



# Hampton Park, Ballina

## MASTER PLAN REPORT

Revised 26 May 2025 (Council Resolution of 22 May 2025)



*Ballina Shire Council acknowledges that we are here on the land of the Bundjalung people. The Bundjalung are the traditional owners of this land and are part of the oldest surviving continuous culture in the world.*

# Contents

	Page
The Project	
Background .....	3
Process .....	3
 The Big Picture	
Strategic Context.....	4
 The Place	
Key Features.....	5
Site Observations + Considerations.....	6
 The People	
Community Engagement + Process.....	7
User Groups.....	7
Community Insights.....	8
 The Vision	
Master Plan Strategy.....	10
Key Moves .....	10
Master Plan .....	11
 Implementation	
Where to next? .....	13
 References/Acknowledgements / Copyright Note	14



# The Project

## BACKGROUND

Preparation of a management plan for Hampton Park is a key outcome identified by the Delivery Program and Operational Plan 2023/24 - 2026/27.

It is also a high priority strategic planning action identified by the Sport and Recreation Facility Plan 2020 (Ross Planning - actions 16.1) (SRFP):

*16.1 (high priority) - Following the outcomes of the cost-benefit analysis, amend the Plan of Management for Hampton Park, assessing the need for additional Tennis Courts. Options to consider include the provision of additional Croquet Lawns within Hampton Park, as well as upgraded clubhouse facilities.*

Within the context of the key actions of the SRFP, the master planning process examines how Hampton Park Reserve can be best utilised to support active sport and recreational use into the future.

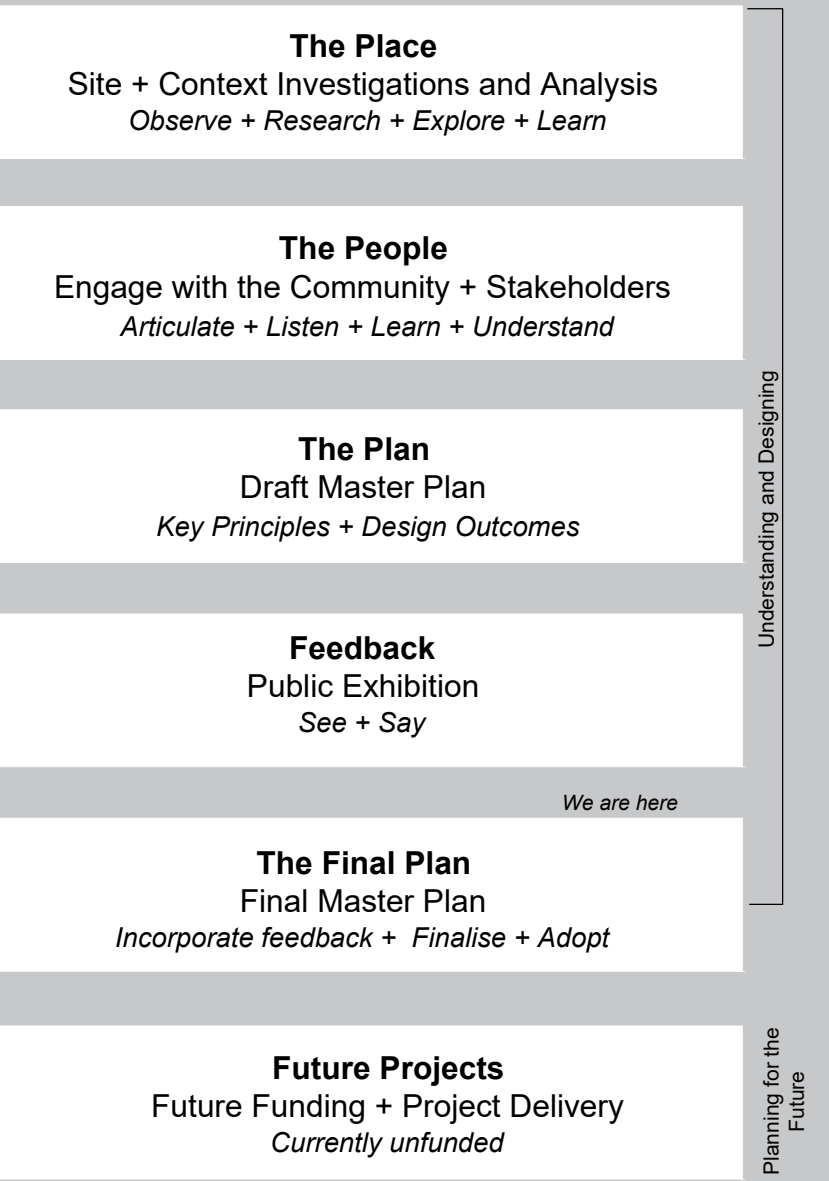
In addition to this, the master plan articulates the community needs and aspirations into a longer term, but modest vision which will provide a strategic tool to support future investment, planning and implementation of improvement works.

## Project Objectives

This process and the final master plan seeks to achieve the following objectives:

- meaningfully engage with stakeholders and the community to better understand the intricacies of the place and community values;
- determine community priorities for active recreation infrastructure and associated support facilities which address community needs and aspirations;
- identify priority works and stages noting that all works under the master plan are currently unfunded.

## PROCESS



# The Big Picture

## STRATEGIC CONTEXT

### North Coast Regional Plan 2041

The North Coast Regional Plan 2041 (NCRP) acknowledges the continuous Aboriginal connection to the land, water, sea and skies in the region and the important role this connection plays in the cultural identity of the region and its places. This and the natural environment are defining characteristics, and must be valued, respected and carefully managed and protected.

The NCRP sets a framework for the future of the region which has consideration to the broader environmental context and hierarchy of places. The plan envisages strong regional growth, an aging population, an increase in smart technologies, new job opportunities and a need to protect assets such as farmland and the natural environment. The plan envisions the region as a collective of *"healthy and thriving communities, supported by a vibrant and dynamic economy that builds on the region's strengths and natural environment"*.

Within the context of this plan, Ballina is a Strategic Centre, providing essential and higher order services to residents. The Shire's extensive natural and open space assets contribute to the well being of Ballina and its reputation as a lifestyle destination.

A key objective of the NCRP is that *'public spaces and green infrastructure support connected and healthy communities'*. The plan identifies public spaces as *'places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive and these include our public open spaces, public facilities and streets. They are places that people of all ages, backgrounds and abilities can use to relax, exercise, play and enjoy the civic and natural environment'*.

This project aims to further engage with the community to determine their needs and aspirations with a view to improving provision, quality and access to public space assets managed by Council at Hampton Park, consistent with this objective. Celebrating local character is also important to this goal.

Spatially, the site is located central to Ballina Island making it easily accessed via multi-modal transport.






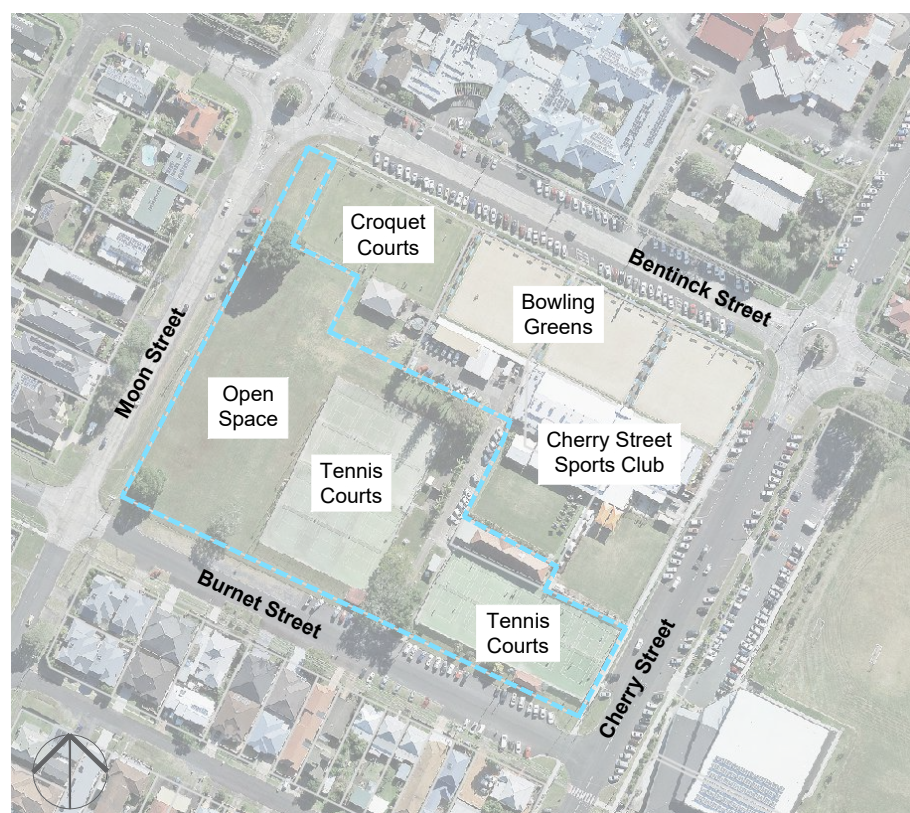


**Cadastral Description**

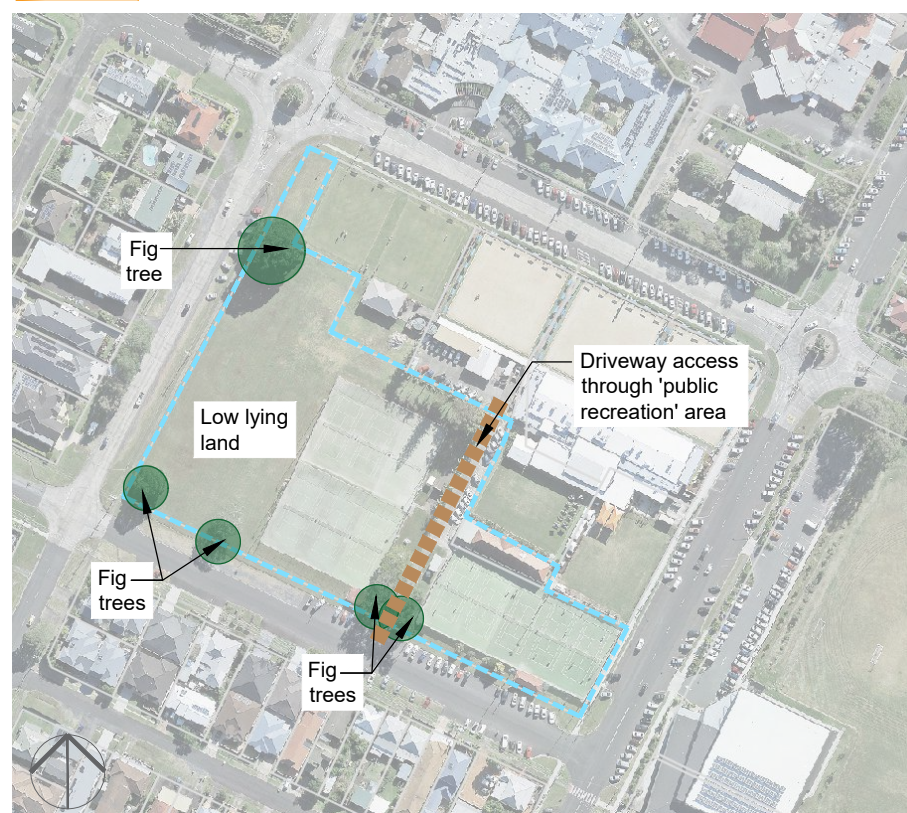


**Tenure**

-  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.

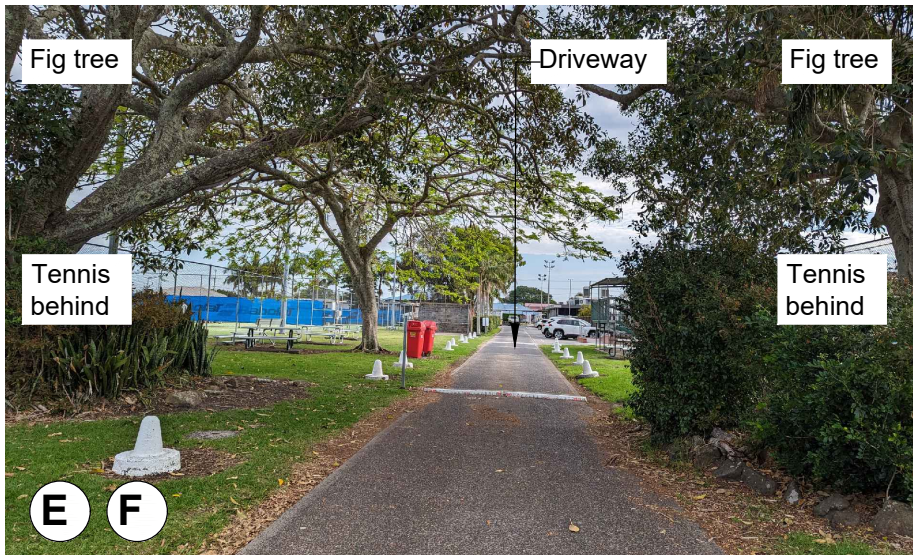
## Other Significant Features

- 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.

# The Place

## SITE OBSERVATIONS + KEY CONSIDERATIONS

- A The site consists primarily of a large open grass area which is used for informal passive recreation and provides visual amenity. This area is low lying and can become inundated with a significant amount of water during heavy rainfall events. The flood planning level in this area is RL 2.1m meaning that filling would be required for any buildings or non-resilient assets (approx 200-400mm of fill).
- B There are some overhead electrical and underground sewer services that run through the site. Adequate clearances need to be provided to services, or the services can be relocated (at cost).
- C There are 5 fig trees (of various species) identified on Council's *Significant Tree Register*. These trees provide shade, visual amenity and habitat value. One of the trees is located near powerlines with the upper canopy being trimmed back to provide adequate clearance. Protection of these trees requires a non-development area around the trunk.
- D There is abundant on-street parking space, although the spaces on Moon Street and Burnet Street are not currently formalised.
- E A driveway provides access from Burnet Street to carparking at the rear of the Cherry Street Sports Club and Tennis Club. The Sports Club uses this access for deliveries to the business premises. This driveway is located within the land dedicated for 'public recreation'. It also bisects the tennis facilities creating potential for conflict between vehicles and tennis facility users. The internal carparking area is managed by 2 different organisations.
- F Current public facilities in the tennis precinct are located in an adhoc manner. Some facilities are aged and not accessible to some.
- G Two croquet courts and associated sports amenity building adjoin the site. Access to the croquet courts is available from Bentinck Street and from the the open grass area of Hampton Park to the south.



# The People

## USER GROUPS

### Current Users

The following current user groups were identified:

<b>Tennis Club (Group and Individual)</b> <i>Club activities / Coaching / Competition / School sport / Individual hire</i>
<b>Adjoining Residents</b> <i>Informal recreation / Informal play / Overlooking and observing (amenity value) / Drainage</i>
<b>Broader Community</b> <i>Dog walking / Informal active and passive recreation / Informal play / Drainage</i>

### Adjoining and Potential Users

Two Croquet Clubs share time on the courts adjoining the site. These Clubs have identified a need for additional courts or court time. The Pickleball Club currently use the BISC (when available) and identified an opportunity to provide dedicated courts at Hampton Park. At the time of the engagement there were no operating pickleball facilities in the Shire. There are now 8 dedicated pickleball courts in Alstonville. The squash courts have also recently closed. However, Council's current planning identifies squash facilities as being the responsibility of the private sector.

<b>Croquet Clubs (Group)</b> Ballina Croquet Club and Cherry Street Croquet Club <i>Club activities / Competition / School and group sport</i>
<b>Pickleball Club (Group)</b> <i>Club activities / Competition / School sport</i>

## COMMUNITY ENGAGEMENT PROCESS

In early 2024, Council consulted widely through a variety of forums to identify key user groups and obtain insights into community use, needs and aspirations. Council engaged with the community through the following process.

<b>Community and Stakeholder Notification</b> Letterbox drop, web site content, social media, poster display, media release <i>January - February 2024</i>
<b>Stakeholder Meetings</b> Onsite and Other Conversations <i>February 2024</i>
<b>Community Online Survey</b> Demographics / Existing Use / Future Use Preferences / General aspirations <i>6 weeks in January - February 2024</i>

A draft master plan was prepared and placed on public exhibition in early 2025. Council engaged again with the community through the following process.

<b>Community and Stakeholder Notification</b> Web site content, social media, poster display on site, media notice <i>January - February 2025</i>
<b>Community Online Survey</b> Feedback on vision, key moves and plan features <i>January - February 2025</i>

Full engagement outcomes are available at the following locations:

- November 2024 Ordinary Meeting Agenda and Attachments
- May 2025 Ordinary Meeting Agenda and Attachments

<https://www.ballina.nsw.gov.au/Council/Council-Business/Agendas-and-Minutes>



# The People

## COMMUNITY INSIGHTS

6

Stakeholder Meetings

36

Written Submissions

244

Online Survey

### Stakeholder Meetings

Council staff met with current, adjoining and identified potential user groups to discuss their existing use and future aspirations. Complete meeting notes are contained in the November 2024 Ordinary Meeting Agenda and Attachments and at [yoursayballina.com.au/hampton-park-reserve-master-plan](https://yoursayballina.com.au/hampton-park-reserve-master-plan).

A summary of key messages from the meetings is below:

#### Key Messages

- # Croquet and tennis aspire to expand their facilities, citing demand, more court time and a desire to grow the sport and diversify sporting competition and participation.
- # Northern Rivers Pickleball would like to have dedicated pickleball facilities in Ballina (prior to the opening of the pickleball courts at Alstonville).
- # There are concerns about drainage and flooding.
- # The Cherry Street Sports Club wishes to expand their business uses and seeks additional carparking and better access to the rear of the club where their delivery dock is located.
- # There is concern about the safety of the driveway area between the tennis courts.
- # Some people expressed concerns about the idea of vehicles entering and exiting from Moon Street should the driveway be relocated.

### Written Submissions

Council received a number of written submissions from individuals as well as community and sporting groups. The submissions are contained in the Council report.

A summary of key messages from the submissions is outlined below:

#### Key messages

- # Croquet and tennis aspire to expand their facilities.
- # One of the croquet clubs seeks autonomy and autonomous facilities.
- # Existing fig trees and open space is important.
- # More shade trees should be provided.
- # Improved carparking.
- # Provide space that supports the Sports Club to expand.
- # The privately operated squash courts in Ballina are closing. This is an opportunity to build new squash facilities.
- # Drainage and flooding is of concern.
- # This is an opportunity to provide dedicated pickleball facilities in Ballina

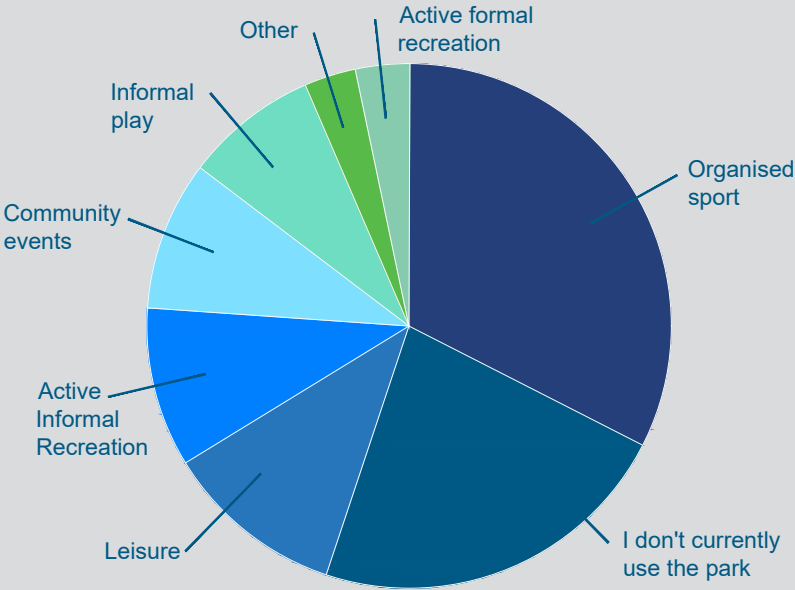


# The People

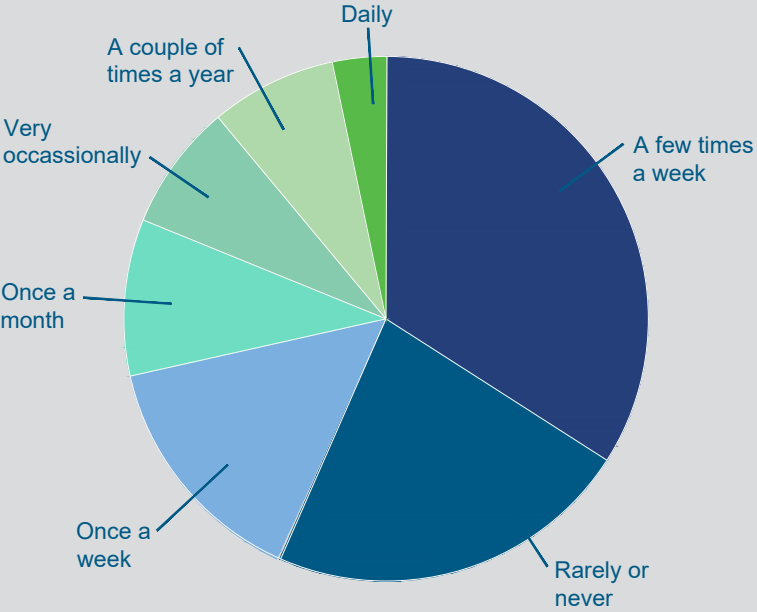
## Online Survey

An online survey was used to collect information about the age of the user, their connection to Ballina, how they use Hampton Park at present and their preferences for the future. The survey was active for 6 weeks. There were 651 visitors to the online survey page.

Reasons for Visiting Hampton Park



Frequency of Visitation



### Preferred Sport and Recreation Infrastructure (Survey responses ranked in order of preference):

- # Pickleball courts
- # Additional separate clubhouse (sports amenity building)
- # Exercise equipment
- # Half-court basketball court or informal recreation
- # More tennis courts
- # Additional croquet lawns

### Preferred Other Elements (Top 10 survey responses ranked in order of preference)

- # Protection of the fig trees
- # Shade trees
- # Improved pathway connections and accessibility
- # Sheltered picnic facilities
- # Public seating
- # Drinking fountain
- # Public toilets
- # Open grass area for informal community use
- # Bike and micro-mobility furniture
- # Public art

### Additional Key Messages from the Survey

- # The fig trees should be protected.
- # Shade trees should be provided.
- # Drainage and flooding impacts are of high concern.
- # Pickleball courts in Ballina
- # Expansion of tennis and croquet facilities including a new club house/sports amenity building
- # The community value the public green space and ability to participate in free, public informal recreation including half-court basketball, shelter and seating and other facilities for youth.
- # Improved carparking and footpath connections.
- # Squash should be considered.
- # Inclusive, accessible and incorporating spaces free for public use.

### Top 5 'most liked' features from the public exhibition of the draft master plan:

- # Protection of the fig trees
- # Shade and landscaping
- # Stormwater management improvements
- # Formalisation of on-street parking (with trees)
- # Additional user facilities such as picnic shelters and furniture.

# The Vision

## MASTER PLAN STRATEGY

The site observations and community engagement have identified competing interactions and aspirations for the open space at Hampton Park. In particular, for expansion of existing, and provision of new active recreation facilities as well as a need to consider existing significant trees, drainage and overall amenity impacts. Acknowledging that there is a complex project and site history and competing community aspirations for the site, the draft master plan presents a design which best balances past strategic decision making with current community aspirations and physical site constraints.

## VISION

*Hampton Park will be reinvigorated as a consolidated active sporting destination. New sport or recreation facilities will be supported by a pleasant landscape setting which protects significant trees, effectively manages stormwater, is easily accessed and provides shade and amenity - a public space for everyone to play and enjoy.*

## Discussion

The community engagement highlighted the popularity of Hampton Park for many future recreation facilities. It is not possible to fit all the facilities desired by the community into the available space having consideration to recently identified broader community values. Therefore, the draft master plan focuses on benefits to the general public, balancing general open space amenity and functionality with active recreation which builds existing infrastructure capacity for tennis and provides opportunities for recreational pickleball. Council also made recent resolutions relevant to the project, including:

- to undertake a master planning process for Treelands Reserve and the Kentwell Centre to examine options to provide an expanded mixture of services and facilities to the community, including youth activities, as well as sporting activities where there is an identified shortfall;
- to investigate the feasibility of a second croquet court at Gap Road Alstonville.

The existing Gap Road Croquet facility is located close to Council's nursery, making maintenance by Council easily supported. There is more land available at this site which may, subject to detailed investigations, fit more additional croquet courts as an alternative to expansion in Ballina. Design for this facility has commenced.

## KEY MOVES

The 'key moves' that address the strategic objectives, site constraints and work towards delivery of the vision are summarised below:

- #1 Retain and protect the existing significant fig trees.

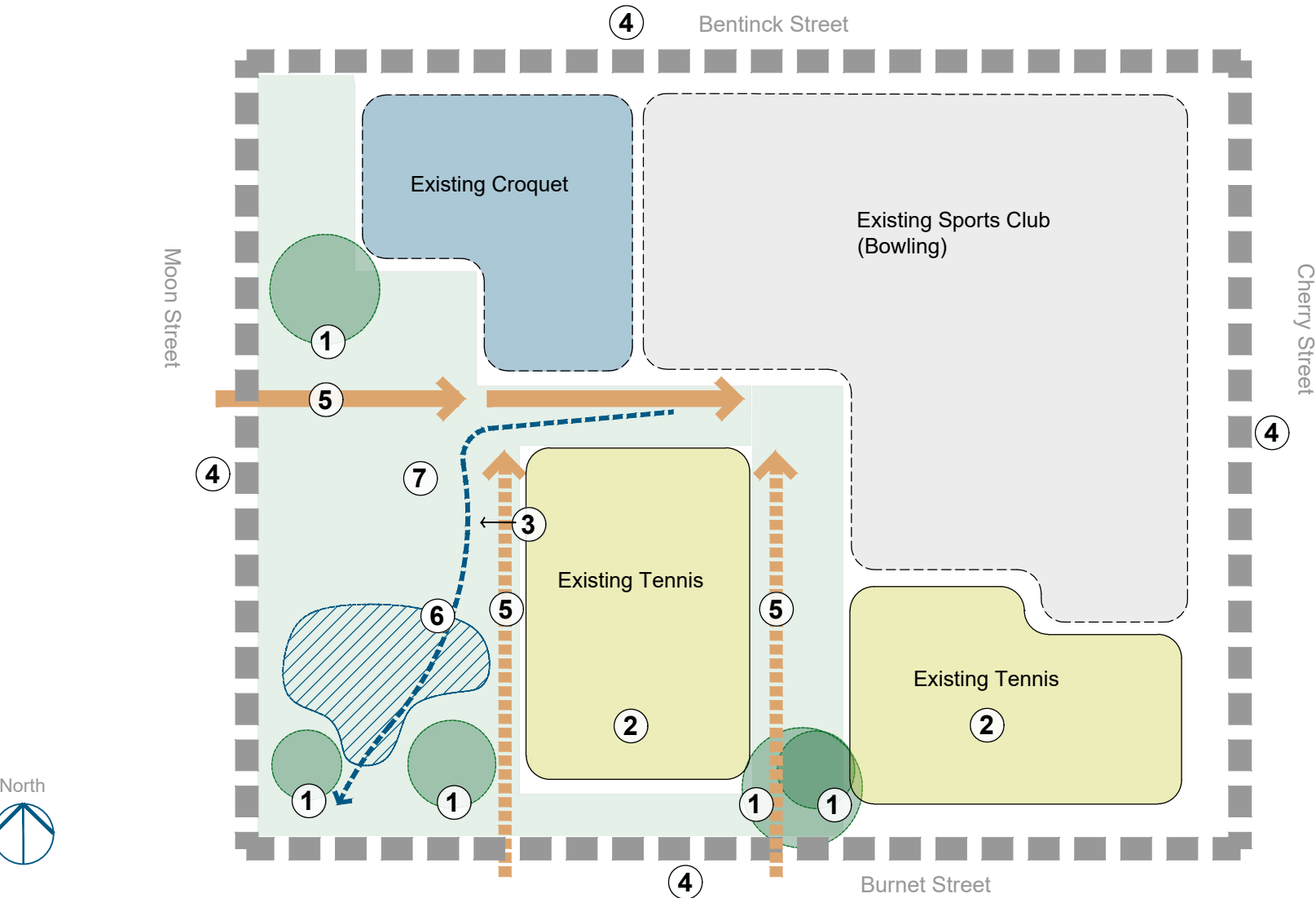
#2 Retain the existing tennis facilities.

#3 Make provision to grow existing site sports.

#4 Formalise carparking to the perimeter streets.
- #5 Connect and create permeability from the adjoining street carparking through the site.

#6 Allow space for stormwater overland flow and onsite detention (remaining flood storage displaced by filling to go to stormwater system - subject to design).

#7 Enhance the recreation and leisure potential of the site.



# Master Plan



## Key Features

- 1 Fig tree protection** - Fig trees are retained and protected for public enjoyment.
- 2 Formalised on-street parking** - On-street parking (rear to kerb) is formalised around the entire street block and includes shade trees and additional accessible parking spaces connected to the pathway network.
- 3 Pathway connections** - Pathways connect on-street parking to the parkland facilities improving accessibility and parking convenience.
- 4 Improved drainage** - An overland flow path provides a passage for stormwater drainage from the internal parkland areas to a shallow detention area in the south-western part of the site (Remaining stormwater to pipe system).
- 5 Street footpath** - A new footpath provides an accessible path of travel along the street frontage.
- 6 Picnic facilities and seating** - Picnic shelters provide places for sporting groups and the general public to sit, picnic or watch sports.
- 7 Consolidated Tennis** - A consolidated tennis facility that includes the 11 existing synthetic courts and 2 new grand-slam size, hard-surface tennis courts. Some minor filling is required for the new courts.
- 8 Access through tennis courts** - A new gate in the western fence provides pedestrian access through the tennis courts to the new court area.
- 9 Moon Street access and parking** - A new driveway off Moon Street provides slow and safe (10km/hr) access into the reserve with off-street public parking (including 2 accessible spaces).
- 10 Closed driveway access from Burnet Street** - Following construction of the Moon Street access, the existing driveway off Burnet Street is closed to vehicles and the roadway repurposed into a pedestrian access pathway (including public art). All existing car parking spaces are removed from the Council managed parts of the public reserve. Shade trees, gardens and seating provide improved amenity in this area.
- 11 Cherry Street Drop off and Loading Zone** - A drop off and timed loading zone provides an additional location for loading and unloading of people and deliveries (subject to approval).

## Illustrative Legend

Existing	Proposed
Study Area (Council managed land)	Pathway (variable width)
Approximate property boundary	Picnic shelter with picnic setting
Sewer line	Park tree
Overhead electricity	Street tree
Tree or palm to remain	



0 5 10m

All features of the master plan are subject to further detailed investigations, design and approvals.

# Where to next?

## THE MASTER PLAN

This draft master plan report sets out a long term vision for Hampton Park which conveys the broad design intent. The preferred layout is subject to further detailed design, in particular to verify stormwater management and flood resilience requirements. It provides a framework for future planning and investment to maximise public benefit and embellish the recreational capacity of the park as a community, active recreation facility.

The draft master plan, as revised by the resolution with preferred concept, was adopted by Council on 22 May 2025.

Currently all proposals shown in the master plan are unfunded.

## INTEGRATING INTO THE PLAN OF MANAGEMENT FOR COMMUNITY LAND

At present a site specific Plan of Management applies to the land. Council recently adopted a generic Plan of Management for Community Land. Council will seek to integrate Hampton Park into the Plan of Management for Community Land and provide the land with a new land use category. This will require an additional public exhibition process and amendment of the current Plan of Management for Community Land.

### Final Master Plan Adoption

Feedback received as a part of the exhibition process has been considered and the draft master plan finalised with a preferred scenario for development of the land. The final Draft Master Plan was adopted (with revisions as shown) 22 May 2025.

### Amend Plan of Management for Community Land

Following adoption of the Master Plan, the Plan of Management for Community Land will be amended to include Hampton Park and placed on public exhibition (public hearing).

### Plan of Management for Community Land - Public Exhibition

Following the public hearing and consideration of any feedback, the revised Plan of Management for Community Land can be adopted.

### Implementation of Future Projects

Detailed design and approvals for future projects. All works currently remain unfunded.

**References**

Ballina Shire Council, 2005, *Plan of Management Hampton Park (R540004)*

Court Craft Pty Ltd, *Pickleball court dimensions*

Muller Enterprises, 2021, *Croquet Facilities Expansion, Cost-Benefit Analysis Report*

Ross Planning, 2020, *Ballina Shire Sports and Recreation Facility Plan*

NSW Department of Planning and Environment, 2022, *North Coast Regional Plan 2041*

Tennis NSW, 2022, *Australian Competitive Play Framework*

Tennis NSW, 2023, *State Infrastructure Investment Strategy*

Tennis NSW, 2023, *Regional NSW Infrastructure Investment Strategy*

**Acknowledgements**

Council acknowledges and thanks the Ballina and surrounding community for the input provided towards the preparation of the Draft Master Plan - Hampton Park.



**Ballina Shire Council**

40 Cherry Street Ballina NSW 2478  
p: 1300 864 444 e: [council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au)

[ballina.nsw.gov.au](http://ballina.nsw.gov.au)