

Ballina Shire Council Kingsford Smith Sports Reserve Draft Master Plan Report



Contents

1. Introduction
 - 1.1 Project aim
 - 1.2 Executive summary
 2. User Group Consultation
 - 2.1 Preliminary user group consultation for sporting groups
 3. Constraints and Opportunities
 - 3.1 Constraints identified on site include
 - 3.2 Opportunities identified on site include
 - 3.3 Land tenure map
 - 3.4 Constraints and opportunities plan
 4. Master Plan Options 1 & 2
 - 4.1 Option 1
 - 4.2 Option 2
 - 4.3 Master plan option 1
 - 4.4 Master plan option 2
 5. Kingsford Smith Drive indicative 3D image A & B
 6. Traffic response - Bentinck Street left in turning lane
 7. Timeline
- Appendices
1. General Layout Plans
 - Multipurpose events centre (2+1 court option)
 - 4 Court stadium option
 - General sport / gala / sport event / trade show
 - General sport / gala / sport event / trade show
 - Gymnastics / rock climbing / combination
 2. Indicative images shelters / amenities / bridge vegetation
 3. Indicative event images

1. Introduction



Kingsford Smith Reserve aerial photo

1.1 PROJECT AIM

To develop a Master Plan for the future enhancement of the Kingsford Smith Sports Reserve with the possible inclusion of either a 4 court stadium or 2+1 multipurpose events centre. The master plan aims to tie in with the Ballina Shire Council Community Strategic Plan 2013-2023 "Our Community Our Future" with the four directions "Connected Community, Prosperous Economy, Healthy Environment, Engaged Leadership."

1.2 EXECUTIVE SUMMARY

The site is located to the east of the Ballina CBD on the point of North Creek and the Richmond River.

Pdt Architects was commissioned by Ballina Shire Council to prepare a masterplan for the Kingsford Smith Sports Reserve precinct to incorporate a Sports and Events Centre that is located to best utilise the existing and proposed surrounding sport and recreation activities on site.

This report highlights the information gathered during the user group workshops including traffic and environmental input from GeoLink engineers.

This report is a compilation of two building options, ranging from the general 4 court "tin shed" indoor sports centre through to a full multi use indoor facility providing for function, regional events and multiple sporting activities.

Two master plans have been undertaken for the siting of either a 4 court stadium or 2+1 multipurpose events centre. Option 1 shows a 4 court stadium to the south of the existing cricket ovals beside the existing netball courts with option 2 designed to replace the existing Ballina Seagulls Rugby League clubhouse.

The primary function of the 4 court facility would be a community sports centre. The facility is capable of hosting regional and State indoor sport competitions along with national league matches (with additional bump in seating). Permanent bleacher style tiered seating is provided at one end of the sports hall for spectators



Potential location of 4 court facility



Potential location of 2 + 1 Multipurpose centre

and, while good for regional sporting events, additional bump in seating will be required for feature events. The facility has limited capabilities of hosting trade shows and indoor performances, as no air conditioning or mechanical ventilation is provided to the sports hall. A kiosk is also provided for snacks and drinks.

Facility components comprise of:

- 4 full size courts
- 2 sets of male and female change rooms
- permanent tiered spectator bleacher style seating
- kiosk
- office & reception area
- no air-conditioning

Seating Capacity: 670

Area (sqm): 4,150

Note that this is a basic "tin shed" facility primarily designed for sporting activity with very limited event facilities. Even with the options above, support spaces would need to be increased to adequately support additional building uses.

Refer to 4.3 Master Plan option 1 1b for location and appendix 1 general layout plans option 6 for floor plans.

Option 2b is a 2 court facility with mezzanine, function rooms, gym and external tiered seating area.

This option has an additional external tiered seating area for viewing the main sports field. By locating the complex next to a sporting field it allows the facilities of the centre to be utilised by a broader segment of the community. While it does require increased change rooms and storage space, the function rooms, restaurant, gym and offices can be utilised by both the indoor and field sporting clubs and event organisers. The fully catered function rooms are designed in this scheme to have views across the sporting field and the sports hall, and with the use of the operable walls, allows the function room to be divided up into corporate suites or private meeting rooms. The finishes will be of

medium level quality and fully air-conditioned to provide for multiple uses and facilitate the ability to host events other than sport. The scheme maintains the ability to be expanded to 3 courts in the future, to accommodate regional competitions and events.

Facility components comprise of:

- 2 full size courts
- 1 set of retractable seating
- mezzanine level with tiered seating
- exterior tiered seating with partial protection
- multi use function rooms space
- single level gym
- double set of male and female amenities and change rooms
- full cook catering kitchen with internal and external services
- office & reception area
- fully air-conditioned & mechanical ventilation

Seating Capacity: 1,370 Internal 824 external

Area (sqm): 4,190

Refer to 4.3 Master plan option 2 1. for location and appendix 1 general layout plans option 2b for floor plans.

Based on the information received during the reserve user group workshops, information above regarding the functions of the two facilities and previous history with major sports facilities, our recommendation would be for council to adopt option 2b for a 2 court facility with the future option of adding a third court as this facility would be able to cater for a number of different uses other than sport.

2. User Group Consultation



Existing entry to carpark accessed off Bentinck Street



Existing main cricket oval

2.1 PRELIMINARY USER GROUP CONSULTATION FOR SPORTING GROUPS:

Pdt attended a number of workshops with various reserve user groups from the sporting community to determine the list of priorities for a multipurpose events centre.

SENIOR RUGBY LEAGUE:

- Q. What current facility do you use?
A. Rugby league fields, change rooms
- Q. Type / frequency / duration of usage?
A. Sat, Sun – day, afternoon and night. 3 sides for training Tue, Thu, Fri with juniors training before seniors. Boxing training in dressing sheds
- Q. Do you hire out any of your facilities?
A. Nothing mentioned
- Q. Number of players in typical season / event?
A. Can be 1000 people to game including players, supporters, etc
- Q. Anticipated type / frequency / duration of usage of facility?
A. Season is 8-9 months / year with schools using 3 grounds twice a week
- Q. Anticipated event usage of new facility including court requirements?
A. Possible indoor training in wet weather, boxing, change rooms, officials, spectators
- Q. Number of spectators / participants at events and typical session in new centre?
A. Unsure
- Q. Playing facility requirements in terms of amenities for players / coaches etc?
A. Toilets, change rooms, official's change rooms
- Q. First aid requirement?
A. Nothing mentioned
- Q. Storage requirement (m2 and type)?
A. Nothing mentioned
- Q. Requirement for temporary and permanent office /meeting room requirements?
A. Bleachers would be ideal on the southern side of fields for nominated seating
- Q. Attitude towards shared use of facilities?
A. Nothing raised
- Q. Car parking and transport requirements?

- A. Parking is currently a major issue with the carpark full at training. On game day people parking along streets due to under supply. People also park on Bentinck Street and watch for free (possible landscaping buffer to screen field). No designated bus parking either
- Q. Growth potential for specific sport i.e. hosting State / National competitions?
A. Currently Ballina's number 1 oval, some junior professional games are played during the season. Potential to attract NRL pre season games
- Q. Any specific field lighting requirements?
A. Lighting to main field, training lighting
- Q. Additional information?
A. Bleachers would be ideal on the southern side of fields for nominated seating, toilet facilities lacking at other fields. Other uses of the grounds include car shows, fishing classic, outdoor concerts. No one cycles to games at the moment. Facilities in clubhouse in poor condition.

JUNIOR RUGBY LEAGUE:

- Q. What current facility do you use?
A. Rugby league fields, change rooms - 1 main field senior 1 mid field, 2 junior fields
- Q. Type / frequency / duration of usage?
A. Sat 7am-5pm, Tue, Thu training 3:45 – 6pm
- Q. Do you hire out any of your facilities?
A. Nothing mentioned
- Q. Number of players in typical season/event?
A. 225 junior players with 400 players on game day
- Q. Maximum number of people on site at one time (i.e. including spectators, officials and players)?
A. As above
- Q. Anticipated type / frequency / duration of usage of facility?
A. Season is 8-9 months / year
- Q. Anticipated event usage of new facility including court requirements?
A. Gym would be good
- Q. Number of spectators / participants at events and typical session in new centre?
A. Unsure
- Q. Playing facility requirements in terms of amenities for players / coaches etc.?
A. Toilets, showers, canteen, referees change rooms ideal,



View to site along Benlinck Street



View to existing clubhouse across the existing wetland

2 change rooms great with 4 ideal

Q. First aid requirement?

A. Nothing mentioned

Q. Storage requirement (m2 and type)?

A. More storage required

Q. Requirement for temporary and permanent office / meeting room requirements?

A. Office meeting rooms would be ideal

Q. Attitude towards shared use of facilities?

A. Nothing raised

OZTAG:

Q. What current facility do you use?

A. Main oval and secondary ovals

Q. Type / frequency / duration of usage?

A. Mon evenings 5:50pm-8:30pm with some school days

Q. Do you hire out any of your facilities?

A. Currently hire fields from Council / league

Q. Number of players in typical season/event?

A. 200 people at an event

Q. Maximum number of people on site at one time (i.e. Including spectators, officials and players)?

A. As above

Q. Anticipated type / frequency / duration of usage of facility?

A. Season is 8-9 months / year

Q. Anticipated event usage of new facility including court requirements?

A. Nothing mentioned

Q. Number of spectators / participants at events and typical session in new centre?

A. Unsure

Q. Playing facility requirements in terms of amenities for players / coaches etc.?

A. Toilets, showers, canteen, referees change rooms ideal. 2

change rooms great with 4 ideal

Q. First aid requirement ?

A. Nothing mentioned

Q. Storage requirement (m2 and type)?

A. Nothing mentioned

Q. Requirement for temporary and permanent office / meeting room requirements?

A. Nothing mentioned

Q. Attitude towards shared use of facilities?

A. Currently share canteen and clubhouse, toilets and storage, no issues with shared use

Q. Car parking and transport requirements?

A. Current parking is adequate for oztag

Q. Growth potential for specific sport i.e. hosting State / National competitions?

A. Not applicable

Q. Any specific field lighting requirements?

A. Poor lighting on outside fields

Q. Additional information?

CRICKET:

Q. What current facility do you use?

A. KSR is composed of two cricket fields:

KSS – the principle turf wicket and field (#2 field in the Shire);

KSN – the Club's #2 field, synthetic wicket;

The Club's practice nets, brand new in 2012-13'

Q. Type / frequency / duration of usage?

A. Weekly from September through to March

Q. Do you hire out any of your facilities?

A. Not really

The cricket fields are used for a number of fixtures:

-Ballina District Cricket Association

-Ballina District Junior Cricket Association

-LJ Hooker League

-Coastal League

-NSW Cricket Carnivals – U12 and U14s – December to January annually

-NSW Cricket/Representative fixtures

-Senior Country Carnival – in November/December 2013

-Regular Junior Rep Rounds

-Milo Cricket – Saturday mornings

Q. Number of players in typical season / event?

A. Ballina District Cricket Association – 5 clubs, total approx 400 players;

Ballina District Junior Association – 5-8 Clubs (Tweed clubs

join this competition) total approx 150 players;

LJ Hooker League Association – 10 clubs, total approx 120 players;

Coastal League Association – 10 clubs, total approx 120

players;

Maximum number of people on site at one time



Existing carpark / market site off Kingsford Smith Drive



View along Kingsford Smith Drive

Spectators: 30 regularly, 100+ for finals

Officials: 4 regularly

Players: 24 x 2 (both fields)

Q. Anticipated event usage of new facility including court requirements?

A. Possible wet weather training / indoor cricket

Q. Playing facility requirements in terms of amenities for players / coaches etc.?

A. Toilets. Currently cricket uses hockey toilet facilities for the north field, and netball for the south

Q. First aid requirement?

A. None at all

Q. Storage requirement (m2 and type)?

A. More storage would be good. 2 x shipping container size for storage

Q. Requirement for temporary and permanent office / meeting room requirements?

A. Office meeting rooms would be ideal

Q. Attitude towards shared use of facilities?

A. None at all

Q. Preference for sports flooring type?

A. No input from a cricketing point of view

Q. Car parking and transport requirements?

A. Current availability is adequate

Q. Growth potential for specific i.e. hosting State / National competitions ?

A. The proposed facility is unlikely to contribute to cricket's interests

Q. Any specific field lighting requirements design in detail?

A. Cricket requires daylight. Unless outside, field floodlighting is provided, there is no connection to cricket

Cricket will not agree to any encroachment on the existing cricket fields; there must not be any changes to the size of the current fields (noting that the hockey club development resulted in loss of cricket field area at both KSN and KSS).

DISTRICT CRICKET:

Q. What current facility do you use?

A. Best outdoor facilities but lacking indoor facility

Q. Type / frequency / duration of usage?

A. 8:30am-6pm Saturday 1 day during the week for schools

Q. Do you hire out any of your facilities?

A. Nothing mentioned

Q. Number of players in typical season / event?

A. 2 approximately 50 people at a game

Q. Maximum number of people on site at one time (i.e. including spectators, officials and players)?

A. As above

Q. Anticipated type / frequency / duration of usage of facility?

A. Season is September until Easter

Q. Anticipated event usage of new facility including court requirements?

A. Possible wet weather training / indoor cricket

Q. Number of spectators / participants at events and typical session in new centre?

A. Unsure

Q. Playing facility requirements in terms of amenities for players / coaches etc.?

A. Toilets are a major issue for northern field. Some people need to go across the road

Q. First aid requirement ?

A. Nothing mentioned

Q. Storage requirement (m2 and type)?

A. More storage would be good. 2 x shipping container size for storage

Q. Requirement for temporary and permanent office / meeting room requirements?

A. Office meeting rooms would be ideal

Q. Attitude towards shared use of facilities?

A. Nothing raised

Q. Car parking and transport requirements?

A. Parking congestion on Saturday with netball. Issue with carpark / bollard cutting into northern cricket oval

Q. Growth potential for specific sport i.e. hosting State / National competitions?

A. Both grounds are representative grounds. Potential to attract, Big Bash, Sydney Sixers

Q. Any specific field lighting requirements?

A. If there was proper lighting then night games would happen

Q. Additional information?

A. Having to turn away teams due to lack of grounds



View along Kingsford Smith Drive



Existing sports fields / second cricket oval

HOCKEY:

- Q. What current facility do you use?
 A. Ballina Hockey & Sports Complex - Hockey
- Q. Type / frequency / duration of usage?
 A. Games / training 5 nights + 2 days per week of 24 week season + off-season
- Q. Do you hire out any of your facilities?
 A. Yes – schools, futsal, soccer (wet weather)
- Q. Number of players in typical season / event?
 A. Nominally 200 club members
- Q. Maximum number of people on site at one time (i.e. including spectators, officials and players)?
 A. Typically up to 100; peak during carnivals could be 500+
- Q. Anticipated type / frequency / duration of usage of facility?
 A. 24 week winter season: 10 week summer season + misc. carnivals, training etc.
- Q. Anticipated event usage of new facility including court requirements?
 A. Minimal – possibly end of season functions or possibly indoor competition
- Q. Number of spectators / participants at events and typical session in new centre?
 A. Not applicable
- Q. Playing facility requirements in terms of amenities for players / coaches etc.?
 A. Not applicable
- Q. First aid requirement?
 A. Not applicable
- Q. Storage requirement (m2 and type)?
 A. Not applicable
- Q. Requirement for temporary and permanent office / meeting room requirements?
 A. Not applicable
- Q. Attitude towards shared use of facilities?
 A. No issue
- Q. Car parking and transport requirements?
 A. Car parking is of critical importance to our current operations
- Q. Growth potential for specific sport i.e. hosting State / National competitions?
 A. Related only to existing outdoor hockey facility
- Q. Any specific field lighting requirements?

A. 400 lux minimum if used for indoor hockey

Q. Additional information?

A. The following additional comments are provided by way of feedback in relation to the on-going operations at the hockey facility. Driveway access from Bentinck St to the hockey facility – need to maintain good clear access; visibility from Bentinck St – ideally preserve clear sight to hockey facility or provide signage to clearly indicate access etc; car parking – preserve car parking to ensure no net loss to hockey complex

MODEL BOATS:

Vehicle access to the lake would be good for large model boats.

Jetty would be good

Stabilisation on edge due to erosion i.e. paving.

Electric boats are used

More shelters would be ideal, toilets would be great

Fishing for the disabled used to come down but not anymore.

Half day every fortnight. 22 members with 50 at the peak.

ADDITIONAL INFORMATION FOR THE KINGSFORD SMITH RESERVE

Separate trick bikes near skatepark.

Sunday markets site has drainage issues due to sand blow.

Drainage an issue due to the hockey area being built up.

Water now flows back to Bentinck Street rather than towards the lake.

NETBALL:

Q. What current facility do you use?

A. We currently lease a building off Council for \$400 a year which consists of a canteen (of sorts) control room, male and female toilets. We have 3 asphalt courts and 3 all weather courts. The area also has 9 grass courts which belong to future works for the caravan park. We also use the Lennox Head Community Centre for an indoor competition.

Q. Type / frequency / duration of usage?

A. At Kingsford Smith Park we use the courts every Saturday 8am to approximately 3:30pm - late depending on the various team's training sessions. The indoor centre in

Lennox Head is used for an indoor competition on Monday and Tuesday nights throughout the year except during the school holidays

Q. Do you hire out any of your facilities?

A. We currently do not hire out our courts however they are used by schools

Q. Number of players in typical season / event?

A. A typical season in 2000 was 1000 players. A typical season in 2013 is 400 players

Q. Maximum number of people on site at one time (i.e. including spectators, officials and players)?

A. We have up to six time slots a day where we can have up to 150 people at our junior timeslots and 100 people at our senior timeslots

Q. Anticipated type / frequency / duration of usage of facility?

A. We have curbed our numbers due to current facilities however currently we use an indoor facility 2 nights a week all year. Day time competition may also be of interest for this facility as well as weekend competitions. Schools may also use this facility (which are not run by us)

Q. Anticipated event usage of new facility including court requirements?

A. At this time, we would only use this facility for events twice a year on weekends

Q. Number of spectators / participants at events and typical session in new centre?

A. If it were a 4 court facility we would anticipate around 50 players and 100 spectators each timeslot played which would be around 7-8 times a day

Q. Playing facility requirements in terms of amenities for players / coaches etc?

A. An umpires' room would be requested as well as facilities (shared I assume) for club office

Q. First aid requirement?

A. We feel each organisation should be responsible for their own first aid however a small basic room might be considered

Q. Storage requirement (m2 and type)?

A. 4m2 might be required (we currently use a shipping container)

Q. Requirement for temporary and permanent office / meeting room requirements?

A. We would prefer a dedicated office however understand

that may not be reasonable, so a shared office with locked cupboards for each organisation

Q. Attitude towards shared use of facilities?

A. We would expect this to be the case

Q. Preference for sport flooring type?

A. Timber flooring but would have to provide more information from the National body

Q. Car parking and transport requirements?

A. Car parking - whatever would be available. Transport would not be an issue

Q. Growth potential for specific sport i.e. hosting State / National competitions?

A. We believe that an indoor facility would at least double (if not triple) our numbers due to the indoor availability. We currently are limited to the outdoor facility in winter (where weather affects our games) and it is too hot in summer to play outdoors

Q. Any specific field lighting requirements?

A. No

Q. Additional information?

A. Nothing mentioned

BASKETBALL

Q. Current facility use?

A. Southern Cross High Gym

Q. Type / frequency / duration?

A. 6 nights per week + 4 afternoons per week + Saturday morning

Q. Current fee hire / rental?

A. \$27,000 (presently in negotiation for complete hire for \$25,000 year)

Q. Number of players in a typical season?

A. 340 players. 2 seasons a year. We have currently 290 registered juniors and 185 registered seniors

Q. Maximum numbers of people on site at one time (i.e. include spectators, officials, players etc.)?

A. When holding a State league game can be up to 350 (7 weekends per year). Monday nights is 90-100 in men's comp (4 games). Tuesday nights (juniors) (9 games x 8 players per team) is 144 players plus handful of parents. Wednesday nights (women's) is (3 games x 8 players per team) is 48 plus few supporters and 3 officials. Other times

involve personal representative team training

Q. Anticipated type / frequency / duration of usage of facility?

A. Basketball competition senior and junior + school competitions, State league training and NJL training. Drop in facilities for children to shoot baskets and do their personal training

Q. Anticipated event usage of new facility including court requirements?

A. All of the above + applying NJL rounds and State and Country Championships as well as interschool championships these all require a minimum 3 court events facilities

Q. Number of spectators / participants at events and typical sessions in new centre?

A. From 500 to 700 could be more if we build the correct facilities to be able to accommodate the above events

Q. Fee / rental expectations?

A. The same we are paying at the moment as this facility should be built to encourage sport for all within the Shire + encourage event participation and outpricing would be the best way of encouraging families not to utilise the facility and association not to stage events

Q. Playing facility requirements in terms of amenities for players / coaches etc?

A. Amenities office referees / coaches room, 6 toilets and showers for both male and female facilities

Q. First aid requirements?

A. First aid room (a requirement of all sporting venues)

Q. Storage requirement?

A. 1 area 10 x 10

Q. Support requirements (spectators seating, officials etc)?

A. This would depend on the size of the facility and whether we can accommodate major events to Ballina if built correctly it would

Q. Requirement for temporary and permanent office / meeting rooms requirements?

A. Basketball would require a permanent office within the facility

Q. Attitude toward shared use of space?

A. No shared storage or office area. The facility should be functional to all indoor sports

Q. Preference for flooring type?

- A. Sprung wood flooring as per National sporting standards
- Q. Preference for sports equipment type?
- A. Correct rings for basketball, volleyball nets, badminton and the floor markings for all user groups etc.
- Q. VIP / corporate spectator requirements?
- A. Not required (but would be a benefit)
- Q. Car park and transport requirements?
- A. As per Council requirements + bus parking areas. The two proposed sites both have good infrastructure on bus routes, easily accessible
- Q. Drug testing for major events?
- A. This would be carried out in the first aid room if required

FURTHER REQUIREMENTS

1. Correct runoff around and between courts
2. At least 2 of the courts with wooden sprung floors that comply to National sporting standards of International Sporting Federation
3. Electronic height adjustable rings on all courts
4. Electronic state of the art scoreboards to all courts
5. Scoreboard facilities and connection between all courts
6. Gauzed, electronic louvered window system, around the top of the walls of the courts for correct cost effective cooling
7. Solar hot water and electricity
8. Correct seating
9. Cafeteria facilities with indoor / outdoor functions
10. Full commercial kitchen facilities
11. A permanent balcony above foldaway seating, with lockable ladder or staircase to set up movie camera fixture for recording games from centre of court. Recording games effectively MUST be done, high from centre of court (not at the end). We prefer 3 or 4 rows of permanent seating for parents to use without losing court space! We think that fold away items are eventually broken and becomes an awkward task, that becomes "too hard" so nobody does it.

MAJOR CONCERNS

1. Key mistakes occurred on another project in Ballina Shire at Lennox Head. The fact that we are NOT allowed to play at Ballina High School stadium because the runoff is too close and somebody sued the Association some 15 years ago, the school will NOT let us play there. We as rate payers, don't wish to have our money wasted on a sub-standard facility

that does not fulfil the standard requirements of an Indoor Sports and Entertainment facility, or cater for all indoor sporting organisations. We stress a 3 court minimum is required. Ballina is crying for help with the bypass and we believe we can hold State Cup and County Championships here for juniors with at least 3 courts, bringing many tourists in to town on at least 4 weekends a year in basketball alone.

2. Correct costing of the project (e.g. Tamworth / Mailland value for money)
3. Proficient Project Management (concerns re: previous project)
4. User group input (listen to the different sporting bodies and user groups - utilise skills and value their input)
5. This area requires at least a three court facility as shown in a previous feasibility study 5 years ago. Creditable Councils don't build for yesteryear they build for tomorrow
6. Large footprint of land for club growth. Believe we are one of the only growing businesses in this current economic climate, and now we have television coverage on local broadcast stations. In a rainy climate, our games double in size when it rains, and other sports are denied. It is a great time to act, as our current team on committee has never been stronger with a wide base of experience.

Additional for event usage

- Typical size and type of event
- Physical bump in and out requirements
- Power requirements
- In floor requirements (power water communications etc)
- TV / broadcast requirements
- Adjacent accommodation requirements for event
- Meeting room requirements
- Storage requirements (internal and long term)
- Staging requirements
- A/V requirements
- F&B requirements
- Security overlay requirements
- Post event cleaning requirements
- VIP / corporate sponsor requirements

Tamworth Dome boasts the following facilities:
Work on the new \$9.5million stadium complex began this

year and will give the city the biggest and most multi-functional sports centre in regional NSW

The Dome boasts the following facilities:

- 18 outdoor netball courts
- 6 indoor courts – 4 wooden sprung floors and 2 Aura Pulastic sports floor courts
- 2 outdoor basketball courts
- Utility / function room
- Multi-purpose room
- Board / function room
- Gymnasium area – available for weddings and functions
- Cafeteria with indoor and outdoor seating

3. Constraints and Opportunities



Existing Holiday Park

3.1 Constraints identified on site include:

- The southern corner of the site (area C) in the Land Tenure Map is Crown Land with Council not appointed Trust Manager. For future development to occur in this parcel of land it will require Ministerial designation for the land to pass back to Council responsibility. The current master plan has flexibility to change in the future should this land re-dedication occur
- Limited designated car / bus parking
- Sand blow and drainage issues in the existing eastern car park where the markets are held
- Drainage is currently an issue along the Bentinck Street frontage, with the existing entrance pooling a lot of water during rain events
- Bentinck Street access to the site

3.2 Opportunities identified on site include:

- The site contains good quality areas of planted Littoral Rainforest EEC "endangered ecological community" and Swamp Oak Forest EEC along the lake fringe, Kingsford Smith Drive and the edge of the Richmond River but would benefit from enhancement / additional plantings

and removal of weed species

- The vegetation in the centre of the site comprises mainly mature eucalypts, banksias and figs that are mostly good quality trees in a park context. This is ideal for park shelters / BBQ facilities and walking / cycling nature trails
- Convert Kingsford Smith Drive to a 20km/h zone which has the potential of making the area more user friendly for pedestrians, cyclists and recreational activities like picnics and BBQs as well as educational and historical nature trails that would connect to the existing bikeway along the Richmond River and North Creek (see indicative 3D images section 5). There would also be an opportunity to provide formalised angle parking along this section of Kingsford Smith Drive
- An alternative to converting Kingsford Smith Drive to 20 km/hr would be to close / block the section of road between the existing market site and the western end of Kingsford Smith Drive (where it becomes River Street); Either option may require an extension to the southern end of Owen Street through to River Street
- The entrance to the site from Bentinck Street should be upgraded with a left-in and right-in turning lanes
- A possible Bio-swale could be constructed to assist with the drainage issues along the Bentinck Street frontage
- The existing car parking area adjacent to the Richmond River Sailing and Rowing Club needs to be formalised
- The existing grass areas along Bentinck and Owen streets could be converted to semi-formal parking
- Potential location of the multipurpose events facility to service a number of different sporting users currently on site as well as basketball in the future to create a major sporting hub for the region in the one location
- The masterplan has highlighted two potential options and locations for the facility within the Crown land where Council is appointed Trust Manager
- Option 1 is for the 4 court centre designed beside the existing netball courts due to it's size
- This was a location proposed by the Ballina Shire Youth Council. As a result of their discussions there was the highest level of support for the siting of the building where the existing netball kiosk/amenities are, with access off Kingsford Smith Drive. This was supported even with the understanding that this option would

impact the existing vegetation. Also, strong support for embellishment (including BBQs/ shade structures) along Kingsford Smith Drive – river side, even if this means reclaiming and expanding the open space into part of the existing sand spit area. The constraints with this location relate to the impact on existing vegetation as well as the financial impact of constructing the infrastructure

- An item raised by the leagues club manager to be taken into consideration is the disconnect between the main sport on site being rugby league with a multipurpose facility having a potential financial impact on the existing Seagulls club and hockey club where one or maybe all might become "white elephants"
- Option 2 is designated where the existing clubhouse currently exists. This location has strong visual connections between the main sporting fields being rugby league, cricket and hockey with views across to the Richmond River as well as visual links from Kingsford Smith Drive. Existing parking infrastructure is already in place with additional parking required to service the multipurpose facility
- Additional future parking could also occur, with angled parking along Kingsford Smith Drive with a potential bridge link across the lake to provide pedestrian / cycle access to the facility
- Other benefits of this location are for additional storage and toilet facilities that are currently in under supply in the reserve for some of the existing sports fields

3.3 Land Tenure Map



3.4 Constraints and Opportunities Plan



4. Master Plan Option 1 & 2



Existing netball courts



Existing grass netball courts

Master Plan Options 1 and 2 are further developments of the constraints and opportunities plan and clearly defines the areas where the proposed 2+1 multi purpose events centre or 4 court stadium could occur.

4.1 Option 1:

- 1a. Existing club house
- 1b. Proposed four court stadium
2. Existing carparking
3. Proposed carparking. This might be in done in stages due to cost limitations however would assist in creating an easily accessible sports and recreation reserve for Ballina
4. Proposed semi formal carparking. The existing grass verges surrounding the reserve could be upgraded with line marking to aid with traffic congestion for major events
5. Existing Carparking to be formalised
6. Proposed bus parking
7. Proposed pedestrian bridge. This would provide direct pedestrian / cycle access to the centre from Kingsford Smith Drive to reduce parking stress on the existing car parking arrangement
8. Existing skate park
9. Proposed BMX / water play. This could be a future development
10. Existing netball courts. Retain the existing courts with an option to convert two grass courts to the south to accommodate the loss of two existing hardcourts
11. Existing sports fields. Look at upgrading lighting to existing sports fields and providing shade and additional toilet facilities
12. Existing hockey field
13. Existing cricket nets
14. Proposed jetty. This would assist with the erosion of the existing bank with further pavement stabilisation along the edge a future option
15. Proposed pedestrian / cycle paths. This would help further activate the Reserve as a major sports and recreation hub for the region. This would also assist with connections from the existing bicycle network with potential for educational and historical signage placed along the trails as part of a larger network
16. Existing pedestrian / bike path

17. Proposed left in lane from southeast approach and passing lane to allow through traffic to pass
18. Proposed 20km / hour traffic zone. Converting Kingsford Smith to a 20km / hour zone would assist in providing formalised carparking with the potential of making the area more user friendly for pedestrians, cycling and recreational facilities i.e. BBQs etc.
19. Proposed raised pedestrian crossing. Would assist with traffic calming
20. Proposed vegetation to improve ecological value and bird habitat
21. Bio-swale connected to the existing lake / wetland. This should assist with the current drainage issues at the end of the existing carpark
22. Existing lake / wetland
23. Dune stabilisation intervention. Proposed trees, shrubs and groundcovers to assist with reducing sand blow by the reforming of a natural sand dune
24. Existing playground / park / amphitheatre
25. Possible bleachers to the southern end of the oval

Note: Possible option of siting the proposed 4 court stadium where the existing grass netball courts are currently located to the south. This would require ministerial designation of Crown Land.



Existing bitumen carpark accessed off Benlinck Street









Drainage issues in the existing bitumen carpark

4.2 Option 2

1. Proposed multipurpose centre (2+1 court option)
2. Existing carparking
3. Proposed carparking. This might be in done in stages due to cost limitations however would assist in creating an easily accessible sports and recreation reserve for Ballina
4. Proposed semi formal carparking. The existing grass verges surrounding the reserve could be upgraded with line marking to aid with traffic congestion for major events
5. Existing carparking to be formalised
6. Proposed bus parking
7. Proposed pedestrian bridge. This would provide direct pedestrian / cycle access to the centre from Kingsford Smith Drive to reduce parking stress on the existing car parking arrangement
8. Existing skate park
9. Proposed BMX / water play. This could be a future development
10. Existing netball courts
11. Existing sports fields. Look at upgrading lighting to existing sports fields and providing shade and additional toilet facilities
12. Existing hockey field
13. Existing cricket nets
14. Proposed jetty. This would assist with the erosion of the existing bank with further pavement stabilisation along the edge a future option
15. Proposed pedestrian / cycle paths. This would help further activate the Reserve as a major sports and recreation hub for the region. This would also assist with connections from the existing bicycle network with potential for educational and historical signage to be placed along the trails as part of a larger network
16. Existing pedestrian / bike path
17. Proposed left in lane from southeast approach and passing lane to allow through traffic to pass
18. Proposed 20km / hour traffic zone. Converting Kingsford Smith to a 20km / hour zone would assist in providing formalised carparking with the potential of making the area more user friendly for pedestrians, cycling and recreational facilities i.e. BBQs etc.
19. Proposed raised pedestrian crossing. Would assist with traffic calming
20. Proposed vegetation to improve ecological value and bird habitat
21. Bio-swale connected to the existing lake / wetland. This would assist with the current drainage issues at the end of the existing carpark
22. Existing lake / wetland
23. Dune stabilisation intervention. Proposed trees, shrubs and groundcovers to assist with reducing sand blow by the reforming of a natural sand dune
24. Existing playground / park / amphitheatre
25. Possible bleachers to the southern end of the oval

4.3. Master Plan Option 1

- 1a. EXISTING CLUB HOUSE
- 1b. PROPOSED FOUR COURT STADIUM
- 2. EXISTING CAR PARKING
- 3. PROPOSED CAR PARKING
- 4. PROPOSED SEMI-FORMAL CAR PARKING
- 5. EXISTING CAR PARKING TO BE FORMALISED
- 6. PROPOSED BUS PARKING
- 7. PROPOSED PEDESTRIAN BRIDGE
- 8. EXISTING SKATEPARK
- 9. PROPOSED BMX/ WATERPLAY PARK
- 10. EXISTING NETBALL COURTS
- 11. EXISTING SPORTS FIELDS
- 12. EXISTING HOCKEY FIELD
- 13. EXISTING CRICKET NETS
- 14. PROPOSED JETTY
- 15. PROPOSED PEDESTRIAN/ BIKE PATHS
- 16. EXISTING PEDESTRIAN/ BIKE PATH
- 17. PROPOSED LEFT IN LANE FROM SOUTHEAST APPROACH AND PASSING LANE TO ALLOW THROUGH TRAFFIC TO PASS
- 18. PROPOSED 20KM TRAFFIC ZONE
- 19. PROPOSED RAISED PEDESTRIAN CROSSING
- 20. PROPOSED VEGETATION TO IMPROVE ECOLOGICAL VALUE AND BIRD HABITAT
- 21. BIOSWALE CONNECTED TO EXISTING LAKE/WETLAND
- 22. EXISTING LAKE/WETLAND
- 23. DUNE STABILISATION INTERVENTION
- 24. EXISTING PLAYGROUND/PARK/ AMPHITHEATRE
- 25. POSSIBLE BLEACHERS TO SOUTHERN END OF OVAL







-  PROPOSED BUFFER/SHADE TREES
-  EXISTING VEGETATION TO BE RETAINED
-  PROPOSED PICNIC/BBQ SHELTERS
-  EXISTING STRUCTURES
-  PROPOSED AMENITIES
-  PROPOSED BUILDING



NOTE: POSSIBLE OPTION OF SITING THE PROPOSED FOUR COURT STADIUM WHERE THE EXISTING GRASS NETBALL COURTS ARE LOCATED TO THE SOUTH. THIS REQUIRES MINISTERIAL DESIGNATION OF CROWN LAND.

NOTE: POSSIBLE OPTION TO CONVERT TWO GRASS NETBALL COURTS TO HARDCOURT DUE TO THE LOSS OF EXISTING HARDCOURTS.

4.4 Master Plan Option 2

1. PROPOSED MULTIPURPOSE CENTER
(2 + 1 COURT OPTIONS)
 2. EXISTING CAR PARKING
 3. PROPOSED CAR PARKING
 4. PROPOSED SEMI-FORMAL CAR PARKING
 5. EXISTING CAR PARKING TO BE FORMALISED
 6. PROPOSED BUS PARKING
 7. PROPOSED PEDESTRIAN BRIDGE
 8. EXISTING SKATEPARK
 9. PROPOSED BMX/ WATERPLAY PARK
 10. EXISTING NETBALL COURTS
 11. EXISTING SPORTS FIELDS
 12. EXISTING HOCKEY FIELDS
 13. EXISTING CRICKET NETS
 14. PROPOSED JETTY
 15. PROPOSED PEDESTRIAN/ BIKE PATHS
 16. EXISTING PEDESTRIAN/ BIKE PATH
 17. PROPOSED LEFT IN LANE FROM
SOUTHEAST APPROACH AND PASSING
LANE TO ALLOW THROUGH TRAFFIC TO
PASS
 18. PROPOSED 20KM TRAFFIC ZONE
 19. PROPOSED RAISED PEDESTRIAN CROSSING
 20. PROPOSED VEGETATION ALONG WETLAND
TO IMPROVE ECOLOGICAL VALUE AND BIRD
HABITAT
 21. BIOSWALE TO EXISTING LAKE
 22. EXISTING LAKE
 23. DUNE STABILISATION INTERVENTION
 24. EXISTING PLAYGROUND/PARK/
AMPHITHEATRE
 25. POSSIBLE BLEACHERS TO SOUTHERN END
OF OVAL
-
-  PROPOSED BUFFER/SHADE TREES
 -  EXISTING VEGETATION TO BE RETAINED
 -  PROPOSED PICNIC/BBQ SHELTERS
 -  EXISTING STRUCTURES
 -  PROPOSED AMENITIES
 -  PROPOSED BUILDING



5. Kingsford Smith Drive - Indicative 3D image A



Kingsford Smith Drive - Indicative 3D image B



6. Traffic Response - Proposed Bentinck Street left in / passing lane



7. Timeline



Existing sports fields / main cricket oval



Existing parkland near the lake



Existing sports fields / second cricket oval



Existing parkland near the lake

4.1 TIMELINE

If approved, it is envisaged that a master plan would be implemented in stages or as funding becomes available. The following timeline is indicative only.

Short Term: 0-3 years

1. Multipurpose events centre and proposed carparking around the centre
2. Proposed bus parking
3. Proposed left in / passing lane to the existing carpark from Bentinck Street
4. Formalise existing carparking near the boat ramp
5. Planting trees to provide shade and improve the ecological value and bird habitat
6. Additional picnic / BBQ shelters throughout the reserve
7. Removing weed species around the existing lake
8. Bio-swale to assist with existing drainage issues along Bentinck street frontage
9. Toilet facilities beside the existing pavillion for the cricket oval / football fields
10. Jetty for lake access
11. Convert Kingsford Smith Drive to 20km/h zone
12. Proposed raised pedestrian crossings
13. Dune stabilisation intervention to reduce sand blow

Medium Term: 3-5 Years

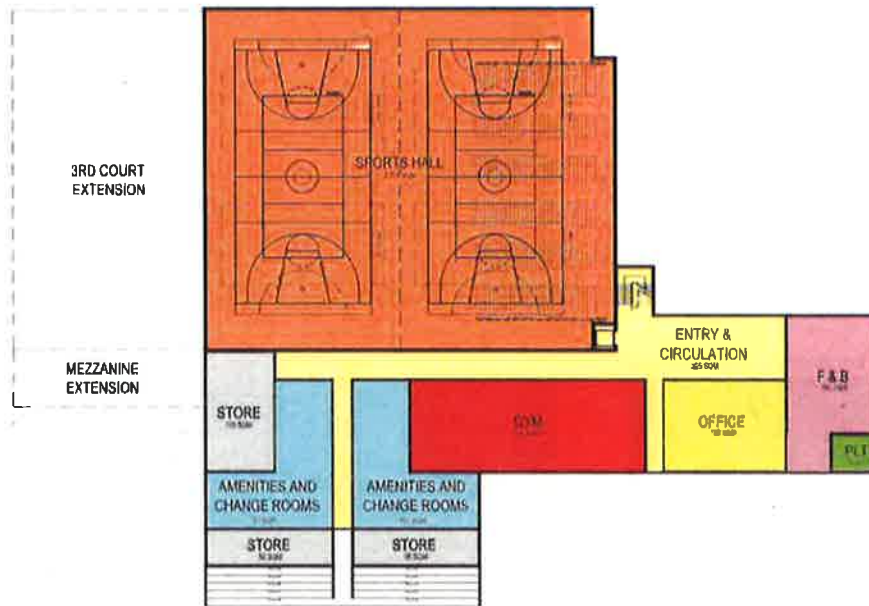
1. Proposed pedestrian bridge
2. Semi-formal carparking around the site
3. Proposed pedestrian / bike trails with educational / historic signage
4. Bleachers to the southern end of the main football field

Long Term: 5-10Years

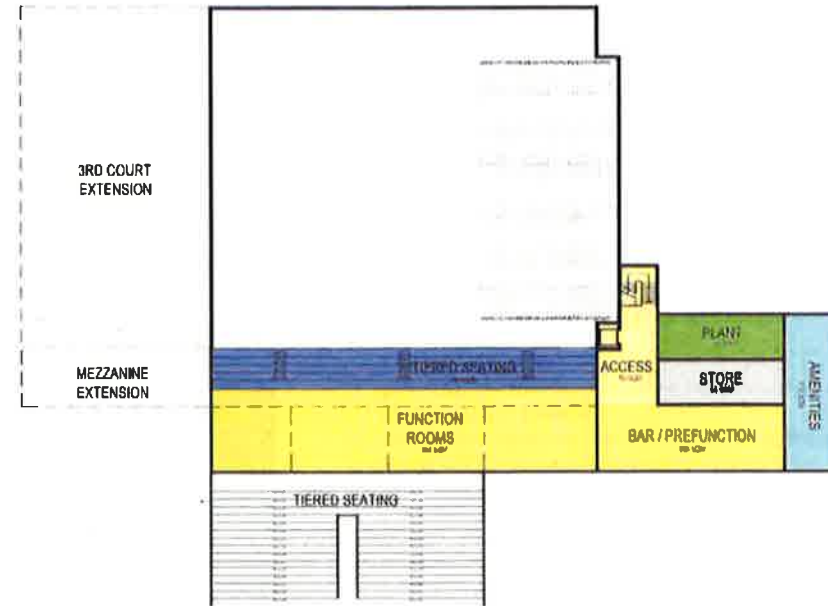
1. Angled parking along Kingsford Smith drive
2. Proposed BMX / water play park

Appendices

1. General Layout Plans



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

OPTION 2B

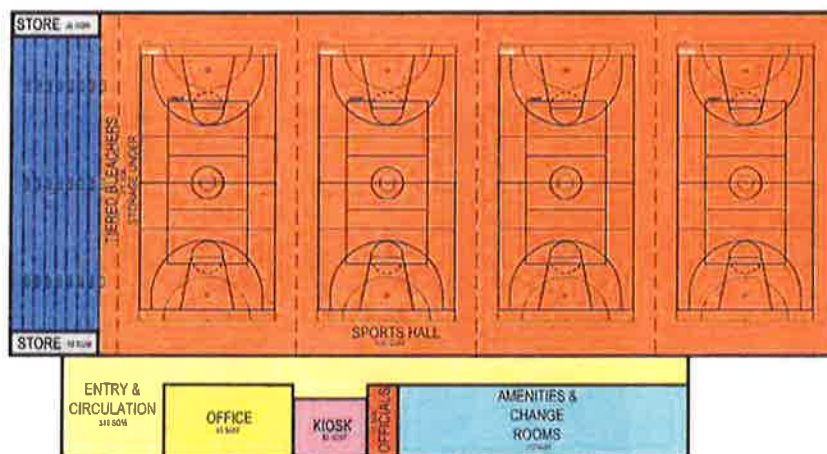
FLOOR AREA

GROUND FLOOR	3,155
MEZZANINE LEVEL	1035
TOTAL	4,190

SEATING CAPACITY

INDOOR STADIUM	
GROUND, TIERED	760
GROUND, ON FLOOR	220
MEZZANINE LEVEL	380
TOTAL	1,370
RUGBY FIELD	
TIERED SEATING	824

General Layout Plans cont.



OPTION 6 - 4 COURT

GROUND FLOOR PLAN

OPTION 6

FLOOR AREA

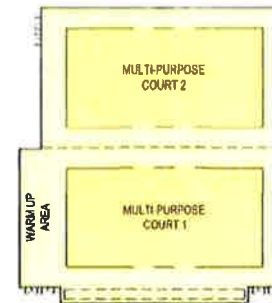
GROUND FLOOR	4,150
MEZZANINE LEVEL	nil
TOTAL	4,150

SEATING CAPACITY

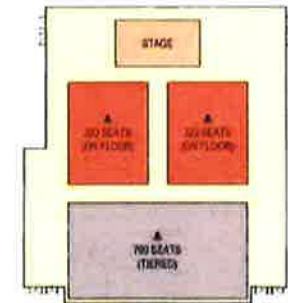
GROUND, TIERED	450
GROUND, ON FLOOR	220
TOTAL	670

General Layout Plans cont.

A multi-purpose events centre has the potential to deliver various functions. The following are potential layouts for those functions:



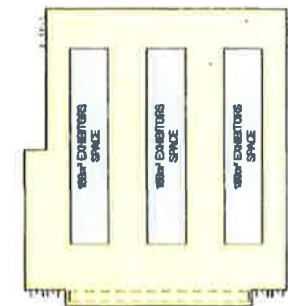
GENERAL SPORT



STAGE / GALA EVENT
1400 SEATS



SPORT EVENT
900 SEATS

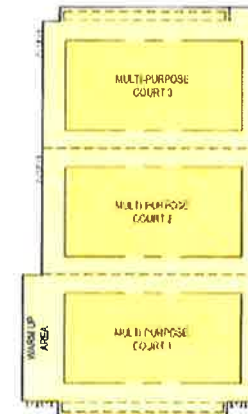


TRADE SHOW EVENT
1650m² ► 1650 EXHIBITORS

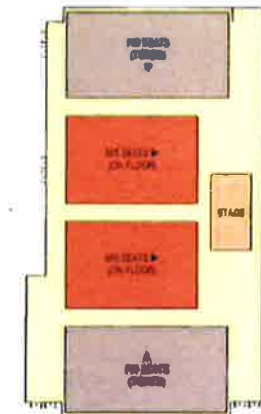
General Layout Plans cont.



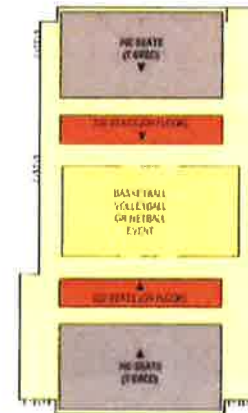
Banquet Seating - 1210 seats



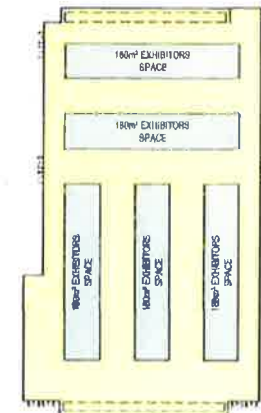
GENERAL SPORT



STAGE / GALA EVENT
2650 SEATS



SPORT EVENT
2000 SEATS



TRADE SHOW EVENT
2500m² ► 2500 EXHIBITORS

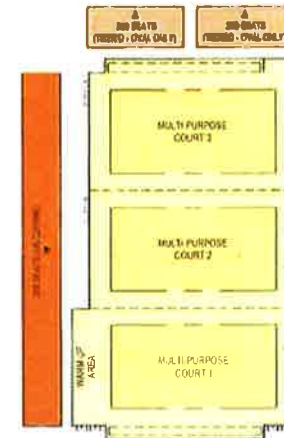
General Layout Plans cont.



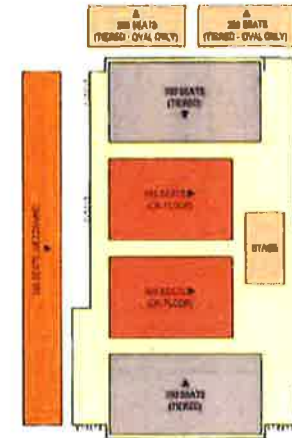
Cafe



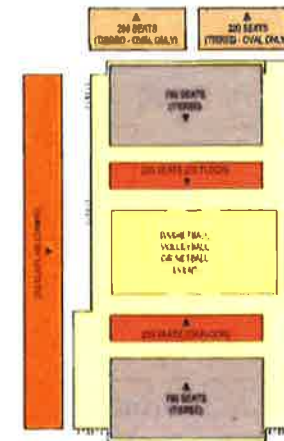
Trade show



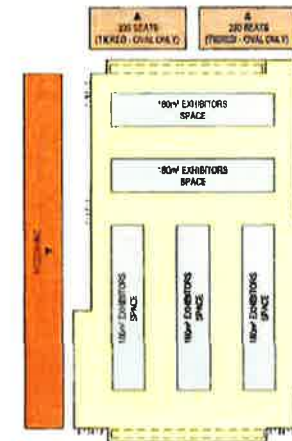
GENERAL SPORT
450 SEATS



STAGE / GALA EVENT
3000 SEATS



SPORT EVENT
2350 SEATS

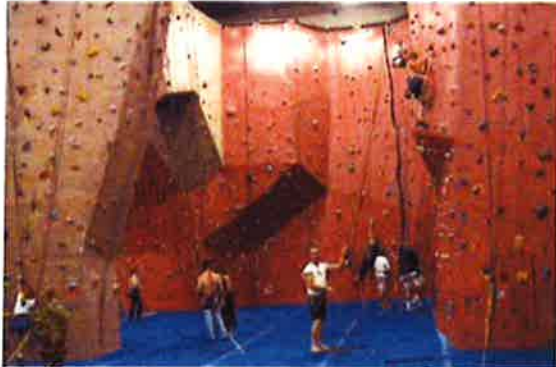


TRADE SHOW EVENT
2500m² ▶ 2500 EXHIBITORS

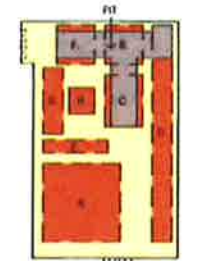
General Layout Plans cont.



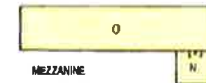
Gymnastics



Rock climbing

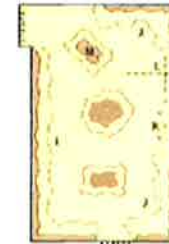


GROUND



MEZZANINE

GYMNASTICS

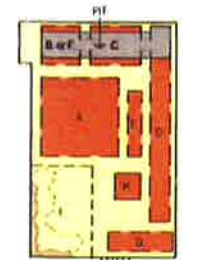


GROUND



MEZZANINE

ROCK CLIMBING



GROUND



MEZZANINE

COMBINATION

- KEY
- A FLOOR GYMNASTICS
 - B PARALLEL BARS (OVER PIT)
 - C ASYMMETRIC BARS (OVER PIT)
 - D VAULTING HORSE
 - E HORIZONTAL BARS
 - F RINGS (OVER PIT)
 - G BALANCING BEAM
 - H POMMEL HORSE
 - I ROCK CLIMBING (ADVANCED)
 - J ROCK CLIMBING (BEGINNER)
 - K LOG CLIMBING STRUCTURE
 - L ROPE CLIMBING STRUCTURE
 - M MUSHROOM CLIMBING STRUCTURE
 - N PRIVATE PARTY ROOM
 - O OBSERVATION AREA

2. Indicative images shelters / amenities / bridge / vegetation



Eucalyptus citriodora



Juncus usitatus



Araucaria cunninghamiana



Lomandra hystrix



indicative types of shelters (Landmark Pro)



indicative types of amenity blocks / bridge (Landmark Pro)



Melaleuca quinquenervia



Isolepis nodosa

3. Indicative event images

