is an important element in open space planning, the planning and funding of facilities on the land is an equally important element in providing sporting facilities. The development of land for the purpose of providing playing fields, cricket pitches, various types of courts, amenities, clubhouse facilities, parking etc comprises a significant part of the overall cost of providing such facilities.

It is considered that a contribution for construction of playing fields (and Courts) should generally be applied on a district catchment basis. The rate of the existing provision of winter playing fields and courts and the future needs is provided in the Table in **Attachment 4**. As indicated above, the provision of summer playing fields is generally taken care of where the provision of winter playing fields is properly addressed.

Existing Provision

There are 48 winter playing fields and 60 courts in the shire. This includes the planned facilities for Ballina Heights, Riveroaks, and Pacific Pines Estates. The two practice playing fields on the West Ballina Primary School site have not been included because of the temporary tenure of that site, nor has Clement Park because of the disputed public access.

There is a shortfall of 8 winter playing fields across the Shire based on the provision of 1.2 winter playing fields per 1000 persons, with an adequate number of small courts to meet the 1.0 court per 1000 persons standard.

Future Needs - The projected population growth of the Shire (excluding Cumbalum Ridge) to 2026 will require the provision of:

- an additional 8 winter playing fields assuming the recommended 1.2 winter playing fields per 1000 person standard.
- An additional 7 small courts in the recommended population of 1 court per 1000 person standard

The respective playing fields and courts needs by catchment attributable to the future population are listed below:

Table 13 Future Playing Field and Court Needs.

	No. of winter playing fields required	No. of courts required
Ballina District Catchment	2.1	1.8
Lennox Head District Catchment	2.8	2.4
Plateau District Catchment	3.1	2.7
Wardell District Catchment	0.1	0.1
TOTAL (rounded)	8.0	7.0

It is proposed under this strategy to provide a total of 16 new playing fields and 20 small courts to make up the shortfall and/or to address the demands of the future population (excluding Cumbalum Ridge). The ratio of future required facilities to the total to be provided under this strategy will be the basis for determining the monetary contribution from development for the facilities.

There will be a need to provide an additional 9.6 winter playing fields and 8 small courts to accommodate the projected population of Cumbalum Ridge growth corridor. The provision of Cumbalum Ridge facilities will be determined as part of the ongoing planning of that area.

Indicative costs

Some indicative costs for development of playing fields are:

Table 14 Indicative Cost for Playing fields and Courts.

Winter Playing Field (filling, lights & drainage)	\$200,000
Clubhouse	\$250,000- \$350,000
Tennis Court (fill, lighting, pavement)	\$50,000
Netball Court (fill, lighting, pavement)	\$30,000
Car Parking	\$ 800 per car parking space

A range of costs have been undertaken for various embellishment scenarios, which are provided in **Attachment 7**.

2.6 Individual Playing Fields

The increase in the Shire population will require a rationalisation of the allocation of individual sports in order to maximise games played at “home” venues. This applies in particular to Ballina where all sporting venues are reaching capacity.

Saunders Oval currently has 4 full size soccer fields, which are also used for touch football during the summer season.

The Oval is currently at capacity and future population growth will compromise the centralisation of Soccer in Ballina at this facility. There is an opportunity to provide another 2 full size fields by negotiating with TAFE to expand into the Ballina TAFE site. TAFE has agreed to a proposal whereby 1.72 ha of TAFE land is added to Saunders Oval in exchange for 1.84 ha being added to the TAFE site from Fripp Oval. Council formerly endorsed the proposal at its Ordinary Meeting of 25 May 2006. Council is the trustee of the Reserve Crown on which both the Saunders Oval and Fripp Oval are located, and as such, the Department of Lands need to authorise and process this land swap. Initial enquiries indicate that Department is prepared to support the proposal subject to a number of conditions. **Attachment 6** illustrates the land areas that are involved.

Kingsford Smith Park is currently used for rugby league, hockey, cricket and netball, which are all at capacity. It is suggested that the development of another site for hockey and possibly netball, would enable the expansion of all of these sports. It is considered that hockey and netball should be relocated from Kingsford Smith Park to a new Ballina Sporting Facility, the location of which has not yet been identified.

Quays Reserve contains on full size rugby oval, a clubhouse with amenities and change rooms and an area for car parking. The adjoining vacant primary school site with an area of 3.045 ha is used as two training fields and has been for at least 15 years. In more recent times it has also been marked out and used as an athletics track.

There have been indications in the past that this site may not be needed for a primary school because of the projected demographics of the area. Recent enquiries, however, indicate this may not be the case and further detailed demographic work would need to be undertaken to determine its long-term need.

Where a primary school is needed in this location it would likely compromise the viability of Quays Reserve as the home venue for Rugby. Where the site is not needed for a primary school there may be an opportunity for Council to purchase the site. A major consideration would be the value the Department places on the land, and whether it was more or less cost effective that relocating Rugby to another location with the substantial facilities that Quays Reserve currently enjoys.

Clement Park – Was formally a Crown reserve for which Council was the appointed trustee. The land was transferred to the Department of Education in the mid 1970's in exchange for the use of Kingsford Smith Park. Clement Park contains a cricket field/ athletics track and an adjoining winter playing field. Council's agreement to relinquish the trusteeship of Clement Park (3.157ha) was conditional on the Park remaining available for public use. Council has presently been excluded by the Department from utilising Clement Park on a formal basis outside school hours. The need for access to this facility will increase if the availability of the West Ballina Primary School site is withdrawn by the Department. Council is presently in dispute with the Department over its attempt to exclude public use of Clement Park by fencing it. Clement Park has not been accounted for in the playing fields calculations having regard to this dispute.

Lennox Head Facilities – The Lennox Head Structure Plan originally identified the location of future playing fields for Lennox Head on the 14 hectare lot excised from the Henderson farm that has been retained by Council. Council reviewed this aspect of the Structure Plan at its Ordinary Meeting of 19 January 2006 and endorsed a new strategy for the provision of playing fields for Lennox Head. The endorsed strategy involves purchasing land adjoining the Skennars Head Playing Fields to allow for the expansion of soccer and for the establishment of a multipurpose playing field complex off Ross Lane on the Barrett property. The precise location on the Barrett property is currently being further investigated. While there have been various estimates of the area required for a centralised facility, including 13 hectares, further consideration of the optimum design and configuration of fields and facilities suggests that a 16 hectare would be more suitable.

Plateau Playing Fields – At present the Plateau enjoys a good supply of playing fields and tennis courts. Future demand for playing fields will be generated by development in the WUEA and in-fill development in the remaining parts of the Plateau catchment. There will be a need for an additional 4.5 hectares of playing fields for the projected growth on the Plateau based on the recommended 1.7 ha per 1000 people standard.

Gap Road Playing Fields – This is a substantial facility located on the outskirts of Alstonville, which is adjoins and is located on the same land holding as the Gap Road Quarry. The land is classified as 'operational land' under the *Local Government Act 1993*. The Fields have been provided on an interim basis pending the future expansion of the quarry. The loss of these fields would reduce the majority of the existing playing fields over-provision.

2.7 Wollongbar Urban Expansion Area (WUEA)

Background - The WUEA is a 105 ha tract of land that sweeps between Rifle Range Road and Sneaths Road on the north western edge of the existing Wollongbar Village. The land was rezoned for urban development on 8 November 2002 in Amendment No. 38 to the Ballina Local Environmental Plan. The area will accommodate a population in the order of 2500.

An area of 4.6 ha within the WUEA on the former drive-in site currently owned by Ballina Shire Council was zoned for open space for the purpose of accommodating 2 winter playing fields, 7 netball courts and an amenities building. This land was purchased by the Council for investment purposes in two parcels between 1995 and 1996, and consistent with this purpose, is categorised as "*operational land*" under the *Local Government Act 1993*. Council, in its capacity as the land owner, was agreeable to part of this land holding being zoned and developed for open space to satisfy some of the open space needs generated for the whole of the WUEA. This provision of this open space is, however, conditional on Council being compensated on the basis of the foregone development opportunity. Valuations of the land undertaken on this basis value the land at some \$608,000 per ha, giving the 4.6 ha site a value of some \$2.8 million.

Council reviewed this initial open space strategy at its Ordinary Meeting of 19 January 2006 on the basis of:

- The problems that have arisen in respect to other playing fields in the Shire that are located in close proximity to residential properties.
- The efficiencies and flexibility that can be obtained by providing large sized, centralised playing field facilities.
- The identified deficiency in the provision of district park recreational facilities on the Plateau

Council resolved that the 6(a) Open Space Zoned area should be utilised instead as a district park, netball courts (which are included in the playing field category) and for community facilities, with 1.1 hectares earmarked to be rezoned for residential use. In summary, the endorsed strategy for the 6(a) Open Space zoned area is for it to be utilised in the following proportions:

Table 15 Proposed WUEA Open Space Allocation.

Netball Courts	1.0 ha	Part of Playing Fields Requirement
District Park	2.0 ha	District Park/Local Park
Community Buildings	0.5 ha (5000m ²)	To be funded by Community Facilities Contribution
Residential	1.1 ha	Area retained by Council as a commercial entity for rezoning and development for housing
TOTAL	4.6 ha	

It is proposed that the cost of providing the land and the embellishment of both the proposed district park and playing fields will be funded by the future growth within the Plateau District Catchment, which includes the WUEA.

The main options appear to be the purchase of land immediately to the north of Lyle Park, the expansion of the playing fields at Gap Road or a return to the original playing field concept the WUEA or a combination of the options.

WUEA Open Space Requirement - While the local open space standard is proposed to be maintained for assessing the open space requirement for the WUEA as part of the various contribution components, an analysis of the open space requirements utilising the recommended standards is provided as follow. The population projections for this area are 2500 people.

Table 16 WUEA Open Space Land Requirements.

Open Space Type	Proposed Shire standard	Requirement based on population projections	Funding Strategy	Open Space Contribution Component
	per 1000	Ha		
Local parks	0.33	0.8	private - inter ownership agreement	to be provided on-site
District parks	0.5	1.21	Section 94 plan	Plateau District Park
Active Open Space Regional facilities	1.7	4.13	Section 94 plan	Playing Fields
	0.3	0.73	Section 94 plan	Regional Facilities
TOTAL.	2.83	6.07		

2.8 Regional Recreation Facilities

As the population of Ballina Shire increases, there will be an increasing need to provide higher order recreational facilities that will satisfy recreational demands from across the Shire. It is proposed that a contribution would be sought from all development within the Shire for the acquisition of land and for the embellishment of regional facilities.

Such facilities include a centralised sporting facility, upgrade of Fawcett Park, a riverside park in East Wardell, development of the coastal reserve, construction of the coastal cycleway, Stage II of the Missingingham Bridge Skate Park etc.

The future population will require the provision of 5.1 ha of land for Regional facilities based on the recommended standard of 0.3 ha per 1000 population. This will effectively fund the land acquisition costs for the proposed East Wardell River Park and Regional sporting facility.

The proposed **East Wardell River Park** is identified as one of the measures to increase boating facilities to accommodate the future boating needs of the Lower Richmond River. In view of the extensive range of boating facilities that have already been provided by Council for the existing population, it is reasonable to levy 100% of the cost against the projected population growth. It is also reasonable that the cost of developing this facility should be funded by future population growth. It is, however, considered reasonable that additional land and embellishment works for this facility should be funded by a Wardell District Park contribution.

A 5 hectare **regional sports facility** is recommended by ERM, which would include the provision of hockey fields, netball courts, amenity/clubhouse building, grandstand, athletic track. It is proposed that this facility would be co-located with playing fields proposed for Ballina.

A number of potential locations have been identified for the siting of a Regional Facility in Ballina. Two candidate sites that have been considered include Council's North Ballina Holding on the corner of the Pacific Highway and Gallans Road and the vacant land to the east of the Southern Cross Industrial Estate possibly accessed from Corks Lane.

Other locations between West Ballina and North Ballina that have been the subject of in-house investigations for a range of uses are generally unsuitable and/or are not likely to be available within a suitable time frame because of access.

A valuation has been obtained for the Gallans Road land that indicates the value to be approximately \$370,000. Council is currently seeking approval to expand its waste facility immediately north of this 13 ha area. While the proposed waste facility will have a considerable life there is an argument that the 13 ha site may be needed in the long term for the future expansion of the waste facility. The location of regional facilities on this site would likely be subject to some level of nuisance from the proposed waste facility.

The other potential site for a regional recreation facility on Council land is to the east of the existing Southern Cross Industrial Estate. No valuation has been obtained for this land, however, the siting of such a facility in this location may compromise long term options for the provision of industrial and commercial uses.

As indicated above, there is a need to urgently designate a regional sporting facility and to commence its development to allow the construction of a synthetic hockey field to anchor the location as the home ground for hockey.

While it is proposed to impose a contribution for the provision of these regional recreation facilities, it should however, be acknowledged that Council will have to fund a significant part of these facilities/ works, although past expenditure on the Missingham Bridge Skate Park and the allocation and development of Fawcett Park can be used to offset Council's liability. In most cases there will be a clear justification for 31% of the cost of the identified regional facilities to be funded by future development. The future Cumbalum Ridge development will generate a need for the various regional facilities and so it is proposed that development in the Cumbalum Ridge contribute towards these facilities at the same rate that will apply to other development in the Shire.

2.9 Undevelopable Land

Large areas are increasingly being set aside in new urban areas for a range of purposes, including environmental, bushfire buffers, drainage areas etc hereafter referred to as '*undevelopable lands*'. Such areas are increasingly becoming a feature of urban subdivision as unconstrained land becomes scarcer and with the increase in urban design standards. It has been the norm in the past for such lands to be dedicated to Council. However, because of the potential cumulative maintenance burden imposed by accepting the dedication of such lands, some qualifications and conditions need to be applied to such dedications.

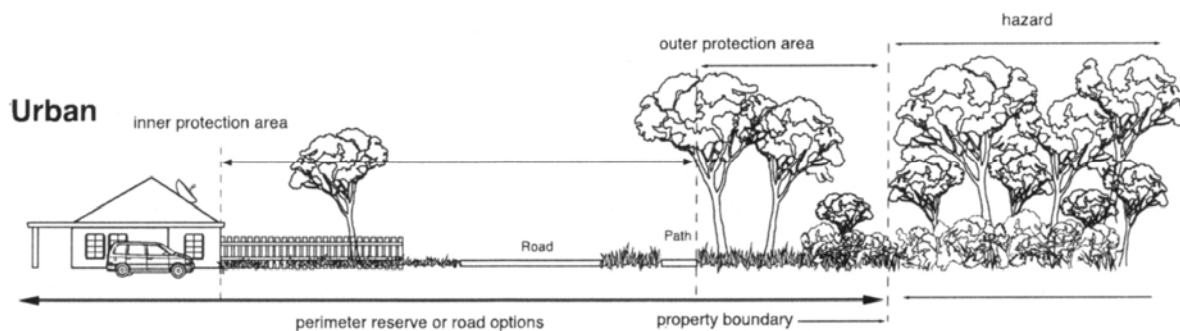
There is also the need to ensure that *undevelopable lands* are appropriately managed, irrespective of whether or not Council becomes the management authority. This may require the owner to demonstrate appropriate levels of rehabilitation/development to minimise maintenance and the implementation of appropriate management structures that will stand the test of time.

It is recommended that the following guidelines be adopted in respect to *undevelopable land* in new subdivision:

- *Undevelopable land* will be kept in large contiguous areas to ensure there is a consistent maintenance regime to improve environmental outcomes.
- Environmental protection areas will be rehabilitated.
- An applicant will provide details on how *undevelopable land* will be maintained in perpetuity and who will be responsible for management.
- Council will only accept the dedication of *undevelopable land* where it can be demonstrated that the public benefit outweighs the on-going maintenance burden. The provision of public access will be an important consideration in making this judgement.
- *Undevelopable land* will not be accepted as part of Council's open space requirements identified in this strategy.
- Where *undevelopable land* is not dedicated to Council, the applicant will need to demonstrate how the areas will be managed. It is Council preferred option that *undevelopable land* will be created as a community title lot in a community title scheme that has sufficient financial capacity to maintain these areas. It must be demonstrated that *undevelopable land* will not end up in Council's ownership through unpaid rates.

Residential areas shall be designed with perimeter roads to areas identified as being bush fire prone in accordance with the recommended design solution contained in 'Planning for Bush Fire Protection (December 2006) see diagram overpage.

Figure 17 Perimeter Road for Fire Prone Land



Source: Figure 4.3 Planning for Bush Fire Protection - December 2006

Perimeter roads will:

- act as a fire buffer.
- Increase the accessibility for fire fighting.
- Reduce the areas of land that have to be maintained in a cleared

3.0 Conclusion

The provision of open space is an important part of planning for new development. While Council has a good supply of open space it has not necessarily been tailored to suit community needs. There is an over supply of local parks that are often limited by size, location and facilities. There is a suitable provision of district parks in some areas with deficiencies in other areas and future population growth will require the provision of additional parks, one of which is proposed on the former Drive-in site at Wollongbar within the WUEA.

While the area of playing fields is generally adequate on a Shirewide basis, there are significant localised shortages in Ballina, Lennox Head and Wardell. Significant additional playing fields are required to cater for future growth and, in several districts, to address existing deficiencies.

Council presently requires no contribution from development towards regional recreation facilities. It is considered that as the population of Ballina grows there will be a need to provide additional higher order level facilities and to upgrade regional facilities to a higher embellishment standard.

The provision and funding of non-regional open space to satisfy the needs of future residents of the Cumbalum Ridge have not been identified in this strategy and arrangements will need to be formulated once the development strategy has been endorsed and more detailed plans are developed.

Attachment 1 – Proposed Shire Open Space Standards

Adapted from ERM Report – highlighting indicates proposed changes to ERM version.

Space Type	Quantity	Location/Distribution	Size	Facilities	Quantum of Provision	Other Attributes
Local Park ¹	Sufficient to meet location and size criteria. 0.33 ha/1000 persons. (was 1.13 ha/1000 persons for local & district parks)	Within 500 metres of all residences and safe access without major road crossings.	Min size of 2,000m ² , exclusive of any drainage/stormwater management reserves and serves up to 800 people (was 1,000 people) .	<ul style="list-style-type: none"> • Seating • Play equipment • Pathway • Shade trees or structures • (delete Litter bins) • Safety fencing as appropriate 	1.5 playground equipment sets with shade structure & safe fall area per 1000 persons. (New guideline)	<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 • Play equipment and soft fall to meet relevant Australian Standards
District Park ¹	Sufficient to meet location and size criteria. May form part of the 0.5ha/1,000 persons. (was 1.13 ha/1000 persons for local & district parks)	Preferably within 5 kms of all residences (was 2 kms)	<ul style="list-style-type: none"> • Large enough to accommodate a range of informal opportunities (while possibly protecting and enhancing significant natural features, visual qualities, heritage items) • Should be of sufficient size to support larger 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 • (Delete Safety fencing 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. • Play equipment and soft fall to meet relevant Australian Standards

Sporting Fields ¹	Approximately 1.7 ha per 1,000 people.	Located in close proximity to schools. ("Where appropriate utilise flood prone land, retention basins and former waste disposal sites" – This guideline removed)	Minium of 4 hectares to allow grouping of sports fields to maximise land efficiency and reduce embellishment costs through economies of scale (shared use of amenities, parking, etc)	<ul style="list-style-type: none"> • Club house • Amenities • Change rooms • Lighting • Car parking 	<p>1.2 large winter playing field (Rugby) per 1000 persons. 1.2 tennis, netball or basket ball court per 1000 persons (New guidelines)</p> <ul style="list-style-type: none"> • 30 car parks for each of the 1st 2 winter playing fields , 20 thereafter • 20 car parks for each of the 1st 2 netball/ basketball courts, 15 for each court there after • 4 car parks per tennis court (New guidelines) 1 clubhouse per 4 winter playing fields and per 6 courts (New guidelines) 	<ul style="list-style-type: none"> • Integrate with local or district parks where possible – to enhance appeal and diversity of opportunity. <p><u>See further detailed on playing field & court specifications</u></p>
Regional Facilities (New category)	Approximately 0.3 ha per 1,000 people.		Range of higher order facilities that satisfy shirewide needs, including minimum 10 hectare site centralised playing fields in Ballina. Other major shirewide recreational facilities include upgrading of the Ballina-Lennox Head Coastal Reserve, construction of the coastal cycleway, regional skate park, provision and upgrading of regional riverside parks etc.	<ul style="list-style-type: none"> • Grandstand • Indoor sporting facilities • Athletics track • Club house • Amenities • Change rooms • Lighting • Car parking • Landscaping • Cycleways • Embellishment • Boating facilities 		<ul style="list-style-type: none"> • Provision of centralised sporting facility in Ballina with good access from main road network • Development and implementation of precinct plan for Coastal Reserve. • Play equipment, soft fall and lighting to meet relevant Australian Standards

¹ Adapted from Hastings Open Space, Cultural and Recreational facilities study, 2002

PLAYING FIELD & COURT SPECIFICATIONS

Plans

Engineering and/or building plans shall be submitted for all required open space facilities for Council approval.

Playing Fields

Specifications for playing fields:

- a) large winter playing field per 1000 persons
- b) The size of the fields shall accommodate a full sized turf pitch cricket oval in summer and two rectangular full sized fields for winter sports (ie rugby league, union, soccer).
- c) The orientation of the fields is to be between true north and 15 degrees east of north.
- d) The playing fields, curtilage and site on which facilities are to be located shall be developed and filled to a minimum of 1 in 10 year ARI for stormwater.
- e) All fills shall suitably for the purpose and be free of contaminates.
- f) The playing fields shall be domed with an optimum surface slope of 1 in 70.
- g) The playing surface shall consist of a free draining topsoil of nominal 150mm depth and within a pH range of 6.0-7.0. The free draining topsoil shall be laid upon a further 150mm of free draining sand medium.
- h) Construction shall commence 2 growing seasons before fields are required/proposed for use.
- i) A fully automated pop-up sprinkler irrigation system, associated controller unit and quick coupling valves shall be installed.
- j) The grass cover shall be of species suitable for the site.
- k) Field lighting shall be provided in accordance to the Australian Standards.

Courts

- a) Tennis, netball or basket ball court per 1000 persons
- b) Tennis, netball or basket ball court shall be of a hard paved surface
- c) Court lighting shall be provided in accordance to the Australian Standards.

Access

The playing fields shall be serviced by a sealed access road.

Parking

Parking shall generally be provided at the following rates

- 30 car parks each for 1st 2 winter playing fields , 20 thereafter
- 20 car parks each for 1st 2 netball/ basketball courts, 15 there after
- 4 car parks per tennis court

All car parking shall be sealed to Council's standards.

Additional all weather overflow car parking to be provided depending on needs

Amenities buildings

An amenities building shall be required that provides a minimum of:

- a. Male and Female ablution (WC's & Showers) facilities. Number of toilets & showers will be dependant on the number of fields/courts.
- b. Lockable storage rooms of nominated dimensions 4m x 4 m per sport (number depending on number of sports using facility)
- c. An awning/verandah for the perimeter of the building.
- d. A canteen.
- e. The building being constructed such that a second storey or extension is capable of being erected for club rooms.

Clubhouses

- 1 clubhouse per 4 winter playing fields
- 1 clubhouse per 6 courts
- Orientation to suit site

Dedication

The areas nominated as reserves/open spaces shown on the approved plan for structured open space are to be dedicated to Council at no cost to Council at the time playing fields and/or courts are finished.

Maintenance

The developer shall maintain and improve the surface of playing fields and associated facilities until they are available for public use.

Attachment 2 - Catchment Populations

Year	Population assumption	Comment	2007	2026	Net increase between 2007-2026	Annual Average Growth
Ballina Island	<i>Revised Population Projections -high growth Scenario -</i>	<i>taking into account the greater redevelopment opportunities.</i>	7,727	7978	251	13
West Ballina	<i>Revised Population Projections -low growth Scenario - minus the Riveroaks Population</i>		4,238	4698	460	24
Riveroaks	<i>assuming fully development by 2026</i>		0	940	940	49
East Ballina	<i>Revised Population Projections -low growth Scenario</i>		5,984	6940	956	50
Ballina Heights	assuming fully development by 2026		240	2250	2010	106
52.7% Rural (Ballina)	<i>Assumes no change in population</i>		3,990	3990	0	0
Tourist Component	<i>Assumes 65% of 2500 average daily permanently occupied beds</i>	<i>Assumes 1.5% growth per year and 66.6% tourist demand weighting</i>	1082	1436	354	19
BALLINA TOTAL			23,260	28231	4971	262
Lennox Head	<i>Revised Population Projections -low growth Scenario</i>		7,939	11690	3751	197
3.1% Rural (Lennox Head)	<i>Revised Population Projections -low growth Scenario</i>		235	235	0	0
Tourist Component	<i>Assumes 32.9% of 2500 average daily permanently occupied beds</i>	<i>Assumes 1.5% growth per year and 66.6% tourist demand weighting</i>	547	726	179	9
LENNOX HEAD TOTAL			8,722	12652	3930	207

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Alstonville	<i>Assumes no change in population</i>		5,204	5204	0	0
Wollongbar excluding WUEA	<i>assumes ultimate development capacity reached by 2026 ie 4985 - 2500 (WUEA)</i>		2,369	2513	144	8
Total Potential WUEA	assuming development by 2026			2500	2500	132
32.2% Rural (Plateau Villages)	<i>Assumes no change in population</i>		2,361	2361	0	0
Tourist Component	<i>Assumes 1.4% of 2500 average daily permanently occupied beds</i>	<i>Assumes 1.5% growth per year and 66.6% tourist demand weighting</i>	23	31	8	0
PLATEAU TOTAL			9,958	12609	2651	140
Wardell			519	587	68	4
10.2% Rural (Wardell)	<i>Assumes no change in population</i>		751	751	0	0
Tourist Component	<i>Assumes 0.7% of 2500 average daily permanently occupied beds</i>	<i>Assumes 1.5% growth per year and 66.6% tourist demand weighting</i>	12	16	4	0
WARDELL TOTAL			1,282	1354	72	4
CUMBALUM RIDGE	assuming development by 2026		230	8000	7770	409
TOTAL SHIRE POPULATION			43,453	62847	19394	1021

Attachment 2a - Population Projections from Urban Settlement Strategy Review

Original Population Projection (based on historic growth 1991-2001)										
Low Growth Scenario (525 Additional Persons per year)										
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,557	3,773	0	5,722	6,301	4,904	2,013	496	7,470	38,236
2002	7,558	3,852	0	5,764	6,576	4,953	2,072	500	7,486	38,761
2003	7,560	3,930	0	5,806	6,850	5,003	2,131	504	7,502	39,286
2004	7,562	4,007	0	5,850	7,123	5,053	2,190	508	7,518	39,811
2005	7,564	4,084	0	5,894	7,396	5,103	2,248	511	7,535	40,336
2006	7,567	4,161	0	5,938	7,668	5,154	2,307	515	7,551	40,861
2007	7,570	4,238	0	5,984	7,939	5,204	2,365	519	7,567	41,386
2008	7,573	4,314	0	6,030	8,210	5,255	2,423	523	7,583	41,911
2009	7,577	4,390	0	6,076	8,480	5,306	2,481	526	7,599	42,436
2010	7,581	4,466	0	6,124	8,749	5,357	2,539	530	7,616	42,961
2011	7,585	4,541	0	6,172	9,018	5,408	2,596	534	7,632	43,486
2012	7,590	4,616	0	6,220	9,286	5,460	2,654	538	7,648	44,011
2013	7,594	4,691	0	6,269	9,554	5,511	2,711	542	7,664	44,536
2014	7,600	4,765	0	6,318	9,821	5,563	2,768	545	7,680	45,061
2015	7,605	4,839	0	6,368	10,088	5,615	2,826	549	7,697	45,586
2016	7,611	4,913	0	6,418	10,355	5,667	2,883	553	7,713	46,111
2017	7,617	4,987	0	6,469	10,621	5,719	2,939	557	7,729	46,636
2018	7,623	5,060	0	6,520	10,886	5,771	2,996	560	7,745	47,161
2019	7,629	5,133	0	6,571	11,151	5,823	3,053	564	7,761	47,686
2020	7,636	5,206	0	6,623	11,416	5,876	3,109	568	7,777	48,211
2021	7,643	5,279	0	6,675	11,681	5,928	3,166	572	7,794	48,736
2022	7,650	5,351	0	6,727	11,945	5,981	3,222	576	7,810	49,261
2023	7,657	5,423	0	6,780	12,209	6,033	3,278	579	7,826	49,786
2024	7,665	5,495	0	6,833	12,472	6,086	3,334	583	7,842	50,311
2025	7,673	5,566	0	6,887	12,736	6,139	3,390	587	7,858	50,836
2026	7,681	5,638	0	6,940	12,999	6,192	3,446	591	7,875	51,361

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Original Population Projection (based on historic growth 1991-2001)										
	High Growth Scenario (800 Additional Persons per year)									
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,557	3,773	0	5,722	6,301	4,904	2,013	496	7,470	38,236
2002	7,610	3,877	0	5,809	6,626	4,989	2,087	503	7,535	39,036
2003	7,662	3,981	0	5,896	6,951	5,075	2,160	511	7,599	39,836
2004	7,715	4,085	0	5,983	7,276	5,160	2,234	518	7,664	40,636
2005	7,768	4,189	0	6,070	7,601	5,246	2,308	525	7,729	41,436
2006	7,820	4,293	0	6,158	7,926	5,331	2,382	532	7,794	42,236
2007	7,873	4,397	0	6,245	8,251	5,417	2,456	539	7,859	43,036
2008	7,926	4,501	0	6,332	8,576	5,502	2,530	546	7,923	43,836
2009	7,978	4,604	0	6,419	8,901	5,588	2,604	554	7,988	44,636
2010	8,031	4,708	0	6,506	9,226	5,673	2,678	561	8,053	45,436
2011	8,084	4,812	0	6,593	9,551	5,759	2,752	568	8,118	46,236
2012	8,136	4,916	0	6,680	9,876	5,844	2,826	575	8,182	47,036
2013	8,189	5,020	0	6,767	10,201	5,930	2,899	582	8,247	47,836
2014	8,242	5,124	0	6,854	10,526	6,015	2,973	589	8,312	48,636
2015	8,294	5,227	0	6,942	10,851	6,101	3,047	597	8,377	49,436
2016	8,347	5,331	0	7,029	11,176	6,187	3,121	604	8,442	50,236
2017	8,400	5,435	0	7,116	11,501	6,272	3,195	611	8,506	51,036
2018	8,452	5,539	0	7,203	11,826	6,358	3,269	618	8,571	51,836
2019	8,505	5,643	0	7,290	12,151	6,443	3,343	625	8,636	52,636
2020	8,558	5,746	0	7,377	12,476	6,529	3,417	632	8,701	53,436
2021	8,611	5,850	0	7,464	12,801	6,614	3,491	640	8,766	54,236
2022	8,663	5,954	0	7,552	13,126	6,700	3,564	647	8,830	55,036
2023	8,716	6,058	0	7,639	13,451	6,786	3,638	654	8,895	55,836
2024	8,769	6,162	0	7,726	13,776	6,871	3,712	661	8,960	56,636
2025	8,821	6,265	0	7,813	14,100	6,957	3,786	668	9,025	57,436
2026	8,874	6,369	0	7,900	14,425	7,042	3,860	675	9,089	58,236

Revised Population Projection (based on historic population growth and assumed land/housing availability)										
	Low Growth Scenario (525 Additional Persons per year)									
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,557	3,773	0	5,722	6,301	4,904	2,013	496	7,470	38,236
2002	7,492	3,759	0	5,703	6,286	4,879	2,009	493	7,421	38,042
2003	7,560	3,930	0	5,806	6,850	5,003	2,131	504	7,502	39,286
2004	7,562	4,007	0	5,850	7,123	5,053	2,190	508	7,518	39,811
2005	7,564	4,084	30	5,894	7,396	5,074	2,248	511	7,535	40,336
2006	7,567	4,161	88	5,938	7,668	5,066	2,307	515	7,551	40,861
2007	7,570	4,238	240	5,984	7,844	5,059	2,365	519	7,567	41,386
2008	7,573	4,314	203	6,030	8,210	5,052	2,423	523	7,583	41,911
2009	7,577	4,390	260	6,076	8,480	5,047	2,481	526	7,599	42,436
2010	7,581	4,466	316	6,124	8,749	5,040	2,539	530	7,616	42,961
2011	7,585	4,541	376	6,172	9,018	5,032	2,596	534	7,632	43,486
2012	7,590	4,616	435	6,220	9,286	5,032	2,654	538	7,640	44,011
2013	7,594	4,691	544	6,269	9,554	5,028	2,711	542	7,603	44,536
2014	7,600	4,765	651	6,318	9,821	5,027	2,768	545	7,566	45,061
2015	7,605	4,839	755	6,368	10,088	5,025	2,826	549	7,531	45,586
2016	7,611	4,913	861	6,418	10,355	5,022	2,883	553	7,495	46,111
2017	7,617	4,987	967	6,469	10,621	5,023	2,939	557	7,467	46,647
2018	7,623	5,060	1,077	6,520	10,886	5,024	2,996	560	7,441	47,187
2019	7,629	5,133	1,186	6,571	11,151	5,025	3,053	564	7,414	47,726
2020	7,636	5,206	1,293	6,623	11,416	5,028	3,109	568	7,387	48,266
2021	7,643	5,279	1,550	6,675	11,535	5,027	3,166	572	7,358	48,805
2022	7,650	5,351	1,877	6,727	11,567	5,034	3,222	576	7,341	49,345
2023	7,657	5,423	2,206	6,780	11,597	5,035	3,278	579	7,324	49,879
2024	7,665	5,495	2,536	6,833	11,629	5,026	3,334	583	7,304	50,405
2025	7,673	5,566	2,860	6,887	11,660	5,018	3,390	587	7,288	50,929
2026	7,681	5,638	3,191	6,940	11,690	5,009	3,446	591	7,269	51,455

Revised Population Projection (based on historic population growth and assumed land/housing availability)										
High Growth Scenario (800 Additional Persons per year)										
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,557	3,773	0	5,722	6,301	4,904	2,013	496	7,470	38,236
2002	7,492	3,758	0	5,702	6,287	4,879	2,008	494	7,421	38,041
2003	7,662	3,981	63	5,896	6,889	5,075	2,160	511	7,599	39,836
2004	7,715	4,085	193	5,983	7,160	5,084	2,234	518	7,664	40,636
2005	7,738	4,173	427	6,030	7,431	5,075	2,308	525	7,729	41,436
2006	7,726	4,293	700	6,053	7,695	5,064	2,379	532	7,794	42,236
2007	7,727	4,397	958	6,077	7,845	5,059	2,386	539	7,856	42,844
2008	7,728	4,501	806	6,292	8,576	5,051	2,525	546	7,811	43,836
2009	7,727	4,604	1,162	6,317	8,857	5,046	2,604	554	7,765	44,636
2010	7,724	4,708	1,328	6,451	9,226	5,040	2,678	561	7,720	45,436
2011	7,722	4,812	1,648	6,474	9,551	5,033	2,752	568	7,676	46,236
2012	7,730	4,916	1,947	6,501	9,876	5,031	2,826	571	7,638	47,036
2013	7,739	5,020	2,247	6,527	10,201	5,029	2,899	571	7,603	47,836
2014	7,745	5,124	2,331	6,773	10,526	5,026	2,973	570	7,568	48,636
2015	7,750	5,227	2,469	6,942	10,851	5,023	3,047	597	7,530	49,436
2016	7,757	5,331	2,847	7,029	11,031	5,022	3,121	604	7,494	50,236
2017	7,774	5,435	3,236	7,116	11,179	5,023	3,195	611	7,467	51,036
2018	7,792	5,539	3,624	7,203	11,326	5,024	3,269	618	7,441	51,836
2019	7,808	5,643	4,004	7,290	11,484	5,026	3,343	625	7,413	52,636
2020	7,824	5,746	4,516	7,377	11,510	5,028	3,417	632	7,386	53,436
2021	7,841	5,850	5,027	7,464	11,534	5,029	3,491	640	7,360	54,236
2022	7,869	5,954	5,511	7,552	11,566	5,034	3,564	647	7,339	55,036
2023	7,895	6,058	5,994	7,639	11,599	5,037	3,638	654	7,322	55,836
2024	7,924	6,162	6,490	7,726	11,629	5,027	3,712	661	7,305	56,636
2025	7,950	6,265	6,989	7,813	11,659	5,019	3,786	668	7,287	57,436
2026	7,978	6,369	7,488	7,900	11,690	5,008	3,860	675	7,268	58,236

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Total Potential Population Accommodated (Based on assumed land availability alone)										
	Note: Does not consider population demands									
Year	Ballina Island	West Ballina	Cumbalum	East Ballina	Lennox Head	Alstonville	Wollongbar	Wardell	Rural	Ballina Shire Total
2001	7,406	3,773	0	5,436	5,986	4,904	2,013	496	7,469	37,483
2002	7,342	3,759	0	5,418	5,972	4,879	2,009	494	7,420	37,293
2003	7,598	4,158	122	5,686	6,544	5,095	2,369	545	8,063	40,180
2004	7,591	4,165	243	5,707	6,803	5,085	2,373	543	8,009	40,519
2005	7,582	4,172	483	5,728	7,060	5,075	2,377	543	7,955	40,975
2006	7,572	4,645	722	5,749	7,311	5,065	2,380	540	7,901	41,885
2007	7,573	4,653	959	5,773	7,452	5,059	2,385	540	7,856	42,250
2008	7,573	5,565	1,194	5,977	8,275	5,052	2,524	558	7,811	44,529
2009	7,572	5,569	1,426	6,000	8,414	5,046	2,662	558	7,766	45,013
2010	7,570	5,710	2,011	6,128	9,324	5,040	2,800	573	7,721	46,877
2011	7,567	5,714	2,591	6,150	9,460	5,033	2,938	573	7,675	47,701
2012	7,575	5,856	3,286	6,176	9,599	5,031	3,076	571	7,639	48,809
2013	7,583	5,863	3,976	6,201	10,014	5,029	3,214	571	7,603	50,054
2014	7,590	6,004	4,427	6,435	10,151	5,026	3,352	569	7,567	51,121
2015	7,596	6,055	4,876	6,740	10,344	5,024	3,489	657	7,531	52,312
2016	7,601	6,240	5,320	6,764	10,480	5,021	3,625	698	7,495	53,244
2017	7,619	6,294	5,997	6,998	10,620	5,023	3,763	741	7,467	54,522
2018	7,636	6,481	6,671	7,232	10,760	5,024	3,900	781	7,440	55,925
2019	7,652	6,490	7,111	7,465	10,908	5,026	4,038	824	7,413	56,927
2020	7,668	6,550	7,548	7,490	10,934	5,027	4,174	864	7,386	57,641
2021	7,683	6,559	8,211	7,664	10,958	5,028	4,311	885	7,359	58,658
2022	7,711	6,572	8,879	7,899	10,988	5,034	4,449	904	7,341	59,777
2023	7,738	6,585	9,089	7,929	11,017	5,036	4,586	926	7,323	60,229
2024	7,765	6,598	9,072	7,958	11,047	5,027	4,723	945	7,305	60,440
2025	7,792	6,611	9,055	7,988	11,076	5,018	4,861	988	7,287	60,676
2026	7,818	6,624	9,037	8,066	11,105	5,009	4,985	1,036	7,269	60,949

Attachment 2b - Tourist Inventory

TOURIST ACCOMMODATION IN BALLINA SHIRE COUNCIL - prepared July 2007								
Catchment location	Locality	Type of Tourist Accommodation	Rooms in Non-caravan Park Tourist facilities	Beds in Non-caravan park tourist facilities	Short term caravan sites	Short term caravan park beds - assumes beds per site	Camping Sites	Estimated Camping beds - assumes beds per site
		Assumed beds per site		by survey		2.4		2.7
BALLINA DISTRICT CATCHMENT								
Tassiriki Ranch	Ballina	retreat	2	6		0		0
Angels Beach Lodge	Ballina	B & B	2	5		0		0
Brundah	Ballina	B & B	3	3		0		0
Landfall B & B	Ballina	B & B	1	1		0		0
Lyndoch on the Lake	Ballina	B & B	1	1		0		0
The Yabsley	Ballina	B & B	2	2		0		0
Macnicol Cottage	Ballina	serviced apartments	1	3		0		0
Shelly Beach Retreat	Ballina	serviced apartments	2	4		0		0
Grandview Apts	Ballina	serviced apartments	13	38		0		0
Leisure-Lee Apartments	Ballina	serviced apartments	7	16		0		0
Ramada Riverside Apts	Ballina	serviced apartments	27	65		0		0
Samsara Studio	Ballina	serviced apartments	1	1		0		0
Ballina Manor	Ballina	hotel	12	14		0		0
Fun n Sun Motel	Ballina	motel	17	36		0		0
Riversleigh Guesthouse	Ballina	motel	2	2		0		0
Almare Motel	Ballina	motel	14	30		0		0
Avon Gardens	Ballina	motel	10	27		0		0
Ballina Beach Resort	Ballina	motel	46	81		0		0
Ballina Centre Point	Ballina	motel	14	34		0		0
Ballina Colonial Motel	Ballina	motel	12	20		0		0
Ballina Coast Inn	Ballina	motel	10	19		0		0
Ballina Heritage Inn	Ballina	motel	26	36		0		0
Ballina Homestead	Ballina	motel	25	48		0		0
Ballina Palms Motel	Ballina	motel	13	18		0		0
Ballina Travellers Lodge	Ballina	motel	12	20		0		0
Ballina Motel	Ballina	motel	14	44		0		0
Ballina Island Motor Inn	Ballina	motel	40	56		0		0
Chaparral Motel	Ballina	motel	18	36		0		0
Comfort Inn All Seasons	Ballina	motel	40	50		0		0
Cubana Motel	Ballina	motel	27	70		0		0
Hi Craft Motel	Ballina	motel	26	51		0		0
Richmond Motor Inn	Ballina	motel	13	28		0		0
Sundowner	Ballina	motel	26	60		0		0
Ballina Lakeside Holiday Park	Ballina	caravan park			111	266	30	81
Headlands Caravan Park	Ballina	caravan park			21	50	12	32
Shaws Bay Caravan Park	Ballina	caravan park			117	281	129	348
Ballina Pacific Palms	Ballina	caravan park			23	55	0	0
Ballina Gardens Caravan Park	Ballina	caravan park			23	55	0	0
Ballina Central Caravan Park	Ballina	caravan park			73	175	79	213
Cedar Caravan Park	Ballina	caravan park			26	62	4	11
Sunmaid Village	Ballina	caravan park			10	24	0	0
Hibiscus Gardens Caravan Park	Ballina	caravan park			5	12	0	0
South Ballina Caravan Park	Ballina	caravan park			19	46	0	0
Sea Breeze Caravan Park	Ballina	caravan park			27	65	24	65
Southern Cross Village	Ballina	caravan park			0	0	0	0
Flat Rock Tent Park	Ballina	camping grounds			0	0	84	227

Ballina Shire Open Space Strategy - June 2008

LENNOX HEAD DISTRICT CATCHMENT						0		0
Bundaleer Retreat	Lennox Head	retreat	5	8		0		0
Lennox Head B & B	Lennox Head	B & B	2	2		0		0
Randall's on Ross	Lennox Head	B & B	2	2		0		0
Moana Retreat	Lennox Head	serviced apartments	2	2		0		0
14 Pinnacle Row	Lennox Head	serviced apartments	1	3		0		0
Headland Beach Resort	Lennox Head	serviced apartments	37	85		0		0
Lennox Point Holiday Apartments	Lennox Head	serviced apartments	13	26		0		0
Lennox Motor Lodge	Lennox Head	backpackers	10	36		0		0
Sante fe Motel	Lennox Head	motel	13	13		0		0
Lennox Head Motel	Lennox Head	motel	9	36		0		0
Beachouse Backpackers	Lennox Head	backpackers	12	46		0		0
Sanctuary Village	Lennox Head	caravan park			0	0	0	0
Lake Ainsworth Caravan Park	Lennox Head	caravan park			179	430	306	826
PLAEAU DISTRICT CATCHMENT								
Hume's Hovell	Plateau	B & B	3	6		0		0
Pines on Plateau	Plateau	B & B	2	2		0		0
Alstonville Country Cottages	Plateau	serviced apartments	4	12		0		0
Tallaringa Views	Plateau	serviced apartments	2	2		0		0
Alstonville Settlers	Plateau	motel	17	29		0		0
The Garden Inn Wollongbar	Plateau	motel	11	14		0		0
Alstonville Caravan Park	Plateau	caravan park			0	0	0	0
WARDELL DISTRICT CATCHMENT						0		0
Sandalwood Leisure	Wardell	caravan park			14	34	0	0
Open Space District Catchment	Beds in Non-caravan park tourist facilities	Estimated short term caravan park beds - assumes beds per site	Estimated Camping beds - assumes beds per site	TOTAL	% of Shire total			
Assumed beds per site	by survey	2.4	2.7					
Ballina District Catchment	925	1092	977	2994	65.0%			
Lennox Head District Catchment	259	430	826	1515	32.9%			
Plateau District Catchment	65	0	0	65	1.4%			
Wardell District Catchment	0	34	0	34	0.7%			
TOTAL	1249	1555	1804	4608	100.0%			
% of total	27.1%	33.8%	39.1%					

Attachment 3 - Existing and Future Open Space Needs

CATCHMENTS	POPULATION				LOCAL PARKS			DISTRICT PARKS						Playing Fields				Regional Facilities	TOTAL	
	2007	2026	Net Increase	% Increase	Existing area	existing provision ha per 1000 pop	Total Area required for 2026 pop	existing area	existing provision	existing shortfall / credit @ 0.5ha/1000 pers.	total area required for projected Growth	TOTAL AREA REQUIRED IN 2026	Total shortfall in 2026 with no further supply	existing/ committed /required area	rate of existing provision	existing shortfall / credit	total area required for projected Growth	total area required for pop growth to 2026	Existing & committed Local, District, Playing Fields	rate of existing provision
Adopted Rate in ha per 1000 persons							0.33			negative is shortfall	0.50	at 0.5 ha / 1000 persons	negative is shortfall			negative is shortfall	1.70	0.30		
Unit of Measurement					Ha	ha / 1000 persons	Ha	Ha	ha / 1000 persons	Ha	Ha			Ha	ha per 1000	ha	Ha	Ha		
<i>Ballina Island</i>	7,727	7,978	251																	
<i>West Ballina</i>	4,238	4,698	460																	
<i>Riveroaks</i>	0	940	940	100.0%	Planned with Development															
<i>East Ballina</i>	5,984	6,940	956																	
Ballina Urban	17,949	20,556	2,607	12.7%	13.15	0.73	6.78													
Ballina Heights	240	2,250	2,010	89.3%	0.45	1.87	0.74													
<i>Average Daily Tourist Pop</i>	<i>1,082</i>	<i>1,436</i>	<i>354</i>	<i>24.6%</i>																
BALLINA DISTRICT CATCHMENT	23,260	28,231	4,971	17.6%				21.04	0.90	9.41	2.49	14.12	6.93							
BALLINA + Ballina Height & Riveroaks planned pop & fields	26,450	28,231	1,781	6.3%										43.01	1.63	-1.96	3.03	1.49	77.20	2.92
<i>Pacific Pines Pop</i>	521	2,090	1,570	75.1%	planned with development															
<i>Balance of Lennox Head</i>	7,418	9,600	2,181																	
Lennox Head Urban	7,939	11,690	3,751	32.1%	9.64	1.21	3.86													
<i>3.1% Rural Pop</i>	<i>235</i>	<i>235</i>	<i>0</i>																	
<i>Average Daily Tourist Pop</i>	<i>547</i>	<i>726</i>	<i>179</i>	<i>24.6%</i>																
LENNOX HEAD DISTRICT CATCHMENT	8,722	12,652	3,930	31.1%				4.44	0.51	0.08	1.96	6.33	-1.89							
LENNOX HEAD with Pacific Pine planned pop. & fields	10,291	12,652	2,360	18.7%										12.49	1.21	-5.01	4.01	1.18	26.57	2.58

Ballina Shire Open Space Strategy - June 2008

CATCHMENTS	POPULATION				LOCAL PARKS			DISTRICT PARKS						Playing Fields				Regional Facilities	TOTAL	
	2007	2026	Net Increase	% Increase	Existing area	existing provision ha per 1000 pop	Total Area required for 2026 pop	existing area	existing provision	existing shortfall / credit @ 0.5ha/1000 pers.	total area required for projected Growth	TOTAL AREA REQUIRED IN 2026	Total shortfall in 2026 with no further supply	existing/ committed / required area	rate of existing provision	existing shortfall / credit	total area required for projected Growth	total area required for pop growth to 2026	Existing & committed Local, District, Playing Fields	rate of existing provision
Adopted Rate in ha per 1000 persons							0.33			negative is shortfall	0.50	at 0.5 ha / 1000 persons	negative is shortfall			negative is shortfall	1.70	0.30		
Unit of Measurement					Ha	ha / 1000 persons	Ha	Ha	ha / 1000 persons	Ha	Ha			Ha	ha per 1000	ha	Ha	Ha		
Alstonville Urban	5,204	5,204	0	0.0%	4.09	0.79	1.72													
Wollongbar Urban	2,369	2,513	144	5.7%	1.17	0.49	0.83													
31.2% Rural Pop.	2,361	2,361	0																	
Average Daily Tourist Pop	23	31	8	24.6%																
WUEA	0	2,500	2,500		0.00	0.00	0.83	0.00	0.00	0.00	1.25	1.25	-1.25	0.00	0.00	0.00	-4.25			
PLATEAU DISTRICT CATCHMENT	9,958	12,609	2,651	21.0%				3.42	0.34	-1.55	1.33	6.30	-2.88							
PLATEAU CATCHMENT	9,958	12,609	2,651	21.0%										22.50	2.26	5.57	4.51	0.80	31.19	3.13
Wardell Urban	519	587	68	11.6%	0.89	1.72	0.19													
9.9% Rural Pop	751	751	0																	
Average Daily Tourist Pop	12	16	4	24.6%																
WARDEL DISTRICT CATCHMENT	1,282	1,354	72	5.3%				0.00	0.00	-0.64	0.04	0.00	0.00							
WARDELL	1,282	1,354	72	5.3%										0.39	0.30	-1.79	0.12	0.02	1.28	1.00
TOTAL URBAN POP - excluding WUEA	34,220	42,800	8,580	20.0%	28.22	0.82	14.12													
Total Rural Population	7,567	7,567	0	0.0%																
Projected Cumbalum Ridge Population	230	8,000	7,770				2.6	0.00	0.00	0.00	3.88	4.00	-4.00	0.00	0.00	-0.39	-13.21	2.33		
TOTAL DISTRICT CATCHMENT - excl Cumbalum ridge	43,222	54,847	11,624	21.2%				28.91	0.67	7.29	5.81	0.00	28.91							
TOTAL Existing & committed Populations - excluding Cumbalum Ridge	48,212	54,847	6,634	12.1%							5.81			78.39	1.63		11.67		136.23	2.83
TOTAL POPULATION incl. Cumbalum Ridge Rezoning	43,453	62,847	19,394	30.9%														5.02		

Attachment 4 - Existing and Future Playing Field Needs

CATCHMENTS	POPULATION				WINTER PLAYING FIELDS				SUMMER PLAYING FIELDS				PLAYING COURTS			
					Soccer, Rugby, Football, Hockey, Baseball, AFL				Cricket, Softball				Tennis, Netball, Basketball			
Field/oval/court per 1000 people as per ERM Report					1.2				0.3				1.0			
	2006 + committed populations	2025	Net Increase	%increase	current /committed no. of playing fields	No required on basis of 1.2 per 1000	Shortfall / surplus	No. required for growth to 2025 assuming standard	current/committed no. of ovals	No required on basis of 0.3 per 1000 pop	Shortfall / surplus	No. required for growth to 2025 assuming standard	current/committed no of courts	No required on basis of 1 per 1000 pop	Shortfall / surplus	No. required for growth to 2025 assuming standard
BALLINA	26450	28231	1781	6%	23	30.9	-7.9	2.1	11	8.8	2.2	0.6	41	26.5	14.5	1.8
LENNOX HEAD	10291	12652	2360	19%	9	12.0	-3.0	2.8	4	3.4	0.6	0.8	2	10.3	-8.3	2.4
PLATEAU	9958	12609	2651	21%	16	11.6	4.4	3.1	5	3.3	1.7	0.9	14	10.0	4.0	2.7
WARDELL	1282	1354	72	5%	0	1.5	-1.5	0.1	0	0.4	-0.4	0.0	3	1.3	1.7	0.1
TOTAL	48212	54847	6634	12%	48	56.0	-8.0	8.0	20	16.0	4.0	2.3	60	48.0	12.0	6.9

Attachment 5 - Works Program, Costings & Apportionment

1. LOCAL PARKS EMBELLISHMENT COMPONENT									
Catchment	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
All catchments, excluding Ballina Heights, Riveroaks and Pacific Pines Estates	Various	Park equipment & general embellishment	Provides for embellishment only - acquisition to form part of subdivision approval	\$498,000	Based on the cost of providing 1.5 playground sets for each 1,000 persons @ \$50,000 per set.	100.0%	\$498,000	\$0	As funds accumulate
TOTAL				\$498,000			\$498,000	\$0	

2. DISTRICT PARKS COMPONENT

Catchment	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		

2.1 Ballina District Park Catchment

Ballina District	Pop Denison Park	Major upgrading	Park to be upgraded to provide district park facilities	\$1,500,000	There is an existing surplus of land available for district parks in Ballina catchment. However, new development should make a reasonable	100.0%	\$1,500,000	\$0	1st stage - 5-10 years, 2nd stage 10-15 years, 3rd stage 15-20 years
TOTAL				\$1,500,000			\$1,500,000	\$0	

2.2 Lennox Head District Park Catchment

Lennox Head District	Williams Reserve	Major upgrading	Village Green, skatepark, landscaping, etc	\$1,000,000	Expected development will generate a demand for 1.96 ha of district park. It is proposed to address this need by creating a 1 hectare district park and	100.0%	\$1,000,000	\$0	5-10 years
	Barretts Land	Replacement cost for playing field land	1 ha land acquisition	\$30,000	It is reasonable that development should pay 100% of the cost of replacing an existing playing field on	100.0%	\$30,000	\$0	1-5 years
	Barretts Land	Replacement cost of playing field	Construction cost for one playing field @ \$200,000	\$200,000	As above	100.0%	\$200,000	\$0	1-5 years
TOTAL				\$1,230,000			\$1,230,000	\$0	

Catchment	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		

2.3 Plateau District Park Catchment

	Expansion Area	2 ha land acquisition	2 ha new district park on WUEA	\$1,220,000	Future plateau development requires 1.33 ha to meet new 0.5 ha per 1,000 people district standard. It is therefore reasonable for expected development to contribute 67% of the cost of this facility (1.33 / 2.03)	66.5%	\$811,000	\$409,000	5-10 years
	Expansion Area	Development costs of new district park	Embellishment costs of new district park on WUEA	\$1,489,000	Future Plateau development requires 1.33 ha to meet new 0.5 ha per 1,000 people district standard	66.5%	\$990,000	\$499,000	1st stage 5-10 years, 2nd stage 10-15 years
					Recognition of half of the \$250,000 held from the existing Avalon Estate DA 2000/486		-\$125,000		
TOTAL				\$2,709,000			\$1,676,000	\$908,000	

2.4 Wardell District Park Catchment

Wardell District	East Wardell	East Wardell Foreshore Facility	Represents contribution towards East Wardell Foreshore Facility works	\$25,000	Expected development in this catchment will generate a need for 400m2 of district park. It is intended that this need be addressed by a reasonable contribution toward the embellishment of existing facilities that can serve a district park function.	100.0%	\$25,000	\$0	5-10 years
TOTAL				\$25,000			\$25,000	\$0	

2.5 Cumbalum Ridge - Future Rezoning Area

Will be subject to a future development control plan / voluntary planning agreement

3. PLAYING FIELDS

3.1 Ballina Playing Fields

Excludes Ballina Heights & Riveroaks

Locality	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Ballina	To be determined	10.8 ha land acquisition	New Ballina sports facility	\$318,000	Expected future development will generate a demand for 3.03ha of playing fields. Therefore a reasonable contribution by expected development is 28% (3.03 / 10.8)	28.0%	\$89,000	\$229,000	5-10 years
Ballina	To be determined	Construction of 4 Hockey Fields	New Ballina sports facility	\$781,000	Expected future development will generate a demand for 2.1 winter fields. Council proposes to provide a total of 6 fields (4 in the new Ballina facility and 2 at Ballina Island) under its open space strategy. Therefore a reasonable contribution by expected development is 35% (2.1 / 6)	34.6%	\$271,000	\$510,000	15-20 years
Ballina	To be determined	Construction of playing field clubhouse / amenities	New Ballina sports facility	\$350,000	Council applies a standard of constructing 1 clubhouse for every 4 fields. Council expects development to generate 2.1 winter fields, therefore a reasonable contribution from expected development is 52% (2.1 / 4)	52.0%	\$182,000	\$168,000	15-20 years
Ballina Island	Saunders Oval	Construction of 2 fields	Construction cost of new ovals on expanded Saunders Oval site.	\$200,000	Expected future development will generate a demand for 2.1 winter fields. Council proposes to provide a total of 6 fields (4 in the new Ballina facility and 2 at Ballina Island) under its open space strategy. Therefore a reasonable contribution by expected development is 35% (2.1 / 6)	34.6%	\$69,000	\$131,000	1-5 years
Ballina Island	Hampton Park	Construction of 4 tennis courts	Extension to existing tennis complex	\$200,000	Expected future development will generate a demand for 1.8 courts. Therefore a reasonable contribution from expected development is 45% (1.8 / 4)	44.5%	\$89,000	\$111,000	5-10 years
TOTAL				\$1,849,000			\$700,000	\$1,149,000	

3.2 Lennox Head Playing Fields

Excludes Pacific Pines Estate

Locality	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Lennox Head	Barretts Land	15 ha land acquisition	1 additional hectare to be funded from Lennox Head District Park Component for replacement of part of Williams Reserve - This is to make up the 16 ha Barrett Playing Field Site	\$450,000	Expected future development will generate a demand for 4.01ha of playing fields. Council intends to acquire 17ha for playing fields (15 at Barretts Land + 2 ha at Skennars Head) under its open space strategy. Therefore a reasonable contribution by the expected development is 24% (4.01 / 17)	23.6%	\$106,000	\$344,000	1-5 years
Lennox Head	Barretts Land	Construction of 4 winter playing fields	1 additional field to be funded from Lennox Head District Park component for replacement of part of Williams Reserve	\$781,000	Expected future development will generate a demand for 2.8 winter fields. Council proposes to provide a total of 6 fields (4 on Barretts land & 2 at Skennars Head Playing Fields) under its open space strategy. Therefore a reasonable contribution by this development is 46% (2.8 / 6)	45.9%	\$358,000	\$423,000	1st stage 5-10 years, 2nd stage 10-15
Lennox Head	Barretts Land	Construction of large clubhouse/ amenities	Large clubhouse facility that will cater for a number of sports.	\$850,000	Council applies a standard of constructing 1 clubhouse for every 4 fields. As expected future development will generate a demand for 2.8 fields, a reasonable contribution would be 69% (2.8 / 4)	68.8%	\$585,000	\$265,000	15-20 years
Lennox Head	To be determined	Construction of 10 Courts	Possible option includes Barretts Land, Megan Crescent, Skennars Head Playing Fields.	\$500,000	Expected future development will generate a demand for 2.4 courts. Council intends to provide a total of 10 courts (netball, tennis, basketball) under its open space strategy. Therefore a reasonable contribution by development would be 24% (2.4 / 10)	23.6%	\$118,000	\$382,000	5-10 years
Skennars Head	Coast Road	2 ha land acquisition	Acquisition of land to expand Skennars Head Playing Fields	\$174,000	Expected future development will generate a demand for 4.01ha of playing fields. Council intends to acquire 17ha for playing fields under its open space strategy. Therefore a reasonable contribution by the expected development is 24% (4.01 / 17)	23.6%	\$41,000	\$133,000	1-5 years
Skennars Head	Coast Road	Construction of 2 winter playing fields	Construction of two soccer fields	\$517,000	Expected future development will generate a demand for 2.8 winter fields. Council proposes to provide a total of 6 fields (4 on Barretts land & 2 at Skennars Head Playing Fields) under its open space strategy. Therefore a reasonable contribution by this development is 46% (2.8 / 6)	45.9%	\$237,000	\$280,000	1-5 years
TOTAL				\$3,272,000			\$1,445,000	\$1,827,000	

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3.3 Plateau Playing Fields

Locality	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Wollongbar	Former Wollongbar Drive-in Site	1 ha Land acquisition	Area for courts	\$605,000	Expected future development will generate a demand for 4.5 ha of playing fields/courts. There is no current shortfall of playing fields/courts land in this catchment. This 1 ha site is part of the total 4.5 ha for playing fields and courts Council intends to supply under its open space strategy. Therefore it is reasonable for expected development to fully fund this facility.	100.0%	\$605,000	\$0	1-5 years
Wollongbar	Former Wollongbar Drive-in Site	Construction of 6 Courts	Embellishment of acquired land	\$237,000	Expected future development will generate a demand for 2.7 courts. Council intends to provide a total of 6 courts under its open space strategy. Therefore a reasonable contribution by development would be 45% (2.7 / 6)	45.0%	\$107,000	\$130,000	1-5 years
Wollongbar	Former Wollongbar Drive-in Site	Construction of court clubhouse	Amenities for courts	\$250,000	Council applies a standard of constructing 1 clubhouse for every 6 courts. Therefore a reasonable contribution by expected development would be 45% (2.7 / 6)	45.0%	\$113,000	\$137,000	1-5 years
To be determined	To be determined	3.5 ha land acquisition	Area for playing fields	\$528,000	Expected future development will generate a demand for 4.5 ha of playing fields. There is no current shortfall of playing fields land in this catchment. 3.5 ha represents balance of total 4.5 ha required for future growth after discounting 1 ha purchase. Therefore it is reasonable for expected development to fully fund this facility.	100.0%	\$528,000	\$0	5-10 years
To be determined	To be determined	Construction of 3 playing fields	Embellishment of acquired land	\$600,000	Expected future development will generate a demand for 3.1 winter fields. Council proposes to provide a total of 3.0 fields under its open space strategy. Therefore it is reasonable for expected development to fully fund this facility	100.0%	\$600,000	\$0	5-10 years
To be determined	To be determined	Construction of Playing Fields amenities/ clubhouse	Amenities for acquired land	\$250,000	Council applies a standard of constructing 1 clubhouse for every 4 fields. Therefore a reasonable contribution by expected development would be 77% (3.1 / 4)	77.3%	\$193,000	\$57,000	5-10 years
					Recognition of half of the \$250,000 held from the existing Avalon Estate (DA 2000/486)		-\$125,000		
			TOTAL	\$2,470,000			\$2,021,000	\$449,000	

3.4 Wardell Playing Fields

Locality	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Wardell	Wardell	To be determined	Represents contribution towards embellishment of existing playing fields	\$25,000	It is reasonable that the future population should make a contribution towards the embellishment of existing playing fields/courts in Wardell.	100.0%	\$25,000	\$0	5-10 years
TOTAL				\$25,000			\$25,000	\$0	

Cumbalum Ridge - Future Rezoning Area

Will be subject to a future development control plan / voluntary planning agreement

Ballina Shire Open Space Strategy - June 2008

4. REGIONAL FACILITIES COMPONENT									
Shire Wide									
Locality	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Ballina	To be determined	4.2 ha acquisition for Regional Sports Facility	Regional Sports Facility	\$147,000	Expected future development will generate a demand for 5 ha of regional open space. Therefore it is reasonable for expected development to fully fund this component of the facility.	100.0%	\$147,000	\$0	5-10 years
Ballina	To be determined	1 synthetic Hockey Field	Regional Sports Facility	\$1,000,000	As above	100.0%	\$1,000,000	\$0	5-10 years
Ballina	To be determined	Clubhouse / Amenities	Regional Sports Facility	\$600,000	As above	100.0%	\$600,000	\$0	15-20 years
Wardell	East Wardell	1.5 ha acquisition for Regional River Park	Boating infrastructure to satisfy future needs identified by Boating Study	\$250,000	Expected future development should make a reasonable contribution toward augmenting the shire's boating infrastructure. Given that community has already made a significant investment in these types of facilities, then it is reasonable for expected development to fully fund this proposed facility.	100.0%	\$250,000	\$0	5-10 years
Wardell	East Wardell	Embellishment of Regional River Park	Boating infrastructure to satisfy future needs identified by Boating Study - further \$50,000 to be contributed from Wardell District Park Component.	\$300,000	As above	100.0%	\$300,000	\$0	10-15 years
Ballina	Fawcett Park	Regional Park	Already expended - Proportion of future growth to future population	\$3,300,000	The provision of this facility either is demanded by or benefits both the existing and future populations (including Cumbalum Ridge). Therefore a reasonable contribution from expected development is 31% (19,394 / 62,847 persons)	30.9%	\$1,018,000	\$2,282,000	Provided
Ballina	Captain Cook Park	Regional Park	Provision of wharf, landscaping	\$1,000,000	As above	30.9%	\$309,000	\$691,000	10-15 years
Ballina/Lennox Head	Between the Northern Shire Boundary and West Ballina	Northern Section of Coastal Cycleway	Council has already completed parts of this cycleway.	\$5,065,000	As above	30.9%	\$1,563,000	\$3,502,000	Parts already provided - 25% each 5 year period
Ballina/Lennox Head	Coastal Reserve	Upgraded facilities	Proportion of future growth to future population	\$1,000,000	As above	30.9%	\$309,000	\$691,000	25% each 5 year period
Ballina	Missingham Park	Ballina Skatepark - Stage 1	Constructed - Council share paid for by existing Section 94 plan	\$160,000	As above	30.9%	\$49,000	\$111,000	Provided
Ballina	Missingham Park	Ballina Skatepark - Stage II	Council share paid for by existing Section 94 plan	\$250,000	As above	30.9%	\$77,000	\$173,000	1-5 years
TOTAL				\$13,072,000			\$5,622,000	\$7,450,000	

5. ADMINISTRATION COMPONENT

Shire Wide

Catchment	Address	Proposed Works	Comments	Costs	Apportionment Rationale	S. 94 Apportionment		Council's Liability	Staging from commencement of plan
						Apportionment Factor	Cost		
Administration @ 1.5% of Apportioned cost over 20 years.				\$206,000	100% to administer this plan	100.0%	\$206,000	\$0	On-going
			TOTAL	\$206,000			\$206,000	\$0	

Attachment 6 – Proposed Saunders Oval Land Swap



Attachment 7 – Embellishment Costs

Development Costs for Centralised Playing Fields in Ballina

Reallocation of costs provided by Ardill Payne & Partners - June 2005

Works	allocated amounts	Fill -exlude Driveway	Driveway fill	lighting	car parking	Road Access	Drainage /storm	seat.	Fence		subtotal
Playing Fields - 2 fields	Playing field fill	118800								118800	
	Driveway/carparking fill		16170							16170	
	playing field lighting			80833						80833	
	Playing field parking say 40				31600					31600	
	Road Access					11250				11250	
	Drainage Stormwater						20000			20000	
	seating say 100							17200		17200	
	fencing say 400 m								14800	14800	
	irrigation (3 Fields									80000	390653
18 Netball courts	18 Netball Courts									450000	
	netball fill	99000								99000	
	Driveway/carparking fill		24255							24255	
	Netball lighting			20555						20555	
	Netball parking say 60				47400					47400	
	Road Access					16875				16875	
	Drainage Stormwater						20000			20000	
	seating							17200		17200	
	fencing say 400 m								14800	14800	710085

Grass Athletic Field	Athletic fill	234960								234960	
	Driveway/carparking fill		40425							40425	
	Athletic lighting			65823						65823	
	Athletics parking say 100				79000					79000	
	Road Access					28125				28125	
	Drainage Stormwater						20000			20000	
	seating say							34400		34400	
	fencing say 800 m								29600	29600	532333
Grandstand	Grandstand fill	3960								3960	
	grandstand with change rooms/storage									350000	353960
Amenities	Amenities fill	1980								1980	
	Storage/canteen/toilets									250000	251980
Unallocated amounts	other lighting			79000						79000	79000
	other fencing say 200 m								7400	7400	7400
	TOTALS	458700	80850	246211	158000	56250	60000	68800	66600	2325411	2325411

Acquisition Costs for Centralised Playing Fields**Gallans Road, Ballina**

Details	Address	Acquisition Cost
13 ha englobo (further 2 ha to be provided as shortfall)	with 20% contingency	\$383,223
	TOTAL	\$383,223
based on % of future 2.43 ha future shortfall ie. 2.42/13	20% to playing fields acq	\$76,645
	80% to Regional facilities	\$306,578

Development Costs for Centralised Playing Fields**Gallans Road, Ballina**

Facility	comment	Embellish. Cost
6 hockey fields		\$1,171,959
4 soccer fields/ 1 cricket field		\$781,306
1 football field		\$195,327
1 cricket oval	to be build over winter plaing fields - no cost	
12 netball courts		\$473,390
amenities/ clubhouse		\$375,000
Athletics track		\$532,333
Grandstand		\$353,960
	TOTAL	\$3,883,275

DEVELOPMENT COSTS - WUEA DISTRICT PARK		
Item	Notes	Cost
Site Establishment & Site Preparation	Remove existing bitumen & Shale Pavement	\$212,500
Importation of Soil	item	\$40,000
Toilet block		\$100,000
Carparking areas and roads	Pavement, Wearing surface & Stormwater	\$250,000
Skatepark	\$135,000 included as shortfall	
Cycleways & Footpaths	item	\$95,760
Picnic Shelters & BBQ's	item	\$81,000
Additional Picnic Tables	item	\$30,000
Playgrounds	0-6, teen, shade structure	\$180,000
Services	Water, Sewer & electrical	\$150,000
Turf	Supply and lay	\$50,000
Landscaping	item	\$40,000
Design & Management	item	\$100,000
Contingencies		\$160,000
	TOTAL	\$1,489,260

DEVELOPMENT COSTS - WUEA NETBALL COURT

Item	Notes	Cost
Netball Amenities Building	item	\$250,000
Netball Courts	6 at \$25,000 each	\$150,000
Netball courts lighting	item	\$40,000
TOTAL		\$440,000

ESTIMATED PLAYING FIELD COSTS FOR WUEA

2 FIELDS (no Clubhouse/Amenities)

Item	Notes	Cost
Roads & Carparking	60 cp @1500 + 60 m access road @240/m	\$104,400
Lighting	\$30,000 per field	\$60,000
Fencing	120mx2+150mx2 @\$37	\$19,980
Drainage/Stormwater treatment		\$40,000
Irrigation	\$40,000 per field	\$80,000
Earthworks		\$100,000
	Total	\$404,380

Fawcett Park Development Costs

Supplied by Paul Busmanis - 12 November 2005		
Rock facing Richmond River of Fawcett Park & Capt Cook Pk		\$200,000
Wharf & Pontoon		\$250,000
Retaining wall & drainage		\$350,000
Fawcett Park upgrade		\$2,300,000
Café	\$340000 -not include in costings	
Consultancy Fees		\$200,000
	TOTAL	\$3,300,000

Estimated Costs for Captain Cook Park upgrade

WP Partnership for Environmental Partnership - 21/08/2002.

Supplied by Paul Busmanis 12/11/05

Demolition & Excavation		\$10,500
Electrical		\$141,200
Paving		\$468,900
furniture		\$83,000
soft landscaping		\$191,299
irrigation		\$50,000
sail canopy structures		\$454,000
Kiosk, Building & Structure		\$308,100
interactive water play area		\$551,560
playground		\$51,500
	TOTAL	\$2,310,059

Estimated Cost of One Playing field (without amenities)		
Fill 120m x 75m x 300mm @22/m3		\$59,400
Lighting		\$30,000
Irrigation		\$40,000
car parking - say 30 cp/field @ \$1500		\$45,000
Fencing - two sides 120m +75m @37/m		\$7,400
Drainage/earthworks/contingency	say 20000	\$20,000
	TOTAL	\$201,800
	say	\$200,000

Attachment 8 - Local Parks

BALLINA			
Name of Facility	Property Details	notes	Area (ha)
Bayview Drive	Bayview Drive		0.0701
Christine Place/Helen Crc	Cristine Place/Helen Crc		0.2036
Meldrum Park	Lot 1 (S50) DP 758047, Fox Street/Norton St		0.2023
Hampton Park	Pt 476 DP 729095, Burnett St		1.168
Bagot Park	Lot 417 DP 755684 & Lot 469 DP 729071, Bagot St		1.6553
Fox Street/Clavan St	Lot 11 DP 260872 & Lot 33 DP 262959, Fox Street/Clavan St		0.1986
J.Kearney Park	Lot 305 DP 262577, Catherine Cres		0.252
Riverview Park	Lot 5 DP 244833 & Lot 470 DP 729076, Brunswick St		0.6759
Vera Street/Clavan St	Lot 38 DP 817085, Vera St/Clavan St		0.1033
Treeland Park	Lot 246 DP 755684, Bangalow Rd		1.7983
Coogee Street	Lot 22 DP 234328, Coogee St		0.1859
Antrim Street	Lot 39 DP 259120		0.2687
Lakeview Circuit	Lot 39 DP 806683, Lakeview Cir		0.2895
Links Ave/McDougall Street	Lot 46 DP 238303		0.3509
Lions Park	Pt 1-6 (S86) DP 758047, Pine Ave		0.1546
Mercer Park	Lot 1 DP 1013725		0.1776
Jameson Ave	Lot 31 DP 701594, Jameson Ave		0.1592
The Serpentine Park	Lot 1-12 DP 210627, The Serpentine		0.7898
Hill Street	Pt 2-58 (S88) DP 758047, Hill St		0.5281
SS Rainbow Park	Lot 15 DP 242261, McKinnon St		0.3174
Pioneer Memorial Park	Lot 7 (S88) DP 758047, Hill St		0.4565
Jan Moon Reserve	Pt (S667) DP 239340, Prospect St		0.1935
Fred Stoker Park	Lot 1 DP 253174 & Lot 503 DP 729391, Jameson Ave		0.423
Easton Park	Pt 2 & 15 DP 758047		0.6968
Petrel Court	Lot 7 DP 827785, Petrel Ct		0.0651
Rainbow Ave	Lot 4 DP 244449, Rainbow Ave		0.182
Kimi Park	Lot 155 DP 31154, Riverside Dr		0.0506
Dolphin Drive	Lot 139 DP 778212, Dolphin Dr		0.0777
Kalinga/Burns Pt Ferry Rd	Lot 154 DP 778212, Kalinga St /Burns Point Ferry Rd		0.0925
Marge Porter Place	Lot 21 DP 242676, Marge Porter Pl		0.3952
Paringa Park	Lot 154 DP 31154		0.1208
Claire Crc/Sunset Ave	Pt 52 DP 842077 & Pt 2 DP 850774, Claire Crc/ Sunset Ave		0.1777
Weerama Park	Lot 157 DP 31154 & Lot 36 DP 244449, Oakland Ave		0.2675
Spinnaker Reserve	Lot 130 DP 775228		0.0772
Dolphin Drive	Lot 110 DP 711406, Dolphin Dr		0.0705
Riverside Park	Lot 156 DP 31154, Riverside Dr		0.0506
Future Riveroaks Estate	to be provided - assume 2000m2		0.2
Total (ha)			13.1463
2007 urban pop.			17,949
Area (ha) per existing 1000 persons			0.73
Adopted Standard (ha/1000 pop.)			0.33

LENNOX HEAD LOCAL PARKS

Name of Facility	Property Details	Notes	Area (ha)
Montw ood Drive	Lot 50 & 51 DP 805289 and Lot 126 DP 828137, Montw ood Dr	2.6828 ha discounted because of steep slopes	0.4
Montw ood Drive 2	Lot 215 DP 1017615, Montw ood Drive		0.0734
Tara Dow ns	Lot 30 DP 715304		0.2
Daintree Drive	Lot 46 DP 1012769		0.1196
Ross Park	Lot 11-13 DP 11687		0.2623
North Creek Road 3	Lot 403 DP 755684		0.1012
Blue Seas Parade	Lot 23 DP 242183		0.5925
Henderson Drive	Lot 46 & 47 DP 833002		3.2542
Ibis Place	Lot 148 DP 851707		0.0903
Beryl Place	Lot 107 DP 1017581		0.3169
Basalt Crescent	Lot 78 DP 240657		0.306
Lillipilli Pace	Lot 87 DP 828137		0.0998
Ocean Breeze Park	Lot 31 DP 787876		1.24
Silkw ood Road	Lot 73 DP 884287		0.1064
Victor Place	Lot 10 DP 791644		0.16
Isabella Drive 2	Pt 34 DP 846639		0.0598
Spoonbill Nesting Area	Lot 32 DP 846639		1.96
Ballina Street	Lot 1-4 (S1) DP 11687		0.2972
Total (ha)			9.64
2007 urban population			7,939
Area (ha) per existing 1000 persons			1.21
Adopted Standard (ha/1000 pop.)			0.33

ALSTONVILLE

Name of Facility	Property Details	Notes	Area (ha)
Bulwinkle Park	Lot 332 DP 755745 and Lot 7 DP 242054, Bruxner Hwy		0.4667
Coral Park	Lot 155 DP 244651 & Lot 4 DP 554136, Coral St		0.6908
Valley Park 2	Valley Drive		0.375
Rossmore Park	Lot 272 DP 872696, Granada Dr		0.8
Roseleigh Park	Lot 64 DP 239665, Albert St		0.0942
Parkview Crc	Lot 20 DP 239781, Parkview Cir.		1.0636
Mellis Crc	Lot 127 DP 247578, Mellis Crc		0.0868
Mellis Crc 2	Lot 35 DP 258802, Mellis Crc		0.075
Catalina Place	Lot 192 DP 807736, Catalina Pl		0.2007
Freeborne Park	Lot 156 DP 812401 & Lot 100 DP 806282, Adele St		0.2378
Total (ha)			4.09
2007 Urban Population			5,204
Area (ha) per existing 1000 persons			0.79
Adopted Standard (ha/1000 pop.)			0.33

WOLLONGBAR

Name of Facility	Property Details	Facilities	Area (ha)
Central Park Drive	Lot 19 DP 818457, Central Park Dr		0.03018
Green Park Lane	Lot 15 DP 818457, Green Park Ln	Play Equipment, Seating	0.1389
Campbell Ave	Lot 28 DP 236233, Campbell Av		0.0923
Hill Park Oval	Component of sports field used as park	Swings	0.2
County Court	Lot 84 DP 810223, County Ct		0.3757
Killarney Park	Lot 15 DP 1022307, Cornwall Pl		0.3318
Total (ha)			1.17
2007 Village population only			2,369
Area (ha) per existing 1000 persons			0.49
Adopted Standard (ha/1000 pop.)			0.33

WARDELL LOCAL PARKS

Name of Facility	Property Details	Notes	Area (ha)
Lindsay Crescent	Lot 11 DP 841934, Lindsay Crescent		0.2092
Richmond Street	Lot 76 DP 728647, Richmond Street		0.39
Richmond Street Tennis Courts	Lot 18 (S18) DP 622957, Richmond St	Local Park & Sporting Facility	0.2921
Total (ha)			0.89
2007 village population			519
Area (ha) per existing 1000 persons			1.72
Adopted Standard (ha/1000 pop.)			0.33

BALLINA HIEIGHT LOCAL PARKS

Name of Facility	Property Details	Notes	Area (ha)
No 1 Unara Pkwy	Lot 114, DP 1058129		0.3059
No. 46 Ridgeway	Lot 115 DP 1058129		0.1423
Total (ha)			0.45
2005 population			240
Area (ha) per existing 1000 persons			1.87
Adopted Standard (ha/1000 pop.)			0.33

Attachment 9 - District Parks

BALLINA				
Name of Facility		Property Details	Facilities	Area (ha)
RSL Memorial Park	Crown	Lot 546 DP 821908, Grant St		0.3537
Commemoration Park	Crown			3.3122
Faulks Reserve	BSC	Riverside Drive		1.5
Bicentennial Gardens	Crown	Lot 387 & 310 DP 729088, Pacific Hwy		6.5
Pop Denison Park	Crown	Compton Drive		6.6771
Amphitheatre	Crown	Kingsford Smith Drive		2.7
		Total (ha)		21.04
		2006 Urban Population		17949
		Area per 1000 people		1.17
		Adopted Standard (ha/1000 pop.)		0.50
LENNOX HEAD				
Name of Facility		Property Details		Area (ha)
Williams Reserve - Rear Half	Crown	Lot 120 DP 29654		2
Lions Park	BSC	Lot 120 DP 29654		2.438
Lake Ainsworth - Coastal Reserve	Crown	Lot 140 DP 755725, Lake Ainsworth		0
		Total (ha)		4.44
		2006 Urban Population		7939
		Area per 1000 people		0.56
		Adopted Standard (ha/1000 pop.)		0.50

PLATEAU				
Name of Facility		Property Details		Area (ha)
Elizabeth Ann Brown Park	BSC	Lot 1-4 DP 6383, Main St		0.23
Daley/Main Street	BSC	Lot 1 DP 133854, Daley/Main Street, Alstonville		0.045
Apex Park	BSC	Part Lot 161 DP247578, Alston Ave, Alstonville	80mx60m	0.48
Lumley Park	Crown	Pt 333 DP 755745, Pearces Creek Road, Alstonville		2.6699
		Total (ha)		3.42
		Plateau Population		9,958
		Area per 1000 people		0.34
		Adopted Standard (ha/1000 pop.)		0.50
WARDELL				
Name of Facility		Property Details		Area (ha)
NIL		NIL		NIL
		Total (ha)		0.00
		2006 Village Population		519
		Area per 1000 people		0.00
		Adopted Standard (ha/1000 pop.)		0.50
SHIRE TOTAL				
		Total Area of District Parks		28.91
		Existing Urban Population		34220
		Area per 1000 people		0.84
		Adopted Standard (ha/1000 pop.)		0.50

Attachment 10 - Playing Fields

Ballina Shire Open Space Strategy - June 2008

BALLINA														
Name of field	Address	Owership	Facilities	Area (ha)	Soccer	Football	Hockey	baseball	AFL	Cricket Ovals	softball	Netball	Tennis	basketball
Saunders Oval (Crown)	Kerr St	Crown	3 Soccer+ 5mini soccer 2 cricket (or 4 soccer field + 5 mini soccer field & 1 cricket field)	6.41	4					2			4	
Quays Reserve	Kalinga St	BSC	1 rugby	2.28		1								
			2 practice field/ Cricket Field & athletics track on Dept Sch Ed. - 3.045											
Clement Park (Crown)	Cherry St	Dept of Education	1 cricket + 1 soccer field - Discounted until dispute over access is resolved											
Porter Park	Daydream Ave	BSC	1 cricket, (1 soccer field if required)	2.21	1					1				
Kingsford Smith (Crown)	Bentinck St	Crown	1 rugby + 2 football + 2 mini football, 2 cricket 18 netball			3				2		18		
Kingsford Smith (Crown)	Bentinck St	Crown	4 hockey	5			4							
Hampton park (Crown)	Burnet St	Crown	10 Tennis	1									10	
Fripp Oval (Crown)	Canel Road	Crown	1 AFL (or 2 football fields/ 1 cricket field)	2.85					2	1				
Chickiba Park	Chickiba Dr	BSC	2 soccer + 3 mini Soccer, 1 cricket	3.5	2					1				
Wigmore park	Swift St	BSC		0.2										
Ballina Pool (Crown)	River St	Crown	pool	0.22										
Cawarra Park	Cherry St	BSC	1 baseball (winter comp)/ 2 soccer fields if required - 2 softball (Summer)	1.91				2			2			
Gallans Rd	Gallans Rd	BSC	Equestrian facility	1										
Tintenbar Oval (Crown)	Tintenbar Oval	Crown	3 tennis	4.04									3	
Ballina Heights proposed Playing Fields	Cumbalum Way	BSC	2 full size Winter Playing Fields+2 junior winter fields (2 cricket fields overlayed, 6 netball courts	10.8		3				2		6		
Future committed	Riveroaks	BSC	1 football field	1.589		1								
	Total (ha)	Total (ha)	43.009		7	8	4	2	2	9	2	24	17	0
	2007 district pop	2007 district pop + committed Riveroaks pop		26,450			23			11			41	
	Area per 1000 people	Area per 1000 people	1.63											
	Adopted Standard	Adopted Standard		1.70										

LENNOX HEAD - including future Pacific Pines Population & Facilities

Name	Address	Ownership	Facilities	Area (ha)	Soccer	Football	Hockey	baseball	AFL	Cricket Ovals	softball
Williams Reserve (Crown)		Crown	1 cricket field, 1 full sized football field & one undersized football field - 90mx180m	1.62		2				1	
Lennox Oval - Megan Crs		BSC	1 soccer field & 1 cricket field	1.67	1					1	
Shennars Head Paying Fields		BSC	2 Soccer & 4 mini fields)	3.1	2						
Future committed	Pacific Pines Facilities	BSC	4 football fields/2 cricket fields, two tennis courts	6.1		4				2	
Total (ha)		Total (ha)		12.49	3	6	0	0	0	4	0
	Total 2007 district	Total 2007 district + committed population		10,291			9			4	
	Total (ha)	Total (ha)		1.21							
	Adopted Standard	Adopted Standard		1.70							
	shortfall ha per 10	shortfall ha per 1000 ie 1.7-1.34		-0.49							
	total shortfall (ha)	total shortfall (ha)		-5.01							

Plateau												
Name/Address of field	Address of field	Address of field	Facilities	Area (ha)	Soccer	Football	Hockey	baseball	AFL	Cricket Ovals	softball	
Geoff Watt Oval	Bruxner Hwy	BSC	1 snr Soccer, 5 mini (equivalent to 3 full fields) Soccer, 1 rugby, 1 cricket, 1 mini	5.07	3	1				2		
Crawford Park	Bruxner Hwy	BSC	2 soccer,	5.1818	2							
Cawley Park	Coral Street	BSC	3 netball courts	0.1								
Alstonville Swimming Pool	Alston Ave	BSC	1 Olympic size swimming pool	0.49								
Gap Road Sports Fields	Gap Rd	BSC	5 Hockey fields, 2 cricket fields, 1 baseball	2.8			5	2		2		
Alstonville Leisure & Entertainment Facility	Commercial Rd	BSC	1 basketball courts									
Lumley Park (Crown)	Pearces Ck Rd	Crown	4 tennis courts	0.12								
Russelton Skate Park	Russelton	BSC		0.5								
Alstonville Tennis Club	Kays Lane	BSC	6 Tennis Courts	2.63								
Lyle Park	Cerreto Circuit	BSC	1 Rugby Field	3.23		1						
Hill Park Oval/	Simpsons Ave	BSC	1 AFL Field, 1 cricket oval	2.38					2	1		
	Total (ha)	Total (ha)		22.50	5	2	5	2	2	5	0	
	2007District Popu	2007District Population		9,958			16			5		
	Area per 1000 pe	Area per 1000 people		2.26								
	Adopted Standard	Adopted Standard (ha/1000 pop.)		1.70								

WARDELL

Name/Address of field	Name/Address of field	Name/Address of field	Facilities	Area (ha)	Soccer	Football	Hockey	baseball	AFL	Cricket Ovals	softball
Bridge St Reserve	Bridge St	BSC	3 tennis courts	0.39							
Wardell Sports Ground (Crown)	Wardell Sports Ground	Crown	This 7.97 ha reserve is being used as a golf course & no longer available for playing field use								
	Total (ha)	Total (ha)		0.39	0	0	0	0	0	0	0
	2007 District Popu	2007 District Population		1,282			0			0	
	Area (ha) per exis	Area (ha) per existing 1000 persons		0.30							
	Adopted Standard	Adopted Standard		1.70							

Ballina Shire Open Space Strategy - June 2008

SHIRE TOTAL

					WINTER PLAYING FIELDS					SUMMER PLAYING FIELDS		SMALL PLAYING COURTS		
				Area (ha)	Soccer	Football	Hockey	baseball (winter)	AFL	Cricket Ovals	softball (summer)	Netball	Tennis	basketball
	Total (ha) -include Total (ha) -includes committed Facilities			78.39	15	16	6	4	4	15	4	27	32	1
	Total Population -	Total Population - incl. committed Pop.		48212										
	Area per 1000 pe	Area per 1000 people		1.63										
	Adopted Standard	Adopted Standard (ha/1000 pop.)		1.63										
	Population per fie	Population per field/oval/court based on 2006 pop			3,214	3,013	8,035	12,053	12,053	3,214	12,053	1,786	1,507	48,212
	No of fields/oval/c	No of fields/oval/court per 1000 population			0.31	0.33	0.12	0.08	0.08	0.31	0.08	0.56	0.66	0.02
			Current no of winter playing fields				45							
			Winter Playing fields per 1000 population				0.93							
					Current no of Summer playing fields					19				
					Summer Playing fields per 1000 population					0.39				
								Current no of playing courts				60		
								Playing courts per 1000 population				1.24		
			Total fields/oval for future population.				51.2				21.6		68.3	
			based on exiting provision rate											

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ERM RECOMMENDATION														
				Area (ha)	Soccer	Football	Hockey	baseball (winter)	AFL	Cricket Ovals	softball (summer)	Netball	Tennis	basketball
ERM Recommendation	Population per fac	Population per facility as recommended by ERM Report			1500	4000	4000			3000		2000	2000	
	No of fields/oval/cc	No of fields/oval/court per 1000 population			0.7	0.3	0.3			0.3		0.5	0.5	
			Winter Playing fields per 1000 population				1.17							
					Summer Playing fields per 1000 pop.						0.3			
									Playing courts per 1000 pop.			1.0		
Assuming ERMs recommendation rates	Existing field/ovals	Existing field/ovals/courts			45					19		60		
	No of field for exis	No of field for existing population utilising ERM standard			56.2					16.1		48.2		
	Shortfall (negative	Shortfall (negative value) for existing population using ERM standards			-11.2					2.9		11.8		
	No of addition field	No of addition fields/oval per 1000 for future population using ERM recommendation					7.7				2.2		6.6	

Attachment 11 - Regional Facilities

Name of Facility	Property Details	Comments	Area (ha)
Fawcett Park	Area bound by Fawcett Street Cherry St., Richmond River & Moon Street.		0.7059
Captain Cook Park	Crown Reserve No. 71612- Public Recreation - Foreshore area west of Fawcett Park between Moon Street and the Ballina RSL.		0.546
Coastal Reserve Lennox Head - Ballina	Crown Reserve No. 1010068 - Public Recreation and Coastal Environmental Protection + adjoining public lands		235.776
Total (ha)			237.03
2007 pop			48212
Area per 1000 people			n/a with reference to existing facilities
Adopted Standard (ha/1000 pop.)			0.30