

# Plan of Management



## **HAMPTON PARK** (R 540004)

Ballina NSW



THIS PLAN OF MANAGEMENT FOR HAMPTON PARK  
WAS ADOPTED BY THE MINISTER FOR LANDS  
PURSUANT TO SECTION 114 FO THE CROWN LANDS ACT 1989  
ON 13 MAY 2005.

## TABLE OF CONTENTS

|                                    |  |               |
|------------------------------------|--|---------------|
| <b>PART 1 - INTRODUCTION</b>       |  | <b>7</b>      |
| 1.1                                | Purpose  | 7             |
| 1.2                                | General Description                            | 7             |
| 1.3                                | Land Description and Status                    | 7             |
| 1.4                                | Zoning   | 13            |
| 1.5                                | Surrounding Landuse                            | 13            |
| 1.6                                | Legal Framework                                | 14            |
| 1.7                                | Principles of Crown Land Management            | 17            |
| 1.8                                | North Coast Crown Reserves Management Strategy | 17            |
| 1.9                                | Community Consultation                         | 18            |
| 1.10                               | Implementation                                 | 18            |
| 1.11                               | Accountability                                 | 19            |
| 1.12                               | Development Proposal Assessment                | 19            |
| <br><b>PART 2 - RESERVE VALUES</b> |  | <br><b>21</b> |
| 2.1                                | Conservation                                   | 21            |
|                                    | 2.1.1 Natural Heritage                         | 21            |
|                                    | <i>Geology / soils</i>                         | 21            |
|                                    | <i>Climate</i>                                 | 21            |
|                                    | <i>Flora</i>                                   | 21            |
|                                    | <i>Fauna</i>                                   | 21            |
|                                    | 2.1.2 Cultural Heritage                        | 22            |
|                                    | <i>Aboriginal History</i>                      | 22            |
|                                    | <i>European History</i>                        | 22            |
| 2.2                                | Economic                                       | 24            |
|                                    | 2.2.1 Land and Facilities                      | 24            |
|                                    | 2.2.2 Business Development                     | 24            |
| 2.3                                | Recreation                                     | 24            |
|                                    | 2.3.1 Active Recreation                        | 24            |
|                                    | 2.3.2 Passive Recreation                       | 24            |
| 2.4                                | Social   | 25            |
| <br><b>PART 3 - ISSUES</b>         |  | <br><b>27</b> |
| 3.1                                | Park Name                                      | 27            |
| 3.2                                | Ballina Bowling & Recreation Club              | 27            |
| 3.3                                | Vehicular Access & Parking                     | 28            |
| 3.4                                | Development of Vacant Land                     | 28            |

BLANK

## **PART 4 - PLAN of MANAGEMENT** **29**

|     |   |    |
|-----|---|----|
| 4.1 | Vision                                  | 29 |
| 4.2 | Management Principles                   | 29 |
| 4.3 | Management Units                        | 29 |
|     | 4.3.1 Unit 1– Active Recreation         | 33 |
|     | 4.3.2 Unit 2 – Lease Investigation Area | 33 |
| 4.4 | Development Strategy                    | 34 |
| 4.5 | Action Plan                             | 37 |
| 4.6 | References                              | 39 |

## **FIGURES**

|          |                             |    |
|----------|-----------------------------|----|
| Figure 1 | Locality Plan               | 9  |
| Figure 2 | Land Status                 | 10 |
| Figure 4 | Improvements - 2004         | 11 |
| Figure 3 | Reserve Improvements - 1953 | 23 |
| Figure 5 | Management Units            | 31 |
| Figure 6 | Development Strategy        | 35 |

## **APPENDICES**

|              |                          |
|--------------|--------------------------|
| Appendix I   | Administrative History   |
| Appendix II  | Local Histories          |
| Appendix III | Photographs – July 2004  |
| Appendix IV  | Public Exhibition Notice |
| Appendix V   | Display Notice           |
| Appendix VI  | Adoption Notice          |

## Glossary of Terms

|   |   |
|---|---|
| Action                                      | A practical, achievable and measurable thing to be done to implement a management strategy.   |
| Basis for Management                        | A section of the Plan of Management that identifies the role of the reserve, the legislative and policy framework, existing conditions and values, and issues relating to the subject land.   |
| Desired outcomes                            | Fundamental expectations on which to base decisions. Also known as goals, aims and objectives.  |
| Guiding principles or management principles | Foundations or rules that guide how the subject land should be managed.   |
| Issues                                      | Problems and opportunities relating to management of the subject land. Issues may be a point of conflict between stakeholders or may impact on the land itself.   |
| Management area                             | Identifiable precincts or units of land based on natural, economic or social factors, or a combination of these factors.  |
| Management strategy                         | A policy or direction that assists in guiding actions to address issues.  |
| Performance measure                         | A means of measuring or assessing performance in achieving specific actions.  |
| Priority                                    | The importance of a management action in terms of the implementation of the Plan of Management. 'High' priority actions may need to be implemented immediately while 'low' priority or 'ongoing' actions may be implemented later or over time. |
| Role  | The function of the subject land within the public land system. How a Crown reserve fits into the local or regional Crown reserve system.   |
| Strategy                                    | A statement of how to achieve a desired outcome.  |
| Values                                      | The qualities of Crown or community land that are significant, special or important, and that we wish to protect or enhance.  |
| Vision                                      | A short, over-riding statement that encapsulates the ideal to be achieved.  |

## **PART 1 - INTRODUCTION**

### **1.1 Purpose**

This draft Plan of Management (PoM) has been prepared to document the key values of Hampton Park Reserve and to guide its ongoing management, future use and development. Underpinning the preparation of the PoM is the involvement of the community in determining what values are important and how these should be protected and enhanced.

Ballina Shire Council as Trustee of the Reserve resolved on 28 August, 2003 to prepare a plan of management for the Hampton Park Reserve and the Bowling Club Lease in partnership with the Ballina Bowling Club, Ballina Croquet Club, Ballina Tennis Club and the general public. The resolution was in recognition that there is a need to review the Reserve boundaries with the adjoining Ballina Bowling Club lease in order to maximise the recreational and community values and infrastructure in this location. In this regard, Council resolved specifically to support the relocation of the Ballina Croquet Club from its present location to another location in the northwest corner of the Reserve to allow for the expansion of the Bowling club onto the current Croquet club site.

### **1.2 General Description**

Hampton Park Reserve is located within the town of Ballina on the North Coast of NSW approximately 740 km north of Sydney and 220 km south of Brisbane.

The Reserve is in the middle of Ballina Island and has been used and promoted for recreational purposes for 118 years. The location of the Reserve is shown in *Figure 1*.

The Reserve is primarily used for tennis, but also has a croquet lawn and a large open area used for informal recreational activities.

The Reserve was previously part of the Clement Park Reserve complex that extended across the two street blocks bounded by Martin, Bentinck, Moon and Burnet Streets and was initially dedicated for public recreation at the request of the Ballina Municipal Council in 1886. Hampton Park Reserve is all that remains of the original Clement Park Reserve Complex. A historical overview of the Reserve is provided in *Appendix 1*.

### **1.3 Land Description and Status**

Hampton Park was part of originally Clement Park Reserve that was Dedicated for Public Recreation on 20 August, 1886<sup>1</sup>. Ballina Municipal Council was appointed Trustee of the Reserve on 20 April, 1888.

Although Hampton Park was named in 1953<sup>2</sup>, the Reserve is still formally known as the Clement Park Reserve - Dedication 540004 for Public Recreation. The land within the Reserve is

---

<sup>1</sup> Murray, C, Across Three Bridges, Ballina Shire Council, Gonellebah, 1983, p 275.

<sup>2</sup> Murray, C, p 278.

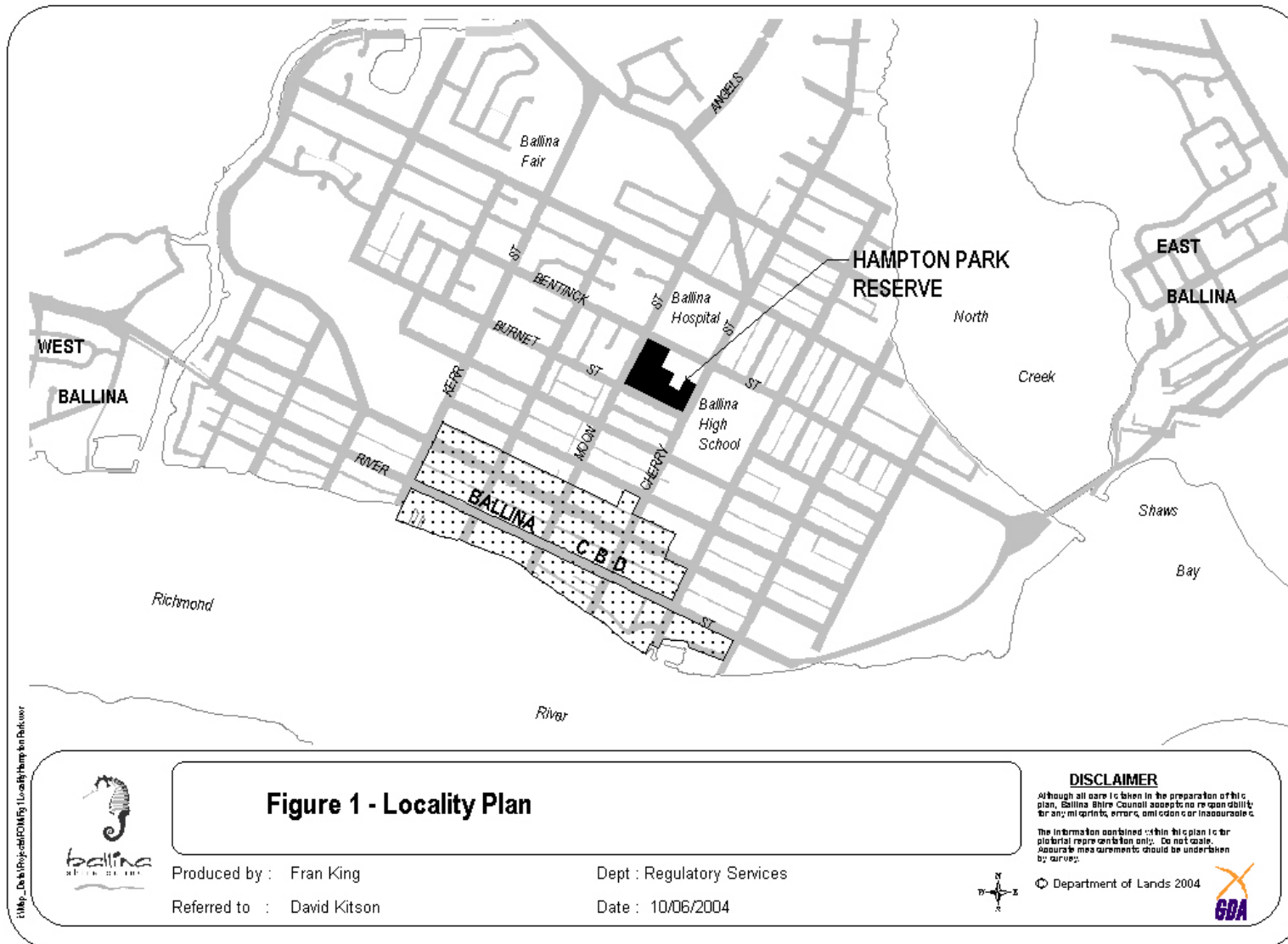
described as Lot 476 DP 729095 (2.117 ha) and Lot 441 DP 45984 (470.5 m<sup>2</sup>) - See **Figure 2**. The total area of Reserve is 2.16405 hectares.

Ballina Shire Council is now the corporate manager of the Clement Park Reserve Trust. The Trust is charged with the care, control and management of the Reserve under Section 92 of the Crown Lands Act 1989.

The Administrative History of the Clement Park Reserve is provided in **Appendix I**.

**Figure 3** illustrates the existing improvements on the Hampton Park Reserve and the adjoining Bowling Club Lease area.





**Figure 1 - Locality Plan**



Produced by : Fran King  
 Referred to : David Kitson

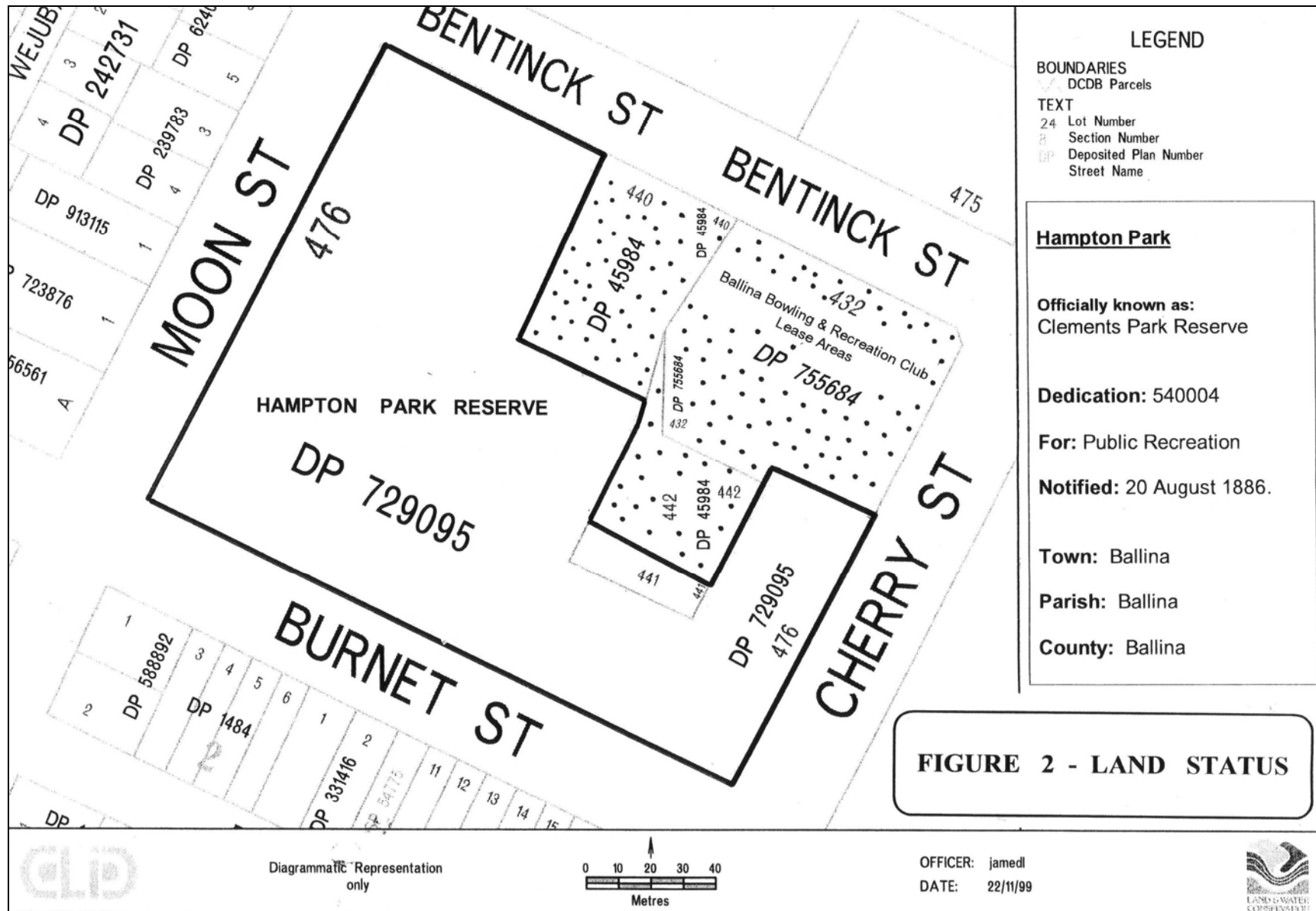
Dept : Regulatory Services  
 Date : 10/06/2004



**DISCLAIMER**  
 Although all care is taken in the preparation of this plan, Ballina Shire Council accepts no responsibility for any misprints, errors, omissions or inaccuracies.  
 The information contained in this plan is for pictorial representation only. Do not scale. Accurate measurements should be undertaken by survey.  
 © Department of Lands 2004



C:\Map\_Data\Proj\cd\PM\Fig1\Locality Hampton Park.doc



**LEGEND**

BOUNDARIES  
 DCDB Parcels

TEXT  
 24 Lot Number  
 Section Number  
 Deposited Plan Number  
 Street Name

**Hampton Park**

**Officially known as:**  
 Clements Park Reserve

**Dedication:** 540004

**For:** Public Recreation

**Notified:** 20 August 1886.

**Town:** Ballina

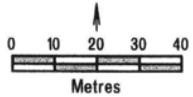
**Parish:** Ballina

**County:** Ballina

**FIGURE 2 - LAND STATUS**

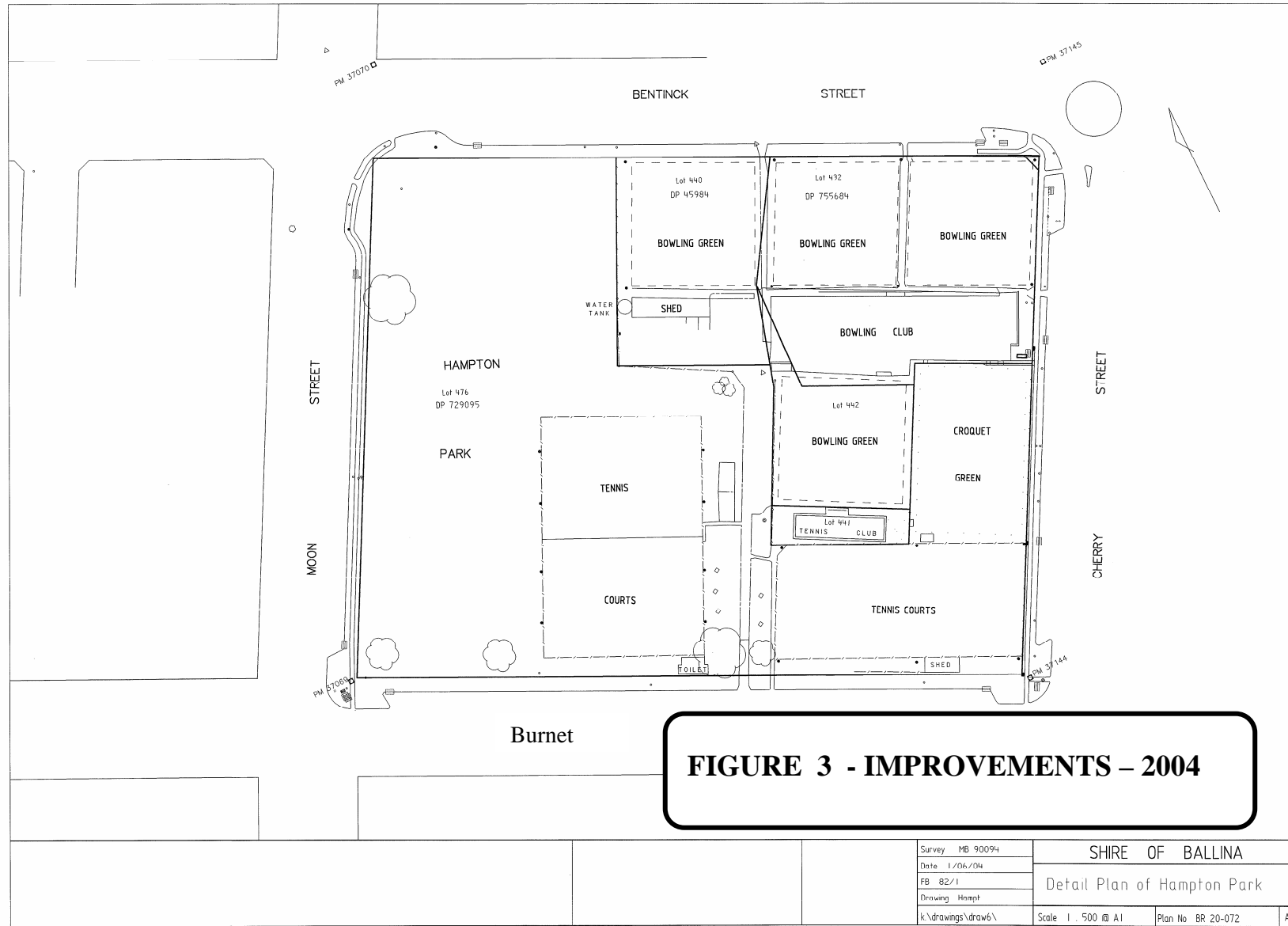


Diagrammatic Representation only



OFFICER: jamedl  
 DATE: 22/11/99





**FIGURE 3 - IMPROVEMENTS – 2004**

|                    |                             |                    |    |
|--------------------|-----------------------------|--------------------|----|
| Survey MB 90094    | SHIRE OF BALLINA            |                    |    |
| Date 1/06/04       | Detail Plan of Hampton Park |                    |    |
| FB 82/1            | Scale 1 : 500 @ A1          | Plan No. BR 20-072 | A1 |
| Drawing Hampt      |                             |                    |    |
| k:\drawings\draw6\ |                             |                    |    |

BLANK

## 1.4 Zoning

The *Ballina Local Environmental Plan 1987* is the primary local planning instrument applying to the Shire of Ballina. For the purpose of this instrument the subject land is zoned 6(a) Open Space Zone. The objectives of this zone are:

- To identify land that is used or capable of being used for active or passive recreation purposes;
- To encourage the development of open spaces in a manner which maximises the satisfaction of the community's diverse recreational needs; and
- To enable development associated with, ancillary to or supportive of recreation use; and
- To enable development that assists in meeting the social and cultural needs of the community.

Clause 26A of the Ballina LEP also applies to the proposed development of land zoned 6(a) Open Space. This clause places an obligation on Council to ensure that any development will promote or would otherwise be related to the use and enjoyment of the land for recreational and social needs of the community.

The use of land in Ballina Shire is further regulated by Council's *Development Control Plan No. 1 – Urban Land*, which designates the Reserve 01 – *Open Space*. This document identifies the following as preferred uses on the subject land:

- Private and public open space, active and passive recreational activities, community buildings, clubhouse activities, indoor recreation facilities and other land uses compatible with the local environmental plan's zone objectives; and
- Uses authorised by an adopted Plan of Management for "Community Land" under the Local Government Act, 1993.

The objectives of the development control plan, insofar as they apply to Open Space, are:

- To identify existing and proposed open space areas within the Shire's towns and villages;
- To promote the use of these areas for open air recreational purposes and general community uses; and
- To protect areas of environmental significance within the urban context.

## 1.5 Surrounding Landuse

The Reserve occupies the whole street block bounded by Cherry, Bentinck, Moon and Burnet Streets, with the exception of the Crown Land leased to the Ballina Bowling Club. The land to the south and west is used for residential purposes, while the land to the north is the Ballina Hospital, St Andrews Nursing Home and the Ambulance Station and the land to the east is Clement Oval, which is part of the Ballina High School.

## 1.6 Legal framework

The draft PoM has been prepared in accordance with the provisions of Section 112 of the Crown Lands Act 1989. A range of legislation, policies and other planning instruments are relevant to the management of the Reserve and have been considered in the formulation of the Draft PoM. The management implications of these are detailed in Table 1 below.

Table 1: Management implications from relevant legislation and planning instruments.

| <b>Instrument:</b>  | <b>Principal Agency:</b>                    | <b>Purpose:</b>   | <b>Application:</b>   |
|---|---|---|---|
| <b>FEDERAL:</b>   |   |   |   |
| Environment Protection & Biodiversity Conservation Act 1999 | Environment Australia                       | Regulates the assessment and approval of activities that have a significant impact on 'matters of national environmental significance', activities by Commonwealth government agencies anywhere in the world, and activities by any person on Commonwealth land. Protects biodiversity by creating and regulating protected areas such as World Heritage properties and National Parks. Outlines the listing and management of threatened species and ecological communities. |   |
| National Coastal Action Plan (draft) 1993                   | Commonwealth Resource Assessment Commission | Fair and equitable public and commercial use of coastal resources that maintains public access, coastal areas and features, biological diversity, water quality and recognises indigenous interests.  |   |
| National Ecotourism Strategy (draft) 1993                   | Federal Dept. of Tourism                    | Develop and promote the sustainable delivery of eco-tourism products.   |   |
| <b>STATE:</b>   |   |   |   |
| Environment Planning and Assessment Act 1979.               | DIPNR, local government                     | Assess the environmental, social, and economic impact of proposed developments and plans.   | Environmental planning instruments including Local Environment Plans (LEP), Regional Environment Plans (REP), and State Environmental Planning Policies (SEPP). Environmental impact assessment procedures. |
| National Parks & Wildlife Act 1974                          | NPWS  | Management of National Parks, protection of flora and fauna. Protection of aboriginal sites.  | Permits and/or licences required for damage to aboriginal sites, holding of native fauna, removing flora.   |
| Threatened Species Conservation Act 1995                    | NPWS  | Ensure developers consider threatened species and their habitat in the planning process.  | A licence to "harm" or "pick" a threatened species is required from the Director General where development impacts on a threatened species, population or ecological community or damages their habitat.    |
| Crown Lands Act 1989  | Dept of Lands                               | Principle legislation in the management of Crown lands and provides important guidance for suitability assessment.  | Outlines that Crown Land is managed for the benefit of the people of NSW. Details the Principles for Crown Land Management and outlines the   |

|  |  |   |  |
|--|--|---|--|
|  |  |   | POM process.   |
| Soil Conservation Act 1938                                       | DIPNR  | Protects sensitive areas from tree removal. Prevention of land degradation and erosion.   | Permit required to remove trees within 20m of the banks of a prescribed stream and in other designated protected areas.  |
| Local Government Act 1993  | Local government authorities                     | Allow local government to undertake a range of functions and responsibilities.  | Allows opportunities for works such as drainage, removal of obstructions, erosion control, protection of roads.  |
| Rural Fires Act 1997   | Rural Fire Service, Local government authorities | Outlines responsibilities of landholders in terms of minimising fire hazard and controlling fires on their properties.  | All fire ignitions to be suppressed or at least prevented from spreading from one land tenure to another. Landholders must implement fuel hazard reduction programs as per their local Fire Management Plan or direction from the Bushfire Management Committee. |
| Native Vegetation Act 2003                                       | DIPNR  | To conserve native vegetation in NSW  | Controls the clearing of native vegetation and protects habitats and threatened species. Clearing for fire suppression exempt.   |
| Catchment Management Act 1989                                    | DIPNR  | Implement Total Catchment Management (TCM)  | Catchment Management committees co-ordinate policies, programs and activities as they relate to TCM.   |
| Protection of the Environment Operations Act 1996                | EPA  | Overhaul of EPA legislation including the Clean Air, Clean Waters, Noise Control and other Act.   | Provides for the protection of air and water quality and outlines enforcement and penalties.   |
| Coastal Planning and Management in NSW 1991                      | NSW Standing Committee on State Development      | Pro-active planning to ensure ecologically sustainable coastal development with public participation and effective coordination between government agencies.  |  |
| NSW Coastal Policy 1990  | NSW Government                                   | Manage coastal and foreshore areas to ensure environmental protection, community access and minimal impact on ecosystems and other values.  |  |
| State Strategy for Natural Resource Management in NSW 1992       | NSW Total Catchment Management                   | Vision: for everyone to understand and act to achieve sustainable natural resource management while maintaining quality of life both now and in the future.   |  |
| State Environmental Planning Policy (SEPP) 14 (Coastal Wetlands) | DIPNR, Local Government Authorities              | Protect major coastal wetlands<br>Refers to wetland maps at DUAP. Most are zoned for environmental protection by local councils. Sets out procedures for processing development applications.             |  |
| SEPP 26 (Littoral Rainforests)                                   | DIPNR, Local Government Authorities              | Protect littoral rainforest vegetation.<br>Refers to littoral rainforest maps at DUAP. Provides for 100m wide buffer zones around each area. Sets out procedures for processing development applications. |  |
| SEPP 44 (Koala Habitat Protection)                               | DIPNR, Local Government Authorities              | Protect Koala habitat.<br>Applies to local government areas where Koalas are known to occur. Requires studies to accompany Development Applications eg if certain Koala food trees are present.           |  |

|   |   |   |
|---|---|---|
| SEPP 71 (Coastal Protection)                                | DIPNR   | Protects the NSW coast from over development and pollution. Protects public access to beaches and foreshores. Major developments (eg over 13m high) and high risk developments (eg near sensitive rainforest or wetland environments) will be considered by PlanningNSW rather than local councils. |
| Coastal Crown Lands Policy 1989                             | DIPNR   | Retain, conserve and maintain coastal Crown Lands and their intrinsic, environmental, and cultural qualities in public ownership. Maintain public access, rehabilitate lands where necessary, and acquire further significant coastal lands for future public use.                                  |
| NSW Open Space Strategy 1992                                | NSW Government                                | Planning for open space and facilities that is equitable, ensures public access and protects significant features.  |
| NSW Biodiversity Conservation Goals and Strategies (1992)   | NPWS  | Conserving biodiversity in perpetuity through managing threats, increasing knowledge and understanding and developing community awareness and support.  |
| <b>LOCAL:</b>   |   |   |
| North Coast Crown Reserves Management Strategy 1994         | Dept of Lands                                 | Provides focus for the future direction of the administration and management of the Crown Reserves system on the North Coast.   |
| North Coast Coastal Urban Planning Strategy 1993            | DIPNR   | Identify, reserve and manage the conservation, environmental and cultural significance of lands of the North Coast while providing for increasing recreational use. Promotion of eco-tourism and environmentally sensitive employment.  |
| North Coast Region Tourism Development Strategy 1987        | Tourism NSW                                   | Develop the tourism potential of national parks, state forests, state recreation areas, crown reserves, rivers, dams, and waterways. Preserve coastal holiday villages and their capability to service a growing tourism industry. Upgrade existing caravan parks.                                  |
| Northern Rivers Regional Economic Development Strategy Plan | Northern Rivers Regional Development Board    | Develop a local industry which caters for domestic tourism via development of facilities with a focus on the middle and lower ends of the market rather than on high priced international style resort development.   |
| Conservation Strategy for the North Coast 1993              | North Coast Environment Council.              | Vision: 'Clean air, water and soils and a safe place to live work and play'. Understand, protect and care for the remaining natural environment.  |
| Local Environment Plan (LEP)                                | Local Council                                 | The main means of development control with zoning maps and a written instrument categorising developments as either permissible or prohibited.  |
| North Coast Regional Environment Plan (REP)                 | Local Councils within the North Coast region. | Deals with issue relating to the North Coast region as a whole allowing for a regional approach to matters such as environmental protection and the provision of service corridors.   |



## 1.7 Principles of Crown land management

The PoM is based on the Principles of Crown Land Management as defined in Section 11 - Crown Lands Act 1989. These provide the basis for management and administration of Crown Land in New South Wales. The principles are:

- That environmental protection principles be observed in relation to the management and administration of Crown land;
- That the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;
- That public use and enjoyment of appropriate Crown land be encouraged;
- Where appropriate multiple use of Crown land is encouraged;
- Where appropriate Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity;
- That Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

## 1.8 North Coast Crown Reserves Management Strategy 1994.

The North Coast Crown Reserves Management Strategy (NCCRMS) guides the future direction of the administration of the Crown Reserves System on the North Coast of NSW. The area encompassed in the strategy stretches between the Hastings Shire in the south, the Queensland border to the north and the Great Dividing Range to the west. Within this region, a significant amount of land, including approximately 65% of the coastline, is protected in Crown Reserves. Over 1500 of these Reserves are managed by the community, mostly by local Councils, with administration and support from the Department of Lands.

The Strategy resulted from the need to develop an improved management approach aimed at recognising and protecting the intrinsic values of the land, and its natural, cultural and social resources for the benefit of present and future generations. The Strategy builds on the Principles of Crown Land Management as detailed above. The vision for the Crown Reserve System is:

*“To protect and enhance the natural and cultural values of NSW Crown Reserves providing a wide range of opportunities for the recreational, social and economic wellbeing of our community”.*

The management goals of the NCCRMS are based on state-wide management principles for the Crown Reserves System and will be achieved through:

- Recognising, protecting and enhancing the conservation, social and economic values of reserves;
- Undertaking an inventory and classifying reserves and their values as being of local, regional, state or national significance;
- Linking reserves in a management strategy which encourages an integrated Crown Reserves system;
- Managing and caring for reserves within a regional management framework;
- Fostering cooperative management and care of reserves by the community, users and visitors;
- Helping to establish and protect regional open space in conjunction with open space managed by other agencies;
- Encouraging excellence in reserve management by providing guidelines, standards and incentives for Trusts to achieve this goal;
- Achieving a high degree of self reliance in funding management action;

- Encouraging ecologically sustainable development, sensitive ecotourism and ethical business practices;
- Promoting reserves in a manner which educates and inspires reserve users, visitors and managers to understand and appreciate reserve values;
- Adopting an evaluation process that encourages feedback and review.

Underlying the North Coast Crown Reserves Strategy is the recognition that:

- The key is the magnetism of Crown reserves and their values;
- The involvement of people leads to greater community awareness;
- The commitment of community energy needs to be matched by government support;
- The importance of the reserve system is increased when linked to other land management systems;
- The future lies in cooperative action and mutual support in reserve care.

## **1.9 Community Consultation**

Community consultation is an integral part of the process of preparing a PoM. Continuous review and incorporation of community attitudes, expectations and requirements into the ongoing management of the Reserve is also paramount. Pursuant to Section 35 - Crown Lands Regulation 2000, the Draft PoM will be placed on public exhibition for a period of at least 28 days, with the exhibition coordinated by the Department of Lands. A public notice detailing where and when the draft PoM will be displayed and inviting submissions from interested members of the public will be published in the local print media. During the exhibition period, the draft PoM will be available for perusal at the offices of the Department of Lands in Grafton, the Ballina Shire Council Administrative Offices, the Ballina Library and/or other suitable locations.

All submissions received from the public and any comments submitted by other government agencies will be reviewed by the Department of Lands. The PoM will be submitted to the Minister for adoption following any amendments that may be required as a result of public submissions.

## **1.10 Implementation**

On adoption of the PoM by the Minister, it is incumbent on the Reserve Trust to implement the PoM pursuant to Section 114 - Crown Lands Act 1989. The Trust may not allow any operations or development that is not permitted by the PoM.

Alteration of the adopted PoM may be undertaken under Section 115 of the Act and may be required after a period of five years to keep abreast of government policy, to cater for the changing expectations and requirements of the community and to ensure the PoM remains useful and relevant.

Funding for management of the reserve will be sought from a range of Government, Council and community sources.

The Reserve Trust Manager, may enter into a lease or licence for the whole or part of the lands to which this PoM applies provided that:

- The use and/or occupation of the land is in accordance with this PoM and relevant Crown land management policies
- The use and/or occupation of the land is consistent with the purpose of the reserve and is considered to be in the public interest.

- The granting of the lease or licence is in accordance with the provisions of the Crown Lands Act 1989.

### **1.11 Accountability**

The Crown Lands Regulation (2000) specifies the accountability of the Reserve Trust in terms of the management of the Reserve. Section 33 directs that Reserve Trust reports must be prepared annually detailing the income, expenditure, assets, liabilities and improvements of the reserve as well as the details of any leases or licences granted by the Trust. Section 34 directs that the Trust must keep the following records as detailed in Schedule 4 of the Regulation:

- Where a reserve trust is managed by a trust board, the minutes of all meetings, receipts for all money received, documentation of all expenditure, cashbook, bank, building society or credit union deposit book, and a plant and asset register must be kept.
- Where a reserve trust is managed by a council, as defined in the Local Government Act 1993, the council is required to keep records that will permit dissection of monetary details in respect of each reserve from which the Council receives revenue of any nature, details of improvements effected on each reserve, and details of all leases and licences granted or in force.
- Where a reserve trust is managed by a corporation other than a council, records must be kept in such a manner that allows assessment of income, expenditure, assets, liabilities, improvements effected and leases and licences granted or in force in respect of the reserve.

### **1.12 Development Proposal Assessment**

Issues to be considered by the Reserve Trust when deciding whether a particular land use or development is appropriate include:

- The compatibility of the proposal with the notified purpose of the reserve;
- The impact on the existing use of the reserve;
- The compatibility with the Vision and Management Principles established for the reserve;
- The need for the proposal and whether it will promote and be ancillary to the use and enjoyment of the reserve, as distinct from satisfying a requirement generated by an adjoining property or by an unassociated community need;
- The advantage and benefit that the development would bring to the normal reserve user;
- The management responsibility and public availability of the development to reserve users;
- The need for a lease and its draft terms, conditions and rental that would apply;
- The intent of the North Coast Crown Reserves Management Strategy.

BLANK

## **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**.

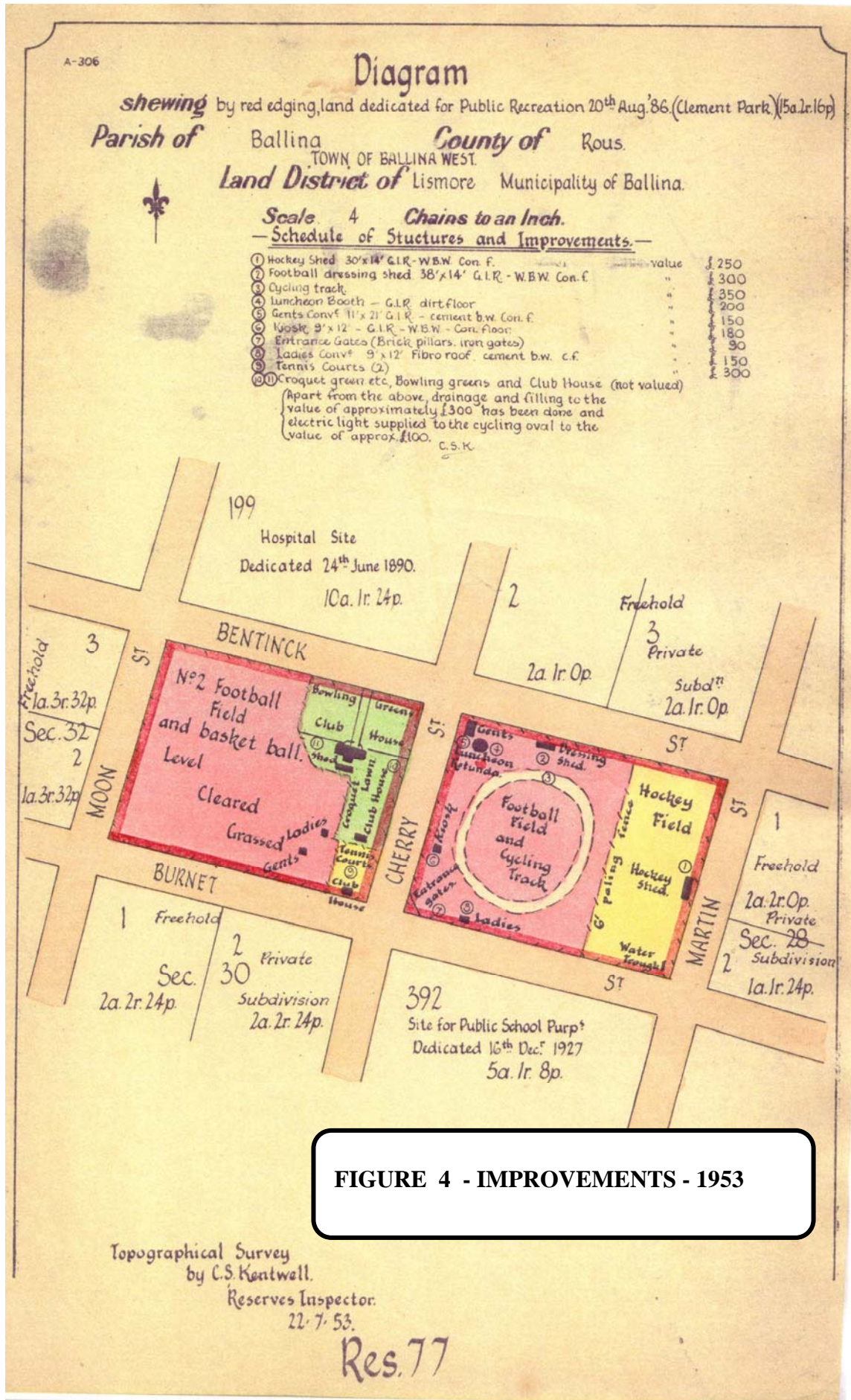
<sup>3</sup> Murray, C, p 273

<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*' undertaken 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.

BLANK

## **PART 3 - ISSUES**

The following issues are identified in respect of the Reserve:

### **3.1 Park Name**

While Hampton Park was named in 1953 it remains formally known as the Clement Park Reserve with the corporate manager formally known as the Clement Park Reserve Trust. It is important that this is rectified and official recognition be given to its adopted name - "Hampton Park".

### **3.2 Expansion of Ballina Bowling & Recreation Club**

While the Ballina Bowling & Recreation Club Inc is on a lease area that has previously been excised from the Reserve, it is an important part of the sporting facilities provided within this location. The Club has four bowling greens and a substantial club building within its lease area. The Club has indicated that there is a pressing need for the club building to be extended to upgrade essential facilities and provide additional facilities for its expanded membership.

The Club has approached the Council, as Trust Manager of the Reserve, with a proposal that the croquet lawn within the Reserve be used for the expansion of Club facilities including car parking. Council considered this proposal at its Ordinary Meeting of 28 August, 2003 and resolved that it would support the relocation of the croquet lawn to the north western corner of the Reserve, so the existing croquet lawn can be included in the Bowling Club Lease area.

To facilitate the Club expansion, Council resolved to prepare a plan of management in partnership with the Ballina Bowling & Recreation Club, Ballina Croquet Club, Ballina Tennis Club and the general public.

It is noteworthy to acknowledge that the croquet lawn is relatively isolated from the balance of the Reserve by the configuration of the existing Bowling Club lease area and the location of the tennis courts, and is only able to be effectively accessed from Cherry Street. The existing croquet lawn suffers from poor drainage and is not able to be enlarged in its present location.

The Ballina Bowling & Recreation Club Inc has offered to pay for the establishment of new croquet facilities in the north western corner of the Reserve in compensation for the loss of the existing croquet lawn. This work is estimated to be in the order of \$60,000 and will address the drainage problems associated with the existing croquet lawn and provide two full size croquet lawns with appropriate separation. At present there is only one and a half greens with inadequate separation between greens.

It is considered that the enlarged Bowling Club facilities will be extremely beneficial to the recreational users of the Reserve and the Ballina Community as a whole. It is clear even now that the Ballina Bowling Club has extensive links with the existing sporting groups that operate on the Reserve providing support, sponsorship and direct assistance.

### **3.3 Vehicular Access & Internal Parking**

The vehicular access from Burnet Street to the internal car park is identified in the *Ballina Pedestrian Access Management Plan* adopted by Council on 26 February 2004 as a hazard for tennis players and children walking between the Tennis Club House and the outside courts. The only solution is for this access to be closed and for an alternative access to be provided.

Parking on the Reserve is very limited, some which is used on a regular basis by patrons of the adjoining Balling Bowling and Recreation Club Inc. It is considered that the existing car park needs to be reconfigured and expanded in conjunction with the provision of an alternative entry and the provision of additional recreational facilities. The car parking on the Reserve needs to be maintained for the exclusive use of the Reserve patrons, unless the Club is licensed to use some car parking on a commercial basis.

The Club currently uses the internal road that traverses the Reserve as a 'service access' to the rear of the Club building and to access some car parking on the Club's lease area. While this access does not impede the recreational use of the Reserve, it is currently an unauthorised use by a commercial entity.

A 5 year licence needs to be obtained by the Club for its use of the Reserve for access and parking to continue. The Club should be encouraged to confine its activities and impacts wholly within its own lease area when the opportunities for long term planning of its site become available and are practical.

### **3.4 Development of Open Space**

As indicated previously, there is a cleared grassed area about the size of a soccer field on the western end of the Reserve that has no developed use. This area is poorly drained and has limited recreational value. It is considered that this area is ideal for the expansion of existing active recreational facilities on the Reserve. There is an identified need for more tennis courts and relocation of the existing croquet law because of inadequate drainage and lack of space to expand. The undeveloped area is considered ideal for the provision of such new facilities. There is also a need for more parking, which can be provided as part of the planning for this vacant area.

This open space has low active recreational usage and significance. The development of this area for intensive active recreational facilities will have community benefit, although some adjacent residents may be deprived of this existing informal recreational area should such plans proceed.

Fringe areas can still be developed for passive recreation with the provision of landscaping, seating and play equipment.

## **PART 4 - PLAN of MANAGEMENT**

The management of the Reserve is based on a Vision Statement that is shared by the Reserve Trust and the wider community and endorsed by the Department of Lands. The vision for the Reserve is intended to inspire the Reserve Trust and provide a long-term ideal and focus for all future decisions affecting the reserve.

### **4.1 Vision**

The Vision for the Reserve is:

*To provide a premier venue for the playing of small area games and to maximise the synergies between the Reserve and the recreational activities of the Ballina Bowling and Recreation Club on the adjoining land.*

### **4.2 Management Principles**

The following principles establish the broad direction the Reserve Trust will follow in protecting and enhancing the values of the Reserve to achieve the Vision.

1. To promote and expand the existing recreational facilities on the Reserve.
2. To provide landscaping of the Reserve with appropriate species to enhance its aesthetic appearance.
3. To provide the necessary services such as parking in an efficient, attractive and environmentally acceptable manner.
4. To provide and maintain facilities in a manner that minimizes risks to Reserve users.
5. To implement a management system that promotes co-operative decision making, and is responsive to legal, social and technological changes.
6. To promote integrated planning with the facilities provide on Ballina Bowling and Recreation Club lease area.

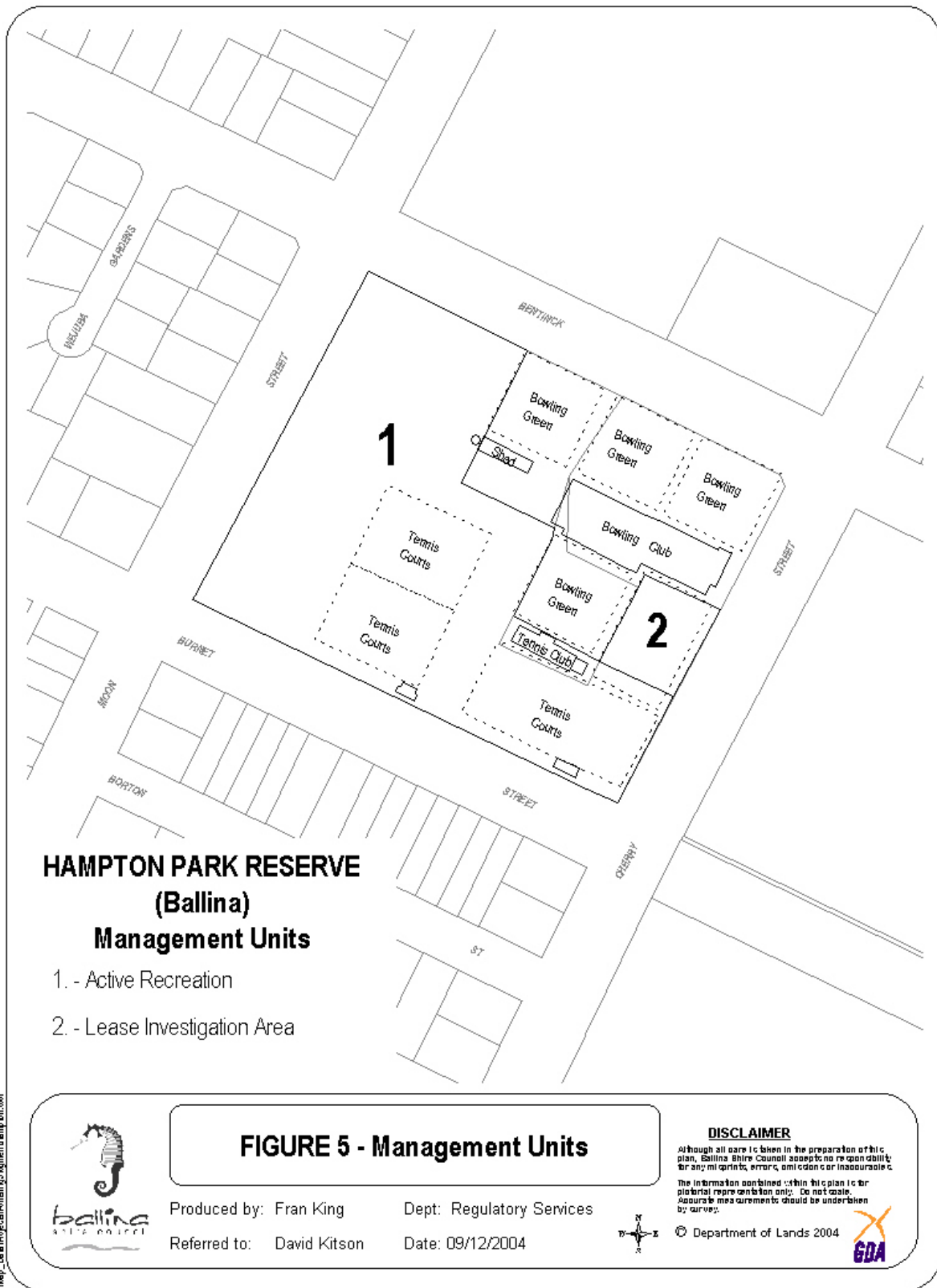
### **4.3 Management Units**

For the purpose of management, the Reserve is divided into two broad management units comprising:

- Unit 1 – Active Recreation
- Unit 2 – Lease Investigation Area

These Management Units are depicted in *Figure 5*.

BLANK



E:\Map\_Dev\PhysicalPlan\Map5 ManagementUnits.mxd

BLANK



**4.3.1 Management Unit No. 1 – Active Recreation Area****Description**

This area comprises the majority of the Reserve with the exception of the croquet lawn. It has been developed with tennis courts, tennis court clubhouse, amenities block, parking and contains an extensive grassed area that presently has no designated use.

**Aim**

To maintain and develop the unit for active recreation.

**Strategy**

- To relocate the croquet facilities to the northwest corner of the Reserve.
- To provide a new vehicular access from Moon Street and rationalisation of existing car parking and the provision of additional car parking.
- To close the existing vehicular access from Burnet Street.
- To provide tables and seating in the passive open space adjacent to Moon Street.
- To protect the existing fig trees and to provide landscaping in the peripheral areas to enhance passive recreation.
- To construct a further 4 tennis courts.
- To provide a licence for access and parking to the Ballina Bowling and Recreational Club.

**4.3.2 Management Unit No. 2 – Lease Investigation Area****Description**

This area consists of the existing croquet lawn adjacent to Cherry Street that will be redundant with the development of croquet lawns in a more suitable part of the Reserve.

**Aim**

To investigate alternative uses for this land including its removal from the Reserve and lease by the Ballina Bowling and Recreation Club Inc.

**Strategy**

- To remove this area from the Reserve and lease to the Ballina Bowling and Recreation Club Inc for club extensions and/ or car parking.
- To develop this area for other recreational uses in the advent that it is not removed from the Reserve.

#### 4.4 Development Strategy

A development strategy has been prepared to achieve the Vision for the Reserve and the aims and strategy for the management units.

A schematic plan outlining the development strategy is provided in *figure 6*.

The social factors that support the proposed development strategy include:

- The existing underutilization of the Reserve. Approximately half of the Reserve has no formal recreational use and anecdotal evidence suggests very limited informal use is made of this area.
- The centralized location of the Reserve that provides good access to the residents of Ballina via the existing pedestrians and cyclists network. The Reserve is also located adjacent to Ballina High School, which allows the School to utilize facilities without requiring transport.
- The increase in the population of Ballina and the associated increase in demand for lawn bowling, tennis and croquet facilities. Ballina grew from 14,561 to 16,599 between the 1991 and 2001 Census<sup>8</sup>.
- The significant projected population increase for Ballina over the next 20 years, which is projected to grow to 22,700 people by the year 2026<sup>9</sup>.
- The expanding membership of the Ballina Bowling & Recreation Club Inc, which has increased from 3600 members in 2001 and approximately 6,000 in 2004<sup>10</sup>.
- The significant proportion of aged people in Ballina in need of recreational facilities such as bowling, croquet and tennis. In 2001 43% of the population of the Ballina Township were over 55 years of age, compared to the NSW average of 29 %<sup>11</sup>.

---

<sup>8</sup> BSC, Facts & Figures, 2003.

<sup>9</sup> Draft Ballina Shire Urban Settlement Strategy 2005.

<sup>10</sup> Brann, D, Secretary/Manager Ballina Bowling & Recreation Club Inc (Pers. Comm.) 19/12/2004.

<sup>11</sup> BSC, Facts & Figures, 2003.

# VISUALISE

design  
 simulate  
 animate  
 regenerate  
 m 0631 678 788  
 p +61 2 6685 5010  
 "starseed" yaegers lane  
 skimmers shoot rd. byron bay  
 visualise@starseedgardens.com



scale 1:1000

**Figure 6 – Development Strategy**

BLANK

## 4.5 Action Plan

| Action:   | Person / unit responsible:              | Capital cost:     | Recurrent cost: | Funding source:                         | Priority: | Performance measure:   |
|---|---|-------------------|-----------------|---|-----------|--|
| Removal of Unit 2 from Reserve and lease to Ballina Bowling & Recreation Club Inc.  | Department of Lands                     | Admin. Costs only | Nil             | Departmental resources                  | Very High | Unit 2 is removed from the reserve and leased to the Ballina Bowling & Recreation Club Inc.                                    |
| Granted 5 year licence to Ballina Bowling & Recreation Club Inc. for access and parking.  | Trust Manager & Dept of Lands           | Admin. Costs only | Nil             | Trust and Departmental Resources        | High      | Licence granted.   |
| Undertake drainage investigations and design for Reserve.   | BSC Civil Services Group                | \$ 2,000          | Nil             | Trust Income                            | High      | Drainage Plan prepared and adopted.  |
| Construct internal access from Moon Street with associated car parking.   | BSC Civil Services Group                | \$ 30,000         | Nil             | Trust Income                            | High      | Construction completed.  |
| Closure of Burnet Street vehicular access.  | BSC Civil Services Group                | \$500             |                 | Trust Income                            | High      | Closure completed.   |
| Develop proposed croquet lawn and area north of internal driveway i.e. filling and landscaping.   | Ballina Bowling & Recreational Club Inc | \$ 60,000         | \$ 1,000 p.a.   | Ballina Bowling & Recreational Club Inc | High      | All equipment complies with Australian Standards and is of the highest standard of safety.                                     |
| Develop proposed tennis courts and the area south of internal driveway i.e. appropriate filling and landscaping.                                | Ballina Tennis Club                     | \$ 80,000         | Nil             | Ballina Tennis Club                     | Medium    | Construction completed   |
| Convert former Burnett St. driveway for passive recreation associated with Tennis Club i.e. Children's Playground, seating & picnic facilities. | Ballina Tennis Club                     | \$ 5,000          | Nil             | Ballina Tennis Club                     | Medium    | Construction completed.  |
| Undertake regular mowing and maintenance of landscaping and park facilities outside tennis court and croquet areas.                             | BSC Civil Services Group                | N/A               | \$ 5,000        | Trust Income                            | On-going  | All equipment complies with Australian Standards and is of the highest standard of safety. Lawn and landscaping in good order. |
| Undertake regular maintenance of Tennis Court facilities and lease area.  | Ballina Tennis Club                     | N/A               | \$10,000        | Ballina Tennis Court                    | On-going  | All equipment complies with Australian Standards and is of the highest standard of safety. Lawn and landscaping in good order. |
| Undertake regular inspections of the croquet area to ensure all facilities are in a clean, safe and good working order.                         | Ballina Croquet Club                    | N/A               | \$5,000         | Ballina Croquet Club                    | On-going  | Lawn and landscaping in good order.  |

BLANK

## 4.6 References:

Bureau of Meteorology (undated) Climate and hydrological data . [www.bom.gov.au](http://www.bom.gov.au)

Commonwealth Government (1992) National Strategy for Ecologically Sustainable Development.

Department of Conservation & Land Management (1989) Coastal Crown Lands Policy, Government Printer Sydney.

Department of Mineral Resources (1991) Geological Mapping Series Sheets, 1:25,000. Sheet SH 56-10&11, 1st edition, Dept. Mineral Resources.

DLWC / Sustainable Futures (1994) North Coast Crown Reserves Management Strategy.

DLWC / Manidis Roberts Consultants (1995) Succeeding with Plans of Management. A guide to the Local Government Act and Crown Lands Act. DLWC Sydney.

Murray, C, Across Three Bridges, Ballina Shire Council, Goonellebah, 1983.

National Parks & Wildlife Service (1992) NSW Draft Biodiversity Conservation Goals and Strategies. NSW NPWS Hurstville.

North Coast Environment Council (1993) Conservation Strategy for the North Coast.

NSW Department of Planning (1993) North Coast Draft Coastal Urban Planning Strategy.

NSW Government (1990) NSW Coastal Policy – NSW Coast, Government Printer Sydney.

NSW Government (1992) State Strategy for Natural Resource Management in NSW.

BLANK