

**BALLINA SHIRE COUNCIL – FILE NOTE**

**Subject:** Plateau Skate Park  
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Site considerations for development of a skate park facility for Alstonville and Wollongbar following the refusal of the development application for construction at the Wollongbar Sports Field facility.

## Potential Sites

The following sites were previously considered as potential sites for the facility.

- Russelton Industrial Estate
- Wollongbar Urban Expansion Area Park
- Geoff Watt Oval
- Crawford Park
- Lumley Park
- Cawley Park
- Gap Road Fields

Further analysis of each site has been carried out. The pros and cons have been identified for each site. These details were presented to Councillors at a briefing held 29 October 2018.

**NB: The red rectangles on each picture are approximate scaled extents of the current design for the concrete skate park and don't take into consideration cut / fill and contour batters required for construction, access and safety around the facility.**

## Russelton Industrial Estate



### PROS

- Access by paths from Alstonville and Wollongbar
- Some passive surveillance from the exit ramp and Kays Lane
- No neighbouring residential properties for noise
- Previous community requests for skate facility at this location

**CONS**

- No existing public amenities
- Footpath access is across a busy industrial road and intersection
- Limited parking
- Distance from residential areas and other facilities for families
- Current site access and 1/4 of the existing basketball court is located on RMS land
- Conflicts with other existing essential services
- Limited suitable space for development of the park and essential facilities
- Significant open storm water drainage channel

**Wollongbar Urban Expansion Area District Park**



**PROS**

- Access by paths from surrounding residential
- Passive surveillance from Rifle Range Rd, Plateau Dr and proposed esplanade road.
- Previous concept design and preliminary investigation carried out for skate facility at this location
- Planned provision of parking
- Access to public transport
- Ability to co-locate with other community facilities within a district park
- Potential to provide public amenities

**CONS**

- Community submissions against a previous proposal for this site
- Proximity to residential dwellings with regard to noise
- Requirement to cross busy road from some directions for access
- No existing public amenities
- Distance from shops and other family facilities

**Geoff Watt Oval**



**PROS**

- Access by paths from Alstonville town centre & residential areas
- Passive surveillance from Ballina Rd
- Existing sport and recreational uses
- Parking
- Close to public transport
- Existing public amenities and playground facilities for families

**CONS**

- Proximity to residential for noise
- Conflict with storm water drainage flow paths
- Conflict for space and impacts to existing sporting facilities and uses



**Crawford Park**



**PROS**

- Access by paths from Alstonville town centre & residential areas
- Passive surveillance from Ballina Rd
- Close to public transport
- Existing sporting uses
- Existing public amenities nearby

**CONS**

- Proximity to residential for noise
- Previous submissions on a proposal for this location
- Conflict with storm water drainage flow paths and concerns regarding safety

**Lumley Park**



**PROS**

- Access by paths from Alstonville town centre, schools & residential areas
- Passive surveillance from Pearce's Creek Rd, Bugden Ave and Park Ave
- Existing sporting uses
- Parking
- Close to public transport
- Existing public amenities

**CONS**

- Proximity to residential for noise
- Upgrade of existing amenities and other facilities will be required
- The land is Crown Reserve
- Potential impacts to storm water drainage requiring additional works and infrastructure
- Potential impact to existing car park provision and significant trees and vegetation.

**Cawley Park**



**PROS**

- Access by paths from Alstonville town centre, schools & residential areas
- Passive surveillance from surrounding streets

**CONS**

- Close proximity to residential for noise
- No public amenities
- Potential conflict with existing usage of the site

**Gap Road Fields**



**PROS**

- Existing public amenities
- No nearby residential for noise concerns
- Large site with existing sporting uses

**CONS**

- Isolated site with limited passive surveillance
- No pathway access
- No formal parking
- Distance from residential areas and other facilities for families