



Community Facilities Strategy

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1.0 Introduction

1.1 Background

A range of community facilities are available in Ballina Shire that have been developed over many years by the community and successive Councils. The core of community facilities include community halls, performing arts facilities, exhibition facilities, surf life saving facilities, libraries and child care facilities. Community facilities also encompass the administration centres from which the delivery of community services are organised, including the administrative offices of Local Government and various community support services.

As the population of the shire increases there will be a need to provide more community facilities. New types of community facilities will also be required as the population grows and new thresholds are reached.

Council receives development contributions for the provision of community facilities. These funds are directed toward the provision of community facilities in the various urban areas in accordance with the Section 94 Contributions Plan: Community Facilities. This plan has served the community well, however it was first adopted by Council in 1992 and there is a need to now review both community facilities needs and the contributions developers make towards their provision.

1.2 Why Have Community Facilities?

Community facilities can be used for a wide range of services. These services depend on local community needs and the resources available. The services can include a full range from crisis and support services, through to group activities, needs analysis, advocacy, policy or resource development and community education. Community facilities provide communities the opportunity to operate services and programs within a long term, developmental framework.

1.3 What Do they Contribute?

Community facilities contribute to community well being in a number of ways; they can be managed by local people, and ultimately accountable to those residents and service users. Their services can be targeted to be more responsive to local needs, and more likely to have a high acceptance rate from local people.

Community facilities can also have a wider social research, planning and development role. Facilities can be the base for community development workers who then work with residents to identify new and unmet social needs. They advocate for services or resources to inform, support and empower disadvantaged people. They play a vital role in community education about issues affecting their local community, and disadvantaged groups in particular.

Community facilities can operate as a 'one-stop shop' where local residents can interact with each other, get active, get informed and make positive changes in their lives. The facility may also be a shop front for Council services.

The following is a selection of services that may be offered in community facilities:

- Aboriginal community workers
- All sorts of classes, groups and courses
- Bilingual or ethnic welfare workers
- Community information and advice
- Community transport and shopping services
- Emergency assistance, food vouchers, clothing etc
- Equipment and facilities for the local community to use
- Family support
- Friendly visiting (neighbour aid)
- Home maintenance, delivered meals, personal support/care
- Out of school hours and vacation child care
- Outposts for other community services eg. Health
- Personal and financial counselling
- Playgroups and occasional child care
- Specialist disability services
- Special programs for unemployed people.
- Support for self help groups, support groups and social action groups
- Toy libraries
- Youth projects and programs

1.4 Ownership of Facilities

Most of the core community facilities in Ballina Shire are owned or controlled by Council with the exception of childcare facilities that are increasingly being provided by private enterprise through government funding.

A number of community facilities, especially community halls and life saving clubs are located on Crown Land for which Council is the Trustee. The Department of Lands is increasingly taking the view that community facilities are a Council responsibility and any use of Crown Land to establish such facilities requires a rental return on a commercial basis with some discount for community use.

There are also a number of community halls that are provided by other community organizations, such as halls under the School of Mechanics and Arts legislation, Scout Halls and RSL sub-branch halls. There is little effective difference between these facilities and those owned by Council, as they are available for community use and Council is frequently involved in funding or supporting applications for State government grants for maintenance or upgrading.

While the bulk of the community facilities in the shire have been established by the community and from Council's general revenue over a long period, the ongoing population growth makes it necessary for population generating developments to contribute to the funding of future community facilities to ensure that existing ratepayers are not subsidising services demanded by new development.

1.5 ERM Report

ERM prepared a report titled “*Community Facilities and Open Space Needs Analysis*” on behalf of Council in February 2004. This report provided an overview of the existing community facilities in the shire and assessments of whether those facilities are adequate for the existing population. The report also provides various benchmarks for how the future needs for community facilities should be assessed.

Some of the ERM analysis has been recalibrated with the revised population projections and an update of the community facilities inventory. It is also evident that since the report was produced Council has made commitments to providing a number of significant community facilities, for which cost estimates have been obtained.

The ERM report does not provide recommendations or a strategy for providing facilities. Council therefore needs to identify the best location for and size of future facilities having regard to the main areas of anticipated population growth.

Some of the following issues in relation to community facilities and future needs were identified in the ERM report:

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

1.6 Existing Contributions Plan

Council's existing Community Facilities Contributions Plan is a generic plan that is based on the provision of the following facilities:

- A multi-use hall serving 1,500 dwellings.
- A neighbourhood centre serving up to 1,500 dwellings
- A 40 place child care centre to serve 400 children in the 0-4 age group.

The plan contains little detail on the facilities that will be provided.

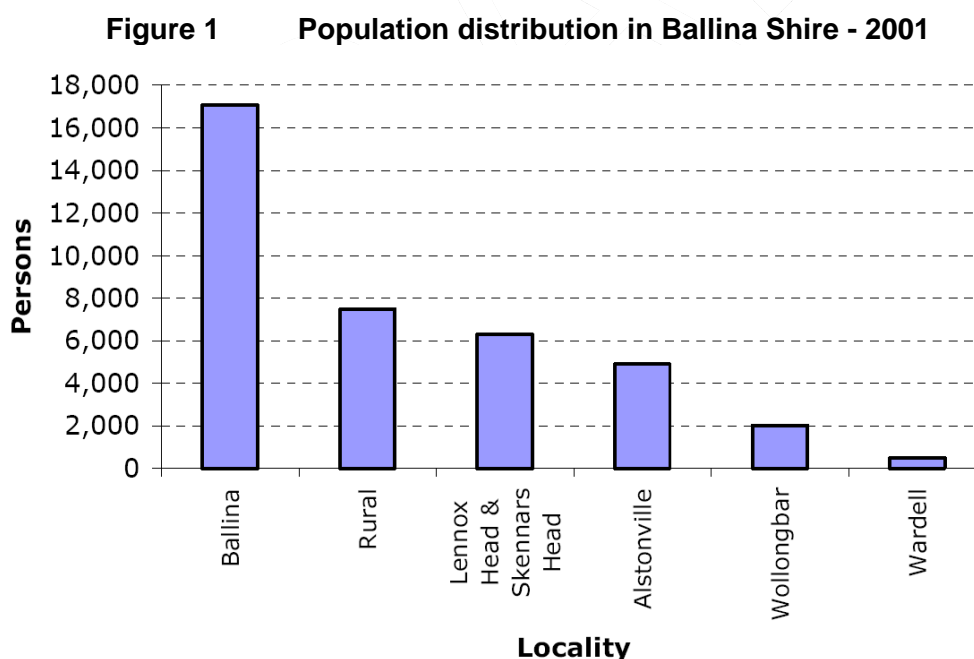
Under the contribution plan the shire is divided into the following demand catchments; Ballina, East Ballina, West Ballina, Lennox Head, Alstonville, Wollongbar, Wardell, Rural North and Rural South.

1.7 Population Projections

1.7.1 Residential development

Ballina Local Government Area 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.¹

Figure 1 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;

¹ Ballina Shire Council Urban Land Discussion Paper, 12 July 2007, Table 5

- 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.

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.²

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 2).

Table 2 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.³

² Ballina Shire Council 2007, op. cit. page 19

³ Ibid., page 23

Notwithstanding that the current trend in occupancy rates in the shire 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.

1.7.2 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 3.

Table 3 Estimated tourist accommodation

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 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/apartments⁴. This suggests that non-caravan park tourist facilities accommodated approximately 940 overnight tourists and caravan/camping parks accommodated approximately 295 overnight tourists.

⁴ 2003 tourist trends provided by Ballina Shire Tourist Office.

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.

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 4.

Table 4 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

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:

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

1.7.3 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.

1.7.4 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 5.

Table 5 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

District	Estimated 2007 population (4)	Projected 2026 population	Net change 2007-2026
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:			
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 5 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 6.

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 6 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 5 (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 5) 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 5 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.

1.8 Existing Community Facilities

A schedule listing the existing community facilities within the Ballina Shire is included in **Attachment 3**. A summary of the different types of community facilities that are contained within the shire are provided in the table below:

Table 7 Gross Floor Area (GFA) of Existing Community Facilities by Type

	No. of Facilities	Existing GFA	Rate of Existing Provision	GFA required population growth to 2026 @ current rate
		m ²	m ² per 1000 People	m ²
Halls	22	5,788	133	2,583
Performing	1	563	13	251
Exhibition	2	920	21	411
SLC	3	735	17	328
Sub total	28	8,006	184	3,573
Libraries	4	1,838	42	820
Council Administration	1	2,560	59	1,143
Community Office Support	2	476	11	212
Child Care	6	1,545	36	690
TOTAL	41	14,425	332	6,438

(NB: For the purpose of this table, youth centres and senior citizen halls have been included in the category of halls on the basis that such spaces can be adapted to serve changing community needs.)

2.0 Community Facilities Strategy

This section provides a detailed discussion of the different types of community facilities, by examining the existing level of provisions, the projected need for facilities and important design and location issues.

2.1 Halls

2.1.1 Existing Halls

There are 22 buildings in the shire that can either perform the function of a community hall presently or with some adaptation. Most of these halls are under Council's care, control and management, and include stand-alone country halls, senior citizen halls, meeting areas attached to libraries etc.

There are a range of other venues in the shire that also satisfy community needs for various activities and functions that are provided by service clubs and private organisations. Most of these venues are licensed premises operated on a commercial or semi-commercial basis and this tends to limit community access either through licensing regulations and/or by corporate policy.

2.1.2 Recommended Provision of Halls

ERM recommends in line with current trends that the future provision of halls should be provided as multi-purpose halls that include the following:

- A meeting hall, which is able to be divided into two separate spaces, suitable for activities of local groups;
- At least two offices for groups or visiting services;
- A capability for use for vacation and after-school care;
- A kitchen suitable for meal preparation;
- Amenities;
- Access for the disabled
- Secure equipment storage; and
- Contiguous play areas to assist with childcare for the users of the hall.

The ERM report recommends that one 250 m² GFA multi-purpose hall be provided for every 4000 persons. This is relatively close to the existing standard in the Community Facility Contribution Plan of 1 community Hall per 1,500 dwellings, which in the case of Ballina Shire equates to 1 hall per 3,600 persons based on an occupancy rate of 2.4 persons per dwelling.

The ERM report did not address the need for the provision of neighbourhood centres, which are required under the existing Community Facilities Contribution Plan at the rate of one neighbourhood centre per 1,500 dwellings. While no GFA is specified for the size of neighbourhood centres under the existing contribution plan, based on other examples, it is considered appropriate to assume that a neighbourhood centre is about half the size of the standard multi-purpose centre. This equates to 125m² GFA per 3,600 persons based on an occupancy rate of 2.4 persons per dwelling.

It is suggested that the distinction between multi-purpose halls and neighbourhood centres is somewhat artificial, in that it is desirable to incorporate neighbourhood centre functions into multi-purpose halls in order to reduce operational and maintenance costs and improve the utilisation of facilities.

Under the existing contribution plan there is a requirement to provide 375 m² GFA per 3,600 persons where the multi-purpose hall and neighbourhood centre requirements are combined under the above assumptions. This equates to 105 m² GFA per 1000 persons.

The current shire wide provision of halls is 131m² per 1000 persons and thus the GFA requirement of 105 m² for multi-purpose halls and neighbourhood centres cited above is considered to be a reasonable standard to apply to the planning of future needs and is certainly not excessive.

Thus, there is an adequate supply of hall/neighbourhood centre capacity on a shire wide basis. However, the utility of these facilities depends on their location relative to existing and projected population and the standard of the facilities.

Notwithstanding the recommended provision standard, the nature of community halls is that they need to serve as a focal point for a community and location is a very important factor in their utility.

In the following discussion a multi-purpose hall will be assumed to incorporate neighbourhood centre functions.

2.1. Capacity of Halls

The capacity of halls can be measured in a number of ways. The inventory of community facilities in **Attachment 3** provides a gross floor area for individual halls, as well as the size of the auditorium areas, which excludes separate rooms, kitchens, amenities, stage area etc. The capacity of a hall generally equates to the number of patrons that can be accommodated within the auditorium area. The Australian Standard for the area per person for theatres and public halls is 1 m² per person. The NSW variation to this standard is:

Table 8 NSW Variation for Hall Capacity

	Type of use	M ² per person
Other than auditorium		1.2
Auditorium	Standing area	1.2
	Removable seating	0.5
	Fixed seating	1.0
	Beach seating	450mm/person

Notwithstanding the NSW variation, it is proposed to use the Australian Standard of 1 m² per person in the foregoing discussion when determining hall capacity.

An analysis of existing halls in the shire indicates that on average the auditorium comprises approximately 70% of a Hall. Thus, the recommended 250m² size of a hall would likely have an auditorium of approximately 170 m², which under the Building Code of Australia⁵ could accommodate approximately 170 people.

⁵ Clause D1.13 Building Code of Australia 2005 Volume 1.

The car parking requirements for 170 persons is approximately 60 car parking spaces at 1 per 3 persons. Such a car park would occupy an area of approximately 1,800 m² at 30 m² per car park, which allows for aisles and landscaping as well as the car parking spaces. Thus, the land area required for a 250 m² purpose centre will likely be in the order of 2500 m² where parking is required to be provided.

All the halls in the shire will accommodate 10% of the estimated 2006 population under the Australian Standard.

Table 9 Shire Auditorium Capacity

	Auditorium Area	% Auditoriu	Area per person	Auditorium Capacity	% of Shire Population
	(m2)		m ²	1 removable seat per	
Halls	3969	69%	1	3969	9.1%
Performing	204	36%	1	204	0.5%
Exhibition	829	90%	4	207	0.5%
SLC	319	43%	3	106	0.2%
TOTAL	5321	66%		4486	10.3%

2.1.4 Hall Size

The recommended 250 m² GFA for halls will generally apply to those that serve a low density localised catchment. There is also a need to have larger district/regional halls that can accommodate large gatherings for a range of functions. Such district/regional halls should also ideally be located and designed to be capable of use as temporary evacuation centres in the event of natural disasters.

For comparison purposes, the auditorium in the Lismore City Hall building is approximately 570 m² and can accommodate 664 persons for theatre and concerts, 450 persons for dinner and 400 persons for weddings and balls (pers. comm. Jo Mackay NORPA). There are also several other large function rooms underneath the main hall.

The Murwillumbah Civic & Cultural Centre Auditorium has an area of 500 m2 and will generally accommodate about 500 people although it has accommodated a maximum of 620 persons (pers. comm. David Martain, TSC, 17/7/06). Plans of this and the Lismore facility are contained in **Attachment 4**.

A number of centres in the shire have reached or are reaching the population threshold for larger capacity hall facilities. Alstonville is the only urban settlement in the shire with a large publicly owned district hall that will accommodate large scale functions. A further such facility is planned for Lennox Head to replace two smaller sized halls. Ballina, as the largest centre in the shire, does not have such a facility, with the only comparable facility being the Richmond Room.

Larger halls also provide support for the meeting and conference market that has been identified as a potential tourism opportunity under the adopted Ballina Strategic Tourism Plan.

2.1.5 Catchment Provision & Needs

The following Table provides an overview of the GFA of halls/neighbourhood centres that are provided in various social catchments of the shire.

Table 10 GFA of Halls by Catchment

	Number of Halls	GFA	Existing Population (2007)	Existing GFA per 1000 population	Population Growth to 2026	GFA for future population at existing plan rate
		m ²	persons	m ²	Persons	105
Rural (isolated)	1	237				
Ballina	10	1,746	23,260	75	4,971	518
LH	3	671	8,722	77	3,930	409
Plateau	6	2,470	9,958	248	2,651	276
Wardell	2	664	1,282	518	72	7
Cumbalum	0	0	230	0	7,770	810
TOTAL	22	5,788	43,453	133	19,394	2,021

Rural – There are seven rural halls in the Shire. All but the Newrybar Hall is close enough to a major centre to be identifiable with and considered to be part of that urban catchment.

Ballina – Ballina district has the lowest hall capacity in the shire per head of population, however it is suggested that the shortfall is compensated by the availability of function and entertainment areas provided by the various town service clubs, particularly the RSL and the two Bowling Clubs. There are a significant number of halls in Ballina, however, the majority are below the recommended 250 m² size and many are used by specialist interest groups that tend to limit their availability for other community activities.

The public hall with the largest capacity to accommodate patrons in Ballina is the Richmond Room with an auditorium area of 240 m². The Richmond Room was originally planned as a temporary facility pending the time it would be needed for library extensions (pers. comm. Dayne Mearns, project architect, 23 November 2006).

To ensure that Council does not have any liability towards a shortfall in library facilities, it has been assumed that the Richmond Room is presently allocated for library use as was originally planned.

Some groups and individuals advocate that there is a need to provide a Regional Hall in Ballina of a comparable size to the Alstonville Community Centre on the basis of Ballina's larger population and its status as an emerging regional centre. It is considered that a large venue hall should be in the order of at least 800 m² to accommodate at least 550 persons.

There is no obvious location for the siting of a large hall in Ballina and a number of options need to be considered, including:

- Treelands Reserve with the Ballina Community Services Centre
- Within the Southern Cross Industrial Expansion Area
- Co-locating it with the proposed regional sports facility for which a site has not been determined.
- On Crown Land on the corner of Owen Street and Kingsford Smith Drive.
- On Community Land adjacent to the East Ballina Shopping Centre.
- Adjacent to the existing Council Chambers in order to consolidate a civic precinct and provide synergies with the Council's administrative functions.

The projected population growth of Ballina to 2026 should fund the cost of providing 373 m² of hall space, which is based on the current rate of provision in the Ballina catchment. Should Council wish to provide a bigger facility, it will have to fund any additional floor space from general revenue. The site area for constructing a facility of this size will be in the order of 3,000 m² based on the building area and car parking requirements (calculated using the current shire auditorium/building ratio (70%), 1 person per m² of auditorium area and 1 x 30m² car park per 3 patrons).

Lennox Head – The existing halls in Lennox Head have reached their capacity and the need to complement the CWA Hall and Recreation & Social Club Halls with a single large hall has been recognised. *The Lennox Head Community Aspirations Strategic Plan – November 2002* noted the community's desire for a multi-purpose community centre designed and located in a manner that meets its needs. The ERM report that followed confirmed the need for a new multi-purpose hall in Lennox Head to cater for its future projected population. The conceptual plan for the new Lennox Head Community Centre comprises a multi use building with a GFA of 1,724 m² that includes an auditorium/ indoor basketball court, library, youth room, playgroup, meeting rooms, kitchen and amenities. The auditorium has been sized such that it can accommodate up to 700 people. The GFA of the hall complex excluding the library has a GFA of 1,224 m².

The proposed community hall will satisfy the hall needs of the existing population and a portion of the future population within the Lennox Head catchment. It is considered that there will be further hall facilities (approximately 250m²) required either as a Stage II extension to the proposed Lennox Head Community Hall or additional hall space in another location.

The GFA of the hall and neighbourhood centre components of the proposed Lennox Head Community Centre and the additional hall space has a combined area of 1,474 m². The future projected population growth to 2026 will require the provision of 409m² of hall space at the recommended rate of provision (105 m² per 1000 people). Thus, the future population will be required to fund 28% (409/1,474) of the total cost of these proposed hall facilities.

There has been a long standing plan for the provision of a multi-purpose hall adjacent to the proposed commercial centre within the Pacific Pines Estate. Such a facility would likely satisfy the local needs of the projected population of 2,000 people for that estate when fully developed. The Master Plan for Pacific Pines Estate provides a 3.8 ha area for commercial and community facilities. Early planning in this estate anticipated that 6,700 m² of site area would be required for a range of community facilities including:

Table 11 Proposed Pacific Pines Community Precinct

Pre-school	2,500m ²
Multi-purpose Community Centre	2,500m ²
Fire Station	1,200m ²
Park	500m ²
TOTAL	6,700m²

The precise area required to be set aside for community facilities within Pacific Pines will need to be reviewed in the context of proposed development and more detailed design. The current owner of the site has reaffirmed its responsibility for the development of a range of community facilities, including community hall and childcare facilities⁶. While no area has been specified for the community hall it is envisaged to include a large room with a stage, a commercial kitchen, meeting rooms and public toilets, and is proposed to open onto a waterfront deck.⁷

Plateau - The largest hall in the shire is the Sports Hall in the Alstonville Leisure and Entertainment Centre. It has an assembly/ auditorium area of approximately 820 m² and can accommodate 680 persons under the Australian Standard of 1 m² per person. This hall effectively services the Alstonville plateau population of 9,600 and is adequate as a large venue for the projected 2026 population with some upgrading.

The Alstonville Leisure and Entertainment Centre was constructed in 1980-81. Council's records indicate the following amounts were paid for its construction:

Table 12 Present Value of Alstonville Leisure and Entertainment Centre.

Date	Expenditure	CPI index	CPI increase	Jun 2006 value	Value per capita in 2007 (Plateau district)
1980	584,504	47.1	228%	1,335,300	
1981	192,862	51.625	200%	385,070	
1982	8661	57.55	169%	14,621	
Total	786,027				
Jun-06		154.7		1,734,991	\$174

The Plateau is very well serviced with community halls and facilities, especially the Alstonville population. Council has however, identified a need to provide a community facility precinct on the former Drive-in Theatre site within the Wollongbar Urban Expansion Area (WUEA). Council endorsed the designation of 5,000 m² of the former Drive-in Theatre site for community facilities at its Ordinary Meeting held on 19 January 2006. An area of 2,500m² of this will be required for the proposed multi-purpose hall assuming the recommended minimum for these facilities. Reimbursement for the cost of this land and for the cost of constructing a multi-purpose hall is proposed to be funded through a Section 94 contribution plan.

The anticipated population growth on the Alstonville Plateau will require the provision of an additional 276m² of hall space utilising the recommended planning standard of 105 m² per 1000 persons. In these circumstances the proposed 250 m² hall within the WUEA should be funded 100% by new development.

⁶ Petrac, 'Pacific Pines Estate – Enquiry by Design Workshop – Summary of Outcomes', 2006, p 7.

⁷ Petrac, 'Pacific Pines Estate – Enquiry by Design Workshop – Summary of Outcomes', 2006, p 7.

Cumbalum - There will be a need to provide 2 community halls in the Cumbalum Area to service the needs of the projected population of approximately 7,770 persons. The requirement, location and size of these halls will be the subject of further investigation that will take place in conjunction with the future rezoning of Cumbalum Ridge. It is proposed that the funding and location of these halls will be determined as part of a rezoning strategy for this growth corridor.

2.2 Performing Arts

2.2.1 Shire Performing Arts Facility

There is only one specialist theatre in the shire. Ballina Players is a shire wide facility and has a GFA of 563 m². The theatre was constructed in 1984 (see BA 84/1984).

Table 13 Existing Performance Space

Year	No. of Facilities	Population	Existing GFA	Existing GFA per 1000 people	Public Exhibition Space	Required Site Area
			m ²	m ²	204	1248.9
1986	1	24,416	563	23	36%	45%
2006	1	43,400	563	13		
% of Public Seating area to GFA						
% of GFA to site area						

Only 36% of the GFA of Players Theatre is available to accommodate theatre patrons because of the large areas required for the stage and behind stage areas.

Table 14 Future Performance Needs

	Assumed GFA per 1000 people	Required GFA (m ²)	Public Seating Area (m ²)	Required Site Area (m ²)
Assuming population increase of 19,400 to year 2026 & provision of Performance facilities at current rate	13	251	91	
Area (m2) per patron under Australian Standards for exhibition areas			1	
Number of patrons facility under apportioned increase			91	
Number of car parking spaces @1 per 3 patrons			30	
Area of Car Parking @ 1 space /30m2 (gross)			911	
Site area to accommodate additional Performance space				1,162

¹ BSC Civil Services

Players Theatre is a substantial structure and facility and provides a premium performance venue for the shire. However, as population increases there will be a demand for a larger facility, which should be sited in Ballina because of its geographic and population centrality.

There would appear to be two options for providing additional performance space, including:

1. The extension of Players Theatre. This would likely require the purchase of adjoining land, because of the position of the Wigmore and Senior Citizens Hall.
2. Construction of another theatre in the shire.

Provided the performance facilities generated by future growth are appropriately assessed, costed and apportioned to future growth the precise strategy for providing additional performance space can be deferred until further investigations determine the most appropriate procurement strategy.

The additional performance space required to accommodate the population growth to the year 2025 at the current rate per head of population will require a further 251 m² of building. This increased of GFA will seat an additional 91 patrons that will require a further 1,162 m² of land for the associated car parking.

2.2.2 Outdoor Performing Arts

Council constructed the outdoor amphitheatre adjacent to Missingham Bridge, Ballina in 2001 for a cost of \$300,000 to satisfy a longstanding need for outdoor entertainment. This facility predominantly serves the needs of the current population of Ballina. Additional works are required to improve this facility by upgrading the power supply and it is considered that the future population of the Ballina Catchment should fund this work.

It is likely that similar outdoor performing facilities can be developed in the proposed district park on the former Drive-in Theatre site at Wollongbar over time.

2.3 Exhibition Space

Council has supported the development of two exhibition areas, being the Ballina Naval and Maritime Museum and Crawford House in Alstonville. These exhibition venues are Shire-wide facilities that have been funded by Council in the past through general rate revenue with some assistance from government grants. The GFA and capacity to accommodate patrons is detailed below:

Table 15 Existing Exhibition Space

Year	Facilities provided	Existing GFA	Cumulative Total	Shire Population	Existing GFA per 1000 people	Public Exhibition Space	Site Area
		m ²			m ²		
1976	1st Stage of Maritime Museum	178	178	14,400	12	432	5,000
1986	2nd Stage of Maritime Museum	330	508	24,416	21		
2006	Crawford House	149	658			135	2,447
2007	3rd Stage of Maritime Museum	263	920	43,453	21	263	
	TOTAL	920			21	829	7,447
% of Exhibition area to GFA						90%	
% of GFA to site area							12%

Thus, Council presently has two exhibition facilities that have a combined GFA of 658 m² of which 567 m² is for exhibition. This is a provision of 15 m² per 1000 persons for exhibition space.

Table 16 Future Exhibition Needs

	Assumed GFA per 1000 people	Required GFA	Public Exhibition Space	Required Site Area (m ²)
Assuming population increase of 19,400 to year 2026 & provision of Exhibition facilities at current rate	21	411	487	
Area (m ²) per patron under Australian Standards for exhibition areas			4	
Number of patrons facility under apportioned increase			122	
Number of car parking spaces under apportioned increase			41	
Area of Car Parking @ 1 space /30m ² (gross)			1,219	
Net area required for additional exhibition facility				1,629

Where Council wishes to provide exhibition facilities in the future at the same rate that presently applies it will need to provide a building with a GFA of 411 m² on a site having an area of 1,629 m², as calculated per the above table.

Council initially considered the construction of a 625 m² Art & Craft Gallery on Treelands Reserve, however reviewed this proposal at its Ordinary Meeting held on 11 October 2006 and resolved to establish this facility in the Old Council Chambers in Cherry Street Ballina. It is estimated that it will cost approximately \$1,050,000 to refurbish the Old Council Chambers (257m² GFA) for this purpose in contrast to the projected cost of \$ 3,321,243 to construct the facility on Treelands Reserve.

It is considered reasonable in view of the considerable provision of exhibition space that the future population should pay 100% of the refurbishment cost that is not covered by government grants.

2.4 Surf Life Saving Facilities

There are 3 surf life saving club buildings in the shire, one at Seven Mile Beach in Lennox Head, one at Shelley Beach in East Ballina and a shed associated with the recently demolished Lighthouse Beach Surf Life Saving Club. It is considered that further surf life saving club facilities will be required to meet the needs of the future population. This is supported by the analysis contained in the following table.

Table 17 Life Saving Club House Buildings

	No. of Facilities	Existing GFA	Rate of Existing Provision	GFA required population growth to 2026 @ current rate
		(m2)	m2 per 1000 People	m2
SLC	3	735	17	328

The location for further surf life saving club house facilities will need to be determined. The likely candidate locations include Sharpes Beach at Skennars Head, Lighthouse Beach in East Ballina or Patches Beach in South Ballina.

The future population should pay 100% of an additional facility with a GFA of 328 m², which is likely to cost in the order of \$1.2 million.

2.5 Libraries

2.5.1 Background

The central library in Ballina Shire is located in River Street Ballina. This building was constructed in 1992-1993 replacing the former library building in Cherry Street next to the Ballina Shire Council Administration Centre. The Central Ballina Library is complemented by branch libraries at Alstonville and Lennox Head.

At the rear of the Ballina Library is the Richmond Room that is currently used as a hall to accommodate various functions and meetings. It was built as part of the library with the intention that it would enable the library to expand in the future (pers. Comm. Dane Mearns, project architect, 23 November 2006)

In the year ending September 2006 there were 24,305 library members and 107,000 library loans (BSC Ordinary Business Paper – 23 November, 2006, pg 125).

2.5.2 Standard of Provision

The Library Council of NSW in a document titled '*A guide for Public Library Buildings in NSW – People Places*' recommends a number of methods for determining the appropriate library capacity for a community. One of the methods is based on GFA per 1000 people, which is 47 m² of GFA of library space per 1000 people where the service population is between 35,001 & 65,000. The GFA standard is made up of 35 m² per 1000 person with a 20% addition for circulation/services and 15% for central library administration.

The GFA of libraries in the shire is currently 1,174 m², which is 27 m² per 1000 people based on the existing population of 43,453. Where the Richmond Room is committed to library use the GFA is increased to 1,505 m², which computes to 35 m² per 1,000 person based on the existing population. While this is below the Library Council standard cited above, Council's view is that 35m² per 1000 persons is a reasonable standard to apply for future planning purposes. This will require the expansion of libraries by 679 m² to maintain this standard for the projected population to 2026.

Table 18 Existing & Proposed Library Space

		Existing Area	GFA of Libraries in the Shire (incl. Richmond Room)	Proposed Library in proposed L.H. Community Centre (incl. Richmond Room)
GFA of Existing & Planned Libraries				
Existing Ballina Library		876	876	876
Future use of Richmond Room			332	332
Existing Lennox Head Library (LH Primary School)		159	159	
Library in Proposed Community Centre				544
Existing Library in Alstonville Community Centre		138	138	139
Total		1,174	1,505	1,891
Assessment of provision				
YEAR		2007	2007	2026
Population		43,453	43,453	62,847
m ² per 1000 persons		27	35	30

2.5.3 Shire Wide Catchment

Libraries are shire wide facilities that utilise a common pool of books that can be provided on request to any library. Thus, the development and expansion of library services in one part of the shire materially improves the overall shire library resources. In these circumstances it is considered reasonable that a standard contribution be applied to development throughout the shire. The existing spread of libraries provides good access to all residents in the shire. The proposed replacement of the Lennox Head library recognises the limited service able to be provided by the existing library building and the significant growth that is projected to occur in that part of the shire.

2.5.4 Proposed Expansion

The proposed augmentation of libraries in the shire is presently restricted to the replacement of the Lennox Head Library that is located within the Lennox Head Primary School grounds. It is proposed to replace this existing Library with a 544 m² purpose built library within the proposed Lennox Head Community Centre on Williams Reserve. The cost of providing a new library in Lennox Head is approximately \$1.5million. Completion of the Lennox Head facility will result in an overall rate of provision of 30m² per 1000 persons. Council will therefore need to investigate the provision of an additional 135 m² of library floor space to maintain the standard 35m² per 1000 persons. Possibilities for further expansion include enlarging existing facilities and/or providing an annex in Wardell, possibly co-located with the Wardell Community Access Centre.

2.5.6 Library Books

The ERM report indicates that the existing book supply for the shire is 2.5 books per capita and that discussions with Council Librarian indicates that this rate is a reasonable standard for circulation of books in the shire. The projected need for library books for the future population growth is provided as follows:

Table 19 Projected need for Library Books

Current books per capita	2.5
Projected pop growth 2007-2026	19,394
Number of books required for future population	48,485
Cost @ \$30 per book	\$1,455,000

2.6 Shire Administration

2.6.1 Existing Administration Centre

The Ballina Shire Council Administration Centre on the corner of Cherry Street and Tamar Street was built in 1985-6 and has a GFA area of 2,560 m². Approximately 2,000 m² of the Administration Centre is dedicated to office space (i.e. meeting areas, amenities, staff rooms and the foyers are excluded) which is hereafter referred to as net leasable area (NLA).

The site on which Council is located is effectively 3,140 m² and includes car parking provided on adjoining Council land. The components of the site are as follows:

Table 20 Existing Administration Site

Address	Properties used as part of the Administrative Centre - includes parking	Improvements	Areas m ²	GFA as a % of the site area
67 Tamar	Lot 2 DP 729095	Main Building	2,023	
69 Tamar	Lot 4 DP 729095	Main Building	461	
71 Tamar St	Lot 17 Sec.59 DP 758047	Parking	332	
62 Crane St	Lot 1 DP 506103	Parking	324	
		TOTAL	3,140	87%

The following table illustrates the number of employees and the floor space per worker over time.

Table 21 Floor Space Utilisation of the Council Administration Centre

Year	No. of Employees	Shire Pop.	Employees per 1000 persons	GFA per employee	Net Leasable Office area (NLA)	Office space as a % of GFA	Site area per employee	GFA as a % of Site Area
m ²				2560	2000	2000 / 2560	3140	2560 / 3140
1989	59					78%		82%
1991	65	30,120	2.16	39	31		48	
1996	60	34,702	1.73	43	33		52	
2001	78	37,218	2.10	33	26		40	
	EFTE (HR)							
2007	97	43,453	2.23	26	21		32	

Note: Employee numbers prior to 2007 were determined by telephone extension data. The 2007 data is based on the number of Equivalent Full Time Employees that use the Council Administration Centre

The current industry standards for office space per work varies between 11 m² of net leasable area per worker for a call centre up to 20 m² where there is a mix of managerial

and staff offices such as in an accountancy office (pers. Comm. Scott Butler, Jones Lang LaSalle, 3/8/06). The nature of Council's administrative functions closely resembles an accountancy office. The current rate of provision is 21m² of net leasable area per worker. The Council's Administrative Centre is clearly reaching capacity and further expansion will be necessary to accommodate the extra administration necessary as a result of population growth.

2.6.2 Future Office Needs

Existing trends suggest that there will continue to be a need to employ an additional 2.23 staff for every 1000 population increase⁸. To accommodate this increased staff Council will require the provision of 59 m² of GFA of office space on 72 m² of site area per 1000 population assuming the current provision.

Table 22 Future Council Office Needs

Assumptions for assessing future needs			Requirements to meet assumption	
Employees per 1000 persons	2007 GFA office space per employee	2007 NLA per employee (73% of GFA)	GFA per 1000 people	Site Area per 1000 people
2007 rate	m ²	m ²	m ²	m ²
2.23	26	21	59	72
			GFA	Site Area
Additional floor space required for 19,394 projected population increase to year 2026			1143	1401

The forecast population increase of 19,394 to the year 2026 will require the provision of 1,143 m² GFA of office space and the purchase of an additional area of 1,401 m². A contribution plan would enable 100% of these costs to be levied against future development.

The cost of medium density land on the periphery of the Ballina CBD is approximately \$150,000 per unit site of 250m² (pers. comm. Michael Shay, LJ Hooker Ballina, 8/8/06) which equates to \$600 per m². The cost of purchasing 1401m² land for the expansion of Council's Administration Centre at this rate is \$840,600. Such an area will be necessary for the 29 car parks attributable to the net building expansion (@ 1 car.park. per 40 m² @ 25 m² per car park) and the remainder for an additional building site.

2.6.3 Expansion Options

⁸This is conservative compared to the NSW average of 7.35 employees per 1000 (1 employee per 136 residents) local government residents Department of Transport & Regional Services 2003, 'Local Government National Report for 2002-2003, Commonwealth of Australia, Canberra.

The Ballina Shire Council Expansion/Renewal Feasibility Study - Summary Report dated August 2007 (BSC Doc. 1009358) provides a range of options for the expansion of Council's Administration Centre. The preferred option involves a staged expansion and refurbishment of Council's Administration Centre. The preferred options would expand the Council Administration building from 2,560 m² to 3,805 m², a net increase of approximately 1,250 m², which approximates the projected need based on current provisions. The estimated cost of undertaking this preferred option is \$8,301,000.

The current expansion plans have been designed to avoid the need for additional land purchases.

2.7 Community Support Facilities

As distinct from offices and facilities to support Council's administrative functions, there are facilities that are provided by Council to provide community organizations with the capacity to provide social support services. Council presently provides two such facilities including the old Library for the Ballina & District Community Services Association (BDCSA) from which to provide services and the Ballina Youth Centre on Wigmore Park.

The existing provision of such facilities is provided in the following table:

Table 23 Existing Community Office Support Space

	No. of Facilities	Existing GFA	Rate of Existing Provision	GFA required population growth to 2026 @ current rate
		(m2)	m2 per 1000 People	m2
Community Office Support	2	476	11	212

Council resolved to support the establishment of a Ballina Community Services Centre (formerly known as the Home and Community Centre - HACC) on Treelands Reserve in Ballina at its Ordinary Meeting held on 23 November 2006. This facility will provide a base from which a range of social services can be provided. The GFA of the plans that have been prepared for the Centre is 893 m². While initially it was proposed to co-locate the Community Gallery (formerly known as the Arts & Craft Centre) with the Community Services Centre, Council resolved at its Ordinary Meeting held on 11 October 2006 that this facility will now be installed in the old Council Chambers in Cherry Street, Ballina.

Given that 212 m² of GFA will be required for community support facilities to ensure that the same level of provision is allocated for the population till 2026, it is reasonable that the future population pay for 24% of the facility (212m² / 893m²).

2.8 Child Care Facilities

2.8.1 Existing Child Care Facilities

A survey of childcare facilities undertaken by ERM in 2004 indicated there were 15 childcare facilities in the shire with 697 licensed places, which include 6 community-based preschools and 9 commercial childcare centres.

Table 24 Shire Child Care Facilities - 2006

	No of Facilities	TOTAL PLACES	Places per 1000 pop	Places in "Council" facilities	% in "Council" Facilities
Preschools	6	239		210	
Long Day Care Centres	9	458		0	
TOTAL	15	697	30	210	30%

Details of these facilities are provided in **Attachment 5**.

Preschools and Child Care Centres have traditionally addressed different child care needs, notwithstanding that both are required to meet the same licensing standards under NSW legislation.

2.8.2 Types of Child Care Facilities

Preschools are usually operated by non-profit community based organizations that rely on some voluntary parental involvement. Preschools receive a subsidy for the number of child care places provided from the NSW Department of Community Services. Parents who send their children to preschools are not eligible for any Commonwealth Childcare Benefit (CCB) that is a direct subsidy on fees paid for actual childcare based on income, which can be quite substantial for low income earners.

Preschools generally operate during school hours and during school terms and are primarily designed to prepare children for the years prior to starting kindergarten. Preschools are generally operated by community groups to provide education and development for children between the ages of 3-6 years old. Preschools tend to draw children from within the community in which they are located and tend to be smaller than commercial child care centres.

There would appear to be a parental preference to place children in preschools rather than child care centres because of the greater focus on educational and developmental activities in smaller groups, however for many parents it is a more expensive option than Child Care Centres because of the unavailability of the CCB for preschool care (pers. comm. Rosie Wheaton, DOCS, 28/7/06).

Child care centres (or long day care centres) by contrast are run as commercial businesses that provide long day child care throughout the year and will look after babies

under 3 years of age, as well as children between 3-6 years of age. The Commonwealth Government provides a subsidy (CCB) to parents in respect of child care fees based on income.

Child care centres are directed at providing child care for carers that are working or training, although the subsidy is also available for unemployed carers for up to two days a week. The trend for child care centres is for them to be developed to cater for the maximum 90 child care places that a child care facility can be licensed for. The nature of the clientele is such that there are commercial advantages for child care centres to locate in employment centres close to where parents work.

2.8.3 Existing Child Care Demand

The recommended standard for the provision of child care ranges between 1 and 3.3 child care places per 10 children aged between 0-4 years of age, depending on a range of demographic characteristics including the age profile of the population and the workplace participation rate for women.

At the 2001 Census there were 2,101 children between the age of 0-4 that comprised 5.7% of the Ballina Shire population. At this percentage, the recommended range of 1 to 3.3 places per 10 children 0-4 years of age corresponds to one 40 place child care centre per 2000 to 7000 persons.

Table 25 Range in Standard of Child Care Places

ERM Recommended Range	% of places for 0-4 year olds	No. children per 40 place facility	Pop. Per 40 place facility based on 0-4 comprising 5.7% of pop
1 place per 10 children aged 0-4	10%	400	7,018
3.3 placers per 10 children aged 0-4	33%	121	2,127

Council's existing Community Facilities Contribution Plan is based on the provision of child care places at the lowest end of this range i.e. 1 child care place per 10 children.

The actual provision of child care places at present is at the highest end of the recommended range i.e. 3.2 child care places per 10 children. This is based on the 2001 data, in the absence of more recent data (652 places / 2,101 children 0-4 year olds).

Generally, it can be assumed that the childcare facilities in the shire are adequate for the existing population. This is confirmed by high provision rate relative to the standards cited above and anecdotal evidence of the take up rate of places.

There will be a need for 311 places to accommodate the future population to the year 2026.

Table 26 Future Child Care Needs

Year	Shire Population	children 0-4 years	% of 0-4 year of total population			
2001	37,218	2,101	5.65%			
			Assuming 2001 %	Projected children 0-4 years	Existing Child Care places	
2007	43,453		5.65%	2,453	697	
% of child care places for 0-4 year olds					28%	
					Projected Child Care places based on 2006 rate	No of 40 place facilities required to maintain 2006 provision
2026	62,847		5.65%	3,548	1,008	
2007-2026 change	19,394			1,095	311	8

2.8.4 Council's Role in Child Care

While Council does not directly operate any childcare facilities, there are a combined total of six such facilities that have been developed under Council's auspices on either Council owned land or Crown land that Council has control over. These preschools (and the Rainbow Children's Centre - Long Day Care facility) that have been developed under Council's auspices provide approximately 30% of the childcare place in the Shire. Since the Community Facilities Contribution Plan was first adopted in 1992, significant changes to the funding of childcare places by the Commonwealth Government has taken place, and this has encouraged the private sector to build and run child care centres on a commercial basis.

Council needs to determine what role it wishes to take in the provision of child care facilities given the private sector's increasing involvement in satisfying demand. It is considered appropriate that Council continue to be involved in the provision of child care at the same ratio of child care places provided in Council facilities to those provided by private providers.

2.8.5 Licence Requirements

All childcare facilities, whether they be preschools or child care centres, are required to be licensed by the Department of Community Services. Regulations require childcare centres to meet a range of standards including standards relating to facilities. Clause 30 of the Children's Services Regulation 2004 (CS Reg) provides that a childcare centre must have at least 3.25 square metres of unencumbered indoor play space per child that is exclusively for the use of children. Such space is exclusive of the additional requirements for the provision of a kitchen, amenities, a staff room, offices & meeting rooms etc.

Clause 30 of the CS Regs also requires at least 7 square metres of useable outdoor play space per child.

There is a trend for commercial childcare centres to be developed to accommodate the maximum 90 children permitted under Section 59 of the CS Reg (pers. comm. J. Bradberry, DOCS, 26/7/06). Previously the standard for commercial childcare centres was 40 places. Most of the smaller childcare facilities (preschools) are community based, which are run by community or church groups.

2.8.6 Size of Facilities

While the minimum *indoor play area* is required to be 3.25 m² per child care place, there are a range of other requirements for indoor space that significantly enlarges the required size of a childcare facility. The average GFA per childcare place in the "Council" child care facilities, where the GFA of building is known, is 7 m² per childcare place. Using this average, the GFA of a 40 place child care facility is 280 m².

While the minimum *outdoor play area* for a 40 place child care facility is 7 m² per child care place, there are significant additional outdoor areas required for parking, service areas, side boundary set backs, landscaping etc.

The average site area per child care place is 23 m² for those facilities where the site area is known and can be calculated. Thus, the site area for a 40 place child care centre will be 927 m² on this basis. It is, however, recognised that many of the centres used to calculate the average site area per child care place have been retrofitted onto existing residential lots and currently experience shortages of play space.

It is considered that 1 on-site car park per 4 children⁹ in care is a suitable level of provision, with additional areas for safe setdown and pickup. This provision equates to 10 car parking spaces per 40 place childcare centre, which will require an area of approximately 300m².

It is considered that 1,500m² should be set allocated for a 40 place childcare centre in Greenfield sites.

Table 27 Land & GFA Statistics Child Care Facilities

	No of Child Care Places	Total GFA/ Land Area (m ²)	Average per child care place (m ²)	Area for a 40 place child care based on Average areas	Recommended areas
BUILDINGS	210	1468	7	280	300
LAND	449	10405	23	927	1,500

2.8.7 Proposed Strategy

Council currently participates in the provision of approximately 30% of child care places in the shire, which has been declining since the Federal Government began funding child care places in long day care centres.

It is considered that Council should require future development to fund the provision of community based child care at the same ratio of child care places provided in Council facilities to those provided by private providers. In such circumstances there will be a need for 95 community based child care places, which equates to approximately 2 and one half standard 40 place centres.

Child care facilities are shire wide facilities because of the existing provision across the shire and the links between child care placement and the location of the parent's employment and/or locality of a secondary carer.

The candidate areas for the provision of community based child care facilities include:

- Pacific Pines Estate, Lennox Head - Council has a long standing commitment to providing a 40 place child care facility in the proposed community precinct in the Pacific Pines Estate.
- Proposed community precinct planned in the Wollongbar Urban Expansion Area.

⁹ Adopted for Ku-ring-gai Town Centre DCP.

- Cumbalum Ridge Development Corridor – It is considered that between one and two preschool facilities could be needed within this growth corridor. It is, however, considered that the number and location of such facilities will need to be considered as part of the rezoning strategy for this area.

3.0 Conclusion

The provision of community facilities is an important part of planning for new development. Council has provided a significant level of community facilities to date, however, with the foreshadowed population increase there is a need to plan for new or augmented facilities.

Council presently requires no contribution towards regional facilities (i.e. facilities that have a nexus with the shire grows there will be a need to provide additional higher order facilities and to upgrade regional facilities to a higher embellishment standard.

A works program for community facilities is provided in **Attachment 6**, which provides costings, apportionments and timing for works.

The provision and funding of local community facilities to satisfy the needs of future residents of the Cumbalum Ridge has not been identified in this strategy and arrangements will need to be formulated once the strategy has been endorsed and more detailed plans are being developed.

Attachment 1 - 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

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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

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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 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	<i>assuming fully development by 2026</i>		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>with assumed occupancy rates. 2026 assumes 2% growth per year</i>	1082	1436	354	19
BALLINA			23,260	28,231	4,971	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>Using 2007 tourist bed inventory with assumed occupancy rates</i>	547	726	179	9
LENNOX HEAD			8,722	12,652	3,930	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>Using 2007 tourist bed inventory with assumed occupancy rates</i>	23	31	8	0
PLATEAU			9,958	12,609	2,651	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>Using 2007 tourist bed inventory with assumed occupancy rates</i>	12	16	4	0
WARDELL			1,282	1,354	72	5.3%
CUMBALUM RIDGE	assuming development by 2026		230	8,830	8,600	453
TOTAL SHIRE POPULATION			43,453	63,677	20,224	1064

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

Shire of Ballina Community Facilities Strategy

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 - Inventory of Community Facilities

L10000	Name of Facility	Class	Land owner	Property Details	Location	Area (ha)	GFA (m2)	Assembly Area (m ²)	Description of Facilities	Comments	Development History
L10000	RURAL										
L110002	Newrybar Hall	Hall	BSC	Lot 1 DP 918865, Old Pacific Highway	Newrybar	0.1012	237	104	This facility has a kitchen, 2 toilets plus 1 outside toilet and a small room that can potentially be used as a meeting room.	The hall has dance class 1-2 times a week, yoga once a week and an old time dance every 2 months. There are one off bookings as well. There is potential for more usage.	
L11043	Tintenbar School of Arts	Hall	Trust	Lot 1(55) DP 758980	Tintenbar	0.1012	249	129	Male and Female amenities and on site parking	The hall requires general maintenance.DA submitted for verandah July 2006	DA submitted for verandah July 2006
L11092	McLean Ridges Road	Hall	Trust	Lot 1 DP 433170	Maclean Ridges	0.1012	177	117		Use as Art Gallery - DA 1995/311	
L11093	Pearces Creek Community Hall	Hall	Trust	Lot 6 DP 5067, 40 Pearces Creek Hall Rd	Pearces Creek	0.1031	156	88	There is no parking available. Outside toilets are provided.	The hall requires general maintenance.	
L12062	Meerschaum Vale Hall	Hall	Trust	Lot 1 DP 576619	Meerschaum Vale	0.0354	247	153	hall was built in 1926 with supper room added in 1952.	The building is older and requires maintenance. Alteration BA 800/1986	Alteration BA 800/1986
L12073	Rous Mill Memorial Hall	Hall	Trust	Lot A DP 404218	Rous Mill		252	119	The facilities include toilets, kitchenette, stage, meeting room and storage shed.	Utilisation is low to medium. The hall is used by dance groups, weddings, parties and receptions and other occasional activities. There is the potential for higher utilisation. The building requires maintenance.Approved in BA 19/1959	BA 19/1959
L12074	Pimlico	Hall	Private land	Lot 3 DP 561944, 580 Pimlico Road	Pimlico	0.1541		214	Hall is currently on private land which Council is seeking to purchase	Typical small country hall with kitchen, dining area, stage, toilets. Recently renovated. Extension BA 834/1980	Extension BA 834/1980

Shire of Ballina Community Facilities Strategy

L20000	Name of Facility	Class	Owner ship	Property Details	Location	Area (m ²)	GFA	Hall Area	Description of Facilities	Comments	Development History
L20000	BALLINA										
L20007	Westend Hall	Hall	BSC	Brunswick Street	Ballina		74	60	The hall is small with limited facilities.	Located in a residential area and has links to open space areas. It is used by the lions club every 2nd Tuesday and has occasional bookings, however, public liability insurance restricts usage.	
L20010	Old Library	Community office support	Crown	Lot 1, Sec 59 DP 758047	Ballina	1344	257		Old Library Building now used for social services offices		
L20012	Wigmore Hall	Hall	BSC	Lot 70 DP 1005100 and Lot 9 DP 758047, Swift Street	Ballina		197	146	Now used by Girl Guides and the Ballina Shire Band.	Within Wigmore Park at the front of the building containing both the Wigmore Hall & the Senior Citizens Hall. Officially opened 18 Sept 1954	Officially opened 18 Sept 1954
L20012	Senior Citizen Hall	Hall	BSC	Lot 70 DP 1005100 and Lot 9 DP 758047, Swift Street	Ballina		265	155	Facilities include male and female amenities, kitchenette and hall area	Within Wigmore Park at the rear of the building containing both the Wigmore Hall & the Senior Citizens Hall.	
L20012	Community Youth Centre	Community office support	BSC	Lot 13 & 14 DP 1714, Swift Street	Ballina	1092	219		Provides a central organisation for the planning of youth activities and programs.	The site is located in a well-developed residential area and surrounded by various open and community space facilities. Approved DA 1995/311	Approved DA 1995/311
L20012	Players Theatre	Performing	BSC	Lot 7 DP 668267	Ballina	1248.9	563	204	Facilities include a stage area, amenities and a kitchenette. There is minimal off street parking provided.	Approved DA 1995/311	Approved DA 1995/311
L20014	Fox Street Preschool	Child care	BSC	Lot 1 DP 781710	Ballina	892	270		Facilities include male and female amenities, clubhouse and kiosk.	The building requires maintenance. BA 223/1970	BA 223/1970
L20031	Ballina CWA Hall	Hall	Crown	Lot 8 (S5A) DP 758047, River Street	Ballina	487	137	109	The hall contains a kitchen, 2 toilets and a disabled toilet.	A number of groups and organisations use the hall, including the orchid society, church services, yoga, Tai Chi, the CWA and other occasional activities.	
L20043	Ballina Administration Centre	council administration	Crown	Lot 2&4 Sect 59 DP 758047, Cherry St	Ballina	2485	2560		Deducted from Aug 07 expansion/renewal plans - see doc 1009358	Constructed 1985	BA 1992/766
L20050	Ballina Shire Library	Library	Crown	Lot 2(1), 7(1) & 8(1) DP 758047, River Street	Ballina	2339	876		The facility includes central library (books, study rooms and meeting rooms).	Located adjacent to the Ballina Tourist Information Centre. BA 1992/766. Officially opened 5 July 2003	BA 1992/766
L20050	Richmond Room	library	Crown	Lot 2(1), 7(1) & 8(1) DP 758047, River Street	Ballina	2339	332	239	Large open hall area with kitchen, male and female amenities, storage areas.	At rear of Library building. The Richmond Room is used for senior citizens, weddings, community gatherings and displays. Assumed to be for future library expansion. BA 1992/766	BA 1992/766

Shire of Ballina Community Facilities Strategy

L20000	Name of Facility	Class	Owner ship	Property Details	Location	Area (m ²)	GFA	Hall Area	Description of Facilities	Comments	Development History
L20000	BALLINA										
L20050	River Street Child Care Centre	Child care	BSC	Lot 2(1), 7(1) & 8(1) DP 758047, River Street	Ballina		495		Council childcare facility on Crown Land. Council leases the land from the Crown		
L20051	Regatta Reserve - Naval Museum	Exhibition	Crown	Lot 502 DP 729388, Regatta Ave	Ballina	5000	771	695	Museum	This site is adjacent to the Tourist Information Centre, Olympic Pool and the library. It is adjacent to the Richmond River.	3rd stage DA 2004/965
L20075	Ballina Scout Hall	Hall	Crown	Lot 431 DP 257385, Canal Road	Ballina	1812		294	Hall burnt down 27 July 2003. New hall opened 10 Feb 2005. No DA/BA required	The building and lawns require general maintenance. Adhoc use of hall by parents and cub scouts, however liability issues limit use of hall.	Lynden Grey indicated Hall burnt down 27 July 2003. New hall opened 10 Feb 2005. No DA/BA required
L22005	Navel Cadet Hall	Hall	BSC	Lot 69 DP 778628	Ballina	2796	453	61		DA 1988/250	DA 1988/250
L22015	Bridge Club	Hall	BSC	Lot 4 DP 260847	Ballina		234	189		DA 1998/32	DA 1998/32
L22023	Northlakes Community Centre	Hall	BSC	Lot 139, DP 1010847, Whiting Way	Ballina		137	190	The hall has a full kitchen and catering equipment, toilets, and mirrors on the walls for dance groups.	Utilisation of this facility is high. The hall has a number of regular bookings, including, dancing groups, yoga, physical culture, quilters, sewing groups and community services. Approved as an amendment to DA 1993/238.	Approved as an amendment to DA 1993/238 -
L23009	Rainbow Child Care Centre	Child care	BSC	Lot 210 DP 735156, 4 John Sharpe St,	Ballina	2172	335		Facilities include male and female amenities, clubhouse and kiosk.	The building requires maintenance. DA 170/1985	DA 170/1985, BA: 170/1985- BA 241/1989 - Alt/Add
L23052	Lighthouse Hill Reserve SLSC	SLC	Crown	Lot 379 DP 755684 Lighthouse Beach	Ballina		90		Facilities include male and female amenities, clubhouse and kiosk.	The building requires maintenance. BA 24/1985	BA 24/1985
L23053	Lighthouse Hill Reserve SLSC	SLC	Crown	Lot 379 DP 729687, Shelley Beach	Ballina	892	243	108	Facilities include male and female amenities, clubhouse and kiosk.	The building requires maintenance. BA 24/1985	BA 24/1985

Shire of Ballina Community Facilities Strategy

L30000	Name of Facility	Class	Class	Property Details	Location	Area (ha)	GFA	Hall Area	Description of Facilities	Comments	Development History
L30000	LENNOX HEAD										
L30014	Lennox Head Recreation and Social Club Hall	Hall	Crown	Lot 473 DP 729088, Mackney lane	Lennox Head		396	162	Small community hall on Williams Reserve.	Caters for smaller groups and activities.	
L30014	Lennox Head CWA Hall	Hall	Crown	Lot 473 DP 729088, Mackney Lane	Lennox Head		105	70	The hall has a kitchen, fridge and toilets.	The hall has regular bookings, which include the Anglican Church, dance classes, baby health care, craft, various other groups and the CWA meetings. The building is well maintained. There is the potential for higher utilisation of the hall.	
L30014	Lennox Playgroup	Child care	Crown	Lot 473 DP 729088, Mackney L.	Lennox Head		77		Small old dwelling moved to site and adapted	Being assessed for Historical value	
L30020	Lismore and Lennox Head SLSC	SLC	Crown	Pacific Parade	Lennox Head		402	211	Male and female amenities, kiosk, clubhouse and tables and chairs (outside) .	The site is located adjacent to Seven Mile Beach and Lake Ainsworth. Alterations DA 2003/528.	Alterations DA 2003/528
L30025	Lennox Head Scout Hall	Hall	Crown	Lot 461 DP 728655, Mackneys Lane	Lennox Head	473	170	100	The facility contains a kitchen, male and female toilets and 5 storage rooms.	The hall is used by the scouts for approximately 4.5 hours a week. There is also 7 hours of yoga a week and some ad hoc use by parents and cub scouts. Liability issues limit the use of the hall. DA 1996/158	DA 1996/158
L30034	Lennox Preschool	Child care	BSC	Lot 415 DP 755684, 21 Mackney L.	Lennox Head		214		large dwelling moved to site and converted to preschool	Building currently encroaches onto adjoining L.H. Boy Scout Hall site.	
L30032	Lennox Head Library	Library	Dept of Education	Lot 1 DP 435547	Lennox Head		159		Small library on Lennox Head Public School. Open to public with car parking provided.	DA 1995/7	DA 1995/7

Shire of Ballina Community Facilities Strategy

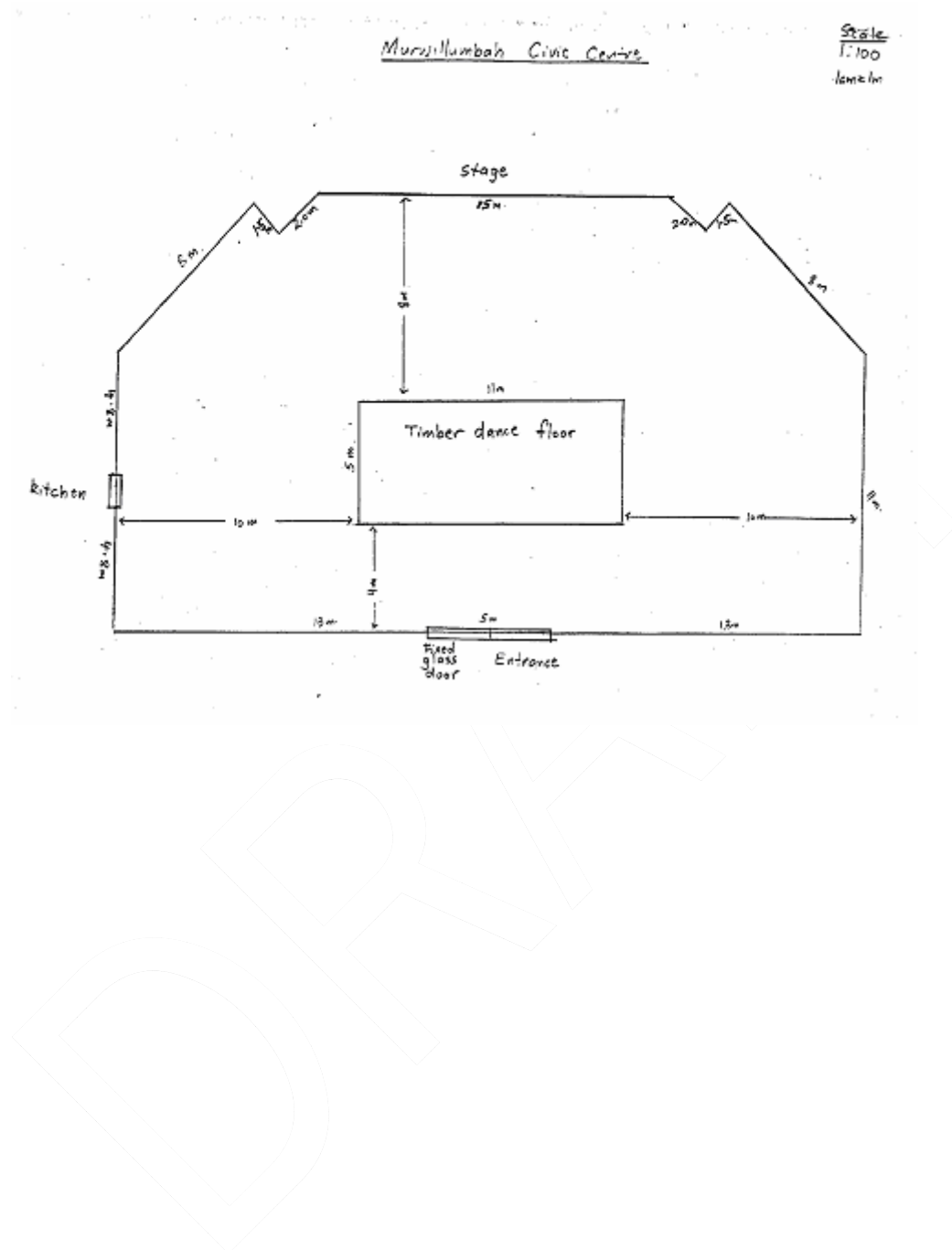
L40000	Name of Facility	Class	Owner ship	Property Details	Location	Area (ha)	GFA	Hall Area	Description of Facilities	Comments	Development History
L40000	ALSTONVILLE PLATEAU										
L40002	Alstonville Entertainment and Community Centre	Hall	BSC	Lot 1 DP 611789, Commercial Road	Alstonville	5168	1433	1058	The facility includes an indoor sporting stadium a smaller meeting room and amenities. Used for basketball, archery, netball, table tennis, soccer, badminton, gymnastics, tae kwon do, karate, line dancing and CWA meetings.	The site is located adjacent to the Alstonville Showground and close to the town centre. The facility has high utilisation. The building and grounds are well maintained. Constructed in 1980-81.	
L40002	Alstonville Library	Library	BSC	Lot 1 DP 611789, Commercial Road	Alstonville		138		This facility is a branch of the Ballina Shire Library.	The Library is located immediately adjacent to the Alstonville Entertainment and Community Centre and Alstonville Showground. Parking is provided and the site is easily accessible.	
L40006	Crawford House	Exhibition	BSC	lot 6 DP 235088, Wardell Road	Alstonville	2447	149	135	Historic dwelling used to promote awareness of the history of the Alstonville Plateau.	Run by the Plateau Heritage Society Inc.	
	Alstonville RSL Sub Branch	Hall	RSL	Lot 2 Sect 1 DP 1315, 13 Bugden Avenue	Alstonville	670	192	114	Small facility with no on-site parking.	Regularly used by RSL sub branch, CWA, Dancing Classes, Exercise classes, 4WD Club meetings etc	
L41005	Wollongbar Hall	Hall	BSC	Simpson Ave	Wollongbar		261	88	The hall has a stage, kitchen, storeroom, public toilets and separate toilets for the playgroups. A playground for use by the play groups.	The hall is regularly used for various activities, including play group, garden club, physical culture, line dancing, dance groups and youth groups. There is the potential for additional usage.	
L41005	Wollongbar Preschool	Child care	BSC	Simpson Ave	Wollongbar		154		Preschool building with fenced outside play areas	DA 1987/327	DA 1987/327

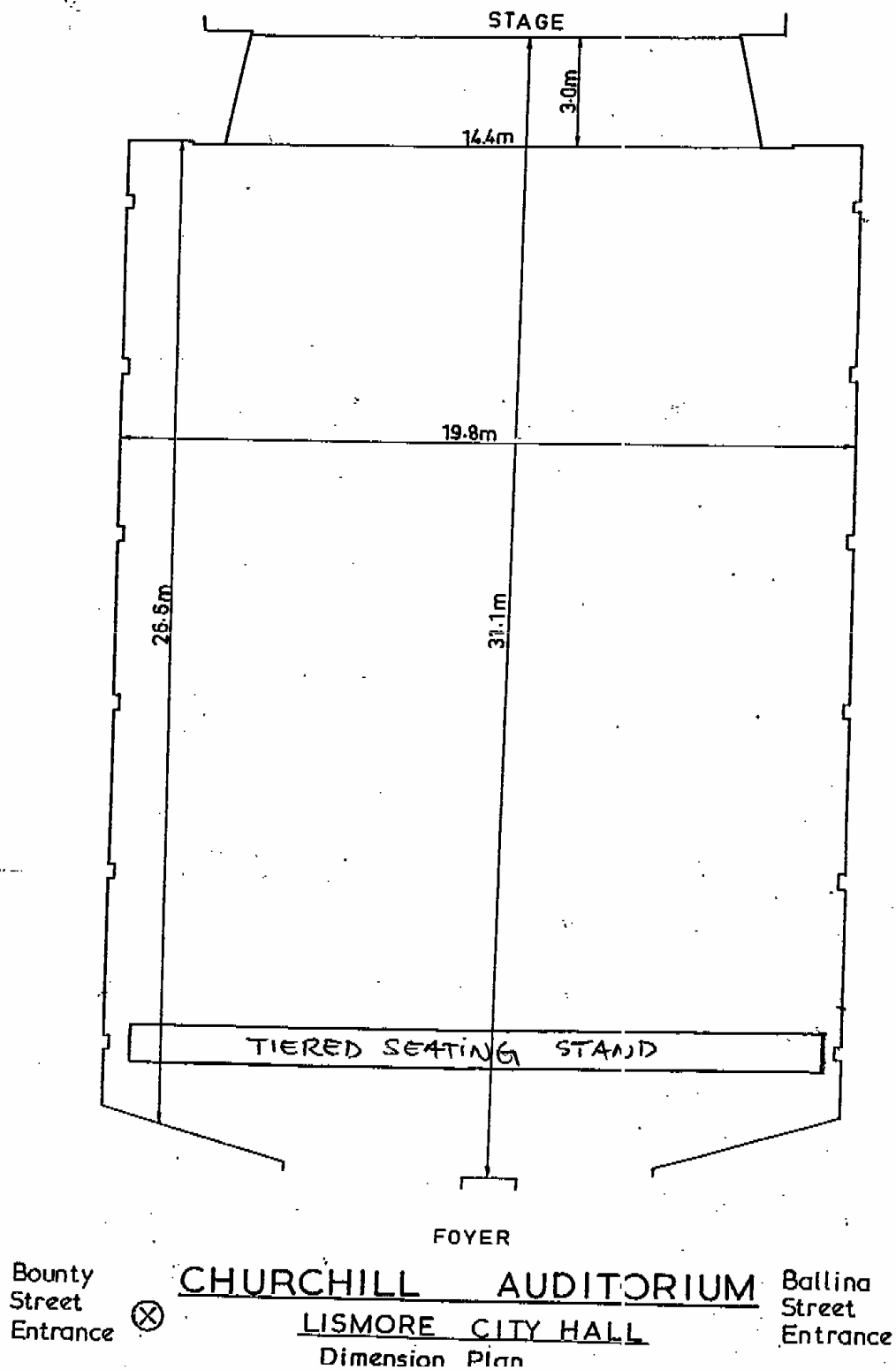
Shire of Ballina Community Facilities Strategy

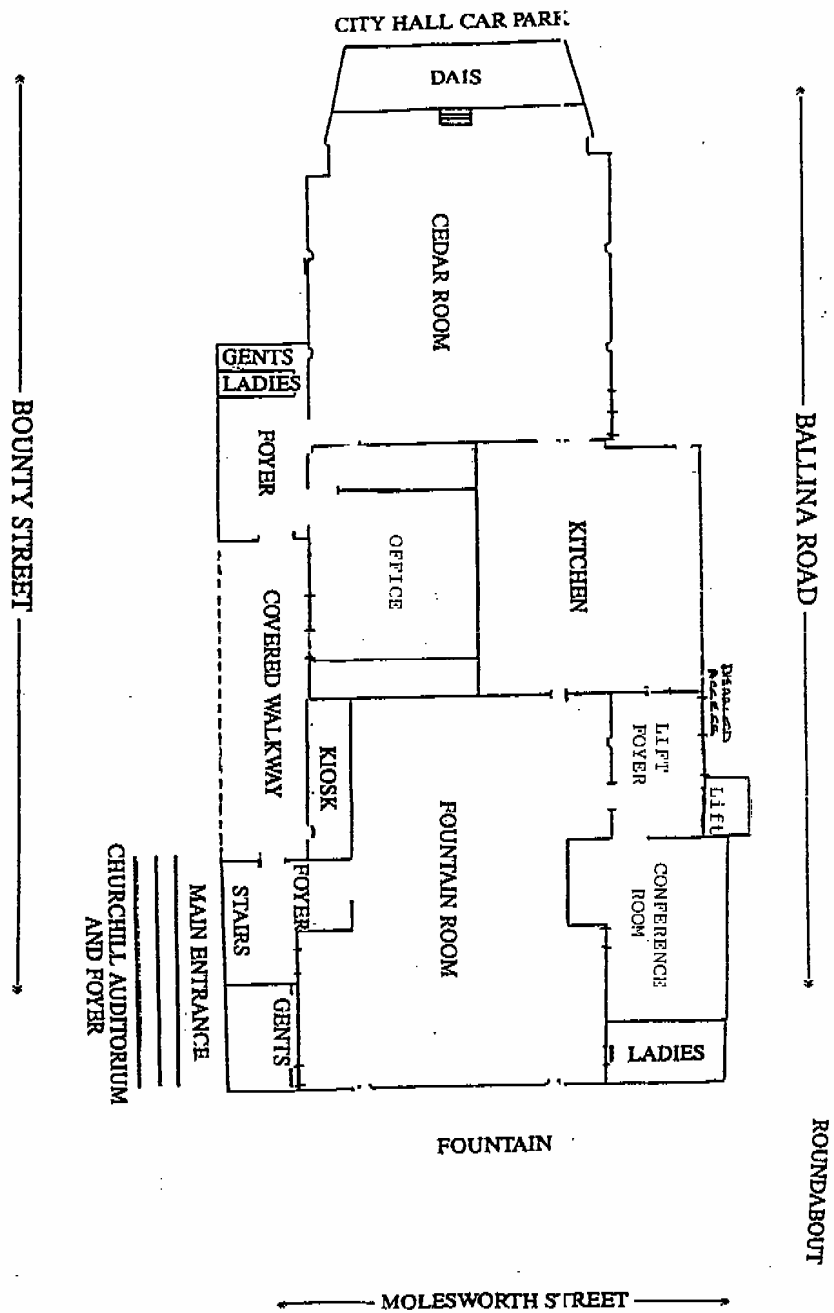
L50000	Name of Facility	Class	Classification	Property Details	Location	Area (ha)	GFA	Hall Area	Description of Facilities	Comments	Development History
L50000	WARDELL										
L50035	Wardell and District War Memorial Hall	Hall	Trust			1328	417	247	This facility is a small village hall. Facilities are limited, however toilets are provided and on street parking.	The hall requires general exterior maintenance. Extensions BA 56/1952, BA 5/1972,	Extensions BA 56/1952, BA 5/1972,

DRAFT

Attachment 4 - Other Large Venue Community Hall







Attachment 5 - Child Care Facilities - BSC - 2006

BALLINA CHILD CARE FACILITIES

2006 - Department of Community Services

Location	Preschool/Childcare Centre	No. of Licensed Places (breakdown)	No. of Licensed Places	Type of Facility	Council facility	GFA where known	Site area (where known)
Tintenbar (rural)	ABC Developmental Learning Centres -Tintenbar	56 (10 for age group 0-under 2 years; 16 2 to 3 year olds and 30 preschool)	56	Long Day Care Centre			
Ballina	Fox Street Pre-school	80	80	Preschool	Yes	270	892
Ballina	River Street Children's Centre	59 (40 preschool, 19 occasional day care)	59	Preschool	Yes	495	495
Ballina	Ballina Early Learning Centre	75 (20 for age groups 2-3, 3-4, 4-5 and 15 places for babies)	75	Long Day Care Centre			1542
Ballina	Ballina Kiddi Care Centre	28	28	Long Day Care Centre			600
Ballina	Rainbow Children's Centre	50 (10 for age groups 0-2 and 15 2 to 3 year olds & 25 preschool)	50	Long Day Care Centre	Yes	335	2172
Ballina	ABC Developmental Learning Centres (East Ballina)	90 (30 for aged group 0-2 and 16 2-3 years and 44 preschool)	90	Long Day Care Centre			2366
Lennox Head	ABC Developmental Learning Centres	46 (16 2-3 years and 30 preschool)	46	Long Day Care Centre			
Lennox Head	Lennox Head Community Pre-school	26-28 (funded for 28 places)	28	Preschool	Yes	214	1396
Alstonville	Premier Early Learning Centre	28 (2-5 year olds)	28	Long Day Care Centre			
Alstonville	Alstonville Nestle Inn Child Care Centre	39	39	Long Day Care Centre			942
Alstonville	Alstonville Baptist Community Pre-school	30	30	Preschool			
Wollongbar	Wollongbar Community Pre-school	20	20	Preschool	Yes	154	
Wollongbar	Wollongbar Little Angels	46 (usually only take in 39 places, need an extra qualified person to go above 39)	46	Long Day Care Centre			
Wardell	Sugartowns Community Pre-school Inc	22	22	Preschool			

No of Preschools	6	239	Places in Council facilities	210	
No of Long Day Care Centres	9	458	% in Council facilities	30%	
TOTAL Child Facilities	15	697	Total GFA (Council)	1468	
	Places per 1000 pop	16	Av. GFA / place(m²)	7	
			Total site area (selected)	10405	
			No of Childcare places	449	
			Av. Site area / place(m²)	23	

Attachment 6 - Works Program, Costings and Apportionment

1. DISTRICT COMMUNITY FACILITIES COMPONENTS

Catchment	Address	Proposed works	Comment	Area	Cost per Area / Item	Costs	Apportionment Rationale	S. 94 apportionment		Council's Liability	Staging from commencement of plan
								Apportionment Factor	Cost		
1.1 Ballina District											
Ballina District	Proposed facility	Community hall	Acquisition of land	3,000 m2	\$400	\$1,200,000	It is reasonable that future demand should contribute the provision of hall space at the same rate that is currently provided for in the Ballina District ie 75m2 per 1000 people - projected growth - 4,971. Refer to Ballina Shire Community Facilities Strategy for land calculation details.	100.0%	\$1,200,000	\$0	5-10 years
	Proposed facility	Community hall	Construction of facility	373 m2	\$3,600	\$1,343,000	As above	100.0%	\$1,343,000	\$0	5-10 years
	Missingham Park	Amphitheatre	Improvements	N/A	Allowance	\$300,000	Minor improvement attributable to future growth	100.0%	\$300,000	\$0	1-5 years
			TOTAL			\$2,843,000			\$2,843,000	\$0	
1.2 Lennox Head District											
Lennox Head District	Williams Reserve	Community Centre	Proposed community facility without library (based on Greenway Hirst Page Tender Submission 16-4-2007, plus CPI plus other infrastructure)	1,224 m ²	\$3,600	\$4,500,000	Expected future development will generate a demand for 409m ² of hall and local community floor space in the district. Therefore development should contribute 28% of the cost of the total proposed local community floor space provision (409m ² /1474m ²). 1,474 m ² represents 1,224m ² for proposed L.H. Community Facility plus 250 m ² for additional hall capacity.	27.8%	\$1,250,000	\$3,250,000	1-5 years
	To be determined	Community Facilities	Construction of additional community hall space ie. Stage II of L.H. Community Centre or other designated facility.	250 m ²	\$3,600	\$1,980,000	As above	27.8%	\$550,000	\$1,430,000	10-15 years
			TOTAL			\$6,480,000			\$1,800,000	\$4,680,000	

Shire of Ballina Community Facilities Strategy

Catchment	Address	Prorposed works	Comment	Area	Cost per Area / Item	Costs	Apportionment Rationale	S. 94 apportionment		Council's Liability	Staging from commencement of plan
								Apportionment Factor	Cost		
1.3 Plateau District											
Plateau District	Wollongbar Urban Expansion Area	Community Facilities	Acquisition of land for community facilities	2,500m ²	\$61	\$153,000	Expected future development will generate a demand for 271m ² of local community floor space. A key strategy in responding to this need is for Council to construct a new multi-purpose hall of 250m ² on a 2,500m ² site. Therefore it is reasonable for future development to fully fund the land cost associated with this facility.	100.0%	\$153,000	\$0	10-15 years
	Wollongbar Urban Expansion Area	Community Facilities	Construction of community facilities - meeting rooms, childcare etc.	250 m ²	\$3,600	\$900,000	As above	100.0%	\$900,000	\$0	10-15 years
			TOTAL			\$1,053,000			\$1,053,000	\$0	
1.4 Wardell District											
Wardell	Wardell Community Access Space	Improvements	General improvements to facility to cater for increased demand	N/A	Allowance	\$30,000	Provision to meet future growth in catchment	100.0%	\$30,000	\$0	10-15 years
			TOTAL			\$30,000			\$30,000	\$0	
1.5 Cumbalum Ridge - Future Rezoning Area											
							To be addressed as part of the rezoning strategy for this growth corridor.				
			TOTAL			\$0			\$0	\$0	

Shire of Ballina Community Facilities Strategy

2. REGIONAL COMMUNITY FACILITIES COMPONENT

Shire Wide

Catchment	Address	Proposed works	Comment	Area	Cost per Area / Item	Costs	Apportionment Rationale	S. 94 apportionment		Council's Liability	Staging from commencement of plan
								Apportionment Factor	Cost		
Shire	Old Council Chambers, Cherry Street, Ballina	Community Gallery	Refurbish Old Council Chambers (Actual tendered costs - Teamfield Services - Council share)	N/A	N/A	\$550,000	Expected future development would notionally generate demand for 293m ² public exhibition floor area on a 926m ² site. Council has identified a more cost effective option to meet this demand by refurbishing an existing facility. As a result, it is reasonable for future development to fully fund this facility.	100.0%	\$550,000	\$0	1-5 years
Shire	Treelands Reserve, Ballina	Ballina Community Services Centre	Construction of new facility plus associated infrastructure (tender Document Bennett Construction 6 Sept 2007)	893 m ²	\$4,255	\$3,800,000	Expected future development would generate a demand for 212m ² of community support space. Council proposes to provide a facility comprising 893m ² , therefore future development should contribute 24% of the costs of this facility (211m ² /893m ²).	23.8%	\$903,000	\$2,897,000	1-5 years
Shire	Williams Reserve, Lennox Head	Library expansion	Library component of Community Centre (Greenway Hirst Page - Revised Estimates - Sept 2007)	544 m ²	\$2,750	\$1,496,000	Expected future development would generate a demand for 679m ² of library space, based on a standard of 35m ² per 1,000 persons. Council intends to augment existing library floor area by 400m ² , therefore it is reasonable for future development to fully fund this facility.	100.0%	\$1,496,000	\$0	1-5 years
Shire	Williams Reserve, Lennox Head	Library expansion	Present value of interest component on library expansion as this portion will be loan funded	As above	As above	\$496,000	Loan funds @ 7% per annum over 15 year loan period, with an allowance of 3% per annum estimated for CPI. i.e. only the estimated net interest costs (4% per annum) to Council included in this plan.	100.0%	\$496,000	\$0	1-15 years
Shire	Not determined	Library expansion	Balance of future shirewide library demand not met by proposed L.H. facility	135 m ²	\$2,750	\$492,000	Balance of future library demand not satisfied by the proposed Lennox Head Facility. This will maintain the current standard of 35m ² per 1,000 and it is therefore reasonable for future development to fully fund this facility.	100.0%	\$492,000	\$0	15-20 years
Shire	Not determined	Books for library	At 2.5 books per capita @ \$30 per book	At 2.5 books per capita	\$30 per book	\$1,455,000	The proposed book provision for the future population reflects the current rate of provision. Therefore it is reasonable for future development to fully fund this facility.	100.0%	\$1,455,000	\$0	Evenly over 20 year period
Shire	To be determined	Surf Life Saving Clubhouse	Additional surf life saving building floor space	328m ²	\$3,600	\$1,181,000	Expected future development would generate a demand for 328m ² of surf life saving club floor space. Council intends to provide this level of floor space, therefore future development should fully fund this facility.	100.0%	\$1,181,000	\$0	10-15 years

Shire of Ballina Community Facilities Strategy

Catchment	Address	Proposed works	Comment	Area	Cost per Area / Item	Costs	Apportionment Rationale	S. 94 apportionment		Council's Liability	Staging from commencement of plan
								Apportionment Factor	Cost		
Shire	Tamar Street, Ballina	Expansion of Council's Administration Centre	Office expansion (Expansion/Renewal Feasibility Study - August 2007)	Net increase of 1,250m ² + associated refurbishment	n/a	\$8,301,000	Expected future development would generate a demand for 1,143m ² of Council administration floor space. Preliminary concept plans provide for a net increase in gfa of 1,250 m ² . It is reasonable that development should fund 91% of this work (1,143m ² /1,250m ²)	91.4%	\$7,588,000	\$713,000	5-15 years
Shire	Not determined	93 preschool places ie approx. 2.325 x 40 place centres	Acquisition of land	1,500m ² x 2.325	\$400	\$1,395,000	Expected future development is estimated to generate a demand for at least two child care facilities based on existing proportion of Council facilities to private facilities.	100.0%	\$1,395,000	\$0	5-15 years
Shire	Not determined	93 preschool places ie approx. 2.325 x 40 place centres	Construction of new facility plus associated infrastructure	300m ² x 2.325	\$3,600	\$2,511,000	As above	100.0%	\$2,511,000	\$0	5-15 years
Shire	To be determined	Performance Space	Acquisition of land	1,162m ²	\$400	\$581,000	Expected future development would generate a demand for 251m ² of performance floor space on a 1,162m ² site. Council intends to provide this level of floor space, therefore future development should fully fund this facility.	100.0%	\$581,000	\$0	15-20 years
Shire	To be determined	Performance Space	Construction of new facility plus associated infrastructure	251m ²	\$3,600	\$970,000	As above	100.0%	\$970,000	\$0	15-20 years
TOTAL						\$23,228,000			\$19,618,000	\$3,610,000	

3. ADMINISTRATION COMPONENT

Shire Wide

Shire wide											
Catchment	Address	Proposed works	Comment	Area	Cost per Area / Item	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.						\$380,000	100% to administer this plan	100.0%	\$380,000	\$0	On-going
			TOTAL			\$380,000			\$380,000	\$0	