

yass valley council

the country the people

**P** (02) 6226 1477

**A** 209 Comur Street, Yass

PO Box 6 YASS NSW 2582

**E** [council@yass.nsw.gov.au](mailto:council@yass.nsw.gov.au)

**www.yassvalley.nsw.gov.au**

# PLAN OF MANAGEMENT

## VICTORIA PARK, YASS

### RESERVE: 530056



## 1. KEY INFORMATION

The Victoria Park Plan of Management has been prepared by Yass Valley Council and provides direction as to the management of the facilities which are situated on Crown Reserve 530056.

Plans of Management provide information about the reserve and its users, and state what, why, how and by whom the values of a reserve are to be managed. Plans of Management are statements about how a reserve is to be managed in line with its purpose of Public Recreation.

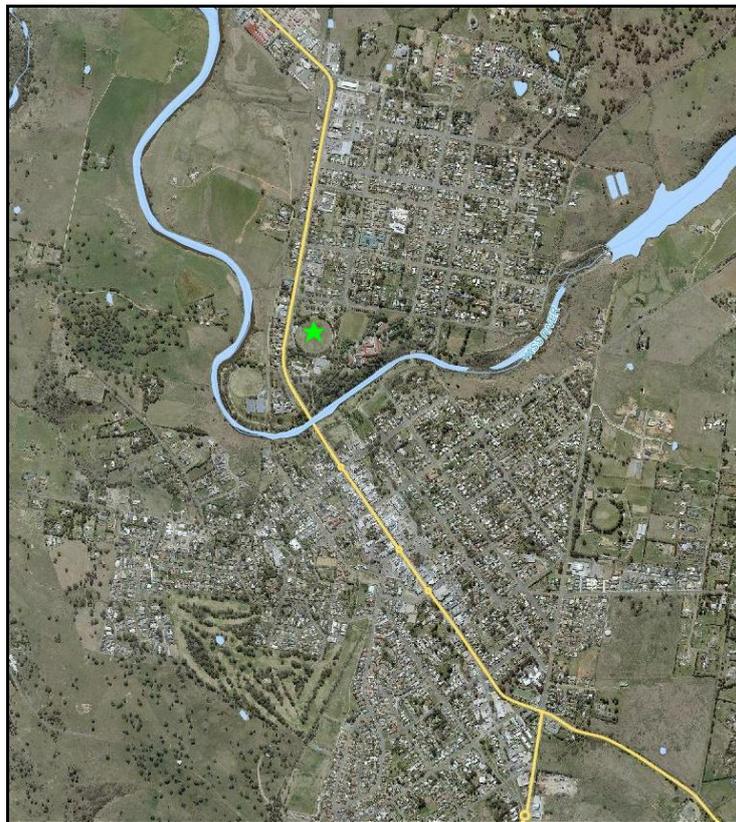
This Plan of Management has been prepared in accordance with the provisions of the *Crown Land Management Act 2016* and the *Local Government Act 1993* to provide a framework for Victoria Park, Yass for which the Yass Valley Council is the Crown Land Manager pursuant to the relevant provisions of the *Crown Land Management Act 2016*.

The date of adoption for the Victoria Park Plan of Management is 11<sup>th</sup> January 2023.

## 2. INTRODUCTION

Yass Valley Council is responsible for the care and control of some parcels of community land and with the introduction of the *Crown Land Management Act 2016* on 1 July 2018, Crown Reserves, which Council is the Crown Land Manager will generally be managed under the provisions of the *Local Government Act 1993*.

Victoria Park is centrally located in Yass town, and was dedicated in 1875, making it one of the most established, formalised Public Recreation Reserves in the region.



### 2.1 Land to which this plan applies

Victoria Park Reserve 530056, Lot 1 DP 1134940. The Purpose of the Reserve is Public Recreation and is categorised under the *Crown Land Management Act 2016* as:

Reserve	Gazetted	Location	Purpose	Categories
530056	8/1/1875	Victoria Park, Yass	Public Recreation	Park, Sportsground and General Community Use as shown below on map.



# Victoria Park



ENTRY

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LEGEND	
	Park
	Sportsground
	General Community Use

## **2.2 Owner of the land**

Lot 1 DP 1134940 is owned by the Crown and managed by the Yass Valley Council as Crown Land Manager under the *Crown Land Management Act 2016 and Local Government Act 1993*.

Where Council's responsibilities have been delegated through a lease or license, the provisions of this Plan of Management apply.

## **3. RELEVANT LEGISLATION, POLICIES AND PROCEDURES**

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

Under section 36(1) of the *Local Government Act 1993*, Plans of Management must be prepared for all community land. Community land is land which is kept for use of the general public.

Clause 101(2) of the *Local Government (General) Regulation 2021* requires Council to have regard to the guidelines for categorisation of community land set out in Clauses 102 to 111 of that Regulation.

This Plan of Management has been prepared in accordance with the *Local Government Act 1993* using the land categories approved by the Minister administering the *Crown Land Management Act 2016*.

The minimum requirements for a Plan of Management are set out under section 36(3) of the *Local Government Act 1993*.

A Plan of Management must identify the categories of the land, the objectives and performance targets of the plan with respect to the land, the means by which council proposes to assess its performance. It also may require the approval of the Council for the carrying out of any specified activity on the land.

Section 36(3A) specifies that Plans of Management that are specific to one area of land, must also describe the condition of the land as at the adoption of the plan, describe the buildings on the land as at adoption, describe the use of the buildings and the land as at adoption and state the purposes for which the land will be allowed to be used, and the scale and intensity of that use.

Sections 36E – 36N of the *Local Government Act 1993* specifies the core objectives for the management of each category of community land.

### **3.2 Crown Land Management Act 2016**

Division 3.6 of the *Crown Lands Management Act 2016* deals with the requirements that Council must meet in relation to the Plans of Management and other Plans.

Section 3.23(6) of the *Crown Land Management Act 2016* requires Council Crown Land Managers to adopt a Plan of Management for any Crown reserve for which it is appointed Crown Land Manager, and that is classified as community land under the *Local Government Act 1993*.

### **3.3 Categorisation of the reserve**

Under s3.23(2) *Crown Land Management Act 2016* Council Crown Land Managers must assign to all Crown Land under their management one or more initial categories of community land referred to in s36 *Local Government Act 1993*.

The degree to which the reserve purpose relates to the assigned category of the land is important for ongoing management of the land as council must obtain Native Title Manager advice as to the validity of the activities that they wish to undertake on the land prior to dealing with the land.

Both the *Aboriginal Land Rights Act 1983* and the *Native Title Act 1993* recognises the intent of the original reserve purpose of the land so that complying activity can be considered lawful or validated, particularly under Section J of the *Native Title Act 1993*.

The categories Park, Sportsground and General Community Use were approved by the Minister on 30<sup>th</sup> August 2022 in administering the *Crown Land Management Act 2016* in relation to the reserve. Detailed information relating to the categories applicable to the reserve are presented in separate sections in this Plan of Management.

Activities on the land will need to reflect the intent of the public purpose and will be assessed for compliance with the relevant Local Government and Crown Lands legislation including assessment of the activity under the *Native Title Act 1993* and registered claims under the *Aboriginal Land Rights Act 1983*.

Use of the land for any activity is subject to application and approval. Assessment will consider compliance with the objectives and relationship to and impact upon the public purpose for the land. Other uses that do not comply with the plan of management or zoning of the land under the Yass Valley LEP 2013 would not be considered.

### 3.4 Other relevant legislation and strategies

#### 3.4.1 Native Title Act 1993 (Commonwealth)

All activities on the land must address the issue of native title. Whilst a successful claim for native title will lead to official recognition of native title rights, native title rights are considered to pre-date such recognition.

Native title can therefore be relevant to activities carried out on the land even if no native title claim has been made or registered.

The native title process must be considered for each new activity on the land within this plan and a native title assessment must be undertaken. Almost all activities and public works carried out on the land will affect native title and require validation by Council’s Native Title Manager.

Confirmation was provided by Council’s Native Title Manager on 20<sup>th</sup> July 2022 that this Plan of Management complies with the requirements of the *Native Title Act 1993*.

#### 3.4.2 Aboriginal Land Rights Act 1983

In New South Wales, Aboriginal Land Rights sit alongside native title and allows Aboriginal Land Council’s to claim ‘claimable’ Crown Land.

Generally, the *Aboriginal Land Rights Act 1983* is directed at allowing Land Council’s to claim Crown Land that is unlawfully used or occupied. If a claim is successful, the freehold estate of the land is transferred to the Land Council.

Council should be mindful that any activity on Crown land is lawful in relation to the reserve purpose of the land, and Council should ensure that Crown land under its control is at all times lawfully used and occupied.

When planning an activity of the land such as the issue of a lease or licence or any public works, Council should request a search to determine whether an Aboriginal Land Rights claim has been made in relation to the land. If a claim is registered the activity must be postponed under the claim is resolved.

At the time this POM was prepared, there are no claims on this reserve.

#### 3.4.3 The Biodiversity Conservation Act 2016

The purpose of this Act is to support biodiversity conservation in the context of a changing climate, and to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity.

#### 3.4.4 Environment Planning and Assessment Act 1979

Under the *Yass Local Environmental Plan 2013* the land is zoned as:

Zone	Objectives
<p><b>RE1</b> <b>Public Recreation</b></p>	<ul style="list-style-type: none"> <li>• To enable land to be used for public open space or recreational purposes</li> <li>• To provide a range of recreational settings and activities and compatible land uses.</li> <li>• To protect and enhance the natural environment for recreational purposes</li> <li>• To provide for the free passage or temporary storage of storm or floodwaters</li> <li>• To identify land that is suitable for future public recreation use and that can be brought into public ownership.</li> <li>• To ensure the provision of adequate open space to meet the needs of all residents</li> </ul>

### **3.4.5 Council Plans, Strategies, Policies and Procedures**

This Plan of Management is to be read in conjunction with the Council Community Strategic Plan, and any other policies or procedures that govern the use and management of community land and any facilities located on the land. This includes the:

- Victoria Park Masterplan
- Yass Valley Strategic Weeds Plan
- Draft Yass Valley Open Space Strategy
- Yass Valley Community Engagement Strategy

Additional Council policies, plans and strategies adopted after the date of this plan that have relevance to the planning, use and management of community land will apply as though they were in force at the date of adoption of the Plan of Management.

### **3.4.6 Legislation and Statutory Controls**

This Plan of Management does not over-rule other existing or future legislation that also applies to the management of community land.

### **3.5 Review of this plan**

The use and management of Victoria Park on Crown Land in the Yass Valley Council area is regulated by this Plan of Management.

Whilst the guidelines and principles outlined in the plan may be suitable as present, the plan should be reviewed from time to time, to confirm its relevance.

The review should take place within 5-10 years of adoption of this plan.

## **4. CULTURALLY SIGNIFICANT LAND**

### **4.1 Indigenous Significance**

Victoria Park is located on the ancestral land of the Ngunnawal people, and this POM recognises them as the traditional custodians of the land.

Victoria Park is not identified as having specific Aboriginal significance and is not declared under s84 of the *National Parks & Wildlife Act 1974*, however, any areas of Aboriginal significance that may be discovered are covered by this Plan of Management.

### **4.2 Non-indigenous Significance**

There are two individual items of local heritage significance listed within the *Yass Valley Local Environmental Plan 2013*.

#### Trigg Memorial Gateway

The Gateway is a prominent memorial to the entrepreneur and pastoralist Arthur Bryant Triggs. Designed by H. C. Manfred, built of rubble stone, with three openings between large stone gate pier. Wrought steel gates are in each opening.

#### Memorial Obelisk

A Memorial Obelisk, erected in 1900 remembering the victims of a drowning event in the Murrumbidgee River.



While not specifically listed, many of the trees are large and established, with some large pine trees planted circa 1890s.

## 5. EXISTING USE AND DEVELOPMENT

This Plan of Management applies to Reserve 530056.

Refer to [Appendix A](#) Victoria Park Masterplan (Taylor Brammer Landscape Architects 2021) for the following:

### Existing uses on the adoption of the plan

- Existing uses across the whole Reserve: pages 15-17

### Condition of the land and structures on adoption of the plan

- Condition/constraints of the land across the whole reserve: page 24

Refer [Appendix B](#) for the layout of the Caravan Park.

- Caravan Park: 54 sites comprising 5 unpowered camping sites, 30 powered sites and 19 moveable dwellings (cabins).
- Three sites are occupied by permanent/long term residents.

Note Detailed condition assessments of buildings and infrastructure can be found:

- YVC Parks and Recreation Asset Management Plan (2022)
- YVC Swimming Pools & Caravan Park Asset Management Plan (2022)  
(or any subsequent versions adopted by Council)

## 6. PERMITTED AND FUTURE USES

The reserve may be used as follows as per the following land use definitions within the Yass Valley LEP 2013 (as updated).

Caravan Park part of Reserve (General Community Use Category):

**caravan park** means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

- Maximum length of stay by a visitor is 3 months
- As of June 2022, there are currently 3 long term/permanent residents. 2 of those reside in Cabins (Moveable Dwellings), and 1 in a caravan.

- No further long-term residents will be permitted in the future, and once these residents relocate, these sites will return to short-term visitor use. If the caravan is abandoned within the park following the relocation of that tenant, Council will facilitate its removal.
- There are no formal tenancy agreements in place with these residents. In the event of a dispute, this will be managed under the *Residential Tenancies Act 2010*.

Former Caretaker's House (General Public Use Category):

**community facility** means a building or place—

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community,

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Swimming Pool Part of Reserve (Sportsground Category)

**recreation facility (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

**Café** (subset of food and drink premises) means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises

The whole of the reserve:

**advertisement** means a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

**environmental facility** means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

**environmental protection works** means works associated with the rehabilitation of land towards its natural state or any work to protect land from environmental degradation, and includes bush regeneration works, wetland protection works, erosion protection works, dune restoration works and the like, but does not include coastal protection works.

**filming** means recording images (whether on film or video tape or electronically or by other means) for exhibition or broadcast (such as by cinema, television or the internet or by other means), but does not include—

(a) still photography, or

(b) recording images of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event, or

(c) recording images as a visitor or tourist for non-commercial purposes, or

(d) recording for the immediate purposes of a television program that provides information by way of current affairs or daily news.

**kiosk** means premises that are used for the purposes of selling food, light refreshments and other small convenience items.

**recreation area** means a place used for outdoor recreation that is normally open to the public, and includes—

(a) a children's playground, or

(b) an area used for community sporting activities, or

(c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

**recreation facility (major)** means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes theme parks, sports stadiums, showgrounds, racecourses and motor racing tracks.

**recreation facility (outdoor)** means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

This includes the following:

Active recreation use (e.g. Swimming, ball games, sports carnivals)	Performances (e.g. Music, Theatre, Comedy)	Emergency services use (e.g. training or evacuation)
Passive or informal recreation use (e.g. jogging, skateboarding, picnics)	Filming and photography	Outdoor cinema
Fitness training or coaching (e.g. personal and group)	Markets or Temporary food stalls	
Educational activities	Arts and craft exhibitions	Advertising (e.g. Limited to Sponsors of sporting clubs and events, regulatory, identification, interactive and directional signage relating to the uses on the reserve)

Note: Refer to Section 68 Activities for Community Land within this plan.

The following activities may be granted with written Council permission:

Recreational drones	Fireworks
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The following activities are **prohibited** on this reserve:

Motorbike or 4WD vehicle driving off formalised roads/accessways	Dumping of any waste materials
Archery	Fires

Note any proposed use that requires consent from Council will be subject to a Development Application or Section 68 Activity Approval with appropriate conditions imposed.

The scale and intensity of future uses permitted will be dependent on:

- The nature of future uses
- The carrying capacity of the open space and its facilities

- Physical impacts of activities and uses on the land and other users

## **7. FUTURE INFRASTRUCTURE AND FACILITIES**

Subject to budget availability, Council may construct or approve construction by others of a variety of facilities on the land, provided that the provisions of the *Local Government Act 1993*, the *Crown Land Management Act 2016* and the *Native Title Act 1993* have been complied with.

The purpose of the facilities shall be to support activities and uses that are consistent with the core objectives of the land category, the reserve purpose and shall not materially harm the land for the purpose for which it was dedicated or reserved.

Proposed projects by sporting/community groups must be in line with the adopted Victoria Park Masterplan (Taylor Brammer Landscape Architects 2021).

Depending on the scope or the project, Council may request that a written proposal be submitted outlining a description the project, estimated costs, scaled plans, justification for the proposed works, future maintenance requirements and other elements relevant to the project.

All construction and alteration must have Council's Native Title Manager's written advice in relation to Native Title and Aboriginal Land Claims and must be approved by Council in writing on every occasion.

Infrastructure may be provided where consistent with the need to facilitate the use of the land, the provisions of the *Local Government Act 1993* and the *Crown Land Management Act 2016* have been complied with.

Infrastructure such as buildings and amenities are to be maintained to the highest possible standard.

Services and utilities such as water supply, sewerage, electricity supply, gas and telecommunications may be constructed, maintained or repaired on the land.

Measures shall be taken to improve the energy and water efficiency of all buildings and activities carried out on the land. Measures shall include use of energy efficient lighting, periodic auditing of energy use, and appropriate orientation of any new buildings to incorporate passive solar design principles.

**Future development Priorities as per Victoria Park Masterplan (Taylor Brammer 2021)**

Appendix A Pages 29-32

<b>Entry Gate Access</b>	<ul style="list-style-type: none"> <li>Formalise historic entry gate with pedestrian link across Laidlaw Street</li> </ul>
<b>Ovals</b>	<ul style="list-style-type: none"> <li>Formalise historic entry gate with pedestrian link across Laidlaw Street</li> <li>Increase main playing oval to incorporate two full size rugby fields with central turf cricket wicket and improved lighting</li> <li>Resurface John Allen Oval to provide fit for play surface for two junior rugby fields suitable for U6 – U9</li> </ul>
<b>Car Parking</b>	<ul style="list-style-type: none"> <li>Formalise carparking and improve traffic circulation around main oval</li> </ul>
<b>Lookout</b>	<ul style="list-style-type: none"> <li>Provide a lookout across main playing oval using existing site topography</li> </ul>
<b>Tennis Courts</b>	<ul style="list-style-type: none"> <li>Provide two additional tennis courts to facilitate tournaments</li> </ul>
<b>Swimming Pool</b>	<ul style="list-style-type: none"> <li>Swimming pool redevelopment as per approved concept design</li> </ul>
<b>Play Hub</b>	<ul style="list-style-type: none"> <li>Additional recreation facilities and amenities to the southern park entry area providing stronger sense of place</li> </ul>
<b>Caravan Park</b>	<ul style="list-style-type: none"> <li>Building and site improvements to maximise potential and provide connection to park</li> </ul>
<b>Laidlaw St Connection</b>	<ul style="list-style-type: none"> <li>Improved pedestrian network to western site of Laidlaw Street to improve connection to Joe O'Connor Oval and Yass Public School and connect into potential rail trail</li> </ul>
<b>Site Identity</b>	<ul style="list-style-type: none"> <li>Create appropriate visual identity that includes park signage</li> </ul>
<b>Boundary Fence</b>	<ul style="list-style-type: none"> <li>Replace existing masonry and wire fencing with more modern fencing sympathetic with the A.B. Triggs gates</li> </ul>
<b>Cricket Practise Nets</b>	<ul style="list-style-type: none"> <li>Realign existing cricket nets, remove trees which are overshadowing and provide a drinking fountain and general power outlet</li> </ul>
<b>Basketball Courts</b>	<ul style="list-style-type: none"> <li>Provide two basketball courts with terraced seating with surveillance from Laidlaw Street</li> </ul>
<b>Graffiti Wall</b>	<ul style="list-style-type: none"> <li>Designated wall for graffiti</li> </ul>
<b>Dog off Leash Area</b>	<ul style="list-style-type: none"> <li>Dog off leash area upgrades to include shade over existing seating, concrete to entry gates and erosion control measures, bins, drinking fountain and dog bubbler with screen planting to boundary</li> </ul>
<b>Skate Park</b>	<ul style="list-style-type: none"> <li>Existing skate park to remain with proposed extension tailoring for a greater range of abilities</li> </ul>
<b>Playground</b>	<ul style="list-style-type: none"> <li>Provide centralised playground with clear sight lines from main oval and tennis facilities</li> </ul>
<b>Picnic Shelter</b>	<ul style="list-style-type: none"> <li>Picnic Shelter provided for families and users to the southern end of Victoria Park. Shelter to include drinking fountain</li> </ul>
<b>Signage (Caravan Park)</b>	<ul style="list-style-type: none"> <li>Update signage throughout park. Create entry statement at the corner of Laidlaw and Grampian Streets</li> </ul>
<b>BBQ Facilities (Caravan Park)</b>	<ul style="list-style-type: none"> <li>Existing BBQ facilities to be improved with camp kitchen and new BBQs</li> </ul>

<b>Central Parking (Caravan Park)</b>	<ul style="list-style-type: none"> <li>• Improve central parking area with reinforced turf and larger concrete pads. Assess trees and remove as necessary</li> </ul>
<b>Office Building (Caravan Park)</b>	<ul style="list-style-type: none"> <li>• Provide 2 storey office /admin building</li> </ul>
<b>Amenities (Caravan Park)</b>	<ul style="list-style-type: none"> <li>• Rebuild amenities building to make compliant</li> </ul>
<b>Playground (Caravan Park)</b>	<ul style="list-style-type: none"> <li>• Replace playground equipment and provide greater safety mitigation, i.e. fencing</li> </ul>
<b>Victoria Park Connection (from Caravan Park)</b>	<ul style="list-style-type: none"> <li>• Provide secure access pedestrian gate to Victoria Park for patrons. Improve secure fence line with hedging and new fencing</li> </ul>
<b>Expansion Area (Caravan Park)</b>	<ul style="list-style-type: none"> <li>• Provide new cabins following consolidation of storage sheds into new office building</li> </ul>

With the exception of the local heritage items on the Reserve (Triggs Gates and Memorial Obelisk), any other building or structure can be demolished or removed provided the required development approvals are obtained and consent is provided by Yass Valley Council.

Temporary structures can be erected (e.g. gazebos) provided that are installed safely and securely and are in good condition. Structures must be removed on completion of event/use without damaging infrastructure or surfaces within the Reserve.

No structures are to be installed in the carpark by Yass High School to restrict public access outside school hours.

## **8. VEGETATION MANAGEMENT**

Management of vegetation within Victoria Park ranges from grassed playing fields, formal tree plantings to the riparian area adjacent to the Yass River. In addition to this Plan of Management, all vegetation management must be undertaken in accordance with Council's obligations under the *Biosecurity Act 2015* and the *Biodiversity Conservation Act 2016*.

<b>Vegetation Management Priorities within Victoria Park</b>	
<b>Riverbank</b>	<ul style="list-style-type: none"> <li>• Environmental management plan and inclusion of nature walks, interpretive signage promoting connection to Country and potential learning synergy with adjacent Yass High school</li> </ul>
<b>Tree Planting and Removal</b>	<ul style="list-style-type: none"> <li>• Development of a tree planting strategy for Council Managed public land</li> <li>• Provide for the removal and planting of trees including succession plantings having regard to nearby uses and buildings on the reserve, planting and water requirements</li> <li>• Tree cover and quality is maintained or increased on the reserve</li> </ul>
<b>Priority Weed Management</b>	<ul style="list-style-type: none"> <li>• Apply preventative measures and active control measures (physical removal or slashing, accepted biological control techniques, bush regeneration, or chemical spraying)</li> <li>• Minimise actions that disturb the ground surface and discourage the conditions that encourage weeds</li> <li>• Ensure adequate drainage in high use areas of reserve to assist ground cover (e.g. Dog Park)</li> <li>• Prevent the dispersion of weeds by fill or the transport of seeds on machinery</li> <li>• Maximise native vegetation cover within riparian area to reduce potential incursions</li> <li>• Implementation of the <i>Biosecurity Act 2015</i></li> </ul>
<b>Water supply/consumption</b>	<ul style="list-style-type: none"> <li>• Maximise the opportunity to use appropriate water supply systems of bore water, water reuse</li> <li>• Regular checks of water supply systems to minimise wastage</li> <li>• Drought tolerant plant varieties to be used where possible</li> </ul>
<b>Artificial Play surfaces</b>	<ul style="list-style-type: none"> <li>• Allow for the installation of artificial play surfaces where appropriate (e.g. Tennis courts) which are aesthetic, safe and easily maintained</li> </ul>

## **9. CROWN RESERVES IMPROVEMENT FUND PROGRAM (CRIF)**

The CRIF provides financial support for the development, maintenance and protection of Crown Reserves. As the Crown Land Manager for the Reserve, Council can apply for the CRIF or support user groups in their applications.

Council intends to progressively apply for CRIF funding for projects identified within the Victoria Park Masterplan (Taylor Brammer 2021) Implementation Plan- Preliminary to Stage 7, pages 35-42. This will complement funding secured from other grant funding sources as well as those funds allocated within the Operational Plan.

## 10. LEASES, LICENCES AND ESTATES

This plan of management expressly authorises the issue of Leases, Licences and other Estates of the facilities within Victoria Park categorised as Park, Sportsground and General Community Use, provided that:

- The purpose is consistent with the reserve purpose of the land.
- The purpose is consistent with the core objectives for the category of the land.
- The lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government (General) Regulations 2021*.
- The issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993*.
- The land is not subject to a claim under the *Aboriginal Land Rights Act 1983*.
- The lease, licence or other estate is granted and notified in accordance with the provisions of the *Local Government Act 1993* or the *Local Government (General) Regulations 2021*.
- The issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.
- Occupation of the land other than by lease or licence or other estate or for a permitted purpose listed in the *Local Government (General) Regulations 2021* is prohibited.
- The terms of the authorisation for the lease, licence or other estate should include Native Title assessment and validation under the *Native Title Act 1993*, a search to conclude that the land is not affected by a claim under the *Aboriginal Land Rights Act 1983* and should ensure the proper management and maintenance of the land and that the interests of Council and the public are protected.
- Areas held under lease, licence or regular occupancy shall be maintained by the user. The user will be responsible for maintenance and outgoings as defined in the lease or licence or agreement for use.
- A lease or licence for a term exceeding 5 years may be granted only by tender, unless granted to a non-profit organisation.
- A lease or licence for a period exceeding 21 years requires the consent of the Minister.

<p><b>Victoria Park</b></p>	<p>No leases, licences and other estates exist on this site at the time of the adoption of this POM.</p>
<p><b>Reserve 530056</b></p>	<p>Future Leases, Licenses or other Estates may be issued for:</p> <ul style="list-style-type: none"> <li>• General Community Use Category: Lease for Exclusive Management/Operation of the Yass Caravan Park. Maximum Term 5 Years with an option for a maximum 5 year extension.</li> <li>• Sportsground Category: Lease for Exclusive Management/Operation of the redeveloped Yass Swimming Pool Complex for Business Purposes: Recreation Facility (indoor) and ancillary retail premises and café. Maximum Term 21 Years.</li> <li>• Sportsground &amp; Park Categories: Lease or Licence for Management/Use of the Tennis Amenities Building and Tennis Courts. Maximum Term 5 Years.</li> <li>• Sportsground &amp; General Community Use Categories: Lease for Exclusive Management/Use of JA Allen Oval and existing carpark adjacent to school during term operational hours (8am-5pm) by the Department of Education. Maximum Term 21 Years.</li> <li>• General Community Use Category: Lease or Licence for Use of the former Caretaker's House for the purpose of a community facility (until such time as demolition is scheduled). Maximum Term 5 Years.</li> <li>• License or an Estate for Infrastructure or Utilities to service Yass High School (including underground utilities)</li> </ul>

## 11. SECTION 68 ACTIVITIES FOR COMMUNITY LAND

Approval for activities under Part D s68 *Local Government Act 1993*:

- Engage in a trade or business
- Direct or procure a theatrical, musical or other entertainment for the public
- Construct a temporary enclosure for the purpose of entertainment
- For fee or reward, play a musical instrument or sing
- Set up, operate or use a loudspeaker or sound amplifying device
- Deliver a public address or hold a religious service or public meeting is not required on this reserve, provided the following requirements are met:
  - ❖ The event has a maximum of 2000 patrons on site at any one time, and a duration of no more than three consecutive days
  - ❖ Written approval has been provided by Council's Traffic Committee or other alternative traffic approval at the discretion of Council's Director of Infrastructure and Assets
  - ❖ All waste must be disposed of at an authorised waste management facility
  - ❖ Adequate toilet facilities are to be provided for use at each even with at least one of the toilets being suitable for persons with a disability
  - ❖ Caterers, food stalls or mobile food vans comply with any requirements under the *Food Act 2003*
  - ❖ Any required approvals have been obtained from NSW Office of Liquor, Gaming and Racing for sale and/or service of alcohol at Event
  - ❖ Temporary structures are "Exempt or Complying Development" under the *SEPP (Exempt & Complying Development Codes) 2008*
  - ❖ *Protection of Environment Operations Act 1997* regulatory and compliance provisions must be observed
  - ❖ Details of the event, risk assessment, and proof of any required insurances are provided at the time of booking the facility

This is to be applied as a local approvals policy specific to Reserves under s158 *Local Government Act 1993*.

## **12. POM ADMINISTRATION AND MANAGEMENT**

For the purposes of this plan, the management authority is Yass Valley Council, in accordance with the provisions of the *Crown Land Management Act 2016* and the *Local Government Act 1993*.

Where Council's responsibilities have been delegated, the provisions of this management plan continue to apply. Delegation is required to be formalised through a lease or license, noting that there are none in place at the time of adoption of this plan.

### **a. Staff Resources**

Council shall plan for adequate staff and resources for the management of the land in accordance with this Plan of Management.

### **b. Environmental Assessment of Activities**

The environmental impact of activities carried out on the land will be assessed having regard to the requirements under the *Environmental Planning and Assessment Act 1979*.

### **c. Role and activities carried out by other Authorities**

Other government authorities may have responsibilities or involvement in the management of the land or of immediately adjacent land. This will be taken into account and, where appropriate, consultation will take place with relevant authorities. In the case of Victoria Park, the location of Yass High School centrally within the reserve requires co-ordination and agreement between Council and Department of Education.

### **d. Principles for the development on adjoining land**

Council's development control practices recognise and endeavour to minimise the impacts upon adjoining land parcels. Council will consider the impacts of activities carried out on the reserve on adjoining land.

### **e. Contract and Volunteer Labour**

In managing the land Council may use contract and volunteer labour but shall ensure that supervisors have appropriate qualifications and/or experience, as well as required public liability insurance, and are made aware of the requirements of this plan.

### **f. Delegation of Management Responsibilities**

Where management responsibilities are delegated by the Council a requirement of the delegation shall be that the provisions of this Plan of Management are complied with.

### **g. Easements**

The Council may grant easements for the provision of services over, or on the land provided that the land is not subject to Aboriginal Land claim under the *Aboriginal Land Rights Act 1983* and a Native Title assessment has

been carried out by council's Native Title Manager. The provisions of the *Local Government Act 1993* and the *Crown Land Management Act 2016* must be complied with.

**h. Existing Assets**

Existing assets on the land shall be identified and measures taken to maintain them in a satisfactory manner. Council may make arrangement for community groups and users to undertake maintenance for specific facilities on Council's behalf.

**i. Public Liability**

Council will maintain public liability insurance for the land. All users of the land will be required to take out public liability insurance for a sum of not less than \$20 million.

**j. Commercial Activities**

Commercial activities may be carried out on the land, provided that the activity is consistent with the purpose of the land or for a purpose authorised under this Plan of Management. Any commercial activity is subject to prior Council consent.

**k. Emergencies**

This Plan of Management authorises necessary activities to be carried out during declared emergencies as may be decided by the General Manager or delegate. Following carrying out of any activities, periodic monitoring will be undertaken, and rehabilitation works undertaken if necessary.

**l. Land proposed for Future Development**

Land proposed in any of Council's plans for future development for a specific purpose may be utilised for other purposes on an interim basis until required for that purpose.

**m. Information Monitoring and Research**

Management arrangements shall be implemented to regularly monitor the use of the land, environmental conditions including bushfire risk and weed infestation.

**n. Community Monitoring**

Surveys of visitation and/or satisfaction with the facilities may be undertaken to facilitate the management and use of the land.

**13. MANAGEMENT OBJECTIVES AND PERFORMANCE TARGETS**

The reserve has been categorised under the *Crown Land Management Act 2016* and is also consistent with the *Local Government Act 1993*. Detailed information including general and core objectives relating to categories assigned to Victoria Park are outlined below.

<b>Reserve</b>	<b>Location</b>	<b>Purpose</b>	<b>Category</b>
530056	Victoria Park, Yass	Public Recreation	Park Sportsground General Community Use

## General Objectives- PLAN OF MANAGEMENT

OBJECTIVES (General POM Objectives)	PERFORMANCE TARGETS	MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES
To ensure that relevant legislation is complied with in relation to preparation of Plans of Management	The plan is prepared in accordance with the Act. Native Title Manager advice is sought during the preparation of the plan	The plan is reviewed by Council's Native Title Manager and Department of Industry - Crown Lands, then exhibited and adopted by Council if there are no changes to the approved plan. If changes are made following exhibition the plan must again be approved by Department of Industry - Crown Lands
To inform Council staff and the community of the way the land will be managed	The plan is exhibited in accordance with the <i>Local Government Act 1993</i> and <i>Crown Land Management Act 2016</i>	The plan is exhibited and adopted by Council
To implement the specific policies, guidelines and works identified in the plan of management	Ensure that the plan is referenced to identify specific policies, guidelines and works	All works are carried out in accordance with the plan
To progressively improve the values of the land to minimise the long term cost of maintenance to the Council	Implement the recommendations of the Victoria Park Masterplan	All works are completed, and minimal maintenance of the improvements is required
To make provision for leases, licences and agreements in respect of the land	The Plan of Management authorises the provision of leases, licences and agreements where appropriate	Any leases are prepared, exhibited and adopted in accordance with the provisions of <i>the Local Government Act 1993</i> and <i>the Crown Land Management Act 2016</i> . Native Title Manager advice and a checks for claims under the <i>Aboriginal Land Rights Act 1983</i> is received for all proposed leases and licences
To identify and recognise existing uses and improvements on the land	The plan is exhibited and adopted by Council, and is consistent with the Victoria Park Masterplan and Asset Management Plans	Annual inspections of assets
To set in place an administrative structure to ensure the achievement of land management objectives	Ensure that all sections of Council are aware of the contents of the Plan	All future works are carried out in accordance with the Plan
To identify the major management issues applying to the land	Consultation and staff discussions	The Plan is exhibited and adopted by Council

**Core objectives - PARK**

<b>OBJECTIVES</b> <i>(Local Government Act 1993)</i>	<b>PERFORMANCE TARGETS</b>	<b>MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES</b>
<p>To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities</p>	<p>Implement the recommendations of the Victoria Park Masterplan</p>	<ul style="list-style-type: none"> <li>• Projects are progressively completed, and minimal negative feedback is received</li> <li>• Whether infrastructure and facilities are designed to be accessible to the whole community</li> </ul>
<p>To provide for passive recreational activities and for the casual playing of games</p>	<ul style="list-style-type: none"> <li>• Design and construct structures identified in the Victoria Park Masterplan</li> <li>• Allow companion animals only under constant supervision/control of owner/handler</li> <li>• Dogs only to be off leash within fenced Dog park area</li> </ul>	<ul style="list-style-type: none"> <li>• Continued/increased usage levels across a range of age groups and a range of weather conditions</li> <li>• Complaints about unsupervised and/or off leash animals</li> </ul>
<p>To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management</p>	<ul style="list-style-type: none"> <li>• Implement the recommendations of the Victoria Park Masterplan</li> <li>• Restrict vehicle access to formed accessways and parking areas</li> </ul>	<ul style="list-style-type: none"> <li>• Projects are completed and minimal negative feedback is received</li> <li>• Level of damage to Reserve</li> </ul>

**Core Objectives – GENERAL COMMUNITY USE**

<b>OBJECTIVES</b> <i>(Local Government Act 1993)</i>	<b>PERFORMANCE TARGETS</b>	<b>MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES</b>
<p>To 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:</p> <ul style="list-style-type: none"><li>a. In relation to public recreation and the physical, cultural, social and intellectual members of the public; and</li><li>b. 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.</li></ul>	<p>Implement the recommendations of the Victoria Park Masterplan</p>	<p>Projects are progressively completed, and minimal negative feedback is received</p>

## Core Objectives - SPORTSGROUND

<b>OBJECTIVES OF THE PLAN IN RESPECT TO THE LAND</b>  <i>(Local Government Act 1993)</i>	<b>PERFORMANCE TARGETS</b>	<b>MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES</b>
<p>To encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games</p>	<ul style="list-style-type: none"> <li>• Implement the recommendations of the Victoria Park Masterplan</li> <li>• Provide an accessible online booking system to encourage maximum usage</li> <li>• Limit damage of playing surfaces due to wet/ very dry weather conditions</li> <li>• Minimise opportunities for, and prompt repair of any vandalism</li> <li>• Allow for installation of posts or practice nets</li> <li>• Allow for line marking on sportsgrounds areas of reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Projects in Victoria Park Masterplan are progressively completed, and minimal negative feedback is received.</li> <li>• Annual operational and maintenance costs</li> <li>• Usage levels/booking numbers</li> <li>• Number of injuries reported by users</li> <li>• Closure of sportsgrounds or event cancellation due to weather conditions</li> <li>• Whether posts and practice nets installed safely and maintained adequately</li> <li>• Adequacy of line marking for sporting events</li> </ul>
<p>To ensure that such activities are managed having regard to any adverse impact on nearby residences</p>	<ul style="list-style-type: none"> <li>• Upgrade carparking and access from Laidlaw Street to improve traffic safety as per Victoria Park Masterplan</li> <li>• Provide fencing or separation to ensure safety of users and minimise impact on neighbouring properties including Yass High School</li> <li>• Provide lighting for night-time usage which is designed and located to avoid excessive light spill into neighbouring properties</li> <li>• Regulate lighting times on sportsgrounds</li> <li>• Limit the frequency and times of use of Public Address systems</li> <li>• Ensure property of visitors to the caravan park is secure (i.e. fencing and surveillance)</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Number of complaints from neighbouring properties and caravan park residents (i.e. traffic, noise, light spill, trespassing, theft, balls)</li> </ul>

# *Victoria Park Yass*

## Landscape Masterplan



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*‘In the spirit of reconciliation we acknowledge the Ngunnawal People, as the Traditional Custodians whose country where Victoria Park is located and their connections to land, river and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.’*

## Prepared for Yass Valley Council

### Amendment register

DOCUMENT TITLE	REVISION	DATE	STATUS	PREPARED	CHECKED
DRAFT FOR DISCUSSION	P1	17.06.2021	PRELIMINARY	BH	MT/AL
DRAFT	P2	12.07.2021	COORDINATION	BH	MT/AL
FOR REVIEW	P3	16.11.2021	FOR REVIEW	BH	MT/AL
COUNCIL ISSUE	A	18.11.2021	FINAL	BH	MT/AL



## Introduction

Victoria Park is a district sporting park located to the north of the Yass River and Yass town centre. The site is located on crown land with Yass High School nestled harmoniously within the precinct. The park covers an area spanning approximately 16 ha.

Victoria Park caters to a range of local sporting clubs including rugby, cricket, tennis, athletics and swimming. Competitions including gala days, athletics and swimming carnivals and junior development tennis tournaments are held at the park.

The park also offers community facilities including an off leash dog park, skate park, walking trails and caravan park.

A Masterplan has been developed which provides a long term vision for the park to ensure that any future development will be appropriate to the site and the recreational, cultural and environmental values of the park will be retained.

This Masterplan has been developed incorporating ideas and feedback from the community and key user groups. It provides a future direction for the park which will provide greater recreational opportunities, enhance existing uses and improve the general amenity, functionality and capacity of the site. It envisions a quality facility that meets contemporary standards.



Existing heritage park gates.

Image by monumentaustralia.org.au 2021

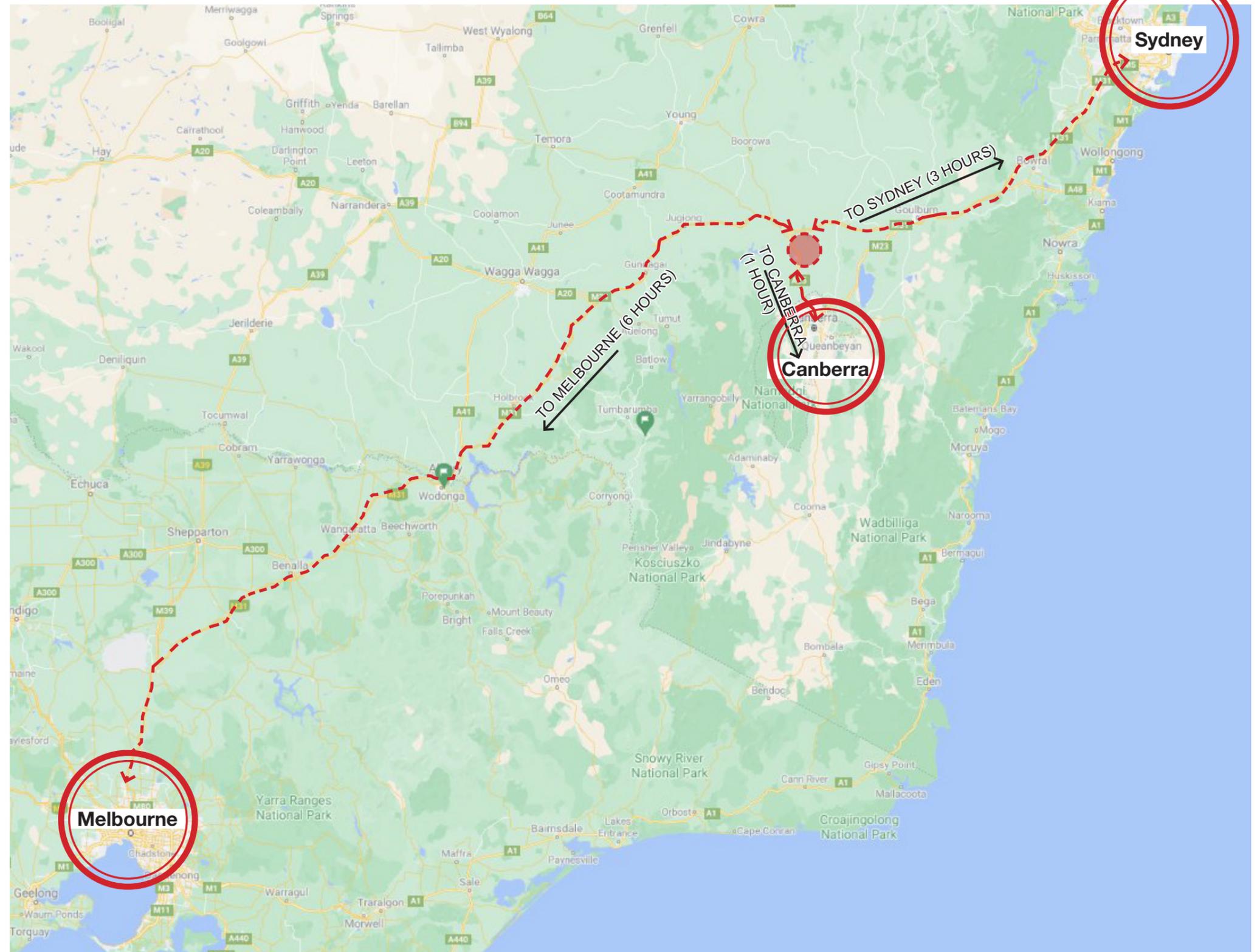
## Regional Connections

Victoria Park is located within the regional town of Yass 270km south of Sydney and 60kms north of Canberra in Ngunnawal Country. A town of 6500 residents, Yass is situated within 4kms of the Hume Hwy, the main vehicular passageway connecting Sydney to Melbourne.

Yass is often visited as a transitional stop on a greater journey with travellers often stopping for a night or two or a meal when travelling through.

The proximity to Canberra results in 60% of residents commuting from Yass to Canberra for school or work.

The Yass River which meanders through the Yass valley is part of the eastern extent of the Murray Darling catchment, holding great significance to the Ngunnawal People.



Google Maps 10.05.2021



## Regional Setting

The Yass Valley is located within 4km of the main Sydney to Melbourne highway nestled against the meandering Yass River.

Yass is formed amongst a rolling topography with the banks of the river forming the lowest point of the town.

Moving back from the river banks, views open to the sprawling landscape surrounding the town exposing a rich agricultural region with early wealth built off the back of vast sheep grazing land.

Yass now is an established town with aspects of its rich agricultural past standing prominent through the built form of the main street. Acknowledgement of both indigenous settlements and early settlers are identified throughout the greater region through place naming and varied memorial instalments.

### Legend

-  Subject Site
-  Waterway
-  Open Space
-  Highway or Major Road
-  2KM/4KM radius (Shown White)
-  Sydney-Melbourne Rail Corridor
-  Yass Junction Train Station
-  Sydney to Melbourne Hwy



Six Maps 29.04.2021

## Connection to Country

Centralised in the town of Yass, Victoria Park presents an opportunity to build on strong indigenous links which are present throughout the regional township.

Currently Yass holds a strong connection to country with indigenous mapping and acknowledgement scattered throughout the town in the form of memorials, signage, walking trails and art installations.

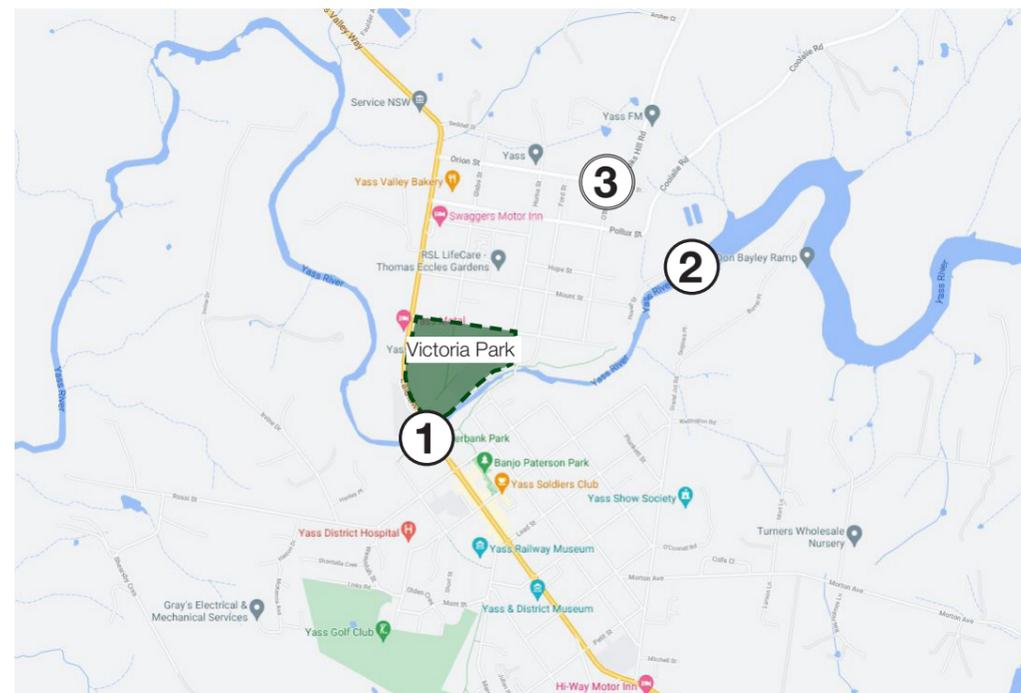
Munnagai Yerribi provides links to Yass Gorge, located east of Victoria Park, part of which is noted as a significant Aboriginal camping ground. This is signified through walking trails with signage and storytelling highlighting the area's history.

The Scar tree memorial at Oak Hill remembers the people of the Ngunnawal Country and their history of resettlement resulting from white settlement.

The Yass River which divides the town, is home to areas of great significance to the Ngunnawal People, including the remnant campgrounds surrounding the Yass Gorge, examples of indigenous art murals are applied to the built form are used to highlight the First Nation's history.



Aboriginal Language Map of NSW, published by [www.ourlanguages.org.au](http://www.ourlanguages.org.au)



Key Plan, sourced Google Maps, July 2021.

*'In the spirit of reconciliation we acknowledge the Ngunnawal People, as the Traditional Custodians whose country where Victoria Park is located and their connections to land, river and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.'*



Indigenous art mural applied to the foundations of the Hume Bridge. Image by TBLA 2021



Yass Gorge, significant place to First Nations people. Image by TBLA 2021



Oak Hill, significant First Nations site with preserved scar tree memorial. Image by TBLA 2021

## Layered History

The town of Yass has a layering of its history which builds the local character of Yass witnessed as you move through the town today. Remnants of its first European settlers are recognised through memorials, place names and buildings throughout the town. Acknowledgement of indigenous communities, places and strong connections to nature interweave the landscape to appreciate the rich history of Yass.



### Hamilton Hume

Australian Explorer  
(1797–1873)

- Led the first Europeans to the Yass plains in 1821
- Occupied the land grant of Yass in 1828.



### Banjo Paterson

Australian Bush Poet, journalist & author  
(1864–1941)

- Moved to Illalong near Yass aged 7
- Poetry inspired by his rural boyhood



### AB Triggs

Prominent Australian Grazier and Businessman  
(1868-1936)

- Involved in the development of the Yass Hospital and Soldiers Memorial Hall
- Contributed to many community groups and efforts in Yass over the 48 years he lived here.
- Gates at the Victoria Park were erected in his memory entry, paid for by the Yass community.



### Uncle Eric Bell

Ngunnawal elder,  
(1940-2015)

- Spent childhood in 'Hollywood' mission
- Identified champion for Yass' indigenous community
- Recognised with the Yass Citizen of the Year Award in 2011.

# Regional Character

# Overview



The Yass River showing the transition from town to working rural land. Image by Google 2021



Yass town looking north to Victoria Park. Image from Google Maps 2021



Original Yass Town Station, now Yass Railway Museum. Image by TBLA 2021



Historic building character of Yass. Image by TBLA 2021



Surrounding land use, a long history of sheep grazing land. Image from Google 2021



East of Yass town looking down to Victoria Park. Image by TBLA 2021



Yass's connection to local wineries, Image from Google 2021

## Local Context

Victoria Park sits within 1km of the heart of Yass. Connected by Laidlaw Street, Yass' main street, the park holds a significant footprint within Yass.

Adding to Yass' strong history, with many historical remains highlighted through the town, Victoria Park is identified by its defining Trigg Gates to the Laidlaw street entry.

Federation tree plantings accent the scale of the parkland and stand tall throughout the topographic changes across the park.

Remnants of the old Railway line and historic bridge tell the story of a strong history of the sheep and wool industry that built the town.

The park's proximity to the Yass River is an opportunity to reflect and build on the history of the Ngunnawal People adding to significant places including Oak Hill and Munnagai Yerribi.

### Legend

-  Subject Site
-  Yass River
-  Open Space
-  Major Road
-  400m/600m radius (Shown White)
-  Yass Town rail bridge over Yass River
-  Yass Post Office
-  Local School
-  Local Sporting Facility
-  Hume Bridge

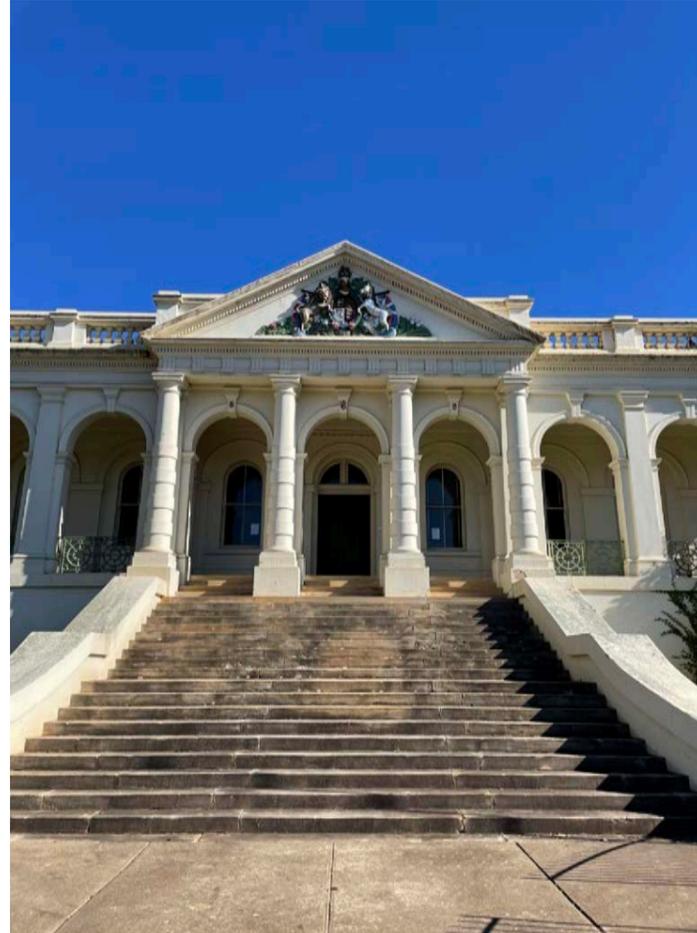


Six Maps 29.04.2021

## Local Character



Yass Gorge, including significant First Nations campground.



Heritage listed Yass Court House designed by James Barnett, built 1880.



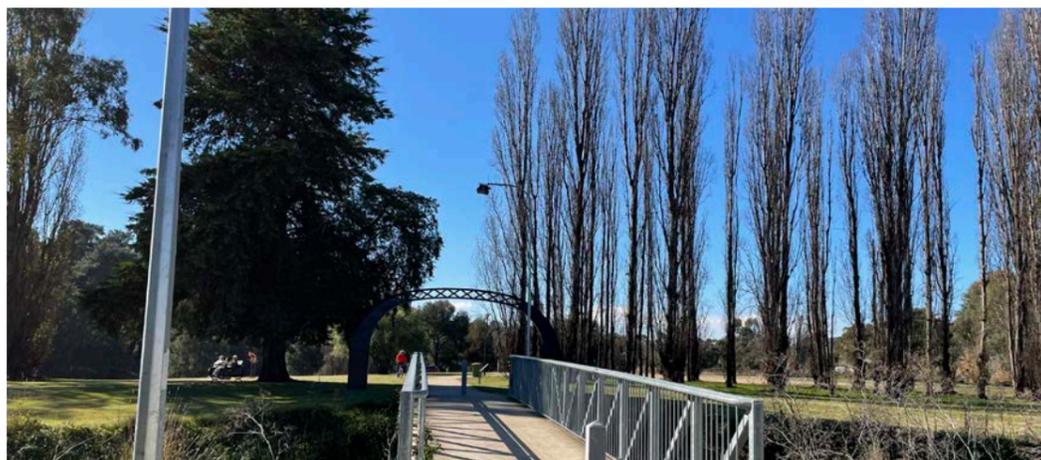
Hume Bridge over Yass River looking back towards Victoria Park.



Historic building character remnant throughout Yass' main street. (photo: yassvalley.com.au)



Heritage listed Yass River railway bridge, built 1892.



Riverbank Park with reclaimed Old Hume Bridge archways and large trees consistent with Victoria Park.



Banjo Paterson Park recognises the much loved poet who grew up in the Yass Valley.



Netball and basketball courts at neighbouring Joe O'Connor Park.

Local context; Images by TBLA 2021

## The Site

Victoria Park is home to a diverse selection of established community sporting groups.

Seen as a sporting hub within the local community, Victoria Park plays an integral role as home to the Yass Rams Rugby Club, Yass District Cricket Association and Hume Tennis Club. In addition, Yass Athletics Club, while not currently utilising the facility, also has a connection to the park.

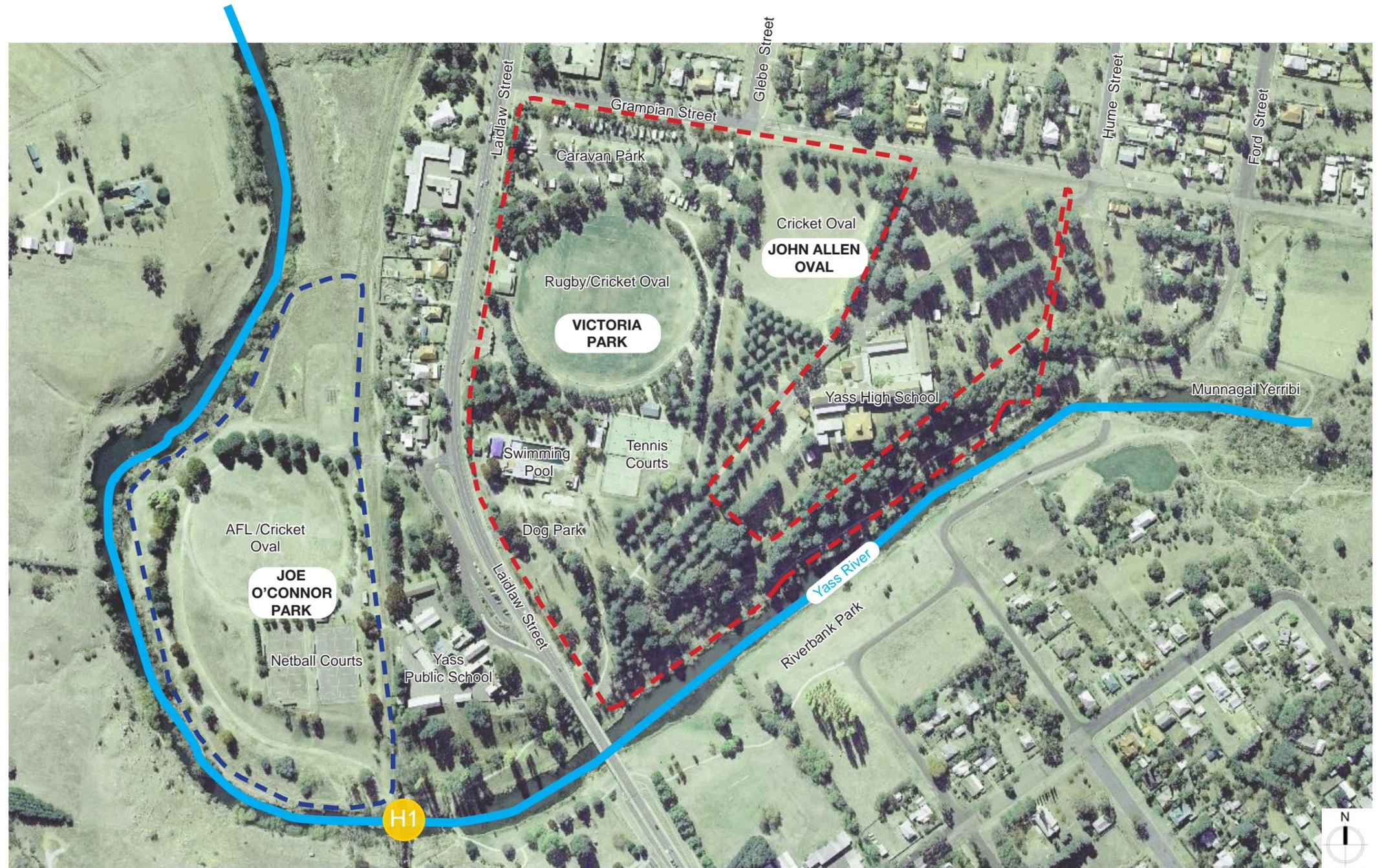
The Yass Memorial Olympic Swimming Pool is also a key element within the site. The pool is used by the community, school groups and swim club.

Local schools rely on Victoria Park for structured recreation, utilising park facilities for athletics carnivals and grade sport and other structured sporting events.

There is also a skate park and dog park which are open to community use.

### Legend

-  Subject Site Boundary
-  Yass River
-  Yass Town rail bridge over Yass River
-  Joe O'Connor Park



Six Maps 29.04.2021



Historic main entry to oval



Existing caravan park signage



Significant tree plantings throughout park



Existing memorial swimming pool entry

## Existing Site Character



Memorial gates in memory of A. B. Triggs, opened 1939



Significant tree plantings and strong pedestrian links throughout park



Existing caravan park.



Existing tennis courts, recently upgraded (2019)



Existing Laidlaw street frontage



Obelisk erected in 1900 remembering drowning victims of Murrumbidgee River. Existing site condition; Images by TBLA 2021



Lower riverbank pedestrian path through park looking west.



John Allen Oval as viewed from Grampian Street.



Existing lower carpark and skate park.



## Existing Uses

- Caravan Park**

Caravan park with 51 sites  
Children's playground  
2x amenities building  
1 of which is not fit for current use
- Dog Park**

Existing fenced off leash dog park.  
Community run via facebook
- Rugby Union Facilities**

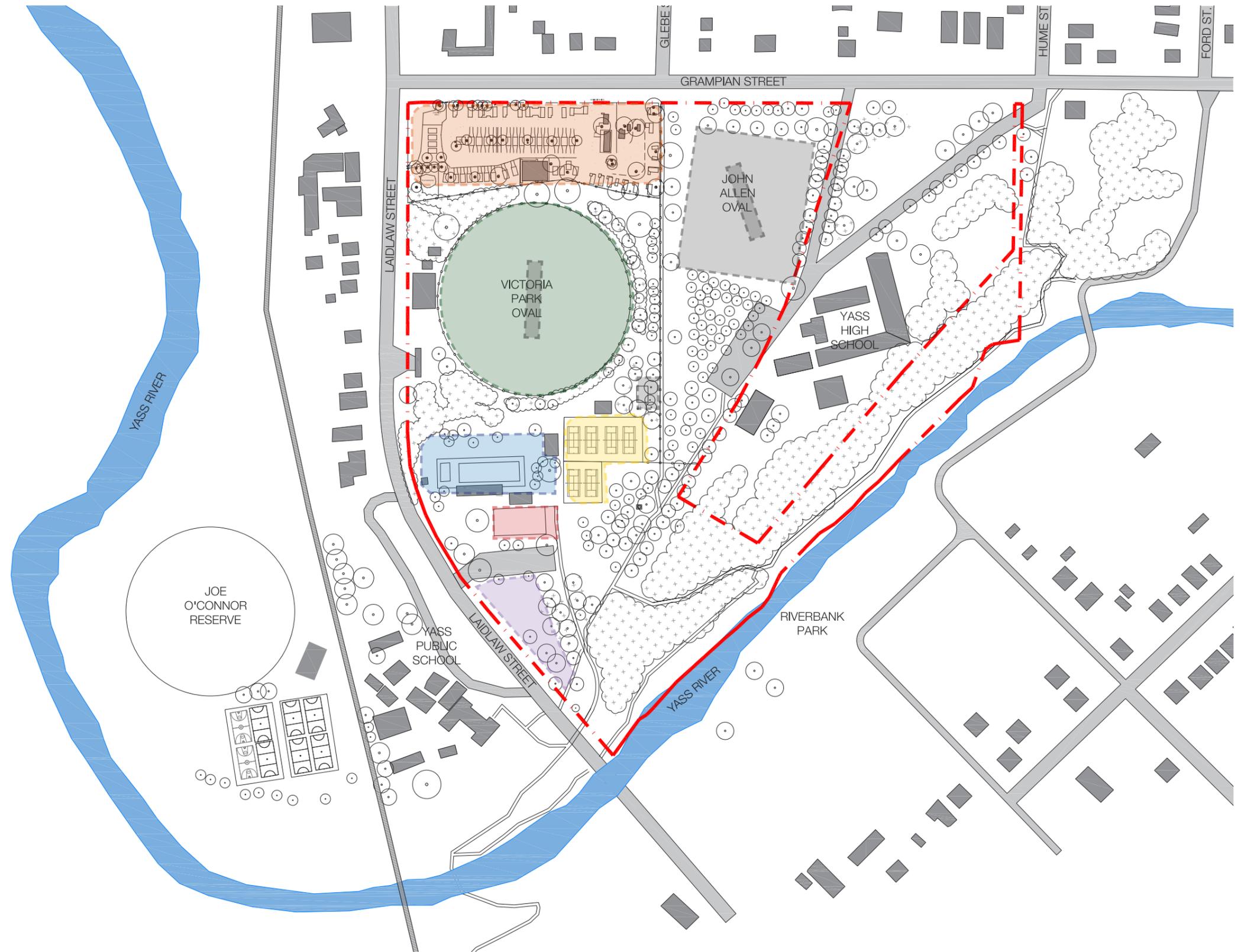
Senior playing field and a dedicated amenities building. The playing area is enclosed by 1.2m high perimeter fencing with Lighting
- Cricket**

Natural turf wicket on main rugby oval  
Synthetic wicket on John Allen Oval  
Cricket practice nets adjacent to tennis club house
- Tennis**

6x synthetic turf tennis courts with fencing and lighting.  
1 x tennis amenities building  
tennis club house
- Skate Park**

Existing skate park
- Swimming Pool**

Existing outdoor swimming pool and amenities. The pool is open limited months of the year (November-March). There is currently an approved redevelopment to include upgrades including a new indoor swimming pool.



## Access

- Secured Fence** 

Caravan park fencing creates secure environment however divides caravan park from Victoria Park
- Unsecured Fencing** 

Existing fencing divides the park Provides no security benefit
- Grampian Street** 

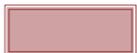
Access to caravan park  
Access to Yass High School  
Lacking footpath beyond caravan park entry
- School Carpark** 

One-way circulation access.  
Congested at school drop-off/pick up
- Pedestrian Entry Node** 

Various pedestrian access points throughout the park linking to wider pedestrian network
- Historic Entry Gate** 

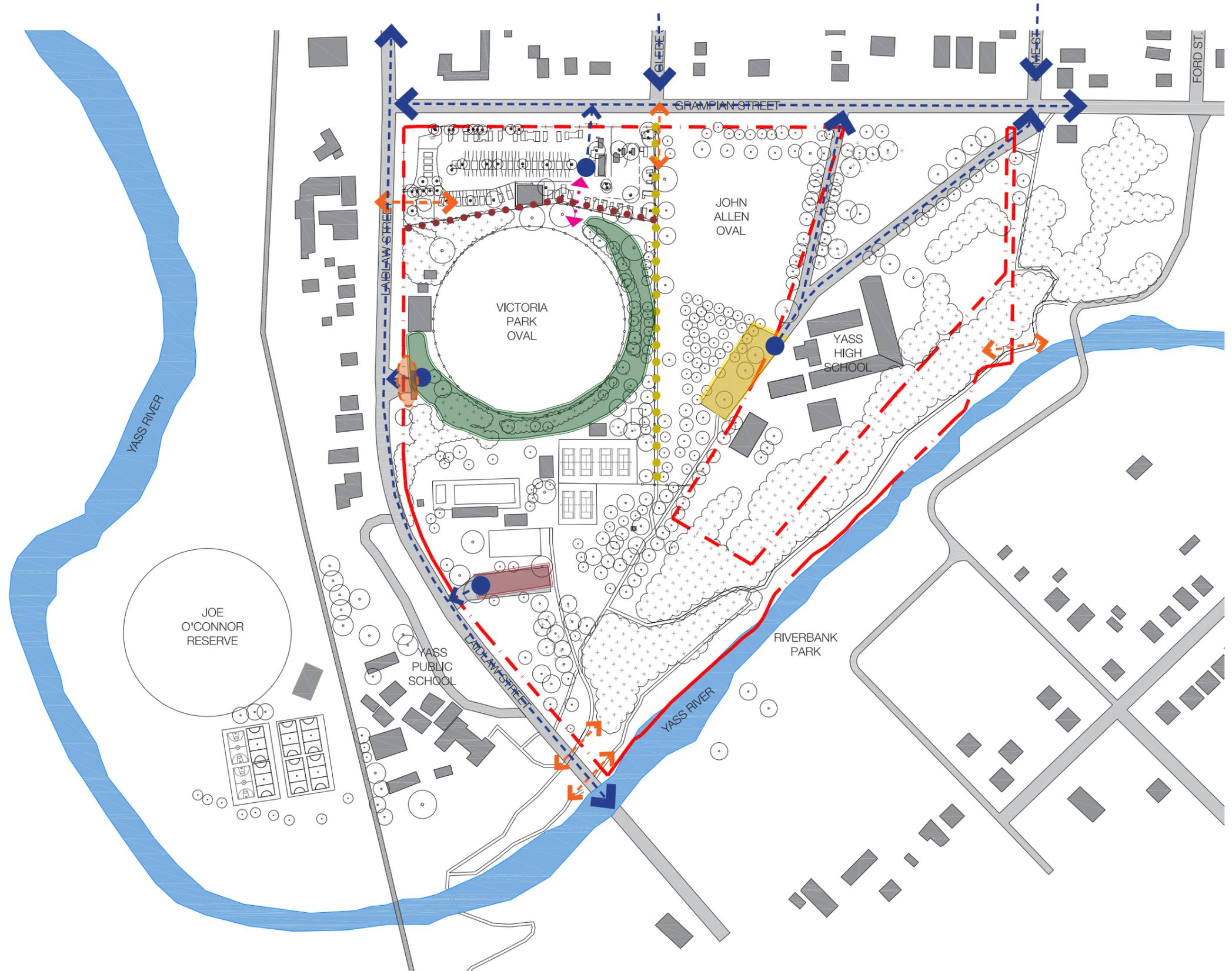
Main park entry  
Under sized for vehicles  
Leads to informal parking
- Laidlaw Street** 

Primary connection through Yass  
Safety concerns particularly around school drop-off/pick times
- Service Vehicles** 

Service vehicles limited to secure gateway through caravan park
- Southern Carpark** 

Formal entry from Laidlaw Street  
Unsealed, informal parking  
Restricted sight lines at entry/exit  
Heavy traffic at school drop-off/pick up
- Main Oval Carpark** 

Formal entry from Laidlaw Street  
Unsealed, informal parking  
Restricted by large trees  
Risk of falling pine cones  
Unsuitable in periods of wet weather



## Parking

**Street Parking**  
 Generous shoulder to Laidlaw Street  
 Busy road with no traffic calming measures



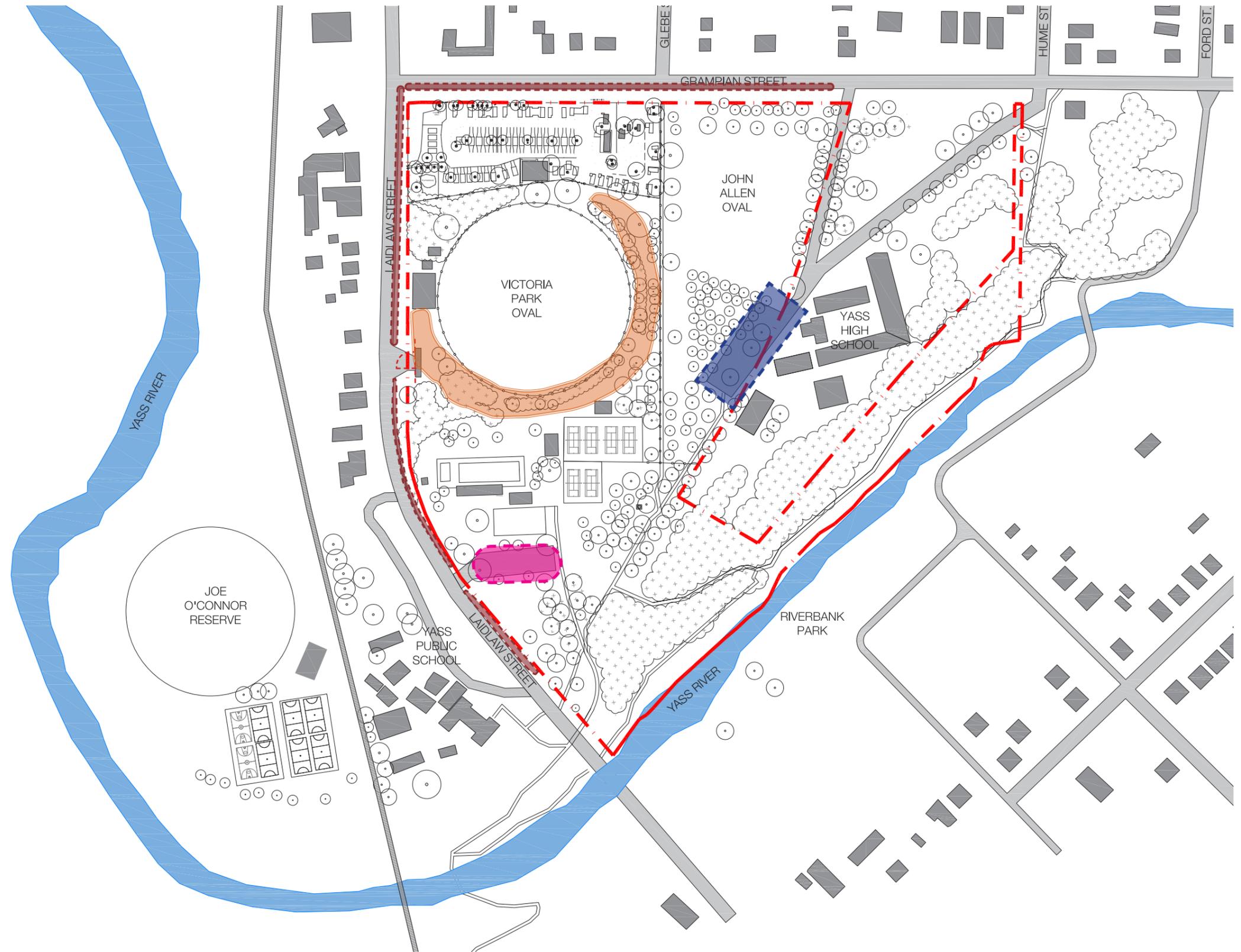
**School Carpark**  
 One way circulation access  
 Congested at school drop-off/pick up  
 No overflow parking for large events  
 Disconnected by central fence to ovals



**Southern Carpark**  
 Formal entry from Laidlaw Street  
 Unsealed, informal parking  
 Restricted sight lines at entry/exit  
 Heavy traffic at school drop-off/pick up  
 No lighting



**Main Oval Carpark**  
 Formal entry from Laidlaw Street  
 Heritage gates prevent buses/service vehicles  
 Unsealed, informal parking  
 Restricted by large trees  
 Risk of falling pine cones  
 Unsuitable in periods of wet weather



## Safety and Accessibility

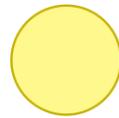
**Chain link Fencing**  
Caravan park fencing creates secure environment however divides caravan park from Victoria Park with no resident access. Additional north/west fence divides the park providing no security benefit.



**Traffic and sight lines**  
Safety concerns entering and exiting the park during peak events.



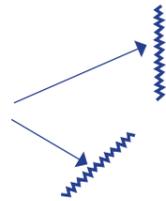
**Lighting**  
Unlit areas of the park with dense tree planting create safety concerns.



**Laidlaw Street**  
Primary connection through Yass. Safety concerns particularly around school drop-off/pick times and entry and exit to park.



**Internal Sight lines**  
Existing topography and mature tree plantings inhibit sight lines across the park.



**Surveillance**  
Poor surveillance from neighbouring residents to John Allen Oval, opening opportunity for vandalism.



**Overgrown Riverbank**  
Steep topography and weed infestation prevent management and safety concern along riverbank walk.



**Distance from Amenities**  
Skate park and dog park disconnected from existing park amenities.



## Topography

Victoria Park is a large park with significant level change across the site.

The Yass River forms the lowest part of the site. An active walking path meanders along the lower banks of the riverfront.

A steep batter, which is densely vegetated rises from the riverfront providing a physical barrier from regular flooding.

A gentle incline spans to the north of the site towards John Allen Oval where steep embankments have been formed to level provide an elevated playing surface.

Two significant viewing opportunities are identified within the site presenting views across the park and river below.

### Legend

 Low Point

 High point

 Embankments

 Contours

 Prominent View Point



## Existing Amenities/Storage

### 1. Caravan Park Amenities

Dilapidated amenities building, no longer fit for purpose due to building defect. Laundry is still in use, however bathrooms are closed to patrons

### 2. Caravan Park Amenities

Caravan Park amenities building, currently functional and in use

### 3. Temporary Storage

Shipping container for Athletics equipment storage. Note that athletics club does not currently use Victoria Park

### 4. Storage Shed

Permanent storage shed provides adequate storage for both cricket and rugby clubs

### 5. Cricket/Rugby Club Amenities

Recently constructed club amenities Canteen, change rooms, public toilets & storage. Noted that there is no female change rooms

### 6. Hume Tennis Club Amenities

Club amenities building, tennis club has identified building condition concerns

### 7. Swimming Pool Amenities

Existing swimming pool amenities building Subject to new development as prepared in conceptual design report

### 8. Dog Park

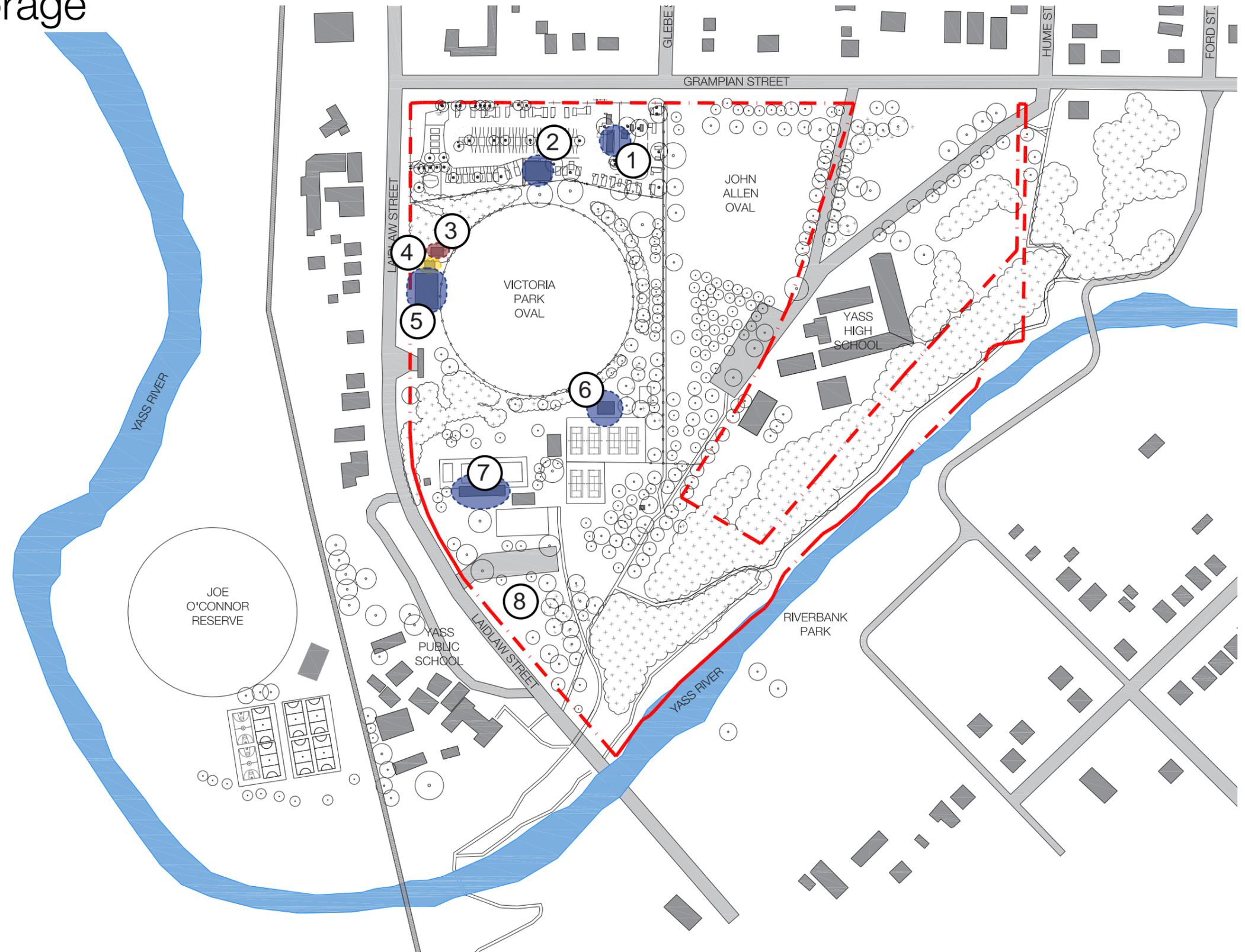
No tap available for dog drinking water

### Legend

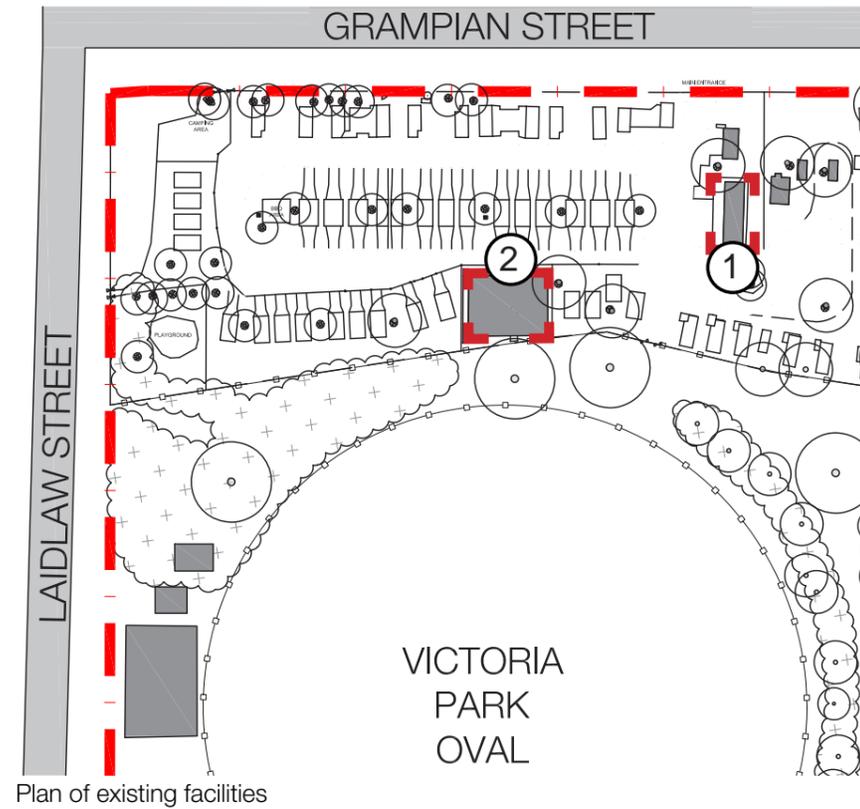
 Shipping Container

 Storage Shed

 Amenities Building



## Existing Amenities - Caravan Park



Plan of existing facilities

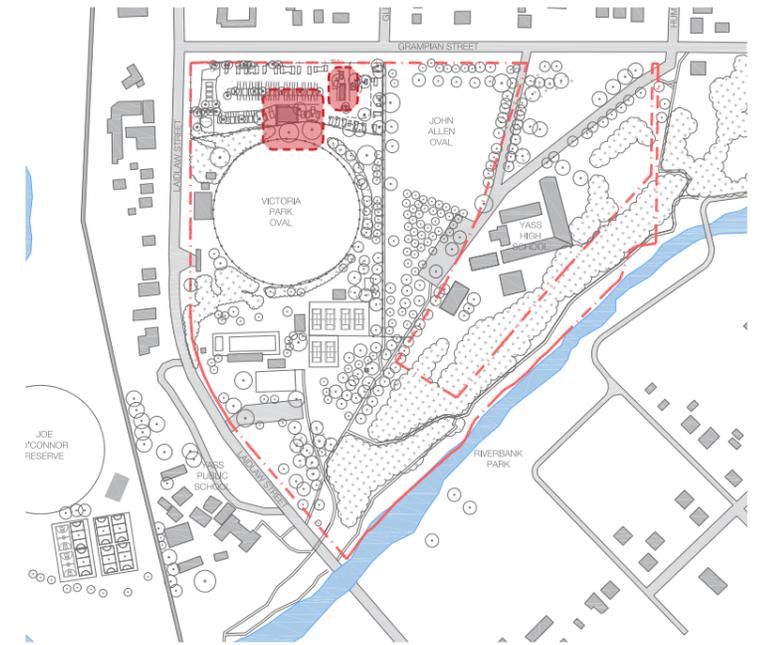
**User:**  
Caravan Park

**Size:**  
Amenities block 1 - Approximately 180m<sup>2</sup>  
Amenities block 2 - Approximately 120m<sup>2</sup>

**Condition:**  
Amenities block 1 - Bathrooms non compliant with current building code and no longer in use. Laundry is currently in use.  
Amenities block 2 - Current patron amenities building, more recent than amenities block 1, deemed fit for purpose.

**Aspect:**  
Amenities block 1 - Western  
Amenities block 2 - Northern

**General Assessment:**  
Amenities block 1 - Due to ongoing safety concerns and a poor internal layout the existing building is deemed unsuitable for continued use. It is understood that a grant for internal refurbishments is underway.  
Amenities block 2 - Currently meets the needs of patrons.



Key Plan



Amenities block 1 - bathrooms not currently in use due to building condition

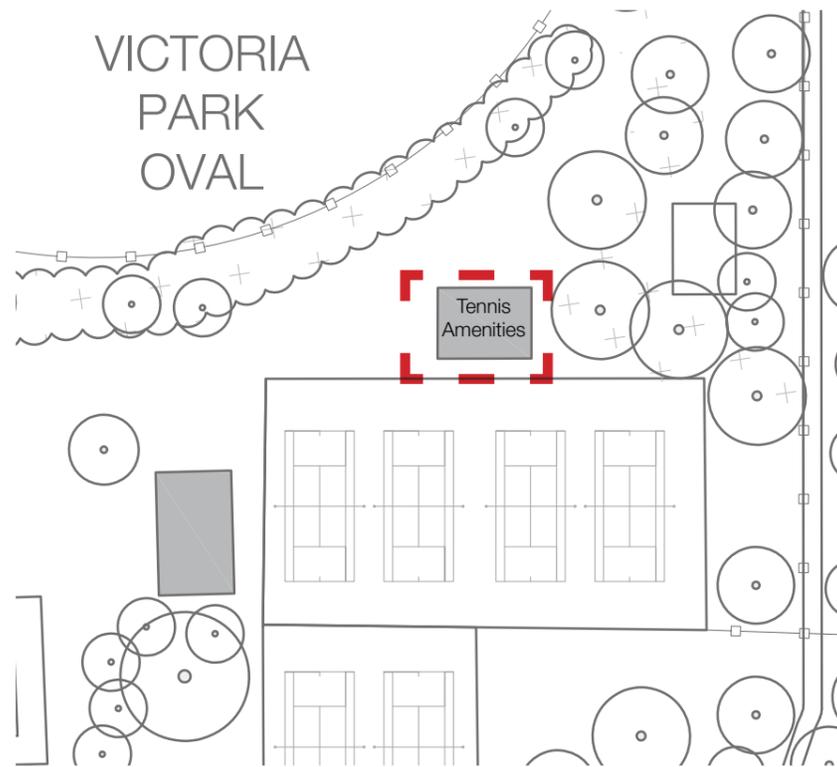


Amenities block 1 - laundry still active



Amenities block 2 - amenities building currently active

## Existing Amenities - Tennis



Plan of existing facilities

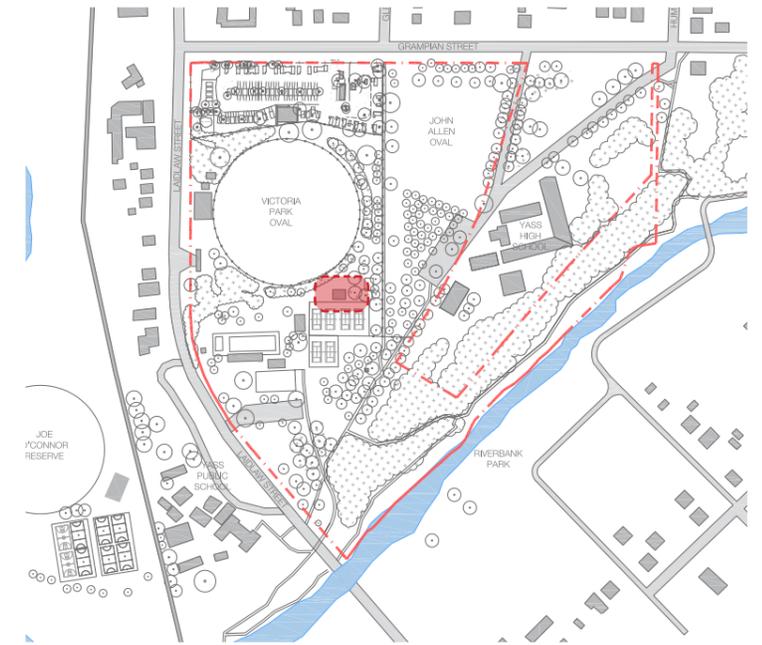
**User:**  
Tennis club

**Size:**  
Approximately 180m<sup>2</sup>

**Condition:**  
External building is structurally sound however the hallway in the clubhouse has started dropping.

**Aspect:**  
Southern

**General Assessment:**  
The clubhouse venue is hired out 15-20 times per year to private groups. Lacks adequate storage for tennis club requirements.



Key Plan

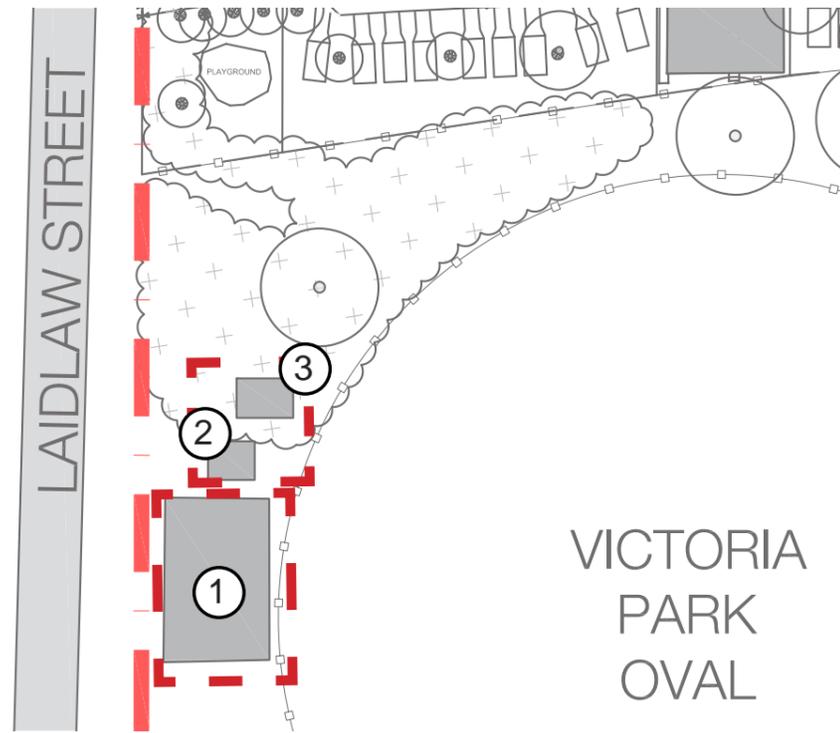


Existing tennis facilities building in close proximity to vehicle access way



Image from Hume Tennis Club facebook. 2021

## Existing Amenities - Main Oval



Plan of existing facilities

**User:**  
Rugby, Cricket and Athletics

**Size:**  
1. Amenities building including toilet/change-room facilities with kiosk area and storage. Approximately 450m<sup>2</sup>

2. Storage shed for cricket and rugby club equipment. Approximately 50m<sup>2</sup>

3. Shipping container for athletics club equipment.

**Condition:**  
1. Amenities Building was recently built to include toilet/change-room facilities with kiosk area and storage.

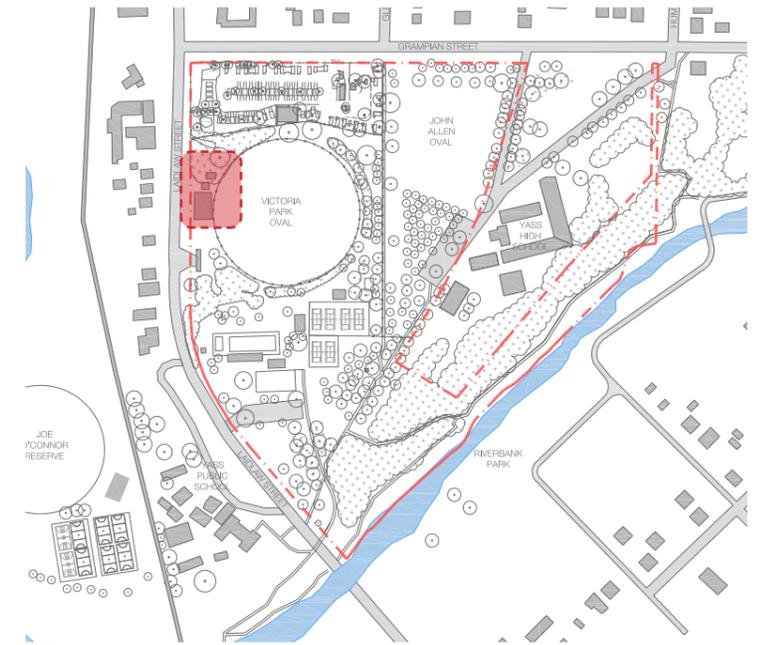
2. Storage shed for cricket and rugby club equipment currently meets the needs of both clubs.

3. Shipping container for athletics club equipment not currently in use and is to be removed off site.

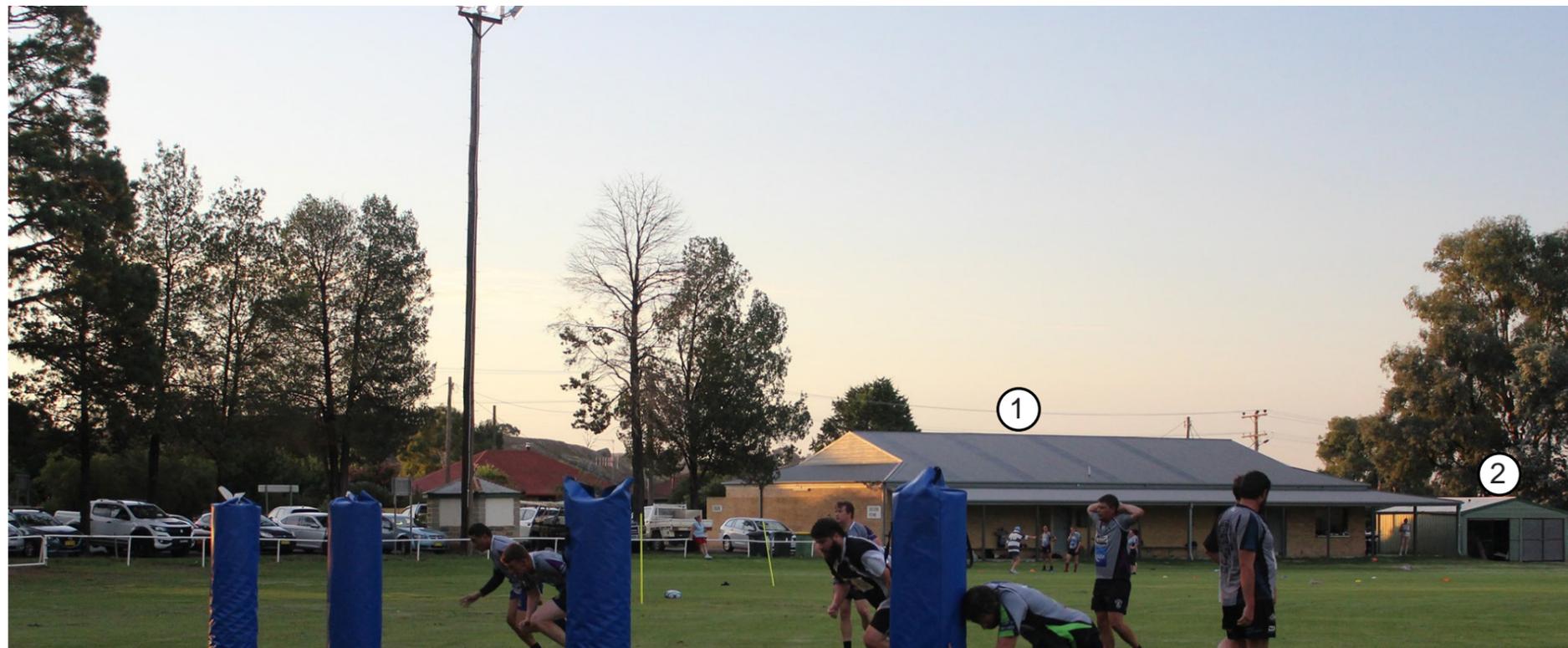
**Aspect:**  
Eastern

**General Assessment:**  
The current facilities building does not provide female change rooms. Yass Rugby Club is home to multiple women's teams whose needs are not currently met. The storage shed is considered suitable for both rugby and cricket clubs. Currently a shipping container is used for athletics storage, this club is not currently active and is to be removed off site due to safety concerns.

Yass Rugby Club has developed plans to construct a second amenities building in place of the storage shed. This will provide female change rooms and incorporated storage.



Key Plan



Existing amenities building and storage shed, Image from Yass Rams Rugby Facebook, 2021



Existing shipping container

## Constraints

- Entry Gate Access** ① 

Main park entry  
Under sized for large vehicles
- Chain link Fencing** ② 

Caravan park fencing divided caravan park  
and John Allen Oval from Victoria Park
- Car parking** ③ 

Large trees and informal carpark create  
safety and traffic concerns
- Field Lighting** ④ 

Lighting quality suitable for rugby training.  
Unsuitable for night games or cricket  
requirements.
- Laidlaw Street** ⑤ 

Primary connection through Yass  
Presents disconnect to neighbouring Joe  
O'Connor Park and Yass Primary School
- Conflicting Uses** ⑥ 

Joint use of both cricket and rugby clubs  
present maintenance and surface quality  
concerns
- Surface Condition** ⑦ 

Poor surfacing of John Allen Oval  
prevents full use of space
- Lack of Lighting** ⑧ 

Safety concerns due to poor lighting and  
surveillance along central path
- Existing Caravan Park** ⑨ 

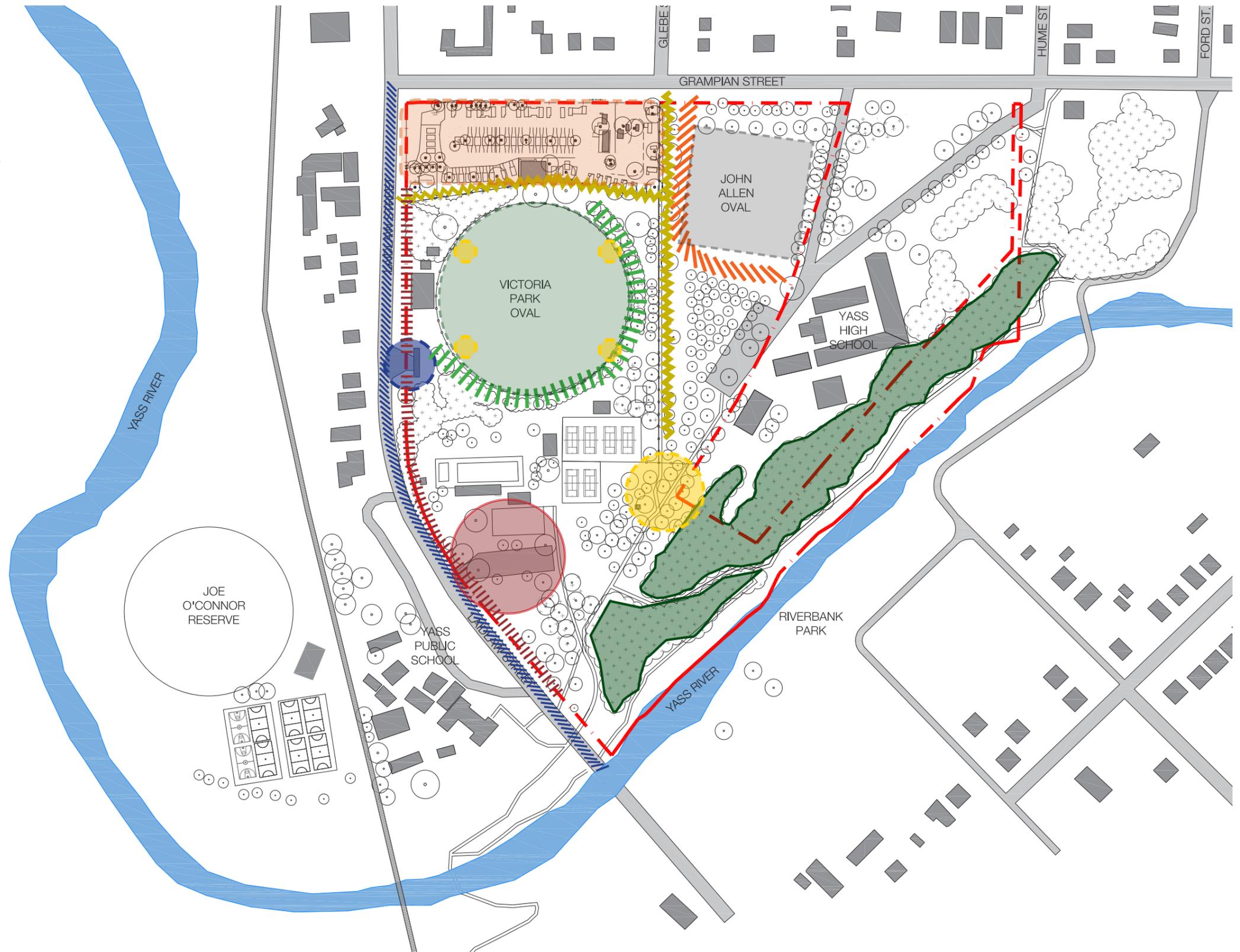
Caravan park in need of building and site  
improvements to maximise potential
- Overgrown Riverbank** ⑩ 

Steep topography and weed infestation  
prevent management and safety concern  
along Riverbank walk.
- Distance from Amenities** ⑪ 

Skate park and dog park disconnected  
from existing park amenities
- Topography** ⑫ 

Steep embankment and elevated playing  
surface creates disconnect from park
- Boundary Fencing** ⑬ 

Boundary fencing detracts visually along  
Laidlaw Street and parts are in poor condition



## Constraints Summary



### Entry Gate Access

Main park entry under sized for large vehicles



### Field Lighting

Lighting quality suitable for rugby training, unsuitable for night games or cricket requirements.



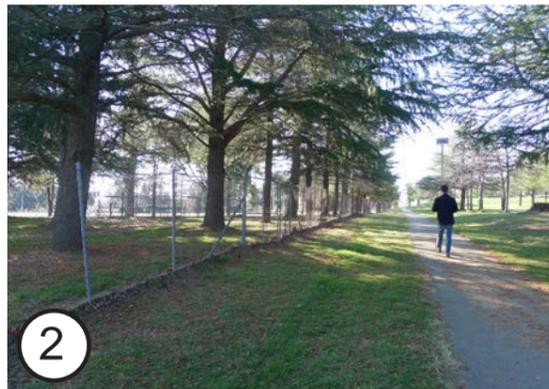
### Surface Condition

Poor surfacing of John Allen Oval prevents full use of space



### Overgrown Riverbank

Steep topography and weed infestation prevent management and safety concern along Riverbank walk.



### Chain link Fencing

Caravan park fencing divided caravan park and John Allen Oval from Victoria Park



### Laidlaw Street

Primary connection through Yass presents disconnect to neighbouring Joe O'Connor Park and Yass Primary School



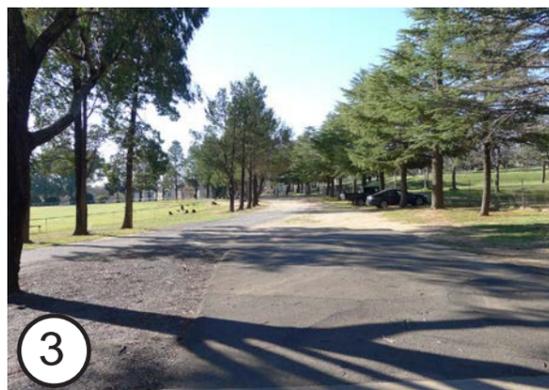
### Lack of Lighting

Safety concerns due to poor lighting and surveillance along central path



### Distance from Amenities

Skate park and dog park disconnected from existing park amenities



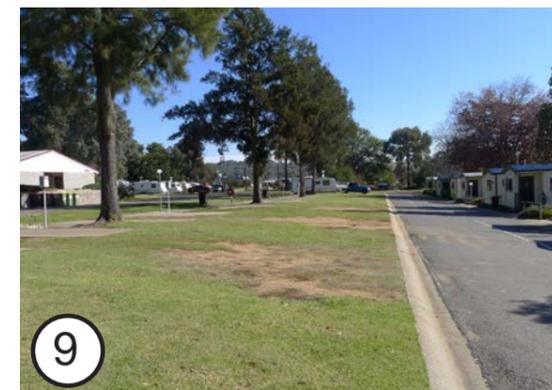
### Car parking

Large trees and informal carpark create safety and traffic concerns



### Conflicting Uses

Joint use of both cricket and rugby clubs present maintenance and surface quality concerns



### Existing Caravan Park

Caravan park in need of building and site improvements to maximise potential



### Topography

Steep embankment and elevated playing surface creates disconnect from park.

## Opportunities

- Entry Gate Access** ① 

Formalise historic entry gate with pedestrian link across Laidlaw Street
- Main Oval** ② 

Increase main playing oval to incorporate 2 full size rugby fields with central cricket wicket and improved lighting
- John Allen Oval** ③ 

Resurface John Allen Oval to provide fit for play surface for junior rugby
- Car Parking** ④ 

Formalise car parking and improve traffic circulation around main oval
- Lookout** ⑤ 

Provide lookout across main planting oval using existing site topography
- Additional Tennis Courts** ⑥ 

Provide 2 additional tennis courts to facilitate tournaments and install trench and root barrier around tennis courts to reduce damage to court surface from existing trees
- Swimming Pool Expansion** ⑦ 

Swimming pool redevelopment as per approved concept design
- Teen Play Area** ⑧ 

Accommodate additional recreation facilities and amenities to southern park entry area. Currently only 1 basketball court in Yass located at Joe O'Connor Park.
- Caravan Park** ⑨ 

Building and site improvements to maximise potential and provide connection to park
- Riverbank** ⑩ 

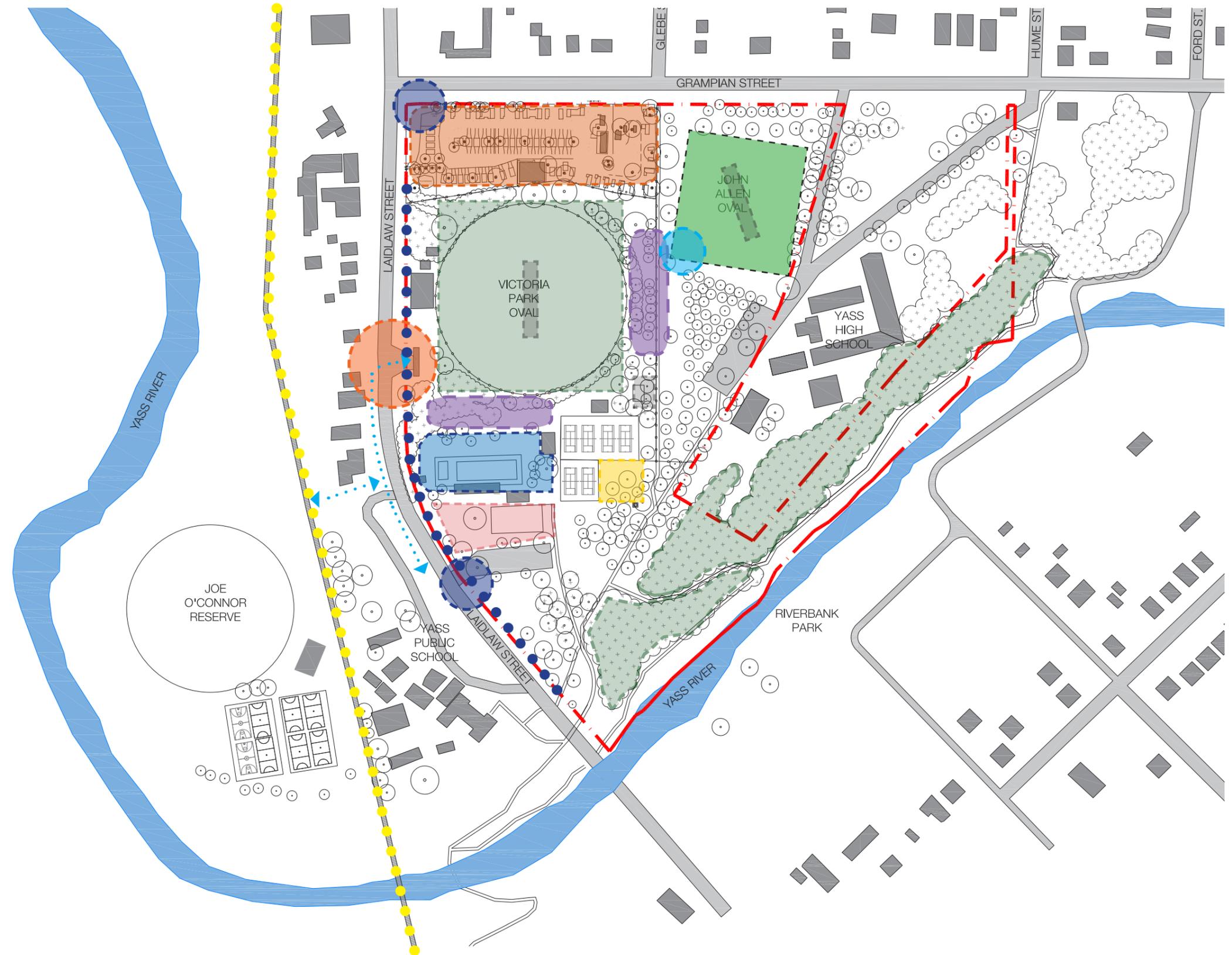
Nature walks, education and connection to Country along riverbank.
- Boundary Fencing** ⑪ 

Replace boundary fencing along Laidlaw Street to formalise park frontage and tie into heritage gates
- Joe O'Connor Connection** ⑫ 

Improved pedestrian network to western site of Laidlaw Street to improve connection to Joe O'Connor oval and Yass Public School
- Site Identity** ⑬ 

Create appropriate visual identity that includes park signage
- Rail Trail** ⑭ 

Opportunity to engage disused rail track as cycle way to town centre.



## Opportunities Summary



**1**  
**Entry Gate Access**  
Formalise historic entry gate with pedestrian link across Laidlaw Street



**4**  
**Car Parking**  
Formalise car parking and improve traffic circulation around main oval



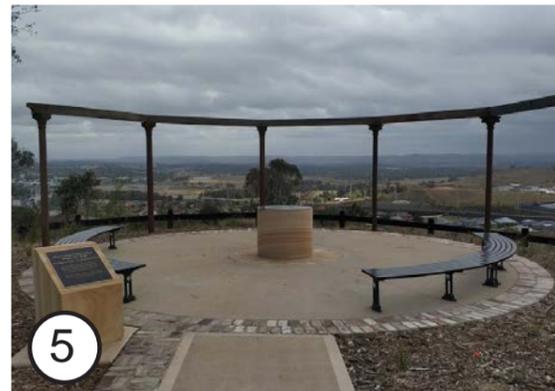
**7**  
**Swimming Pool Expansion**  
Swimming pool redevelopment as per approved concept design



**10**  
**Riverbank**  
Nature trails and interpretive signage connecting to Country through overgrown riverbank.



**2**  
**Main Oval**  
Increase main playing oval to incorporate 2 full size rugby fields with central cricket wicket and improved lighting



**5**  
**Lookout**  
Provide lookout across main playing oval towards Yass Primary School using existing site topography



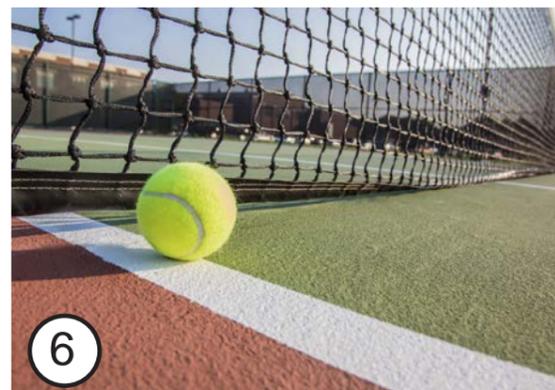
**8**  
**Teen Play Area**  
Accommodate additional recreation facilities and amenities to southern park entry area



**11**  
**Boundary Fencing**  
Replace boundary fencing along Laidlaw Street to formalise park frontage and tie into heritage gates



**3**  
**John Allen Oval**  
Resurface John Allen Oval to provide fit for play surface for junior rugby



**6**  
**Additional Tennis Courts**  
Provide 2 additional tennis courts to facilitate tournaments



**9**  
**Caravan Park**  
Building and site improvements to maximise potential and provide connection to park



**13**  
**Site Identity**  
Create appropriate visual identity that includes park signage



## Masterplan

### ACTIONS

#### Entry Gate Access

Formalise historic entry gate with pedestrian link across Laidlaw Street

①

#### Main Oval

Increase main playing oval to incorporate 2 full size rugby fields with central turf cricket wicket and improved lighting

②

#### John Allen Oval

Resurface John Allen Oval to provide fit for play surface for 2x junior rugby fields suitable for U/6 - U9

③

#### Car Parking

Formalise car parking and improve traffic circulation around main oval

④

#### Lookout

Provide lookout across main planting oval using existing site topography

⑤

#### Additional Tennis Courts

Provide 2 additional tennis courts to facilitate tournaments

⑥

#### Swimming Pool Expansion

Swimming pool redevelopment as per approved concept design

⑦

#### Play Hub

Additional recreation facilities and amenities to southern park entry area providing stronger sense of place

⑧

#### Caravan Park

Building and site improvements to maximise potential and provide connection to park

⑨

#### Riverbank

Environmental management plan and inclusion of nature walks, interpretive signage promoting connection to Country and potential learning synergy with adjacent yass high school.

⑩

#### Laidlaw St Connection

Improved pedestrian network to western site of Laidlaw Street to improve connection to Joe O'Connor oval and Yass Public School and connect into potential rail trail

⑪

#### Site Identity

Create appropriate visual identity that includes park signage

⑫

#### Boundary Fence

Replace existing masonry and wire fencing with more modern fencing sympathetic with the A.B Triggs gates.

⑬



## Playing Field Upgrades

### ACTIONS

#### Entry Gate Access

Formalise historic entry gate with pedestrian link across Laidlaw Street with further acknowledgment of European history through interpretive signage

#### Main Oval

Increase main playing oval to incorporate 2 full size rugby fields with central turf cricket wicket and improved lighting

#### John Allen Oval

Resurface John Allen Oval to provide fit for play surface for 2x junior rugby fields suitable for U/6 - U9. Provide ball stop fencing to western edge of field.

#### Car Parking

Formalise car parking and improve traffic circulation around main oval

#### Lookout and Amenity

Provide shaded amenity and lookout across main playing oval towards town centre acknowledging existing site topography.

#### Additional Tennis Courts

Provide 2 additional tennis courts to facilitate tournaments. Recommend additional storage shed to existing amenity building

#### Swimming Pool Expansion

Swimming pool redevelopment as per approved concept design

#### Site Identity

Create appropriate visual identity that includes park signage

#### Playground

Central children's playground

#### Boundary Fence

Replace existing masonry and wire fencing with more modern fencing sympathetic with the A.B Triggs gates.

#### Cricket Practise Nets

Realign existing cricket nets, remove trees which are overshadowing and provide a drinking fountain and general power outlet

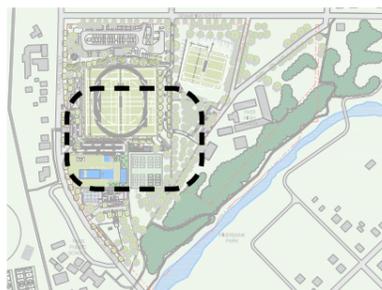


KEY PLAN

## Play Hub

### ACTIONS

- Basketball Courts** ①  
Provide 2 basketball courts with terraced seating with surveillance from Laidlaw St
- Graffiti Wall** ②  
Designated wall for graffiti
- Picnic Shelter** ③  
Picnic shelter provided for families and users to the southern end of Victoria Park. Shelter to include drinking fountain
- Dog Off Leash Area** ④  
Dog off leash area upgrades to include shade over existing seating, concrete to entry gates and erosion control measures, bins, drinking fountain and dog bubbler with screen planting to boundary
- Car Parking** ⑤  
Formalise car parking
- Additional Tennis Courts** ⑥  
Provide 2 additional tennis courts to facilitate tournaments
- Playground** ⑦  
Provide centralised playground with clear sight lines from main oval and tennis facilities
- Car Parking** ⑧  
Formalise car parking and improve traffic circulation around main oval
- Swimming Pool Expansion** ⑨  
Swimming pool redevelopment as per approved concept design
- Skate Park Upgrades** ⑩  
Existing skate park to remain with proposed extension tailoring for a greater range of abilities



KEY PLAN



## Caravan Park Actions

### ACTIONS

#### Signage

Update signage throughout park. Create entry statement at the corner of Laidlaw and Grampian street

①

#### BBQ Facilities

Existing BBQ facilities to be improved with camp kitchen and new BBQs

②

#### Central Parking

Improve central planting area with reinforced turf and larger concrete pads. assess trees and remove as necessary.

③

#### Office Building

Provide 2 storey office /admin building.

④

#### Amenities

Rebuild amenities building to make compliant

⑤

#### Playground

Replace playground equipment and provide greater safety mitigation , i.e fencing.

⑥

#### Victoria Park Connection

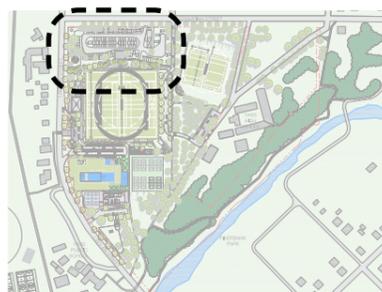
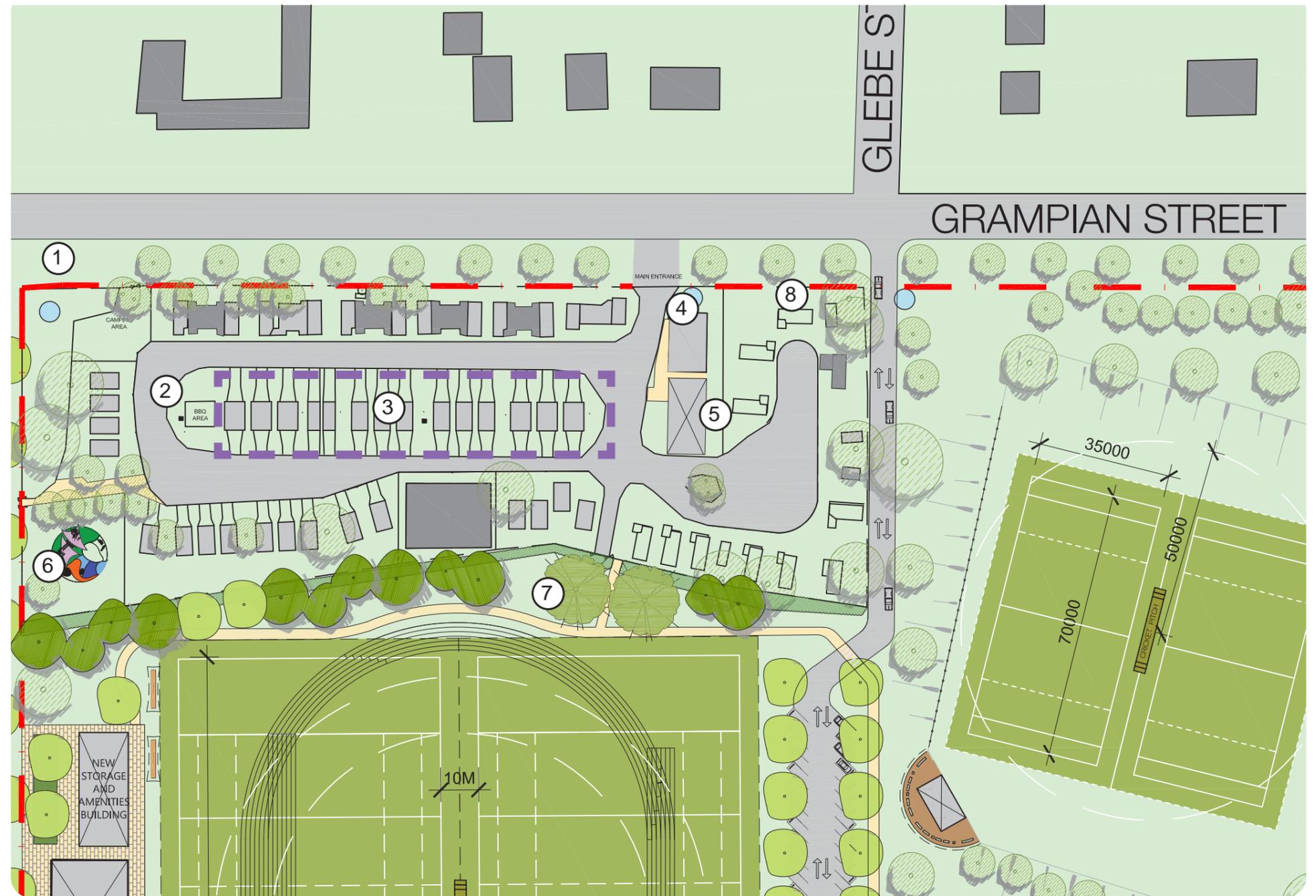
Provide secure access pedestrian gate to Victoria Park for patrons. Improve secure fence line with hedging and new fencing.

⑦

#### Expansion Area

Provide new cabins following consolidation of storage sheds into new office building.

⑧



KEY PLAN



## Proposed Character



Site Identity



Entry Gate Access



Improve Main Oval



Lookout



Additional Tennis Courts



Riverbank Walking Trails



Engage John Allen Oval



Caravan Park Improvements



Teen Play Area



Swimming Pool Expansion





## Preliminary Works

Preliminary Works	
0.1	Full audit to assess all existing trees on site
0.2	Riverbank flora and fauna management plan
0.3	Selected tree removal
0.4	Replenishment tree planting
0.5	Action items as identified in Vegetation Management Plan for riverbank
0.6	Construction of nature trails
0.7	Interpretive signage promoting connection to country
0.8	Removal of Athletics club storage shipping container



Interpretive signage



Nature Trails



Protection of Fauna



Vegetation Management

## Stage 1 Works

Swimming Pool	
1.1	New park signage
1.2	Refurbish/upgrade existing pool
1.3	Formalised carpark and slip lane
1.4	New crossing and connection to western side of Laidlaw Street
1.5	Pedestrian link through Trigg gates with acknowledgement of European history
1.6	New boundary fencing



Pedestrian plaza at Entry Gates



Site Signage



Traffic calming for Pedestrian Link



Further acknowledgment of European History



New Indoor Gym



New Splash Pool



## Stage 2 Works

Main Oval	
2.1	New amenities building incorporating storage and additional change rooms
2.2	Resurface and expand playing field
2.3	New sports field lighting
2.4	New car parking and shared pathways to east of field
2.5	Realign cricket practice nets & install GPO and bubbler
2.6	New park furniture



Upgrade Main Playing Oval



Formalised Car Parking



Realign Cricket Practice Nets



Park Furniture



New Sports field Lighting



New Amenities



## Stage 3 Works

Caravan Park	
3.1	Upgrade existing amenities and admin building
3.2	New signage
3.3	Secure pedestrian link to Victoria Park
3.4	Upgrade existing BBQ facilities
3.5	Upgrade existing caravan parking pads and reinforce central turfed area
3.6	Upgrade existing playground



Victoria Park Connection



Updated Signage



Improve BBQ Facilities



Central Parking



Replace playground equipment



Upgrade Amenities



## Stage 4 Works

Tennis/Playground	
4.1	New community playground
4.2	New drinking fountains
4.3	New tennis club storage
4.4	Additional tennis court



**Drinking Fountains**



**Tennis Club Storage**



**New Community Playground**



**New Tennis Court**



## Stage 5 Works

John Allen Oval	
5.1	Resurface playing field
5.2	1200mm High ball stop fencing
5.3	Lookout
5.4	New shelter over lookout with water fountain



**Ball Stop Fencing**



**Lookout**



**Resurface oval**



**Shelter**



## Stage 6 Works

Play Hub	
6.1	Skate park extension
6.2	2x New Basketball courts
6.3	Formalised car park
6.4	Graffiti Wall



Skate Park Extension



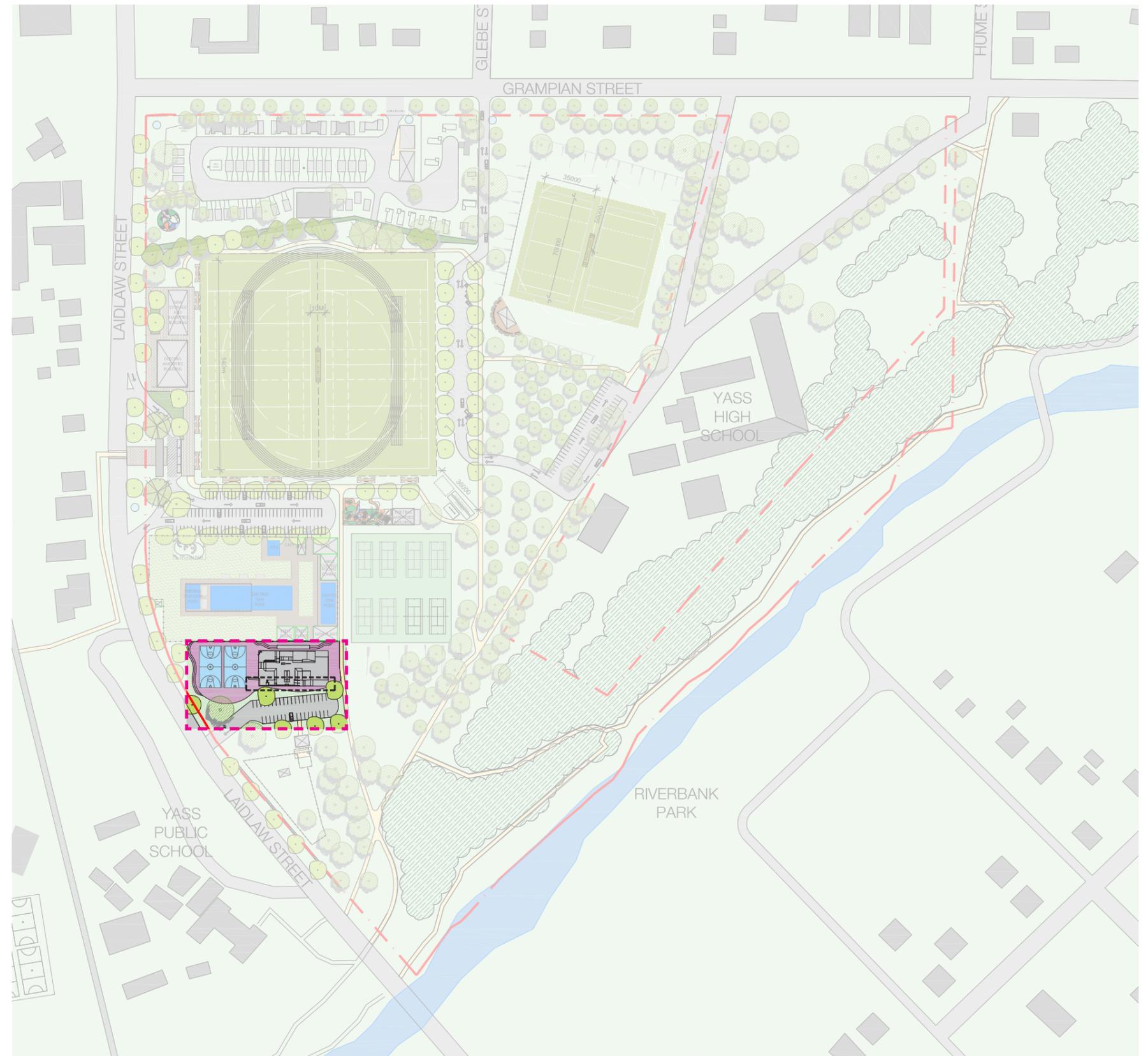
Formalised Carpark



Basketball Courts



Graffiti Wall



## Stage 7 Works

Dog Park	
7.1	Concrete entries to dog park
7.2	Drinking fountains, Dog bubblers and bins
7.3	Solar lighting
7.4	Picnic Shelter
7.5	Shelters over existing seating
7.6	Erosion control measures



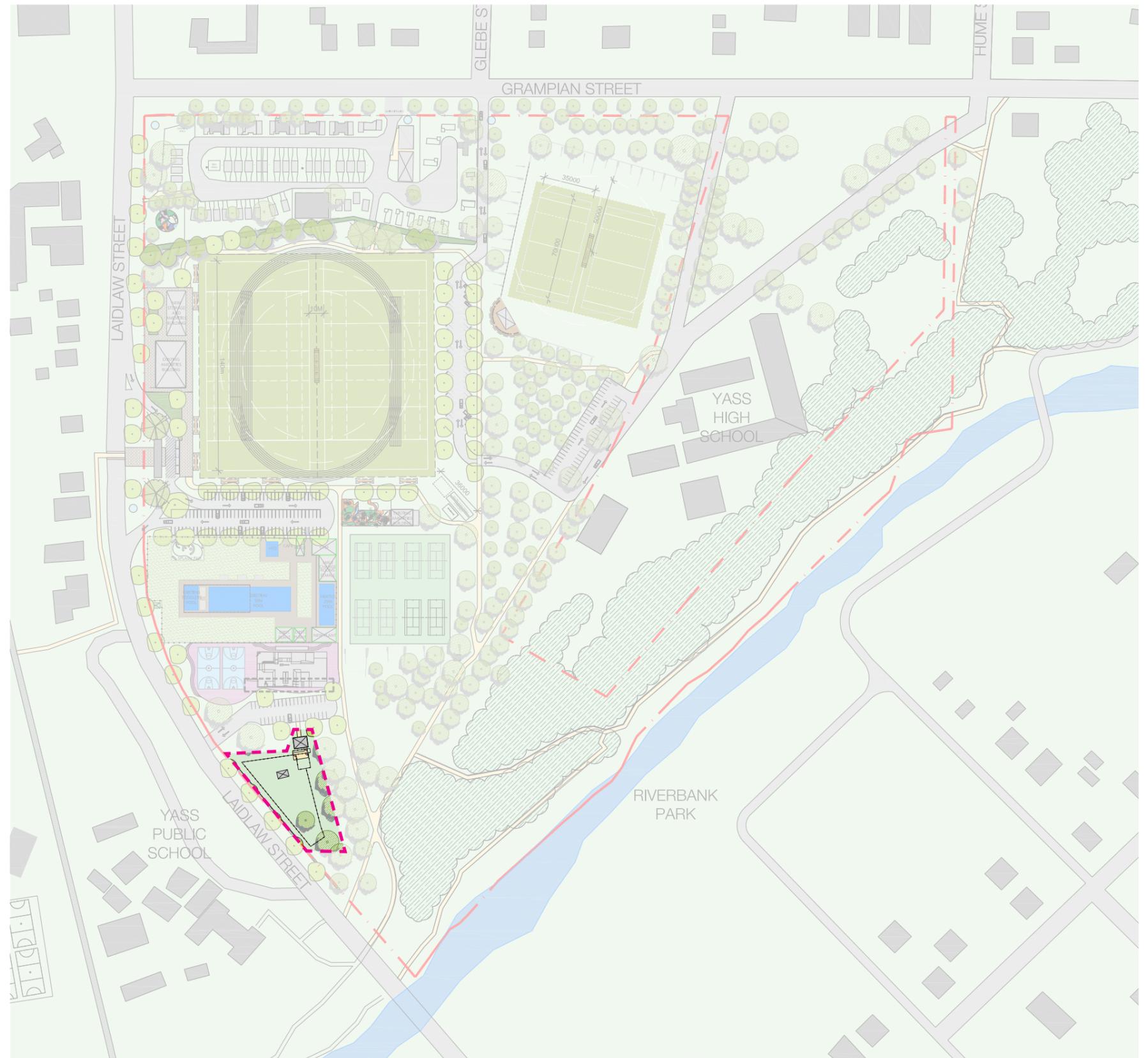
Drinking Fountain



Erosion Control



Picnic Shelter





**TaylorBrammer**

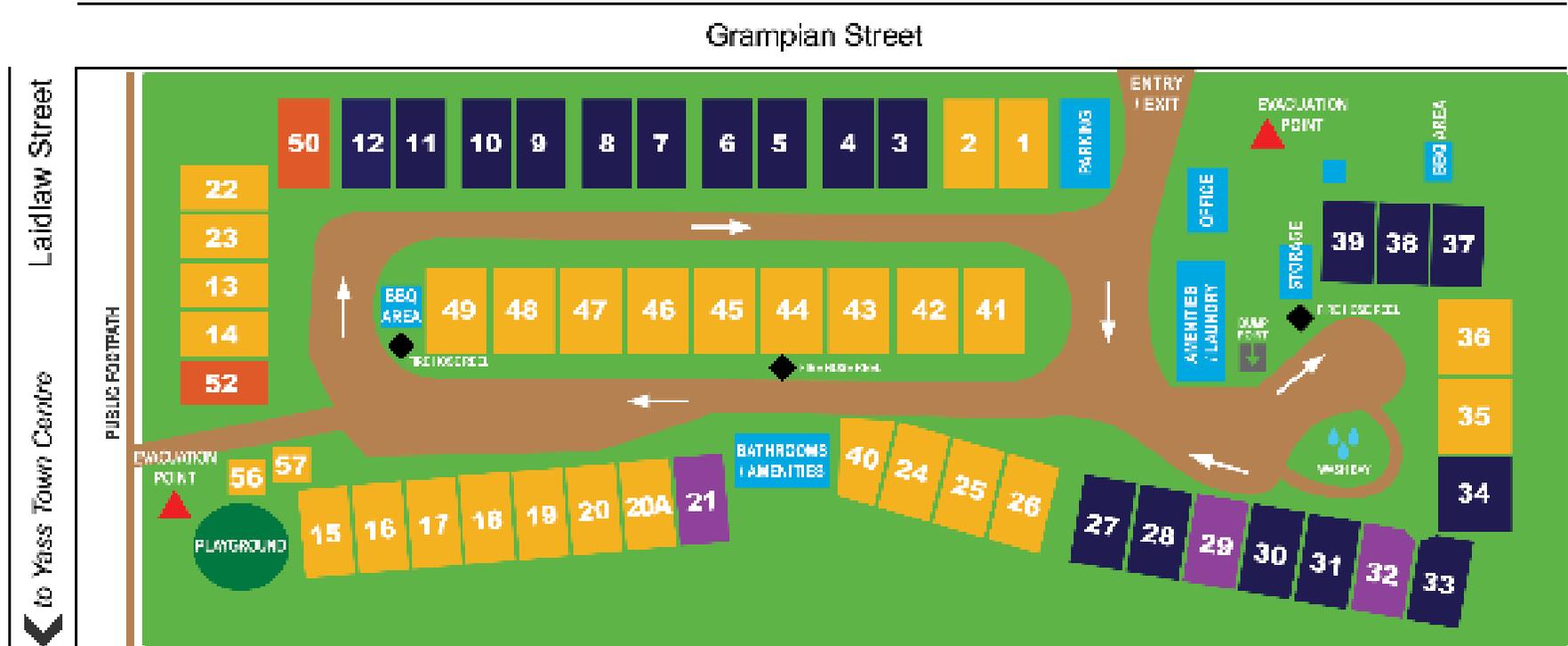
Taylor Brammer Landscape Architects  
Sydney Studio  
218 Oxford Street  
Woollahra NSW 2025  
Australia  
tel: 61 2 9387 8855  
Sydney@taylorbrammer.com.au

yass valley council

the country the people

**Yass Valley Council**  
PO Box 6  
Yass NSW 2582  
Australia  
tel: 61 2 6226 1477  
council@yass.nsw.gov.au

*Welcome to the*  
**Yass Valley Caravan Park**



- |   |   |  |
|---|---|--|
|  Cabins          |  Amenities / buildings |  Evacuation point |
|  Unpowered sites |  Permanent residents   |  Dump point       |
|  Powered sites   |  Playground            |  Wash bay         |
|   |  Road / path           |  Fire hose reel   |