

# Narrandera Sportsground Plan of Management

October 2011

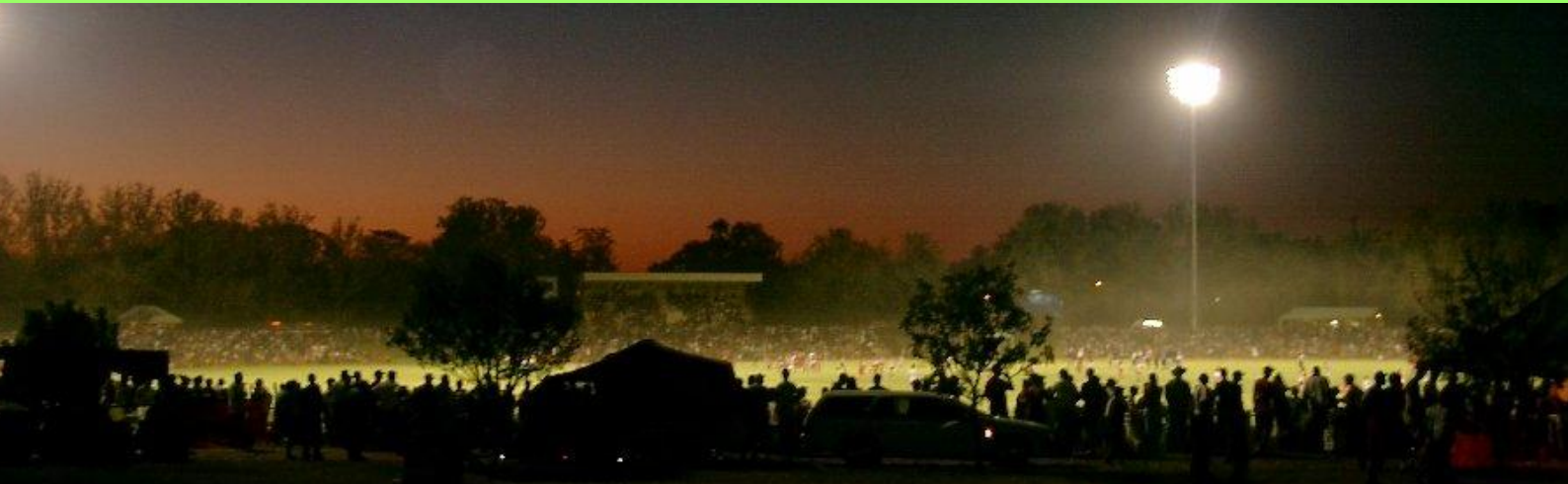
MagiQ #19132



**Narrandera**  
Shire Council

# PLAN OF MANAGEMENT

## Narrandera Sportsground



OCTOBER 2011



**This report has been prepared for:**

Narrandera Shire Council

**This report has been prepared by:**

Habitat Planning  
Town Planning &  
Environmental Assessment

Suite 1, 622 Macauley Street  
ALBURY NSW 2640

Phone: 02 6021 0662

Fax: 02 6021 0663

[habitat@habitatplanning.com.au](mailto:habitat@habitatplanning.com.au)

[www.habitatplanning.com.au](http://www.habitatplanning.com.au)



Member – NSW Consulting Planners



#### Document Control

Version	Date	Issue	Author	Reviewed	Approved
A	16/6/11	Working draft for client review	TOB	WH	WH
B	20/07/11	Revised Draft	TOB	WH	
C	27/07/11	2 <sup>nd</sup> Revised Draft	TOB	WH	WH
D	07/10/11	Final	WH		WH

Cover image: NAB AFL challenge match at Narrandera Sportsground 9<sup>th</sup> March 2007 (Source: austadiums.com)

© 2011 Habitat Planning

The information contained in this document produced by Habitat Planning is solely for the use of the person or organisation for which it has been prepared and Habitat Planning undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Habitat Planning.

# TABLE OF CONTENTS

1.	INTRODUCTION .....	1
1.1	BACKGROUND .....	1
1.2	SUBJECT SITE .....	1
1.3	OBJECTIVES .....	3
1.4	COMMUNITY CONSULTATION .....	3
2.	CONTEXT .....	3
2.1	LOCAL & REGIONAL SIGNIFICANCE .....	3
2.2	CULTURAL & HISTORICAL SIGNIFICANCE .....	4
2.3	SITE DESCRIPTION .....	4
2.3.1.	Climate .....	4
2.3.2.	Landform & drainage .....	4
2.3.3.	Flora & fauna .....	5
2.3.4.	Existing buildings, structures & improvements .....	5
2.3.5.	Services & infrastructure .....	5
2.3.6.	Access .....	6
2.4	VISUAL CHARACTER .....	6
2.5	CURRENT RECREATIONAL USAGE .....	6
2.6	PLANNING CONSIDERATIONS .....	7
2.6.1.	Adjacent land uses .....	7
2.6.2.	Zoning & planning controls .....	7
2.7	STATUTORY REQUIREMENTS .....	7
2.7.1.	Local Government Act 1993 .....	7
2.7.2.	Categorisation .....	8
2.8	CURRENT MANAGEMENT .....	8
2.9	MAINTENANCE .....	8
2.10	CURRENT LEASING AGREEMENTS .....	9
2.11	STAFFING .....	9
2.12	COMMUNITY INVOLVEMENT .....	9
2.13	FUNDING .....	9
3.	MANAGEMENT STRATEGIES .....	10
3.1	MANAGEMENT OBJECTIVES .....	10
3.2	PROVISION OF FACILITIES .....	10
3.3	DISABLED ACCESS & FACILITIES .....	11
3.4	SECURITY & SAFETY ISSUES .....	11
3.5	MAINTENANCE .....	11
3.6	LANDSCAPE IMPROVEMENT .....	12
3.7	PLANNING ISSUES .....	12
3.8	MANAGEMENT STRUCTURE & RESPONSIBILITIES .....	12
3.9	FUNDING & INCOME POTENTIAL .....	13
4.	ACTIONS & PRIORITIES .....	14
4.1	RECOMMENDED ACTIONS .....	14
4.2	PRIORITIES .....	16
4.3	PERFORMANCE TARGETS .....	16
5.	IMPLEMENTATION .....	16
5.1	IMPLEMENTATION TABLE .....	16
5.2	LEASES & LICENCES .....	21
5.3	REVIEW OF PLAN OF MANAGEMENT & ACTIONS .....	21

## APPENDICES

- A. Plan of Sportsground & facilities

© 2011 Habitat Planning

The information contained in this document produced by Habitat Planning is solely for the use of the person or organisation for which it has been prepared and Habitat Planning undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Habitat Planning.

## 1. INTRODUCTION

This is a Plan of Management (PoM) for the Narrandera Sportsground (“the Sportsground”). The purpose of the PoM is to provide for the long-term management of the Sportsground. The PoM will serve as a means of identifying existing improvements, leasing arrangements, funding and the like, but will also identify potential future works that are considered to contribute to the ongoing provision of a facility capable of hosting a regional or televised national league sport (e.g. Australian Football League and National Rugby League).

This PoM has been prepared to satisfy the requirements of the *Local Government Act 1993* (“the LG Act”).

This PoM was adopted by Narrandera Shire Council (“the Council”) on [DATE].

### 1.1 BACKGROUND

The Narrandera Sportsground Advisory Committee (“the Committee”) has been established under the provisions of Section 355(c) of the LG Act.

Its role is to provide input to Council on future usage and development of the Sportsground. More specifically, the Constitution of the Committee states that its role and objectives are:

- (a) *to co-ordinate the development and maintenance of the Narrandera Sportsground to a regional or AFL exhibition game standard;*
- (b) *Review and update the Sportsground Plan of Management and develop a Master Plan;*
- (c) *Identify potential sources of grant funding and community assistance to finance upgrading works;*
- (d) *provide recommendations for improvement works at the Narrandera Sportsground in conjunction with the annual budget.*

The Committee also advises Council regarding works and maintenance required on the Sportsground, the buildings and facilities.

In undertaking its role as the body responsible for advising Council on the future use and development of the Sportsground, the Committee recommended on 8<sup>th</sup> November 2010 to *support the current classification as community land and proceed to develop a draft plan of management for presentation to Council*. This recommendation was subsequently adopted by Council.

The Sportsground includes the Narrandera Sport Stadium (“the Stadium”) whose own Committee is represented on the Narrandera Sportsground Advisory Committee. The Stadium Committee was formed in 1982 and its constitution states that its role is *to manage the stadium and its facilities for the benefit of the residents of the Shire of Narrandera*. The Stadium Committee is also a Section 355(c) Committee under the LG Act.

### 1.2 SUBJECT SITE

The Sportsground is located approximately one kilometre to the south east of the Narrandera town centre. It is located on Victoria Avenue, which provides road access to Wagga Wagga to the east and the town centre to the west.

It is bounded by Victoria Avenue to the north, Elizabeth Street to the east, Argyle Street to the west and Riverina Street the south (see Figure 1 below).

The Sportsground has an area of approximately 7.4 hectares and contains facilities, amenities and assets principally supporting the sports of netball and basketball in the stadium and Australian Rules football on the oval. The site is also used for passive recreation by residents in the area.

The perimeter of the playing field is sloped reflecting its former use as a velodrome. The centre of the

playing field contains a turf cricket pitch, which is not in current use.

Outdoor courts are currently being constructed adjacent to the Stadium and new toilet facilities have recently been completed. Some of the older toilet blocks on the site are to be demolished.

Whilst gates and fences are provided around the perimeter of the Sportsground, access is available at all times via Gate 1 on Argyle Street. Access to the site is only restricted during matches and events requiring purchase of tickets to gain entry.

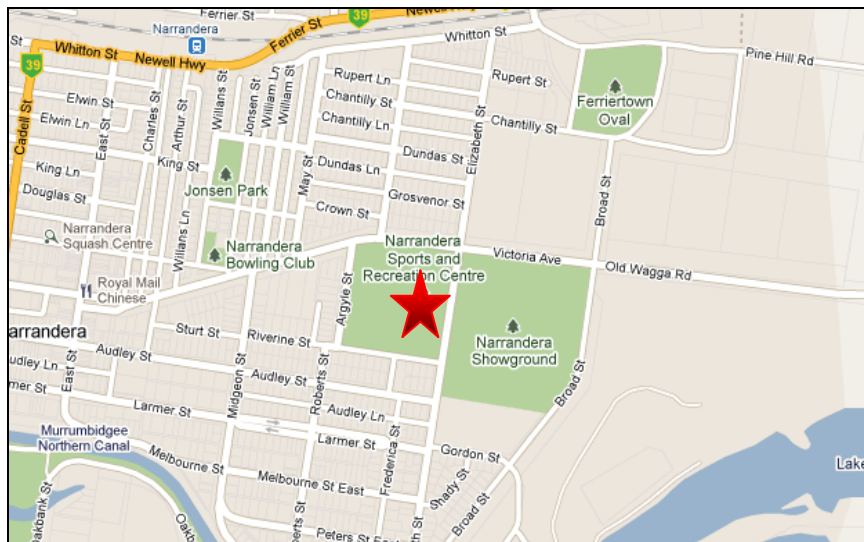


Figure 1: Location of Narrandera Sportsground (source Google Maps 2011)



Figure 2: Narrandera Sportsground within the context of its surrounds (source Six Viewer 2011)

Several advertising signs are located around the Sportsground, which are managed by the Committee.

Vehicular access is provided via Gate 3 on Victoria Avenue and Gate 1 on Argyle Street (predominantly for service vehicles). Car parking is available around the Sportsground, with the Stadium being provided with its own sealed and line marked parking area accessed from Victoria Avenue.

## 1.3 OBJECTIVES

The primary objective of this PoM is to clearly outline the way the Sportsground is to be managed and potentially developed to continue to provide sporting facilities and associated functions at the facility.

The LG Act provides core objectives for the management of sportsgrounds. The core objectives are to:

- *encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and*
- *ensure that such activities are managed having regard to any adverse impact on nearby residences.*

In addition, the following site specific objectives have been prepared for the Sportsground:

- *to manage and maintain the Narrandera Sportsground as a regional standard facility, capable of accommodating AFL and NRL exhibition games*
- *ensure that Narrandera Sportsground is conserved for active and passive recreational purposes*
- *ensure the provision of an attractive, safe environment, which is available and accessible for use by all sectors of the community*
- *support and promote community events at the Narrandera Sportsground.*

## 1.4 COMMUNITY CONSULTATION

The draft PoM was advertised for community input prior to its adoption and the results of the community consultation have been included in the final PoM.

The Narrandera Sportsground Committee and the Stadium Committee were also consulted during the formulation of the PoM.

Any future changes to the PoM will be subject to further consultation prior to amendments being adopted and implemented.

## 2. CONTEXT

This section of the PoM places the Sportsground within the context on Narrandera and details the facilities it offers.

### 2.1 LOCAL & REGIONAL SIGNIFICANCE

The Sportsground is the primary sporting facility provided for the population of Narrandera and it is also a major regional sporting facility for the Riverina. The Sportsground is well located for access from the surrounding region, being located on the main vehicular route between Wagga Wagga in the east and Griffith to the north west. It is also located on the Newell Highway being the main road transport link between Melbourne and Brisbane. Other regional centres within easy travelling distance are Albury and Deniliquin. Narrandera is also has an aerodrome with a scheduled passenger service from Sydney.

It's significance as both a local and regional sporting venue is very high, which is evidenced by the high usage of the Sportsground and the level of improvements undertaken to ensure it continues to provide a facility at the standard expected (such as "televised standard" lighting, public address system, communications systems, etc).

The Sportsground provides sporting facilities which are used by several local sporting groups (netball, AFL, Auskick, basketball, touch football, rugby league, etc) as well as providing a regional venue for AFL pre-season matches and representative Rugby League Matches (City vs Country etc). Other



regional sporting users include the Riverina Football League, Junior representative football, NSW ACT Rams representative football, the Narrandera Gift foot race and school representative football.

The Stadium is the most utilised sporting venue in Narrandera catering for local, regional and state games and coaching sessions in basketball, netball, badminton, and school sports. It is used for regional training sessions owing to its central location. The Stadium is also used for other recreational exhibitions and performances.

The Sportsground is also used for a number of local and regional events of a non-sporting nature, such as the Narrandera Jazz Festival; Christmas parties and sheep dog trials.

## **2.2 CULTURAL & HISTORICAL SIGNIFICANCE**

Sport plays an important role in the community of most Australian country towns. Regional sporting venues are also an important part of the cultural life of the surrounding towns and hinterland. A sporting venue of this standard is the hub of many sporting club activities and interactions and becomes a critical facility for more than just the township within which it is located.

The facilities provided at the Narrandera Sportsground highlight this relationship and critical role, providing venues for local, regional, state and representative sporting fixtures. The Sportsground is also used for non-sporting activities, including general passive recreation (walking etc), social functions and events.

Sporting facilities of this standard are also highly valued by the community, with many activities being undertaken on a volunteer basis to ensure the ongoing maintenance and improvement of the facilities.

Promotion of sport and active lifestyles through the provision of quality facilities is also important for regional areas, providing exercise, entertainment and social interaction for residents of all ages.

## **2.3 SITE DESCRIPTION**

The site is described as Lot 2 in DP 1107557 and is addressed as 2-32 Victoria Avenue, Narrandera. The site is owned in freehold title by the Council. It has an area of approximately 7.4 hectares and is generally level, with some site works having been undertaken to provide mounded viewing areas surrounding the playing field.

### **2.3.1. Climate**

Narrandera is located in the Southern Riverina and enjoys a temperate climate characterised by dry, hot summers and colder, slightly wetter winters. The average daily temperature range in summer is 17 - 32 degrees Celsius, whilst the average winter range is 3 - 15 degrees Celsius. Record high temperatures of 47 degrees in summer and -6 degrees in winter have been recorded in the region. Frosts are a common occurrence in the winter months.

Average annual rainfall is approximately 471mm, with the average rainfall for the summer being 112mm, and the average winter rainfall being 130mm. Summer has an average of four days of rainfall, and winter has an average of 10 days rainfall.

### **2.3.2. Landform & drainage**

The Sportsground is generally flat, with the playing surface maintained for optimal level playing surfaces and drainage. The former velodrome (which surrounds the playing field) rises from the edge of the ground to the fence line by approximately 2 metres, providing elevated viewing areas around the majority of the ground. The remainder of the Sportsground land is uniformly level.

Subsurface drainage has been provided and improved for the playing surface over the past two years, ensuring that rainfall and irrigation water is able to penetrate the surface, then drain away, providing for irrigation and minimising ponding of water on the playing surface.

A subsurface rain collection tank has been provided near the Stadium to collect rainwater run-off from

the Stadium roof, for re-use as irrigation around the Sportsground. The site generally drains to the urban stormwater system.

### 2.3.3. Flora & fauna

The Sportsground is like many of its era, being provided with introduced trees around the perimeter of the ground and along fence lines and roads. The tree species on the site include Plane, Claret Ash, Kurrajongs, Palm, Grevilleas and White Cedars.

The vegetation on site does not contain and native, endemic or threatened species and provides minimal habitat for native fauna.

The playing surface has a combination of grasses, including ryegrass and couch, but is primarily kikuyu. Weed spraying is undertaken as part of the maintenance of the playing surface to contain bindii, cat's eyes and clover.

### 2.3.4. Existing buildings, structures & improvements

The Sportsground contains the following buildings and improvements:

- Narrandera Stadium
- Playing field (capable of supporting AFL and NRL games)
- Outdoor courts (x 2 under construction)
- Athletic field event facilities
- Toilet blocks
- Ticket sales booth
- Entry gates and booths (x 2)
- Grandstand, with change rooms and storage below
- Clubhouse of the Narrandera Imperials Football Club
- Media and coaches boxes (x 2)
- Timekeepers booth
- Ground announcers box
- Canteen
- Kiosk
- Scoreboard
- Lighting towers (x 4)
- PA System
- Sub-surface drainage
- Underground water collection tank
- Irrigation system
- Below ground rain water catchment tanks
- Power supply
- AFL standard goal posts,
- Vehicle parking and access roads;
- Landscaped areas

Temporary structures are erected for occasional events including:

- Official function marquee
- First aid and ambulance tent
- Swans supporters group tent
- Portable toilets
- Food stalls
- Temporary fencing
- NAB zone merchandising tent
- Fairy floss stand
- Additional lighting as required
- Publicans tent (booth)

### 2.3.5. Services & infrastructure

All urban services are available to the Sportsground, including reticulated water and sewer, drainage, electricity, telephone and internet connections and natural gas.

A sub-surface drainage system has been installed on the playing field to allow adequate drainage and maintenance of the playing surface. The land surrounding the playing field drains to the urban street drainage system. An irrigation system has been installed to allow watering of the ground and retention of ground cover during the drier months.

An underground rain water collection tank has been installed near the entry from Victoria Avenue to capture rain water from the Stadium roof.

Four lighting towers have been installed, which provide lighting to the standard required by the AFL and NRL for televised night matches. The lights are also capable of providing two lower lighting levels suitable for training or general night play not required to the level required for television coverage (such as local matches and events).

### 2.3.6. Access

The general purpose vehicular access to the site is from Argyle Street in the southwest corner of the Sportsground. Vehicle access can also be obtained through gates in Victoria Avenue but these are restricted to pedestrians for major events. The entrance on the corner of Argyle Street and Victoria Avenue is no longer used for vehicles because of the traffic conflicts it creates at this intersection. It is restricted to pedestrians as is a gate in Elizabeth Street on the eastern side of the Sportsground that provides access for patrons parking in the Showgrounds during large events.

All accesses serve as emergency evacuation points for spectators and access for emergency vehicles (e.g. fire, ambulance and police).

## 2.4 VISUAL CHARACTER

The Sportsground is located in a predominantly residential area, with houses located immediately adjacent in the south west corner of the site, and houses located opposite the site in Argyle Street (to the west), Victoria Avenue (to the north) and Riverine Street (to the south). The Narrandera Showground is located to the east of the site, on the opposite side of Elizabeth Street.

The area is characterised by low density residential development to the east, north and west, and public recreation space (Showground) to the east.

The subject site is a visually attractive open space area, with planted trees and shrubs providing shade and amenity value. The subject site is well maintained and does not appear to be prone to vandalism or misuse. The buildings within the Sportsground are well maintained and upgraded as the need arises.

## 2.5 CURRENT RECREATIONAL USAGE

Several sporting clubs and groups utilise the Narrandera Sportsground and the Narrandera Stadium and it is also a venue used for non-sporting activities on occasion. Local residents also utilise the Sportsground for passive recreation.

The following sports clubs, groups and organisations are among the current users of the Sportsground and Stadium:

- Narrandera Imperials Football & Netball Club
- Narrandera Netball Association
- Narrandera Basketball Association
- Police Golden Boot Touch Football
- Auskick
- South West Junior Football & Netball League
- NSW ACT RAMS AFL
- Australian Football League (pre-season matches)
- Narrandera Gift Foot Race
- National Rugby League (City vs Country matches)
- School Representative AFL
- Junior NRL Gala Day
- Badminton
- Local School Sports
- Cavy Exhibition
- School Musical Performances
- Sheep Dog Trials
- Jazz Festival
- Rockdale Feedlot Christmas Party

Few conflicts have been identified by the Council or the Committee through the shared use of the Sportsground by these user groups.

## 2.6 PLANNING CONSIDERATIONS

The circumstances of the Sportsground in land use planning terms are detailed as follows.

### 2.6.1. Adjacent land uses

This area is characterised by low density residential development and recreational uses. The Sportsground is located within a well established area of Narrandera and is not in an area undergoing substantial land use change or development pressure.

Dwellings are located to the north, south and west of the Sportsground. The Narrandera Showground is located immediately to the east. Narrandera High School is located a short walking distance to the north east and Narrandera East Pre-School is located less than 300 metres to the south east of the site.

The Murrumbidgee River is located approximately one kilometre to the south east.

### 2.6.2. Zoning & planning controls

The subject site is currently zoned Village 2(v) under the *Narrandera Local Environmental Plan 1991* ("the LEP"). The objective of this zone is *to promote development in existing towns and villages in ways which are compatible with their urban function.*

*Extractive industries, intensive livestock keeping establishments, mines, offensive or hazardous industries* are prohibited in the zone, with all other uses being permissible with the approval of the Consent Authority (in most instances Council).

The current and future use of the Sportsground as a regional standard sporting facility is compatible with the current zoning and land use table. The LEP is currently being reviewed and a new LEP will be prepared in the near future. The Sportsground is proposed to be zoned RU5 Village under the new LEP. This zoning will permit indoor and outdoor recreational facilities with approval from the Consent Authority. The proposed zoning and permissible uses are consistent with the existing use of the site and the development of additional or upgraded facilities envisaged.

## 2.7 STATUTORY REQUIREMENTS

The legal framework within which the Sportsground must be managed by Council is detailed in this section.

### 2.7.1. Local Government Act 1993

Section 25 of the LG Act requires all public land to be classified as either *operational* or *community* land.

The purpose of classification is to identify land which should be kept for use by the general public (*community*) and land which need not (*operational*). The major consequence of classification is that it determines the ease or difficulty with which land may be alienated by sale, leasing or some other means.

The Sportsground is owned by the Council and is classified as *community* land.

Under the LG Act, local councils are required to prepare PoM's for all *community* land, to ensure it is effectively planned and managed. A PoM is required to comply with the following:

- *The plan must categorise the land in accordance with s.36 (4) and (5) (see section 2.7.2 below)*
- *The plan must contain core objectives for the management of the land (see Section 1.3)*
- *The plan must contain performance targets (see Section 4.3)*

- *The plan must provide a means of achieving the objectives and performance targets (see Section 4.3)*
- *The plan must specify how to assess achievement of objectives and performance targets (s.36(3)) (see Section 4.3)*
- *Council must hold a public hearing at the time of the draft plan (conducted on 20<sup>th</sup> July 2011).*

This PoM addresses these requirements and has been prepared in accordance with the Department of Local Government publication *Practice Note 1: Public Land Management*.

### 2.7.2. Categorisation

All *community* land must be categorised and be the subject of a PoM. *Community* land must be classified as one (or a combination) of the following:

- Sportsgrounds
- Parks
- Natural areas
- Areas of cultural significance
- General community use areas (including drainage reserves)

Under these requirements, the Sportsground is obviously categorised as a **sportsground**. A *sportsground* is defined as *an area used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games*.

The LG Act provides core objectives for the management of *community* land categorised as a *sportsground*. The land under this category will be managed according to these objectives.

The core objectives are to:

- *encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and*
- *ensure that such activities are managed having regard to any adverse impact on nearby residences.*

These core objectives have been incorporated in the objectives for the Narrandera Sportsground as outlined in Section 1.3.

## 2.8 CURRENT MANAGEMENT

The Sportsground is owned and managed by Council, with the assistance of the Narrandera Sportsground Committee. The Stadium is managed by a Section 355(c) Committee, with representatives of the Stadium Committee sitting on the Sportsground Committee.

This PoM relates to the whole of the Sportsground site, including the Stadium building, however, the management and operation of the facilities at the Stadium are the responsibility of a separate entity.

## 2.9 MAINTENANCE

General maintenance of the grounds and buildings at the Sportsground is carried out by Council staff, with some assistance from volunteers (watering etc.) and the community.

The Committee advises Council of works or maintenance required at the Sportsground via the monthly Committee meetings, or directly if the works are required urgently.

More specialised maintenance for the irrigation or drainage systems, electricity supplies, telephones, etc are carried out by qualified tradespeople under contract to Council.

New building works are carried out by contactors appointed by Council through its usual procedures.

## **2.10 CURRENT LEASING AGREEMENTS**

The Stadium Committee employs a Manager to manage the Stadium. The facilities at the Stadium are operated and maintained by their Committee which enables fees to be paid directly to the Stadium for hire charges etc. The Committee use the income from hirer charges to pay for day-to-day maintenance and wages. The kiosk at the Stadium is leased by the Manager of the Stadium. These arrangements are expected to continue for the foreseeable future.

Various advertising signs are located on buildings and fences at the Sportsground. The Committee has been authorised to negotiate for advertising signage at the Sportsground and the revenue generated is paid directly in the Committee's bank account and used for projects at the Sportsground.

## **2.11 STAFFING**

No permanent staff are employed specifically in relation to the Sportsground. The maintenance and works are carried out by Council staff from the Open Space and Recreation Department of Council. Some volunteer assistance is provided by the various clubs using the Sportsground and by members of the Committees.

The Stadium Committee and the lessee are responsible for staffing at the Stadium. The Stadium Manager leases the canteen within the Stadium and is responsible for its staffing.

## **2.12 COMMUNITY INVOLVEMENT**

The Narrandera community has shown significant support for the Sportsground, assisting to raise funds for works and continuing to support the ongoing improvement of facilities.

Various businesses in Narrandera have contributed to the improvement of facilities and to the installation of necessary infrastructure.

The community is involved in the management of the Sportsground through representatives on the Sportsground Committee and the Stadium Committee.

Local sporting and service clubs provide food and beverage services during events and first aid services are provided by St John's Ambulance and the Ambulance Service (major events).

## **2.13 FUNDING**

Funding for the ongoing maintenance and improvement of buildings and the facilities is provided through Council's Annual Budget. Capital works (new buildings etc) are funded through Council's budget, combined with grant funding and community donations. Site usage charges apply to the site, but may be waived for major events or those that have the potential to generate a substantial influx of visitors to Narrandera.

The income derived from advertising signs at the Sportsground signs is paid to the Committee to provide funding which they can allocate to various projects at the Sportsground.

The Stadium Committee is responsible for wages and day to day maintenance of facilities, which is funded through hirer charges. The Stadium Committee relies upon Council budget allocations for major funding projects and has received grant funding for some facilities (e.g. outdoor multi-purpose courts currently under construction).

### 3. MANAGEMENT STRATEGIES

The ongoing management and improvement of the Sportsground will ensure its value to the local and regional community is maintained and enhanced. The following general strategies will assist the Council, the Committee and the community to achieve the desired outcomes for the Sportsground.

#### 3.1 MANAGEMENT OBJECTIVES

The primary objective of this PoM is to clearly outline the way the Sportsground is to be managed and developed to continue to provide sporting facilities and associated functions.

The PoM provides a basis for the ongoing maintenance and development of the Sportsground in response to demand and the availability of funding. Funding will be a major factor determining the timing of implementation of actions identified in the PoM.

#### 3.2 PROVISION OF FACILITIES

As a sporting venue of regional significance, the ongoing provision of facilities to that standard at the Sportsground is a priority for the Council.

Two outdoor multi-purpose courts are currently being constructed within the Sportsground adjacent to the southern end of the Stadium with the assistance of a grant from the NSW Communities Sport and Recreation Grant Program. When completed, these will be the only outdoor courts in Narrandera and will improve access to such facilities for local netballers, basketballers and other users. Indoor facilities will continue to be provided at the Stadium. The Stadium Committee will manage the outdoor multi-purpose courts in conjunction with the Stadium.

New toilet facilities have been constructed which will allow for the demolition of the older toilets adjacent to the Victoria Avenue frontage. The Sportsground has been identified as a site where the use of treated wastewater for irrigation may be undertaken, as part of a larger scheme currently being implemented by Council.

One of the purposes of the PoM is to identify future works and additional facilities considered desirable for the Sportsground. The PoM simply outlines works that may be appropriate, so that they may be considered for implementation by Council. It is important to note that nothing in this PoM commits Council to undertaking these works or facilities. Any of the works identified below would need to be considered in terms of annual budget allocations, potential for external funding, Council's works programmes and the needs of the community.

Future desired works and/or potential facilities include:

- A second playing ground for juniors
- Undercover viewing areas
- Seating around the ground
- Covered playground facilities
- Repairs and improvements to the existing grandstand
- Clubhouse building
- New timekeepers box
- New coaches boxes
- New press boxes
- New scoreboard
- New clubrooms, gymnasium, office and storage facilities
- New internal and external fencing
- Security and safety lighting
- Compliant disabled access to the viewing areas
- Stairs and ramps to access the top of the bank
- Irrigation system upgrades to allow for treated wastewater use
- Road surface and traffic circulation improvements
- Traffic management and pedestrian conflict reduction
- Formalise and improve on-site car parking
- Electrical upgrades for major events

### **3.3 DISABLED ACCESS & FACILITIES**

The provision of disabled access to the change rooms has been required as part of the development approval and is being implemented as part of those works. Disabled toilets are available at the Sportsground and further disabled toilets are being provided in the new toilet block.

Ongoing identification of opportunities for the improvement of disabled access and facilities will ensure that Council is fulfilling its responsibilities and providing a sporting venue that is accessible to the whole community.

The level nature of the site assists in providing access through and around the site for people of varying mobility levels. Ongoing maintenance of ground surfaces and access paths will ensure that access is not restricted.

One particular area that is not currently accessible is the top of the bank surrounding the oval. Ramps to enable disabled access to these viewing areas would be appropriate and are included in the list of future facilities desired for the Sportsground.

### **3.4 SECURITY & SAFETY ISSUES**

Whilst vandalism and other security threats are not apparent at the Sportsground, regular use of the facilities for both active and passive recreation will decrease the opportunities for criminal or anti-social behaviour. Continued good relations with surrounding residents will also assist in the community providing passive surveillance of the site and reporting any unusual or suspect activity.

It is not considered necessary to upgrade fencing or to lock the site, given the low incidence of vandalism and misuse of the site. Prompt treatment of any graffiti or property damage will also discourage further damage and minimise the attraction to vandals.

Ongoing maintenance of the buildings, the grounds and the facilities will reduce the risk of injury from faulty or damaged equipment, site hazards or dilapidated structures. The current arrangements for the management of maintenance requests have reduced the potential risks to safety.

Concern has been raised with the speed of vehicles utilising the road that surrounds the oval and the potential danger to spectators and players at the outdoor courts. Consideration to managing traffic speeds by the installation of speed humps, road narrowing or restricted access may be appropriate when the courts are completed.

The Committee has also indicated that replacement of internal and external fences will be required in the future and that further security and safety lighting will be required. These are identified as future works for the ongoing improvement of the Sportsground at Section 3.2.

### **3.5 MAINTENANCE**

Maintenance of the buildings, grounds and facilities is generally the responsibility of Council and will be funded through the Council's Annual Budget. Council also provides staff to undertake maintenance of buildings and facilities and arranges for the use of qualified tradespeople for more specific maintenance or repair needs.

Some volunteers have assisted with the maintenance of the grounds and facilities and, if managed in co-operation with Council staff, is a means of continuing the community's involvement in the management and upkeep of the Sportsground. Various sporting clubs also provide assistance on a volunteer basis to maintain the facilities, clubrooms and change rooms and this should continue to be facilitated by Council.



### 3.6 LANDSCAPE IMPROVEMENT

Overall, the landscaping at the site is satisfactory. Ongoing maintenance of trees through pruning etc will ensure their health and vigour.

As necessary, new or replacement plantings should be undertaken to improve amenity and shade and to contribute to the attractiveness of the sportsground.

The playing surface is maintained to a high standard through irrigation and drainage systems and the ongoing maintenance of those systems will ensure that the grass cover is maintained and ground conditions are kept at optimal playing levels.

### 3.7 PLANNING ISSUES

The site is currently zoned Village 2(v) and all of the existing facilities and potential developments are permissible with consent. Maintenance and landscaping improvements do not require planning approval under the provisions of Schedule 3 of the *Environmental Planning & Assessment Regulation 2000*.

The review of the LEP and the introduction of a new LEP will need to consider the appropriate zoning of the Sportsground to ensure that the site can continue to be used as a regional sporting facility and venue for occasional major non-sporting events. The land use table applicable to the chosen zone should ensure that the ongoing use and development of the Sportsground in accordance with this PoM are not compromised. The proposed RU5 Village zoning is appropriate for this site and its future use. The new LEP will also allow maintenance and landscaping as activities that do not require development consent.

### 3.8 MANAGEMENT STRUCTURE & RESPONSIBILITIES

The management and development of the Sportsground relies upon the cooperation of the user groups with the owners and the community. Consequently, it is appropriate to define the responsibilities as well as the involvement of a range of people with the necessary management skills and experience. These groups and their respective responsibilities are summarised below.

#### **Narrandera Shire Council**

Council is responsible for:

- Overall responsibility for development and management of the Sportsground.
- On-going preventative and remedial maintenance of the Sportsground, buildings, landscaping and facilities
- Allocation of resources (financial, human and physical) for development and maintenance of the Sportsground
- Seeking external funding sources to assist with the development and improvement of buildings and facilities at the Sportsground
- Assisting sporting clubs to generate alternate income sources through grant funding and the like.
- Updating and maintaining the Council website to ensure its currency and relevance in regard to the facilities and events at the Sportsground.
- Addressing any issues raised by the community in relation to amenity or conflicts arising to adjoining residential areas from use of the Sportsground.

### **Narrandera Sportsground Advisory Committee**

The Committee is responsible for:

- Providing advice to council on the requirements of the sporting community and users of the Sportsground
- Monitoring and reporting on maintenance requirements.
- Reporting vandalism and misuse of the sportsground to council and recommending actions to prevent their recurrence
- Managing advertising signage located on fences and buildings
- Providing volunteer assistance for minor projects and works

### **Narrandera Stadium Committee**

The Stadium Committee is responsible for:

- Nominating representatives to sit on the Narrandera Sportsground Committee
- Providing advice to council and the Sportsground Committee on the requirements of the sporting community and users of the Stadium
- Monitoring and reporting on maintenance requirements for the Stadium and outdoor courts
- Reporting vandalism and misuse of the Stadium and outdoor courts to council and recommending actions to prevent their recurrence
- Managing the facilities, including canteen and outdoor courts, at the Stadium
- Providing volunteer assistance for minor projects and works

### **The Community**

The responsibilities of the general community include:

- Reporting maintenance needs and vandalism to Council or to the Committee.
- Present requests and proposals to Council and the Committee for development or upgrading of facilities in the sportsground
- Continuing to take an interest in the facilities and presenting opportunities for non-sporting events and the like to generate revenue.

## **3.9 FUNDING & INCOME POTENTIAL**

Current revenue streams include:

- Leases on advertising signage
- Usage fees
- Council's annual budget
- Donations
- Community fundraising
- Grant funding (including Heritage Office funding for upgrade and repair of the grandstand).

The generation of further income from the site needs to be balanced against the need to ensure that the Sportsground is maintained as a major recreational asset. Some forms of income generation may introduce conflicts with this primary function by damage to the ground and facilities, conflicts with established sporting fixtures and amenity impacts upon neighbours. Consequently, any new revenue or income streams should be considered against the objectives of this PoM, as outlined in Section 1.3.

Potential sources of additional income could include:

- Further promotion of the site for non-sporting events (expos, trade fairs etc)
- Attraction of representative level or exhibition game sporting events from other sports (such as soccer, cricket, etc)
- Further use of the site as an entertainment venue (circus; concerts etc).
- Leasing of buildings and facilities to sporting clubs and to local and regional sporting organisations.

## 4. ACTIONS & PRIORITIES

This Section of the PoM outlines the proposed actions identified by the Committees, Council, sporting clubs and the community. It also provides information of how priorities for the actions are determined and that performance standards (targets) are required for each action. The implementation table in Section 5.1 shows the actions, priorities and targets in a summary form.

### 4.1 RECOMMENDED ACTIONS

The actions listed below have been identified through consultation with the Council, the Committees, user groups, sporting clubs and the general community. Over time, the actions will need to be reviewed to ensure that those contains in this PoM reflect the future desired or demanded facilities at the Sportsground.

As previously stated, nothing in this PoM commits Council to the provision of buildings or facilities which are beyond those required for the current level of use and/or those relating to access, safety and security at the site.

Category	Action
<b>Sport facilities (SF)</b>	
<b>SF 1 – Junior ground</b>	Provide a mini oval for junior training, Auskick and related activities
<b>SF 2 – New scoreboard</b>	Replace existing scoreboard with electronic scoreboard in an appropriate location
<b>SF 3 – Clubhouse building</b>	Erect new clubhouse building capable of being used for functions and events
<b>SF 4 – New timekeepers box</b>	Erect a new timekeepers box in a convenient and accessible location
<b>SF 5 – Coaches boxes</b>	Replace existing coaches boxes with more modern and appropriately equipped boxes in similar location to existing
<b>SF 6 – Press box</b>	Erect purpose built press box with required communications facilities (high speed internet etc)
<b>SF 7 – New club rooms, gym, office and storage</b>	Erect new club rooms including a gym for training and/or public use, an office for administration needs and storage for equipment and records.
<b>Spectator facilities (SPF)</b>	
<b>SPF 1 – Undercover viewing areas</b>	Provide undercover areas for viewing matches at oval and near outdoor courts
<b>SPF 2 – Seating</b>	Provide seating around oval and near outdoor courts to replaces existing

<b>improvements</b>	benches
<b>SPF 3 – Grandstand improvements</b>	Repair and improve existing grandstand
<b>SPF 4 – Disabled access to the bank</b>	Provide ramps and sealed level areas on top of bank for disabled spectators
<b>SPF 5 – Improve bank access for all spectators</b>	Provide stairs to enable all weather access to top of bank
<b>General Facilities for all users (GF)</b>	
<b>GF 1 - Covered playground</b>	Provide a covered playground area in an accessible, visible area of the sportsground
<b>Security and Safety Measures (SS)</b>	
<b>SS 1 – New internal and external fencing</b>	<ul style="list-style-type: none"> <li>• Replace existing fencing to improve safety and security at the sportsground.</li> <li>• Incorporate bollards and the like to restrict vehicle access to parts of the site.</li> </ul>
<b>SS 2 – Improved lighting</b>	Install additional lighting within the site to improve security and safety
<b>Utilities &amp; Infrastructure (UI)</b>	
<b>UI 1 – Treated water system</b>	Install necessary infrastructure to enable use of treated water for irrigation
<b>UI 2 – Electrical upgrades</b>	Upgrade electrical systems to cater for demand during large events
<b>Traffic and Parking Improvements (TP)</b>	
<b>TP 1 – Improve and maintain road surface</b>	Improve road surface for all weather access around the site
<b>TP 2 – Traffic management</b>	<ul style="list-style-type: none"> <li>• Implement traffic calming and management to reduce conflicts with pedestrians and to reduce vehicle speeds within the site.</li> <li>• Investigate implementation of one way traffic circulation around site.</li> <li>• Consider denial of vehicular access in the vicinity of outdoor courts to ensure safe pedestrian movement across the site.</li> </ul>
<b>TP 3 – Car parking</b>	Formalise and improve car parking on site by providing sealed car parking separated from pedestrian circulation areas

## 4.2 PRIORITIES

In determining the priorities for various works or provision of facilities, the following criteria have been applied to each action to enable the determination of high, moderate and low priorities:

### H - High Priority (short-term)

- safety issues where there is high probability of injury occurring.
- work needed to ensure the essential function of the Sportsground is not compromised.
- work needed to eliminate/reduce severe environmental problems (e.g. erosion, water pollution, etc.).

### M - Moderate Priority (medium-term)

- ongoing preventative and remedial maintenance of existing assets.
- work needed to ameliorate adverse environmental conditions (e.g. insufficient shade, visual and noise intrusion, poor circulation and access).
- works aimed at reducing ongoing maintenance costs.

### L - Low Priority (long-term)

- works aimed at improving the aesthetic quality of the Sportsground
- works aimed at enhancing habitat value.

The table in Section 5.1 provides the priorities assigned to each of the actions identified in Section 4.1.

## 4.3 PERFORMANCE TARGETS

Performance targets are required to be included in the PoM as a means of measuring the success of the implementation of the recommended actions and to provide the community with an indication of the level of service provision and how the management of the facilities is to be undertaken.

The performance target for each action is shown in the implementation table in Section 5.1.

## 5. IMPLEMENTATION

The Sportsground has been effectively managed through a cooperative relationship between the Sportsground Committee, the Stadium Committee, the Council, the user groups and the general community. This PoM has been prepared to assist in the future management of the facilities to ensure that the regional significance of the site is maintained and that future opportunities for leases, licences and income generation are considered in the context of the objectives for the Sportsground as a recreational facility.

### 5.1 IMPLEMENTATION TABLE

The table on the following pages outlines how each of the actions identified in Section 4.1 are prioritised and the performance target for those actions.

A status column is provided to enable ongoing review of the document to chart progress of the projects. As the actions are commenced or completed, the status can be updated to reflect their progress.

**Table 1: Actions, priorities and performance targets**

Category	Action	Priority	Responsibility	Performance standard	Status
<b>Sport Facilities</b>					
SF 1 – Junior ground	Provide a mini oval for junior training, Auskick and related activities	M	Council	Junior oval is constructed	Proposed
SF 2 – New scoreboard	Replace existing scoreboard with electronic scoreboard in an appropriate location	M	Council	New scoreboard is erected and operational	Proposed
SF 3 – Clubhouse building	Erect new clubhouse building capable of being used for functions and events	M	Council, Committee and Sporting Clubs	New clubhouse is erected and occupied	Proposed
SF 4 – New timekeepers box	Erect a new timekeepers box in a convenient and accessible location	M	Council	Timekeepers box erected and operational	Proposed
SF 5 – Coaches boxes	Replace existing coaches boxes with more modern and appropriately equipped boxes in similar location to existing	M	Council	Coaches boxes replaced and operational	Proposed
SF 6 – Press box	Erect purpose built press box with required communications facilities (high speed internet etc)	M	Council	Press box replaced and operational	Proposed
SF 7 – New club rooms, gym, office and storage	Erect new club rooms including a gym for training and/or public use, an office for administration needs and storage for equipment and records.	M	Council	Club rooms erected and occupied	Proposed

Category	Action	Priority	Responsibility	Performance standard	Status
<b>Spectator Facilities</b>					
SPF 1 – Undercover viewing areas	Provide undercover areas for viewing matches at oval and near outdoor courts	M	Council	Undercover areas are built and capable of use	Proposed
SPF 2 – Seating improvements	Provide seating around oval and near outdoor courts to replaces existing benches	L	Council	Seating is progressively replaced and upgraded	Ongoing
SPF 3 – Grandstand improvements	Repair and improve existing grandstand	M	Council	Grandstand is repaired and improved	Proposed
SPF 4 – Disabled access to the bank	Provide ramps and sealed level areas on top of bank for disabled spectators	H	Council	Ramps are provided at appropriate grades	Proposed
SPF 5 – Improve bank access for all spectators	Provide stairs to enable all weather access to top of bank	L	Council	Stairs are provided to enable access in all weather conditions	Proposed
<b>General Facilities</b>					
GF 1 - Covered playground	Provide a covered playground area in an accessible, visible area of the sportsground	L	Council	Playground is provided to appropriate standard and available for use	Proposed
<b>Security &amp; Safety Measures</b>					
SS 1 – New internal and external fencing	<ul style="list-style-type: none"> <li>Replace existing fencing to improve safety and security at the sportsground.</li> </ul>	H	Council	Fencing is replaced and upgraded as needed. Vehicular access is physically restricted	Ongoing

Category	Action	Priority	Responsibility	Performance standard	Status
	<ul style="list-style-type: none"> <li>Incorporate bollards and the like to restrict vehicle access to parts of the site.</li> </ul>			to parts of the site	
SS 2 – Improved lighting	Install additional lighting within the site to improve security and safety	H	Council	Lighting is provided to improve safety and security	Ongoing
<b>Utilities &amp; Infrastructure</b>					
UI 1 – Treated water system	Install necessary infrastructure to enable use of treated water for irrigation	M	Council	Irrigation systems are capable of using treated water and the scheme is operational	Proposed
UI 2 – Electrical upgrades	Upgrade electrical systems to cater for demand during large events	L	Council	Electrical systems are upgraded to cater for peak demand during major events	Proposed
<b>Traffic &amp; Parking Improvements</b>					
TP 1 – Improve and maintain road surface	Improve road surface for all weather access around the site	H	Council	Roads are upgraded to provide all weather access around the site	Ongoing
TP 2 – Traffic management	<ul style="list-style-type: none"> <li>Implement traffic calming and management to reduce conflicts with pedestrians and to reduce vehicle speeds within the site.</li> <li>Investigate implementation of one way traffic circulation around site.</li> <li>Consider denial of vehicular access in the vicinity of outdoor courts to ensure safe pedestrian movement across the site.</li> </ul>	H	Council	Traffic calming and separation between pedestrian and vehicular traffic is implemented.	Ongoing



Category	Action	Priority	Responsibility	Performance standard	Status
TP 3 – Car parking	Formalise and improve car parking on site by providing sealed car parking separated from pedestrian circulation areas	H	Council	Car parking is formalised and sealed in appropriate areas separate from pedestrian circulation areas.	Proposed

## 5.2 LEASES & LICENCES

Council may approve leases and licences on *community* land which are in accordance with the requirements of the LG Act. Leases and licences must be expressly authorised in plans of management (Note: pre-existing leases and licences in breach of the LG Act may continue until the end of their term).

The Stadium canteen is leased to the Stadium Manager and this will continue for the foreseeable future.

A proposal to lease the club rooms to the Narrandera Imperials Football Club has been suggested by members of the club to the Committee, however this had not been considered by Council at the time of preparing this PoM.

Nothing in this PoM prevents Council from entering into licence agreements for signage and other facilities or structures or leases for the buildings or facilities on the site, provided that the licences and leases are not contrary to the objectives outlined at Section 1.3; that the needs of the community and current users of the Sportsground will not be negatively impacted; and that the lease will enable the ongoing use and management of the building or facility in a manner that is consistent with this PoM.

## 5.3 REVIEW OF PLAN OF MANAGEMENT & ACTIONS

As part of its annual budget preparation, Council will consider the inclusion in its works programme any new works, buildings or facilities at the Sportsground that have been identified by the Committee or the community.

If, as a result of any particular works, buildings or facilities being proposed, this PoM requires revision or review, Council will undertake the review and consult with the community prior to amending the document.

This PoM should not be seen as a static document, and should be subject to periodic review and amendment to ensure it reflects the usage of the site, the desired future development of the Sportsground and the aspirations of the community.

# **APPENDIX A**

## **Plan of Sportsground & facilities**