



# PLAN OF MANAGEMENT RIVERSIDE WAGGA WAGGA

PREPARED FOR: Land and Property Management Authority and  
Wagga Wagga City Council

January 2010

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# 1. INTRODUCTION

## 1.1 Background

Riverside Wagga Wagga is a partnership project between Wagga Wagga City Council and the NSW Land and Property Management Authority (LPMA). Riverside Wagga Wagga is a major economic development initiative focused on cultural infrastructure development and building social capital. It is aimed at realising the potential of one of the City’s key environmental assets – the Murrumbidgee River – to support the City as a sustainable centre of productivity and growth. The Riverside Wagga Wagga project is of significant value to the City of Wagga Wagga and the local region and has been the basis of Council and community discussion for the past ten (10) years.

The importance of Riverside Wagga Wagga to help realise the City’s full potential as one of Australia’s leading regional economic centre’s is recognised through a Memorandum of Understanding with the NSW State Government. Wagga Wagga City Council (WWCC) and NSW Land and Property Management Authority (LPMA) are currently putting in place a strategy to implement this project, to recognise and utilise one of the City’s most attractive natural resources.

The project requires the preparation of both a Plan of Management and a Strategic Master Plan for Riverside Wagga Wagga that will provide new strategic vision in accordance with best practice environmentally sustainable development principles.



Figure1: Area encompassing the MOU between NSW LPMA and Wagga Wagga City Council

## 1.2 Plan of Management – What is it?

A Plan of Management (PoM) is a document that provides the framework for the future management of public land (Crown and Community land). A PoM has a statutory basis under the *Crown Lands Act 1989* and the *Local Government Act 1993*, where provisions are made for referral and consultation, public exhibition (minimum 28 days) and formal adoption.

The purpose of developing the PoM is to provide framework for the future use and management of lands within a designated study area. A PoM forms a key strategic document intended to contribute to the social, cultural and economic development of the local area by realising the recreational and commercial potential of the foreshore. Accordingly, a PoM defines the values, use, management practices and intent relating to the purpose for which the land has been reserved or dedicated. It not only guides the future management and development of the land concerned but provides the ‘how and why’ an area should be developed, used and managed.

## 1.3 Plan of Management – Why prepare one?

The study area is recognised as an integral economic development initiative focused on cultural infrastructure development and building social capital frequented by people locally, regionally and further abroad. It has a significant history and culture and is an important asset to the Wagga Wagga community.

*Section 36 of the Local Government Act 1993 states ‘a council must prepare a draft plan of management for community land’ (S.36 (1)) and S.112 of the Crown Lands Act 1989 states:*









1. *The Minister may cause a draft plan of management to be prepared for a reserve, including a draft plan that would, if adopted, authorise the reserve to be used for an additional purpose.*
2. *A reserve trust may with the Minister’s consent, and if the Minister so directs shall, prepare a draft plan of management for the reserve.*

Previously there has been no site specific PoM for the study area. Management plans for specific sections of the study area have previously been prepared however were quite dated and did not align with the proposed future direction of the area. Therefore it is for strategic management and legal reasons and other contributing factors which necessitate the need for a PoM to be prepared for the site.

A PoM is necessary to provide Council and the NSW LPMA with consolidated information to guide the future development, land use and management of the study area.

## 1.4 Vision

The project aims at connecting nature and culture, revitalising local identity and communities as part of an overall rejuvenation for the city. Specifically the designated aim is:

-  To develop the area as a focal point and destination for residents and visitors inclusive of community gathering points and creation of a sense of place.
-  To be representative of world class, iconic design that incorporates ecologically sustainable design throughout.
-  To enhance the existing passive recreation facilities to encourage healthy communities and liveability.
-  To incorporate appropriate commercial and residential uses.
-  To improve and create linkages to the City’s CBD and existing cultural / civic precinct and integration with existing and future plans.
-  To preserve and interpret the area’s rich cultural heritage.
-  To create a safe place for residents and visitors to interact.
-  To apply Environmentally Sustainable Design

Consultation throughout the extended project planning has identified themes and trends important to the community and stakeholders. The key themes that have underpinned the project include:

1. Establishment of the site as a focal, or destination point for the community and visitors is to be considered as a guiding principle for the master plans development.
2. The priority for Riverside Wagga Wagga is to be a place for passive recreation. Infrastructure to support this type of activity would include walking/bike trails as well as seating and shelters, BBQ areas and the like.
3. There needs to be both improved and created linkages between the CBD area and the river. Focal points include Tarcutta Street due to its proximity to the river, the civic precinct and the Wollundry Lagoon area due to its civic focus and completed redevelopment and also Fitzmaurice Street.
4. Opportunities for commercial development are to be explored. Any commercial development should not impinge on the natural beauty of the area or impact on the focus for passive recreation. Commercial development would need to serve as a source of revenue for the staged development and ongoing maintenance of the area. With this in mind any commercial development should be sustainable.
5. The area's cultural history needs to be preserved and highlighted. This would include both cultural infrastructure and activities which are reflective of Indigenous, European and Chinese cultures.
6. People need to feel safe when using the area (this includes feeling safe from crime and anti-social behaviour as well as safety when using the riverside area, for example swimming).
7. Flooding is an obvious constraint which should be explored as an opportunity for the development of passive recreation areas throughout the precinct.
8. The development of the Riverside precinct and its various uses needs to be complementary and not pose any conflict between users.

### ***1.5 Link to the Riverside Wagga Wagga Strategic Master Plan***

A Master Plan for the site has been prepared in line with the designated aims for the site. The project team for the Master Plan encompasses:

| <b>Company</b>         | <b>Role</b>   |
|------------------------|---|
| Kiah Infranet          | Led the project as strategic planners, integrated urban designers and landscape architects. |
| David Locke Associates | Movement and transport, built form and land uses.   |
| Ian Lawrence           | Flooding, geomorphology and water sensitive design.   |
| Aurecon                | Traffic management issues and infrastructure assessment.                                    |
| Hill PDA               | Economic assessment   |

The Master Plan is divided into two parts:

Part 1 comprises of the Strategic Master Plan for the whole site. It provides a framework for the overall vision of the site.

Part 2 comprises the development of detailed areas which provides more specific information regarding the Master Plan.

The Master Plan should be read in conjunction with this associated PoM. The information contained within the Strategic Master Plan assists in informing this PoM. As a means of reducing duplication, where possible, rather than repeating the documentation the PoM provides a summary of the information and/ or the information is referenced to the Strategic Master Plan for further review.

1.6 The site

The site is illustrated in the following map and further detailed within Section 2.

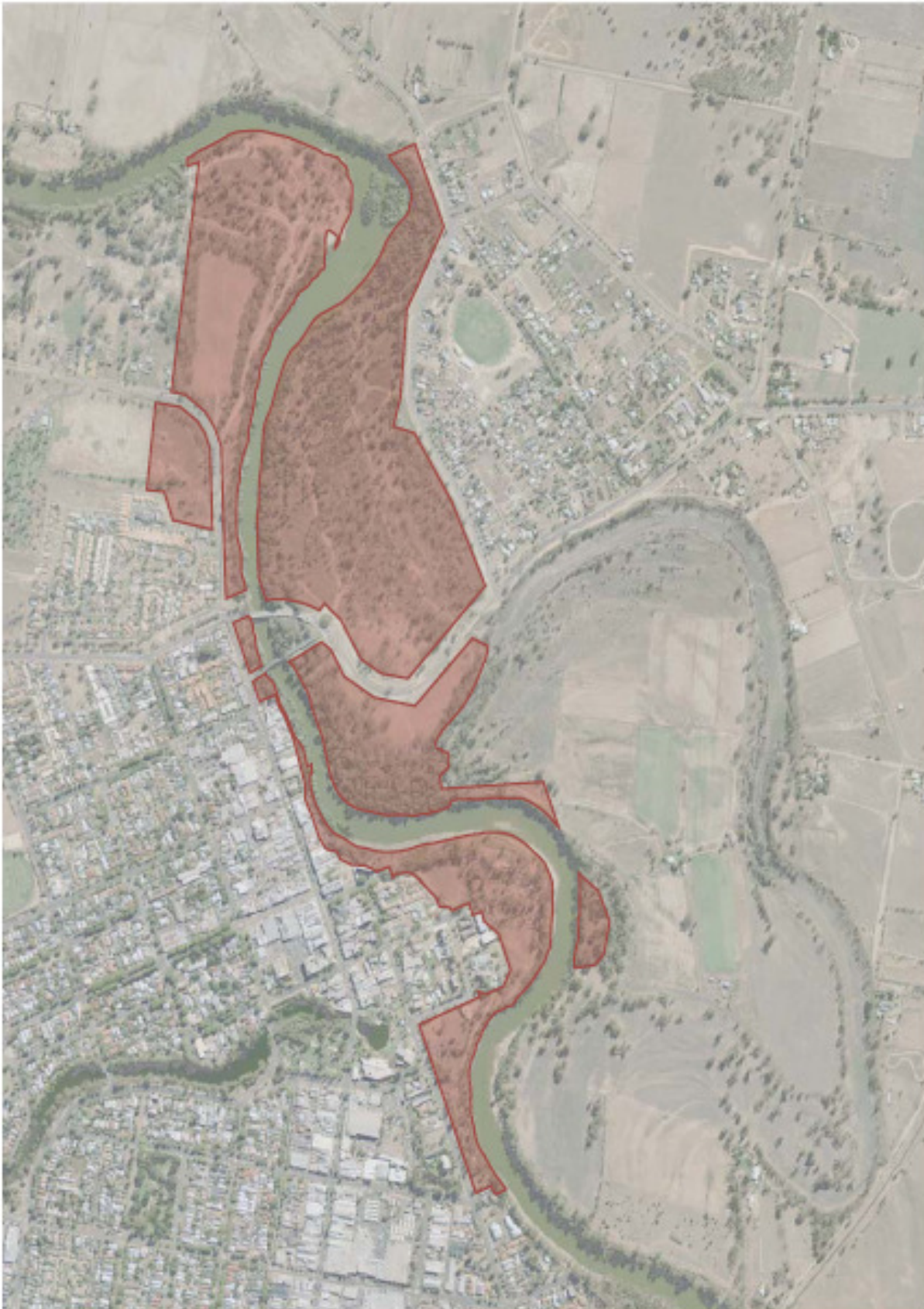


Figure 2: Study site

### 1.7 Land to which this plan applies

The PoM applies to the entire subject site as prescribed in 1.6 The Site.

Table 1: Land status of Riverside Wagga Wagga

#### WIRADJURI AREA

| LAND OWNERSHIP | RESERVE NUMBER | LOT & DP            |
|----------------|----------------|---------------------|
| Crown Reserve  | 64975          | LOT 7009 DP1115364  |
| Crown Reserve  | 57860          | LOT 303 DP757249    |
|                |                | LOT 7003 DP1116547  |
|                |                | LOT 277 DP757249    |
|                |                | LOT 7004 DP1116547  |
|                |                | LOT 7008 DP1115364  |
|                |                | LOT 7005 DP1115514  |
|                |                | LOT 7006 DP1115514  |
|                |                | LOT 7007 DP1115514  |
|                |                | LOT 5 DP193626      |
| Crown Reserve  | 57863          | LOT 7010 DP1115581  |
| Crown Land     |                | LOT 7011 DP1116224  |
| Council Land   |                | Part LOT 1 DP260462 |

#### WILKS AREA

| LAND OWNERSHIP       | RESERVE NUMBER | LOT & DP                           |
|----------------------|----------------|------------------------------------|
| Crown Road           |                | Hopkirk Street                     |
| Crown Reserve        | 43154          | LOT 7013 DP1115880                 |
| Crown Reserve        | 58656          | LOT 7014 DP1125781                 |
| Dedicated Crown Land | 620077         | LOT 441 DP751422                   |
| Crown Reserve        | 5660           | LOT 7015 DP1115516                 |
| Crown Reserve        | 91500          | LOT 7015 DP1115516                 |
| Council Land         |                | LOTS 1, 2, 3, 4, 5 & 6<br>DP875316 |
| Council Land         |                | LOT 1 DP599646                     |
| Council Road         |                | Gardiner Street                    |
| Council Road         |                | Unnamed                            |

#### HAMPDEN TERRACES

| LAND OWNERSHIP | RESERVE NUMBER | LOT & DP             |
|----------------|----------------|----------------------|
| Crown Reserve  | 76984          | LOT 7080 DP1116297   |
|                |                | LOT 7081 DP1116297   |
|                |                | LOT 1 SEC 6 DP759031 |
| Crown Road     |                | Cadell Place         |
| Council Land   |                | LOT 2 DP857894       |
|                |                | LOT 2 DP700199       |
|                |                | LOT 3 DP1138428      |







**THE BEND**

| LAND OWNERSHIP | RESERVE NUMBER | LOT & DP              |
|----------------|----------------|-----------------------|
| Crown Reserve  | 620057         | LOT 7068 DP1124868    |
|                |                | LOT 1 DP1009920       |
|                |                | LOT 7032 DP1132609    |
| Crown Land     |                | LOT 2 DP1009834       |
| Crown Land     |                | LOT 13 SEC42 DP759031 |
| Crown Reserve  | 50638          | LOT 7305 DP1132872    |
| Crown Reserve  | 83074          | LOT 7306 DP1132872    |
| Crown Reserve  | 87557          | LOT 335 DP1019131     |
| Crown Reserve  | 87043          | LOT 7307 DP1132470    |
| Council Land   |                | LOTS 3,4 DP828377     |
| Council Land   |                | LOTS 1 DP717828       |

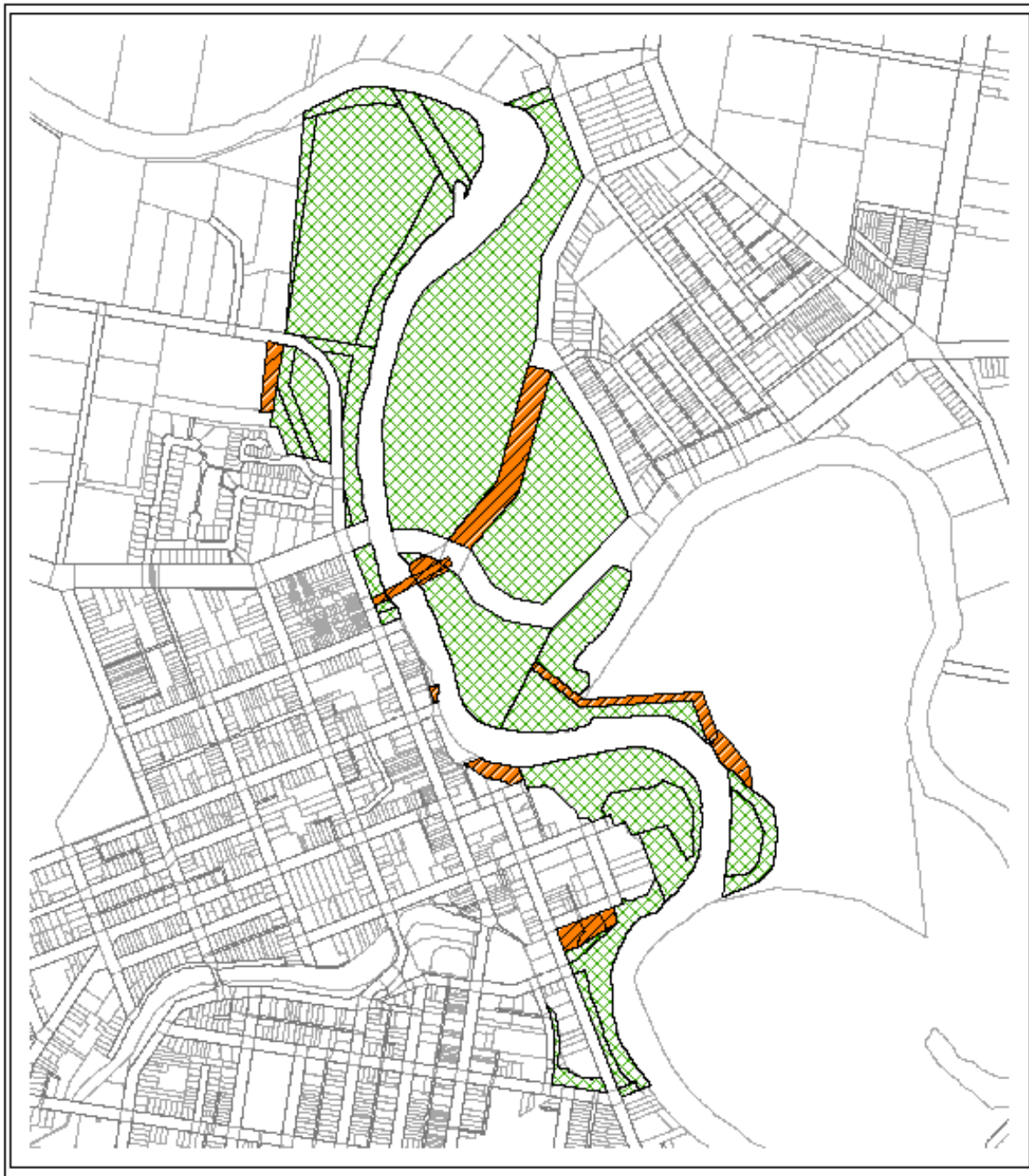
It should be noted that should any lands not be covered within the prescribed table the intent is that the Crown Reserve is to be incorporated within the PoM and any lands not prescribed owned by Wagga Wagga City Council are to be classified as community and categorised as General Community Use.

As illustrated in *Figure 3* the NSW LPMA is the predominant land owner. From a management perspective Council is the key management authority as the owner of specific lands as well as the designated Trust Manager for the Crown Lands within the study area in accordance with the *Crown Lands Act, 1989*.

It is important to note that the preparation of the PoM is not limited to the study area and takes into consideration other proximate land holdings/assets (context area) that need to be considered in the PoM preparation. These include:

-  North Wagga Wagga
-  CBD
-  Civic precinct of Wagga Wagga
-  Cultural precinct of Wagga Wagga

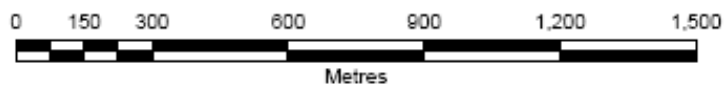




### RIVERSIDE WAGGA WAGGA SHOWING CROWN & COUNCIL LAND

**Legend**

- Wagga Wagga City Council
- State of New South Wales



The information contained in this map has been provided in good faith. While all efforts have been made to ensure the accuracy and completeness of the information for the use intended, the user acknowledges and agrees that the user will be responsible for any loss or damage that may result from the use of the information. Copyright Land and Property Management Authority, 2010.

Figure 3: Land ownership of study site.

## 2.0 SITE DESCRIPTION

The area of the Master Plan extends from Wiradjuri Reserve in the north through Wilks Park down to Thompson Street in the south. Three specific precincts have been identified within the Master Plan area:

1. Wiradjuri and Wilks
2. Hampden Terraces
3. The Bend

These precincts have been carried over to the PoM for consistency purposes. Each of the precincts is further described as well as their strategic direction as determined by the Strategic Master Plan. Following is a summary of each of the identified precincts.

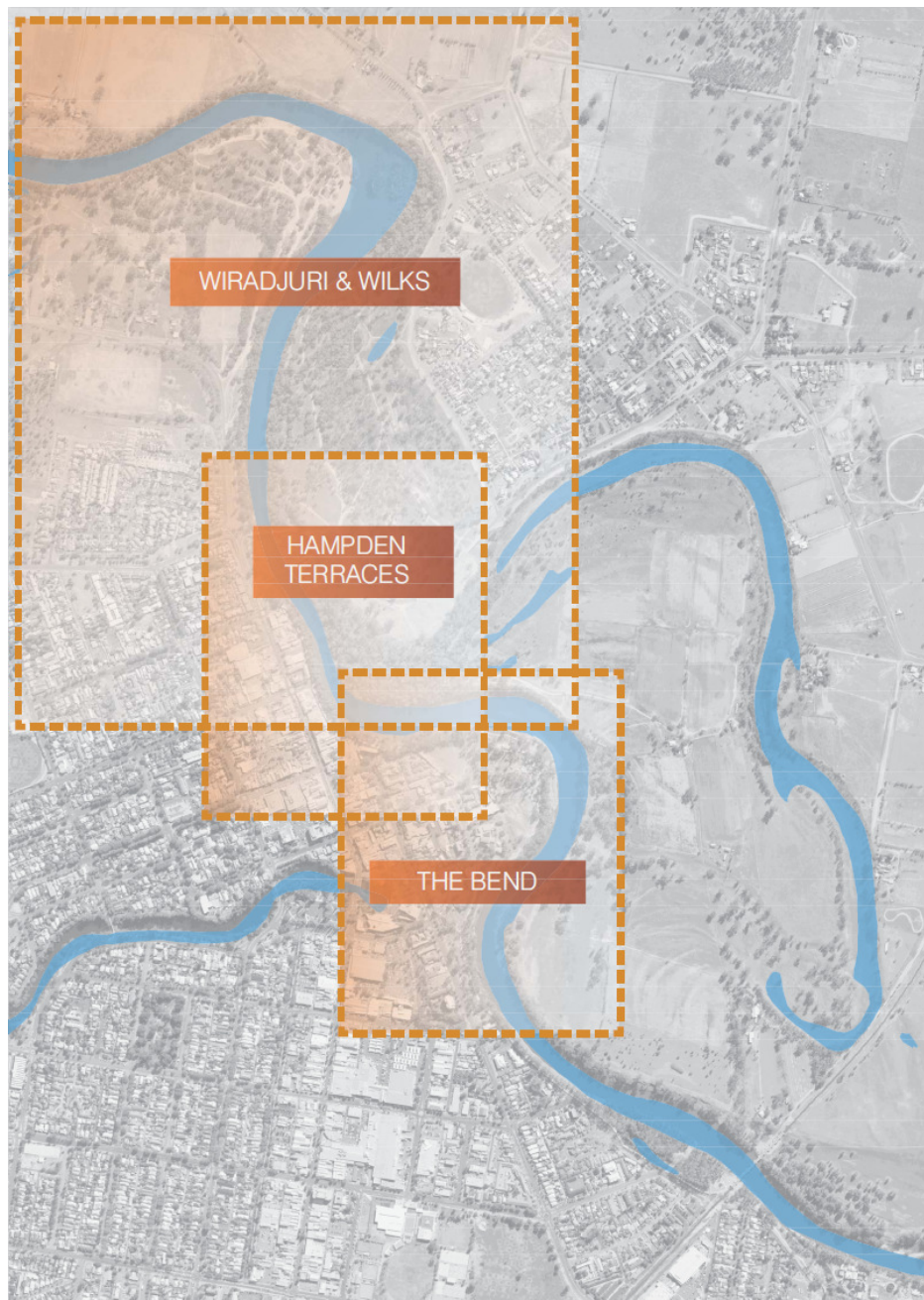


Figure: 4 Identified Precincts within Riverside Wagga Wagga (Strategic Master Plan, Kiah Infranet, 2009)






## 2.1 Precinct: Wiradjuri and Wilks

The precinct of Wiradjuri and Wilks is composed of two distinct areas on each side of the river. They define the northern end of the project and are in natural settings. Both sites are located within the floodplain and hence provide limited opportunity for development.

Both reserves are within the sensitive floodplain environment as explained in the analysis section of the report. Hence proposals are compatible with the environmental constraints and also respond to the strategic vision to improve connectivity between the river, the city and North Wagga Wagga.

These areas are mostly suited to passive recreation and no large built facilities are proposed, other than improvements to existing public facilities. The park Master Plans improve connectivity/ walk ability, strengthen environmental conservation values, improve biodiversity, and provide improved recreational facilities for both Wagga Wagga and North Wagga Wagga residents, as well as demonstrating the unique riverside setting for use to the region and interstate travellers (Self-contained travellers / caravan park).

The strategic direction for this area entails:

-  Retain natural focus of the area
-  Instigate re-vegetation of riparian corridors
-  Control vehicular access
-  Provide access to the water way
-  Improve tourist features: Caravan Park at Wiradjuri Reserve and self contained travel facilities at Wilks Reserve.

Key future developments:

- i. Locate Caravan Park in visually contained area at Wiradjuri Reserve.
- ii. Establish self contained travel facilities for short-term users at Wilks Park.
- iii. Strengthen existing vegetation management including indigenous planting.
- iv. Improve walking and cycling trails at the site.
- v. Provide formal boat access to Wiradjuri Reserve.
- vi. Provision of supporting passive recreation facilities including boardwalks, viewing platforms BBQ and picnic facilities.
- vii. Establish a children's adventure playground at Wiradjuri Reserve.
- viii. Potential dog agility park within the existing designated dog off-leash area.
- ix. An area at Wilks Park (20) has been identified for possible suitable development such as camping or a caravan park, subject to detailed analysis. A detailed risk analysis is to be carried out before any developments in this area are further considered.






Photo: Wiradjuri Reserve and Wilks Park








Figure: 5 Wiradjuri / Wilks Reserve Precinct Master plan (Strategic Master Plan, Kiah Infranet, 2009)

## 2.2 Precinct: Hampden Terraces

This precinct is focused on the integration of the riverside into the urban fabric, as an inherent part of the city centre. These provide the footing for a new re-vitalisation of this area of the city centre whilst improving connections to the riverside. These are as follows:

-  Improve the identity and attractiveness of the city centre.
-  Improve connectivity / interaction of levee and adjacent built form.
-  Improve relationship between city and river.

The strategic direction for this area entails:

-  Exploit vistas to key landmarks.
-  Create civic and community spaces.
-  Capitalise on the opportunities with Hampden Bridge.
-  Improve connectivity through walking and cycling trails.
-  Improve the visuals to the river.

Key future developments:

- i. Retain the Hampden Bridge as the major pedestrian and cyclist link between the city, North Wagga Wagga and Wilks Park.
- ii. Establishment of a cafe/ restaurant linked to Hampden Bridge. The building would be built on stilts, aligned to the bridge's piers to minimise any flood related issues.
- iii. Hampden Bridge would also act as a market and festival site.
- iv. Enhance the existing Hampden Bridge carpark.
- v. Introduce feature lighting at Hampden Bridge.
- vi. Utilise public art to improve visuals of levee walls.
- vii. Introduce openings/ gates that can be closed in the event of flood. Key locations identified for openings include Kincaid Street and Sturt Street.
- viii. Kincaid Street is a key opportunity that would assist in the creation of a plaza that is linked to the improved visuals to the river. A commercial kiosk (or similar) is planned to be established within the plaza.
- ix. Reduce the steepness of the levee bank.
- x. Integrate the levee into Cadell Place South/ Sturt Street. This would assist in creating improved visuals via terraced stairs to a kiosk/ cafe overlooking the river.
- xi. Increase the floor space ratio of Cadell Place to encourage development overlooking the river.



Photo: Hampden Bridge and walkway extending towards the CBD.



Figure: 6 Hampden Terraces Precinct Master plan (Strategic Master Plan, Kiah Infranet, 2009)

### 2.3 Precinct: The Bend

There is an opportunity to spatially redefine the area between Wollundry Lagoon and the Riverside, as well as improving the key landform feature- the “bend” of the river, i.e. in the area around the existing caravan park and the beach. The links between the city and the river are poor, mainly as a result of the levee, land uses and buildings. There is a required interrelationship between the Civic Centre, Wollundry Lagoon, the Church Precinct and the riverside.

The precinct strongly focuses on the rejuvenation of open space systems and linkages to Riverside. It incorporates a number of facilities and services that allow the community and visitors to celebrate the unique and beautiful riverside setting.

#### Wagga Beach

A significant consideration within this precinct is the relocation of the existing Caravan Park beyond this zone, to allow a continuous free flowing open space system with generous public access to the river, thereby creating a memorable public domain for the city of Wagga Wagga. The Caravan Park fragments the area and subsequently limits the community access and passive recreation development of the site. The Wagga Wagga Beach area aims to improve activation with the waterfront, and includes incorporation of a variety of functions and elements to create a rich fabric of sub-spaces. These include:

- ☞ Regional playground facility.
- ☞ Shed for hiring canoes and water sport equipment.
- ☞ New Kiosk / Cafe facility.
- ☞ Rejuvenation of the existing building leased by the Bidgee Canoe Club and swimming club.
- ☞ Re-establishment of a rotunda.
- ☞ Extensive barbeque facilities.
- ☞ Rejuvenation of the two existing caravan park toilet blocks with changing and washing facilities.
- ☞ Multi-purpose grassed area appropriate for public gatherings, informal sport, and picnic.
- ☞ Five to six new picnic shelters.
- ☞ Informal sports area.
- ☞ Parking for 26 vehicles including disabled parking, bus stop and drop off zones.
- ☞ Cycle hire shed.
- ☞ Continued rehabilitation of the foreshore areas including re-shaping the steep batters and improved landscaping.
- ☞ An integral component of the site is the establishment of a mixed use development that incorporates potential residential, hotel and commercial developments. The development would be supported by an underground carpark. The intent of this development is to provide a visual ‘anchor’ and introduce active spaces that enhance safety and are complimentary to this precinct. The development should incorporate facilities open to the public such as cafes, restaurants, retail etc and the architecture should be of a high standard to act as a landmark building.



Photo: Existing caravan park site and former gas works site.



Church Hill

- Establish two additional commercial sites (cafe/ restaurants) at levee height. The intent of these buildings is to activate the riverside and improve the perception of safety along the riverside whilst also identifying revenue generating opportunities to make the plan a reality.
- On Church Hill, between St John’s and St Andrew’s churches, a pedestrian oriented plaza (10km/h shared zone) is proposed to accentuate the setting with these historic buildings.



Photo: Historic photo (courtesy of WWCC) of the Wagga Beach facilities and the current site.

Civic Precinct

- A major public plaza and community park / outdoor space are proposed to create a strong link between Fitzmaurice / Baylis Street and the riverside incorporating the Civic Centre, the Civic Theatre and Wollundry Lagoon. This open space link would act as a strong visual element to create a cohesive ensemble of the current disparate setting whilst capitalising on views towards Church Hill to reinforce the unique character of Wagga Wagga.
- A major community facility is proposed at the intersection of Morrow Street and Tarcutta Street. The building has the potential to house an array of functions including: conference facility for 800 to 1100 delegates; flexible Blackbox theatre space; integrated Museum and Visitor Information Centre; commercial / retail spaces; and underground car park for approximately 360 spaces.
- Continued rehabilitation of the foreshore areas including re-shaping the steep batters and improved landscaping.
- Implement traffic calming measures along Tarcutta Street, it is proposed to introduce angled street parking. This would further allow easy access to the Major Community Facility and Riverside.





Figure: 7 The Bend Precinct Master Plan (Strategic Master Plan, Kiah Infranet, 2009)

2.4 Overall Master Plan



Figure: 8 Strategic Master Plan (Strategic Master Plan, Kiah Infranet, 2009)

## 3.0 PLANNING CONTEXT

The planning framework for this PoM encompasses a raft of legislations and policies impacting on the site and the subsequent PoM. Following is an outline of the key planning frameworks:

### 3.1 *Ecologically Sustainable Development*

Ecologically Sustainable Development (ESD) is a set of principles that have been adopted by all levels of Government in Australia. In 1995 the *Intergovernmental Agreement on the Environment* was signed and this included Local Government. The discussion that follows outlines ESD and puts into context why it is important for to consider ESD when considering a comprehensive strategic plan.

The goal for ESD is:

***Development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends.***

Commonwealth of Australia, 1992

Put more simply, ESD is development which aims to meet the needs of Australians today, while conserving the ecosystems for the benefit of future generations. To do this, there is a need to develop ways of using those environmental resources that form the basis of the economy in a way which maintains, and where possible, improves their range, variety and quality. At the same time there is a need to utilise those resources to develop industry and generate employment.






One of the aims of the Local Government Act is to require Councils, Councillors and Council employees to have regard to the principles of ecologically sustainable development in carrying out their responsibilities. The Act also lists a charter, which identifies the principles under which Councils must function. This charter has as one of its components the following, which deals with ESD:

***“to properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible, in a manner that is consistent with and promotes the principles of ecologically sustainable development”***

Wagga Wagga City Council and the NSW LPMA is therefore legally obliged to consider the above policies and definitions when carrying out its functions in relation to strategic land use planning. In considering the future direction of Riverside Wagga Wagga through PoM and master plan a quadruple bottom line approach has been taken: Social, Cultural, Economic and Environment.

### 3.2 *Legislation*

Planning and management of Crown lands and Community land is subject to a number of statutory planning controls and policies. Those of direct relevance to this PoM include:

-  Crown Lands Act 1989 and Crown Lands Regulation 2006.
-  Local Government Act 1993 and Local Government (General) Regulation 2005.
-  Environmental Planning and Assessment Act 1979.
-  Heritage Act 1977.
-  Crown Lands Policy for Tourist and Associated Facilities on Crown Land 2006.

The *Crown Lands Act 1989* and *Local Government Act 1993* are the two laws which govern the management of Crown land and Community land respectively.

## **Crown Lands Act 1989 and Crown Lands Regulation 2006**

The *Crown Lands Act 1989* provides for the administration and management of Crown Land in NSW. The objectives of this Act are to ensure that Crown land is managed for the benefit of the people of New South Wales and in particular to provide for:

- *a proper assessment of Crown land,*
- *the management of Crown land having regard to the principles of Crown land management.*
- *the proper development and conservation of Crown land having regard to those principles,*
- *the regulation of the conditions under which Crown land is permitted to be occupied, used, sold, leased, licensed or otherwise dealt with,*
- *the reservation or dedication of Crown land for public purposes and the management and use of the reserved or dedicated land, and*
- *the collection, recording and dissemination of information in relation to Crown land.*

The *Crown Lands Act 1989* sets out specific requirements in relation to the preparation, referral, display and adoption of plans of management. The Act requires that plans of management be placed on public exhibition for a minimum period of 28 days and notified in the Government Gazette and a newspaper with Local or State circulation. The public are able to make comment on plans of management for a period of time before the plan is adopted. However, the Minister may adopt a plan of management without alteration or with such alteration as the Minister thinks fit.

## **Local Government Act 1993 and Local Government (General) Regulation 2005**

The purposes of the *Local Government Act 1993* are as follows:

- *to provide the legal framework for an effective, efficient, environmentally responsible and open system of local government in New South Wales,*
- *to regulate the relationships between the people and bodies comprising the system of local government in New South Wales,*
- *to encourage and assist the effective participation of local communities in the affairs of local government,*
- *to give councils:*
  - *the ability to provide goods, services and facilities, and to carry out activities, appropriate to the current and future needs of local communities and of the wider public*
  - *the responsibility for administering some regulatory systems under the Act - a role in the management, improvement and development of the resources of their areas,*
  - *to require councils, councilors' and council employees to have regard to the principles of ecologically sustainable development in carrying out their responsibilities.*

Community land is defined in the *Local Government Act 1993* to be that land which is set aside for community benefit, such as parks, sportsgrounds, reserves, community centres, swimming pools and walking tracks, and must be retained in public ownership and an adopted plan of management governs their use. Development and use of this land is subject to strict controls set out in the Act. Sections 35-47 of the *Local Government Act 1993* set out a number of statutory requirements, which Council must consider in the preparation of plans of management. Under S.36(3) and S.36(3A) a plan of management must identify the following (S.36(3)):

- (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
- (e) and may require the prior approval of the council to the carrying out of any specified activity on the land.

A plan of management for community land (S.36(3A)):

(a) must include a description of:

(i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management.

(ii) the use of the land and any such buildings or improvements as at that date

(b) must:

(i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used.

(ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise.

(iii) describe the scale and intensity of any such permitted use or development.

The other main purpose of a plan of management is to outline future lease, licensing and grants to be allowed on the Community land in the future. The *Local Government Act 1993* also identifies that a plan of management must be publicly exhibited for a minimum of 28 days and for submissions to be received for a minimum period of 42 days following the commencement of public exhibition.

### **The Environmental Planning and Assessment Act 1979**

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the statutory basis for the development consent process in New South Wales. Section 79C of Part 4 of the EP&A Act outlines the factors that a Council must consider when assessing a development application for local development. These matters include:

- *any environmental planning instrument;*
- *any draft environmental planning instrument that has been placed on public exhibition and details of which have been notified to the consent authority.*
- *any development control plan;*
- *the Regulations;*
- *the likely impacts of the development, including environmental impacts on both the natural and built environment, and social and economic impacts on the locality;*
- *The suitability of the site for the development;*
- *any submissions made in accordance with the Act or the Regulations; and*
- *the public interest.*

### **Native Vegetation Act 2003**

This Act commenced on 1 December 2005 and sets the legislative framework for protecting the health of our land, rivers and wildlife while delivering investment security and increased flexibility for landholders. The supporting *Native Vegetation Regulation 2004* and Environmental Outcomes Assessment Methodology sets out how the Act is implemented.

The new system is based on voluntary agreements between landholders and Catchment Management Authorities (CMAs) called Property Vegetation Plans (PVPs), with any clearing of native vegetation needing to meet the 'maintain or improve' provision of the Act.

### **Water Act 1912 / Water Management Act 2000**

Floodplain management in the western rural areas of NSW is primarily managed by the Department of Environment & Conservation (DECCWE) through the administration of Part 8 of the *Water Act 1912*. Part 8 was gazetted in 1984 and makes provisions concerning 'controlled works' that affect, or are likely to affect, flooding and/or floodplain functions. Part 8 was amended in 1999 to allow for more strategic control of such works through the preparation of Floodplain Management Plans and a more streamlined and resource efficient approval process. The amended *Water Act 1912* provides for a broader consideration of issues in the approval of existing and proposed 'controlled works' and strengthens DECCWE's ability to deal with unauthorised works. The *Water Management Act 2000* consolidates most of the Acts previously covering water management in NSW. It has replaced Part 8 of the *Water Act 1912* and contains floodplain management provisions that relate closely to previous provisions under the amended *Water Act 1912*.

### **Heritage Act 1977**

The *Heritage Act 1977* is an Act to conserve the environmental heritage of the State of NSW. "Environmental heritage" is defined to include places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.

### 3.3 Policies

#### Flood Prone Land Policy

The primary objective of the Government's *Flood Prone Land Policy* is to reduce the impacts of flooding on individual owners and occupiers of flood prone land, and to reduce private and public losses caused by flooding. A central tenet of the policy is that land use proposals for flood prone land be treated within the framework of a strategically generated floodplain risk management plan prepared using a merit approach. *Floodplain Development Manual* (NSW Government 2005) supports the policy and outlines a merit - based approach to floodplain management. The key policies that inform flooding are the Murrumbidgee River Wagga Wagga Flood Study (2004) and the Wagga Wagga Flood Plain Management Plan (2007).

#### State Rivers and Estuary Policy

The objective of the policy is to manage the rivers, estuaries and adjacent wetlands of NSW in ways which:

- Slow, halt or reverse the overall rate of degradation in their systems;
- Ensure the long-term sustainability of their essential biophysical functions, and
- Maintain the beneficial use of these resources (NSW Government 1992).

The policy contains a set of management principles to achieve the objective of the policy, as well as several sub-policies including the State Wetlands Policy. Recommendations of this assessment will, wherever possible, be consistent with this policy.

#### NSW Biodiversity Strategy

The goal of this strategy is to protect the native biological diversity of NSW and maintain ecological processes and systems. It aims to ensure the survival and evolutionary development of all species, populations and communities of plants and animals. It recognises that protecting biodiversity requires management of the threatening processes, addressing the causes of biological diversity loss and the establishment of a comprehensive, adequate and representative reserve system (NSW NPWS 1999). Recommendations of this assessment will, wherever possible, be consistent with this strategy.

#### Crown Lands Policy for Tourist & Associated Facilities on Crown Land (2006)

This Policy was developed to guide the creation of new and renewed tenures for Tourist & Associated Facilities in accordance with the requirements of the *Crown Lands Act 1989*, the principles of Crown Land Management, and the wider considerations such as competition and probity. It sets out considerations that apply to existing Crown tenures, as well as new development sites.

The intent of the Policy is to:

- *ensure that the commercial leasing and licensing of Crown lands is consistent, transparent, fair and impartial;*
- *encourage the sound environmental management of Crown land in New South Wales;*
- *encourage the ongoing development and improvement of existing and new tourist facilities to ensure the availability of high quality infrastructure and accommodation for tourists;*
- *encourage the use of suitable crown land for public use and enjoyment;*
- *secure a market return from the commercial use of Crown land and the best outcome for the State;*
- *provide certainty for the holders of Crown tenures in a commercially secure environment; and*
- *promote and encourage the operation of market forces in the development and operation of Crown tenures.*



### **3.4 Land Use Zonings**

Wagga Wagga City Council is currently aiming to implement a new comprehensive LEP in line with the standard template. The majority of the study area is to be zoned RE1 Public Recreation:

#### **1 Objectives of zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect and enhance the natural environment generally and to assist in ensuring that areas of high ecological, scientific, cultural or aesthetic values are maintained or improved.

#### **2 Permitted without consent**

Environmental facilities; Environmental protection works; Roads

#### **3 Permitted with consent**

Boat sheds, car parks, cemetery, charter and tourism boating facilities, child care centres, community facilities, depots, earthworks, entertainment facilities, flood mitigation works, function centres, helipad, information and education facilities, kiosks, marinas, markets, mooring, recreation areas, recreation facilities (indoor), recreation faculties (major), recreation faculties (outdoor), sewerage systems, sewage reticulation systems, signage, water recreation structures, water supply systems.

#### **4. Prohibited**

Any other development not specified.





## 4.0 SITE VALUES

### 4.1 Statement of Significance

All present and future development of the site should be based on a commitment to sustainability, to maintain the present quality of life for our future generations. This commitment is in line with the aims of the 1992 Rio Earth Summit's Agenda 21 and Australia's 1992 National Strategy for Ecologically Sustainable Development (NSED) which has, to varying degrees, been translated into National, State and Local Government legislation. Sustainable development ensures that economic and social development occurs within the bounds of ecological limits.

To be sustainable, Riverside Wagga Wagga must be financially secure, enhance the environment and encourage social well-being. A balance should be found between the need for promoting business and tourism, protection of the foreshore from erosion, enhancement of water quality, conservation of native flora and fauna, education of pollution, and provision for social equity within a quality foreshore recreational area.

As per the ESD Principle the values have a quadruple bottom line.

### 4.2 Heritage

Cultural heritage includes both Aboriginal and European associations with the site. Important historical items and events should be preserved, recognised and interpreted appropriately. It is well recognised that the site has a historic link to the development of Wagga Wagga. The traditional owners of the land are the Wiradjuri:

*For at least 40,000 years the Wiradjuri have been custodians of this part of the country, nurturing it, creating language, customs, stories, music and dance whilst seeking knowledge, happiness and leading a spiritually based life.*

(A Guide to Wiradjuri Places of Wagga Wagga) WW LALC.

*Traditionally, Wiradjuri lived in harmony with the environment using only what was needed from the land. Extended family of kinship groups travelled in response to seasonal availability of food, medicines, technological resources and cultural responsibilities.*

(A Guide to Wiradjuri Places of Wagga Wagga) WW LALC.

### 4.3 Economy

The business and tourism sector of Wagga Wagga needs to be protected and revitalised. This can be initiated by the revitalisation of Riverside Wagga Wagga as a catalyst for the improved economic vitality of Wagga Wagga. A more prosperous City is more able to channel funds into the protection of the river, maintenance, community infrastructure and towards environmental benefits.

### 4.4 Social

Incorporating social values is important in maintaining and creating community well being. Community well being can be enhanced on the site by creating diverse spaces which encourage passive and active interaction. Thus providing places for fun, diverse activities and recreation. These spaces can also form meeting and sitting places and should present a safe, clean and healthy environment. The site should meet the needs of all the community including minority groups, disadvantaged, disabled and people of all ages. Physical interventions should ensure uniqueness and innovative design such as contemporary sustainable strategies. A community space should have landmarks or objects people can identify with and should create a sense of local pride. A community space such as a foreshore park should remain public property; therefore any commercial venture on or near the site should not alienate the general public from using the space around it.

Social values can be divided but not limited to the following subheadings:

Recreation

Use of Riverside Wagga Wagga for recreation is highly valued by the local community. The use of bicycles and other non-motive transport should be encouraged as well as the use of non-motor pleasure craft and hire boats. Recreation should encourage health and fitness and should be guided by environmental values, which minimise fossil fuel consumption.

Education

The site should be interactive and convey aspects of the site history, which can be interpreted. The user should be able to read into the landscape and be aware of the underlying ecological and historic processes that occur on the site. There are opportunities to provide linkages with Charles Sturt University, TAFE and local schools.

Visual

The views towards the river are its greatest assets. Any management of the foreshore should aim to maintain and enhance access to these views. The scenic quality of the town and foreshore as viewed from the water is also important. The identified key visual aspects include the Church district, Hampden Bridge, Wiradjuri Reserve and Wagga Wagga Beach.

**4.5 Environment**

Riverside Wagga Wagga forms a small part of the larger system of the Murrumbidgee River System and any local modification potentially can harm the greater system. Although the river and surrounds have been highly modified and urbanised remnant ecosystems must be protected and enhanced. The Riverside Wagga Wagga ecosystem is under pressure from recreation, tourism, commercial development, foreshore erosion and weeds. These pressures must be managed in an ecologically sustainable way.

More specifically, in environmental terms, Riverside should be protected from polluted stormwater running off the site and ongoing riverbank deterioration. Public transport to and from the site should be provided and its' use encouraged. Solar or other renewable energy sources should be used for providing power to the site. Construction materials such as stone, concrete, plants etc. should be sourced locally, should be robust, long lived, resistant to vandalism, recycled/recyclable, have low embodied energy and be non-toxic in their manufacture and disposal. Vegetation ideally should be locally indigenous to enhance the local gene pool and reproductive capacity of existing indigenous species. Vegetation should be selected to provide food and shelter for native fauna.

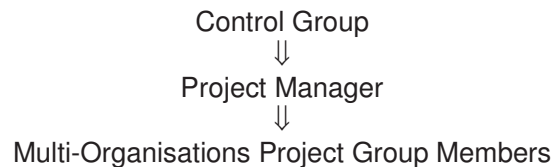


## 5.0 KEY ISSUES

### 5.1 Management Structure

The strategic master plan identifies an implementation and review management structure in line with current best practices. In order to be able to implement the Master Plan it is necessary to assemble a 'vehicle' that can take the objectives and strategies established in the planning phase and convert this to development outcomes delivered 'on the ground'. This vehicle will need to be able to drive key stakeholders in the planned direction. These key stakeholders are distinct from the group responsible for preparing the plan which put the ideas and directions on paper.

The model recommended to be used is a multi-organisation project group that comprises a variety of stakeholders that suit the particular objectives of the Master Plan being implemented. Such a model has a number of benefits in relation to harnessing cross-organisational co-operation and decision making process. Such an approach will also encourage a wider degree of 'ownership' of the plan from a range of stakeholders. Therefore, it is recommended that an implementation structure be formed along the following basis:







**Control Group:** A Control Group would be responsible for funding and overseeing the Project Manager and Implementation Group. This should comprise City of Wagga Wagga with support from LPMA.

**Project Manager:** Designation of a project manager as the key 'touchstone' to Riverside Wagga Wagga.

**Multi-Organisational Project Group Members:** Membership to the implementation component of the Project Group would be represented by the general public and identified stakeholder organisations. These organisations are envisaged to play specific implementation roles. The role and purpose of the Group is not to revisit the strategic planning and design concepts but to focus on the details of implementation. Representatives would be responsible for making decisions. The intent is that the multi-organisational and community project group will be a formal sub-committee of Council that may draw from other existing sub-committees (eg Cultural Committee).





### 5.2 Project Manager

Both Wagga Wagga City Council and the NSW LPMA have designated project managers for the preparation of the strategic master plan and PoM. This project is their predominant role for their respective organisations. Due to the scope of the project it is considered that a project or 'place' manager should be appointed by Council to have full time responsibility for the implementation program. In order to achieve the desired objectives and strategies there is a need for co-ordination between various arms of government and other agencies. This can be achieved by the appointment of a Project Manager to manage the implementation of projects within the precinct. The project manager would also manage the Implementation Group and be responsible for monitoring progress. The key responsibilities of the project manager would include but not be limited to:

-  Key community and stakeholder 'touchstone' for Riverside Wagga Wagga.
-  Co-ordination of the Council Sub-Committee
-  Liaising with external funding organisations
-  Implementation of the PoM and Master Plan

### 5.3 Planning Provisions




Any amendments to the planning and development strategies and controls (Draft LEP 2010 and Draft DCP 2010) should be undertaken in a comprehensive and consolidated manner as soon as practicable following the making of these plans. A number of planning recommendations are proposed to achieve the identified outcomes. These include:

-  Amendments to the LEP including changes to the proposed Floor Space Ratios as the junction between the Riverside Precinct and the City Centre as identified in the Draft DCP (2010)
-  Inclusion of a local policy within the LEP for Riverside.
-  Rezoning and reclassification of land where possible to assist in implementing the vision.
-  Incorporation of the Strategic Master plan as a reference document to the Development Control Plan.





### 5.4 Commercial Development

A number of commercial developments are proposed within the study area. Although the Standard Planning framework (LEP and DCP) establishes the basis for encouraging new development there are a number of more proactive ways in which private development can be facilitated. These can include amongst others:

Utilising Public Land for:

-  Land assembly and market testing –packaging public sites for offer to the development market.
-  Undertaking commercially viable demonstration projects.
-  Offering public subsidy for non commercial projects that could act as a catalyst for new development.

Actively promoting appropriate development through:



-  Actively seeking developers with proven track record in delivering mixed use development.
-  Offering technical assistance to landowners/developers in 'brownfield' locations.
-  Maintaining a database of successful projects and developments.
-  Conducting accurate and up-to-date market assessments.



### 5.5 Leases and Licences

At present there are a number of leases and licences being administered within the study area however they are all community based rather than commercially orientated. The existing agreements including but not limited to:

| Organisation/ Site                            | Lease/ Licence | Comment  |
|---|----------------|--|
| Wagga Leagues Swimming Club                   | Licence        | Short-term, nominal licence agreement.   |
| Wagga Wagga Caravan Park                      | Lease          | Current lease operates until 2019. Limited financial return.   |
| Riverina Playhouse – Charles Sturt University | Lease          | Current lease operates until 2034 on a \$1 per annum return.   |
| Wagga Wagga Highland Pipe Band                | Licence        | It is understood that a 5 year licence agreement was completed in 2008 and the licence has continued on a short-term arrangement. Nominal licence agreement. |
| Wagga Wagga Bidgee Canoe Club                 | Licence        | Short-term, nominal licence agreement.   |
| Association of Riverina Cultural Clubs (ARCC) | Lease          | 5 year rolling lease with nominal rent.  |

A lease and licence provide different legal use of Crown land. A lease of Crown land enables exclusive use over a particular piece of land for a specified term and purpose, whilst a licence is a contractual agreement that grants the licensee a personal right to occupy the use of Crown land for a particular purpose. A licence does not provide exclusive use of the area of land as other persons may be permitted to use the same area of land. Under the *Crown Lands Act 1989*, a person, organisation or business may enter into a lease or license for appropriate use on Crown Land provided that:

-  Management of the land is in accordance with this PoM, relevant Crown Land policies and guidelines
-  The use of the land is in the public interest

-  Lease does not exceed 100 years, note however that it would only be in exceptional circumstances for a Crown Lands lease term to exceed 30-40 years
-  The granting of the lease, licence or estate is in accordance with the relevant provisions of the *Crown Lands Act 1989*.

Under the *Local Government Act 1993*, Community land may be leased or licensed provided that the proposed activity is in accordance with Clause 46:

(1) (b) a lease, licence or other estate in respect of community land may be granted, in accordance with an express authorisation in the plan of management and such provisions of the plan of management as apply to the granting of the lease, licence or other estate.

(i) for a purpose prescribed by subsection (4), or for a purpose prescribed by any of sections 36E to 36N as a core objective of the categorisation of the land concerned, or

(ii) for a purpose prescribed by the regulations, if the plan of management applies to several areas of community land, or

(iii) for a short-term, casual purpose prescribed by the regulations, or

(iv) for a residential purpose in relation to housing owned by the council, or

(c) may be granted in order to allow a filming project to be carried out, whether or not the project is in accordance with the plan of management or is consistent with the core objectives of the categorisation of the land concerned, but may not otherwise be granted.

(2) Despite subsection (1), a lease, licence or other estate in respect of community land may be granted for a purpose mentioned in subsection (1) (b) only if the purpose for which it is granted is consistent with the core objectives, as prescribed in this Part, of its categorisation.

(3) A council must not grant a lease or licence for a period (including any period for which the lease or licence could be renewed by the exercise of an option) exceeding 21 years.

(4) The following purposes are prescribed for the purposes of subsection (1) (b) (i):

(a) the provision of goods, services and facilities, and the carrying out of activities, appropriate to the current and future needs within the local community and of the wider public in relation to any of the following:

(i) public recreation

(ii) the physical, cultural, social and intellectual welfare or development of persons

(b) the provision of public roads.


(5) Purposes prescribed by subsection (4) in relation to the matters mentioned in subsection


(4) (a) (ii) include, but are not limited to, maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day-care centres, surf life saving clubs, restaurants or refreshment kiosks.


### Future leases and licences


So as to not restrict the future development of the study area in line with the master plan and to make provision for opportunities that may arise in the future a broad approach has been taken for the permissibility of leases and licences at the site.

### General approach:

 Licences may be granted for special occasions and other uses (eg festivals, markets...) provided that the proposed use/ activities is in accordance with all legislative requirements, respects the study area values and heritage and designated use of the management and master plan precincts.






 Licences to community orientated organisations should be for no longer than 5 years with the rents to be reflective of the community nature of the activities.

 For major developments leases will be permitted up to 21 years on Council lands. Alternatively the option of reclassifying the lands from community land to operational land will provide Council with an opportunity for longer term arrangements and/ or the sale of the community land. The reclassification will be assessed on a case by case basis with an emphasis on the social and economic benefits of any such opportunity.







 All funds obtained from leases or licences are to be directed towards the enhancement and maintenance of Riverside Wagga Wagga subject to the Crown Lands Act and Crown lands Policies

Specifics identified opportunities for leases and licences:









Wiradjuri/ Wilks Precinct:

-  Lease arrangements for the relocation of caravan park and ancillary associated commercial activities (eg kiosk) at Wiradjuri Reserve.
-  Lease and/ or licence arrangements for services and facilities complementary to self contained travellers at Wilks Reserve.
-  Licence agreements for recreation and social activities (eg bike hire , canoe hire...).
-  Licence agreements for education and training based activities with a recreation, environmental and/ or cultural focus.
-  Licences may be granted for special occasions and other uses (eg festivals, markets...).

Hampden Terrace Precinct:

-  Lease and/ or licence arrangement for the establishment and operation of a cafe/ restaurant linked to Hampden Bridge.
-  Lease and/ or licence arrangement for the establishment and operation of a kiosk/ cafe associated with the Kincaid Street Plaza.
-  Lease and/ or licence arrangement for the establishment and operation of a cafe/ restaurant associated with the Cadell Place South/ Sturt Street plaza.
-  Licence agreements for recreation and social activities (eg bike hire , canoe hire...).
-  Licence agreements for education and training based activities with a recreation, environmental and/ or cultural focus.
-  Licences may be granted for special occasions and other uses (eg festivals, markets...).

The Bends Precinct:

-  Licence arrangement for the establishment and operation of commercial facilities at Church Hill.
-  Lease and/ or licence arrangement for the establishment and operation of a mixed use development(hotel, residential, mixed use) at Wagga Beach.
-  Lease and/ or licence arrangement for the establishment and operation of a kiosk/ cafe associated with Wagga Beach.
-  Lease and/ or licence arrangement for the establishment and operation of major community facility.
-  Lease and/ or licence arrangement for the establishment and operation of a mixed use development north of Wollundry Lagoon and Tarcutta Street.
-  Licence agreements for recreation and social activities (eg bike hire , canoe hire...).
-  Licence agreements for education and training based activities with a recreation, environmental and/ or cultural focus.
-  Licences may be granted for special occasions and other uses (eg festivals, markets...).

**5.6 Travelling Stock Route**

The study site contains 2 travelling stock routes:

- a) Reserve Number 5660 located between the River and Hampden Avenue North Wagga Wagga – in the southern portion of Wilks Park, and
- b) Reserve Number 57863 located beside the River and Narrung Street near Wiradjuri Reserve.

The stock routes are used sporadically and it is considered that their ongoing use as a stock route creates a land use conflict with the social, recreational and environmental focus of Riverside Wagga Wagga. Approaches have been made to the Hume Livestock Health and Pest Authority to relinquish the reserves as designated stock routes. Inclusion of the Reserves 5660 and 57863 in the Plan of Management will be subject to the future transfer of control from Hume Livestock Health and Pest Authority to the trusteeship of Wagga Wagga City Council Crown Reserves Reserve Trust.

### **5.7 Former Gas Works Site Remediation Plan**

The former Gas Works site is currently utilised as an informal carpark that supports the adjacent cultural, tourism and civic facilities. The site has known contaminants and as such a remediation plan has been prepared for the rectification of the area.

The implementation of the remediation plan for the site is planned for 2011. No major capital works can be carried out on the site until the remediation of the site is completed to the satisfaction of the NSW DECCW. Specific reference should be made to the Gas Works Site Remediation Plan for more detailed consideration.

### **5.8 Bike Plan/ Bicycles**

Wagga Wagga City Council has an established Bike Plan/ Bicycles that has been implemented since 1998. The plan is currently under-review.

In updating the Bike Plan/ Bicycles Council should incorporate the identified trails within the master plan for Riverside Wagga Wagga. The Bike Plan/ Bicycles should focus on the trail system of Riverside Wagga Wagga as a centre piece to the plan and a high priority for funding and implementation.

### **5.9 Weed Management**

A number of noxious and environmental weeds are impacting on Riverside Wagga Wagga however the two (2) key weed management issues entail Cane Needle Grass and Willows.

#### Cane Needle Grass

Cane Needle Grass is an introduced invasive perennial tussock from the *Nassella* genus of spear grasses, and is currently on the alert list for environmental weeds. It was discovered locally on the North Wagga Flats in 2003. The site is one of four infestations Australia wide. It is found in small clumps and scattered patches over 20 ha of reserve and on adjacent private land and stock routes. Clumps of plants have also been found on the Wiradjuri walking track along the Murrumbidgee River, River rd. Estella and on the Gobba TSR.

Currently Cane Needle Grass (*Nassella hyalina*) has no declaration recognising it as a noxious weed, however it is on the *Alert List for Environmental Weeds*, a list of 28 non-native plants that threaten biodiversity and can cause other environmental damage. It has the potential to be devastating to riparian areas and locally poses a threat to biodiversity and threatened wildlife populations.

Council has prepared a draft Cane Needle Grass Management Plan with the overall aim to construct a coordinated approach to the control of Cane Needle Grass (*Nassella hyalina*), and reduce the impact the plant may pose to urban, agricultural and natural environments throughout the Wagga Wagga City Council area. Specific reference to Councils draft Cane Needle Grass Management Plan is recommended for more details.

#### Willows


Willows are attracted to the fringes of the Murrumbidgee River. Over the past years Council and the CMA have undertaken the removal of willows along the shoreline. The River Restoration Project has focused on the removal of willows along the riverbanks for the past few years. This is an ongoing effort requiring diligence.

Other environmental weeds such as broadleaf weeds and Bindii are persistent throughout the site with a particular focus around Wagga Beach and the former St Michaels playing fields.

There is a need for the ongoing management of environmental and noxious weeds throughout the site.

### **5.10 Dog Off Leash Area**

There are six designated off leash areas around Wagga Wagga that have been identified and administered in line with the Companion Animals Act, 1998. One of the identified dog off leash areas is within the study area:

-  Eastern side of Wilks Park North Wagga Wagga, area bounded by south of Parken Pregon Lagoon - east of Hampden Avenue and north of Central Island Road.

The dog off leash areas rules and guidelines entail:

- a) Area is only available for use in daylight hours
- b) You must have control of your dog at all times. Even though it is off leash area, you must prevent it from harassing, attacking and chasing other people or animals. Any attacks may result in a Dangerous Dog Declaration being placed on your dog and you may be liable for any damages.
- c) All faeces must be picked up and placed in the waste bins provided
- d) Your dog must be wearing a collar with identification tags and be lifetime registered.
- e) Declared Dangerous Dogs and Restricted Breeds are prohibited to be off leash in an off leash area.
- f) Where the areas are fenced, wheeled recreational devices and motor vehicles are prohibited.
- g) Any breach of these requirements could result in infringements being issued to owner and/or dog being impounded.





The intent is to retain the dog off leash area and it to be reviewed as part of any future assessment by Council on the adequacy of its dog off leash areas and associated facilities.

### **5.11 Hampden Bridge**

Hampden Bridge has been identified to be retained and enhanced as part of Riverside Wagga Wagga and will continue to be the key pedestrian and cyclist access point to cross the river. The bridge has been subject to community and Council debate for a number of years. Remediation works were undertaken in 2008 and 2009 to ensure that public safety was addressed. It is understood that these works and the overall structural and safety of the bridge requires further review in 2011.

### **5.12 Flooding**

This PoM does not endeavour to add to the flood management planning for Wagga Wagga. In considering the matter key points should be noted:

-  The Strategic Master Plan has taken specific consideration of the flooding implications for Riverside Wagga Wagga. A specific example is that no major built structures are planned for the flood prone areas or will be required to undertake detailed investigations and potential mitigation works to alleviate any flood impact.
-  Key government agencies and Council have been involved in the preparation of the Riverside Wagga Wagga Project.
-  The site is subject to the endorsed Flood Management Strategy for Wagga Wagga.
-  All development within the flood prone areas will be subject to legislative and regulatory considerations including the LEP, DCP and associated policies.

### **5.13 Major Community Facility**

A major community facility has been identified as an integral component to the development of Riverside Wagga Wagga as well as acting as a catalyst for economic, civic and cultural development. The major community facility is proposed at the intersection of Morrow Street and Tarcutta Street. The building has the potential to house an array of functions including:



- Conference facility for 800 to 1100 delegates (approximately 800 banquet style and 1100 theatre seating);
- Flexible Blackbox theatre space;
- Integrated Museum and Visitor Information Centre;
- Commercial / retail spaces; and
- Underground car park for approximately 360 spaces.

The Master Plan provides for a number of configurations and associated capital costs. In addition built form principles and guidelines for the major community facility have been prepared including but not limited to:

- a. Provide community and conference facilities adjacent the levee to provide a new 'pearl' on the riverside path.
- b. Provide community and conference facilities to link and integrate the city centre and riverside with the civic precinct;
- c. Ensure the built form creates and enhances pedestrian links between the city and river;
- d. Ensure any building is seen as an important destination when viewed from the city centre down Morrow Street;
- e. Ensure building height and bulk respects the neighbouring Civic and Church Hill precincts;
- f. Ensure that any new building interacts directly with the levee top providing activity at and potentially an expansion of the levee top itself;
- g. Utilise the built form to bridge the gap between the ground plain and the levee top;
- h. Minimise inactive facades on all development by ensuring that larger conference facilities are located on upper levels;
- i. Use the height difference between the levee top and ground level to incorporate structured car parking in a semi basement;
- j. Ensure any building demonstrates best practise environmentally sustainable design to demonstrate Councils commitment to the environment; and
- k. Ensure any building demonstrates best practise design to demonstrate the importance of the destination and the community for which it is provided.

The remediation of the former Gas Works site is required prior to any substantial capital development of the site. The remediation works are planned for 2011.

It is understood that Council has been financially planning for the Major Community Facility for the past few years through a Special Rates Variation. There is approximately \$8M of funding for the project from Council. The specific scope of the Major Community Facility requires refinement and the subsequent development of a robust feasibility study incorporating detailed designs and both capital and operational financial plans.



### **5.14 Public Art**

Council has supported public art through its endorsement of its Policy Outdoor Art in Public Spaces in 1997. This policy has been in effect for over ten years and helped establish the City's diverse collection of public art. Since 1997, Council has embarked upon a focussed development of Public Art within the City. Major projects during this period include the Baylis Street upgrade, Wollundry Lagoon amphitheatre development and the commissioning of a new public art piece at the Oasis Regional Aquatic Centre. To maintain a sustainable public art program, Council recognises the need to allocate funds for maintenance, commissioning, interpretation and promotion of the public art collection. Council recognises the importance of incorporating public art into its planning processes and allocates 1% of its capital works project budgets (excluding sewerage component) towards public art.

Riverside Wagga Wagga is an integral focal point for the continuation of public art in line with the Master Plan. In addition alternative funding opportunities exist with the State and Federal government departments.

### **5.15 Boat Access**

The master plan makes provision for the establishment of a boat ramp at Wiradjuri Reserve. This is supported by NSW Maritime. The management of boats within the study area is difficult in that there is a recognised need to ensure safety for all users of the river including boat users, water craft users (eg canoes) and swimmers.

It is proposed that NSW Maritime implement a site specific water management plan for the area specifically addressing this concern.

### **5.16 Indigenous consultation and Involvement**

Through the preparation of the Master Plan and PoM both Council and NSW LPMA has been proactive in undertaking consultation with the local indigenous community. The ongoing consultation and implementation requires an ongoing commitment to the indigenous community consistent with Councils endorsed Indigenous Strategy:

*City of Wagga Wagga acknowledges and respects that Indigenous Australians are the first peoples of this land and the Wiradjuri peoples are the first regional custodians of the Wagga Wagga Local Government Area. This recognition includes acceptance of the rights and responsibilities of Indigenous Australians to participate in decision making. City of Wagga Wagga acknowledges the shared responsibility of all Australians to respect and encourage the development of an awareness and appreciation of each others heritage, culture and origin. In so doing, City of Wagga Wagga recognises and respects the heritage, culture, sacred sites and special places of Indigenous Australians. City of Wagga Wagga is committed to developing programs to improve the well-being of all City of Wagga Wagga residents as well as facilitating reconciliation between Indigenous and non Indigenous residents. City of Wagga Wagga recognises that social justice and reconciliation are fundamental to achieving positive changes. City of Wagga Wagga will continue to actively encourage Indigenous and non Indigenous Australians to work together for a just and harmonious and progressive society. City of Wagga Wagga recognises the richness of Indigenous cultures and values in promoting social diversity within the community.*

One of the key involvements to date with the Indigenous community has been the river restoration project that has aimed to stabilise the riverbanks through revegetation and weed removal. This project has been funded primarily by the CMA and co-ordinated by Council. Funds are in place to continue to progress the project over the following years.

5.17 Fencing

To assist in the ongoing success of the project fencing has been identified as a means of restricting both pedestrian and predominantly vehicular access to the site. Fencing has been highlighted in the following figure:

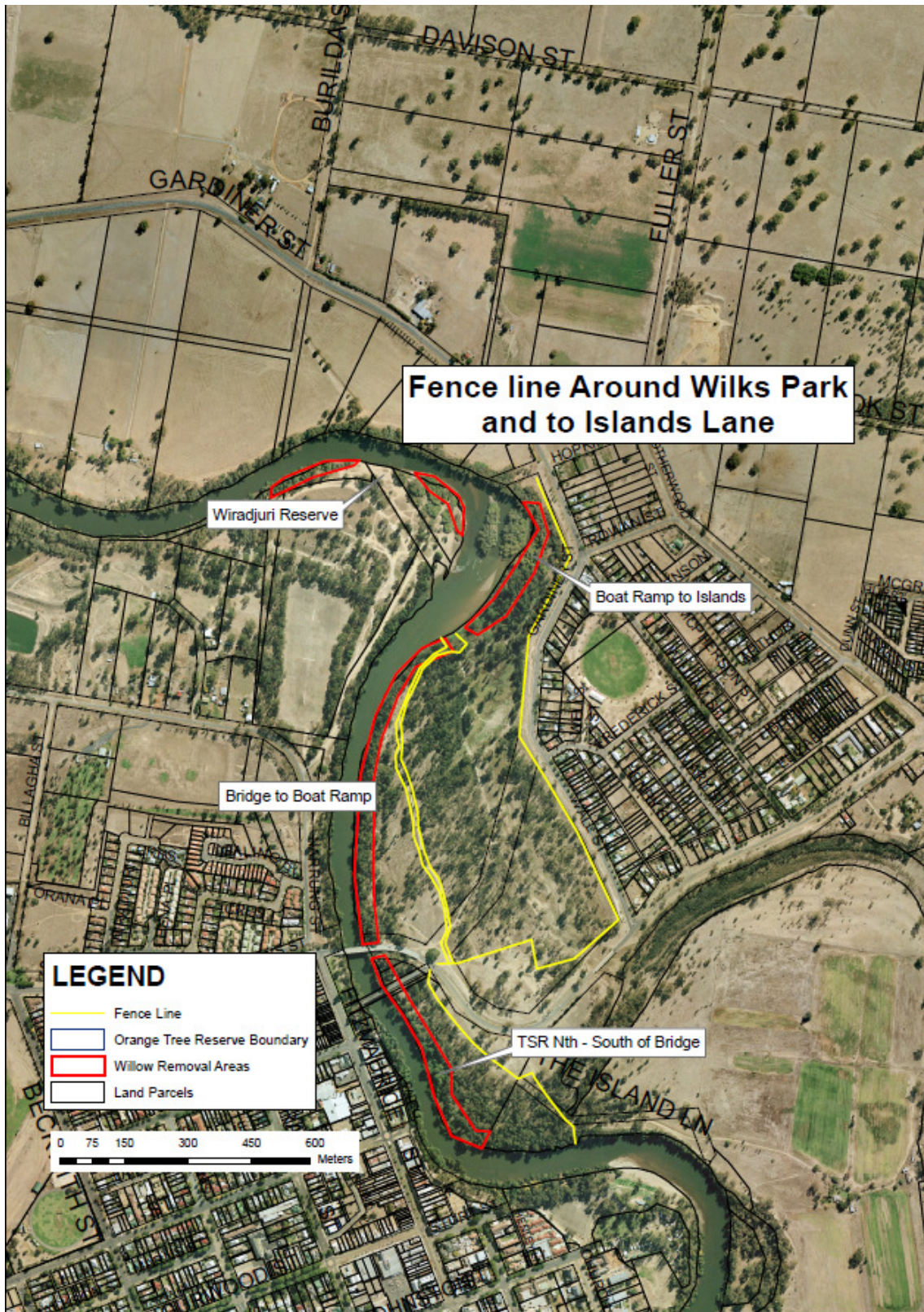


Figure: 9 Willow removal areas and proposed fence lines

## 6.0 MANAGEMENT STRATEGIES & IMPLEMENTATION PLAN

The proposed management strategies do not provide an absolute measure of performance, but rather act as a guide to achieving the objectives and to achieving best practise and public value in the design and implementation of development works, whether they be public infrastructure works and improvements or commercial projects. Budget and other resource availability will impact on subsequent implementation. Similarly commercial projects envisaged in this Plan will invariably be the subject of market (commercial) demand as well as NSW planning legislation and related policies and require a development proposal with supporting environmental assessment as required by the consent authority.

### 6.1 Responsibility

NSW LPMA as owner of Crown land and Council as owners of Community land and trustees of Crown land; are primarily responsible for management of the study area.

### 6.2 Funding

The actions in this PoM do not imply that either Council or LPMA have sole responsibility for funding and implementation; and neither does it imply that Council and Lands currently have the funds to achieve all the actions. The feasibility of achieving the Goals and Performance Targets of the Management Precincts relies on the availability of funding.

While Council and Lands may contribute funds for achieving some of the actions over the years, funds will also need to be sourced through external grants, club contributions, partnerships, and more importantly lease and licenses holders.

The potential to have commercial development on the study area will not only bring in money to the local economy; it will also provide Council and Lands with funds from the leases and/or licenses. The funds obtained through the leases and licenses (conditional to *Crown Lands Act 1989* and *Local Government Act 1993*) can be used to build new facilities and for maintenance. Potential proponents may also be required to contribute to the provision of facilities either through financial payments or the completion of works in kind, as may be requested by conditions of planning approval, or agreements with Council and/or Lands (will need to follow appropriate Council and Lands policy and procedures).

Other funding may become available from Federal and State Government sources in order to implement or assist in the implementation of the PoM. For example; the LPMA has several sources of funding to assist Trustees (Council) with the management of Crown land. The funding is available to improve facilities, protect the heritage value of Crown Land, or its component facilities. The Public Reserves Management Fund has been established to specifically provide funding for improvement works to Crown reserves and provide for capital development and maintenance projects.

Funding sources have already been identified to assist in the implementation of the PoM and master plan including (but not limited to):

- i. NSW Maritime for the establishment of a boat ramp at Wiradjuri Reserve.
- ii. Council for the establishment of a Major Community Facility.
- iii. CMA for the ongoing River Restoration Project.
- iv. Council for public art associated with the master plan.

### 6.3 Further studies

It should be remembered that the master plan is only a concept design and further studies will need to be conducted to assess the feasibility of actions and the appropriate design/works to achieve the performance targets for the management precincts. The actions that require further investigation include (but are not limited to):

- i. Water use management plan by NSW Maritime
- ii. A range of detailed feasibility studies associated with the proposed commercial developments
- iii. Feasibility study and scoping exercise for the Major Community Facility

### 6.4 Implementation

An Implementation Plan for the management precincts has been prepared to outline actions for achieving the Performance Targets. The Implementation Plan also outlines who is responsible for completing the action and manner of assessing if the action has been completed. The strategic master plan is a visual representation of the study area if all Performance Targets are achieved.

The timeframe for the PoM covers a 10 year period. However some actions may take longer to achieve, nevertheless the commencement of such actions should occur within the 10 year period, after which the PoM will be reviewed and new Performance Targets and actions included into the PoM.





To provide more flexibility and to facilitate future reviews of Council’s and the Land’s finances, the actions of this PoM are framed around four priority time frames. These time frames have been formatted based on the need to make the study area safer and more functional for users and visitors. The priority time frames are:

| Priority   | Meaning of Priority   | Indicative Timeframe  |
|------------|---|-----------------------|
| Low        | Action is a long term goal and will increase the overall function, safety and usage of the site | Greater than 10 years |
| Medium     | Action will improve the current function, safety and usage of the site.                         | 5-10 years            |
| High       | Action is urgent as it will immediately improve the site.                                       | 0-5 years             |
| Short-Term | Action is being undertaken or is currently planned or is feasible given current resources.      | Current and ongoing   |

Following is the implementation and action plan for the PoM. It should be noted that not all specific projects are included within the implementation plan however the overall aim is to provide a clear direction for the development, management and operation of the precincts.



**GENERAL**

| Performance Target (Objective)   | Action  | Priority   | Responsibility              | Assessment   |
|--|---|------------|-----------------------------|--|
| Endorse Strategic Master Plan for Riverside Wagga Wagga and PoM.                             | Undertake public exhibition of draft Strategic Master Plan and PoM in accordance with the <i>Local Government Act, 1993</i> and <i>Crown Lands Act, 1989</i> .  | Short-term | WWCC<br>LPMA                | Public exhibition completed.<br><br>Endorsed by WWCC and LPMA (with or without amendments).                        |
| Establish Control Group  | In line with MoU continue the overall management of the project with a control group consisting of representatives of WWCC and LPMA.  | Short-term | WWCC<br>LPMA                | Control group re-confirmed.  |
| Appoint project manager  | Fund a project manager for the implementation of the strategic plan and PoM (for a minimum of 3 years).   | Short-term | WWCC                        | Project manager established for a 5 year period.   |
| Establish Riverside Wagga Wagga Advisory Committee   | Establish a Riverside Wagga Wagga Advisory Committee as a committee of Council with clear terms of reference.   | Short-term | WWCC                        | Advisory committee established.<br><br>Represented by key stakeholders and the general public                      |
| Consider appropriate planning provisions to assist in the implementation of the master plan. | Consider the following planning strategies as part of council's ongoing planning reforms:<br><ul style="list-style-type: none"> <li> Amendments to the LEP including changes to the proposed Floor Space Ratios for Cadell Place.</li> <li> Inclusion of a local policy within the LEP for Riverside.</li> <li> Rezoning and reclassification of land where possible to assist in implementing the vision.</li> <li> Incorporation of the Strategic Master plan as a reference document to the Development Control Plan.</li> </ul> | High       | WWCC                        | Planning provisions considered as part of reviews of the LEP, DCP and associated policies.                         |
| Market Riverside Wagga Wagga as an important economic, social and cultural centre.           | Prepare a marketing strategy for Riverside Wagga Wagga addressing its key focal points and desired participants.  | High       | WWCC<br>LPMA<br>Tourism NSW | Develop and implement a marketing strategy   |
| Ensure that maintenance standards meet community expectations                                | Develop an associated maintenance plan to address any capital improvements at Riverside Wagga Wagga.<br>Increase maintenance funding to meet increase community expectations  | High       | WWCC                        | Maintenance program reviewed annually and during the preparation of capital developments at Riverside Wagga Wagga. |

**GENERAL (cont)**

| <b>Performance Target (Objective)</b>                           | <b>Action</b>  | <b>Priority</b> | <b>Responsibility</b> | <b>Assessment</b>  |
|---|--|-----------------|-----------------------|--|
| Financial management of staged implementation                   | Establish a prioritised capital and planned maintenance program linked to the master plan and PoM  | High            | WWCC                  | Staged development program developed.  |
| Encourage water safety practices                                | Educate the community and stakeholders on appropriate boating practices – with a focus on Wagga Beach  | High            | NSW Maritime          | Program developed and implemented.   |
| Make provision for community and commercial leases and licences | As per Section 4 so as to not restrict the future development of the study area in line with the master plan and to make provision for opportunities that may arise in the future a broad approach has been taken for the permissibility of leases and licences at the site. | High            | WWCC<br>LPMA          | Establish clear policies, conditions and a template for both commercial and community based leases and licences. |
| Encourage community events and access                           | Create incentives and opportunities to stage events at Riverside Wagga Wagga (include in marketing plan)   | High            | WWCC                  | Number of and participation at events and activities.  |

| WIRADJURI/ WILKS PRECINCT   |   |                    |                     |   |
|---|---|--------------------|---------------------|---|
| Performance Target (Objective)  | Action  | Priority           | Responsibility      | Assessment  |
| Relocate the Caravan Park from Cabarita Park to Wiradjuri Reserve.            | Undertake an assessment of the developer interest in a private public partnership (or similar) to facilitate the relocation of the Caravan Park.<br><br>Develop detailed plans and an implementation plan for the relocation. | High<br><br>Medium | WWCC<br>LPMA        | Exploration of options to relocate the Caravan Park.<br><br>Caravan Park relocated over the following 5-10 years. |
| Provide improved facilities for self contained travellers at Wilks Park       | Landscape remediation works.<br>Council develop and implement a short-term stay policy  | High               | WWCC<br>LPMA        | Landscape and facilities upgraded.<br>Policy developed and implemented encouraged short-term visitation.          |
| Continue to implement the River Restoration Project.                          | Weed removal and revegetation of river bank with local species.   | Short –term        | CMA<br>WWCC         | Riverbank restoration progressing.<br><br>Removal of willows and other weeds.                                     |
| Fence key environmental areas.  | Install appropriate fencing to prevent pedestrian and vehicular access into identified environmental sensitive areas and/ or rehabilitation areas.  | High               | CMA<br>WWCC<br>LPMA | Fences installed at Wilks Park and Wiradjuri Reserve.   |
| Improve passive recreation.   | Establish a range of supporting passive recreation facilities including BBQs and picnic seating.  | Medium             | WWCC<br>LPMA        | Passive recreation facilities are installed   |
| Support dog off leash area at Wilks Park (south)                              | As part of review of dog off leash areas review the adequacy and associated facilities of the dog off leash area at Wilks Park  | Low                | WWCC                | Dog off leash areas reviewed  |
| Establish Indigenous interpretation trail at Wiradjuri Reserve and Wilks Park | Liaise with the local Wiradjuri community as to the appropriate interpretation trail.   | Medium             | WWCC<br>LPMA        | Plans completed for an Indigenous interpretation trail.   |
| Improve trail system  | Incorporate trail system into the Bike Plan/ Bicycles   | High               | WWCC                | Bike Plan/ Bicycles incorporates the riverside Wagga Wagga trail system.  |
| Control Cane Needle Grass infestation.  | Implement the draft Cane Needle Grass management plan with an aim to eradicate the environment weed.  | High               | WWCC<br>CMA         | Removal of Cane Needle Grass.   |
| Establish an adventure playground   | Plan and develop an adventure playground linked to the natural setting at Wiradjuri Reserve.  | Low                | WWCC                | Adventure playground planned and developed.   |
| Install a boat ramp at Wiradjuri Reserve                                      | Install an appropriate boat ramp at Wiradjuri Reserve.<br>Education program for boat users  | Short-term/ High   | NSW Maritime        | Boat ramp installed.<br>Education program developed and implemented.  |
| Determine contamination of former Sale Cattle yards site                      | Engage a consultant to undertake a contamination report for the site  | High               | WWCC<br>LPMA        | Contamination Report prepared in accordance with EPA requirements.  |



| HAMPDEN TERRACES PRECINCT  |   |             |                |  |
|--|---|-------------|----------------|--|
| Performance Target (Objective)   | Action  | Priority    | Responsibility | Assessment   |
| Review the safety and adequacy of Hampden Bridge                           | Continue to review the public safety and adequacy of Hampden Bridge as a primary pedestrian and cyclist access point.                             | High        | WWCC           | Assessment of Hampden Bridge completed annually.   |
| Consider the establishment of the Hampden Bridge Restaurant.               | Undertake an assessment of the developer interest in a private public partnership (or similar) to develop/ operate the Hampden Bridge Restaurant. | Medium      | WWCC<br>LPMA   | Exploration of options to establish the Hampden Bridge Restaurant.   |
| Stabilisation of the riverbank   | Relocate the levee walk to allow gentler batters to the riverbank   | Medium      | WWCC<br>LPMA   | Detailed design of riverbanks and levee walk completed and undertaken.   |
| Improved streetscape at Cadell Place North                                 | Relocate the existing kerb, widening the pedestrian path to allow street tree plantings.  | Medium/ Low | WWCC           | Design streetscape plan.<br>Undertake streetscape redevelopment  |
| Establish a pedestrian orientated plaza at Kincaid Street.                 | Design and implement an opening in the levee.<br>Establish a commercial orientated kiosk at the plaza.<br>Consider commercial operations options  | Medium      | WWCC           | Detailed design and costings completed.<br>Works undertaken include construction of kiosk (potential public/ private partnership). |
| Rejuvenate Cadell Place South/ Sturt Street                                | Consider amendments to the FSR and setbacks to act as a catalyst to create an alfresco/ entertainment area.                                       | Medium      | WWCC           | FSR and setbacks reviewed as part of planning processes.<br>Provide incentives for development.                                    |
| Improve pedestrian facilities at Sturt Street and Romano's Place           | In conjunction with the owner consider the conversion of the carpark into a plaza.<br>Design and implement an opening in the levee.               | Medium      | WWCC           | Instigate discussions with the owner.  |
| Provide incentives to develop Cadell Place and orientate towards the river | Increase the FSR of Cadell Place to encourage higher developments orientated and overlooking the river  | Medium      | WWCC           | FSR and setbacks reviewed as part of planning processes.<br>Promote incentives to landowners/ developers.                          |
| Continue to implement the River Restoration Project.                       | Weed removal and revegetation of river bank with local species.   | Short –term | CMA<br>WWCC    | Riverbank restoration progressing.<br><br>Removal of willows and other weeds.  |
| Improve trail system   | Incorporate trail system into the Bike Plan/ Bicycles.  | High        | WWCC           | Bike Plan/ Bicycles incorporates the riverside Wagga Wagga trail system.   |

| THE BEND PRECINCT   |  |             |                |  |
|---|--|-------------|----------------|--|
| Performance Target (Objective)  | Action   | Priority    | Responsibility | Assessment   |
| Establish regional playground facility  | Design and construct a regional standard playground facility   | High        | WWCC           | Construction of playground facility to meet local and regional needs.  |
| Establish new kiosk/ cafe at Wagga Beach  | Design and construct new kiosk facility.   | High        | WWCC           |  |
| Improve passive recreation.   | Establish a range of supporting passive recreation facilities including BBQs and picnic seating.                             | High        | WWCC<br>LPMA   | Passive recreation facilities are installed  |
| Re-establish a rotunda  | Rotunda to be re-established at the site.  | Medium      | WWCC           | Rotunda constructed.   |
| Rejuvenation of existing recreation storage building                                      | Upgrade the existing building currently utilised by the Canoe and Swimming Clubs   | High        | WWCC           | Building upgraded in liaison with user groups.   |
| Stabilisation of the riverbank  | Relocate the levee walk to allow gentler batters to the riverbank  | Medium      | WWCC<br>LPMA   | Detailed design of riverbanks and levee walk completed and undertaken.   |
| Rejuvenate the existing Caravan Park toilet and changeroom facilities (for community use) | Relocate the caravan park (as previously noted). Planned upgrading/ retrofitting to meet needs of Wagga Beach and surrounds  | Medium/ Low | WWCC<br>LPMA   | Caravan Park relocated to Wiradjuri Reserve<br>Toilet and changeroom facilities rejuvenated to meet community needs. |
| Car park upgrade  | Redevelop the existing carpark and improve bus drop off area   | High        | WWCC           | Carpark upgraded   |
| Improved social sporting area   | Transform the large grassed area adjacent to St Johns Church into a large grassed sporting/ events area.<br>Weed management. | High        | WWCC           | Grassed area developed as a multi-faceted social sporting/ events site.<br>Remove weeds.                             |
| Continue to implement the River Restoration Project.                                      | Weed removal and revegetation of river bank with local species.  | Short –term | CMA<br>WWCC    | Riverbank restoration progressing.<br><br>Removal of willows and other weeds.  |
| Improve trail system  | Incorporate trail system into the Bikeways Plan<br>Install   | High        | WWCC           | Bikeways Plan incorporates the riverside Wagga Wagga trail system.   |
| Establish a mixed use/ residential/ hotel facility as a visual anchor on Johnston St.     | Undertake an assessment of the developer interest in the establishment of a mixed use development.                           | Medium      | WWCC<br>LPMA   | Exploration of options to establish the mixed use development  |

**THE BEND PRECINCT (cont)**

| <b>Performance Target (Objective)</b>   | <b>Action</b>  | <b>Priority</b>                  | <b>Responsibility</b> | <b>Assessment</b>   |
|---|--|----------------------------------|-----------------------|---|
| Establish a plaza at Church Hill  | Enhance the streetscape between St Johns and St Andrews churches   | High                             | WWCC                  | Enhanced streetscape and improved pedestrian/ vehicular setting |
| Establish two commercial spaces at Church Hill  | Undertake an assessment of the developer interest in the establishment of commercial enterprises at levee height at Church Hill.   | Medium                           | WWCC                  | Consider options to establish commercial spaces at Church Hill. |
| Remediation of former Gas Works site.   | Implement the remediation action for the former Gas Works site   | High                             | WWCC                  | Remediation of site completed in line with EPA requirements.    |
| Establish a Major Community facility – conference, community, cultural, commercial space supported by an underground carpark. | Review the scope and focus of the Major Community Facility including detailed community engagement, feasibility report, concept plans and cost estimates for construction and operation. | High (construction phase Medium) | WWCC                  | Establish a project plan to review and implement the project.   |
| Enhance Tarcutta Street   | Undertake streetscape improvements at Tarcutta Street including traffic calming measures and the introduction of angled parking  | Medium                           | WWCC                  | Improvements to the streetscape of Tarcutta Street.             |
| Establish mixed use development North of Wollundry Lagoon and Tarcutta Street.  | Undertake an assessment of the developer interest in the establishment of mixed use development.   | Medium                           | WWCC                  | Consider options to establish mixed use development.            |
| Improve the southern entry  | Incorporate WSUD from the Civic area. Upgrade Tony Ireland Park including capturing and recycling stormwater, picnic facilities and tree plantings                                       | High                             | WWCC                  | WSUD incorporated into design. Tony Ireland Park upgraded.      |

## 6.0 BIBLIOGRAPHY

This PoM has been prepared with direct and indirect assistance from the following source materials:

*Riverside Wagga Wagga Strategic Master Plan*, Kiah Infranet, 2009

*Merewether Beach Reserve Plan of Management*, Parsons Brinkerhoff and Moir Landscape Architecture, 2009

*Cane Needle Grass Plan of Management*, Wagga Wagga City Council, 2008

*Quipolly Reserve Plan of Management*, Insite, 2009

*Riverside Wagga Wagga Consultation Report*, Insite, 2009

*Plan of Management Handbook*, NSW Department of Lands, 2006