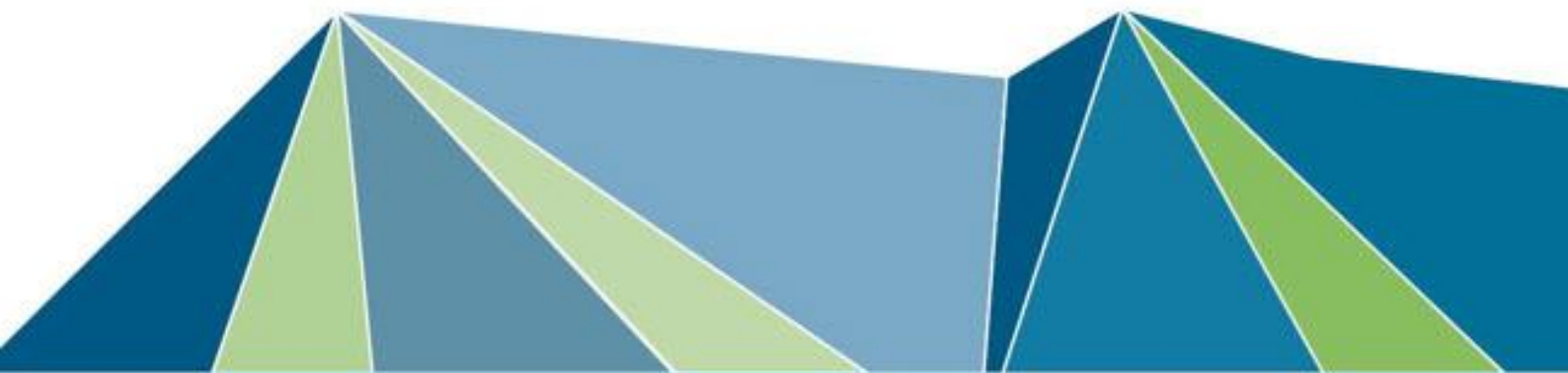


# ATTACHMENTS TO

## *Extraordinary Meeting Business Paper*

13 April 2026



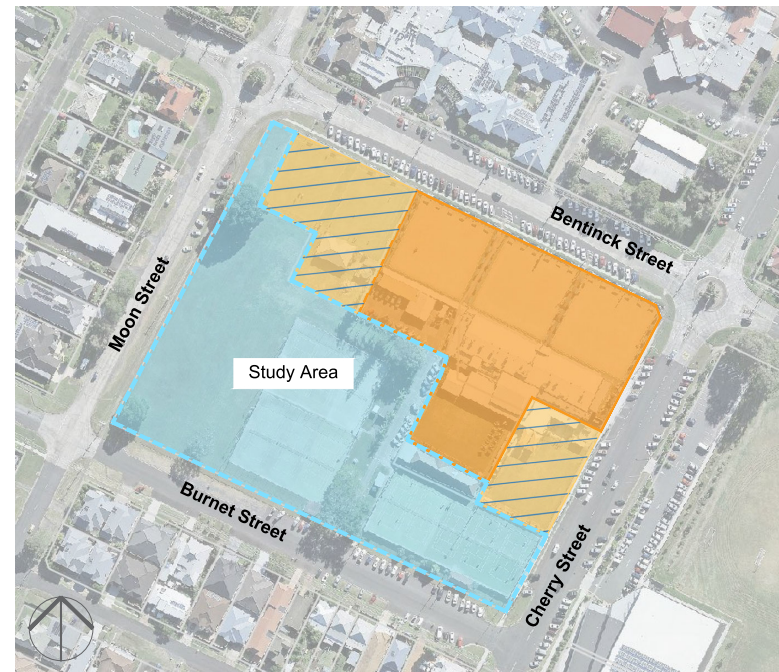
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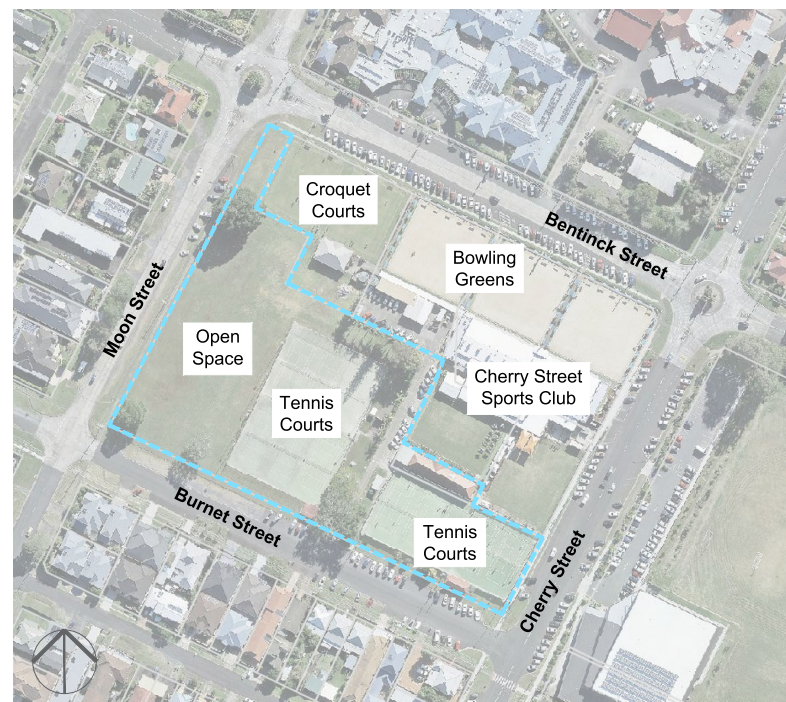


Cadastral Description

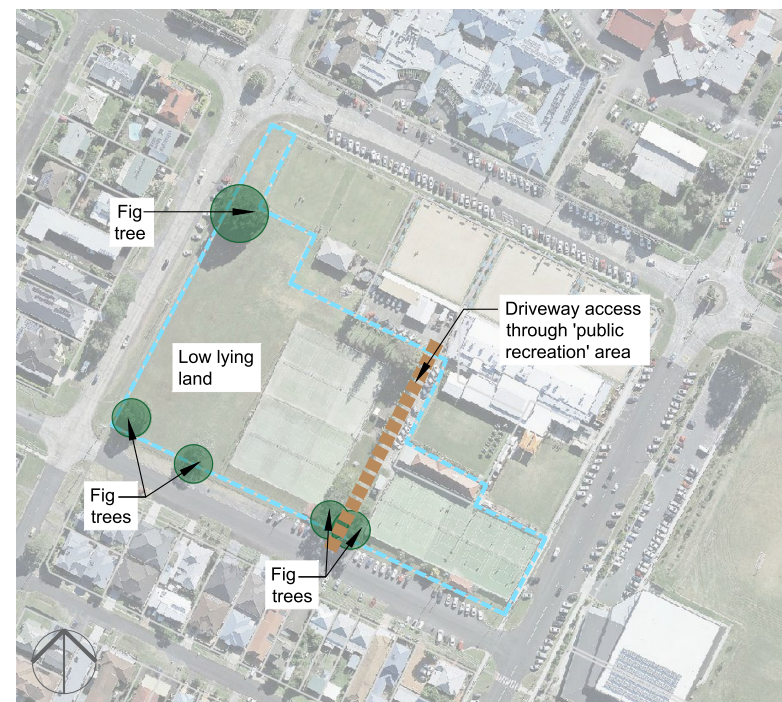


Tenure

- Crown land managed by Council
- Crown land managed by Council subject to application for transfer of management
- Crown land managed by Cherry Street Sports Club



Current Uses



Other Significant Features

## The Place

### KEY FEATURES

The land on which Hampton Park is located is the traditional Country of the Nyangbal people of the Bundjalung Nation.

### Cadastral Description and Tenure

The site consists of multiple land parcels. The site is part of a larger NSW Crown Lands Reserve (Clement Park Reserve) with parts managed by Cherry Street Sports Club and Ballina Shire Council. That part managed by Council is dedicated for "Public Recreation". NSW DPIE Crown Lands have advised that a transfer of management is being considered for 2 of the land parcels currently managed by Council to a direct lease with Cherry Street Sports Club. For the purpose of the master plan, this land has been excluded assuming that this transfer will proceed.

### Current Uses

The site currently includes 11 tennis courts and associated amenity buildings. The larger reserve area also includes 2 croquet courts and 3 bowling greens associated with the Cherry Street Sports Club.

### Other Significant Features

- Significant fig trees - There are 5 large fig trees which are listed on Council's 'Significant Tree Register'.
- Drainage - The site is low lying and subject to inundation.
- Carparking - There is some on-site carparking which is accessed from Burnet Street. Some parking is located on land managed by Council, whilst some is located on land managed by others. The surrounding streets are available for public parking.
- Access - The site is accessed by the surrounding street network, in particular Moon and Burnet Streets. A driveway, located in the public recreation area managed by Council, provides access to the rear of the Sports Club business for parking and access to the delivery dock.



## **PART 2 - RESERVE VALUES**

Using values as the basis for a plan of management ensures that it is objective and remains valid for an effective period of time. The NSW North Coast Crown Reserves Management Strategy (1994) recognises four main values of a reserve. These broad categories are:

- Conservation;
- Economic;
- Recreation; and
- Social.

It is necessary to clearly identify these values and assess their significance both in terms of the management of the Reserve and community expectations. It is also important to appreciate the role of these values within the local and regional reserve system.

### **2.1 Conservation**

#### **2.1.1 *Natural Heritage***

##### *i) Geology / soils*

The underlying geological base of the Reserve consists of quaternary deposits of alluvial clay. There is a high probability that a layer of acid sulfate soils exists within a metre of the surface.

##### *ii) Climate*

Ballina has a mild subtropical climate that approximates the climate of Alstonville located 10 kilometres to the west, which has the most extensive and reliable climatic records in the area. The Alstonville Station indicates that the average annual daily temperature is 23.3 degrees Celsius. The warmest summer month is January with an average daily temperature of 27.1 degrees Celsius, whereas the coldest month, July, has a mild daily temperature of 18.5 degrees Celsius, with relative cool nights (9.7C). The hottest recorded temperature of 40.7 C was recorded in the month of November and the lowest recorded temperature was recorded in July at 2.7 C (BOM 2003-Tropical Fruit Research Station at Alstonville).

Relative humidity ranges from a high of 81 per cent in February to a low of 63 per cent in September. Rainfall is strongly seasonal with approximately 60 per cent of the annual average rainfall (of 1860.9mm) falling in the months of January to May. March is traditionally the wettest month with 283.7mm and September the driest with 52.4mm. The average evaporation is 1574.5mm (BOM 2003-Tropical Fruit Research Station at Alstonville).

##### *iii) Flora*

No original vegetation remains on the Reserve and all the vegetation that presently exists has been planted.

No threatened flora has been recorded in the Reserve.

##### *iv) Fauna*

Given the developed state of the Reserve and its location in the middle of the urban area, the environmental values of the Reserve are considered to be low.

The natural heritage values of the Reserve are of minimal significance.

### 2.1.2 Cultural Heritage

#### *i) Aboriginal Heritage*

The Reserve has no known aboriginal heritage values.

#### *ii) European History*

The Reserve was previously part of the Clement Park Reserve Complex bounded by Martin, Bentinck, Moon and Burnet Streets that was dedicated for public recreation at the request of the Ballina Municipal Council in 1886. The Clement Park Reserve contained Ballina's primary playing fields up until the development of Kingsford Smith Reserve in the late 1970's. The original Clement Park Reserve comprised:

- McDonald Park, adjacent to Martin Street that was used for hockey.
- Clement Park, between McDonald Park and Cherry Street that was the main football field in Ballina. There was also a cycling track around the outside of the football field.
- Hampton Park located west of Cherry Street that was used for lawn bowls, croquet, tennis and as a secondary football field.

*Figure 4* illustrates the improvements and uses on Clement Park Reserve in 1953.

The Clement Park Reserve was reduced in size to the present Hampton Park with the transfer of the area on the eastern side of Cherry Street (known as Clement Park & McDonald Park) to the Ballina High School and the excising and leasing of the Ballina Bowling Club site directly from the Crown.

The decline of Clement Park Reserve as Ballina's centralised sporting facility had its roots in a referendum proposal outlined in 1962<sup>3</sup> involving the sale of part of this land to generate funds to develop Kingsford-Smith Park. The terms of the referendum were:

*"Do you agree to the transfer of McDonald and Clement Park and that part of Burnet Street, between Cherry and Martin Streets, to the Department of Education with the profits to be used in developing land at the corner of Owen and Bentinck Streets for playing fields"?*<sup>4</sup>

It took 2 years to hold the referendum with a clear majority approving of the transfer<sup>5</sup>. It was not until 1977, however, that non-school sports ceased on Clement and McDonald Parks<sup>6</sup> and the major redevelopment works associated with the replacement facility at Kingsford Smith Park commenced.

The Bowling Club was first established on the Clement Park Reserve in its present location in 1909<sup>7</sup> and has progressively expanded to its current size. It was only in the early 1970's that its facilities were excised from the Clement Park Reserve and leased directly from the Crown. It would appear that this arrangement was put in place to provide mortgage security for the club building.

The historical values of Reserve are of local significance only. The administrative history of the Clement Park Reserve is provided in *Appendix I*.

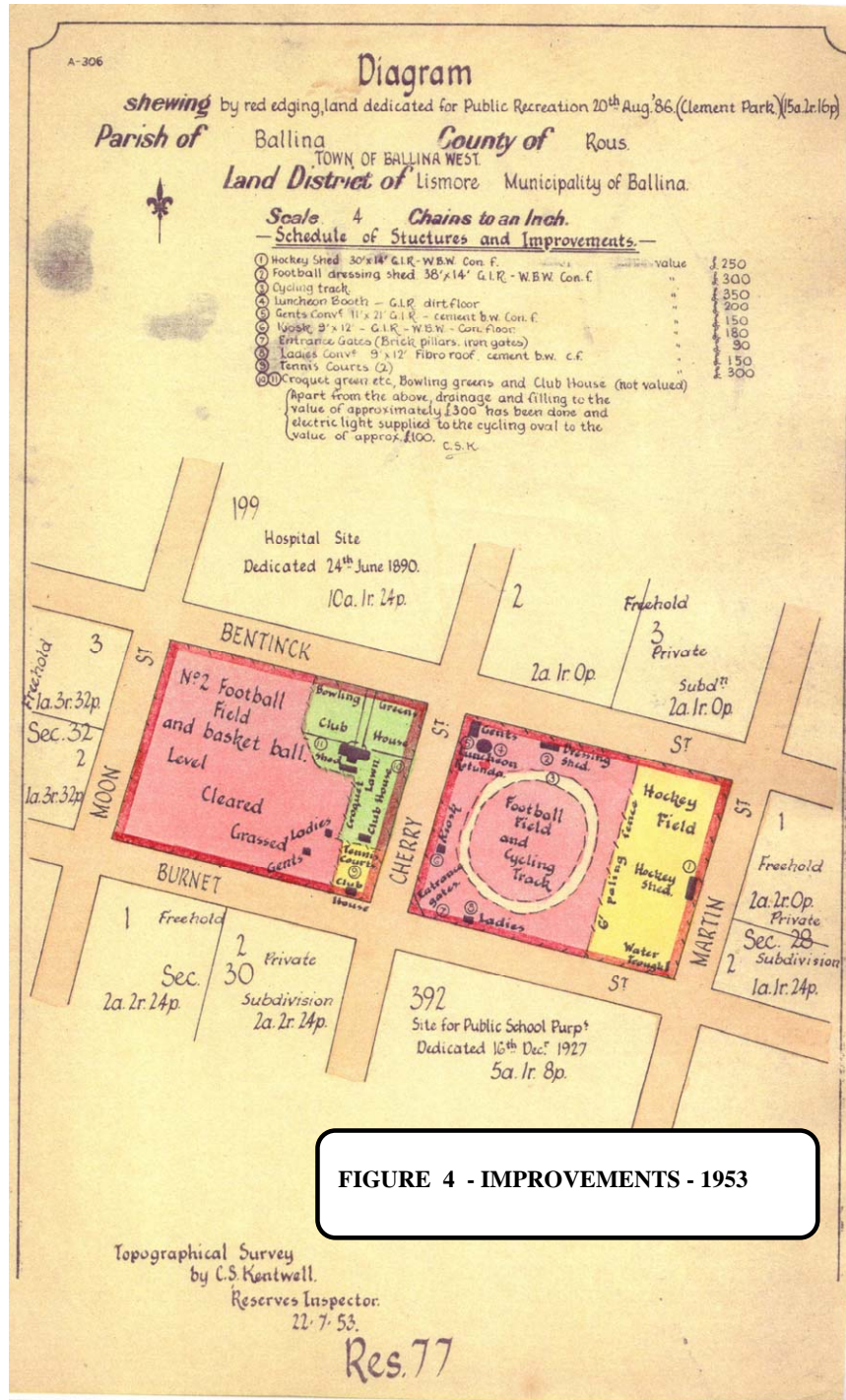
<sup>3</sup> Murray, C, p 273

<sup>4</sup> Murray, C, p 273

<sup>5</sup> Murray, C, p 272.

<sup>6</sup> Steel, G, Recollections, Appendix II, August, 2003.

<sup>7</sup> Riley, B, Recollections, Appendix II, May 2003.



**2.2 Economic****2.2.1 Land and Facilities**

The key assets existing within the Reserve are valued at over \$500,000 and include:

1.Tennis Courts (11)	\$330,000
2.Tennis Clubhouse	\$ 80,000
3.Amenities Block	\$ 40,000
4.Tennis Court Shelter	\$ 15,000
5.Croquet Lawn	\$ 60,000

**2.2.2 Business Development**

No business or commercial operations currently exist within the Reserve.

A 3 year lease is being finalised with the Ballina Tennis Club Inc for the tennis court and clubhouse. A further 3 year lease is also being finalised with the Ballina Croquet Club in respect of the croquet lawn.

It is proposed to use part of the Reserve to allow for the expansion of the adjoining Ballina Bowling & Recreation Club facilities. This would either require the subject area to be withdrawn from the Reserve and leased directly from the Crown or for the reserve purpose to be expanded to 'public recreation and club facilities' and the area leased directly from the Trustee.

The economic values of Reserve are of local significance only.

**2.3 Recreation****2.3.1 Active recreation**

The Reserve represents the major centralised tennis facility in Ballina and adjoining localities. There are currently 11 tennis courts that are insufficient to hold major tournaments. The '*Community Facilities and Open Space Needs Analysis*' undertaking by ERM for Ballina Shire Council also supports the need for additional tennis courts in Ballina. There are no other public tennis courts in Ballina or in the adjoining coastal localities of Skennars Head and Lennox Head.

There is also a croquet lawn adjacent to Cherry Street that has extremely poor drainage and is prone to inundation during periods of heavy rainfall.

The recreational values of the Reserve are primarily of local significance at present, however, there is the potential for the tennis facilities to have regional significances where additional courts are constructed.

**2.3.2 Passive recreation**

A large open area exists at the western end of the Reserve that is approximately the size of a soccer field and is of limited recreational value. It is low lying and has poor drainage and does not possess any special visual or physical attraction.

The passive values of the Reserve are not considered significant.

**2.4 Social**

The Reserve has significant social values through the activities of the Tennis Club, the Croquet Club and the Bowling Club on the adjoining land.

The social values of the Reserve are primarily of local significance, except where social interaction is fostered by regional sporting competitions.

The general public has access to the informal recreation areas of the Reserve. The general public can use the tennis courts or croquet lawn by either becoming members of those Clubs or by hiring these facilities on a casual basis.