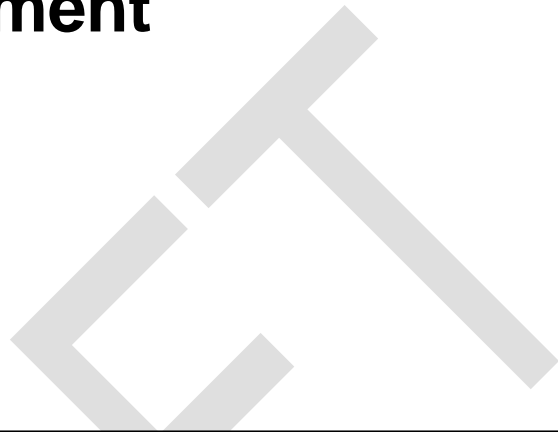


Lake Albert Draft Plan of Management

2024 – 2034



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Acknowledgement of Country

Wagga Wagga City Council acknowledges the Wiradjuri Nation who are the Traditional Custodians of country and recognise their continuing connection to land, waters and culture and pays respect to Elders past, present and emerging.

Council values the diversity of our local Community and supports reconciliation by working consistently in partnership with the First Nations Community, ensuring that the process is based on respect, trust and a spirit of openness.



Image 1 Pelican at Sunset - Lake Albert - Source Glenda Pym 2020

This is the Draft Plan of Management for Lake Albert.

Wagga Wagga City Council has developed the Plan in consultation with the Community of the Wagga Wagga Local Government Area. The Lake Albert Plan of Management was adopted on **XX/XX/XXXX**

Document Control		
Review Date	XX/XX/XXXX	
Responsible Officer	Director Regional Activation	
Date	Action	Council Resolution
XX/XX/XXXX	Public Exhibition	XX/XX/XXXX
XX/XX/XXXX	Adoption	XX/XX/XXXX

PART 1 INTRODUCTION AND GENERAL INFORMATION

1. INTRODUCTION

Wagga Wagga is a major regional city in the Riverina region of New South Wales with a diverse population of 68,000, a regional catchment of 190,000 and a large growing modern economy. The Wagga Wagga Local Government Area (LGA) is approximately 400 km southwest of Sydney and 450 km northeast of Melbourne in the South West Slopes region of southern New South Wales (NSW). The Lake Albert Plan of Management (PoM) applies to the Lake Albert Precinct and includes Crown Land and Wagga Wagga City Council Land. Additional land applicable to this Plan is either privately owned or leased and is included due to proximity and operational impacts on the Lake Albert Precinct.

The Apex Park Reserve is a Crown Land suburban Reserve, located 10kms southeast of the Wagga Wagga city centre. This Reserve occupies the majority of the land included in this PoM and is an important recreational destination across the LGA and beyond. It is comprised of natural and built open areas, community amenities and an artificial lake known as Lake Albert. Almost the entire Lake is surrounded by residential properties and therefore landowners are greatly impacted by all activities that take place within the Reserve. A number of community based recreational organisations are located within the Reserve, with commercial operations located on privately owned land adjacent to Reserve areas. Additional land parcels, owned and managed by Wagga Wagga City Council, bordering the Reserve will also be included in this Plan of Management as their operational status and utilisation directly impacts the Reserve's purpose and management.

Development and operational activity across the Lake Albert Catchment Area has significant impact on the management of land and the undertaking of activities in the areas covered by this PoM. A range of Federal, State and Local Government Legislation and Strategic Plans are in place to ensure that these potential impacts are controlled and minimised.

1.1 Purpose of this Plan of Management

A Plan of Management (PoM) is a document that provides the framework for the future management of public land. It is not a master plan but rather an overarching strategic planning document that guides and informs a range of more detailed plans and policies for the day-to-day planning, design and management of the public land.

A PoM has a statutory basis under the Crown Land Management Act 2016 (CLM Act) and the Local Government Act 1993, where provisions are made for referral and consultation, public exhibition (minimum 28 days) and formal adoption. The CLM Act authorises local councils appointed to manage dedicated or reserved Crown land (council managers) to manage land as if it were public land under the Local Government Act 1993 (LG Act).

The PoM for Lake Albert aims to contribute towards both Wagga Wagga City Council (Council) and the State of NSW in achieving their strategic goals and vision for the Precinct. The Plan will ensure consistency with Council's other policies, plans and codes, maintaining a strategic vision and consistent approach to open space management across the Wagga Wagga Local Government Area. As a framework for the management, development and land use of the Lake Albert Precinct, the PoM will assist Council to budget and source funds for future maintenance, improvement and development. This Plan is in line with Council's strategic direction and land management objectives and its preparation demonstrates a comprehensive and holistic approach to Council's management of public land.

1.2 Previous Plans of Management

This PoM considers information contained in previous management plans for Lake Albert, produced in 2003 and 2009. The 2003 PoM focused specifically on Lake Albert's Southern Foreshore. The 2009-2015 Lake Albert Management Plan identified an operational approach to managing issues associated with the longer-term sustainability of the Lake and immediate foreshore areas. This Plan also identified the importance of the areas wildlife corridors and habitat related to threatened species conservation and the integral role that the reserve plays as a regional recreational destination.

1.3 Lake Albert Precinct Past Uses

Wiradjuri First Nations People utilised the natural swamp area and surrounding lands as a source of food, water, resources and understanding through story telling. The area was part of the creek systems that flowed from the Woomahrigong and Uranquinty Hills. These creeks drained to the Murrumbidgee River through the area known as Gooringal (Koorringal).

The Lake Albert wetland area developed from a natural spring known as Swampy Plain. Post colonisation saw the area utilised as a reliable livestock watering destination along a travelling stock route. It was often necessary to drive stock to higher ground during times of drought that were occurring around the turn of the twentieth century, with the spring providing a source of water at the start of the drive.

Lake Albert became a permanent and reliable waterway in the late 1890's. The vision for the water course incorporated a "picturesque boating resort". A dam and diversion channel were built on Crooked Creek to divert water into the Lake enabling the previously low swampy area to become a more consistent water supply and enable the development of a recreational asset.

It was identified in the Wagga Advertiser in August 1898, that a project was being considered to divert water into the swamp to convert "it into a splendid piece of water for all descriptions of aquatic sports as well as a local water supply". At this time 12.2 hectares were specifically identified for recreation with the surrounding area, known as the small village of Lake Albert, largely home to farm labourers servicing surrounding properties. The Lake was gazetted as a bird and animal sanctuary on the 19th of April 1925.



Image 2 Lake Albert Regatta 1950s

In the 1980s Lake Albert was transformed from a 1960s rural village, with a population of less than 300, into a scenic residential suburb with population of 4000. The Lake's waterfront was beautified, with attractive parks and scenic drives completed.

"Major changes in attitude towards the natural environment, which had commenced with the conservation movement in Australia in the 1970's, gained a major boost in Wiradjuri Country with the development of the Landcare movement. The commencement of the Decade of Landcare (1990-2000) and the establishment of local Landcare groups and Greening Australia at Wagga Wagga supported this movement. One of the earliest land rehabilitation programs of this nature was the Lake Albert Aboriginal Land Management Program which trained and employed local Aboriginal men from Wagga Wagga in fencing, rabbit control, tree planting and erosion control practices in the Lake Albert Catchment."

Wiradjuri Heritage Study - Report to Wiradjuri and Associated Community of Wagga Wagga, Wagga Wagga City Council and NSW Heritage Office. Compiled by: Go Green Services.

1.4 Current Reserve Use

The Lake Albert Precinct is one of Wagga Wagga and the region's most popular recreational and gathering destinations, offering a range of facilities for passive and active recreational users, community events and markets, natural area habitat and acting as an economic stimulator due to it being a significant tourist attraction.

Within the Precinct are a number of community playgrounds and open space areas including O'Halloran Park, Bosley Park (local minor playground), Ray Beddoe Park (local major playground), Ron Wheeler Park (local minor playground) and Apex Park (regional and local major playgrounds). Also, within the Apex Park area is a children's playground with a separate fenced area for smaller children, free to use BBQ facilities, picnic tables/shelters and public toilets. Additional smaller playgrounds are available in two other locations around the Lake.

Lake Albert caters for boating (powered and unpowered), fishing, swimming and other aquatic activities. When water levels permit regular weekend sailing competitions are held as well as major speedboat, skiing and jet boat events being held annually. Four boat ramps are located at Bosley Park, adjacent to the Wagga Wagga Boat Club on the lake's western side, with an additional ramp located at what is recognised as Apex Park, on the eastern side.

The 5.5kms circuit walking track surrounding the Lake is commonly used by walkers, joggers and bike riders and can be utilised by people of all levels of fitness and mobility due to its flat grade and well-sealed surface which has recently been upgraded as part of Council's Active Travel Plan project. This track also forms a section of the 42kms Wiradjuri Walking Track. Eight fitness stations have been installed in four locations along the walking track on the eastern side of Lake Albert. Set over 800 metres, the fitness stations are very popular with users of the Lake. Solar lighting has also been installed along the entire length of the walking track to facilitate early morning and evening use.

The area surrounding the lake includes wetland and remnant bushland areas that provide habitat for a broad range of avian, amphibian, reptilian, mammalian and marsupial species. These areas are also enjoyed by community members seeking contact with nature and provides for a variety of environments along the walking track. There is a section of natural area bushland that extends from the rear of the Wagga Wagga Boat Club to Plumpton Road and is utilised by walkers and cyclists, connecting the Lake to suburban areas. This bushland provides habitat for a range of native species that also utilise trees in the adjacent golf course and Riding for the Disabled sites.

The Wagga Wagga Boat Club and the Wagga Wagga Golf Club are commercially operated recreational facilities conducting their activities on their own lands located adjacent to the Lake's foreshores. The Golf Course also utilises the Lake as a source of irrigation water. Community based recreational and service groups, including the Wagga Wagga Sailing Club, Bidgee Dragons Inc., Girl Guides, Wagga Triants Triathlon Club and Riding for the Disabled have Community Licence arrangements with Wagga Wagga City Council in order to conduct a range of recreational activities within the Reserve area. Guides and Scouts also have shed and storage facilities located on foreshore areas on Crown Land managed by Scouts Australia.

Lake Albert serves as pollution and sediment control protecting the Murrumbidgee River and a flood mitigation structure protecting downstream areas of the city and fish breeding grounds. Storm water drainage processes are associated with Crooked and Stringy Bark Creeks. The Lake Albert Catchment has historically been the source of flooding in downstream urban areas however this has reduced due to overall flood mitigation capability since the establishment of the Lake and the city's levees. The Catchment is drained by Stringybark Creek as well as Crooked Creek, Cox's Creek and Boiling Down Creek. All the latter combining as the Crooked Creek inflow with the Lake trapping silt from that catchment, preventing entry to the Murrumbidgee River.

A community hall, adjacent to the area known as Apex Park, is a bookable space available for community use. Lake Albert Oval is also located adjacent to Apex Park and is utilised for AFL and cricket use and as an open space by the Lake Albert Public Primary School. The oval has sufficient sportsground lighting to enable evening training sessions. O'Halloran Park is located within the Lake Albert Precinct with a dog off-leash space and agility course and a dirt-based BMX track in the park. The Girl Guides and Koorinal Casual Childcare Centre have operational facilities within this location and operate under Community Licences with Wagga Wagga City Council.

1.5 Owner of the Land

The land that is applicable under the Lake Albert Plan of Management 2024 – 2034 and the related owners/managers are identified in Table 1 following. Crown land parcels are managed by Wagga Wagga City Council under the Crown Land Management Act 2016.

The principles of Crown Land Management are:

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

These principles are aimed at recognising and protecting the intrinsic values of the land and its natural, cultural and social resources for the benefit of present and future generations.



Image 3 Bushland Area - Source Glenda Pym 2020

1.6 Land Applicable to this Plan of Management

The Lake Albert Precinct is located in the southern urban area of Wagga Wagga. The land covered by the Lake Albert Draft Plan of Management includes Crown Lands managed by Wagga Wagga City Council and Scouts Australia and additional parcels owned and managed by Wagga Wagga City Council and commercially owned parcels.

Crown Lands Managed by Wagga Wagga City Council			
Crown Land Reserve Number and Purpose	R80693 Apex Park – Public Recreation		
Area (Ha)	1210		
Aboriginal Land Claims	Lot 7063 DP 1029443 Area known as O'Halloran Park – Claim number 39625		
Current Use	Passive and active recreation		
Wagga Wagga Local Environmental Plan 2010 Zoning	RE1 - Public Recreation R1 – General Residential Waterways		
Crown Land Parcels	Lot DP	Common Name/Address	Licence
	Lot 1 DP 1260459	Apex Park (Bosley Park) 2 Nelson Street LAKE ALBERT	Bidgee Dragons Inc Community Licence
	Lot 92 DP 757246	Apex Park 52 Lake Street LAKE ALBERT	
	Lot 137 DP 1141450	Apex Park 64 Nelson Street LAKE ALBERT	
	Lot 276 DP 757249	Apex Park Lake Albert Road LAKE ALBERT	
	Part: Lot 7003 DP 1029580	Apex Park 65 Plumpton Road LAKE ALBERT	
	Lot 7004 DP 1049750	Apex Park Gregadoo Road LAKE ALBERT	Riding for the Disabled Association Community Licence
	Lot 7005 DP 1109614	Apex Park 48 Eastlakes Drive LAKE ALBERT	
	Lot 7006 DP 94147	Apex Park 50 Lake Street LAKE ALBERT	Wagga Triants Triathlon Club Community Licence
	Lot 7007 DP 94148	Apex Park 124 Main Street LAKE ALBERT	
	Lot 7008 DP 94148	Apex Park 126 Main Street LAKE ALBERT	
	Lot 7009 DP 94148	Apex Park Main Street LAKE ALBERT	
	Lot 7062 DP 94775	Apex Park LAKE ALBERT	
	Lot 7063 DP 1029443	Apex Park O'Halloran Park 424 Lake Albert Road LAKE ALBERT	
	Lot 7300 DP 1133584	Apex Park LAKE ALBERT	
	Lot 7302 DP 1133555	426 Lake Albert Road Foreshore LAKE ALBERT	

Crown Land Reserve Number and Purpose	R220046 Koorungal Child Care Centre – Community Purposes		
Area (Ha)	3.2		
Current Use	Childcare Facility, Girl Guide Hall and Church		
Crown Land Parcels	Lot DP	Common Name/Address	Licence
	Lot 325 DP 822911	O'Halloran Park 565A Koorungal Road LAKE ALBERT	Koorungal Casual Childcare Centre Inc. Community Licence
	Lot 326 DP 822911	Koorungal Casual Childcare 565A Koorungal Road LAKE ALBERT	Koorungal Girl Guides Community Licence
Crown Land Reserve Number and Purpose	R1001046 O'Halloran Park – Access		
Area (Ha)	2.2		
Current Use	Road access to facilities		
Aboriginal Land Claims	Lot 327 DP 822911 Area known as O'Halloran Park – Claim number 39625		
Crown Land Parcels	Lot DP	Common Name/Address	Licence
	Lot 327 DP 822911	Koorungal Casual Childcare 565 Koorungal Road LAKE ALBERT	
Crown Lands Managed by Scouts Australia			
Crown Land Reserve Number and Purpose	R91067 – Boy Scouts		
Area (Ha)	1.5		
Crown Land Parcel	Lot DP	Common Name/Address	Licence
	Lot 2 DP 1260459	Location of sheds for Scouts and Guides	
Crown Lands Managed by Department of Planning, Housing and Infrastructure			
Crown Land Reserve Number and Purpose	R80580 – Drainage – Crooked Creek		
Area (Ha)	14		
Aboriginal Land Claims	Lot 7010 & Lot 7011 DP 1126268 – Claim number 39580 & 39581		
Crown Land Parcel	Lot DP	Common Name/Address	Licence
	Lot 7010 DP 1126268	128 Main Street LAKE ALBERT	
	Lot 7011 DP 1126268	129c Main Street LAKE ALBERT	
Wagga Wagga City Council Land			
Wagga Wagga City Council land included in this Plan of Management Total 65.6 hectares approx.	Lot DP	Common Name/Address	Licence
	Lot 173 DP 249893	Ron Wheeler Park Michigan Drive LAKE ALBERT	
	Lot 54 DP 263005	Ron Wheeler Park 1 Ontario Drive LAKE ALBERT	
	Lot 11 DP 231389	Lake Albert Foreshore Eastlakes Drive	
	Lot 49 DP 775377	Lakehaven Drive Reserve Lakehaven Drive LAKE ALBERT	Wagga Wagga Sailing Club Inc. Community Licence
	Lot 27 DP 224900	Ray Beddoe Park 37 Lakeside Drive LAKE ALBERT	
	Lot 235 DP 775924	Ray Beddoe Park 37 Lakeside Drive LAKE ALBERT	
	Lot 28 DP 224900	Lakeside Drive LAKE ALBERT	
	Lot 174 DP 249893	Lakeside Drive LAKE ALBERT	
Lot 17 DP 250457	Lakeside Drive LAKE ALBERT		
Lot 1 DP 594776	Stringybark Creek outflow to Lake Albert Plumpton Road LAKE ALBERT		

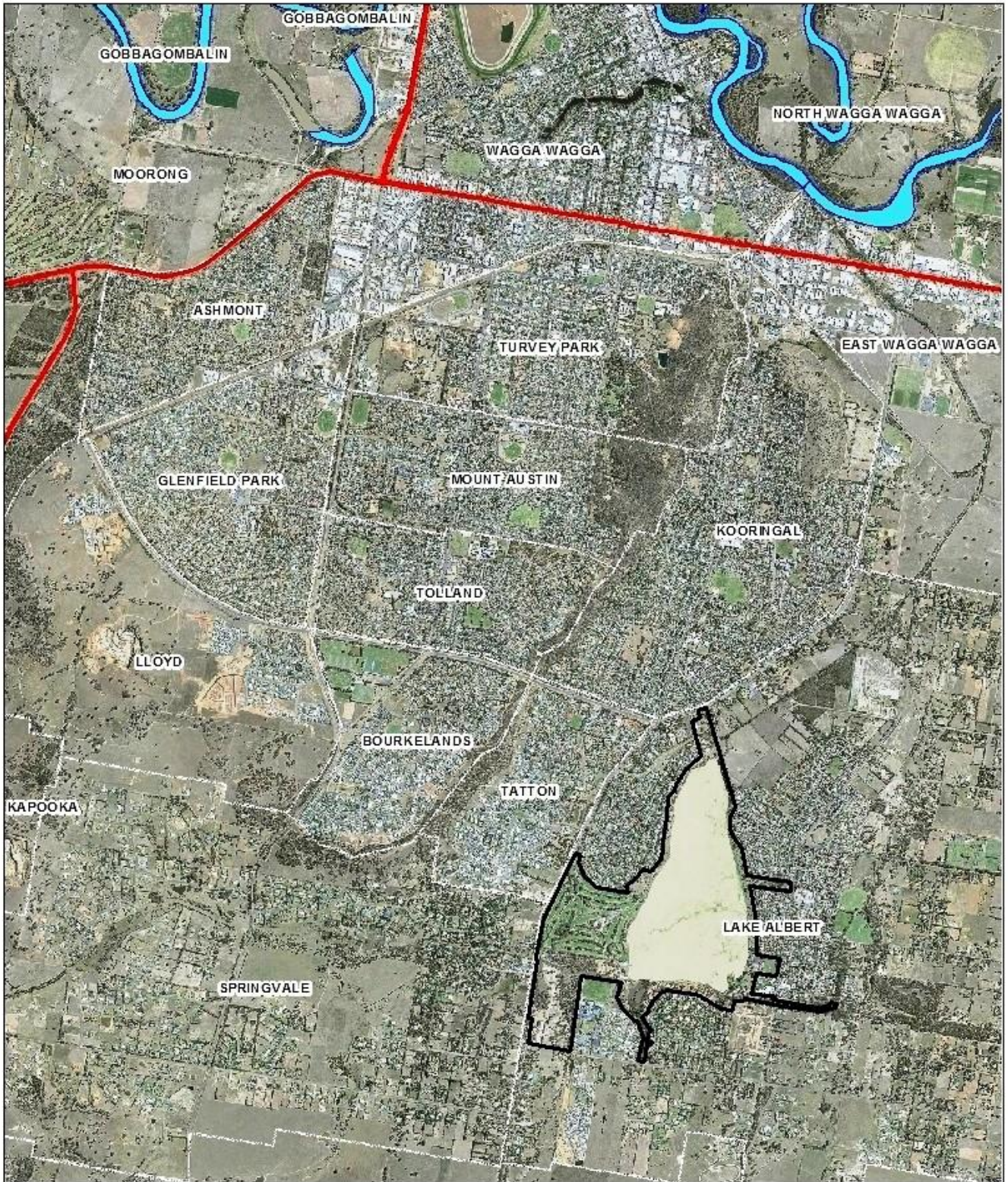
Table 1 Land Applicable to the Lake Albert Plan of Management

Additional land owned by the Wagga Wagga Country Club, the Wagga Wagga Boat Club, Roman Catholic Church and Crown Land leased by Riding for the Disabled Inc. are also applicable to this Plan of Management due to operational aspects of the land's usage impacting on the activity undertaken within the Lake Albert Precinct.



Image 4 Aerial view of Lake Albert Precinct 2020

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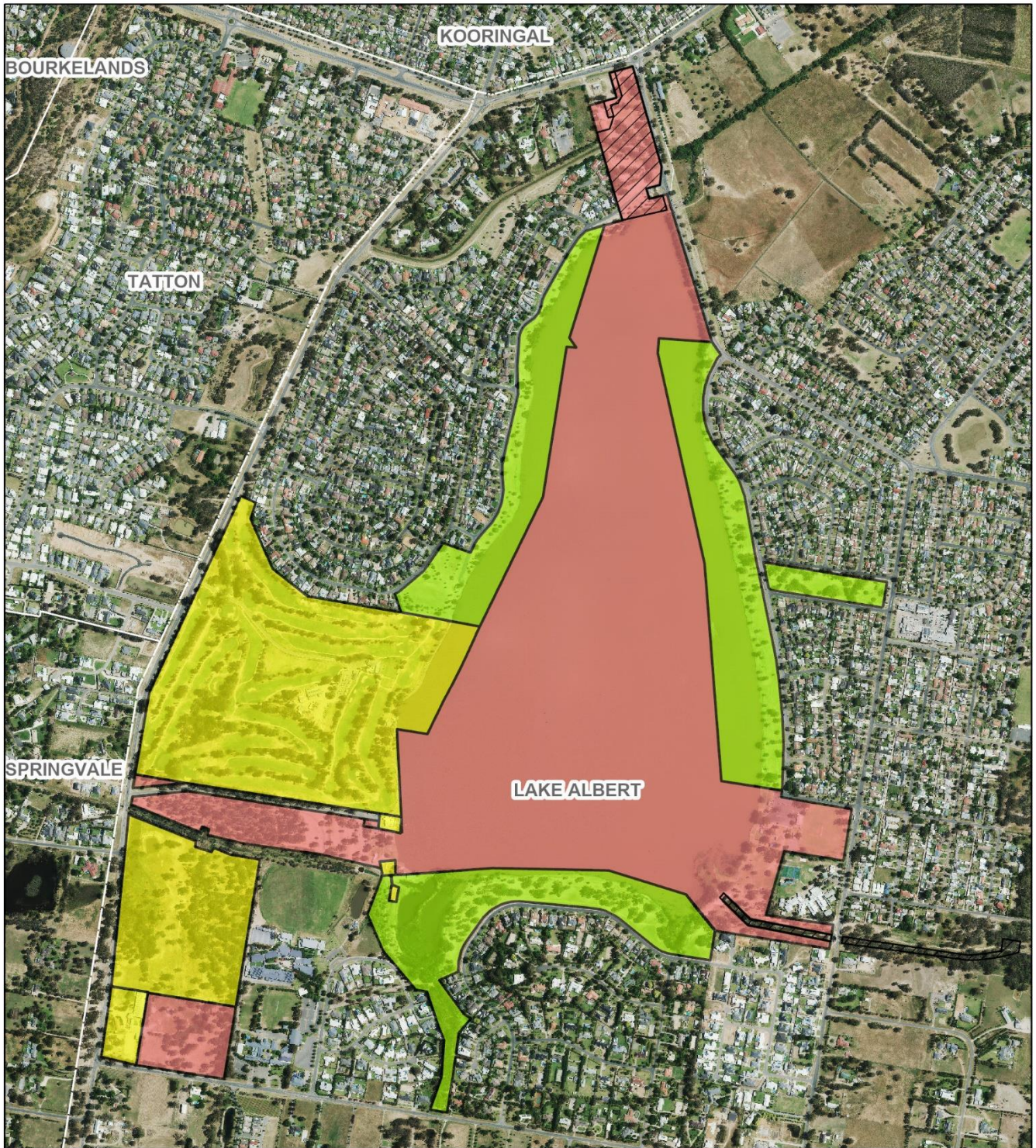
Lake Albert Precinct Location



Legend

-  Land Applicable to POM
-  Highway
-  Murrumbidgee River

Map 1 Lake Albert Precinct Location



Lake Albert Plan of Management Applicable Land

-  Aboriginal Land Claim
- Land Management Category**
-  Council Land
-  Crown managed by Council
-  Other

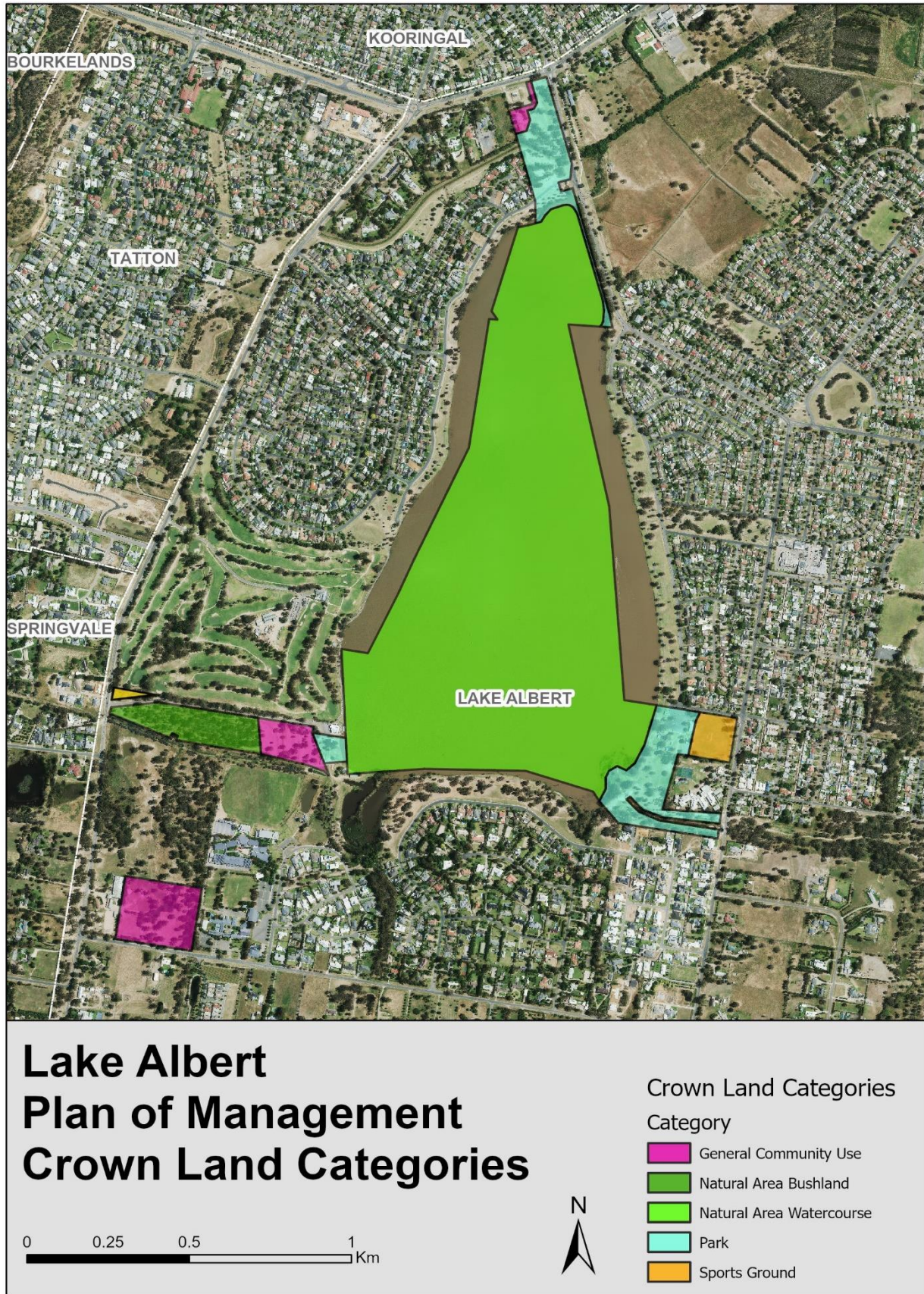
0 0.25 0.5 1 Km



Map2 Lake Albert Plan of Management Applicable Land

1.7 Categorisation of Reserve

The Lake Albert Precinct consists of the following community land categories pertaining to Crown Land managed by Wagga Wagga City Council: Natural Area – Watercourse, Natural Area – Bushland, Park, Sportsground and General Community Use as identified in Map 3 below.



Map 3 - Lake Albert Plan of Management Crown Land Categories

2. RELEVANT LEGISLATION, POLICIES AND PROCEDURES

2.1 Relevant Legislation

2.1.1 Crown Land Management Act 2016

Under section 3.21 of the Crown Land Management Act Council land managers are required to manage Crown Land as though it were land classified as community land under the Local Government Act. Councils are required to prepare and adopt a Plan of Management for each reserve it manages to comply with this requirement.

2.1.2 Local Government Act 1993

The Local Government Act 1993 directs that a Plan of Management must be adopted for all community land to govern its use and management. The Act requires that community land be categorised as either:

- Natural Area – Bushland/Wetland/Escarpment/Watercourse or Foreshore
- Park
- Sportsground
- Area of Cultural Significance
- General Community Use.

2.1.3 Native Title Act 1993

Councils, as Crown Land Managers, are responsible for ensuring that procedural rights are recognised under native title when dealing with Crown Reserves. The Crown Land Management Act specifically references the Native Title Act, setting out how the Act operates when making decisions about the use and management of Crown Land. Councils are required to engage a trained Native Title Manager to perform this function.

The Native Title Manager is required to validate proposed activities on Crown Reserves against the “Future Act” provisions of the Native Title Act. Plans of Management for Crown Reserves are also subject to review by Council’s Native Title Manager in the context of impact on native title interests.

2.1.4 Aboriginal Land Rights Act 1983 (NSW)

The Aboriginal Land Rights Act recognises that land in New South Wales was traditionally owned and occupied by Aboriginal People, and is of spiritual, social, cultural and economic importance to them. Aboriginal Land Claims may only be lodged by Aboriginal Land Councils constituted under the Aboriginal Land Rights Act. Lodgment of an Aboriginal Land Claim by a Land Council creates an initial interest in the land. The full extent of this interest is not known until the claim is investigated and a determination is made by the relevant Minister. Once an Aboriginal Land Claim has been lodged Council has a custodial role in managing the land and must ensure that activities do not impact on the physical condition of the land, or prevent the land being transferred to the claimant Land Council in the event the land claim is successful.

2.1.5 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 represents the principal planning and development legislative framework for New South Wales. The Act operates in conjunction with State Environmental Planning Policies and Local Environmental Plans. Objects of the Act include the facilitation of ecologically sustainable development by integrating relevant economic, environmental, cultural and social considerations in decision-making about environmental planning and assessment.

2.1.6 Biodiversity Conservation Act 2016

The purpose of the Biodiversity Conservation Act 2016 is to maintain a healthy, productive and resilient environment for the greatest well-being of the community, now and into the future, consistent with the principles of ecologically sustainable development. Wagga Wagga City Council has legislative responsibility under the Biodiversity Conservation Act to implement management strategies that will:

- Regulate human interactions with wildlife by applying a risk-based approach
- Support conservation and threat abatement actions to slow the rate of biodiversity loss and conserve threatened species and ecological communities in nature
- Establish a framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity.



Image 5 Lake Albert Walking Track Wetlands Area 2020

2.1.6 Additional Legislation

A number of additional legislative and statutory requirements pertaining to biodiversity, water and operational land management, public recreational use and development controls are relevant to this PoM. Significant amongst these are:

- **Biosecurity Act 2015**
- **Water Management Act 2000**
- **Fisheries Management Act 1994.**

3. WAGGA WAGGA CITY COUNCIL STRATEGIC PRIORITIES

Wagga Wagga City Council, in consultation with the Community, have developed the following strategies and plans to identify the priorities and aspirations of the community and the delivery of a vision for the future. They have a direct influence on the objectives, uses and management approach covered by PoMs.

Strategy/Plan	Objectives
Wagga View – Community Strategic Plan 2040	The Wagga View - Community Strategic Plan 2040 vision states: “In 2040 Wagga Wagga will be a thriving, innovative, connected and inclusive community on the Murrumbidgee. Rich in opportunity, choice, learning and environment, Wagga Wagga is a place where paths cross and people meet.”
Recreation, Open Space and Community Strategy 2040	The key themes identified during the development of Council’s Recreation, Open Space and Community Strategy 2040 are: <ul style="list-style-type: none"> • Increase the activation of public spaces • Improve accessibility and connection • Improve existing assets to maximise utilisation • Improve community health • Collaborate where possible. Specific projects included in the Strategy include playground renewal, improved accessibility for all abilities, replacement of the Lake Albert Hall and amenities, construction of a combined dirt/pump track in conjunction with South Wagga Apex and lighting and fencing upgrades.
Wagga Wagga Integrated Transport Strategy and Implementation Plan 2040	The Wagga Wagga Integrated Transport Strategy and Implementation Plan 2040 establishes a strategic direction to cater for a growing economy and population in a climate where technology and the environment are changing at a rapid rate.
Active Travel Plan – Cycling September 2016	The Active Travel Plan - Cycling 2016 is part of an overall vision and strategic transport framework for Wagga Wagga. Fostering healthy and active transport options can markedly improve community health and wellbeing. The Lake Albert Plan of Management objectives assist in the delivery of the following identified plan outcomes: <ul style="list-style-type: none"> • Considers and addresses community cycling needs as part of the overall integrated transport vision for the Wagga Wagga LGA • Incorporation of nationally consistent and best practice bicycle facility design considerations.
Wagga Wagga Development Control Plans 2005 and 2010	The Wagga Wagga Development Control Plan 2005 (LEP), Chapter 26 Lake Albert Catchment, refers to a specific catchment area that flows to Lake Albert but does not cover the entire catchment that flows to Lake Albert. The aim of the controls contained within this section is to encourage the implementation of soil and pollution control measures for new developments in the catchment of Lake Albert. Both the 2005 and 2010 DCPs controls cover soil and erosion controls with the aim to improve the water quality of runoff. Development that falls under the 2005 and 2010 DCP will be guided by this and it is possible for development to occur under both that would result in runoff reaching the Lake.
Wagga Wagga Local Environment Plan 2010	The Wagga Wagga Local Environmental Plan 2010 (LEP) is the principal legal document for controlling development and guiding planning decisions made by Council to facilitate new development. The LEP applies a RE1 Public Recreation with objectives to provide land for public open space or recreational purposes and protect and enhance the natural environment for both environmental and recreational purposes. The LEP ensures areas of high ecological, scientific, cultural or aesthetic values are maintained or improved.
Wagga Wagga City Council Biodiversity Strategy - Maldhangilanha 2020-2030	The Wagga Wagga City Council Biodiversity Strategy - Maldhangilanha 2020-2030 aims to increase awareness and address a wide range of key threatening processes impacting biodiversity. This will be achieved by working together to preserve and take care of biodiversity within the Wagga Wagga Local Government Area.
Innovate - Reconciliation Action Plan	The Innovate - Reconciliation Action Plan provides a clear direction to ensure Council is developing a liveable city that is thriving, connected, innovative and inclusive. An identified opportunity of the plan is to recognise the importance of and promote

	Aboriginal cultural practices in spaces around the Wagga Wagga Local Government Area through our strategic plans and management plan development.
Wagga Wagga All Abilities Inclusion Action Plan 2022-2026	<p>The All Abilities Inclusion Action Plan 2022-2026 demonstrates our ongoing commitment to accessibility and inclusiveness for people living with a disability across the community:</p> <ul style="list-style-type: none"> • Developing positive community attitudes towards all abilities • Creating liveable communities • Improving access to mainstream services • Increasing access to meaningful employment
Wagga Wagga Inland Water Safety Plan	<p>Wagga Wagga City Council can also assist in facilitating a cohesive approach to water safety across the LGA by supporting and reinforcing the initiatives of the professional organisations that operate in that space including Royal Life Saving Australia and State Emergency Services.</p> <ul style="list-style-type: none"> • Recommendation 11: Wagga Wagga City Council partner with relevant stakeholders to promote Inland Waterway Safety messaging and initiatives annually across the Wagga Wagga LGA in support of relevant peak body organisations. All Water Safety messaging should reflect the multicultural identity of the Wagga Wagga LGA community and visitors to our inland waterways. • Recommendation 12: During the development and/or revision of Wagga Wagga City Council's Reserve Management Plans incorporate references to relevant water safety strategies. • Recommendation 13: Wagga Wagga City Council staff develop site specific Emergency Action Plans for all Wagga Wagga City Council managed inland waterways.

4. REVIEW OF THIS PLAN

The Lake Albert Plan of Management 2024-2034 provides the overarching guidelines for use and management of the land identified in the Plan. These guidelines may be suitable at present; however, the PoM will require regular review to confirm its continuing relevance and alignment with community expectations and to reflect Council priorities.

A performance review of the PoM should be undertaken at 18-month intervals, with a full strategic review occurring in 2029. The annexures included with this PoM may be updated from time to time as required to reflect any significant changes to the condition of the land.



Image 6 Wagga Wagga Boat Club 2020



Image 7 Lake Albert Recreational Signage – Source Glenda Pym 2020

5. COMMUNITY CONSULTATION

The Draft of this Lake Albert PoM was advertised and publicly exhibited for the statutory periods required under both the Local Government Act 1993 and the Crown Land Management Act 2016.

Council employed a range of methods by which to capture community feedback and inform the community of PoM development including:

- The publication of a weekly Council News document that is distributed via local print channels
- Your Say - an online platform that provides a space where the community can share their views on a range of Council projects, strategies and policies as well as keep up to date with current news and updates
- Document and plans placed on Public Exhibition - the community had the opportunity to provide comment or make a submission
- Social Media - Council utilised dedicated Facebook, Instagram and Twitter accounts to keep the community informed and updated as well as receive feedback
- Consultation with the Wiradjuri First Nations Community, Wagga Wagga Youth – 2019 “SHAPE YOUR CITY” Youth Forum, Wagga Wagga Country Club Golf Course Management, Wagga Wagga Boat Club Management and existing Community user groups and Community License Holders
- South Wagga Wagga Apex Inc. regarding the development of a cycling facility at Apex Park
- Scouts Australia regarding the future development of a co-located community shed
- Bidgee Dragons Inc. regarding future needs
- Markets by the Lake organiser
- Ongoing consultation with the Water for Lake Albert Community Group. This group has been in formation for six years and consists of representatives from the community, local residents, boating groups, water sport groups, fishing groups and the Golf Club.

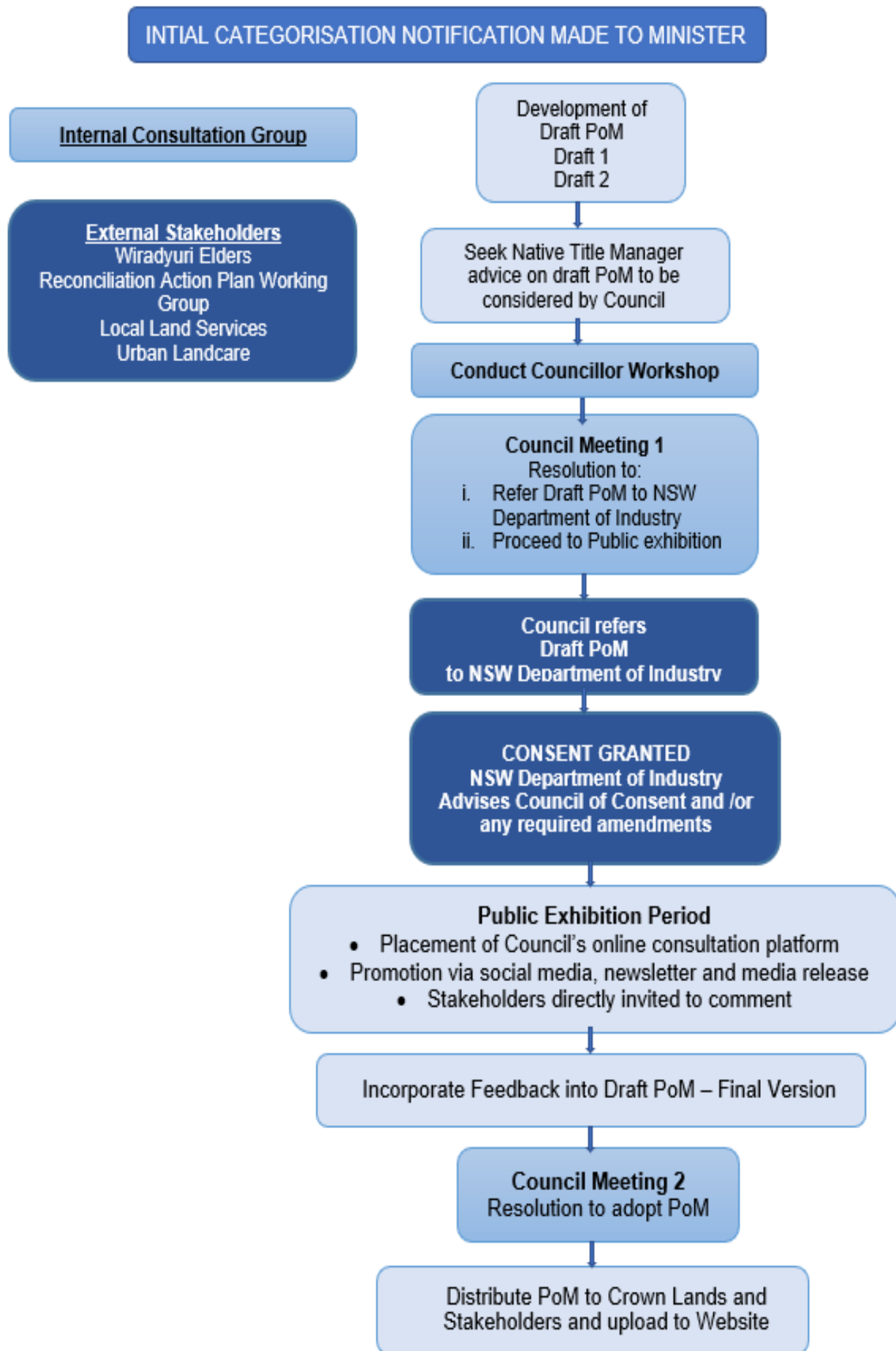


Figure 1 Lake Albert Plan of Management Approval Process

6. LAND COMPRISING THE HABITAT OF ENDANGERED AND THREATENED SPECIES

6.1 Lake Albert Remnant Bushland and Wetlands

Lake Albert was originally a natural seasonal wetland that reached a maximum depth of up to two metres during the wet season and dried out completely in the dry season, except for high rainfall years. To prolong Lake Albert's inundation a canal was dug from Crooked Creek into Lake Albert, which provided an extended period of water within Lake Albert.

The Lake Albert Precinct includes two native plant communities listed as 'Critically Endangered' under the *Environment Protection and Biodiversity Conservation Act* (EPBC Act) and 'Endangered' under the *NSW Biodiversity Conservation Act* (BC Act). They include two small patches of PCT 74 – 'Yellow box – River Red Gum tall grassy riverine woodland of NSW South Western Slopes Bioregion and Riverina Bioregion' located at the northern end of the Lake between the corner of Koorringal and Lake Albert Roads and located at the southern end of the Lake within the Crooked Creek drainage line to the east of Main Street. The second native plant community is PCT 277 – 'Blakey's Red Gum – Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion' which is located within Bosley Memorial Park and extends along Stringybark Creek to Gregadoo Road. Adjacent to this is the Wagga Wagga Country Golf Club that contains a large number of mature native trees with extensive mid-storey.

Scattered mature native and non-native trees, mostly eucalyptus species, surround the perimeter of the Lake with manicured lawns around the walking track. The riparian zone is dominated by non-native understory species including Phalaris, African Love Grass and Paspalum Weed, with scattered native shrubs and under-story including Speargrass, Wallaby Grass, Windmill Grass, Bottlebrush, and Paperbark species. The combination of the native plant communities and scattered vegetation throughout the Lake Albert Precinct provides significant habitat and linkages for wildlife, enabling the safe passage for species to find resources such as food and shelter throughout the Wagga Wagga Local Government Area.

The Lake Albert Precinct provides various types of habitats for a number of animals, ranging from aquatic environments, rocky outcrops and hollow-bearing trees. There are two types of aquatic habitats, the main body of the Lake and the southern wetland. Both provide foraging and breeding habitat for a number of waterbirds, fish, amphibians, insects and other invertebrates. The lake provides key fish habitat for native fish species including Murray Cod, Silver and Golden Perch and non-native fish species such as European Carp. Aquatic habitats differ from terrestrial habitats as they are more susceptible to damage and loss from damming and diversion of waterways. Due to the degradation of inland river systems, Lake Albert is categorised by the Department of Primary Industries Fisheries as 'Key Fish Habitat' for threatened species such as the Murray Cod. As Lake Albert is a contained aquatic habitat, stocking of fingerlings is a common practice to increase fish populations.

The European Carp is an introduced species that is considered a significant pest due to the detrimental effects on native aquatic environments. It is believed their destructive feeding habits contribute to poor water quality by uprooting vegetation and stirring up sediment leading to increased turbidity. This reduces light penetration, can make it difficult for native fish that rely on sight to feed, cause reduced plant growth, smother plants and clog fishes' gills.

<https://www.dpi.nsw.gov.au/fishing/pests-diseases/freshwater-pests/species/carp/general-information>



Image 8 Common Carp – Source Department of Primary Industries

The wetland located at the southern end of Lake Albert plays an important role within the ecosystem, enabling animals to forage and breed, protect young from predation and to filter water entering the lake. As sediment, excess nutrients and chemicals flow off land in the catchment and enter the wetland via Stringybark Creek, the aquatic vegetation stores and absorbs excess nutrients and allows sediment to settle at the bottom of the wetland. This creates a filtration system allowing cleaner water to enter Lake Albert.

There are a number of constructed rocky outcrops, cracked concrete battering, rock walls and groundcovers located around the lake that provide foraging, nesting and breeding habitat for reptiles and small mammals. There are currently 60 hollow bearing trees located throughout the Lake Albert Precinct that provide shelter and nesting habitat for several hollow dependent species such as birds, mammals, and marsupials. Hollows are cavities in the trunk and branches formed by wind breakage, lightning strike or fire and termite, insect or fungal attack. Hollows can take up to 100 – 150 years to form with varying sizes and volumes. The retention of hollows is crucial to the on-going survival of species to provide daily shelter and seasonal breeding and nesting habitat. Although Lake Albert is a highly modified environment, there is suitable habitat present throughout the Precinct to host threatened species. This includes 22 threatened flora species and 38 fauna species (23 Birds, 8 Mammals, 3 Fish, 1 Frog and 3 Reptiles) which have the potential to occur within the Lake Albert Precinct.



*Image 9 Grey-crowned Babbler photographed within the remnant bushland area, is listed as vulnerable.
Source - Chris O'Connell*

7. CULTURALLY SIGNIFICANT LAND

Section 36D of the Local Government Act 1993 provides for the management of Community land comprising an area of cultural significance.

7.1 Aboriginal Cultural Significance

There are a number of sites of Aboriginal Cultural Significance within the Lake Albert Precinct and through to the Murrumbidgee River. The local Wiradjuri First Nations Community are undertaking the consolidation of the knowledge of these sites and the cultural practices associated with them with the future intention of applying under the National Parks and Wildlife Act 1974 to have the area declared an Aboriginal Place.

An Aboriginal Cultural Heritage Assessment Report was completed by OzArk in November 2021. The purpose of this ACHAR was to help inform future management options for the Lake Albert Draft Plan of Management. The results and recommendations concerning Aboriginal cultural values within the study area are as follows:

In total, there are two Aboriginal sites inside the study area (56-1-0676 and 56-1-0677), and the area has significant cultural values to the RAPs.

1. There are no specific constraints to the rezoning of the study area based on Aboriginal cultural heritage values, although the significance of the area to the Aboriginal community should be considered.
2. Any future works proposed over the study area should be designed to avoid known sites 56-1-0676 and 56-1-0677 and the sensitive archaeological area.

3. If future works are likely to impact the sensitive archaeological area (see **Section 7.5 of ACHAR**), then further investigation through test excavation is warranted. This will ascertain whether subsurface archaeological deposits are present, thus enabling the appropriate mitigation measures to be formulated.

4. If future works cannot avoid the known sites 56-1-0676 and 56-1-0677, then further investigation including consultation with the local Aboriginal community will be required to support an Aboriginal Heritage Impact Permit (AHIP) application.

7.2 Non – Aboriginal Cultural Significance

The Lake Albert Precinct has a history of post colonisation land use, predominantly involving agricultural (grazing and cropping) activity.

8. LAKE ALBERT PRECINCT DEVELOPMENT AND USE

8.1 Reserve Management Overview

Wagga Wagga City Council will manage the Lake Albert Precinct in order to:

- Manage the Reserve cooperatively with and for the benefit of residents, the community and the wider region
- Maintain and improve the amenity of the Reserve consistent with the established character of the area
- Provide for sustainable visitor and tourist use and enjoyment through the use of the Reserve for passive and active recreation opportunities and the hosting of major events (including adaptive reuse and recreational and commercial development)
- Conserve and reflect Aboriginal Cultural values in consultation with the Wiradjuri First Nations People Community
- Conserve biodiversity, maintain ecosystem functions and maintain natural landscapes
- Permit identified user groups to operate in the Reserve.

8.2 Lake Albert Water Quality and Level and Silt Build-Up

Lake Albert water quality and levels have been of considerable concern for the community and Government authorities for multiple generations and is widely regarded by user groups and the wider community as the Lake Albert Precinct's primary management issue. Current water level and quality have severely restricted all recreational aquatic activity and curtailed many large-scale events. Adequate water level would also enable the Lake to be utilised as a refill location for firefighting aircraft during the increasing incidences of bushfire. Contributing to poor water quality and inadequate levels is the significant build-up of nutrient rich silt that has infiltrated Lake Albert over many decades. Options for the removal of the existing silt build-up and mitigation strategies to prevent future infiltration form part of the ongoing management of water quality and level at Lake Albert.

Stormwater is untreated runoff following rainfall and may carry a range of pollutants derived from the surrounding urban and rural environments. Chemicals, organic matter and hard litter are discharged into the Lake as a result of rain events and contribute to the extremely poor water quality. Without regular diluting rainfall, as in times of drought, the Lake receives a high nutrient load from stormwater when it does rain.

Wagga Wagga City Council conducts regular water quality testing of Lake Albert, to monitor the health of the water as well as highlight any important concerns for human health. Water is routinely tested for nutrients, bacteria and algae. Due to prolonged drought and extremely low water levels, 'Red Alert' for algae or a 'High Alert' for bacteria (as per the Australian Government's NHMRC Guidelines for Managing Risks in Recreational Water) have been regularly identified. This has resulted in Council being required to warn the public that the water is considered unsuitable for water contact activities. The low water levels have recently seen dramatic encroachment of vegetation beyond the normal shoreline. Removal of this vegetation commenced in May 2020.

A range of options have been investigated to permanently address Lake Albert's water quality and level. Aquatic based recreation community organisations and casual community users rely on the Lake having sufficient depth and the water being suitable for aquatic activities to take place. In recent years these pursuits have been severely curtailed resulting in the loss of major events for the city and related economic benefits. If the Lake is to be capable of this type and level of utilisation then solutions need to be implemented. Options identified for consideration to date include:

- Utilising reclaimed water that has been treated to a required standard to augment the water level in Lake Albert
- The diversion of Tatton Drain into Lake Albert as a stormwater harvesting mechanism
- With the updating of the current Major Overland Flood Flow Study Council is giving consideration to utilising Lake Albert to provide flood mitigation to the broader downstream area using the latest available hydraulic modelling
- Wagga Wagga City Council is given credit for water discharged into the Murrumbidgee and permitted, under a specific purpose access license, to draw water from the river to maintain the level of Lake Albert.

In October 2018 Wagga Wagga City Council endorsed the trial of ultrasound technology for controlling cyanobacterial bloom in Lake Albert. Controlling algae with ultrasound is an environmentally friendly technology that is harmless to fish and plants. Ultrasound are sound waves with frequencies higher than the upper audible limit of human hearing (22 kHz). At specific frequencies, these sound waves can be used to control algae growth. The Envirosonic Ultrasound units (ES300) are solar powered and are installed on pontoons anchored to the bottom of the lake. Following preliminary results, indicating a reduction in algal growth, the trial was extended for a further 16 months in October 2019.

The Lake Albert Plan of Management does not recommend a specific solution to the Lake Albert water management issue however, this Plan does identify the following options to be investigated and implemented if deemed feasible and subject to the relevant statutory approvals:

1. Identify alternate sources from which to pump water to Lake Albert during times of insufficient rainfall to maintain levels that support recreational and competition aquatic activity. See point 8.3 for more information.
2. Increase the depth of Lake Albert in order to maintain increased water depth as water inflow occurs. Investigation of the impact on related infrastructure would also need to be undertaken.
3. Investigate the resources and processes required to remove the build-up of sediment within the Lake, ensuring that appropriate infrastructure is in place to prevent future sediment infiltration.
4. Investigate and implement Blue Green Algae management practices.

8.3 Lake Albert Pipeline project

The Lake Albert Pipeline project is focused on using the former Riverina Water offtake point and designing a single pipeline route to discharge into the northern end of the lake, adjacent to Marshall's Creek.

Wagga Wagga City Council have been granted a specific purpose water licence for the lake by the NSW Government. The licence will allow Council to pump 1800 megalitres of water annually from the Murrumbidgee River to Lake Albert once a pipeline has been constructed. Work on the project to deliver a solution to the periodic drying of Lake Albert, which has occurred for at least 75 years, is currently in the planning and design phase.



8.4 Current Condition of the Land and Structures

Suburban development, stormwater infiltration, recreational usage and associated requirements, drought and other weather-related factors have all impacted on the contemporary condition of the Lake Albert Precinct. The degree of infrastructure provision and maintenance are related to the level of budgeted funds available and/or secured grant funding and community partnerships. Land within the Precinct is either residential or used for recreational and community use. Areas identified as bushland and wetland are particularly vulnerable to climatic conditions, as are unirrigated areas of the open space parkland. Shade provision around the perimeter of Lake Albert is quite sparse and limited to major playground and picnic areas.

Community organisations that occupy lots under community licences are responsible for the buildings that they have erected. Both the Bidgee Dragon Boats and Wagga Wagga Sailing Club have facilities that are in very good order. However, roads that lead to these buildings are unsealed and subject to high rainfall impact on accessibility. Boat ramps utilised by all forms of recreational boating are either inadequate due to current low water levels or have been damaged as a result of erosion. These ramps were lengthened/widened in 2020 in partnership with the Water for Lake Albert Community Group.

The Lake Albert Precinct is a significant destination location and a connector to important community recreational infrastructure projects, including the expanding Active Travel Routes (Ride, walk, run and mobility scooters) and Wiradjuri Trail enhancements. As these projects are completed, the Precinct will require additional infrastructure to meet the needs of increased visitation and staging of large-scale community events.

Recent works have been completed to improve amenity, facilities and to mitigate environmental issues within the Lake Albert Precinct including:

- Boat Ramp and Car Park Upgrade
- BMX Track maintenance
- Installation of Solar Lighting along the Walking Track
- Installation of Water Refill Stations along the Walking Track
- Bosley Park Amenities Upgrade
- Bosley Park Erosion Remediation
- Stringybark Creek Remediation
- Crooked Creek Remediation
- Apex Park upgrades
- Foreshore erosion works
- Repair and extension of remaining boat ramps
- Commenced removal of vegetation encroachment due to low water levels.



Image 10 BMX Track O'Halloran Park - Source Rob Owers 2023

8.5 Wagga Wagga City Council Current Asset Conditions and Future Improvements

Lake Albert Perimeter		
Item(s)	Condition	Comments and Future Improvements
Foreshore structure	Excellent – 952m Good – 1591m Average – 291m Poor – 1633m Very Poor – 422m	<ul style="list-style-type: none"> Erosion and vegetation encroachment due to low water levels very evident Provision of accessible fishing platforms at two locations Provision of a dual-purpose platform/pontoon to provide for accessible entry into sailing craft and dragon boats adjacent to sheds.
Vegetation	Inadequate shade provision Vegetation has encroached within the water line due to low water level	<ul style="list-style-type: none"> Provision of additional shade trees required inclusive of additional Casuarina plantings along the southern foreshore areas Removal of identified water line invasive vegetation is an ongoing requirement when water level allows.
Land	Poor to Excellent	<ul style="list-style-type: none"> Provision of water stations, additional picnic and shelter facilities Provision of additional BBQ facilities in areas serviced with amenity blocks Provision of additional irrigated green spaces to accommodate future community needs Provision of key entertainment nodes including formalised access points, additional car parks, accessible pathways connecting parking areas to the walking track, hard stands, three bin waste management service and power provision to accommodate large scale community events in multiple locations around the Lake's perimeter.
Boat Ramps x 5	Good x 4 Average x 1	<ul style="list-style-type: none"> Concreting and extensions undertaken in 2020.
Fitness Stations x 4	Good	<ul style="list-style-type: none"> Due for renewal 2029/30.
Fitness Station signs x 4	Good	<ul style="list-style-type: none"> Update as required when equipment renewal takes place.
Bollard fencing	Good	<ul style="list-style-type: none"> Provision of formalised access points required.
Sandstone block barrier fencing	Excellent	<ul style="list-style-type: none"> Asset renewal project completed in 2023 to replace post and railing fencing
Post and rail fencing	Poor	<ul style="list-style-type: none"> Requires replacing with bollard fencing.
Foot bridges x 4	Good	<ul style="list-style-type: none"> Adequate for current needs. 1 x foot bridge may require widening
240 litre bins x 2	Good	<ul style="list-style-type: none"> Provision of three-bin waste management systems to facilitate recyclables and FOGO collection.
Water station x 2	Average	<ul style="list-style-type: none"> Additional stations may be required due to increasing future use. Quality to be monitored to determine when renewal is required
Algae ultrasound control x 1	Good	<ul style="list-style-type: none"> Ongoing monitoring taking place.
Boat ties by 20	Good	<ul style="list-style-type: none"> Adequacy to be determined dependent on water level.
Boat rigging space	Good	<ul style="list-style-type: none"> Adequacy to be determined dependent on water level.
Seats x 6	Average	<ul style="list-style-type: none"> Additional seats may be required due to increasing future usage.
Signage (Multilingual water safety, Maritime Authority, Safe Boating, Lake Albert Walking Track, Solar Lighting advisory)	Good	<ul style="list-style-type: none"> Additional signage required related to way finding for Active Travel routes, Wiradjuri Trail and historic interpretive signage (Wiradjuri First Nations and Post Colonisation)

Apex Park – currently the location that attracts the greatest number of visitors and hosts community markets and other aquatic and land-based events.		
Item(s)	Condition	Comment
Playground (Regional) and shade sails	Good	<ul style="list-style-type: none"> • Due for renewal 2031/32 • Improved accessibility required for all abilities.
Junior Playground (Local Major) and shade sails	Good	<ul style="list-style-type: none"> • Due for renewal 2030/31 • Improved accessibility required for all abilities.
Fences and bollards	Good	<ul style="list-style-type: none"> • Provision of formalised access points required.
240 litre bins x 10	Average	<ul style="list-style-type: none"> • Provision of three-bin waste management systems to facilitate recyclables and FOGO collection.
60 litre bins x 2	Average	<ul style="list-style-type: none"> • Inadequate size and require removal.
Shelters x 3	Good	<ul style="list-style-type: none"> • Additional shelters may be required due to increasing future usage.
Picnic settings x 11	Good	<ul style="list-style-type: none"> • Additional settings may be required due to increasing future usage.
BBQs (electric) x 3	Good	<ul style="list-style-type: none"> • Additional BBQs may be required due to increasing future usage.
Seats x 2	Good	<ul style="list-style-type: none"> • Additional seats may be required due to increasing future usage.
Water station x 1	Average	<ul style="list-style-type: none"> • Additional stations may be required due to increasing future usage. • Quality to be monitored to determine when renewal is required
Power supply outlets (Mushrooms x 3)	Good	<ul style="list-style-type: none"> • Additional outlets may be required due to increasing future usage.
Irrigation	Average to poor coverage	<ul style="list-style-type: none"> • Additional irrigation required to meet community expectations in high use areas and subject to water availability.
Bike rack x 1	Average and poor location	<ul style="list-style-type: none"> • With the completion of the Active Travel plan route the Precinct will a recognised destination. Consideration to be given to the development of end of trip facilities, bike service centre and commercial activities including bike hire and shuttle service for bikes, prams and mobility devices.
Recreational Infrastructure	Limited for youth	<ul style="list-style-type: none"> • Maximise City's cycling potential through the pursuit of funding for the Apex Park Pump/BMX/Dirt track facility • Formalise connections across this area to maximise use e.g. Markets by the Lake • Construction of a stage area to enable events. • Installation of Basketball Half Court • Extension of Lake Albert Oval to increase utilisation capacity. • See Lake Albert Park Precinct – Future Use and Development Map following.
Carpark and lighting	Good	<ul style="list-style-type: none"> • Carpark may require future expansion.
Signage (Multilingual water safety, Lake Albert Walking Track, Apex Park location, Lake Albert usage)	Good	<ul style="list-style-type: none"> • Additional signage required related to way finding for Active Travel routes, Wiradjuri Trail and historic interpretive signage (Wiradjuri First Nations and Post Colonisation)
Bosley Memorial Park – this location also includes the Wagga Wagga Boat Club and sheds associated with community organizational aquatic recreation. Large scale events occur here when water height permits.		
Item(s)	Condition	Comment
Playground (Local Minor) and shade sails	Good	<ul style="list-style-type: none"> • Due for Renewal 2025/26 • Review accessibility for all abilities
Public Amenities and Change Rooms	Good	<ul style="list-style-type: none"> • Development of Camping area close to this area will require review of scale and type of amenities provided
Cable fencing and bollards	Good	<ul style="list-style-type: none"> • Provision of formalised access points required
240 litre bins x 4	Average	<ul style="list-style-type: none"> • Provision of three-bin waste management systems to facilitate recyclables and FOGO collection
Shelters x 1	Good	<ul style="list-style-type: none"> • Additional shelters maybe required due to increasing future usage
Picnic settings x 4	Good	<ul style="list-style-type: none"> • Additional settings maybe required due to increasing

		future usage
BBQs (electric) x 1	Good	<ul style="list-style-type: none"> Additional BBQs maybe required due to increasing future usage
Seats x 1	Average	<ul style="list-style-type: none"> Additional seats maybe required due to increasing future usage
Water station x 1	Average	<ul style="list-style-type: none"> Additional stations maybe required due to increasing future usage Quality to be monitored to determine when renewal is required
Power supply	Average	<ul style="list-style-type: none"> Additional outlets maybe required due to increasing future usage
Irrigation	Average	<ul style="list-style-type: none"> Additional irrigation required to meet community expectations in high use areas and subject to water availability.
Carpark (WWCC)	Average	<ul style="list-style-type: none"> Carpark may require future expansion and surface attention to service increased usage in this area.
Access roads to community facilities in this area	Poor	<ul style="list-style-type: none"> Will require surface sealing as currently subject to weather impacts.
Pathway (gravel)	Good	<ul style="list-style-type: none"> May require surface attention to facilitate accessibility
Signage (Multilingual water safety, Memorial, Lake Albert Walking Track, Location and Lake Albert usage)	Good	<ul style="list-style-type: none"> Additional signage required related to way finding for Active Travel routes, Wiradjuri Trail and historic interpretive signage (Wiradjuri First Nations and Post Colonisation).

Ron Wheeler Park

Item(s)	Condition	• Comment
Playground (Local Minor) and shade sails	Poor	<ul style="list-style-type: none"> Due for Renewal 2026/27 Review accessibility for all abilities.
Picnic settings x 1	Good	<ul style="list-style-type: none"> Consider adequate for location.
Seats (wooden) x 11	Poor x 1 Average x 11	<ul style="list-style-type: none"> Replace seat x 1.
Irrigation	Poor	<ul style="list-style-type: none"> Additional irrigation maybe required to meet community expectations and subject to water availability.
Pathway (dirt)	Excellent	<ul style="list-style-type: none"> Review accessibility for all abilities and connections to Lake Albert foreshores.
Signage (Location and various advisory signs)	Average	<ul style="list-style-type: none"> Additional wayfinding signage required.
Cricket Pitch (cement)	Average	<ul style="list-style-type: none"> Review usage and maintenance need.
Goal Posts	Poor	<ul style="list-style-type: none"> Review usage and maintenance need.

Ray Beddoe Park

Item(s)	Condition	• Comment
Playground (Local Major)	Average	<ul style="list-style-type: none"> Due for Renewal 2024/25 Incorporate additional elements for youth recreation e.g. basketball court, exercise equipment Review accessibility for all abilities Additional tree planting required in this location.
Picnic settings x 2	Good	<ul style="list-style-type: none"> Considered adequate for location.
BBQ x 1	Good	<ul style="list-style-type: none"> No toilet facilities at this location.
Shelter	Good	<ul style="list-style-type: none"> Considered adequate for location.
Seats (wooden) x 3	Average	<ul style="list-style-type: none"> Considered adequate for location.
Irrigation	Poor	<ul style="list-style-type: none"> Additional irrigation maybe required to meet community expectations and subject to water availability.
Signage (Location and memorial)	Good	<ul style="list-style-type: none"> Additional wayfinding signage required.
240 litre bins x 2	Good	<ul style="list-style-type: none"> Provision of three-bin waste management systems to facilitate recyclables and FOGO collection.
60 litre bin x 1	Average	<ul style="list-style-type: none"> Inadequate size and requires removal.

O'Halloran Park

Item(s)	Condition	• Comment
Public Amenities	None at this location	<ul style="list-style-type: none"> High use location requires public amenities.
Playground (Local Minor)	Average	<ul style="list-style-type: none"> Due for Refurbish 2032/33 Review accessibility for all abilities.
Dog Agility Park and off-leash area and single seat	Average	<ul style="list-style-type: none"> Elements require renewal No irrigation.

Dog Agility Park wire mesh fencing	Good	<ul style="list-style-type: none"> Required to contain off leash dogs.
Dog Agility Park sign	Good	<ul style="list-style-type: none"> Adequate for current needs.
BMX Dirt Track	Good	<ul style="list-style-type: none"> Refurbished in 2019.
Foot bridge x 1	Good	<ul style="list-style-type: none"> Adequate for current needs.
Post and rail fencing	Average	<ul style="list-style-type: none"> Requires replacing with bollard fencing.
Post and rail fencing (carpark)	Average	<ul style="list-style-type: none"> Requires replacing with bollard fencing.
Picnic settings x 4	Poor x 2 Good x 2	<ul style="list-style-type: none"> Requires replacement.
BBQ x 1	Good	<ul style="list-style-type: none"> No toilet facilities at this location.
Shelter	Good	<ul style="list-style-type: none"> Considered adequate for location.
Seats (metal) in a ring x 8	Good	<ul style="list-style-type: none"> Maintained by Wagga Wagga City Council.
Irrigation	Poor	<ul style="list-style-type: none"> No irrigation – “bushland” style area.
Concrete paver connecting path	Average	<ul style="list-style-type: none"> Review for accessibility.
Signage (Location and memorial)	Average	<ul style="list-style-type: none"> Additional wayfinding signage required.
240 litre bins x 1	Good	<ul style="list-style-type: none"> Provision of three-bin waste management systems to facilitate recyclables and FOGO collection.
60 litre bin x 1	Average	<ul style="list-style-type: none"> Inadequate size and requires removal.
Sports Ground		
Item(s)	Condition	Comment
Lake Albert Oval (AFL/cricket use and school sports oval) and lighting fortnight training	Average	<ul style="list-style-type: none"> Inadequate and aging.
Lake Albert Hall		
Item(s)	Condition	Comment
Community building x 1	Poor	<ul style="list-style-type: none"> Ageing facility in a location that separates open spaces – consideration should be given to rebuild in an alternative location Inadequate services available for a contemporary community facility No disabled access/toilet.
Apex Park Public Amenities		
Item(s)	Condition	Comment
Toilet Block, Club Room and Change Rooms	Very Poor	<ul style="list-style-type: none"> Consider redeveloping public toilets and incorporating male and female change rooms Consider the addition of an Accessible Adult Change Facility.



Image 11 Vegetation encroachment within Lake Albert 2020 Source - Glenda Pym 2020



Image 12 Apex Park playgrounds, BBQ and picnic areas Source - Glenda Pym 2020

8.6 Current Use of the Land and Structures

The Lake Albert Precinct is currently maintained for general recreation use. Specific locations are subject to licence arrangements as per the below table.

Land Area	Description	Arrangement
Lot 7004 DP1049750	Horse riding facility for people with a disability	Community Licence – Riding For the Disabled Association
Lot 7006 DP94147	Apex Park Kiosk Storage Area	Community Licence – Wagga Triants Triathlon Club
Lot 1 D1260459	Storage/Activities Shed	Community Licence – Bidgee Dragons Inc.
Lot 49 DP775377	Storage/Activities Shed	Community Licence – Wagga Wagga Sailing Club Inc.
Lot 325 DP 822911	Childcare Facility	Community Licence – Koorungal Casual Childcare Inc.
Lot 326 DP 822911	Girl Guide Meeting Hall	Community Licence – Koorungal Girl Guides

Council may receive Expressions of Interest for use of land covered by this Plan of Management. The Plan of Management permits Council to enter into leases and licences of Council Managed Crown Land that are consistent with the nominated Reserve purposes and land categorisations.

8.7 Permitted Reserve Future Use

8.7.1 The following Lake Albert Park Precinct – Future Use and Development Map indicates the permitted uses for General Community Use, Park, Sportsground and Natural Area Bushland and Watercourse land categories as identified in the Lake Albert Precinct Plan of Management. Detailed information is contained in Part 2 of this Plan.

Lake Albert Precinct – Future Use and Development Map

The Lake Albert Precinct is a popular destination. This map identifies infrastructure additions and permitted activities to enhance the precinct as a key destination capitalising on the Active Travel Routes and the Wiradjuri Trail.

(indicative positioning only)

1 Accessible Shared Pathways:

- Widen to 3 metres and seal
- Spaced seating and water refill stations
- Develop connections from carparking lay-by locations.

2 Foreshores:

- Restoration of eroded areas
- Ongoing removal of encroaching vegetation due to low water levels
- Provision of Accessible Pier and Fishing Platforms.

3 Key Entertainment Nodes (Ron Wheeler/Bosley/Apex and Ray Beddoe Parks):

- Hard stands
- Formal access and car parking
- Increased seating/tables/shelters
- Event power supply and increased lighting
- Three-bin waste management system
- Temporary/Event food licensing.

4 Apex Park:

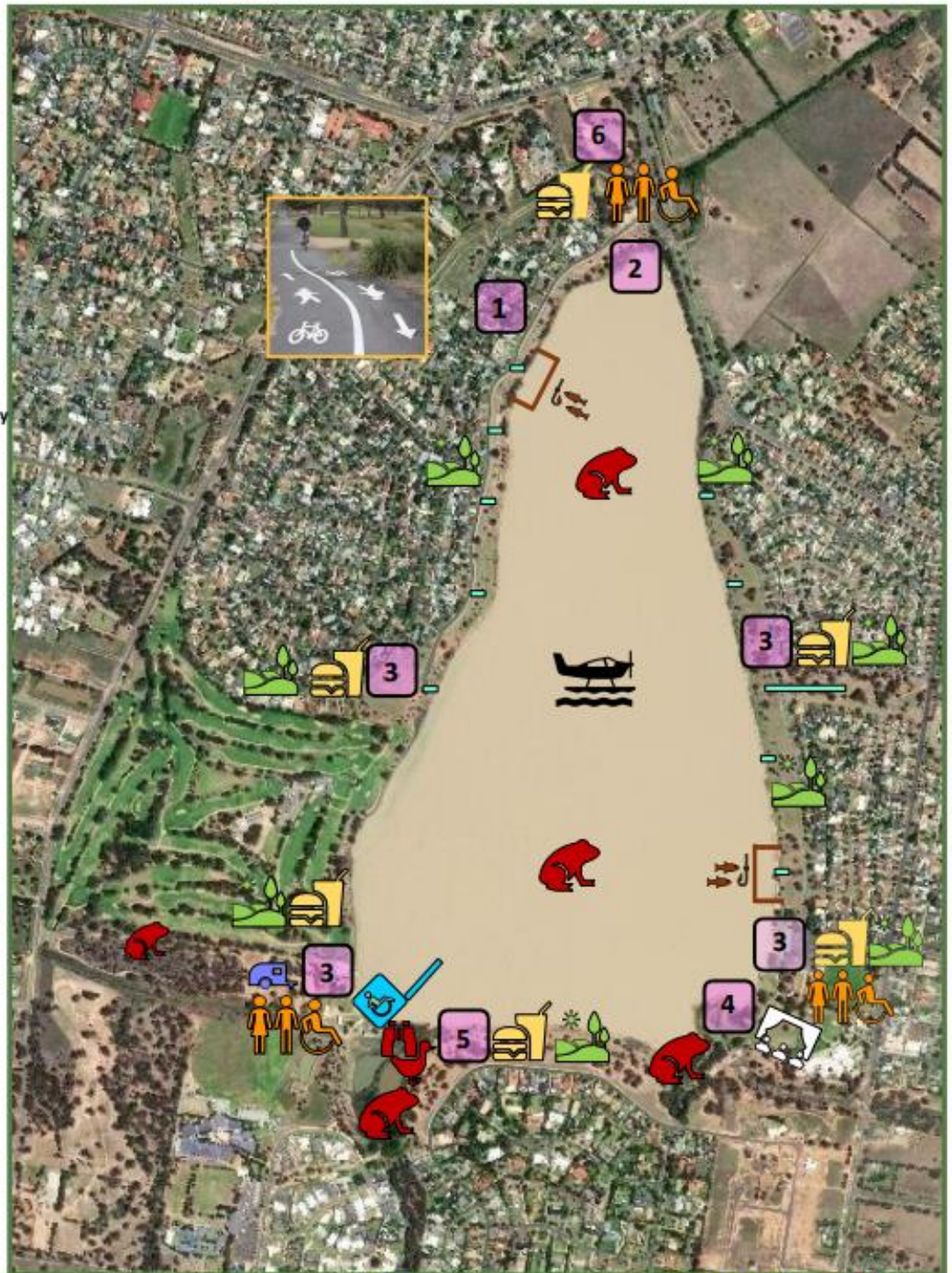
- Permit Commercial Operations e.g. Containerised Hospitality/Aquatic Recreation Hire
- Explore options for future use of kiosk building
- Redevelop Public Hall/Public Amenities to incorporate Change Rooms, Adult Laydown Change Facility
- Construct Bike Facility, Stage Area, Basketball Court
- Extension of sporting oval

5 Event Viewing Area:

- Event power supply and increased lighting
- Formal access.

6 O'Halloran Park

- Renew Dog Agility Park
- Increase seating
- Provision of Public Toilets
- Irrigation of green



spaces.



Accessible Fishing Platform



Temporary and Event Food Licensing



Tree Plantings for Shade and Irrigated Green Spaces



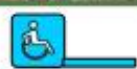
Protect Biodiversity



Bird Hide



Accessible Public Amenities



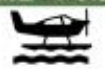
Accessible Pontoon/Platform



Stage Area



Accessible connections



Water Refill Fire-Fighting Aircraft



Installation of Consistent Way Finding and Interpretive Signage to Link with ATP and Wiradjuri Trail. Highlight Wiradjuri Cultural Stories.



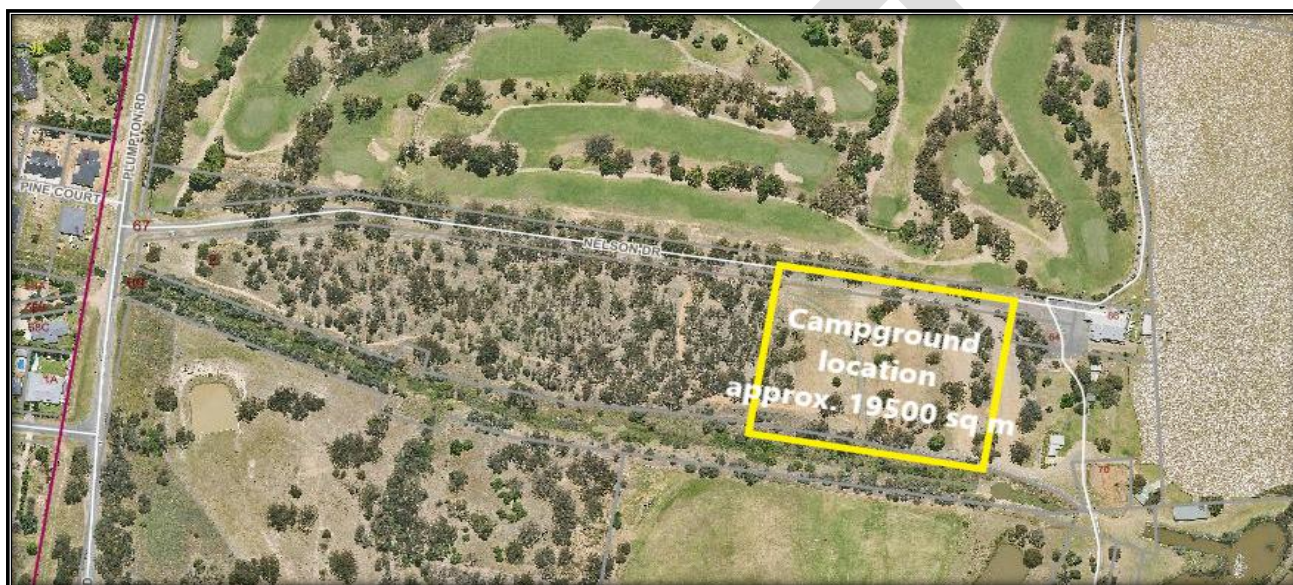
Campground area

8.7.2 Establishment of Campground Area

Change of land use category is required to enable the possible establishment of a campground area within the Lake Albert Precinct. Future use of this type must be in keeping with both the amenity of the Lake Albert Precinct and will not disrupt the Community recreational enjoyment of the Precinct. This area would be defined as a camping ground on which campervans or tents, annexes or other similar portable and lightweight temporary shelters are, or are to be, installed, erected or placed for short term use. Public amenities are currently available at Bosley Park, so future amenities development or expansions to service this area will be minimal.

Pending community consultation, development approval and Council endorsement to develop a campground area, WWCC would develop a Lake Albert Camping Ground Operations Document (example of Wilks Park Operations Document included) to manage and guide the type and amount of activity permitted at the site.

An Aboriginal Cultural Heritage Assessment Report was completed by OzArk in November 2021 to help inform the potential future management options for the identified location below. The results of this report recommended there are no specific constraints to the rezoning of the study area based on Aboriginal cultural heritage values, although the significance of the area to the Aboriginal community should be considered and if future works are to impact the sensitive archaeological area, then further investigation is warranted. Further investigation and consultation with the local Aboriginal community would also be undertaken if any works were to progress.



Land Description

Wagga Wagga City Council is the Crown Land Manager for Lot 1 DP 1260459, which is currently categorised as Natural Area – Bushland. The land use category would need to be altered to General Community Use. Further information follows in Annexure 1.

8.7.3 Use of Lake Albert as a Water Refill Location

Wagga Wagga City Council has undertaken discussions with relevant peak bodies and contractors regarding the future use of Lake Albert as a water refill location for firefighting aircraft during times of bushfire. This capability would assist with response times across the region. Solutions to address the low water level in the Lake would require implementation to allow for this important contribution in a time of increasing bushfire frequency.



Image 13 Skiing on Lake Albert - Source Michael Frogley

PART 2: DETAILED INFORMATION OF LAND CATEGORIES AND USE

9. GENERAL COMMUNITY USE LAND CATEGORY

Introduction

Map 3 indicates land categorised as General Community Use within the Lake Albert Precinct. This land may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public and is not categorised as a natural area, a sportsground, a park or an area of cultural significance.

Issues:

- Long term viability of the Wagga Wagga Boat Club and Wagga Wagga Country Club
- Opportunities for economic and/or community development
- Limited knowledge of Wiradjuri First Nations People's cultural significance across the Lake Albert Precinct
- Preservation of wildlife corridors.

Development and Use

General Community Use - Permitted Purposes	Purposes for which Further Development is Permitted
<ul style="list-style-type: none"> • Tourist accommodation and ancillary uses as permitted with consent under the Wagga Wagga Local Environmental Plan 2010 • Community use including childcare provision and community service groups and associated activities • Temporary events or organised activities which are approved by Wagga Wagga City Council and are for purposes for which a short-term licences may be issued over Crown Land. 	<ul style="list-style-type: none"> • Council, as Crown Land Manager, will permit the development of tourist accommodation in specified areas as identified in Map 4. Accommodation development will be of a scale, style and comprised of materials that are sensitive to the natural, social and cultural values of the Lake Albert Precinct • Ancillary facilities include drop point, car parking loading areas, driveways, access roads, pedestrian connections or similar

Prescribed Local Government Act 1993 Objectives	Means of Achievement	Manner of Assessment
<ul style="list-style-type: none"> • Promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: <ul style="list-style-type: none"> ○ in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public ○ in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities). 	<ul style="list-style-type: none"> • Utilisation of land to assist in facilitating community activity by community organisations 	<ul style="list-style-type: none"> • Issuing of community licences to appropriate community organisations for undertaking a range of community activities.
	<ul style="list-style-type: none"> • Identify sites that are suitable for development of tourist accommodation of a scale, style and comprised of materials that are sensitive to the natural and cultural values of the reserve. 	<ul style="list-style-type: none"> • Well managed facilities and settings established that are compatible with the value and amenity of the Lake Albert Precinct.
	<ul style="list-style-type: none"> • Ensure scale and style of developments are compatible with adjoining land use. 	<ul style="list-style-type: none"> • Scale and style of developments are compatible with adjoining land use • Undertake biodiversity assessment of adjacent bushland area.
	<ul style="list-style-type: none"> • Consultation with Wiradjuri First Nations People prior to any development taking place. 	<ul style="list-style-type: none"> • Identified areas of cultural significance are recognised and preserved.

Authorised Lease, Licence or Other Estates – General Community Use

Type	Common Name	Land or Facility	Purpose	Method of Granting
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Community Licence	Riding for the Disabled Association	Lot 7004 DP 1049750	Open space to facilitate recreational activity.	By resolution of Wagga Wagga City Council.
Community Licence	Koorungal Casual Childcare Centre Inc.	Lot 325 DP 822911	Facilitate community activity.	By resolution of Wagga Wagga City Council.
Community Licence	Koorungal Girl Guides	Lot 326 DP 822911	Facilitate community activity.	By resolution of Wagga Wagga City Council.
Lease	TBA	Lot 1 DP 1260459	Operation and Management of campground area	By Public Tender

10. NATURAL AREA – BUSHLAND LAND CATEGORY

Introduction

Map 3 indicates land categorised as Bushland within the Lake Albert Precinct. The Natural Area land category refers to land, whether or not it is in a disturbed state, that possesses a natural feature or attribute that would be sufficient to further categorise the land as bushland under section 36 (J) of the Local Government Act. Bushland is land which contains primarily vegetation that is the natural or remainder of the natural vegetation of the land.

Issues:

- Increasing pressures on biodiversity through reduction in wildlife corridors
- Limited knowledge of Wiradjuri First Nations People's cultural significance across the Lake Albert Precinct
- Limited knowledge of the land area's biodiversity values
- Impacts of development adjacent to bushland
- Pest and weed infestation in the bushland areas
- Need to control bushfire risks
- Lack of maintenance resources.

Development and Use

Natural Area Bushland - Permitted Purposes	Purposes for which Further Development is Permitted
<ul style="list-style-type: none"> • Activities for the protection and enhancement of biological diversity, wildlife corridors and habitat • Environmental and scientific study • Low impact passive recreational, social and educational pastimes and activities utilising designated tracks • Temporary events or organised activities which are approved by Wagga Wagga City Council and are for purposes for which a short-term licence maybe issued over Crown Land. 	<ul style="list-style-type: none"> • Low impact walking and cycling paths • Low impact access and service roads • Bush fire mitigation activities • Wildlife-friendly fencing • Installation Council approved advisory and cultural interpretive signage • Activities or works that protect the biodiversity values of the land, or restore degraded areas • Activities or infrastructure related to the provision of public safety or compliance.

Prescribed Local Government Act 1993 Objectives	Means of Achievement	Manner of Assessment
<ul style="list-style-type: none"> • To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area • To maintain the land, or that feature or habitat, in its natural state and setting. 	<ul style="list-style-type: none"> • Manage the land to ensure that identified habitats are preserved • Ensure linkages with adjacent wildlife corridors are maintained • Identify eradication programs for invasive species • Undertake fire risk mitigation works • Seek sufficient budget allocation to facilitate appropriate maintenance within the identified area. 	<ul style="list-style-type: none"> • Undertake regular monitoring of natural assets, wildlife corridors and assessment of native species • Invasive species are identified and controlled • Fire hazards are minimised through programmed works • Sufficient maintenance budget allocated.
<ul style="list-style-type: none"> • To provide for the restoration and regeneration of the land. 	<ul style="list-style-type: none"> • Identify grants, partnerships and other external funding sources to facilitate protection and enhancement of biodiversity and wildlife corridors • Council to support community groups to seek funding for restoration and rehabilitation projects in appropriate bushland areas. 	<ul style="list-style-type: none"> • Funding sources/partnerships identified and sourced/created • Community group projects are operating under Council Staff supervision.

<ul style="list-style-type: none"> To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion. 	<ul style="list-style-type: none"> Consultation with Wiradjuri First Nations People to identify cultural significance. 	<ul style="list-style-type: none"> Community are aware of the area's cultural significance
	<ul style="list-style-type: none"> Provide information for visitors to help raise awareness and promote responsible use that minimises the impact of human activity Ensure any development and activities adjacent to bushland areas conform to environmental best practice 	<ul style="list-style-type: none"> Community are aware of the area's biodiversity values Reduced occurrences of damaging behaviours

Authorised Lease, Licence or Other Estates – Natural Area Bushland

Type	Common Name	Land or Facility	Purpose	Method of Granting
Nil				

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11. NATURAL AREA – WATERCOURSE CATEGORY

Introduction

Map 3 indicates land categorised as Watercourse within the Lake Albert Precinct. The Natural Area land category refers to land, whether or not it is in a disturbed state, that possesses a natural feature or attribute that would be sufficient to further categorise the land as watercourse under section 36 (M) of the Local Government Act. The Natural Area Watercourse category refers to any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water and any other stream of water into or from which the stream of water flows. The category includes associated riparian land or vegetation, including land which is protected under the relevant legislation.

Issues:

- Water is of poor quality with low level resulting in frequent Red Alerts for alga and High Alerts for bacteria – See section 8.2 Lake Albert Water Quality and Level
- Water quality and level of Lake Albert has impacted the ability of the community to utilise the Lake Albert Precinct as required
- Limited knowledge of Wiradjuri First Nations People’s cultural significance across the Lake Albert Precinct
- Lack of accessibility for all abilities to engage in aquatic recreation
- Inadequate water depth to conduct aquatic activities and events and as a water refill supply for fire-fighting aircraft
- Foreshore degradation and encroaching vegetation due to low water levels
- Impacts of development adjacent to watercourse and the wider Lake Albert Catchment Area
- Pest and weed infestation within watercourse and surrounding riparian areas
- Lack of maintenance resources.

Development and Use

Natural Area Watercourse - Permitted Purposes	Purposes for which Further Development is Permitted
<ul style="list-style-type: none"> • Water and land based recreational, social and educational pastimes and activities • Events and competitions related to aquatic recreation • Restoration Lake inflow/outflow watercourses • Activities for the protection and enhancement of biodiversity and habitat • Activities that protect riparian vegetation and foreshore erosion and stability • Promote community access to and use of the watercourse without detrimentally affecting the environment • Environmental and scientific study • Utilisation of Lake Albert to provide flood mitigation to the broader downstream area. • Temporary events or organised activities which are approved by Wagga Wagga City Council and are for purposes for which a short-term licence maybe issued over Crown Land. 	<ul style="list-style-type: none"> • Undertake investigations and the development of related infrastructure to improve the quality and level of water in Lake Albert including reduction in storm water pollutants, silt removal, sediment infiltration • Infrastructure related to the pumping of water to Lake Albert from identified sources during times of insufficient rainfall to maintain levels that support recreational and competition aquatic activity. • Increasing the depth of Lake Albert in retain water depth as inflows occurs and investigation of impact on infrastructure. • Development of appropriate infrastructure to enable firefighting aircraft to access water from Lake Albert • Methods for addressing foreshore erosion and remediation • Installation of accessible pontoons for fishing and piers for engaging in aquatic recreation • Formalised access and service road provision to enable aquatic recreational activity • Installation Council approved advisory and cultural interpretive signage • Activities or works that protect the biodiversity values of the watercourse, removal of encroaching vegetation and restoration of degraded areas • Consideration be given to utilising Lake Albert to provide flood mitigation to the broader downstream area using the latest available hydraulic modelling. Key elements may include increasing the available airspace in Lake Albert for temporary flood water storage and to improve water conveyance into Lake Albert from both Crooked Creek and Stringybark Creek. • Activities or infrastructure related to the provision of community aquatic recreation, public safety and compliance

Prescribed Local Government Act 1993 Objectives	Means of Achievement	Manner of Assessment
<ul style="list-style-type: none"> To manage watercourses so as to protect the biodiversity and ecological values of the aquatic environments, particularly in relation to water quality and water flows 	<ul style="list-style-type: none"> Undertake scheduled testing of water quality and advise community of any related alerts Undertake ongoing monitoring of water level to identify seasonal trends and impact of actions undertaken to address water quality and level Investigation and implantation of measures to manage water level and quality Manage the watercourses and adjacent wetland areas to ensure that identified habitats are preserved Identify eradication programs for invasive species Seek sufficient budget allocation to facilitate appropriate maintenance within the identified area. 	<ul style="list-style-type: none"> Testing undertaken and alerts provided to the community asrequired Water level monitored Water level and quality is managed to ensure preservation of aquatic habitats Undertake regular monitoring of aquatic assets assessment of native species Invasive species are identified and controlled Sufficient maintenance budget allocated.
<ul style="list-style-type: none"> To manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation,habitats and bank stability 	<ul style="list-style-type: none"> Identify grants, partnerships and other external funding sources to facilitate protection and enhancement of riparian vegetation, habitats and foreshore rehabilitation and stability Council to partner and support community groups to seek funding for restoration and rehabilitation projects 	<ul style="list-style-type: none"> Funding sources/partnerships identified and sourced/created Native vegetation re-established in areas of soil erosion, scarring and degradation within riparian zones Community group projects are operating under Council Staff supervision.
<ul style="list-style-type: none"> To restore degraded watercourses 	<ul style="list-style-type: none"> Identify alternate sources from which to pump water to Lake Albert during times of insufficient rainfall to maintain levels that support recreational and competition aquatic activity. Increase the depth of Lake Albert in order to maintain increased water depth as water inflow occurs and investigate impact on related infrastructure Investigate the resources and processes required to remove the build-up of sediment within the Lake, ensuring that appropriate infrastructure is in place to prevent future sediment infiltration Ensure any development and activities across the Lake Albert Catchment that may impact watercourses conform to environmental best practice. 	<ul style="list-style-type: none"> Implementation of actions that have improved water quality and level Reduced occurrences of development impacts and damaging behaviours.
<ul style="list-style-type: none"> To promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category. 	<ul style="list-style-type: none"> Create a staged development plan and related asset management and maintenance standards for the implementation of Plan of Management Provide information for visitors to help raise awareness and promote responsible use that minimises the impact of human activity Development of floating pontoons and accessible pier to enable all abilities to engage in fishing and aquatic recreation. 	<ul style="list-style-type: none"> Stage development plan and related asset management and maintenance standards for the implementation of Plan of Management created Community care aware of the Lake Albert's biodiversity values Community members of all abilities are able to enjoyrecreational activity within Lake Albert.

Authorised Lease, Licence or Other Estates – Natural Area Watercourse

Type	Common Name	Land or Facility	Purpose	Method of Granting
NIL				

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12. SPORTSGROUND LAND CATEGORY

Introduction

Map 3 indicates land categorised as Sportsground within the Lake Albert Precinct used primarily for active recreation involving organised sports.

Issues:

- The provision of co-located sporting facilities that meet community needs and encourage multiple use of the Lake Albert Precinct.
- Existing facilities are reaching the end of useful life and do not meet contemporary standards regarding accessibility

Development and Use

Sportsground - Permitted Purposes	Purposes for which Further Development is Permitted
<ul style="list-style-type: none"> • Organised and informal sporting activities and games - both amateur and professional • Temporary events or organised activities which are approved by Wagga Wagga City Council and are for purposes for which a short-term licence maybe issued over Crown Land. 	<ul style="list-style-type: none"> • Note the redevelopment of the Lake Albert Oval/Apex Park amenities block in the Apex Park area to include clubhouse, kiosk, storage, unisex changerooms and addition of Accessible Adult Change Facility. Lake Albert Hall to be included in there development of this facility. Ensure redevelopment creates a connection between Lake Albert Oval and Apex Park. • Utilities to improve amenity or safety • Additional seating, picnic tables and shade structures to enhance usage. • Potential expansion of the Lake Albert Oval sportsground to increase utilisation capacity of the site.

Prescribed Local Government Act 1993 Objectives	Means of Achievement	Manner of Assessment
<ul style="list-style-type: none"> • To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games 	<ul style="list-style-type: none"> • Redevelopment of public amenities, clubrooms, kiosk, changerooms, Accessible Adult Laydown facility and Lake Albert Hall that improve the connection between Lake Albert Oval and Apex Park • Develop facilities that incorporate universal design principles that enable access for all • Allow appropriately licenced competitions and events that are compatible with the purpose and management of the Precinct. 	<ul style="list-style-type: none"> • Infrastructure encourages use beyond organised sport • Facility incorporating public hall, clubrooms, kiosk, public toilets including Accessible Adult Laydown facility constructed connecting Lake Albert Oval and Apex Park • Access for all incorporated into design and construction of facilities • Monitor number of competitions and events scheduled
<ul style="list-style-type: none"> • To ensure that such activities are managed having regard to any adverse impact on nearby residences. 	<ul style="list-style-type: none"> • Development of sporting facilities and the scheduling of events and competitions must consider the impacts, i.e. visual, noise, lighting and additional usage on the neighbouring properties. 	<ul style="list-style-type: none"> • Monitor impacts on neighbouring residents during scheduled events and competitions.
<ul style="list-style-type: none"> • To ensure that such activities are managed having regard to any adverse impact on Reserve values 	<ul style="list-style-type: none"> • Determine and develop appropriate management protocols for assessment, licencing and management of activities and events. 	<ul style="list-style-type: none"> • Monitor effectiveness of management protocols.

Authorised Lease, Licence or Other Estates – Sportsground

Type	Common Name	Land or Facility	Purpose	Method of Granting
Lease	Food Retail	Sportsground Land	Provision of mobile/containerised food retail	Expression of Interest
Community Licence	Activity	Sportsground Land	Provision of community activities/events	Delegated authority of Council officer

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13. PARK LAND CATEGORY

Introduction

Map 3 indicates land categorised as Park within the Lake Albert Precinct and is used for active and passive recreation and the hosting of events and gatherings.

Parts of this area of the Lake Albert Precinct. are subject to an Aboriginal Land Claim. Wagga Wagga City Council, as Crown Land Manager, is required to act in a custodial role with regard to management of the land until such time as the claim has been determined.

Issues:

- Water quality and level of Lake Albert has impacted the ability of the community to utilise the Lake Albert Precinct as required
- Inadequate recreational infrastructure for Youth
- Aging and inadequate infrastructure does not support the full potential of the Lake Albert Precinct
- Inadequate recognition and preservation of Aboriginal Cultural sites
- Existing infrastructure does not meet contemporary standards regarding accessibility
- Physical separation between Lake Albert Oval and Apex Park open spaces due to existing buildings.

Development and Use

Park – Permitted Uses	Purposes for which Further Development is Permitted
<ul style="list-style-type: none"> • Active and passive recreation including cycling, youth recreation and children's play • Group recreational use including picnics and celebrations • The conducting of festivals, competitions, parades, markets, fairs and similar events and gatherings and subject to Council permit • Nature conservation and observation. • Temporary events or organised activities which are approved by Wagga Wagga City Council and are for purposes for which a short-term licence maybe issued over Crown Land. 	<ul style="list-style-type: none"> • Note the redevelopment of the Lake Albert Oval/Apex Park amenities block in the Apex Park area to include clubhouse, kiosk, storage, unisex changerooms and addition of Accessible Adult Change Facility. Lake Albert Hall to be included in the redevelopment of this facility. Ensure redevelopment creates a connection between Lake Albert Oval and Apex Park. • Installation of Council approved advisory and cultural interpretive signage and representation of Wiradjuri Culture within the Park Area • Small scale commercial operations which are sympathetic to and support the use of the Lake Albert Precinct, and subject to relevant licencing, can also occur in Park areas • Provision of adequate infrastructure to facilitate both small and large-scale Community events both land and water based (festivals, markets, competitions) including hard stand areas, three bin system, formalise entry and exit points inclusive of accessible connections, power access, extend irrigation points and provision of storage sites etc. • Improved access to the Lake Albert Precinct for people of all abilities to engage in recreational activities – disabled toilets, adult laydown facility, pathways that facilitate connectivity and fishing/boating access platform • Development for the purposes of active recreation for Youth including half-court basketball courts and Pump/BMX/Dirt track facility at Apex Park – see indicative plan following • Undertake tree planting (deciduous non-native and native) to provide extension of shade around the perimeter of the Lake • Development required for public safety and compliance purposes.

Prescribed Local Government Act 1993 Objectives	Means of Achievement	Manner of Assessment
<ul style="list-style-type: none"> To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities 	<ul style="list-style-type: none"> Encourage and support the hosting of both small and large-scale events that utilise all areas of the Lake Albert Precinct Development of recreational facilities that cater for the Youth demographic Consultation with Wiradjuri First Nations People to ensure preservation and representation of Aboriginal Cultural presence Redevelopment of public amenities, clubrooms, kiosk, changerooms, Accessible Adult Laydown facility and Lake Albert Hall that improve the connection between Lake Albert Oval and Apex Park Development of infrastructure that enables equitable access to recreational pursuits Renewal of dog agility course Ongoing maintenance – playgrounds, sportsground, buildings, public amenities, green spaces – turf/trees, walk/cycle track and solar lighting. 	<ul style="list-style-type: none"> A diverse range of events take place each year Development of half-court basketball court and Pump/BMX/Dirt track facility at Apex Park The cultural significance to First Nations People of the landscapes within the Park areas is widely acknowledged and respected. Secure funding to enable the design and use of interpretive signage that reflects the Wiradjuri cultural significance of the Park areas Facility incorporating public hall, clubrooms, kiosk, public toilets including Accessible Adult Laydown facility constructed connecting Lake Albert Oval and Apex Park The walk/cycle way is widened to three metres and sealed Sufficient maintenance budget allocated.
<ul style="list-style-type: none"> To provide for passive recreational activities or pastimes and for the casual playing of games 	<ul style="list-style-type: none"> Encourage visitors to undertake observation of the biodiversity present within the Lake Albert Precinct Expand the tree canopy in Park areas to enhance shade provision Expand the number of irrigated green spaces. 	<ul style="list-style-type: none"> Provision of information online and onsite to educate the community and visitors about Lake Albert's biodiversity values Shade trees planted and irrigated green spaces increased.
<ul style="list-style-type: none"> To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management. 	<ul style="list-style-type: none"> Create a staged development plan and related asset management and maintenance standards for the implementation of Plan of Management Explore commercial development to facilitate tourism e.g. retail and hospitality e.g. café/restaurant, boat, canoe, paddle board hire on scheduled days, unique pop-up activations, other recreation hire and tour operations. Provide information for visitors to help raise awareness and promote responsible use that minimises the impact of human activity. 	<ul style="list-style-type: none"> Stage development plan and related asset management and maintenance standards for the implementation of Plan of Management created.

Authorised Lease, Licence or Other Estates – Park

Type	Common Name	Land or Facility	Purpose	Method of Granting
Community Licence	Bidgee Dragons Inc.	Lot 1 DP 1260459	Shed storage to facilitate aquatic activity	By resolution of Wagga Wagga City Council.
Community Licence	Wagga Triants Triathlon Club	Lot 7004 DP 94147	Shed storage to facilitate recreational activity	By resolution of Wagga Wagga City Council.
Community Licence	Wagga Wagga Sailing Club Inc.	Lot 49 DP 775377	Shed storage to facilitate aquatic activity	By resolution of Wagga Wagga City Council.
Community Licence	Activity	Foreshore Land	Provision of community activities/events	Delegated authority of a Council Officer
Lease	Food Retail	Foreshore Land	Provision of mobile/containerised food retail	Expression of Interest.



LEGEND

Climbing Trail
(IMBA Green Circle Difficulty Rating)

Descending Trail 1 - Dirt Jump Line
(IMBA Blue Square Difficulty Rating)

Descending Trail 2 - 'Flow' Trail
(IMBA Blue Square Difficulty Rating)

Link Trail - Two-Way Trail
(IMBA Green Circle Difficulty Rating)

Technical Trail Features

(a.) - Bermed Corner (Approx. 0.9m-1.5m height)

(b.) - Tabletop Jump (Approx. 1.5-2m height)

(c.) - Larger Roller (Approx. 0.9-1.5m height)

(d.) - Small Roller (Approx. 0.6-0.9m height)

(e.) - Hip Jump (Approx. 1.5-2m height)



Dirt Art Pty Ltd
t. 1800 872 457
e. info@dirtyart.com.au
w. www.dirtyart.com.au

PROJECT LAKE ALBERT PUMP TRACK & MTB SKILLS PARK
LOCATION Lake Albert, Wagga Wagga NSW 2650
CLIENT Wagga Wagga City Council

DWG
CONCEPT PLAN - PUMP TRACK & MTB SKILLS PARK

DWG #
01

DRAWN JL SCALE @ A3 1:500 DATE# 13.02.18 REVISION D

Indicative Pump Track Plan for Apex Park

14. ANNEXURES

14.1 Annexure 1

Establishment of Camp Area

Change of land use category is required to enable the possible establishment of a campground area within the Lake Albert Precinct.

Land Description

Wagga Wagga City Council is the Crown Land Manager for Lot 1 DP 1260459, which is currently categorised as Natural Area – Bushland. The land use category would need to be altered to General Community Use.

Council Resolution

At the Ordinary Meeting of Wagga Wagga City Council held 12 August 2019 Council resolved:

That Council:

- a. Commence the development of a revised Plan of Management for the Apex Park (Lake Albert) reserve
- b. Consider the possible development of a camping ground, caravan park and other land uses on the crown land bordered by Nelson Drive, Plumpton Road and the Wagga Boat Club during the development of the Plan of Management
- c. Consider the funding of the development use during the development of the 2020/21 budget process. If Council resolved to pursue any accommodation options in this location a new Plan of Management would need to be developed for the Apex Park (Lake Albert) reserve in its entirety. This is required as the proposed camping activity is not consistent with the current reserve purpose of public recreation. The current category for the identified Land Parcel is Natural Area Bushland. Application would need to be made to the Department of Planning, Housing and Industry to have the Land Use Category changed to General Community Use to enable a development of this kind to occur

Community Need for a Camp Area

Increasing numbers of travellers are opting for off-grid, self-sufficient caravan set-ups and proactively seek out short-term low or no cost camping areas. These locations are usually found in smaller rural locations away from major population centres. Wagga Wagga already has an established free camping area including a amenities block, dump point, BBQ and sheltered picnic tables and seats.

Wilks Park is free for self-contained RVs and permits stays of up to 72 hours. A number of River Reserves are located across the LGA are also utilised by free campers. Wagga Wagga is also serviced by five privately operated established caravan parks.

The land parcel identified as a potential second camp area is located directly behind the Wagga Wagga Boat Club's facility. The Wagga Wagga Country Club (Golf) is also adjacent to the proposed area. No formal negotiations have occurred with surrounding entities due to the change of land use category process to be completed.

The Wagga Wagga Boat Club have advocated for the development since its initial discussion due to its potential to provide an additional customer base for the Club's hospitality operations. This provision of this style of accommodation is also believed to assist with the attracting and staging of major aquatic events in the future.

At the time of the Council Meeting endorsing the investigation of a camping area an objection was received from a local Caravan Park operator stating that Local Government should not be involved with proposing or running a business in competition to a regulated industry (caravan park).

Identified Establishment and Ongoing Costs

Specific regulatory compliance, operational guidelines and infrastructure development and extensive community consultation will need to be undertaken prior to the establishment of a camping area in the Lake Albert Precinct.

Issues to be Addressed and Potential Impacts

Regulations and Management

- Approval to have the Crown Land parcel categorised as General Community Use
- Adherence to related legislative and policy requirements relevant cultural and environmental impact studies
- The Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. This regulation determines the level of service required in a camping ground located on the identified land at Lake Albert
- Preparation and submission of a Section 68 Activity Approval
- The establishment of a Campground will require the development and implementation of an operational plan as per the Wilks Park Campground Operations Document.
- Determine asset protection zones
- Determine maximum number and type of vehicles
- Determine hours of operation
- Noise levels and management
- Determine number of sites and number and location of car parking spaces
- Determine vehicle movements and proximity to other vehicles
- Determine road entry and exit requirements
- Only self-contained vehicles permitted
- Dogs on leads only
- Use of fires for cooking
- Portable toilets, showers and discharge of grey water prohibited
- Provision of Conditions of Use and Evacuation
- Signage
- Penalty provisions.

Infrastructure, Permitted Activities, Monitoring and Maintenance

- Sewer dump point
- Appropriate lighting
- Determine vehicle movements
- Determine number and location of car parking spaces
- Determine road entry and exit requirements
- Provision of necessary infrastructure – water supply, adequate amenities (toilets, showers), BBQs, waste management, dump points, road surfaces
- Provision and maintenance of appropriate landscaping
- Provision of Council Ranger monitoring
- Establishment of ongoing operational and maintenance budgets.

Environment and Potential Impacts

- Preservation of biodiversity, critical habitat and wildlife linkages
- Ecologically sustainable development in keeping with the amenity of the Lake Albert Precinct
- Fire risks
- Visual and social aesthetics.

Community Consultation - During the Public Exhibition of the Lake Albert Draft Plan of Management extensive consultation and input will be sought from the community and stakeholders to determine support for the establishment of a campground area within the Lake Albert Precinct.

Consultation will take place with:

- Neighbouring commercial entities
- Aquatic recreation user groups
- Wiradjuri First Nations Peoples regarding the Cultural Significance of the proposed location
- Caravan Park Industry
- Neighbouring residential areas
- Lake Albert Precinct community users
- Local environmental groups
- Broader community.