



Ballina indoor sports and event centre
Site options review

April 2013

design in detail

QA Review

Project	Stage	Doc. No	Issue	Copyright
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Amendments				
Date	Issue	Activity	Author	Superintendent
30-04-13	1	Final	Laurence Taylor	Laurence Taylor

Author	Superintendent	Quality Check
Laurence Taylor	Laurence Taylor	Laurence Taylor

design in detail

Executive summary

Ballina Shire Council have requested Pdt to conduct a review of three selected sites (Kingsford Smith Park, Old Depot Site and Ferngrove Estate) This review is to include an analysis of the physical characters of the sites as well as their location and access. The review also includes an overlay of the approved building footprint, together with a four court option on each site.

11.1 Sports and Events Centre - Update.DOC

Site Analysis Matrix

Ballina Indoor Sports and Event Centre
6434

Scale of 1 - 5, 1 = poor, 5= best

Criteria	Kingsford Smith Park	Old Depot	Ferngrove Estate
Site procurement	2	2	5
Adequate site area	3	4	4
Provision for future expansion	3	4	4
Access to existing infrastructure	4	4	3
Flooding constraints	4	2	2
Environmental Constraints	4	2	4
Vegetation Cover	3	4	4
Contaminated land constraints	4	1	4
Land slope	5	4	5
Good site aesthetics	4	4	4
Significant landscape or other features	4	4	4
Easement and access constraints	4	3	3
Extent of ground works required	4	2	4
Other attractions at Site	5	3	2
Compatibility with surrounding land uses	5	3	3
Residential amenity impacts	3	4	3
Adjacent to other sporting facilities	5	2	2
Site profile and visibility	4	5	3
Proximity to overnight accommodation	5	4	2
Capacity for overflow parking on site	4	5	4
Offsite overflow parking	4	5	3
Proximity to public transport	4	5	3
Walk & cycle access from residential	5	4	4
Proximity to town centre	5	4	2
Local access to site	5	4	4
Regional access to site	3	4	4
Total Score	105	92	89

design in detail



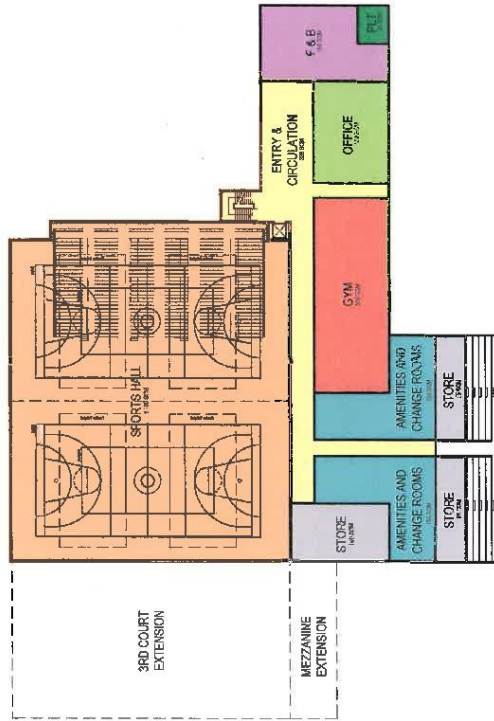
MEZZANINE FLOOR PLAN

SEATING CAPACITY

INDOOR STADIUM	760
GROUND, TIERED	220
GROUND, ON FLOOR	390
MEZZANINE LEVEL	1,370
TOTAL	2,740

RUGBY FIELD
TIERED SEATING 824

0 5 10 15 20 25m
Scale 1:500



GROUND FLOOR PLAN

OPTION 2B

FLOOR AREA

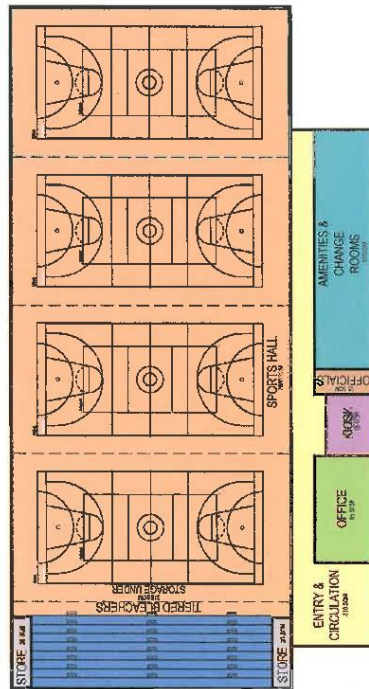
GROUND FLOOR	3,165
MEZZANINE LEVEL	1,025
TOTAL	4,190

PRELIMINARY

pdt. architects

Ballina Indoor Sports and Events Centre
OPTION 2B
2 COURT WITH FUTURE PROOF FOR 3
FUNCTION SPACE AND TIERED EXTERNAL SEATING

DATE: 23/05/13
SCALE: 1:500
DRAWN BY: SK 012
CHECKED BY: SK 012
PROJECT NO: 6434



OPTION 6 - 4 COURT

GROUND FLOOR PLAN

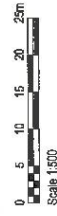
OPTION 6

FLOOR AREA

GROUND FLOOR	4,150
MEZZANINE LEVEL	01
TOTAL	4,150

SEATING CAPACITY

GROUND, TIERED	460
GROUND, ON FLOOR	220
TOTAL	670



PRELIMINARY

DISCLAIMER: This document is preliminary and is for informational purposes only. It is not intended to be used for construction or other purposes. The design and construction of the project is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this document.

for information only

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	CONCRETE	m ³			
2	STEEL	kg			
3	GLASS	m ²			
4	PAINT	litres			
5	LABOUR	hours			
6	PERMITS				
7	PROFESSIONAL FEES				
8	TOTAL				



 BALLINA INDOOR SPORTS AND EVENTS CENTRE
 OPTION 6
 4 COURTS
 WITH PERMANENT TIERED SEATING

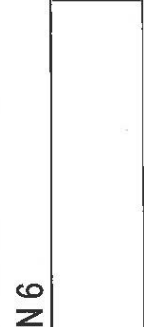
PROJECT NO.	6434
DATE	SK 011
SCALE	2



KINGSFORD SMITH PARK - OPTION 6

PROJECT NO.	6434
DATE	SK 013
SCALE	1

BALLINA INDOOR SPORTS AND EVENTS CENTRE
 KINGSFORD SMITH PARK
 OPTION 6 SITE PLAN



for information only

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR INFORMATION ONLY			

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



OLD DEPOT SITE
PRELIMINARY

for information only

DATE: 23/05/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 6434

PROJECT INFORMATION

PROJECT NAME: BALLINA INDOOR SPORTS AND EVENTS CENTRE
 SITE OPTIONS STUDY
 CLIENT: OLD DEPOT SITE

SCALE

1:1000

DATE

23/05/13

PROJECT NO

6434

SKETCH

SK 007

SCALE

1



OLD DEPOT SITE
PRELIMINARY

for information only

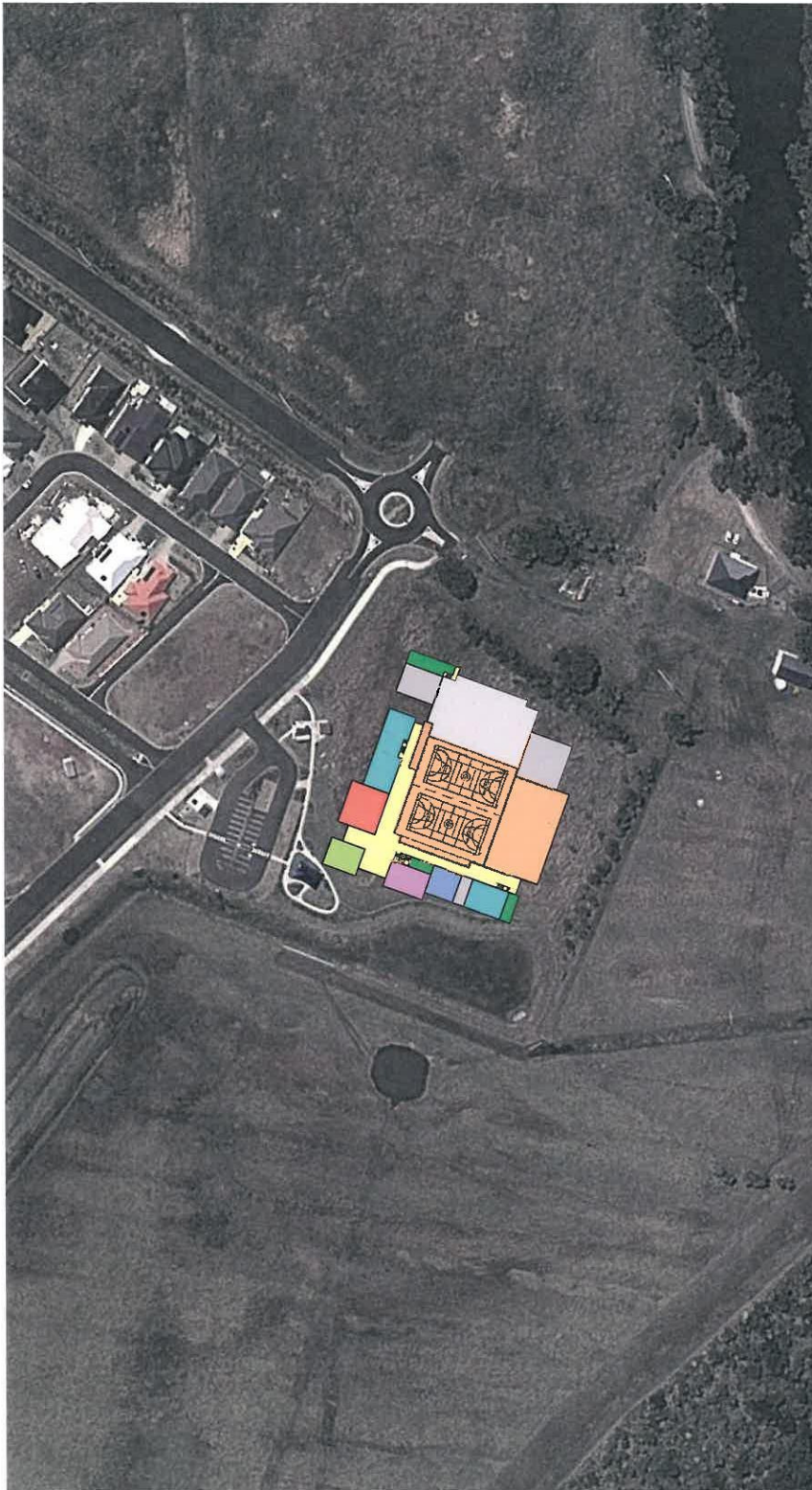
DATE OF ISSUE: 11/05/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PROJECT NO: 6434
 SK 014

DATE: 11/05/13
 SCALE: 1:1000
 SHEET NO: 1

pdt.
architects

BALLINA INDOOR SPORTS AND EVENTS CENTRE SITE OPTIONS STUDY OLD DEPOT SITE



FERNGROVE ESTATE
PRELIMINARY



for information only

DATE	DESCRIPTION	BY	SCALE
10/11/12	PRELIMINARY DESIGN	SK	1:1000
13/05/13	REVISIONS	SK	1:1000

DRAWING NO: 6434 SK 016
 PROJECT: BALLINA INDOOR SPORTS AND EVENTS CENTRE
 SITE OPTIONS STUDY
 FERNGROVE ESTATE

pdt.
 architects
 10/11/12/13
 10/11/12/13



FERNGROVE ESTATE
PRELIMINARY



for information only

DATE: 23/05/13
 TIME: 10:00 AM
 PLACE: 6434 SK 015

pdt. architects
 12/127 200 ST
 P.O. BOX 1000
 BALLINA NSW 2460
 PH: 02 6621 1111
 FAX: 02 6621 1112
 WWW.PDTARCHITECTS.COM.AU

BALLINA INDOOR SPORTS AND EVENTS CENTRE SITE OPTIONS STUDY FERNGROVE ESTATE

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	23/05/13	PRELIMINARY		

Summary

For the success of a facility and its economic sustainability, it is important that the facility has the capability of being highly flexible with the ability of accommodating wide diversity of events and programmes, while providing for the range of regional and community sporting and other interest groups. To achieve this, the centre needs to be well located and provide a full range of highly flexible services and spaces, through good design and strong management.

In terms of differential between an **Events Centre** and a "**skin and bones**", 4 court hall, there are many issues which Council needs to consider.

Including:

- The Events Centre model will obviously cost more as it will not only provide greater and more flexible functional spaces but it will have far greater and complex fit out items and component engineering systems.
- Council needs to decide what needs they are intending to satisfy. A 3/4 court hall, in simple format, ONLY satisfies the need of a few ball sports (basketball, netball futsal etc) which is fine but it will not provide a diverse community offering in many aspects of sport & recreation including weights and conditioning, dedicated spaces such as for gymnastics or for sports climbing, meeting and consultation rooms, greater social spaces, greater amenities and certainly greater spectator seating options etc.
- A "skin and bones" 4 court sports hall option will not afford sophisticated and flexible spectator seating systems nor sophisticated services for air conditioning/ventilation, sports and event lighting, ESD measures which reduce the buildings operational costs.

In short, the base 4 court model will not operate at full efficiency and will struggle to offset its annual operating costs. It will not become an integrated community asset such as the Logan metro centre is to Logan City Council and the surrounding Logan community.

We would make the valid point that the community today are far more discerning than they were even ten years ago. The sporting groups and the broader community want an attractive, functional and flexible facility which is comfortable for them to participate and recreate in. They want an attractive and social, family friendly facility which becomes a proud community hub...the old "tin shed" will not cut it anymore.

In terms of site selection, if moving away from the central CBD site, other sites should be bench marked against the close proximity of schools and a high level of public profile. Ease of access for schools and young participants on bike is very important.

design in detail

enquiries refer
Cr David Wright
in reply please quote
97-02



12 April 2013

Hon Don Page MP
Member for Ballina
Don.Page@parliament.nsw.gov.au

Dear Mr Page

Re: Old Depot Site – Ballina

As you are aware Council is pursuing a suitable location for the construction of a sports / events centre in Ballina. One of the preferred locations is what is commonly known as the Old Depot Site, being the crown land opposite Ballina Fair and adjacent to the Clarke Street Industrial Estate. A site map of that location is attached for your information.

To date we have written to the Department of Primary Industries asking whether they would allow Council to utilise that site for the proposed centre and the response we have received is somewhat unclear in respect to this issue. A copy of that response is attached for your information.

Due to the history of the site as a former landfill, Council has recently had prepared a soil contamination report for the site and pleasingly that report did not identify any impediments that rendered the site unsuitable for the centre. A copy of that report is attached for your records.

Council now wants to ensure that any site we evaluate is a viable option and due to the Department of Primary Industry's rather ambiguous response, we are seeking to meet with you so that you can provide clarity to Council and the community as to the viability of the Old Depot site. It is important that the State Government makes it clear as to whether Council should pursue this site any further and if it is to be made available what conditions would be placed on the use of the land by the State Government. For example would Council be paying a commercial lease for the land, or would we be required to purchase the land at market price?

Council has recently resolved for me to seek a meeting to discuss this issue with you and also in attendance will be a representative from BRISA (Ballina Regional Indoor Sporting Association), which is the community group representing the potential users of the centre.

It would therefore be appreciated if your office could contact Sandra Bailey on 6686 1273 to arrange a suitable time to meet. It would assist greatly at that meeting if you were in a position to address some of the uncertainties in respect to the Old Depot site.

I look forward to hearing from you and if you wish to discuss this matter further prior to our meeting please call me on 0415 965 403.

Yours faithfully

Cr David Wright
Mayor
Encl.

40 cherry street, po box 450, ballina nsw 2478 dx 27789, ballina • ph 02 6686 4444 • fax 02 6686 7035
council@ballina.nsw.gov.au • www.ballina.nsw.gov.au





Ballina Shire Council
 PO Box 450 BALLINA NSW 2478
 Phone: 02 6686 4444
 Email: info@ballina.nsw.gov.au

GA NORTH

Date: Tuesday, 11 September 2012
 Map Scale: 1:3,774
 Prepared For:
 Client:
 Aerial Photography:
 Contour Interval:

40 cherry street, po box 450, ballina nsw 2478 dx 27789, ballina • ph 02 6686 4444 • fax 02 6686 7035
council@ballina.nsw.gov.au • www.ballina.nsw.gov.au



Department of
Primary Industries
Catchments & Lands

Our Reference: 12/06157/DOC12/106362
Your Reference: Indoor Sports & Events Centre (97)

30 August 2012

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



Attention: Mr Chris Allison

Dear Mr Allison

Re: Location of Proposed Sports and Events Centre

I refer to your letter of 30 July 2012 requesting advice from the Department of Primary Industries – Crown Lands (Crown Lands) as to whether or not Kingsford Smith Reserve, being Crown Reserve 82164 for Public Recreation notified 20 November 1959, would be a viable option for a proposed multi-use sports and events centre, and regarding the process that would need to be followed in order to progress the matter if the Reserve were to be considered viable.

Crown Lands considers that Kingsford Smith Reserve provides a logical location for the proposed centre given the notified purpose of the Reserve (Public Recreation), its current and proposed zoning under local environmental plans (6(a) Open Space and RE1 Public Recreation respectively), and the fact it is already within an established sporting precinct.

Crown Lands has registered Council's interest in the Old Council Depot Site, comprising Crown Reserve 755684 for Future Public Requirements notified 29 June 2007 and Crown Reserve 57352 for Sanitary Purposes notified 1 August 1924, as a fall-back option to Kingsford Smith Reserve. Whilst there is no in-principle objection to locating a recreational facility on this Site, the land appears to possess more planning and environmental constraints than Kingsford Smith Reserve. For example, it may be contaminated as a result of its former use as a Council dump and/ or night soil depot. Additionally, there may be other opportunities for the Site that would be more in keeping with its surrounding land uses. For example, the land may be more suitably developed in the future as an expanded industrial area.

It is noted Kingsford Smith Reserve is under the care, control and management of the Ballina Kingsford Smith Reserve Trust, of which Council is the appointed Manager. If the Trust were to construct and maintain the centre (that is, if the Trust were to own the building), then there would be no need for a separate interest in the land to be created. However, it is Crown Lands understanding that Council in its Council capacity and not as the Reserve Trust Manager intends to construct and maintain the centre (that is, Council will own the building). If this is the case, then the Trust in theory could grant Council tenure over the land, which in effect would mean Council would issue a lease or licence for the facility to itself.

Department of Primary Industries | Catchments and Lands | Crown Lands Far North Coast
Level 1, 49-51 Victoria Street, PO Box 272 Grafton NSW 2460
Tel: 02 6640 3400 Fax: 02 6642 5375
www.crownland.nsw.gov.au | ABN: 335 377 620 19

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council@ballina.nsw.gov.au • www.ballina.nsw.gov.au

Current Crown Lands policy (prepared in consultation with the Division of Local Government and the Local Government and Shires Associations of NSW), however, provides that where a council is seeking to establish major infrastructure on Crown land and the associated improvements are to vest in council, then the land should be acquired under Section 186 of the *Local Government Act 1993*. Compensation is generally to be at market value. A lease or licence under the *Crown Lands Act 1989* is generally not considered appropriate in cases where major Council-owned infrastructure is proposed on Crown land.

If Council ultimately decides to lodge a development application (DA) for the proposed sports and events centre and the DA involves Crown land, Crown Lands will require written confirmation from Council it is prepared to acquire the land needed to accommodate the centre at a value to be determined by the Valuer General. This undertaking will be sought prior to the lodgement of the DA.

It is noted Council does not have suitable interest in all of the Crown land under consideration as part of this proposal. To assist in preparing a DA encompassing Kingsford Smith Reserve or the Old Council Depot Site, Council is invited to apply for a licence for investigation over the Crown reserves. This will allow Council to enter onto the reserves to conduct all necessary preliminary investigations. To this end, please find attached an 'Application for a licence over Crown land'. Please forward the completed application form and fee of \$383.60 to this office at your earliest convenience. Please note Crown Lands will be seeking, as a condition of the licence, access to all intellectual property and copyrighted material prepared or collated under the authority of the licence.

If you would like to discuss these matters further, please feel free to contact Ian Hanson, Group Leader Natural Resources and Property Services, on 02 6640 3438 or at ian.hanson@ands.nsw.gov.au.

Yours sincerely,



Brad Crispin
A/ Senior Manager Far North Coast
Crown Lands

PAGE 2 OF 2

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PARLIAMENT OF NEW SOUTH WALES
LEGISLATIVE ASSEMBLY

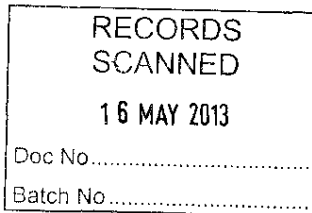


DON PAGE, M.P.
MEMBER FOR BALLINA

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7 Moon Street
Ballina NSW 2478
PHONE: (02) 66867522
FACSIMILE: (02) 66867470
MAIL: PO Box 1018
BALLINA NSW 2478
WEBSITE: www.donpage.com.au

10 May 2013

Cr David Wright
Mayor
Ballina Shire Council
PO Box 450
BALLINA NSW 2478



David,
Dear Cr Wright

Thank you for your letter and attached document regarding the Old Depot Site in Ballina opposite Ballina Fair.

I note Council is pursuing this location as an option for the construction of a sports/events centre in Ballina.

Whilst I am agreeable to your request to meet, I have also made representations on your behalf to the Hon A Stoner MP, Deputy Premier regarding some of the uncertainties in respect of the Old Depot Site.

I shall contact you as soon as I receive a response from the Deputy Premier.

Yours faithfully

Don Page MP
MEMBER FOR BALLINA

DP:tg