



Plan of Management  
for Jubilee Park  
2008–2013

# TABLE OF CONTENTS

<b>1. INTRODUCTION</b> .....	<b>3</b>
1.1 PURPOSE OF THE PLAN .....	3
1.2 RELEVANT LANDS .....	3
1.3 REGIONAL SETTING .....	3
1.4 HISTORY OF LAND USE .....	5
<b>2. PLANNING CONTEXT</b> .....	<b>5</b>
2.1 RELEVANT LEGISLATION .....	5
2.2 RELEVANT PLANNING POLICIES .....	6
2.3 COMMUNITY CONSULTATION.....	6
<b>3. EXISTING FACILITIES</b> .....	<b>6</b>
<b>4. MANAGEMENT ISSUES</b> .....	<b>7</b>
4.1 LIMITED AMENITIES .....	7
4.2 QUALITY OF PLAYING SURFACE .....	7
4.3 WATER MANAGEMENT .....	7
4.4 DRAINAGE .....	7
4.5 SECURITY.....	7
4.6 LIAISON WITH SPORTING GROUPS .....	7
4.7 LIGHTING CAPACITY .....	8
<b>5. MANAGEMENT STRATEGIES</b> .....	<b>8</b>
5.1 MANAGEMENT OBJECTIVES .....	8
5.2 MANAGEMENT ACTIONS .....	8
5.2.1 <i>Maintain and develop Jubilee Park as a major sports precinct for Wagga Wagga</i> ...	8
5.2.2 <i>Reduce use of potable water</i> .....	9
5.2.3 <i>Manage the sports precinct cooperatively with user groups</i> .....	9
<b>6. IMPLEMENTATION PLAN</b> .....	<b>9</b>
<b>MAPS</b>	
Map 1 – Jubilee Park area and proposed development	

## **1. Introduction**

This Plan of Management has been prepared by the Wagga Wagga City Council for Jubilee Park.

### **1.1 Purpose of the Plan**

The purpose of this Plan is to provide directions to Council about how to manage Jubilee Park for the next 5 years. The Plan will also communicate intended management to the community.

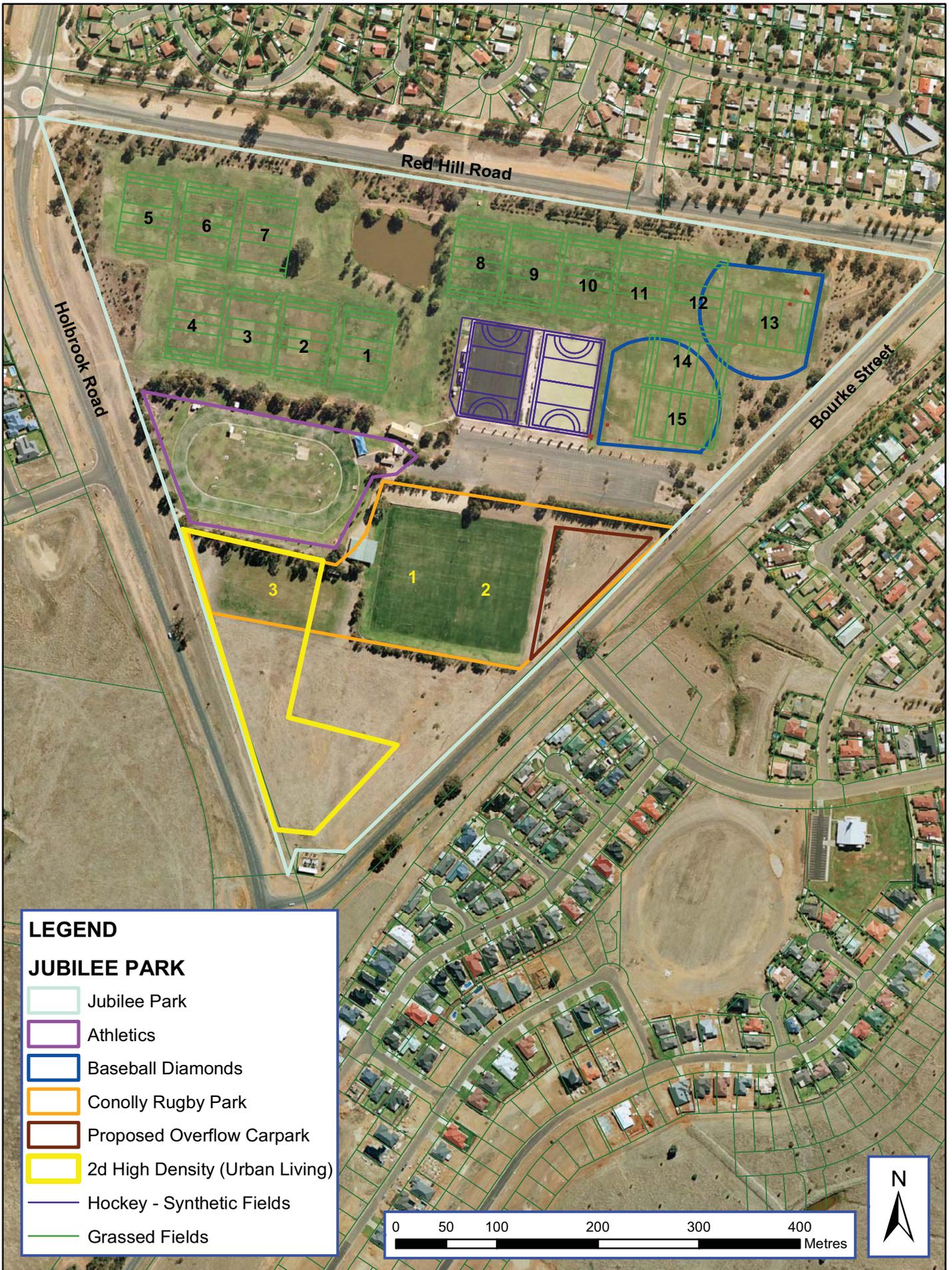
### **1.2 Relevant Lands**

This Plan of Management is for Jubilee Park as shown on Map 1. Jubilee Park is a large regional sports ground located on Lots 4 and 5 DP 790509. It is approximately 32Ha in size. A portion of Lot 5 is zoned 2D High Density (Urban Living area) under the Wagga Wagga Development Control Plan (2005). The remainder of Jubilee Park is zoned 6a Recreation.

### **1.3 Regional Setting**

Jubilee Park is located at the southern edge of the Wagga Wagga urban area adjacent to the suburbs of Bourkelands and Tolland. New suburbs such as Lloyd are being developed to the west of Jubilee Park increasing the demand for use.

# JUBILEE PARK - Map 1



## 1.4 History of land use

Jubilee Park was first developed by Wagga Wagga City Council in the late 1970's. The first sport to use the area was hockey in 1979. The main building was opened in the same year and later named the Keven Geaghen Centre in 1981. Athletics then developed facilities at Jubilee Park in 1988. In the early 1990's two sand based synthetic hockey fields were developed.

The Conolly Rugby Park was developed during the mid 1990's. Night touch football was established in 1997 with the installation of lighting. Finally two baseball fields were established in 2006 with the construction of suitable netting.

Tree Planting around Jubilee Park began in 1998 as a salinity control measure.

## 2. Planning context

### 2.1 Relevant legislation

Legislation that is relevant to this Plan of Management includes:

- Local Government Act (1993)
- Environmental Planning and Assessment Act (1979)
- Public Works Act (1912)
- Clean Waters Act (1970)
- Wagga Wagga Local Environmental Plan (Draft 2008)
- State Environmental Planning policies

#### ***Local Government Act 1993***

The Local Government Act directs that all non operational community lands require plans of management. The Act prescribes the following guidelines for the preparation of plans of management for community lands:

- (1) A Council must prepare a draft plan of management for community land.
- (2) A draft plan of management may apply to one or more areas of community land, except as provided by this Division.
- (3) A plan of management for community land must identify the following:
  - (a) the category of the land,
  - (b) the objectives and performance targets of the plan with respect to the land,
  - (c) the means by which the Council proposes to achieve the plan's objectives and performance targets,
  - (d) the manner in which the Council proposes to assess its performance with respect to the plan's objectives and performance targets,

and may require the prior approval of the Council to the carrying out of any specified activity on the land.

## 2.2 Relevant Planning Policies

The construction of all open space infrastructure that complies with the Wagga Wagga Development Control Plan is exempt development.

Wagga Wagga Council has developed a range of other planning initiatives which influence this Plan. These include the:

- Recreation and Open Space Strategy (2005)
- Wagga Wagga Natural Resources Management Plan (Draft 2007)
- Council's Strategic Plan 2008-2018
- Wagga Wagga City Council's Annual Management Plan
- Wagga Wagga Community Social Plan 2009 – 2013 (Draft 2008)
- Wagga Wagga Development Control Plan (Draft 2008)
- Strategic Plan for Recreation in Wagga Wagga (1998)
- Wagga Wagga Bikeway Plan (1998)
- Strategic Plan for management of Public Land in the City of Wagga Wagga (1995)

There are also a number of relevant Council policies including:

Council Run Community Events

Community Services

Access and Equity

Youth

Noxious Weeds

Stormwater

Leasing and Licensing

Signs for Reserves, Gardens and Public Reserves

Cultural Policies

Tree Management

Risk Management

OH&S

Events Support

## 2.3 Community Consultation

This Plan of Management has been developed based on a community consultation process. The consultation involved interviews with key stakeholders, a public workshop and public exhibition. All sporting clubs which use the Park were consulted. There were approximately 16 participants at the community workshop held on 24 October 2007.

## 3. Existing facilities

There are a range of existing facilities in the park including (refer to Map 1):

- A major carpark accessed from Bourke Street
- Conolly Rugby Park (restricted access) with 3 playing fields, spectator seating area, grandstand, small carpark, lighting and amenities/canteen facilities
- 15 sports fields used for various sports as follows:
  - Fields 1 - 7 to the west
  - Fields 8 – 15 to the east
- Athletics complex (restricted access) including a 400m turf running track (8 lanes), spectator banks around the perimeter and field facilities including jumping pits

- Athletics canteen and adjacent barbecue
- Additional storage facilities – three shipping containers (located at Conolly Rugby Park and Athletics complex)
- Two synthetic hockey fields (restricted access)
- Two steel grandstands and dugouts associated with the synthetic hockey fields
- Two baseball diamonds including safety nets
- Hockey/Touch Football clubhouse including function room, canteen, barbecue area, storage rooms and public toilets
- Council maintenance shed

## **4. Management Issues**

The following management issues have been identified after review of the site and discussions with Council staff, user groups and the general community. These issues are addressed in the management strategies (section 5).

### **4.1 Limited amenities**

Jubilee Park is subject to very high use especially at peak times. Touch football can attract 1600 people at a time. If other sports are operating at the same time there are higher numbers using Jubilee Park. At peak times there is insufficient carparking, rubbish bins and toilets. There is only one public toilet in the main pavilion and limited disabled facilities. There are also limited shade areas.

### **4.2 Quality of playing surface**

User groups have stated that the playing surface of the grassed areas is not satisfactory especially in the drier months or during drought. The surface is very uneven and sometimes dangerous to play on.

### **4.3 Water management**

The sports fields are irrigated with potable water. This water consumption is high especially during drought when potable water is increasingly precious.

### **4.4 Drainage**

The whole precinct is prone to flooding due to the topography and natural inflows from the surrounding Bourkelands catchment. Most of the fields are self draining but are not able to cope with high rainfall events. Sections of Conolly Rugby Park and the Hockey complex have major drainage problems during high rainfall. The carpark is also occasionally flooded.

### **4.5 Security**

There has been a history of sustained vandalism of facilities at Jubilee Park. It has high vandalism rates as the facilities are not publicly visible and outside of sporting activities there is not much public use. Vandalism affects the general amenity of the area, interferes with sporting activities and is costly to Council and sporting clubs.

### **4.6 Liaison with sporting groups**

There are a number of sporting groups which use Jubilee Park. Some of these sporting groups such as Touch Football have increasing memberships and requirements for night training and weekend events. Given the limited facilities and

the above issues it is important that all the sporting groups work with Council to manage the use of Jubilee Park.

#### **4.7 Lighting capacity**

The current level of lighting is not sufficient to meet the demands for touch football and hockey. The demand for lighting is expected to increase. There is also poor lighting on pedestrian areas from the carpark to the sporting fields.

### **5. Management Strategies**

The following management strategies have been developed from management objectives and issues (section 4). The strategies include specific actions, ongoing actions and policies.

#### **5.1 Management Objectives**

The following specific management objectives have been developed based on the issues and values of the Park.

1. Maintain and develop Jubilee Park as a major sports precinct for Wagga Wagga
2. Reduce use of potable water
3. Manage the sports precinct cooperatively with user groups

#### **5.2 Management Actions**

##### ***5.2.1 Maintain and develop Jubilee Park as a major sports precinct for Wagga Wagga***

1. Upgrade the electrical capacity of the Park
2. Install additional security lighting around facilities
3. Develop a new overflow carpark area as shown on Map 1
4. Develop a rubbish education and communication program through user groups to reduce rubbish impacts
5. Upgrade and expand public amenities
6. Improve playing surfaces on Fields 5 - 15
7. Investigate a subsurface drainage and collection system
8. Investigate further tree planting to the perimeter of the Park with native trees to improve amenity
9. Investigate strategies to reduce vandalism of facilities
10. Review the existing facilities especially grandstands for user safety
11. Rezone part of Lot 5 (DP 790509) to 6a Recreation and investigate sporting development opportunities for this area

### **5.2.2 Reduce use of potable water**

12. Investigate alternative water sources, eg. recycled water, stormwater harvesting and sewer mining
13. Investigate alternative turf surfaces, eg. artificial grass with the aim of reducing water consumption

### **5.2.3 Manage the sports precinct cooperatively with user groups**

14. Establish twice yearly user group meetings with Council to address issues and plan future development of Jubilee Park.

## **6. Implementation Plan**

The following actions will be undertaken according to their timeframe. These actions will be used as a basis for future budget consideration and provide the specific direction for operational works plans.

Table 1. Management Actions

<b>Action</b>	<b>Activity No.</b>	<b>Timeframe</b>
Establish twice yearly user group meetings with Council to address issues and plan future development of Jubilee Park	14	2008
Develop a rubbish education and communication program through user groups to reduce rubbish impacts	4	2008
Upgrade and expand public amenities	5	2009
Review the existing facilities especially grandstands for user safety	10	2009
Investigate strategies to reduce vandalism of facilities	9	2009
Investigate alternative water sources, eg. recycled water, stormwater harvesting and sewer mining	12	2009
Upgrade the electrical capacity of the Park	1	2010
Investigate further tree planting to the perimeter of the Park with native trees to improve amenity	8	2010
Rezone part of Lot 5 (DP 790509) to 6a Recreation and investigate sporting development opportunities for this area	11	2010
Install additional security lighting around facilities	2	2011
Investigate a subsurface drainage and collection system	7	2011
Investigate alternative turf surfaces, eg. artificial grass with the aim of reducing water consumption	13	2012
Develop a new overflow carpark area as shown on Map 1	3	2013
Improve playing surfaces on Fields 5 - 15	6	Ongoing