



Planning and Strategy Committee of the Whole

12 May 2021

**UNDER SEPARATE COVER
ATTACHMENTS**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
PLANNING AND STRATEGY COMMITTEE OF THE WHOLE**

ATTACHMENTS – 12 May 2021 Page i

Item 8.1	Modification Application DA 322-2015.A - Two Lot Subdivision - Request to Remove Condition Requiring Payment of Section 64 Contributions for New Jerrabomberra High School Site - 300 Lanyon Drive, Jerrabomberra		
	<i>Attachment 1</i>	<i>DA 322-2015.A - Attachment 1 - 4.55(1A) Matters for Consideration.....</i>	<i>2</i>
	<i>Attachment 2</i>	<i>DA 322-2015.A - Attachment 2 - Applicant's Request and Justification.....</i>	<i>7</i>
Item 8.2	Draft Bungendore Contributions Plan for Car Parking Facilities for Public Exhibition		
	<i>Attachment 1</i>	<i>Draft Bungendore Contributions Plan for Car Parking Facilities.....</i>	<i>10</i>
Item 8.3	Draft Mount Jerrabomberra Plan of Management for Public Exhibition		
	<i>Attachment 1</i>	<i>Draft Mount Jerrabomberra Plan of Management</i>	<i>43</i>
Item 9.1	World Environment Day Event and Education Trailer Launch		
	<i>Attachment 1</i>	<i>Education Trailer Program Update.....</i>	<i>136</i>

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

12 MAY 2021

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|--------------|---|
| ITEM 8.1 | MODIFICATION APPLICATION DA 322-2015.A - TWO LOT
SUBDIVISION - REQUEST TO REMOVE CONDITION
REQUIRING PAYMENT OF SECTION 64
CONTRIBUTIONS FOR NEW JERRABOMBERRA HIGH
SCHOOL SITE - 300 LANYON DRIVE, JERRABOMBERRA |
| ATTACHMENT 1 | DA 322-2015.A - ATTACHMENT 1 - 4.55(1A) MATTERS FOR
CONSIDERATION |

QPRC



4.55(1A) Assessment - 322-2015.A

SECTION 4.55 MODIFICATIONS – GENERALLY EP&A ACT, 1979

4.55 (1A) Modifications involving minimal environmental impact

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

- (a) it is satisfied that the proposed modification is of minimal environmental impact, and
- (b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and
- (c) it has notified the application in accordance with: (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and
- (d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be. Subsections (1), and (2) do not apply to such a modification.”

Comment:

In regards subclause ‘a’, it is considered that the modification sought as part of this application involving no physical changes to the development is of minimal environmental impact.

In regards to subclause ‘b’, Council is satisfied that the development to which the consent as modified relates is substantially the same development for which consent was originally granted as it remains to be for the purposes of a Two lot Torrens title subdivision.

With regards subclause ‘c’ and ‘d’, the application was not required to be notified in accordance with Council’s *Community Engagement and Participation Plan*.

In determining a development application, the consent authority is to take into consideration the following matters of consideration contained within section 4.15 of the Environmental Planning and Assessment Act, 1979 as relevant to the development application:

4.15(1)(a) the provisions of:

(i) any environmental planning instrument

The proposed modification relating only to conditions regarding developer contributions involves no changes to the compliance of the development with any environmental planning instrument from that of the parent development as approved under 322-2015.

4.15(1)(a)(ii) any draft environmental planning instruments

The proposed modification relating only to conditions regarding developer contributions involves no changes to the compliance of the development with any draft environmental planning instrument from that of the parent development as approved under 322-2015.

4.15(1)(a)(iii) any development control plan

The proposed modification relating only to conditions regarding developer contributions involves no changes to the compliance of the development with any development control plan from that of the parent development as approved under 322-2015.

4.15(1)(a)(iiia) any planning agreement or draft planning agreement

The subject application is intended create an allotment specifically for the purposes of satisfying a provision of the *South Tralee – South Jerrabomberra Urban Release Area Planning Agreement* between developers within the South Jerrabomberra Urban Release Area and the NSW Department of Planning, Industry and Environment.

It is important to note that the provisions of the State Planning Agreement require the land to be delivered to the NSW Department of Education free of burdens including taxes, charges and debt. As such, there is no potential to defer the contributions charge form subdivision stage to the future South Jerrabomberra High School development.

4.15(1)(a)(iv) matters prescribed by the regulations

Clause 92 of the *Environmental Planning and Assessment (EP&A) Regulation 2000* requires Council to take into consideration Australian Standard *AS2601–1991: The Demolition of Structures*, in the determination of a development application.

Having regard to this prescribed matters, the proposed development as modified does not involve the demolition of a building for the purposes of *AS 2601 – 1991: The Demolition of Structures*.

4.15(1)(a)(v) any coastal zone management plan

Council is not subject to a coastal zone management plan.

4.15(1)(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The proposed modification involves no actions likely to involve in any greater impacts than that of the parent development.

4.15(1)(c) the suitability of the site for the development

The proposed modification results in changes to the suitability of the site subject site purposes of the proposed development.

4.15(1)(d) any submissions made in accordance with this Act or the regulations

The subject application was not required to be publicly notified in accordance with Council's *Community Engagement and Participation Plan*.

4.15(1)(e) the public interest

The public interest is served through the detailed assessment of this development application under the relevant local planning controls and legislation and consideration of any submissions received relating to it by Council. The proposed development as modified is not considered to be contrary to the public interest.

SECTION 64 CONTRIBUTIONS

Section 64 of the Local Government Act 1993 allows contributions to be levied towards the provision of water, sewerage and stormwater infrastructure.

Section 64 Contributions are applicable to the proposed development under the *Development Servicing Plan for Greater Queanbeyan City Council – Water Supply* and *Development Servicing Plan for Greater Queanbeyan City Council – Sewerage*.

In calculating the applicable contributions Council is required to determine the equivalent tenements generated by the development in accordance with the Water Directorate's *Section 64 Determinations of Equivalent Tenements Guideline*.

The equivalent tenements for the proposed development could be determined by the light industrial rate of 15 ETs per hectare in accordance with the Water Directorate's Section 64 Determinations of Equivalent Tenements Guideline for land with an unknown future use. Such a calculation would require contributions for 67.5 equivalent tenements for both water and sewer. However, given that the future use of the site is known to be a proposed high school, the rates of 0.03 ETs/person and 0.05 ETs/person for water and sewer (respectively) can be used from the same Water Directorate publication. Further Council has received confirmation from the NSW Department of Education that the design scope of the school is 500 students not 1000 students as was utilised under the previous calculations. Assuming an upper limit of 500 students this assessment method results in a smaller contribution than the per hectare rate and is considered a more exact approach to ET determination from the information available. Based on these figures water contributions would be calculated on 15 ETs and sewer contributions on 25 ETs (half of that currently required under 322-2015).

Regardless of the above, Section 5.5 of both the *Development Servicing Plan for Greater Queanbeyan City Council – Water Supply* and *Development Servicing Plan for Greater*

Queanbeyan City Council – Sewerage establishes that Council may choose to waive the applicable Section 64 contributions in instances where Council is satisfied that the waive developer contributions that would ordinarily be attributable to subdivision/ development where the proponent demonstrates to Council's satisfaction that it is a non-profit and charitable organisation which by virtue of carrying out such a development, is considered by Council to be making a significant and positive contribution to the community.

While it could be argued that development for the purposes of a public high school is a community purpose, if Council is off a mind to consider waiving the applicable contributions it is important to acknowledge that Council would be subsequently accepting the ongoing maintenance cost generated as a result of system dilapidation caused by the development. Historically, in recognition of the resulting dilapidation upon Council's infrastructure, the NSW Department of Education has paid Section 64 contributions for similar developments.

SECTION 7.11 CONTRIBUTIONS

Section 7.11 of the *Environmental Planning & Assessment Act 1979* permits councils to require as a condition of development consent, the reasonable dedication of land or the payment of monies, or both, for development that is likely to require the provision of, or increase the demand for public amenities and public services within the area.

Section 7.11 Contributions are not applicable to the proposed development as modified.

CONCLUSION

The subject application has been assessed having regard to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*, and is considered to satisfy the relevant provisions of the *Environmental Planning and Assessment Act 1979*.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

12 MAY 2021

- ITEM 8.1 MODIFICATION APPLICATION DA 322-2015.A - TWO LOT
 SUBDIVISION - REQUEST TO REMOVE CONDITION
 REQUIRING PAYMENT OF SECTION 64
 CONTRIBUTIONS FOR NEW JERRABOMBERRA HIGH
 SCHOOL SITE - 300 LANYON DRIVE, JERRABOMBERRA
- ATTACHMENT 2 DA 322-2015.A - ATTACHMENT 2 - APPLICANT'S REQUEST
 AND JUSTIFICATION



16 April 2021

Mr Luke Perkins
New Release Coordinator
Queanbeyan Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

RE: Consent 322-2015 – Minor Modification

This Modification Application has been prepared by Village Building Company under Section 4.55 of the Environmental Planning and Assessment Act 1979 (EP&A Act). We acknowledge that the proponent of this application is Black Mountain Construction Assurance Pty Limited, however Village Building Company is applying for the modification due to shared interest in the consent.

The modification seeks to amend the approved consent to remove Condition 9 set out below;

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

9. Contributions to Be Paid

Prior to the lodgement of the Notice to Commence Building Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 2 of this consent must be paid to Council under the provisions of Section 94/7.11/7.12 of the Environmental Planning and Assessment Act 1979, Section 64 of the Local Government Act 1993 and Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000.

Reason: To provide for the funding of augmentation and provision of services and community facilities.

We further request the removal of Schedule 2 which notifies the Fees and Charges payable under the consent.

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In consideration of the removal of Condition 9 and the Schedule of fees we have had consideration of the 'Sewerage - Development Servicing Plan for Former Queanbeyan City Council' and the 'Water Supply - Development Servicing Plan for Former Queanbeyan City Council' both include the DC Waiver Clause which reads;

Greater Queanbeyan City Council may waive DC ordinarily attributable to subdivision and development, where the proponent demonstrates to Greater Queanbeyan City Council's satisfaction, that it is a non-profit and charitable organisation, which by virtue of carrying out such development, is considered by the Greater Queanbeyan City Council to be making a significant and positive contribution to the community.

The subject consent is for the subdivision and provision of the school site to be dedicated to the Department of Education. The Department of Education is responsible for the provision of Government run schools that provide quality education to students within its catchment. Government run schools are not for profit entities which rely on Government funding and Community fundraising and should by virtue not be required to pay contributions.

The school site will be making a significant and positive contributions to the community of Jerrabomberra and surrounds. Currently many students are required to commute into the ACT for higher school education needs. This would allow higher education to be achieved within the community of Jerrabomberra and surrounds. The location of the school site within close proximity to the Future Innovation Hub of Poplars and the North Tralee Business Park will allow further opportunities for engagement between the community and the school site in providing opportunities for student's, educators and businesses.

We await your consideration of this modification and don't hesitate to contact Toby Tames or Maree Harman if you have any RFI's with regard to this minor modification.

Kind regards

A handwritten signature in blue ink, appearing to read "Toby Tames", written over a light blue circular stamp or watermark.

Toby Tames
General Manager, Engineering
Village Building Company

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

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Attachment

12 MAY 2021

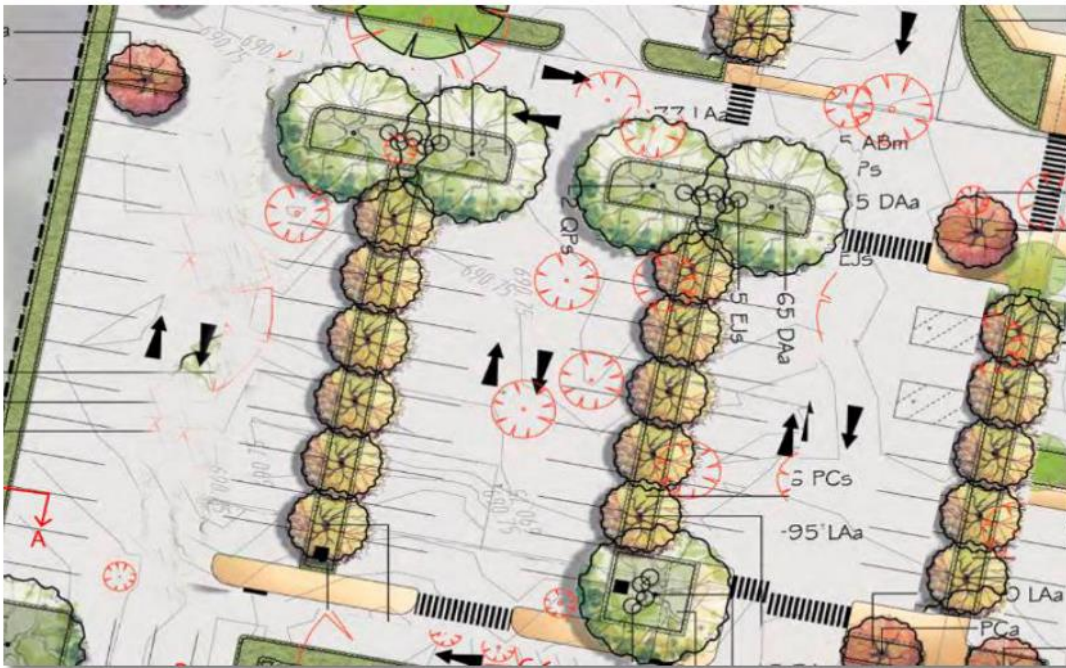
ITEM 8.2 DRAFT BUNGENDORE CONTRIBUTIONS PLAN FOR CAR
PARKING FACILITIES FOR PUBLIC EXHIBITION

ATTACHMENT 1 DRAFT BUNGENDORE CONTRIBUTIONS PLAN FOR CAR
PARKING FACILITIES



Bungendore Development Contributions Plan

for Car Parking Facilities



DRAFT – FOR EXHIBITION

Version 1

Adopted by Council on dd Month 2021

Effective from dd Month 2021

ECM 1198200

Document History

This Development Contributions Plan has been prepared in accordance with Part 7 of the *Environmental Planning and Assessment Act 1979* and Part 4 of the *Environmental Planning and Assessment Regulation 2000*.

This Plan was originally adopted by Council on **dd Month 2021** and came into effect on **Date Month 2021**.

This Plan is subject to occasional review by Council and amendment where necessary. All amendments to this plan subsequent to its adoption are set out in the following table.

Version	Date Adopted	Date Effective	Comments
1	dd/mm/2021	dd/mm/2021	TBC

Disclaimer

While every reasonable effort has been made to ensure that this document is correct at the time of printing, Queanbeyan-Palerang Regional Council, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

Acknowledgement of Country

We pay our respect to the Traditional Custodians of the Queanbeyan-Palerang area, the Ngunnawal, Ngambri and the Walbunja peoples, on whose land we live and work. We acknowledge that these lands are Aboriginal lands and pay our respect and celebrate their ongoing cultural traditions and contributions to our surrounding region. We also acknowledge the many other Aboriginal and Torres Strait Islander peoples from across Australia who have now made this area their home, and we pay respect and celebrate their cultures, diversity and contributions to the Queanbeyan-Palerang area and surrounding region.



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CONTENTS

EXECUTIVE SUMMARY	5
1. PART A – SUMMARY SCHEDULES	7
1.1 Works Program and Costs	7
1.2 Summary of Contribution Rates	7
2. PART B – ADMINISTRATION AND OPERATION OF THE PLAN	8
2.1 Name of this development contributions plan	8
2.2 Purpose of this development contributions plan	8
2.3 Commencement of this plan	8
2.4 Relationship of this plan with other plans and policies	9
2.5 Where this development contributions plan applies	9
2.6 Development to which this plan applies	10
2.7 Development exempt from this plan	10
2.8 When is the contribution payable?	11
2.9 Construction certificates and the obligation of accredited certifiers	11
2.10 Complying development and the obligation of accredited certifiers	11
2.11 Deferred/periodic payments	12
2.12 Can the contribution be settled “in-kind” or through a material public benefit?	12
2.13 Discounting the required contribution	13
2.14 Review of contribution rates	13
2.15 How contributions are reviewed and adjusted at the time of payment	14
2.16 Allowances for existing non-residential development	14
2.17 Pooling of contributions	14
2.18 Savings and transitional arrangements	14
2.19 Register	14
2.20 Annual Statement	15
2.21 Review of this Plan	15
3. PART C – STRATEGY PLAN – ESTABLISHING THE NEXUS	16
3.1 Introduction	16
3.2 What is Council’s Obligation in Providing Car Parking in its Commercial Centres?	17
3.3 What is the existing supply of car parking?	19
3.4 What is the anticipated demand for car parking?	19



Bungendore Development Contributions Plan
for Car Parking Facilities

3.4.1	Strong Population Growth	20
3.4.2	Anticipated Non-Residential Development.....	22
3.4.3	Employment Growth	22
3.4.4	Journey to work mode share	22
3.4.5	Anticipated Growth in Tourism	24
3.5	Off-Street Car Parking Facilities to be provided	24
3.6	Contribution Rate Calculations.....	26
3.6.1	Base Rate for Business Zones	26
3.6.2	Base Rate for Residential Zones.....	26
3.7	Conclusion.....	27
4.	PART D – REFERENCES	28
	DEFINITIONS	29
	APPENDICES.....	31

TABLES

Table 1	Schedule of Works.....	7
Table 2	Contribution Rates for Applicable Land in Bungendore.....	7
Table 3	Relevant Key Goals of the Community Strategic Plan 2018-2028.....	18
Table 4	Relevant Planning Priorities within the Local Strategic Planning Statement.....	19
Table 5	Population of the Bungendore urban area, 2001 – 2016.....	22
Table 6	Population Projections for the Bungendore urban area, 2021 – 2041.....	22
Table 7	Method of Travel to Work at 2016 Census.....	24

FIGURES

Figure 1	Key steps in determining and paying contributions.....	6
Figure 2	Map of Bungendore Town Centre.....	9
Figure 3	Map of Bungendore Township.....	10
Figure 4	Forecast Population Growth, Selected Inland Regional LGAs, 1991-2041.....	21
Figure 5	Bungendore’s projected population in 2041 – three different growth scenarios.....	22
Figure 6	Map showing the location of the proposed car park in Bungendore.....	26
Figure 7	Development Application Plan for the Bungendore Car Park.....	26

APPENDICES

Appendix A	Plans – Bungendore Car Park
------------	-----------------------------

EXECUTIVE SUMMARY

Purpose of this plan

This development contributions plan authorises Queanbeyan-Palerang Council ('Council') to collect contributions from developers to provide for off-street car parking facilities in the Bungendore Town Centre where all required car parking is not provided on site. Those contributions will take the form of a monetary contribution.

This plan describes where contributions are required, what types of development contributions apply to, what infrastructure the contributions will fund and how the contribution rates have been determined.

The key steps applicants need to follow in using this plan and determine and pay development contributions are summarised below and at Figure 1 (on Page 6).

Where this plan applies

This development contributions plan applies to:

- all land within the Bungendore Town Centre zoned B2 Local Centre or B4 Mixed Use under the *Queanbeyan-Palerang Local Environmental Plan 2020*, as shown on the map in Figure 2 of this plan (on Page 9); and,
- all land within the Bungendore township zoned R1 General Residential, R2 Low Density Residential or R5 Large Lot Residential under the LEP, as shown on the map in Figure 3 (on Page 10).

Applicable development

This plan applies to all applications for development consent, as well as all applications for complying development certificates, for:

- non-residential development upon land to which this plan applies within the Bungendore Town Centre where any new or additional required car parking is not provided on site; and,
- new dwellings, including new secondary dwellings, but not replacement dwellings, upon residential-zoned land within the Bungendore township.

Car parking requirements are set out in the *Palerang Development Control Plan 2015* ('the DCP').

Certain development is excluded from the need to pay a contribution. Development that is excluded is listed at Part 2.7 of this plan (on Page 10).

Calculating the contribution

Consent authorities, including Council and accredited certifiers, are responsible for determining the contribution in accordance with this plan.

The base contribution rates are set out in the following table. Please note, the base rates shown in the table are accurate at the date that this plan commenced. The rates are regularly adjusted for inflation, in accordance with Part 2.14 of this plan (on Page 13).

Zone	Base Rate
Business Zones (B2 & B4) (rate per car parking space)	\$6,715
Residential Zones (R1, R2 & R5) (rate per new dwelling)	\$655

Please Note: The base contribution rates shown above were accurate at the date this plan commenced

Requiring the contribution

If a contribution is payable, the consent authority will include a condition in the development consent or complying development certificate requiring a contribution. Council will index the contribution for inflation at the time of consent and again at the time of payment, using annual updates to the Consumer Price Index (All Groups Index) for Canberra.

Paying the contribution

In the case of a development application, applicants must pay their contribution obtaining a construction certificate.

In the case of complying development, applicants must pay their contribution before commencing work.

When applicants are ready to pay their contribution, they should email Council at council@qprc.nsw.gov.au to confirm the indexed contribution payable. That indexed contribution amount will be valid until the next quarterly indexation date.

If applicants do not pay their contribution by that date, they will need to email Council again to confirm the adjusted contribution amount.

Development contributions in the form of monetary payments are exempt from the Goods and Services Tax (GST).

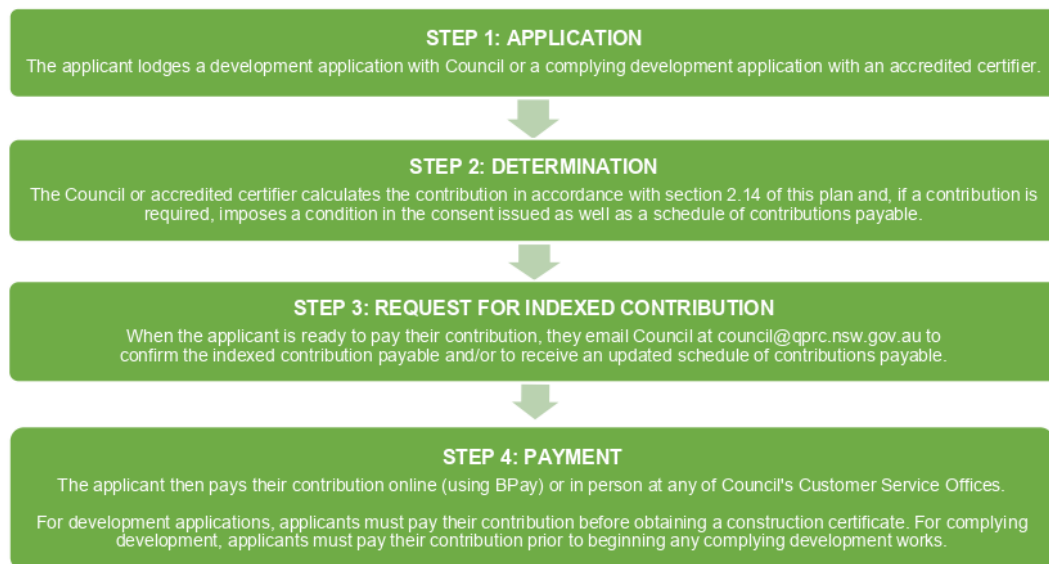
Complying development

Accredited certifiers are responsible for calculating the contribution for complying development in accordance with this plan then imposing a condition in the complying development certificate requiring the contribution.

Accredited certifiers must notify Council of their determination within two (2) days of making the determination, in accordance with section 130(4) of the *Environmental Planning and Assessment Regulation 2000*.

Applicants must pay their contribution before commencing the complying development works.

Figure 1 Key steps in determining and paying contributions.



1. PART A – SUMMARY SCHEDULES

1.1 Works Program and Costs

Table 1 Schedule of Works

Facility	Schedule of Works	Cost
Bungendore Town Centre Car Park	Preliminary/Planning, Design and Development Approvals	\$145,200
	Construction and delivery of car park	\$1,594,250
	Total	\$1,739,450

Please Note: The costs shown above were accurate at the date this plan commenced.

The car parking facility is described in greater detail at **Part 3.5** of this development contributions plan (on Page 24).

1.2 Summary of Contribution Rates

Table 2 Contribution Rates for Applicable Land in Bungendore

Location	Base Rate
Business Zones (B2 & B4) (per car parking space)	\$6,715
Residential Zones (R1, R2 & R5) (per new dwelling)	\$655

Please Note: The base contribution rates shown above were accurate at the date this plan commenced. As such, applicants should enquire with Council as to what the current indexed contribution rate is.

More detail on how the above contribution rates were calculated is provided at **Part 3.6** of this development contributions plan (on Page 26).

2. PART B – ADMINISTRATION AND OPERATION OF THE PLAN

2.1 Name of this development contributions plan

This development contributions plan is called the ***Bungendore Development Contributions Plan for Car Parking Facilities***.

2.2 Purpose of this development contributions plan

This Development Contributions Plan has been prepared in accordance with **section 7.11** of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The **primary purpose** of this development contributions plan is to authorise:

- the Council, when granting consent to an application to carry out development to which this plan applies, or,
- the Council or an accredited certifier, when issuing a Complying Development Certificate (CDC) for development to which this plan applies,

to require the payment of a development contribution to be made towards the provision of a public off-street car park (and associated facilities) within the Bungendore Town Centre.

The operation of this development contributions plan will ensure:

- adequate car parking spaces are available within convenient walking distance of retail, business, office, entertainment, leisure and community services within the Bungendore Town Centre as the centre further develops and demand for car parking increases;
- the proponents of future developments in Bungendore pay a fair and reasonable contribution toward the car parking facilities expected to be required as a result of their developments; and,
- the existing and broader Queanbeyan-Palerang community is not unfairly burdened by the cost of providing the car parking facilities required to satisfy the additional demand expected to be created by future development of the town centre.

Other purposes of this development contributions plan are as follows:

- to provide a framework for the efficient and equitable determination, collection and management of development contributions toward the provision of car parking facilities in the Bungendore Town Centre;
- to establish the relationship between the future development expected in the Bungendore Town Centre and the proposed car parking facilities, and thereby demonstrate that the development contributions required under this plan are fair and reasonable; and,
- to enable Council to be both publicly and financially accountable in its assessment and administration of the development contributions plan.

2.3 Commencement of this plan

Pursuant to clause 31(4) of the *EP&A Regulation*, this development contributions plan takes effect from the date on which public notice was given – that date being **<dd Month 2021>**.

As such, this Plan applies to all Development Applications received, and all applications for Complying Development Certificates, made on or after that date.

All applications received, made or determined prior to that date will be assessed against the development contributions plan(s) in force at the time.

2.4 Relationship of this plan with other plans and policies

This development contributions plan:

- (a) **repeals** the *Local Infrastructure Contributions Plan No. 11 for the Provision of Off-Street Carparking at Bungendore*; and,
- (b) **supplements** the provisions of the *Queanbeyan-Palerang Local Environmental Plan 2020* and any amendment or local environmental plan it may supersede.

2.5 Where this development contributions plan applies

This development contributions plan applies to certain land within the town of **Bungendore**.

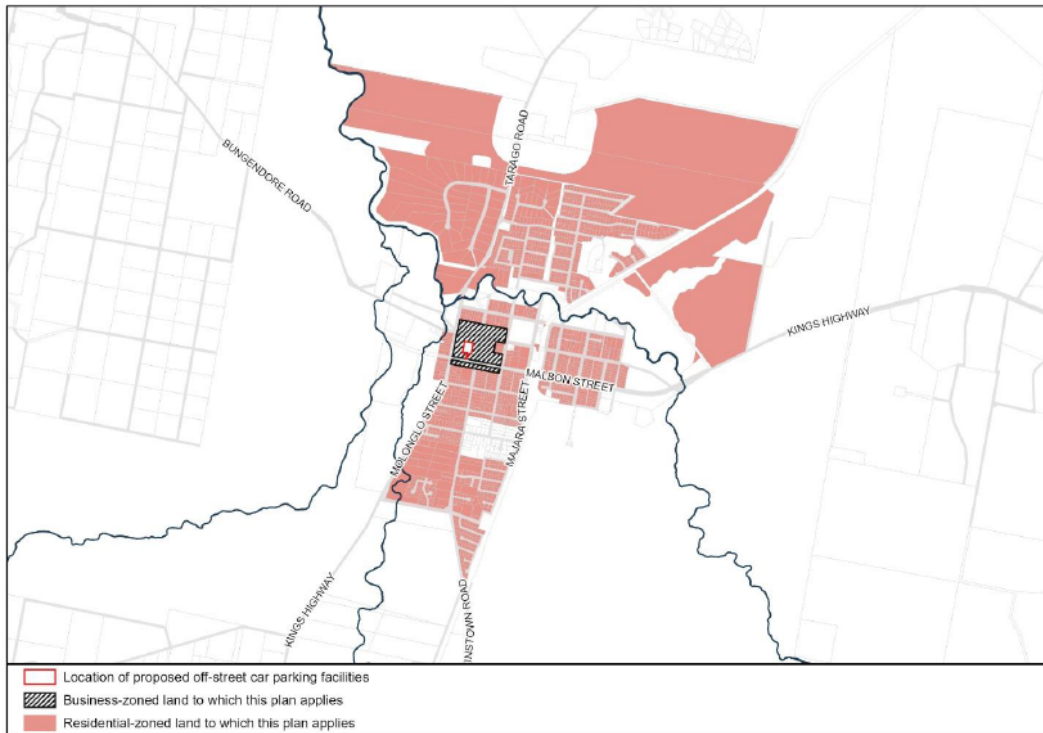
Specifically, it applies to:

- (a) all land within the Bungendore Town Centre that is situated within either the **B2 Local Centre zone** or the **B4 Mixed Use zone** under the *Queanbeyan-Palerang Local Environmental Plan 2020*, as shown on the map in Figure 2 (below); and,
- (b) all land within the Bungendore township that is located within either the **R1 General Residential zone**, the **R2 Low Density Residential zone** or the **R5 Large Lot Residential zone** under the *Queanbeyan-Palerang Local Environmental Plan 2020*, as shown on the map in Figure 3 (next page).

Figure 2 Map of Bungendore Town Centre showing the business-zoned land to which this Contributions Plan applies



Figure 3 Map of Bungendore Township showing all land to which this plan applies



2.6 Development to which this plan applies

This plan applies to the following types of development:

- (a) on applicable land within the Bungendore Town Centre, all non-residential development that is permitted with consent within the zone applying to that land, either the B2 Local Centre zone or the B4 Mixed Use zone, as set out in the Land Use Table in the *Queanbeyan-Palerang Local Environmental Plan 2020*, where all car parking required is not provided on site as part of the development; and,
- (b) on applicable land, all new dwellings, including new secondary dwellings and dual occupancies, but not replacement dwellings upon residential-zoned land;
- (c) residential subdivision.

Car parking requirements are set out in the *Palering Development Control Plan 2015* ('the DCP').

2.7 Development exempt from this plan

Development excluded from the need to pay a contribution under this plan is as follows:–

- (a) non-residential subdivision that does not involve building work;
- (b) development that does not involve any increase in GFA on the development site regardless of whether it involves a change in use or not;
- (c) emergency services facilities;
- (d) development for the purposes of the adaptive re-use of an item of environmental heritage where it can be shown that the provision of the required on-site car parking would have a detrimental impact on the heritage value of the item;

- (e) public infrastructure to be carried out by, or on behalf of, any public authority, including Council;
- (f) social housing or affordable housing (excluding secondary dwellings under the Affordable Housing SEPP);
- (g) development for the purposes of any form of seniors housing defined in *SEPP (Housing for Seniors or People with a Disability) 2004* that is provided by a social housing provider;
- (h) development exempted from section 7.11 contributions by way of a direction made by the Minister;
- (i) development for the construction of residential accommodation destroyed by bushfire or other natural disaster where that dwelling has a lawful consent or was lawfully constructed and does not involve the creation of an additional developable lot, dwelling entitlement or an additional dwelling.

2.8 When is the contribution payable?

For all **non-residential development** in the **Bungendore Town Centre**, any required contribution must be paid to the Council:

- at the time specified in the condition that imposes the contribution; or,
- if no such time is specified in the condition, prior to the issue of a construction certificate or complying development certificate.

For all **residential development** in **Bungendore township**, including release areas, the contribution will generally be levied at that time the land is subdivided.

Development contributions in the form of monetary payments are exempt from the Goods and Services Tax (GST).

2.9 Construction certificates and the obligation of accredited certifiers

In accordance with Section 7.11 of the *EP&A Act 1979* and Clause 146 of the *EP&A Regulation 2000*, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and must include copies of such receipts with copies of the certified plans provided to the Council in accordance with clause 142(2) of the *EP&A Regulation*. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind, material public benefit, dedication of land or deferred payment arrangement has been agreed by the Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.10 Complying development and the obligation of accredited certifiers

This plan requires that, in relation to an application made to an accredited certifier for a complying development certificate (CDC):

- the accredited certifier must, if a CDC is issued, impose a condition requiring a monetary contribution, if such a contribution is authorised by this plan;
- the amount of the monetary contribution imposed is the amount determined in accordance with this section; and,
- the terms of the condition be in accordance with this section.



2.11 Deferred/periodic payments

Council may permit either deferred or periodic payments of contributions.

Deferred or periodic payments may be permitted in the following circumstances:

- (a) deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program;
- (b) if the works project to which the request applies does not relate to public safety or health;
- (c) where the applicant intends to make a contribution by way of a planning agreement, works-in-kind or land dedication in lieu of a cash contribution and Council and the applicant have a legally binding agreement for the provision of the works or land dedication,
- (d) there are circumstances justifying the deferred or periodic payment of the contribution.

All requests to Council for deferred or periodic payment of a contribution should be made to Council in writing, based on prior consultation with Council staff, and forwarded to Council prior to the determination of an application by Council. A written request must set out the reasons why deferred or periodic payment of a contribution is sought.

Notwithstanding that Council may approve the periodic or deferred payment of contributions, in all cases, the total amount of outstanding contributions shall be paid prior to the issue of any occupation certificate for the development.

The decision to accept deferred or periodic payments is at the sole discretion of Council.

If Council does decide to allow deferred or periodic payments of contributions, Council may require the applicant to provide a bank guarantee for the full amount of the contribution, or the outstanding balance, on condition that:

- the bank guarantee be by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest plus any charges associated with establishing or operating the bank security,
- the bank guarantee(s) must be in Australian dollars from a major Australian trading bank and in the name of Queanbeyan-Palerang Regional Council,
- the bank unconditionally pays the sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work,
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development,
- the bank's obligations are discharged when payment to Council is made in accordance with the guarantee or when Council notifies the bank in writing that the guarantee is no longer required,
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

2.12 Can the contribution be settled "in-kind" or through a material public benefit?

Council may accept an offer by an applicant to provide an "in-kind" contribution (i.e., the applicant completes part or all of the work/s identified in the plan) or through provision of another material public benefit in lieu of the applicant satisfying its obligations under this plan.

Council may accept such alternatives in the following circumstances:

- (a) the value of the works to be undertaken is at least equal to the value of the contribution that would otherwise be required under this plan; and,

- (b) the design will result in facilities that are fit for purpose. Detailed design must be approved by Council and generally accord with the standards and specifications the Council normally required of similar facilities; and,
- (c) plans and cost estimates of the proposed works are to be prepared by suitably qualified professionals and submitted by the applicant; and,
- (d) the standard of the works is to Council's full satisfaction; and,
- (e) the provision of the material public benefit will not prejudice the timing or the manner of the provision of public facilities included in the works program.

Acceptance of any such alternative is at the sole discretion of Council.

The value of the works substituted must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Should an offer of works in kind or other material public benefit be accepted, Council and the applicant will enter into a deed of agreement that specifies, as relevant, the following:

- an acceptable standard of workmanship and materials;
- frequency of progress works inspections;
- the program for completion of the works;
- an appropriate maintenance and/or defects liability period; and,
- the value of any offset of monetary contributions otherwise payable, including any works values in excess of the contribution requirements.

2.13 Discounting the required contribution

Council may consider varying the required contribution where the applicant makes a written request for variation and can clearly demonstrate, to Council's satisfaction, that:

- (a) the variation sought only relates to the required car parking for non-residential development;
- (b) at the likely peak trading times for non-residential development, there will be sufficient car parking available in close proximity to cater for the increased demand; and,
- (c) it is in the public interest for Council to vary the contribution in accordance with this clause.

Any request for variation of a required contribution must not exceed 50% and is to be supported by a traffic impact assessment prepared by a suitably qualified person.

2.14 Review of contribution rates

To ensure that the value of contributions are not eroded over time by inflation, Council will adjust the contribution rate at the time of consent having regard to the Consumer Price Index (All Groups – Canberra) as published quarterly by the Australian Bureau of Statistics (ABS).

In accordance with clause 32(3)(b) of the *EP&A Regulation*, the following sets out the means by which Council will make changes to the rates set out in this Plan.

For changes to the CPI (All Groups – Canberra), the contribution rates within the Plan will be reviewed on a quarterly basis in accordance with the following formula:

$$\$C_c = \frac{\$C_A + \$C_A \times ([\text{Current Index} - \text{Base Index}])}{[\text{Base Index}]}$$

Where

- $\$C_A$ is the initial contribution at the time of adoption of the plan expressed in dollars
- $\$C_c$ is the current contribution rate (i.e., that applies at the time of review)



Current Index	is the most recent quarterly CPI All Group Index Number for Canberra as published by the ABS at the time of review of the contribution rate
Base Index	is the CPI All Group Index Number for Canberra as published by the ABS at the date of adoption of this Plan, which was <00.00 at Month Year>.

2.15 How contributions are reviewed and adjusted at the time of payment

The contributions stated in a consent are calculated on the basis of the contribution rates determined in accordance with this plan. If those contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rate that is applicable at time of payment in the following manner:

$$\$C_P = \$C_{DC} + \frac{[\$C_{DC} \times (\$C_Q - \$C_C)]}{\$C_C}$$

Where

\$C_P	is the amount of the contribution calculated at the time of payment
\$C_{DC}	is the amount of the original contribution as set out in the development consent
\$C_Q	is the contribution rate applicable at the time of payment
\$C_C	is the contribution rate applicable at the time of the original consent

The current contributions, as indexed, are available from Council.

2.16 Allowances for existing non-residential development

Contributions for non-residential development will be levied according to the estimated increase in demand for off-street car parking spaces.

This means contributions will be levied on new developments based on the number of extra carpark spaces required. The number of extra car parking spaces required will be determined with reference to the Development Control Plan (DCP) where the number of car parking spaces required for the existing development (if any) will be calculated and deducted from the number of car parking spaces calculated for the new development.

2.17 Pooling of contributions

This development contributions plan expressly authorises monetary section 7.11 contributions to be paid for different purposes under this plan to be pooled and applied (progressively or otherwise) for those purposes.

2.18 Savings and transitional arrangements

A development application submitted prior to the adoption of this plan, but not determined, shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

2.19 Register

Council will maintain a register of all contributions in accordance with Clause 34 of the *EP&A Regulation*. The register will be made available for public inspection at any time during normal office hours.

2.20 Annual Statement

In accordance with Clause 35 of the *EP&A Regulation*, Council will produce an annual statement of contributions documenting amounts received and relevant details. Such statements will be available for public inspection, upon request.

2.21 Review of this Plan

This development contributions plan will be subject to regular review by Council, so as to:

- monitor development and car parking trends and community needs within the Bungendore and its town centre;
- monitor income received by the plan;
- ensure the contribution levels reflect construction costs;
- enable the alteration of work schedules if development activity and the consequent demand for off-street car parking differs from original expectations;
- enable alteration of the plan to reflect the actual cost of constructing off-street car park facilities within the Bungendore Town Centre.

Any material changes in this plan, with the exception of the annual adjustment of contribution amounts, requires it to be amended in accordance with Section 7 of the *Environmental Planning and Assessment Act 1979*. Such amendment requires full public exhibition of the amended plan and consideration of submissions received.

3. PART C – STRATEGY PLAN – ESTABLISHING THE NEXUS

3.1 Introduction

Pursuant to section 7.11 of the *Environmental Planning and Assessment Act 1979*, a consent authority may condition a development consent to require a development contribution for the provision of local infrastructure. That contribution can be made either through the dedication of land free of cost, or the payment of a monetary contribution, or both.

However, a consent authority can only impose such a condition on development if it is satisfied the development to which consent is being granted will (or is likely to) require the provision of, or increase the demand for, public infrastructure or services.

To ensure the requirement for a development contribution is fair and reasonable, the consent authority must demonstrate a clear relationship between the development and the infrastructure or services which are the subject of the contribution.

What is nexus?

The relationship between a development and the infrastructure or services which are the subject of the contribution required from that development is often referred to as ‘**nexus**’.

Nexus is often discussed in terms of ‘causal’ nexus, ‘physical’ nexus and ‘temporal’ nexus.

Causal nexus requires that the need for the infrastructure or services being levied must be as a result of the development which is to be levied.

Spatial nexus requires that the infrastructure or services for which contributions are being collected be located so as to serve the needs of those who created the demand those infrastructure or services.

Temporal nexus requires that the infrastructure or services be provided in a timely manner to benefit those who have contributed towards it.

Establishing the Nexus

To establish the relationship, or nexus, between the anticipated development within Bungendore and the provision of off-street car parking facilities within the Bungendore Town Centre to address the demand created by that development and its associated uses (thereby justifying the collection of the contributions authorised by this plan), this Part details:

- **Council’s role in providing public off-street parking** in its city, town, and village centres, and in particular, the Bungendore Town Centre;
- **the existing supply of off-street parking** (public and private) within Bungendore’s town centre;
- the various factors at play which are likely to result in **increased demand** for and, consequently, reduced supply of off-street parking in Bungendore’s town centre – including local and regional population growth, commercial development, growth in employment, journey to work mode share, and growth in tourism;
- the **infrastructure program** Council proposes to deliver to increase the supply of public off-street car parking in Bungendore’s town centre to effectively address the anticipated increased demand for such parking in the centre; and,
- the **formulae** for calculating the monetary contributions, the collection of which are authorised by this Plan.

3.2 What is Council's Obligation in Providing Car Parking in its Commercial Centres?

Council plays a critical role in maintaining and boosting the functionality, viability and amenity of the LGA's city, town and village centres. This role is clearly evident throughout Council's strategies and plans, and most importantly in Council's **Community Strategic Plan 2018–2028** and in its **Local Strategic Planning Statement** ('Towards 2040').

Community Strategic Plan 2018–2028

The Community Strategic Plan (CSPS) sets out the long-term aspirations of the Queanbeyan-Palerang community.

In preparing the CSPS, Council undertook extensive community engagement to find out from the community what their aspirations are and what they feel is important to them in terms of contributing to their quality of life. In relation to the LGA's city, town and village centres, the community said the rejuvenation of the Queanbeyan CBD was very important, as was sufficient, well-maintained infrastructure and roads, good traffic management and the ability to travel around the region easily and safely. That feedback is reflected in three of the key goals contained within the CSPS which are relevant to the provision of off-street car parking spaces in Bungendore's Town Centre - those being key goals 2.1.1, 4.1.1 and 4.1.6. Those relevant key goals are detailed in Table 3, below.

Table 3 Relevant Key Goals of the Community Strategic Plan 2018-2028

Key Goal	Community Outcome	Community Strategy – Service Objective
STRATEGIC PILLAR 2 – CHOICE		
2.1.1 We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages	The city and village CBDs are dynamic and thriving places which attract economic activity	Develop and support business generation initiatives, CBD Place Management to build economic and employment capability and capacity across Queanbeyan-Palerang
STRATEGIC PILLAR 4 – CONNECTION		
4.1.1 Our transport infrastructure and networks are well planned and maintained	The region's transport network and infrastructure takes a 'safe systems' approach which allows for the safe ease of movement throughout Queanbeyan-Palerang	Support the safe and equitable movement of commuters, visitors and freight into and through the Local Government Area through safe road user behaviour, contemporary maintained and renewed roads, bridge and paths infrastructure, cycleways and public transport facilities
4.1.6 We undertake planning to ensure infrastructure is prepared for future growth	Changing community demand is met by well planned for and placed infrastructure	Provide the asset management logistics for the organisation through well planned, sited and designed infrastructure and support facilities

Local Strategic Planning Statement ('Towards 2040')

The Local Strategic Planning Statement (LSPS) is Council's strategic land-use planning 'road map' for the future and provides the framework for Queanbeyan-Palerang's land-use needs over the next 20 years. It works in concert with Council's Community Strategic Plan to set out the long-term vision and aspirations for the community, articulating Council's long-term planning priorities and how those will be achieved. As such, the LSPS Planning Priorities 3, 9 and 11 correspond to, and expand on, CSPS goals 2.1.1, 4.1.1 and 4.1.6 respectively. More detail relating to LSPS Planning priorities 3, 9 and 11 are set out in Table 4, below.



Table 4 Relevant Planning Priorities within the Local Strategic Planning Statement

Planning Priority		Relevant Outcomes	Relevant Actions
3	<p>We will continue the ongoing revitalisation of the Queanbeyan CBD, suburban centres and rural villages</p> <p><i>"The city and village CBDs are dynamic and thriving places which attract economic activity."</i></p>	<ul style="list-style-type: none"> The Queanbeyan CBD Spatial Masterplan and strategies have been implemented Town centres are re-established as 'Places for People' with open safe pedestrian pathways connecting green spaces (parks and rivers) to activated commercial, parking and lifestyle hubs Our town centres progressively install smart infrastructure including wi-fi and app-enabled lighting, parking, utility and environmental sensing, and charging stations for electric vehicles 	<p>4.3.1 Undertake the land-use planning action recommendations of the 2019 Queanbeyan CBD Spatial Masterplan and Queanbeyan CBD Place Plan</p> <p>4.3.8 Implement options and staging from Queanbeyan Car Parking Strategy 2018-2028</p>
9	<p>Our transport infrastructure and networks are well planned and maintained</p> <p><i>"The region's transport network and infrastructure allows for the safe systems approach which allows for the safe ease of movement throughout Queanbeyan-Palerang."</i></p>	<ul style="list-style-type: none"> Service and infrastructure transport needs of communities and new developments inform planning decisions and future infrastructure commitments 	<p>4.9.1 Implement QPRC Integrated Transport Study</p> <p>4.9.12 Facilitate electric vehicle and charging station initiatives to support sustainability</p>
11	<p>We undertake planning to ensure infrastructure is prepared for future growth</p> <p><i>"Changing community demand is met by well planned for and placed infrastructure."</i></p>	<ul style="list-style-type: none"> Consistent high rate of public infrastructure investment, and use of public lands, assets and anchors to achieve strategic goals has been facilitated Development contribution plans are in place to fund infrastructure required to support new and existing developments The outcomes of Council's Integrated Transport Strategy are implemented in land use planning decisions 	<p>4.11.9 Ensure appropriate car parking facilities are available for the community</p>

One of the actions which will assist Council in achieving the desired outcomes of the relevant key goals and applicable planning priorities of the CSPS and the LSPS identified above – essentially maintaining and boosting the functionality, viability and amenity of its city, town and village centres – is the provision of an appropriate supply of car parking spaces with its centres, including the Bungendore Town Centre.

Council's Functions

Notwithstanding Council's specific strategies and plans and their desired outcomes and goals, it is important for Council, in its roles as a Consent Authority and as manager of public assets, to maintain safe and convenient vehicular access and an adequate supply of car parking spaces within its commercial centres.

Commercial centres are generally characterised by non-residential, mixed-use developments, including commercial, professional, retail, entertainment and leisure type uses, which all generate a higher rate of vehicle trips and, consequently, higher demand for car parking.

3.3 What is the existing supply of car parking?

Off-Street Parking

There are presently just over **200** formalised off-street car parking spaces within the Bungendore Town Centre. Around 140 of the spaces are associated with retail developments, including 113 at the IGA Supermarket. 66 of the spaces are associated with specific commercial/services and are generally only for the use of customers/clients, not the general public. There are no public off-street parking spaces currently provided by Council within the Town Centre. However, there are over 40 Council-provided spaces at nearby Mick Sherd Oval.

On-Street Parking

On-street parking plays a key role in meeting existing demand for car parking within the Bungendore Town Centre. There are approximately **345** formalised car parking spaces provided within the road reserves of Gibraltar Street, Ellendon Street, Malbon Street and Molonglo Street.

3.4 What is the anticipated demand for car parking?

As indicated, there are approximately 345 public car parking spaces provided within Bungendore's town centre.

While there are periods of peak demand for parking within the town centre which result in quite limited availability of spaces, particularly those that are centrally located, the number of spaces within town centre is currently sufficient. However, demand for parking is expected to increase in the town centre in the future – most likely to levels which exceed supply. Thus, the supply of off-street car parking spaces within the town centre must be increased in the near future to adequately respond to the increase in demand associated with new commercial and residential development proposed for Bungendore.

There are several reasons for the expected increase in demand for car parking within the Bungendore Town Centre, those reasons being:

- **population growth** – the resident populations of Bungendore, the broader Queanbeyan-Palerang LGA, the nearby ACT and the wider Capital/Southern Tablelands region, are all expected to continue to grow strongly in the years ahead;
- **non-residential development** – more non-residential development will be required in the town centre to accommodate the greater range of commercial, retail, professional, specialist, entertainment and leisure services demanded by a larger population, and such services generate higher rates of vehicle trips and, therefore, higher demand for parking;
- **employment growth** – an increase in services provided in the town centre will boost employment in the centres and, consequently, the demand for parking from those additional people employed;
- **journey to work mode share** – while Council strategies and policies encourage people to use public and active transport modes in getting to work, realistically, private motor vehicle use will remain the dominant mode of transport for people getting to work within the LGA for the foreseeable future, and as such, additional spaces will have to be provided to cater for the increased number of people working within the Bungendore Town Centre;
- **growth in tourism** – tourism plays a key role in the LGA's economy, and especially in the economy of Bungendore, where high numbers of tourists stop, including day trippers from Canberra and Queanbeyan and travellers passing through on their way to or from the coast, requiring parking. A number of Council strategies, and particularly the QPRC Tourism Plan 2017-2025, aim to increase the number of tourists visiting the LGA, and particularly towns such as Bungendore, which will increase the demand for parking spaces.

Each of the key influences on demand for car parking identified above will be discussed in detail, under corresponding headings, below.

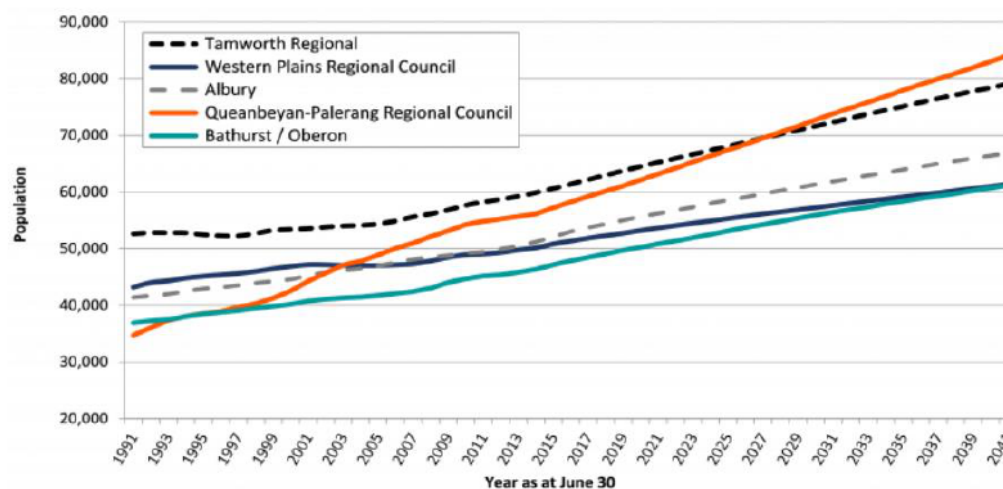
3.4.1 Strong Population Growth

The strong population growth experienced in recent decades within not only Queanbeyan and Bungendore, but across the local government area, the adjoining ACT and the broader Capital/South-East and Tablelands Region is expected to continue in coming decades. Following is a summary of the population projections for Bungendore and the wider region.

Queanbeyan-Palerang LGA

Queanbeyan-Palerang is one of the fastest growing LGAs in regional NSW. Between 2006 and 2019, the LGA's population increased by 16.8%, from 50,070 to 60,190. From 2019 to 2036, the LGA's population is forecast to grow even faster – by more than 30% to almost 80,000. The rapid growth of the LGA relative to other major inland LGAs is evident in the graph at Figure 4, below.

Figure 4 Forecast Population Growth - Selected Inland Regional LGAs, 1991-2041



Source: .id, .id Small Area Forecast information (SAFi), 2016

Bungendore

As noted in the recently adopted *Bungendore Structure Plan 2048*, population growth in Bungendore has been even stronger than the LGA average. As illustrated in Table 5, the population of Bungendore has surged from 1,690 at the 2001 Census to 3,320 at the 2016 Census, with annual growth rates of 4% to 6% in some intercensal periods.

Table 6 (further below) shows three different growth scenarios for the next 20 years. If the population continues to grow at the rate seen over the past two decades (~5% p.a.), the population of Bungendore at the 2041 Census could be greater than 11,000. However, it is more likely Bungendore's population will grow at a more moderate rate of approximately 3.5% p.a. Even at that rate, however, the town's population will double to around **8,000**, requiring approximately **1,400 additional dwellings**.

ACT and Region

In the 20-year period from 2021 to 2041, the ACT's population is expected to grow by 143,000 people – from approximately 445,000 to 588,000 – an increase of more than 32%.

According to the South-East and Tablelands Regional Plan, the population of the region is projected to increase by 45,450 people between 2016 and 2036, and the combined population of the local government areas within an hour's commute of the ACT, and the Territory's population itself, will increase to more than 660,000 by 2033.

Table 5 Population of the Bungendore urban area, 2001 – 2016

Census Year	People	Change	Change (as %)	Change (as % p.a.)
2001	1,690			
2006	2,183	+493	+29.2%	+5.8%
2011	2,755	+572	+26.2%	+5.2%
2016	3,320	+562	+20.5%	+4.1%

Source: Australian Bureau of Statistics, Census of Population and Housing

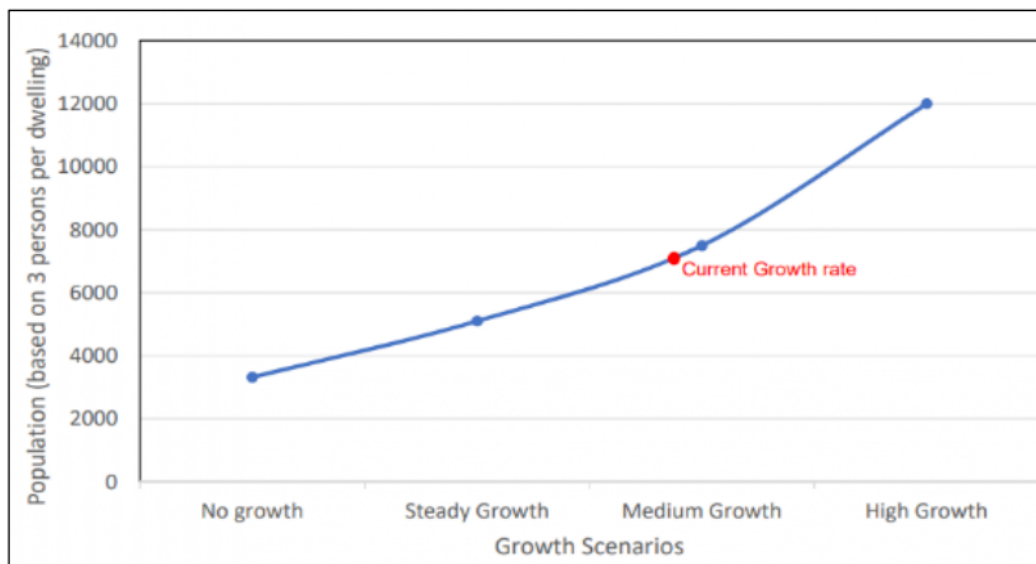
Table 6 Population Projections for the Bungendore Urban Area, 2021 – 2041

Census Year	Steady Growth (2% p.a.)	Medium Growth (3.5% p.a.)	High Growth (5% p.a.)
2021	3,665	3,943	4,237
2026	4,047	4,683	5,408
2031	4,468	5,562	6,902
2036	4,933	6,606	8,809
2041	5,447	7,846	11,243
2021-2041	+1,782	+3,903	+7,006

Source: Bungendore Structure Plan 2048

The growth of Bungendore’s population based on the steady, medium and high growth scenarios is illustrated in Figure 5, below.

Figure 5 Bungendore’s Projected Population in 2041 – three different growth scenarios



Source: Bungendore Structure Plan 2048

3.4.2 Anticipated Non-Residential Development

With Queanbeyan-Palerang's population forecast to grow by around 30% over the next two decades to more than 80,000 people, as many as 8,000 new residential dwellings will be required to accommodate the LGA's new residents. Considerable non-residential development will also be required to accommodate the additional services needed to cater to the extra demand created by those new residents – including retail, professional, specialist, health, entertainment and leisure services.

One of Council's key planning priorities is to focus commercial and retail activity in existing centres. This is articulated in both the CSP (Key Goal 2.1.1) and the LSPS (Planning Priority 3). Unless there is a demonstrated need and positive social and economic benefits to locate those activities elsewhere, Council strategies and policies require future commercial and retail activity to be located within existing centres, including Bungendore's town centre. The provision of greater commercial and retail services within existing centres will generate higher rates of vehicle trips to those centres and, therefore, increased demand for parking in those centres. The current supply of car parking spaces within Bungendore's town centre would not be sufficient to cater to that demand, given its expected magnitude.

Based on the most likely projections, Bungendore's population is expected to double over the next 20 years.

A much larger population will require additional retail, professional, specialist, health, entertainment and leisure services - many of which are currently undersupplied in Bungendore because of its proximity to Queanbeyan and Canberra.

As acknowledged within the *Bungendore Structure Plan 2048* (at Principle 5c), those additional services are to be provided within the town's commercial centre, thus generating higher rates of vehicle trips to the centre and, therefore, increased demand for parking in the centre.

The current supply of formalised on-street parking spaces (~350) and off-street parking spaces (~200) is now only just catering to demand during business hours and holiday periods and would, therefore, not be sufficient for a resident population that is double what it currently is. As such, Council has, since 2007, been committed to providing a public off-street car park within the town centre (see Part 3.5 of this plan) as part of a suite of initiatives aimed at improving the volume and quality of parking spaces within the precinct.

3.4.3 Employment Growth

The anticipated increase in the volume and range of services provided within Bungendore's town centre to service a much larger resident population will increase the number of people working within the town centre.

Given a majority of people in Bungendore, the local government area and the broader region travel to work by car (see Part 3.4.4. of this plan), an increase in the number of people working in the town centre will further increase the demand for parking within the town centre and further reduce the supply of parking spaces, particularly during business hours.

3.4.4 Journey to work mode share

Approximately **80% of Queanbeyan-Palerang residents travel to work in a private car**, either as the driver or a passenger. Only 3% of residents use active transport methods (walking or riding a bicycle) to get to work, while just 1.4% use public transport.

Table 8 (below) provides a more detailed break-down of the journey to work method used by residents of the different urban and rural areas across the LGA and, for comparative purposes, the nearby ACT. As can be seen, other than a higher rate of walking in Braidwood, and slightly higher public transport usage in inner parts of Queanbeyan, there is little variation in the method used by people in getting to work across the LGA, with private car dominating in all areas.

Table 7 Method of Travel to Work, 2016 Census (proportion, expressed as a percentage)

	Car – as driver	Car – as passenger	Motorbike	Truck	Taxi	Bus	Train	Bicycle	Walked only	Other	Worked at home	Did not go to work	Not stated
QPRC LGA	72.3	5.8	0.9	1.1	0.2	1.3	0.1	0.5	2.5	1.4	3.7	9.1	1.0
Queanbeyan Urban and surrounds													
Carwoola-Greenleigh-The Ridgeway	75.4	5.9	-	1.3	-	0.9	0.3	-	1.4	0.8	5.6	7.6	0.8
Crestwood	74.4	5.8	1.6	0.5	0.4	3.4	-	0.8	2.3	0.6	1.2	8.0	0.9
Googong-Tralee-Environs	75.7	5.2	0.6	1.3	-	1.2	-	-	0.4	0.2	3.2	9.1	0.6
Jerrabomberra	77.1	5.4	1.1	0.4	-	0.6	-	0.5	0.8	1.5	2.9	9.1	0.4
Karabar	76.0	7.3	0.8	0.6	-	1.3	0.1	0.3	1.1	1.2	1.6	8.5	1.0
Queanbeyan	70.6	6.3	0.7	0.6	0.1	2.3	-	0.6	5.7	1.4	3.7	9.1	1.0
Queanbeyan East	72.1	6.2	0.8	0.9	-	2.1	-	0.9	4.4	1.4	1.5	9.3	0.4
Queanbeyan West	77.8	7.2	0.7	0.5	-	1.3	-	0.4	1.0	1.1	1.6	7.8	0.5
Bungendore													
Bungendore - township	71.5	5.7	1.1	1.0	-	0.7	-	-	1.7	1.4	4.9	10.9	1.1
Bungendore – all	70.4	5.5	0.9	1.3	-	0.7	-	-	2.1	1.4	5.8	10.7	1.0
Braidwood													
Braidwood – township	50.0	6.0	-	2.8	-	0.9	-	0.6	14.7	1.1	10.9	10.0	2.8
Braidwood - all	53.5	5.2	-	2.8	-	0.7	-	0.4	11.9	1.3	12.1	9.2	2.9
Rural													
Captains Flat-Hoskinstown-Primrose valley	70.9	5.0	-	0.5	-	1.2	-	0.4	3.2	0.9	5.2	10.7	2.1
Royalla-Burra	74.8	5.0	0.4	2.6	0.4	1.2	-	-	0.3	1.6	3.9	9.0	0.7
Rural East	61.0	3.5	0.3	1.8	-	1.5	-	-	3.6	2.1	14.0	10.4	1.6
Wamboin-Bywong-Sutton	70.0	4.7	0.2	2.0	-	0.8	-	0.8	1.3	1.8	7.8	9.7	0.9
ACT													
ACT - all	63.6	6.0	0.7	0.6	0.2	6.9	0.2	2.6	4.5	1.3	3.1	9.6	0.6

Source: ABS, Census of Population and Housing 2016

Various Council strategies and policies are in place to reduce private car dependency and usage and to encourage people to use public and active transport modes in getting to work, most notably the Integrated Transport Strategy. However, given 80% of QPRC residents, and almost 70% of ACT residents, currently travel to work by car, private motor vehicle use will, realistically, remain the dominant mode of transport for people getting to work within the LGA for the foreseeable future.

As such, an increase in the number of people working in Bungendore's town centre will result in an increase in the demand for car parking in the centre as the majority will use a car to get to work. Given the current supply of public off-street parking spaces within the centre, additional parking spaces will have to be provided to cater for that increased demand.

3.4.5 Anticipated Growth in Tourism

Tourism is playing an increasingly important role in the economy of Queanbeyan-Palerang.

According to Tourism Research Australia, the Queanbeyan-Palerang had 521,000 visitors in 2018, including 294,000 day visitors. The number of people visiting the LGA has been growing consistently over recent years and, post-COVID, that growth is expected to continue. A number of State Government and Council strategies and plans have growth in tourism in Queanbeyan-Palerang as a key objective, including the *South-East and Tablelands Regional Plan 2036*, Council's *Community Strategic Plan 2018–2028*, the *QPRC Local Strategic Planning Statement (LSPS)*, the *QPRC Regional Economic Development Strategy* and the *QPRC Tourism Plan 2017-2025*.

Tourism is particularly important to the economies of Bungendore and Braidwood, where high numbers of tourists stop, including day trippers from Canberra and Queanbeyan, and travellers passing through en route to or from the South Coast. Those visitors require parking, as do those working at businesses catering to tourists.

The QPRC Regional Economic Development Strategy acknowledges the substantial role tourism plays in the local economy, especially for smaller centres including Bungendore, and identifies opportunities for continued growth. In relation to traffic and parking generated by tourists, the Strategy says:

*Braidwood and Bungendore are similarly hampered by the extensive traffic carried on the Kings Highway. Potential bypasses of the centres would need to account for the existing alignments through each centre... (and) reduced heavy vehicle movements will enhance the existing tourism, arts and heritage strengths of each centre. Complementary works could include **enhanced parking** and pedestrian corridors to allow ease of access to the centres.*

3.5 Off-Street Car Parking Facilities to be provided

To ensure there is a sufficient supply of off-street car parking in Bungendore's town centre to meet the expected increased demand in coming years, Council will to construct a new off-street car parking facility within the precinct.

The facility is an at-grade car parking facility which will provide a total of **136 car parking spaces** in two stages. It will be constructed on land at the centre of the block bounded by Gibraltar Street to the north, Ellendon Street to the east, Malbon Street to the south and Molonglo Street to the west, as shown on the map in Figure 6, below.

Stage 1 of the car park will provide 66 spaces (including 3 disabled spaces), as well as 11 charging points for electric vehicles and public toilet facilities. Stage 2 will provide 70 spaces.

Land for Stage 1 of the car parking facility was purchased by Council in 2007 and 2012 and zoned SP2 – Public Car Park under the *Palerang Local Environmental Plan* in 2014. Any decision to proceed with Stage 2, which would require the acquisition of the identified land, will be dependent on available funding or adjacent private development in the future

Vehicular access to Stage 1 of the car park will be from Ellendon Street. Stage 2 will also be accessed from Ellendon Street. There is also the potential for vehicular access from Gibraltar Street, should Stage 2 proceed.

The car park will have pedestrian access from both Ellendon Street and Malbon Street. There is also the potential for pedestrian access from Gibraltar Street, should Stage 2 proceed.

A draft design for both stages of the car park was exhibited between 15 July and 12 August 2019 and revised plans were issued for development application in March 2021. An extract from the development application plans is shown in Figure 7 (below), with additional plans provided at Appendix A.

Figure 6 Map showing the location of the proposed car park in Bungendore.

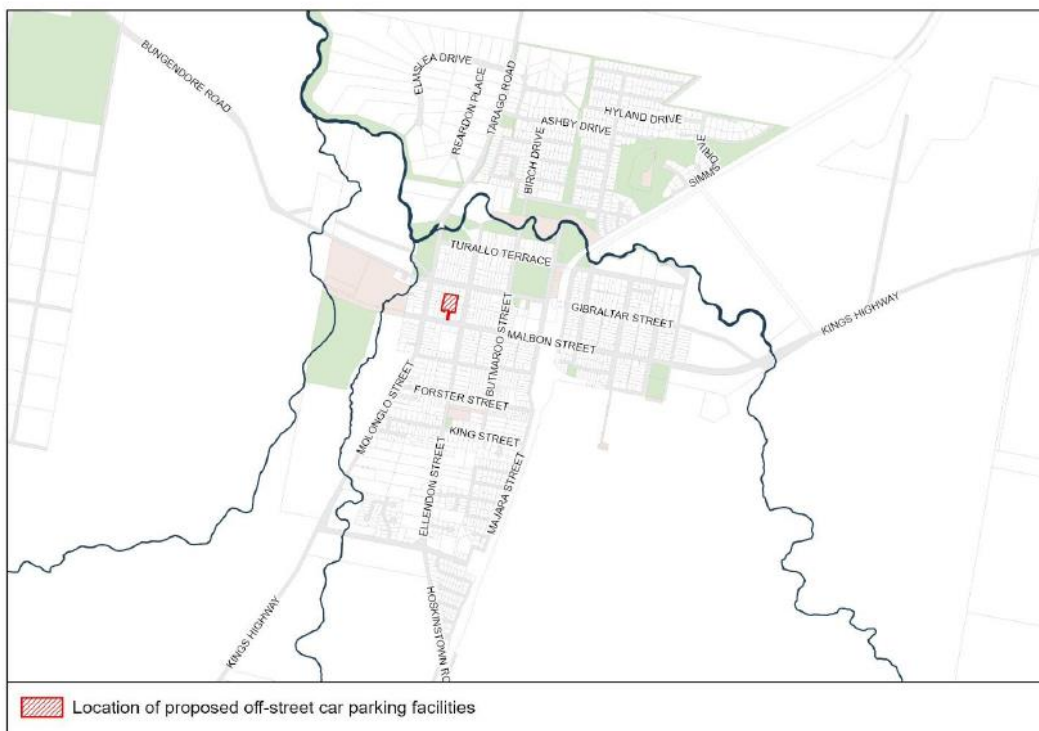
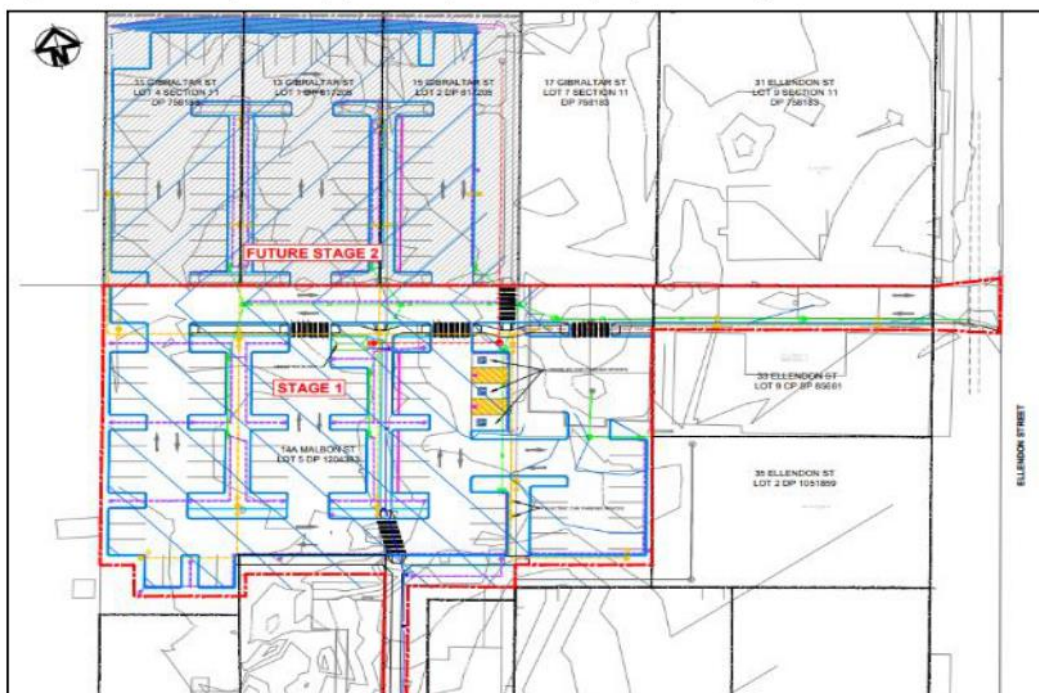


Figure 7 Development application plan for the proposed Bungendore Car Park



Source: Fraish Consulting

3.6 Contribution Rate Calculations

The base contribution rates stipulated at Part 1.2 of this development contributions plan were calculated by **dividing the cost** (design, construction and delivery) of the car parking facilities by the **number of car spaces** the Bungendore Town Centre car park will provide (for business-zoned land) or the **number of new dwellings** expected to be required within Bungendore township by 2041 (for residential-zoned land), with the costs then shared between the business and residential zones (50% each) to ensure an equitable distribution of the costs given the benefits for both.

The formulae used and the calculations for each of the rates is set out, under corresponding headings, below.

3.6.1 Base Rate for Business Zones

$$\frac{DA + C}{PS}$$

Where:

- DA** is the cost of designing the car parking facility and obtaining the relevant approvals
- C** is the cost of constructing the car parking facility
- PS** is the total number of public car spaces to be provided by the car parking facility

Note: a **5% levy** is applied to all development contribution rates to cover the costs associated with the administration, development and review of development contribution plans

$$\frac{\$145,200 + \$1,594,250}{136} = \frac{\$1,739,450}{136} = \$12,790.07$$

$$\text{Apply 5\% levy} = \$12,790 \times 1.05 = \$13,429.50$$

$$\text{50\% share} = \frac{\$13,429.50}{2} = \$6,714.75$$

3.6.2 Base Rate for Residential Zones

$$\frac{DA + C}{H}$$

Where:

- DA** is the cost of designing the car parking facility and obtaining the relevant approvals
- C** is the cost of constructing the car parking facility
- H** is the total number of new dwellings expected to be required by 2041 (projected to be 1,392)

Note: a **5% levy** is applied to all development contribution rates to cover the costs associated with the administration, development and review of development contribution plans

$$\frac{\$145,200 + \$1,594,250}{1,392} = \frac{\$1,739,450}{1,392} = \$1,249.60 = \$1,250$$

$$\text{Apply 5\% levy} = \$1,250 \times 1.05 = \$1,312.50$$

$$\text{50\% share} = \frac{\$1,312.50}{2} = \$656.25$$

3.7 Conclusion

This Development Contributions Plan has been prepared in accordance with section 7.11 of the *Environmental Planning and Assessment Act 1979* and authorises Council to collect contributions, in the form of money, from developers to provide for off-street car parking facilities in Bungendore's town centre.

There is a demonstrated need for the off-street car parking facilities proposed by Council.

The strong population growth that has occurred not only in Bungendore, but across the Queanbeyan-Palerang local government area and the neighbouring ACT, is expected to continue over the next two decades. The increased resident population across the region, but particularly in Bungendore, will result in increased demand for retail, professional, specialist, health, entertainment, and leisure services. Those expanded and additional services will be located within existing and new non-residential development in Bungendore's town centre, which will generate greater demand for car parking within the centre from those using those services and well as those employed by them. An increase in domestic tourist numbers in Bungendore and an expansion of tourism offerings in the town will also increase demand for parking in the town. Demand for parking in both centres is anticipated to increase to a point where demand for parking spaces will exceed the supply of such spaces, especially within core business hours, and additionally in Bungendore, during peak tourist/visitor periods. Thus, both **causal** and **spatial nexus** is established for the new off-street car parking facilities proposed by Council.

As indicated, this development contributions plan applies, in part, to commercial-zoned land and non-residential forms of development in Bungendore's town centre, which is where the demand for services and the new and expanded developments will result in the additional demand for car parking. This plan also applies to residential-zoned land and residential development, as it is the residents of the additional dwellings who will be using the town centre car park. Thus, **causal** and **spatial nexus** is further demonstrated.

The Bungendore town centre car park is to be established in two stages. The first stage will be delivered in coming years to meet the increase in demand that has already occurred. The second stage will be delivered when it is required. The **temporal nexus** is, therefore, established.

4. PART D – REFERENCES

The following documents were used in the preparation of this development contributions plan:

- ACT Government, *Building (General)(Cost of Building Work) Determination 2020 (No 1)* [Notifiable Instrument NI2020-336]
- ACT Government, Chief Minister, Treasury and Economic Development Directorate, 2019, *ACT Population Projections 2018 to 2058*
- ACT Government, Environment, Planning and Sustainable Development Directorate, 2018, *ACT Planning Strategy 2018*
- *AS/NZS 2890.1:2004 – Australian/New Zealand Standard for Parking Facilities, Part 1: Off-Street Car Parking*
- Bungendore Structure Plan 2048
- Bungendore Structure Plan Discussion Paper
- Department of Infrastructure, Planning and Natural Resources – Development Contribution Practice Notes – July 2005
- Department of Planning – Circular PS06-020 6 December 2006 – Changes to the Application of section 94A of the EP&A Act – Ministerial Direction
- Disability Inclusion Action Plan 2017-2021
- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- Local Infrastructure Contributions Plan No. 11 for the Provision of Public Off-Street Carparking at Bungendore
- NSW Government, *South Eastern and Tablelands Regional Plan 2036*
- NSW Government, *South Eastern and Tablelands Regional Plan 2036 Implementation Plan 2017-2019*
- Palerang Development Control Plan 2015
- *Palerang Local Environmental Plan 2014*
- QPRC Digital Economy and Smart Community Strategy
- QPRC Integrated Transport Strategy – 5 February 2019
- QPRC Regional Economic Development Strategy 2018-2022
- QPRC Tourism Plan 2017-2025
- *Queanbeyan-Palerang Local Environmental Plan 2020*
- Queanbeyan-Palerang Regional Council Community Strategic Plan 2018-2028
- Roads and Maritime Services (RMS), Guide to Traffic Generating Developments
- Towards 2040 – Queanbeyan-Palerang Regional Council Local Strategic Planning Statement – July 2020

DEFINITIONS

Unless the context or subject matter otherwise indicates or requires, the following definitions apply in this development contributions plan:

ABS means the Australian Bureau of Statistics.

applicant means the person, company or organisation submitting a development application.

apportionment means the adjustment of a contribution (usually a percentage) to ensure the contributing population only pays for its share of the total demand for the facility.

CDC means complying development certificate.

complying development means development that can be approved by an accredited certifier.

consent authority has the same meaning as in the EP&A Act but also includes an Accredited Certifier responsible for issuing a Complying Development Certificate.

contribution means the dedication of land, the making of a monetary contribution or the provision of a material public benefit, as referred to in the EP&A Act.

contributions plan means a contributions plan referred to in section 7.18 of the EP&A Act.

Council means Queanbeyan-Palerang Regional Council.

CPI means the Consumer Price Index, a measure of household inflation prepared by the Australian Bureau of Statistics and includes statistics about price change for categories of household expenditure.

DA means development application.

DCP means a Development Control Plan.

development means any of the following—

- (a) the use of land,
- (b) the subdivision of land,
- (c) the erection of a building,
- (d) the carrying out of a work,
- (e) the demolition of a building or work, any other act, matter, or thing that may be controlled by an environmental planning instrument.

development consent has the same meaning as in the EP&A Act.

development contribution means a monetary contribution, the dedication of land free of cost or the provision of a material public benefit.

EP&A Act (or 'the Act') means the *Environmental Planning & Assessment Act 1979*.

EP&A Regulation means the *Environmental Planning & Assessment Regulation 2000*.

GFA means gross floor area.

indexation means a method of adjusting contribution rates to account for changes in the cost of land or infrastructure over time so as to ensure contributions remain cost-reflective.

LEP means a Local Environmental Plan made by the Minister under the EP&A Act.

LGA means Queanbeyan-Palerang Local Government Area.

planning authority means—

- (a) a council, or
- (b) the Minister, or
- (c) the Planning Ministerial Corporation, or

- (d) a development corporation (within the meaning of the *Growth Centres (Development Corporations) Act 1974*), or
- (e) a public authority declared by the EP&A Regulations to be a planning authority for the purposes of this Division.

public benefit means the benefit enjoyed by the public as a consequence of a development contribution.

public facilities means any public amenity or public service, as referred to in the EP&A Act, including a "community facility" and a "recreation facility", the need for which has increased or been created by development.

public purpose includes (without limitation) any of the following–

- (a) the provision of (or the recoupment of the cost of providing) public amenities or public services,
- (b) the provision of (or the recoupment of the cost of providing) affordable housing,
- (c) the provision of (or the recoupment of the cost of providing) transport or other infrastructure relating to land,
- (d) the funding of recurrent expenditure relating to the provision of public amenities or public services, affordable housing or transport or other infrastructure,
- (e) the monitoring of the planning impacts of development,
- (f) the conservation or enhancement of the natural environment.

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following–

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

section 7.11 condition means a condition under section 7.11 of the Act requiring the dedication of land or the payment of a monetary contribution, or both.

section 7.11 contribution means the dedication of land, the payment of a monetary contribution or the provision of a material public benefit, as referred to in section 7.11 of the Act.

shop top housing means one or more dwellings located above ground floor retail premises or business premises.

the Act means the *Environmental Planning and Assessment Act 1979*.

work-in-kind means the construction or provision of the whole or part of a public facility that it is identified in a works schedule in a contributions plan.

works schedule means the schedule of the specific public facilities for which contributions may be required, and the likely timing of provision of those public facilities based on projected rates of development, the collection of development contributions and the availability of funds from supplementary sources.

APPENDICES

Appendix A: Plans – Bungendore Car Park

Appendix A

Plans – Bungendore Car Park

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

12 MAY 2021

**ITEM 8.3 DRAFT MOUNT JERRABOMBERRA PLAN OF MANAGEMENT
FOR PUBLIC EXHIBITION**

ATTACHMENT 1 DRAFT MOUNT JERRABOMBERRA PLAN OF MANAGEMENT

DRAFT

Mount

Jerrabomberra

Site-specific Plan

of Management



Ref: 26.2.1

Offices: Council headquarters – 256 Crawford St
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Table of Contents

Executive Summary	5
1. Introduction	6
1.1 Land to which this plan applies.....	6
1.2 Owner of the Land.....	10
1.3 Physical environment	10
1.4 Key issues.....	11
2.0 Relevant Legislation, Policies and Procedures	13
2.1 Local Government Act 1993 and Local Government (General) Regulation 2005 ...	13
2.1.1 Community input into PoMs.....	13
2.2 Crown land Management Act 2016 (CLM Act)	Error! Bookmark not defined.
2.3 Biodiversity and Conservation Act 2016 (BC Act).....	14
2.4 Rural Fires Act 1997	14
2.5 Bushfire Environmental Assessment Code	14
2.6 District Bush Fire Risk Management Plans	15
2.7 Biosecurity Act 2015	15
2.8 Heritage Act 1977	15
2.9 Water Management Act 2000 (WM Act).....	15
2.10 Environmental Planning and Assessment Act 1979 (EP&A Act)	15
2.11 Local Environmental Plans.....	16
2.12 Disability Inclusion Act 2014.....	16
2.13 Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)	16
2.14 State Environmental Planning Policy (Infrastructure) 2007.....	17
2.15 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017	17
2.16 Review of this plan.....	17
3.0 Environmental and Culturally Significant Land	18
3.1 Habitat of threatened or endangered species.....	18
3.2 Significant natural features	22
3.3 Aboriginal cultural significance	22
3.4 Non-indigenous cultural significance	22
4.0 Development and Use	23
4.1 Overview	23
4.2 Strategic Objectives	23
4.3 Purpose and Value of Mount Jerrabomberra	23

4.4	Use of the land and structures at the adoption date of the Plan of Management ...	24
5.0	Management of the Land	26
5.1	Bushland Management	26
5.1.2	Biodiversity, Conservation and Bushcare Groups	26
5.1.3	Weed Management	26
5.1.4	Fauna Management	30
5.1.5	Erosion Control.....	30
5.2	Cultural Heritage Values	30
5.2.1	Aboriginal Cultural Heritage.....	30
5.3	Reserve Management.....	30
5.3.1	Recreational Use.....	31
5.3.2	Accessibility and Pathways.....	31
5.3.3	Information and Education.....	31
5.3.4	Inclusivity.....	31
5.3.5	Community Engagement.....	32
5.5	Bushfire Management	32
5.5.1	Bushfire Risk Analysis	32
5.5.2	Bushfire Risk Management.....	36
5.5.3	Recommendations.....	43
6.0	Plan of Management Administration and Management	46
6.1	Management Issues.....	46
6.2	Management Actions.....	46
6.3	Action Plan.....	48
References		55
Appendix A – Bushfire Management Zones		56
Appendix X – Community Engagement		59
Current use	Error! Bookmark not defined.	
Activities.....	Error! Bookmark not defined.	
Associated values	Error! Bookmark not defined.	
Key issues.....	Error! Bookmark not defined.	
Future expectations.....	Error! Bookmark not defined.	
Appendix D – Land that Applies to the Plan		79

Executive Summary

Mount Jerrabomberra Reserve is highly regarded by Queanbeyan residents and visitors for its significant conservation and recreational value to the city. It is necessary to develop a specific plan of management for Mount Jerrabomberra Reserve which explicitly addresses the diverse values, issues and opportunities identified at the site.

This site-specific plan applies to Mount Jerrabomberra Reserve. It provides the framework and guidelines by which Mount Jerrabomberra Reserve will be managed both now and in the future. The Plan takes a values-based approach to planning and management, identifying the reserve's key values, roles, and purpose so that these assets can continue to be protected and enhanced.

The Plan's actions and directions focus on protecting the values of the Reserve, with preservation of the natural bushland and ecological value being of the upmost importance as the land is categorised as **natural area – bushland** under Section 36 (4a/5a) of the *Local Government Act* 1993. Council's primary management intention for Mount Jerrabomberra is to conserve and restore the natural areas, whilst facilitating the appropriate infrastructure use, recreational activity and community enjoyment of the site.

Community engagement is an integral aspect in the development of this Plan. The local community is passionate about the preservation and ongoing use of the reserve. The engagement process helped to identify values and issues which has informed management actions in the Plan. A summary of the community engagement is provided in Appendix B.

The land to which this plan of management applies has also been identified as bushfire prone land and must therefore have appropriate protection measures developed. Bushfire risk and hazard analysis seeks to strategically identify environmental, heritage and human assets to develop objectives, strategies and actions that mitigate risk.

1. Introduction

This site-specific plan will provide clear guidelines for the future management of the Mount Jerrabomberra Reserve land in the care and control of Council. The rationale for this plan lies jointly in the statutory requirements of the *Local Government Act 1993* (LG Act) and Queanbeyan-Palerang Regional Council's desire to produce consistent and effective set of guidelines governing the management of community land.

This plan has been created to comply with Section 36 of the LG Act. The plan of management is a document that provides direction and continuity for planning, resource management, maintenance and operation of community land. The plan sets out the values, issues and future management priorities for the land, and builds on the Plan of Management for Mount Jerrabomberra developed in and adopted by Council in 2004.

This site-specific plan should be read in conjunction with the Plan of Management (PoM) Natural Areas.

1.1 Land to which this plan applies

The land this PoM applies to is shown in Figure 2 and is outlined in Appendix D. The land is Council owned land which is classified as 'community' under the LG Act. The land is categorised as a **natural area – bushland** under Section 36 (4a/5a) of the LG Act. The core objectives for management of community land under the above category are to:

- a) conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
- b) maintain the land, or that feature or habitat, in its natural state and setting
- c) provide for the restoration and regeneration of the land
- d) provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion
- e) assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the *Threatened Species Conservation Act 1995* (now replaced by the *Biodiversity Conservation Act 2016*) or the *Fisheries Management Act 1994*.

Clause 107 of the Local Government (General) Regulations 2005 sets out the circumstances where natural area land should further be categorised as bushland:

1. Land that is categorised as a natural area should be further categorised as bushland under section 36 (5) of the Act if the land contains primarily native vegetation and that vegetation:
 - a) is the natural vegetation or a remainder of the natural vegetation of the land, or
 - b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.
2. Such land includes:
 - a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and that contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or

- b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or
- c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is no natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated.

Furthermore, the core objectives for management of community land categorised as bushland are as follows:

- a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land
- b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land
- c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion
- d) to restore degraded bushland
- e) to protect existing landforms such as natural drainage lines, watercourses and foreshores
- f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term
- g) to protect bushland as a natural stabiliser of the soil surface.



Figure 1: Locality of Reserve



Figure 2 Land Applying to the Plan

1.2 Owner of the Land

The land is owned by Queanbeyan-Palerang Regional Council and is managed by Council under the *LG Act*. There are small pockets of privately owned land within the reserve these are generally managed as part of the reserve.

1.3 Physical environment

Mount Jerrabomberra Reserve is comprised of 93.5 ha characterised by an elongated hill with three peaks. Broadly, Mount Jerrabomberra forms part of the Kowen Range and is a major feature of the Molonglo Basin. It is part of the Jerrabomberra Creek catchment, which is a tributary of the Molonglo River. There are three drainage lines within the Reserve which are all ephemeral. Two flow to west towards Jerrabomberra Creek and one flows to the east toward the Queanbeyan River.

The upper parts of Mount Jerrabomberra are steep slopes whilst the lower parts are more gently sloped. The geology of the study area is primarily Ordovician metasediments and Silurian volcanic soils. Soils are generally shallow and relatively infertile, classed as sandy loam with high gravel content. The ridgelines and upper slopes more-so. Deeper, more fertile and better drained soil occur along the flats and at the bottom of the valleys.

The Ecological study conducted by Eco Logical Australia in 2010 (ELA 2010) found that the dominant vegetation type was Dry Forest of Fallding with pine plantation in the south-eastern corner of the reserve. The native vegetation was characterised by a canopy of various combinations of *Eucalyptus rossii* (Inland Scribbly Gum), *Eucalyptus macrorhyncha* (Red Stringybark), *Eucalyptus polyanthemos* (Red Box) and *Eucalyptus goniocalyx* (Bundy), with less frequent occurrences of *Eucalyptus melliodora* (Yellow Box) and *Eucalyptus mannifera* (Brittle Gum). The understorey were sclerophyll scrub species with the most common being *Brachyloma daphnoides* (Daphne Heath), *Melichrus urceolatus* (Urn-heath), *Acacia genistifolia* (Early Wattle), *Styphelia trifloral* (Pink Five-Corners), *Cassinia longifolia* (Shiny Cassinia), *Kunzea ericoides* (Burgan), *Monotoca scoparia*, *Daviesia mimosoides*, *Leucopogon fletcheri*, *Pultenaea retusa* (Blunt Bush-pea), *Dillwynia sericea*, *Pomaderris andromedifolia*, *Cassinia arcuata* (Sifton Bush), *Bursaria spinosa* subsp. *lasiophylla*, *Acacia buxifolia* (Box-leaf Wattle), *Indigofera australis* (Native Indigo) and *Hakea sericea* (Bushy Needlebush). The groundcover was dominated by native grasses, shrubs, graminoids and forbs typically less than 1 m high.

Where native, the vegetation was generally considered to be in excellent condition with only isolated occurrences of significant weeds. There is a pine plantation with nearby wilding pines in the south eastern corner of the reserve. Weed prominence is greater around the edges of the reserve.

There were no endangered ecological communities present during the 2010 Ecological Study (ELA 2010) however, there were five flora species with conservation significance recorded. These included:

- *Leucochrysum albicans* var. *tricolor* (Hoary Sunray),
- *Grevillea ramosissima* (Fan Grevillea),
- *Thysanotus patersonii* (Twining Fringed Lily)
- *Acacia penninervis* (Mountain Hickory)
- *Rutidosia leptorrhynchoides* (Button Wrinklewort)

The reserve supports many fauna species, with 58 birds, 21 mammals, three reptiles and three frogs recorded during the 2010 survey. This included three threatened birds and four threatened bat species:

- *Callocephalon fimbriatum* (Gang-gang Cockatoo)
- *Petroica boodang* Scarlet Robin
- *Daphoenositta chrysoptera* Varied Sittella
- *Miniopterus (schreibersii) oriana oceanensis* Eastern Bentwing Bat
- *Falsistrellus tasmaniensis* Eastern Falsistrelle
- *Scoteanax rueppellii* Greater Broad-nosed Bat
- *Saccolaimus flaviventris* Yellow-bellied Sheathtail Bat

The key fauna habitats were identified as being:

- Intact canopy and understorey foraging resources (seeds, fruit, nectar, pollen, sap, invertebrates) for a range of birds and mammals.
- Open areas of native grasses that provide foraging areas for macropods and birds.
- Surface rocks and logs that provide shelter sites for small reptiles and frogs.
- Patches of dense shrubs providing shelter and foraging areas for smaller birds.
- Gully habitats providing uncommon shelter, foraging and water habitats.
- Ephemeral drainage lines and soaks that retain pools of standing water after heavy rainfall.
- Limited hollow-bearing trees that provide important shelter and breeding habitat for a range of mammals and birds, and potentially some reptiles and amphibians.
- Terrestrial termite mounds that provide foraging resource for Short-beaked Echidnas and a breeding resource for the threatened Rosenberg's Goanna.

The reserve has previously been used for agrarian activities and now currently contains both formal and informal infrastructure. These include:

- Roads (public roads and informal vehicle trails)
- Water tanks and mains
- Dams
- Communication infrastructure
- Walking trails (formal and informal)
- Anecdotal buildings (cubby houses and shanties)
- Former brick pit and landfill site
- Former quarry.

1.4 Key issues

The PoM preparation process included the following steps:

- Background literature review of the previous PoM, literature, existing reports, legislation policy and strategic plans that relate to the subject site and the future needs and demands for the area.
- On-ground site assessment
- Preparation of a community consultation plan
- Community consultation;
 - interviews with stakeholders such as:
 - NSW Rural Fire Service
 - Jerrabomberra Residents Association
 - Queanbeyan Landcare
 - Ngambri Local Aboriginal Land Council

- Local Residents
- Canberra Ornithologists Group
- Friends of MJASR Bushcare
- Optus
- Online survey
- Community open day including in person surveys
- Councillor Workshop

Based on this process, the key issues surrounding Mount Jerrabomberra are outlined in detail in Table 7 and summarised as:

1. Environmental preservation
2. Recreational use of reserve
3. Wayfinding and trail management
4. Invasive species
5. Aboriginal cultural heritage
6. Fire management and burning regimes
7. Education
8. Funding and management

2.0 Relevant Legislation, Policies and Procedures

2.1 Local Government Act 1993 and Local Government (General) Regulation 2005

The *Local Government Act* is the primary legislation affecting Mount Jerrabomberra Reserve. Section 36 of the LG Act requires the preparation of Plans of Management for all Council owned community land. It provides for the classification of land as operational and community. For community land it must be categorised into a range of categories including park, sportsground, area of cultural significance, general community use, natural area, and for natural areas sub-categories including bushland, wetland, watercourse, escarpment.

The LG Act governs the preparation of plans of management for community land. It requires plans of management to set out objectives and performance targets with respect to the land, the means by which council will achieve the objectives and performance targets, and how its performance will be assessed and management with respect to the objectives and performance targets.

The plan of management authorises use, easements, lease and licences and other granting of estates on community land.

2.1.1 Community input into PoMs

The LG Act requires that all Plans of Management be placed on public exhibition for a minimum period of 28 days. It also states that a minimum period of 42 days after the draft is placed on public exhibition is allowed during which written submissions may be made to Council (s. 38). These legislative requirements are undertaken concurrently, whereby the draft is in effect placed on public exhibition for 42 days in total which includes the period for written submissions. By writing a submission, members of the community are given the opportunity to participate in the future direction of management of the Council's Open Space.

Submissions allow the community (including residents, interest groups and Government agencies), to express opinions, provide information and suggest alternatives to the proposed management strategies for community open space within Mount Jerrabomberra Reserve. On closure of the period of public comment, all submissions are considered, and relevant amendments are made to the draft PoM as required.

After consideration of all submissions received, the elected Council may decide to amend the draft plan of management or adopt it without amendment. If Council decides to amend the draft plan, it must publicly exhibit the amendments, as above, until such time as the draft can be adopted without further amendment (s. 40). If Council considers that the amendments are not substantial, it can adopt the amended draft plan of management without public exhibition, however it must give public notice of the adoption, and of the terms of the amended plan of management, as soon as practicable after the adoption.

Council may adopt the plan after any public hearing, which is required if land categories are changed.

2.3 Biodiversity and Conservation Act 2016 (BC Act)

The BC Act seeks to conserve biological diversity at bioregional and State scales. The purpose of the BC Act is to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations. The BC Act mandates the process for assessing the extinction risk of species and ecological communities and the listing process. Furthermore, the BC Act provides a framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity. The Act requires that Council consider the impact on threatened species and ecological communities before approving developments under Part 4 of the EP&A Act and activities under Part 5 of the EP&A Act if proponents opt-in.

The BC Act applies to management of the reserve due to its bushland nature and presence of species with conservation significance.

2.4 Rural Fires Act 1997

The *Rural Fires Act 1997* (RF Act) provides for:

- i.the prevention, mitigation and suppression of bushfires in rural fire districts;
- ii.co-ordination of bushfire mitigation and suppression across all of NSW;
- iii.the protection of people from injury, death and property from damage arising from fires;
and
- iv.the protection of the environment.

Under Section 63 (1) (a) of the RF Act, 'local authorities' have a duty of care to take all practicable and notified steps (if any) to prevent fire occurring on land under their care and control and to minimise the risk of a fire spreading on or from their land. Councils establish a Service Level Agreement (SLA) whereby the Rural Fire Service (RFS) undertakes many operational bush fire matters on its land on behalf of council, and council undertakes other tasks on behalf of the RFS.

Section 50 of the RF Act establishes the requirement for Bush Fire Management Committees in each LGA where this contains some portion of a Rural Fire District. Part 3 of the *Rural Fires Regulation 2008* (RF Reg) outlines the constitution, membership and functions of a BFMC including the requirements for larger landholder participation.

2.5 Bushfire Environmental Assessment Code

The Bushfire Environmental Assessment Code (NSW Rural Fire Service (RFS) 2006) provides a streamlined environmental assessment and approvals process for (but limited to) bushfire hazard reduction activities via a Hazard Reduction Certificate. Any proposed hazard reduction works within the subject area, which involve the treatment of native vegetation or prescribed burning, require approval, and a Hazard Reduction Certificate issued by the NSW RFS

provides a mechanism for this. The Bushfire Environmental Assessment Code provides prescriptions for threatened ecological communities and species of flora and fauna.

2.6 District Bush Fire Risk Management Plan

A BFRMP describes the level of bush fire risk across an area. The BFRMP identifies assets within the community at risk from bush fire, assesses the level of risk to those assets and establishes treatment options to deal with the risk and the agency or the entity responsible for carrying out those treatments. The Lake George Bush Fire Risk Management Plan (2018) developed by the Lake George Bush Fire Management Committee currently provides general actions for the land to which this plan applies to.

2.7 Biosecurity Act 2015

The *Biosecurity Act 2015* provides a framework for the prevention, elimination and minimisation of biosecurity risks posed by biosecurity matter, dealing with biosecurity matter, carriers and potential carriers, and other activities that involve biosecurity matter, carriers or potential carriers. Council is a Local Authority under the Act. Weeds in the Mount Jerrabomberra Reserve are prioritised and managed accordingly.

2.8 Heritage Act 1977

The *Heritage Act 1977* provides protection of the environmental heritage of the state which includes places, buildings, works, relics, movable objects or precincts that are of state or local heritage significance. The Act also protects archaeological sites. In NSW, important items of our environmental heritage are listed on the State Heritage Register (SHR).

2.9 Water Management Act 2000 (WM Act)

The WM Act's main objective is to manage NSW water in a sustainable and integrated manner that will benefit current generations without compromising future generations' ability to meet their needs. The WM Act is administered by the Natural Resources Access Regulator (NRAR) and establishes an approval regime for activities within waterfront land, defined as the land 40 m from the highest bank of a river, lake or estuary. Council is considered a public authority under the WM Act and is exempt from a *controlled activity approval* but must still ensure any works are in accordance with guidelines outlined by NRAR. There are seven mapped waterways located in the reserve which are classified as 1st order streams under the Strahler Stream order. Any impacts to these streams will require compliance with the WM Act

2.10 Environmental Planning and Assessment Act 1979 (EP&A Act)

The EP&A Act is the principal planning legislation for NSW providing a framework for the overall environmental planning and assessment of local development consents (Part 4) by Council and activity approvals (Part 5) on public land by authorities including Council.

The Act provides for the preparation of Queanbeyan-Palerang Council's LEPs and DCPs, and including the principal planning controls that apply to Mount Jerrabomberra Reserve.

2.11 Local Environmental Plans

The Queanbeyan Local Environmental Plan (QLEP) 2012 and Palerang Local Environmental Plan (PLEP) have been developed under Division 5 of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act). The LEPs provide principal environmental planning instrument for the land in the Queanbeyan Palerang Local Government Area in accordance with the relevant standard environmental planning instrument under Division 3.2 to Division 3.5 of the EP&A Act. There are also four Development Control Plans that apply to the Queanbeyan-Palerang LGA; Braidwood DCP 2006, Palerang DCP 2015/ Queanbeyan DCP 2012, Googong DCP and South Jerrabomberra DCP.

Mount Jerrabomberra is zoned as E2 – environmental conservation under the QLEP. The objectives align with the management objectives outlined in Section 36 of the LGA Act. The relevant objectives are to:

- protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- protect threatened species, rivers, creeks and gully ecosystems in Queanbeyan.
- protect water quality by preventing inappropriate development within catchment areas.

2.12 Disability Inclusion Act 2014

The Disability Inclusion Action Plan 2017-2021 for Queanbeyan-Palerang Regional Council was prepared in accordance with the NSW Disability Inclusion Plan and the Disability Inclusion Act 2014. The Action Plan demonstrates Council's commitment to people with a disability on improving access to services, facilities and jobs and is also designed to change perceptions about people with a disability. Council has prepared the Disability Inclusion Action Plan to link to its Community Strategic Plan, Delivery and Operational Plans.

2.13 Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act provides the national scheme for environmental protection and biodiversity conservation for Matters of National Environmental Significance (MNES). It lists Endangered Ecological Communities (EECs) and Critically Endangered Ecological Communities (CEECs) such as endangered species, populations and communities including marine and migratory (JAMBA/CAMBA/ROKAMBA) species.

The Act provides environmental impact assessment processes for projects of MNES and where impacts are significant, triggers referral to the Commonwealth for approval. MNES relevant to this study area includes threatened ecological communities, threatened species and migratory species. For these entities which have records or habitat within 5 km radius of

the study area, if any proposed works within Mount Jerrabomberra Reserve is likely to have a significant impact on a MNES, a Referral to the Minister would be required.

2.14 State Environmental Planning Policy (Infrastructure) 2007

The Infrastructure SEPP (ISEPP) simplifies the process for providing essential infrastructure such as schools, hospitals, roads, railways, sewer, water supply and electricity delivery by providing specific planning provisions and development controls. It specifies when development is exempt from further assessment, is permissible without consent, requires consent or is prohibited. The ISEPP applies to all infrastructure in the reserve, in particular the water supply and telecommunications infrastructure, as well as any visitor infrastructure, signage, roads or trails.

2.15 State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The aims of this Policy are: to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The Vegetation SEPP will ensure the biodiversity offset scheme (BC Act) will apply to all clearing of native vegetation that exceeds the offset thresholds in urban areas and environmental conservation zones that does not require development consent.

2.16 Review of this plan

Actions contained within this site-specific plan will be assessed on an annual basis for inclusion in Council's four-year Delivery program and annual Operational Plan. In addition, Council will be able to utilise the information contained within this Plan to seek external grant funding and other funding opportunities to improve the management of Mount Jerrabomberra.

3.0 Environmental and Culturally Significant Land

3.1 Habitat of threatened or endangered species

The ecological study conducted by ELA in 2010 found that Mt Jerrabomberra did not support any endangered ecological communities, as listed under the BC Act and EPBC Act. The threatened and locally significant flora observed during the 2010 survey are outlined in Table 1. Additionally, species previously recorded as present that were not observed in the 2010 survey have been included.

Table 1: Threatened flora species recorded in Mount Jerrabomberra Reserve

Scientific name	Common name	BC Act status	EPBC Act status	Locally significant	Year recorded
<i>Leucochrysum albicans</i> <i>var. tricolor</i>	Hoary Sunray	-	E	Yes	2010
<i>Grevillea ramosissima</i>	Fan Grevillea	-	-	Yes	2010
<i>Thysanotus patersonii</i>	Twining Fringed Lily	-	-	Yes	2010
<i>Pomaderris andromedifolia</i>				Yes	2010
<i>Coronidium oxylepis</i>	Hill Everlasting	-	-	Yes	2010
<i>Acacia penninervis</i>	Mountain Hickory	-	-	Yes	2010
<i>Acacia pycnantha</i>	Golden Wattle			Yes	2010
<i>Styphelia triflora</i>	Pink Five-Comers			Yes	2010
<i>Rutidosia leptorrhynchoides</i>	Button Wrinklewort	E	E	Yes	1993
<i>Swainsona sericea</i>	Silky Swainson-pea	V	-	Yes	1993
<i>Dillwynia cinerascens</i>	Grey Parrot-pea	-	-	Yes	1993
<i>Bossiaea prostrata</i>	Creeping Bossiaea	-	-	Yes	1993
<i>Callitris endlicheri</i>	Black Cyprus Pine	-	-	Yes	1993
<i>Opercularia hispida</i>	Hairy Stinkweed	-	-	Yes	1993

A total of 85 fauna species were recorded during the 2010 ecological survey, with threatened fauna observed outlined in Table 2. The key fauna habitats identified in the Mount Jerrabomberra Reserve include:

- Intact canopy and understorey foraging resources (seeds, fruit, nectar, pollen, sap, invertebrates) for a range of birds and mammals.
- Open areas of native grasses that provide foraging areas for macropods and birds.
- Limited surface rocks and logs that provide shelter sites for small reptiles and frogs.
- Patches of dense shrubs providing shelter and foraging areas for smaller birds.
- Gully habitats providing uncommon shelter, foraging and water habitats.
- Ephemeral drainage lines and soaks that retain pools of standing water after heavy rainfall.
- Limited hollow-bearing trees that provide important shelter and breeding habitat for a range of mammals and birds, and potentially some reptiles and amphibians.

- Terrestrial termite mounds that provide foraging resource for Short-beaked Echidnas and a breeding resource for the threatened Rosenberg's Goanna.

Table 2: Threatened fauna species recorded in Mount Jerrabomberra Reserve

Scientific name	Common name	BC Act status	EPBC Act status	Detection methods
<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo	V	-	Observed
<i>Petroica boodang</i>	Scarlet Robin	V	-	Observed
<i>Daphoenositta chrysoptera</i>	Varied Sittella	V	-	Observed
<i>Miniopterus (schreibersii) orianae oceanensis</i>	Eastern Bentwing Bat	V	-	Echolocation call (confident identification)
<i>Falsistrellus tasmaniensis</i>	Eastern Falsistrelle	V	-	Echolocation call (confident identification)
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	V	-	Echolocation call (confident identification)
<i>Saccolaimus flaviventris</i>	Yellow-bellied Sheathtail Bat	V	-	Echolocation call (confident identification)



Figure 3 Threatened Fauna Records



Figure 1 Threatened Flora Records

3.2 Significant natural features

The Mount Jerrabomberra Reserve is a major natural feature within the Molonglo basin, visible from various points in the local area and offering a comprehensive view of the surrounds from its highest lookout.

Various respondents during the community consultation noted the scenic significance and aesthetic value to the local area (Appendix B).

3.3 Aboriginal cultural significance

Mount Jerrabomberra – and the wider Queanbeyan area - is part of the traditional lands of the Ngambri people. Descendants of the Ngambri are active in maintaining their culture and history. The Ngambri Local Aboriginal Land Council is the primary organisation that represent the various interests of the Ngambri community.

A significant amount of information is available on the broad pattern of Aboriginal land use in the Queanbeyan region, drawn from historical sources such as the journals of explorers, observations of early settlers and the records of government officials. There are, however, few direct references in relation to Mount Jerrabomberra itself.

McQuilton (in Walker 1988: 4) suggests that Aboriginal people from the Queanbeyan area and surrounding districts would gather on the banks of the Queanbeyan River opposite the Oaks and that “Jerrabomberra” was of spiritual significance to the local Aboriginal people. No detail is provided on the source of that information or on the nature of the significance.

It is likely that Mount Jerrabomberra was visited regularly by the Aboriginal people who have lived in this region for many thousands of years.

No systematic investigation of the Aboriginal archaeology of Mount Jerrabomberra has been undertaken to date. Archaeological investigations associated with impact assessment studies for the development of the urban areas of Jerrabomberra have resulted in the recording of 21 sites - all of these are sites where stone tools were made. Scarred trees have also been noted in surrounding areas (Baker et al, 1993).

Whilst it is likely that additional sites are present within the reserve, further consultation with the Ngambri community and archaeological investigation would be required to determine their type and location.

3.4 Non-indigenous cultural significance

The land that now forms the reserve was once part of the Jerrabomberra property originally owned by John Palmer (Queanbeyan Museum, 2013). Evidence of significant stands of coppiced and re-growth eucalypt stands on Mount Jerrabomberra suggests that the mountain, or at least considerable parts of it were once selective logged. This may possibly have been done as at Black Mountain, with the timber used for fencing and other purposes on the property and to provide greater acreage for grazing.

Mount Jerrabomberra also represents a remnant historic landscape, providing a link between the pastoral heritage of the region and the more recent urban development of the City of Queanbeyan. Whilst there are no known NSW State Heritage Register listings for the area encompassed by the Mount Jerrabomberra Reserve, it is still possible that relics and archaeological deposits associated with the past 170 years of European occupation of this region may be present within the reserve.

4.0 Development and Use

4.1 Overview

This Plan of Management is aligned to aims of Council's Community Strategic Plan, in particular the strategic pillars of community and character. This plan and the future development of Mount Jerrabomberra Reserve is helping to achieve a vibrant, active and sustainable Queanbeyan-Palerang. This Plan seeks to enhance and protect the natural bushland character of the reserve whilst continuing the facilitation of recreational activities that are valued by the local community.

The actions of the plan are to be incorporated into the QPRC Integrated Planning and Reporting Framework, in particular future Delivery Programs and Operational Plans. Actions have been prioritised and some actions are subject to funding availability in the future. Council should actively identify grants that may help achieve actions in this plan. Alternatively, actions in this plan could be funded through special rate variations such as an environmental levy, if ratified by Council and approved by the Minister for Local Government.

4.2 Strategic Objectives

Key objectives

- 1.0 Manage the reserve in a manner that protects and enhances the values and quality of the reserve.
- 2.0 Conserve biodiversity and maintain the ecosystem function of the Reserve.
- 3.0 Provide for the restoration and regeneration of natural areas within the Reserve.
- 4.0 Provide a range of recreational opportunities that are managed to encourage public appreciation of the Reserves values, the minimisation of conflict between recreational user groups, and quality experiences for all users.
- 5.0 Promote and facilitate opportunities for environmental education and research to increase understanding and appreciation of the Reserves values throughout the community.
- 6.0 Proactive management of bushfire risk through planned hazard reduction and improving community preparedness.
- 7.0 Provide equity of access as an integral part of the long-term plan for the reserve.
- 8.0 Ensure sufficient resources to deliver this Plan of Management, enhance management capability and visitor enjoyment.

4.3 Purpose and Value of Mount Jerrabomberra

'Values' can be described as elements which make a place important. Mount Jerrabomberra values expressed by the community are:

Recreational – the use of the reserve for recreational pursuits in a unique natural setting.

Ecological – the reserve provides an important habitat for native plants and animals and contributes to green corridors. It plays a vital role in conserving regional and local biodiversity.

Nature – the opportunity to experience something wild, as well as the picturesque characters of nature in an urban area, providing aesthetic, health and wellbeing benefits.

Aboriginal Cultural Heritage – an opportunity to share and respect the cultural significance of the reserve and continue cultural practices

Education – the reserve offers significant learning opportunities through education and interaction.

Scenic – the prominent mount is an important feature of the reserve’s topographical character. In its forested state it presents a significant backdrop and skyline of natural form to a large ‘viewshed’ spread over Queanbeyan’s suburban development.

Accessibility – an accessible place for all members of the community, in proximity to the city and with good connections both within and to surrounding areas.

Historical – Mount Jerrabomberra demonstrates a living example, in part, of the original nature of Queanbeyan and the immense time scale that it represents.

4.4 Use of the land and structures at the adoption date of the Plan of Management

Table 3 Existing Land Uses

STRUCTURE	CONDITION	FUTURE USE
Water Reservoirs	Very good. Some evidence of vandalism to gate and fence	Continued access required for service and maintenance purposes; need for signage prohibiting trespassing. Potential expansion of Lower Thornton Reservoir with an additional tank. No additional land external to the reservoir site is likely to be required.
Roads and trails	Variable from very degraded to good. Main access road and formal service trails are generally good condition. Unauthorised and impromptu vehicle, cycle and walking trails are often in very poor condition.	Formal roads and trails required to provide ongoing access to water reservoirs, telecommunication towers, management of reserve and fire management. Unauthorised and impromptu trails should be closed and re-vegetated where appropriate while key trails should be formalised and maintained accordingly.
Telecommunication Towers	Very good. Some evidence of minor vandalism.	Continued and ongoing access required for service and maintenance of these facilities.
Water pipelines	Very good. Some infrastructure subject to occasional vandalism.	Access trails associated with water mains will need to be maintained.



Figure 5 Existing Roads and Trails (there are informal trails not recorded on this map)

5.0 Management of the Land

5.1 Bushland Management

Management of the bushland within the reserve should seek to protect and maintain the natural environment, habitats, and biodiversity values. The area's scenic appeal should also be maintained and reinforced. The bushland is to serve as an attractive setting for appropriate nature-based recreation and educational activities.

5.1.2 Biodiversity, Conservation and Bushcare Groups

There are a number of stakeholder groups associated with the group. It is imperative these groups continue to contribute to the site to maintain the bushland values. Programs that seek to enhance and actively manage native flora, vegetation communities and habitat values should be supported. Adequate support and guidance as well as follow up and maintenance of their activities need to be included in provisions and funding.

Council should utilise and record the existing knowledge of these community groups to better understand the ecology of the reserve and the impact of these groups' activities. When funds or other resources are available Council should help facilitate the expansion of the groups.

5.1.3 Weed Management

There are a number of introduced species present at the site which should be actively managed. External and internal stakeholders should be engaged to limit the introduction of exotic plants through illegal dumping and neighbouring garden escapes. Community groups can also be included in weed management.

Weed control measures priorities include vegetation communities of high significance, declared priority weeds, habitats/populations of native flora and fauna species of high conservation significance, disturbed sites and existing major weed infestations, access trails and any other priorities recommended by biosecurity experts.

Anecdotally, key invasive species present at the reserve include:

- a pine plantation (Figure 6),
- Cootamundra Wattle,
- St John's Wort,
- African daisy,
- Blackberry – weed of national significance
- English Ivy
- African lovegrass – regional priority weed

During the community consultation (b), concern was raised specifically in relation to African lovegrass and its encroachment from urban areas towards the reserve. It was also discussed the benefit of progressively removing the south-eastern pine plantation for biosecurity and bushfire priorities.

Community engagement can educate on biosecurity concerns to better limit risk. Ongoing monitoring of invasive species must be undertaken to inform the strategic management of invasive species and the prioritisation of weed management activities.



Figure 6 Location of Pine Plantation

5.1.4 Fauna Management

The protection of habitat for native fauna must prioritise existing habitats and maintain and enhance connectivity with neighbouring bushland areas. There is opportunity to install educational signage at key locations dependent on a risk assessment. Additional habitat installation may be deemed necessary, including nesting boxes and sandstone rock piles.

Domestic fauna should be managed to reduce impacts to wildlife, recreational use and aesthetic value. Reinforcing 'on-leash' policy for exercising domestic animals in the reserve should be supported by promotion of responsible pet ownership. Related infrastructure should correspond to support appropriate behaviours such as disposing of pet waste, provision of poo bags.

Although outside of the scope of this Plan, Council should utilise planning controls of the surrounding areas for management of domestic fauna. In particular methods to exclude domestic fauna from roaming the reserve, examples include enclosed backyards or restrictive covenants to exclude domestic animals from properties. Council can consider declaring the reserve as a Wildlife Protection Area under the *NSW Companion Animals Act 1998* (Sn 30 (1)(b) and Sn 14(1)(h)).

5.1.5 Erosion Control

The steep slopes of the reserve require appropriate erosion controls. Improvement and maintenance of walking and bike trails are essential to reducing erosion. Illegal trails are a cause erosion and should be rehabilitated, removed and discouraged.

Erosion should also be considered in vegetation management operations to maintain soil integrity, landscape features and conservation values.

5.2 Cultural Heritage Values

5.2.1 Aboriginal Cultural Heritage

There is opportunity to better include Indigenous stakeholders in the management of the reserve, including fire related activities. Council will partner with the Ngambri Local Aboriginal Land Council to develop educational signage explaining the Aboriginal Cultural history and significance of the mountain.

Community consultation results were in support of increased engagement with Aboriginal cultural heritage at the site.

5.3 Reserve Management

Management of the Reserve needs to facilitate the protection of bushland, recreational use and the provision of visitor infrastructure.

Of respondents to the survey 63% rated the existing facilities good or better and indicated improving walking trails, improving bushland and fauna habitat, and provision of well-marked and sign posted pathways and trails as the most important improvements.

5.3.1 Recreational Use

The Reserve has high recreational value to the community. Common recreational activities include exercise, nature walking, pet walking, mountain biking, environmental projects and bush play.

Surveys carried out indicate the top three activities include nature walks, dog walking and bike riding. It is important that Reserve continues to facilitate a wide range of recreational activities.

5.3.2 Accessibility and Pathways

There is extensive trail access across the Reserve, comprising of authorised and unauthorised trails. Formalising and improving trails for walking, biking and maintenance access should include consideration of different stakeholders, entry points and traffic management. Closure of redundant trails should be included in this process, supporting restoration of native bushland on these paths. Signage will support traffic management and promote lawful use of trails.

5.3.3 Information and Education

Establishment of interpretive signage will support opportunities for education within the Reserve. Signage can be used to inform visitors of the natural and cultural values of the area whilst encouraging responsible use. Wayfinding signage can be considered in strategic locations.

Signage should be placed in strategic locations to ensure it reaches the majority of visitors. Important locations include main entrances, trails heads or intersection and areas of importance such as the summit and lookout. Council must ensure that any information that is produced and erected in regard to Aboriginal culture heritage is first approved by the Ngambri Local Aboriginal Land Council.

5.3.4 Inclusivity

In line with the QPRC Disability Inclusion Plan, there is opportunity at the reserve for improved access for people with disability. Forms of inclusion could be through wheelchair access to the site or collaboration with local disability support community groups to organise vehicular access on specific days.

Community consultation also indicated there is opportunity to grow the reserve as a space for multicultural inclusion. Collaboration with local organisations could improve multicultural inclusion through community environmental projects at the site.

5.3.5 Community Engagement

Continued consultation with the community must be undertaken to identify changing uses of the park and emerging issues. Information sourced from the community must be utilised for the ongoing management of the reserve.

5.5 Bushfire Management

Mount Jerrabomberra Reserve is mapped as bushfire prone and is surrounded by residential dwellings. The reserve also contains critical infrastructure, natural and heritage assets at risk from bushfire.

5.5.1 Bushfire Risk Analysis

This section describes factors influencing the bushfire risk analysis and has been assessed from existing background literature, Geographic Information System data, a field inspection of the bushfire hazard, a review of assets at risk and desktop assessment.

Bushfire Weather

The greatest potential for bushfire events occurs during October-March, which is generally the bushfire danger period declared by the RFS. Whilst the declared bushfire season generally occurs from 1 October to 31 March annually, lower than average rainfall can extend the bushfire season through summer to early autumn. The bushfire season can also be brought forward when a drier than average winter results in the landscape being more susceptible to fires starting and spreading in late spring and early summer.

Typical weather on days of elevated fire danger, is generally hot and dry with strong winds from the northwest and west. There is also particular risk from bushfires burning during these conditions when they are followed by a gusty southerly change. However, bushfires burning under different weather conditions are possible and can present significant risk of bushfire impacts to at risk assets.

Vegetation Formation

DPIE (2011) identifies the predominant vegetation in the reserve as Tablelands Dry Shrub-Tussock Grass Forest. This vegetation is classified as Dry Sclerophyll Forests formation of Keith (2004), see Figure 7. There are also patches of heavily disturbed areas in the north, east and west, and a pine plantation in the south-eastern corner of the reserve. Native grasslands and Box-Gum woodlands are not recorded in large areas within the reserve however occur more extensively in proximity to the reserve (ELA, 2010).

For bushfire assessment purposes, the primary formations of vegetation throughout the reserve are classified as 'Forest' and 'Woodland'.

Slope & Topography

Mount Jerrabomberra is a high point in the local landscape at 783 m (ASL). The topography slopes away from the peak towards the outer boundaries of the reserve. The bushfire hazard

is therefore upslope from the surrounding human settlement. Conversely, three on-site infrastructure assets are affected by downslope hazard.

The effective slope has been determined from 2 m contour data and revised where required by site assessment. The subject land contains steep slopes in all directions, including slopes of approximately >15 to 20 degrees.

Climate Change

Changes in climate have the potential to significantly impact bushfire behaviour, likelihood and extent in Australia. The effect of climate change on bushfire risk is still being realised and in particular; predicting the impacts of climate change in specific regions or at the individual site level is very complex.

The extreme fire season of 2019/20 was generated by climate variability and long-term climate trends. These climatic factors have become unusually frequent and confirms past predictions that climate-driven fire risk would be detectable by 2020 (Abram et al, 2021).

It is not clear what the specific effects of climate change will bring for the subject area, however the window for prescribed burning is likely to reduce and the number of days of higher fire danger are likely to increase. Given this context, the extent of prescribed burning achievable may be limited. Further, the number of fires that start and spread within the study area may increase, including under higher fire intensities more frequently. This Plan has considered future climate change (broadly) when determining bushfire risk.

Assets at Risk

Bushfire, bushfire management, and bushfire suppression activities all have the potential to adversely impact built, environmental and heritage assets in and around the subject area. Damage or destruction of these assets may have economic, social, and environmental consequences.



Figure 7 Vegetation Formation

Built Assets

Built assets surrounding the subject area predominately include residential dwellings. Built assets within the subject area include telecommunications and water infrastructure, recreational access routes and other reserve related infrastructure such as recreation facilities, gates, fences, and waste bins.

Bushfires will attack built assets through flame contact, wind, radiant heat, smoke and burning debris. Ember attack is responsible for most bushfire related house losses however, with small APZs, flame contact and high radiant heat also pose a significant risk.

Bushfire protection planning aims to prevent flame contact, reduce radiant heat to below the ignition thresholds for various elements of a building, minimise the potential for embers to cause ignition, and reduce the effects of smoke on residents and firefighters. It is noted that the assets on-reserve and adjoining are already existing and may or may not have been constructed to contemporary bushfire protection standards. As such, risk management activities to be undertaken on-reserve cannot, in isolation, remove or even reduce bushfire risk to contemporary policy standards. Risk reduction activities by asset owners warrant consideration, however, are outside the scope of this plan.

Environmental Assets

It has been determined that the subject area does not support any listed Threatened Ecological Communities however contains threatened flora species as noted in Section 3.1 of this report.

Threatened flora species present on reserve, such as various orchid populations, are highly vulnerable to inappropriate fire regimes. High frequency fire is listed as a Key Threatening Process on Schedule 4 of the BC Act. Fire management on the reserve must be hypervigilant to not impact these threatened species. It is recommended that QPRC work with community stakeholders to map threatened species on the reserve. Fire Exclusion Zones (FEZ) should correspond with this mapping, where the species is fire sensitive, to limit fire disruption of life cycle processes and ensure ecological values.

Bushfire regimes, bushfire suppression and bushfire management activities also have the potential to exacerbate weed problems. Weed invasion is a threatening process to endangered species and a general management issue for most urban reserves. Weed species that threaten biodiversity in the subject land are African Lovegrass, St John's Wort, Cootamundra Wattle and Pine wildings. These species respond well to exposed, nutrient increased, and competition free conditions following fire. As such, vegetation management activities should be considered in combination with any prescribed burning or following any wildfire.

Fire suppression activities may also damage vegetation and soil through the use of heavy vehicles and the creation of new trails. These trails may erode or become vectors for problems associated with access such as weed and pest invasion, and fire ignition. Appropriate trail management before and after fire may be required to mitigate this risk.

Heritage Assets

There are no recorded heritage assets within the subject land however steps to reduce the potential impacts on unidentified cultural sites should be followed. Operational guidelines that

may apply include consultation with the Department of Planning, Industry and Environment during fire management activities and in the event of a site being found, all post-fire reports to consider effects of fire on any identified heritage sites, sites to be protected where known, and utilisation of post-fire conditions to conduct relevant surveys and inspections.

5.5.2 Bushfire Risk Management

Bushfire risk management should aim to reduce both the likelihood and consequences of bushfires. Broad strategies to achieve this aim can be addressed by:

- Ignition management – minimising ignitions and responding rapidly to fire starts;
- Asset protection – fuel management (i.e. mechanical or prescribed burning), community education; and
- Emergency response – suppressing fire starts, minimising fire spread and defence of assets from fire attack.

It is important to note that there can be no guarantee of complete safety from bushfire. Providing an acceptable level of protection and a tolerable residual risk is, to some extent, a compromise between the level of threat, inconvenience, dangers, ability or practicality of implementation, and costs (financial and environmental) involved in providing protection. Typically, the best outcomes are achieved when neighbouring properties, bushfire authorities and Council cooperate to provide bushfire protection measures. Beyond the implementation of this plan, bushfire extension programs are ways that this cooperative approach may be achieved.

Bushfire Management Zones

Bushfire management zones are based on the location of assets, topography, land use and potential bushfire hazard and risk (Appendix A). Bushfire management zones are separated into the following four categories, based on the Bushfire Environmental Assessment Code (NSW RFS 2006):

- Asset Protection Zone (APZ);
- Strategic Fire Advantage Zone (SFAZ);
- Fire Exclusion Zone (FEZ); and
- Land Management Zone (LMZ).

Bushfire management zones have been identified and mapped across the subject area to provide a planning framework in which to protect life, property, and the environment. These zones are mapped in Figure 8. The aim, specifications, and management of each of these management zones is described in Appendix A.

Asset protection zones (APZ)

The threat from flame contact and radiant heat to property, assets and thereby persons in and adjacent to the subject area can be significantly reduced by the establishment and maintenance of APZ at the locations displayed within [Error! Reference source not found.](#)

and Error! Reference source not found., and Figure 8. The risk rating in

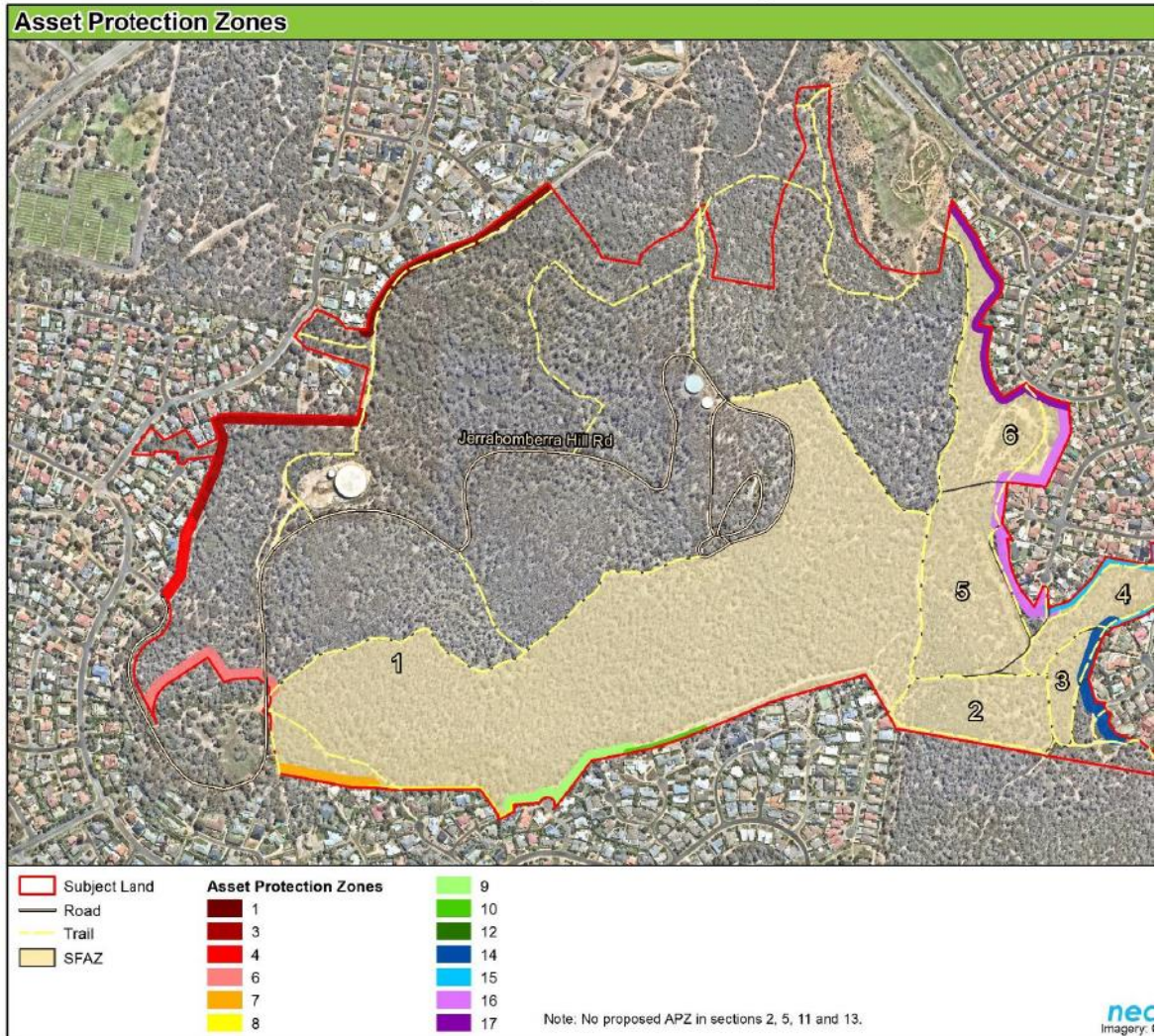


Figure 8 Bushfire Management Zones

Table 4 has been established considering the vulnerability of the assets during fire season conditions. APZ dimensions have been determined with consideration of:

- The APZ assessment specifications of Planning for Bush Fire Protection (PBP) (NSW RFS, 2019)
- Existing APZ's
- The Bush Fire Environmental Assessment Code (NSW RFS 2006)
- A field-based assessment of pre-existing conditions (i.e. existing fire breaks, fire trails, managed land, public roads)
- The existing residential setback
- Constraints to management or implementation.

It is noted that PBP APZs are based on potential bushfire exposure of BAL-29. This assumes an AS 3959 BAL-29 construction standard for adjacent buildings. If adjacent buildings are not constructed and maintained to BAL-29, the APZ will not achieve the required standard. Thus, the residual risk to adjoining landholders should also be communicated and encouraged to take measures to reduce their risk.

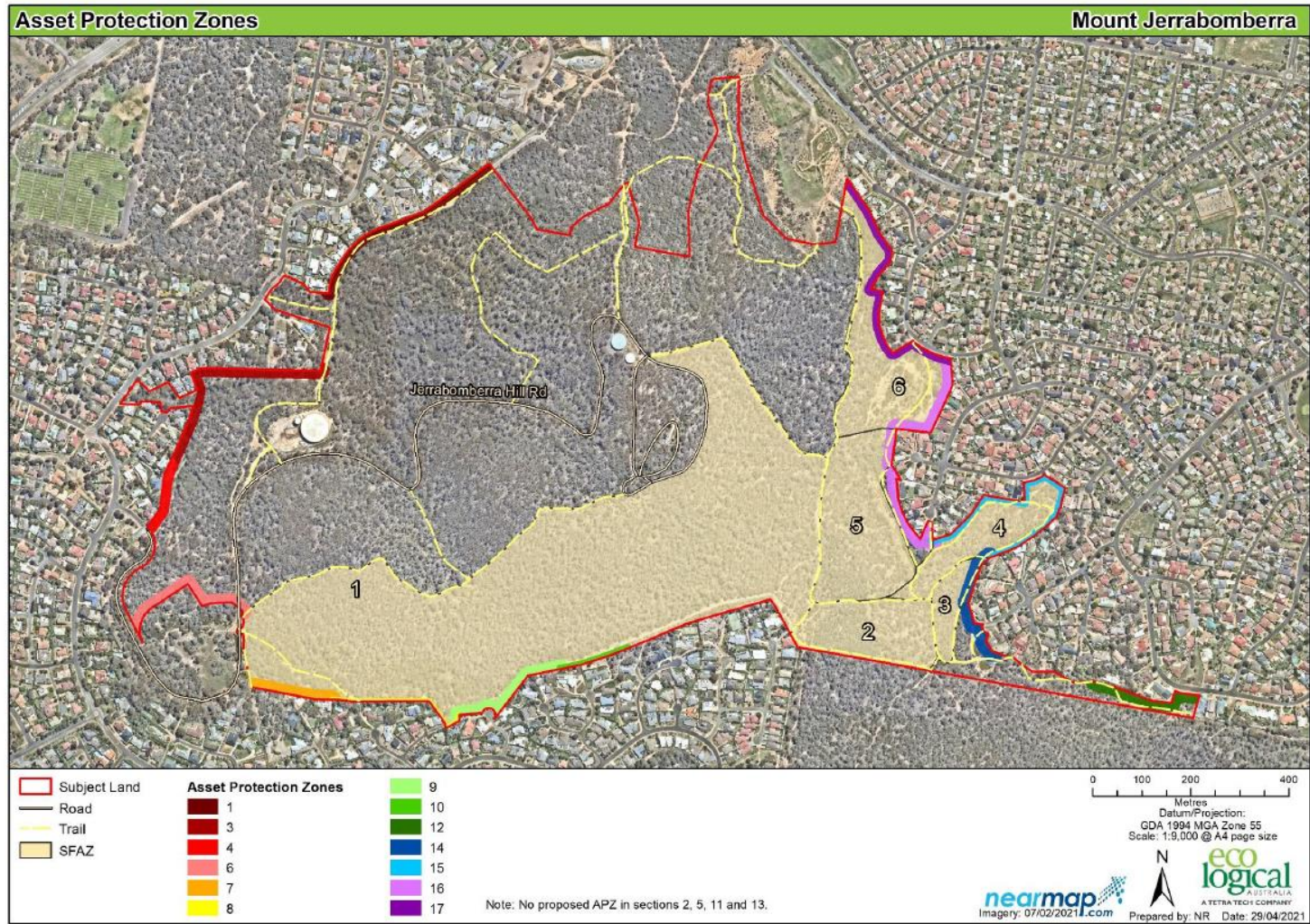


Figure 8 Bushfire Management Zones

Table 4: Bushfire Hazard and APZ assessment for adjoining Residential Assets

APZ #	APZ Location	Slope ¹	Vegetation ²	PBP APZ ³	Private Land Setback	Proposed Reserve APZ	IPA / OPA ⁴ (Reserve) ⁴	Risk Rating	Comment
1	Callitris Place to 42 Carolyn Jackson Drive	All upslope and flat land	Forest	24 m	9 m	15 m	5 m / 10 m	Moderate	Potential for formal vehicle access from Southbar Road. APZ currently fully in place.
2	30 - 38 Carolyn Jackson Drive (and green corridor)	All upslope and flat land	Forest	24 m	≥24 m	NA	NA	Moderate	Area includes a green corridor. APZ currently fully in place.
3	28 Carolyn Jackson Drive to Jerrabomberra Hill Road	All upslope and flat land	Forest	24 m	6 m	18 m	8 m / 10 m	Moderate	Potential for emergency access through green corridor. APZ currently partially in place.
4	29 – 37 Halloran Drive (1)	All upslope and flat land	Forest	24 m	5 m	19 m	9 m / 10 m	Moderate	APZ adjacent to Jerrabomberra Hill Road. Access via Jerrabomberra Hill Road. APZ currently partially in place.
5	39 - 49 Halloran Drive (2)	All upslope and flat land	Forest	24 m	≥24 m	NA	NA	Moderate	APZ adjacent to Jerrabomberra Hill Road. Access via Jerrabomberra Hill Road. APZ currently partially in place.
6	28 – 18 Kalang Place	All upslope and flat land	Forest	24 m	5 m	19 m	9 m / 10 m	Moderate	APZ adjacent to Jerrabomberra Hill Road. APZ currently partially in place.
7	16 Euroka Place	All upslope	Forest	24 m	4 m	20 m	10 m / 10 m	Moderate	APZ currently partially in place.

		and flat land							
8	15 - 14 Boree Place	All upslope and flat land	Forest	24 m	18 m	6 m	NA / 6 m	High	Proposed APZ to be managed to existing trail. APZ currently partially in place.
9	Minda Place to Urangarra Place	All upslope and flat land	Forest	24 m	5 m	19 m	9 m / 10 m	High	Proposed APZ to be managed to existing trail. APZ currently partially in place. Potential for vehicle access at Minda Place.
10	Umina Place	All upslope and flat land	Forest	24 m	15 m	9 m	NA / 9 m	High	Proposed APZ to be managed to existing trail. APZ currently fully in place.
11	Goolara Place to Murruba Place	All upslope and flat land	Forest	24 m	≥24 m	NA	NA	High	Potential for vehicle access at Murruba Place and Goolara Place. APZ currently fully in place.
12	76 – 80 Candlebark Road	All upslope and flat land	Forest	24 m	5 m	19 m	9 m / 10 m	Very High	APZ adjacent to unnamed trail. APZ currently partially in place.
13	Pine Place to Baden Place	All upslope and flat land	Forest	24 m	≥24 m	NA	NA	Very High	APZ currently fully in place.
14	Temora Place	All upslope and flat land	Forest	24 m	2 m	22 m	12 m / 10 m	Very High	This is a key point of entry to the reserve from the eastern side. Vehicular access through formal gate at Temora Place, connecting to Murruba Place. APZ currently partially in place.

15	Morgan Place to 61 Rusten Street	All upslope and flat land	Forest	24 m	2m to 24 m	Special Provisions	NA / 10 m	High	Proposed APZ to be managed to existing trail. APZ currently partially in place. APZ has been determined with consideration of the reduced bushfire exposure potential in this area.
16	70 Rusten Street to 9 Kinsella Street	All upslope and flat land	Forest	24 m	4 m	20 m	10 m / 10 m	Very High	APZ adjacent to unnamed trail. APZ currently partially in place.
17	8 Kinsella Street to Southbar Road	All upslope and flat land	Forest	24 m	10 m	14 m	4 m / 10 m	High	Proposed APZ to be managed to existing trail. APZ currently partially in place. Foot traffic access point at Woodridge Place.

¹ Slope most significantly influencing the fire behaviour of the site having regard to vegetation found. Slope classes are according to PBP.

² Predominant vegetation is identified, according to PBP and "Where a mix of vegetation types exist the type providing the greater hazard is said to be predominate".

³ Assessment according to PBP 2019 Table A1.12.2-residential development

⁴ Assessment of Inner Protection Area / Outer Protection Area as per Table A1.12.4 PBP 2019

Table 5: Bushfire Hazard and APZ Assessment for Infrastructure Assets

Asset	Slope ¹	Vegetation ²	Comment
Lower Thornton Water Supply Reservoir Mt Jerrabomberra Hill Road	>5 to 10 degrees downslope	Forest	Asset manager informed that infrastructure is critical, however has low vulnerability due to its construction and management within the site.

			Accessible by Jerrabomberra Hill Road and unnamed trail loops around.
Upper Thornton Water Supply Reservoir Mt Jerrabomberra Hill Road	> 15 to 20 degrees downslope	Forest	Asset manager informed that infrastructure is critical, however has low vulnerability due to its construction and management within site. Road access on all sides of asset excluding south.
Telecommunications tower and infrastructure	> 15 to 20 degrees downslope	Forest	Key pieces of infrastructure are located underground or in concrete shelters. McIntyre Street provides access close to all sides of the asset.

Strategic Fire Advantage Zones

The Strategic Fire Advantage Zones (SFAZ) are intended to provide:

- Strategically located fuel reduced areas to reduce the potential for bushfires to spread;
- Areas where fire can more easily be suppressed; and
- Strategically located fuel reduced areas to reduce vulnerability of assets which are susceptible to fire and to support the APZs.

This POM proposes strategically located SFAZs to support those higher risk interfaces of the reserve, particularly where fully sized APZs may not be able to be provided. The proposed SFAZ are shown in 8. Fuel treatment is proposed to be via prescribed burning, supplemented by mechanical means, if required and appropriate.

Prescribed burns have been conducted along parts of the residential boundary by the RFS, between 2009 and 2011. The appropriate fire interval for SFAZ in dry sclerophyll forests (shrub/grass sub formation) is a minimum of 5 years (RFS 2006).

The community has raised concerns of flora species being impacted through fire. Concern has been raised for the preservation of orchid species. In general, it is recommended that prescribed burns avoid being undertaken during spring while orchids are in bloom. Further to this it is recommended that further ecological studies be undertaken of SFAZ to identify flora and fauna species which should be protected from hazard reduction activities.

Fire Exclusion Zones

No FEZs are proposed for the reserve at this time. Updates to the mapping of flora and fauna species may warrant FEZs in the future. The community has indicated it is of importance to preserve orchids in the reserve.

Land Management Zones

All of the remaining parts of the subject area after APZ, SFAZ and FEZ are excluded, are to be managed as LMZ. These areas are to be maintained towards the upper end of their respective fire intervals (Table 5 in Appendix A) and only burned for ecological purposes in the unlikely event that there is insufficient wildfire in the subject area in the future. No prescribed burning is proposed in the LMZ during the life of this plan. The appropriate fire interval for SFAZ in dry sclerophyll forests (shrub/grass sub formation) is a minimum of 5 years (RFS 2006).

5.5.3 Recommendations

Proposed APZs & SFAZs

The proposed APZs must be managed in accordance with Appendix 4 of PBP (summarised in Appendix A). However, a large portion of the area of proposed APZs is already managed through access roads and trails or through Council manual APZ management program. Table 4 and Figure 8 present the location of proposed APZs.

A number of SFAZ have also been proposed to support APZs in strategically important locations. Fuel reduction is proposed in these SFAZs through prescribed burning and/or mechanical means.

Additional measures to support APZs and SFAZ include ignition minimisation, emergency vehicle access and community education. Bollards may be used to limit the outer extent of the APZ on the reserve. It is further recommended that any new dwellings along the residential boundary are built to comply with PBP (RFS 2019) and AS 3959 (SAI Global 2018) or the guidelines and standards in force at the time.

Ignition Management

Minimisation of potential ignitions is essential to fire management. It is recommended a fire danger and ignition risk awareness signs be included with educational signage at key access points to the reserve. Bans on smoking, fuel cooking fires, hot works restrictions and other ignition generating works should be introduced. Only electric or gas barbecues are to be provided for recreation if picnic areas are introduced.

Proposed Usage Restrictions

Increased unrestricted human access poses a risk to both increased potential for ignitions and human safety. It is recommended QPRC formalise trails for cycling and walking, close redundant trails, and develop safety measures for focussed trails.

Emergency Access

Proposed recommendations for improvements in emergency access are indicated in APZ table (Table 4).

Education and extension programs

The maintenance of APZs proposed in this plan will provide a significant benefit in the protection of community assets adjoining the area. It should be noted that assets within adjoining lands cannot be totally protected without complimentary bushfire protection activities on private property. Community education/extension programs by Council, NSW RFS, and FRNSW should be conducted to facilitate this process.

The objective of extension programs is to effectively share the fire management responsibility among the neighbouring residents and local community by providing information, raising awareness, and improving their fire management capabilities. Readiness and awareness of the community is vital to ensure the safety of people and the preparation of their dwellings and assets. To achieve this objective, it is recommended that QPRC implement the following initiatives:

- Relevant bushfire management works undertaken within the subject area should be advertised to neighbours and to relevant stakeholder groups
- Support community groups who have an interest in the reserve. Community based groups offer an effective means to raise awareness of fire related issues and encourage public cooperation and participation in fuel management practices
- In conjunction with local fire brigades, undertake advertising and other community-awareness campaigns aimed at reducing the frequency of bushfires, increasing asset protection, and providing safe bushfire response behaviour
- Council works with its Community Engagement Team to encourage residents to prepare dwellings, assets and bushfire survival plans
- Use signs within the subject area, leaflets, displays and other available interpretative media to disseminate fire related messages.

Stakeholder Collaboration

Continued collaboration with stakeholders is optimal for achieving appropriate fire management. It is recommended that QPRC continue to collaborate with relevant stakeholders, especially local fire authorities.

6.0 Plan of Management Administration and Management

6.1 Management Issues

The current issues for the reserve have been identified by site analysis, review of previous studies, and community consultation. An understanding of the reserve's issues and threats and the constraints which apply is an essential pre-requisite to the process of determining its future path.

Table 6: Key management issues

TOPIC	ISSUE
Environmental Preservation	<ul style="list-style-type: none"> • Conservation of threatened species • Conservation of orchid species • Erosion control • Connectivity to adjacent bushland • Future impacts of climate change
Recreational Use of Reserve	<ul style="list-style-type: none"> • Variety of recreational uses • Ensuring environmental values • Equitable access for different users • Inclusivity
Wayfinding and trail management	<ul style="list-style-type: none"> • No navigational aids inside the Reserve • Proliferation of trails and lack of a trail hierarchy • Minimal information at entrance points • Steep paths due to topography • Parking demands at access points
Invasive Species	<ul style="list-style-type: none"> • Emergence of invasive species on the Reserve fringes • Difficult and expensive to undertake comprehensive weed management • Wilding pines spreading from pine plantation in south eastern corner of reserve. • Domestic Animal Management
Aboriginal Cultural Heritage	<ul style="list-style-type: none"> • Aboriginal Cultural Heritage of the Reserve not prominent • Opportunities to partner with Ngambri LALC to embrace traditional cultural practices on the Reserve
Bushfire Management	<ul style="list-style-type: none"> • Vulnerability of neighbouring residential properties • Hazard management zones • Access for fire fighting vehicles
Education and research	<ul style="list-style-type: none"> • Educational opportunities are under resourced and under utilised • Lack of interpretative signage • Lack of research and monitoring
Funding and Management	<ul style="list-style-type: none"> • Acquisition of adjacent private property • Land issues associated to existing paper subdivision • Provision of appropriate amenities • Delivery of critical infrastructure services – including vehicular access. • Supporting the volunteers

6.2 Management Actions

Management Actions presented in Table 7 outline the range of actions to be undertaken by the Council in conjunction with this PoM. Each action has been allocated a:

- Priority
- Resource Estimation

- Performance Target
- Means of Measurement.

For the action plan:

- Priority actions
 - High to commence within first year of the plan for completion within 5 years
 - Medium to commence within first three years of the plan for completion within 7 years
 - Minor to commence within five years of the plan.
- Resource estimates are broad estimates of capital and operational expenditure
 - High > \$50 000
 - Moderate <\$50 000 and >\$10 000
 - Minor < \$10 000.

6.3 Action Plan

The following site-specific actions are in addition to those listed in the generic plan for all bushland.

Table 7: Management Action Plan

Management action	Description	Priority	Resource estimation	Performance target	Means of measurement
BM1 Bushland Management	Manage the Reserve to protect and enhance the natural environment, habitats and biodiversity values; to maintain and reinforce the area's scenic value/appeal; as an attractive setting for appropriate nature-based passive recreation and educational activities.	High	Moderate	No reduction in bushland extent or biodiversity value	Observation, mapping and photographic monitoring. Annual review
BM2 Biodiversity, Conservation and Bushcare Groups	Maintain and enhance habitats for threatened species. Continued support for bush regeneration program and collaboration with community groups. Continue to implement a rolling programme of bush regeneration, revegetation and weed control measures as the major "active" management measures to maintain and enhance the Reserve's native flora, vegetation community and habitat values. Priorities to consider in targeting bush regeneration and weed control measures will include: <ul style="list-style-type: none"> • vegetation communities of high conservation significance • declared priority weeds, and environmental weeds with a high potential for spread • habitats/populations of native flora and fauna species of high conservation significance • disturbed sites and existing major weed infestations 	High	Moderate	Engagement with local community groups for bush regeneration	Extent of collaboration between council and the community groups. Area of completed bush regeneration, monitored annually

Management action	Description	Priority	Resource estimation	Performance target	Means of measurement
	<ul style="list-style-type: none"> • areas vulnerable to weed invasion/spread (such as roadsides, trailsides and major visitor use nodes) • bushland that acts as a natural corridor along Reserve's boundary • as guided by any vegetation management/rehabilitation plan for the Park (if/when prepared) as guided by any vegetation management/rehabilitation plan for the Park (if/when prepared) 				
BM3. Weed Management	<p>Actively monitor and manage the introduction of invasive species, in particular weeds of national significance and environmental weeds, as defined by the <i>Biosecurity Act 2015</i>.</p> <p>Undertake educational activities with neighbouring residents to help reduce instances of weeds entering the reserve from adjoining properties. Issue PINs as required.</p>	High	Minor	<p>Reduction in number of unmanaged exotic plants/weeds.</p> <p>Improved community engagement and education.</p>	<p>Weed surveys.</p> <p>Community feedback.</p> <p>Annual review</p>
BM4 Weed management	<p>Continue to implement programs of weed control measures to be conducted by community groups and biosecurity teams. Regeneration, revegetation and weed control efforts will include provision (and sufficient funding) for adequate follow-up treatments to ensure improvements to bushland quality/integrity are ensured.</p>	Medium	Moderate	<p>Improved bushland condition with reduced weed infestations.</p>	<p>Observations.</p> <p>Bushland condition assessments</p>
BM5 Weed management	<p>Ensure existing pine plantation in south-eastern corner of the property (Figure 6) does not spread further through wildling pines. Explore the cost benefit of progressively removing pine plantation compared to removing entire plantation in one package of works</p>	Minor	High	<p>Improved bushland condition and reduced bushfire hazard</p>	<p>Record of works undertaken</p> <p>After work conduct annual survey and</p>

Management action	Description	Priority	Resource estimation	Performance target	Means of measurement
	Undertake removal of pine plantation.				remove wildling pines
BM6 Fauna management	Continued implementation of 'on-lead' policy for exercising domestic animals in the Reserve. Domestic animal control messaging and advice to be incorporated into a code of conduct for reserve use, promoting owner responsibility. See management action RM4	Medium	Minor	Increased user satisfaction with broader appeal to the wider community.	Community and stakeholder feedback.
BM7 Erosion control	Monitoring of trails to be undertaken, utilise local community for condition reporting. Advise community of what to look for. Identification and assessment of erosion and scouring hot spots. If erosion in the area is having adverse impact on adjacent vegetation install appropriate erosion sediment controls. Consider revegetation of poorly used trails during this process.	Moderate	Medium	Minimise	Annual review of trail condition Observation and reports Record management decisions
AB1 Aboriginal Cultural Heritage Values	Ensure known Aboriginal cultural heritage sites (and any confirmed sites located/recorded in future) – as listed on the Department of Industry Planning and Environment's Aboriginal Heritage Information Management System – are appropriately managed as consistent with the <i>National Parks and Wildlife Act 1974</i> . Continue the existing approach of not publicly disclosing the location of Aboriginal sites and avoiding siting facilities in close proximity to Aboriginal sites, as the principal management tool and means of protecting such places.	High	Minor	Aboriginal cultural heritage sites maintained in compliance with legislative obligations.	Engagement with local Aboriginal Land Council's. Incidence of damage to Aboriginal cultural heritage sites.

Management action	Description	Priority	Resource estimation	Performance target	Means of measurement
AB2 Aboriginal Cultural Heritage Values	Partner with the Ngambri LALC to develop educational signage explaining the Aboriginal cultural history and significance of the mountain. Ngambri LALC to give final approval to any signage relevant to Aboriginal cultural history.	High	Minor	Installation of signage and development of a trusted partnership	Completion of works Community feedback
AB3 Aboriginal Cultural Heritage Values	Where appropriate embrace and permit traditional Aboriginal land management and cultural practices. Consult with Ngambri LALC to determine appropriateness.	Medium	Medium	Opportunities to embrace traditional Aboriginal practices are considered and implemented	Community feedback
RM1 Reserve management	Continue to facilitate all appropriate recreational use by the community. Including bushwalking, pet walking, mountain biking and trail running. Develop a Reserve Code of Conduct to inform and promote respectful use of the Reserve. The code should promote shared use of reserve, trail rules, respect for the environment, and prohibited activities. Code of conduct to be included in signage and also published on Council's website and social media platforms. Incorporate action into RM4	High	Medium	Code of conduct developed and installed in various entrance points to the Reserve	Completion of works
RM2 Accessibility and pathways	Consolidate trail network, formalising walking, bike riding and maintenance trails. Map and maintain them for users while closing and regenerating unauthorised trails.	High	Moderate	Formalised trail network recorded and recorded on Council's asset management system Increased	Completion of works. Community feedback.

Management action	Description	Priority	Resource estimation	Performance target	Means of measurement
				level of satisfaction of users of the reserve.	
RM3 Accessibility and pathways	Develop new park entranceways at Mt Jerrabomberra Hill Rd entrance and Tamara Place. Incorporate urban design, plant native vegetation for screening from residences and restoration of remnant vegetation. Formalise car parking areas and install signage.	Medium	High	Entrance ways are attractive and provide an obvious point of access to the Reserve. Improve parking availability and reduce use of informal/illegal parking	Completion of works Community feedback
RM4 Information and Education	Develop a map of the existing trail network and install signage to assist navigation of the Reserve. Install signage at reserve entrances, all trailheads, major trail cross roads and forks. Incorporate actions AB2, BM6 and RM1 into signage	High	Medium	Improve reserve information on offer to users and facilitate navigation	Completion of works Community feedback
RM5 Reserve Management	Continued engagement with community and stakeholders to understand changes to the reserves and issues that need to be addressed.	High	Minor	Continued high level of satisfaction of visitors to the reserve.	Annual online and in-park survey on satisfaction of reserve amenities / environmental values.
RM6 Reserve Management	Work with neighbours to improve understanding of encroachment issues. Monitor and report unauthorised activity, including encroachments and dumping. Promote code of conduct for reserve.	High	Minor / Existing	Decrease in incidences of encroachments and unauthorised activity	Number of incidences and reporting and action time

Management action	Description	Priority	Resource estimation	Performance target	Means of measurement
RM7 Reserve Management	<p>Prioritise improvements according to community and stakeholder consultation. See Appendix B.</p> <p>Community consultation showed a significant level of satisfaction with current facilities, so improvements are not considered urgent.</p>	Medium	Minor	Review of PoM linked to Council's annual strategic planning review.	Community and stakeholder feedback
RM8 Inclusivity	<p>Collaborate with community organisations to identify potential for accessibility improvements. Understand the appetite, cost and potential environmental impact of upgrading some tracks to allow wheelchair access.</p> <p>Provide vehicular access to people and groups with mobility issues on specific days throughout the year. Work with local community groups to organise these events.</p>	Medium	High	Inclusion through accessibility and community programs.	Community feedback
BF1 Bushfire Management	Collaborate with neighbouring residence and infrastructure stakeholders to ensure bushfire management is undertaken on land adjacent to the reserve.	Medium	Moderate	Maintenance of private APZs.	Community feedback
BF2 Bushfire Management	Undertake bushfire risk management activities listed in section 5.4.3 of this plan.	High	High	Minimise bushfire risk to the local community	Annual maintenance records.
BF3 Bushfire Management	<p>Restricted access reduced potential for ignitions. Maintenance of formal trail networks and APZ to allow appropriate access to firefighting operations.</p> <p>Collaboration with stakeholders to develop community awareness on bushfire risk and safety. Install signage regarding bushfire dangers and ignition management.</p>	High	Moderate	<p>Appropriate access for firefighting operations.</p> <p>Community awareness of bushfire safety.</p>	Annual review.



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Appendix A – Bushfire Management Zones

The following tables provide an overview of the intended aim, specification and management notes for the bushfire management zones.

Table 1: Asset Protection Zone

Asset Protection Zone Details	
Aim	To provide a fuel managed zone between the asset in question and the nearby bushfire hazard to protect from direct flame attack and facilitate firefighting access
Specifications	Area managed primarily for fuel reduction purposes.
Management	Vegetation within the APZ is managed at a high intensity to minimise the fuel available to a bush fire. As a minimum, APZs are to be treated on an annual basis.

Table 2: Strategic Fire Advantage Zone

Strategic Fire Advantage Zones	
Aim	To provide a strategic area of fire protection advantage in which to reduce speed, intensity, spotting potential of bushfires and aid in bushfire containment.
Specifications	Area managed primarily for fuel reduction purposes.
Management	Provide for a mosaic fuel reduction pattern and reduce fuels below a high hazard level. Can be achieved by prescribed burning or mechanical means (where appropriated).

Table 8: Fire Exclusion Zone

Fire Exclusion Zone Details	
Aim	To maintain biodiversity and aesthetics
Specifications	Fire to be excluded from these zones
Management	Suppress all wildfires Long term weed suppression

Table 4: Land Management Zone

Land Management Zones	
Aim	To manage land primarily for conservation.
Specifications	Area managed primarily for environmental purposes.
Management	Long term weed suppression (minimum annual weed removal). Consider the implementation of ecological burns following fuel hazard assessments where applicable.

Vegetation/Fuel Management Prescription within APZ

The following section details the vegetation management prescriptions for Inner Protection Area (IPA and Outer Protection Area (OPA) and is taken from PBP (RFS 2019).

When establishing and maintaining an IPA the following requirements apply:

Trees:

- canopy cover should be less than 15% (at maturity) trees (at maturity) should not touch or overhang the building;
- lower limbs should be removed up to a height of 2m above ground;



- canopies should be separated by 2 to 5m;
- preference should be given to smooth barked and evergreen trees.

Shrubs:

- create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards buildings;
- shrubs should not be located under trees;
- shrubs should not form more than 10% ground cover;
- clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass:

- should be kept mown (as a guide grass should be kept to no more than 100mm in height) leaves and vegetation debris should be removed.

When establishing and maintaining an OPA the following requirements apply:

Trees:

- tree canopy cover should be less than 30%;
- trees should have canopy separation by 2 to 5m

Shrubs:

- shrubs should not form a continuous canopy;
- shrubs should form no more than 20% of ground cover.

Grass:

- should be kept mown (as a guide grass should be kept to no more than 100mm in height) leaf and other debris should be mown, slashed or mulched.

Table 5 Fire Interval Table for SFAZs and LMZs (RFS 2006)

Vegetation Formation (and Chapter in Keith 2004)	Minimum fire interval for SFAZ (years)	Minimum fire interval for LMZ (years)
Rainforests (1)	No burning permitted	No burning permitted
Wet sclerophyll forests (shrubby subformation) (2)	25	30 Low intensity fire only
Wet sclerophyll forests (grassy subformation) (2)	10	15 Low intensity fire only
Grassy woodlands (3)	5	8
Grasslands (4)	2	3
Dry sclerophyll forests (shrub/grass subformation) (5)	5	8
Dry sclerophyll forests (shrubby subformation) (5)	7	10
Heathlands (6)	7	10
Alpine complex (7)	No burning permitted	No burning permitted
Freshwater wetlands (8) excluding classes excluded under 2.4	7	10
Forested wetlands (9)	7	10
Saline wetlands (10)	No burning permitted	No burning permitted
Semi-arid woodlands (grassy subformation) (11)	6	9
Semi-arid woodlands (shrubby subformation) (11)	10	15
Arid shrublands (chenopod subformation) (12)	No burning permitted	No burning permitted
Arid shrublands (acacia subformation) (12)	10	15

Appendix B – Community Engagement Report

Introduction

Consultation for this project was conducted extensively to include the views of the community within the Plan of Management. Consultation was conducted through.

- Targeted interviews with Council identified stakeholders
- Online surveys open to the wider community
- Community Open Day, 10th April 2021

Targeted Interviews

Interviews sought to identify common use, values, key issues and other perspectives associated with the reserve. Most stakeholders responded to interview, with a total of 12 interviews conducted.

Online Survey

The online survey was provided by QPRC and shared with the wider community. There was a total of 130 submissions to the online survey which followed the questions conducted during targeted interviews and the community open day.

Community Open Day

The community open day on the 10th of April 2021 resulted in less attendance than expected due to windy weather conditions. A small number of regular users completed the online survey and briefly discussed their opinions with consultants and council representatives.

Results

Key topics discussed with local community groups, members of the public and council are outlined below.

Attendance to the open day was less than expected. Some community groups may have been underrepresented due to insufficient contact during the initial consultation period.

Current use

Consultation revealed the reserve is used regularly, with 14% using it daily. The reserve is used most regularly by participants multiple times a week, followed by those that visit multiple times a month. It was noted by many respondents the increased visitation during the 2020-21 pandemic. Frequency of visitation is highest by those that use the reserve once to three times a week.

The reserve is used predominantly in the morning to midday. All respondents indicated they used the reserve for as long as 30 minutes to 2 hours per visit, with a smaller proportion visiting longer than 2 hours.



Reserve use is most common by family and single persons, followed by dog walkers, friends and organised social groups.

Activities

The reserve is used predominately for nature walks. Common activities include dog walking, bike riding and trail running. Other activities include meeting with family and friends, partaking in fitness activities and environmental projects.

A stakeholder representing bike use believed the current cycling tracks are sufficient and well graded. Stakeholders affiliated with environmental groups suggested tracks could be improved and consolidated to reduce the impact of walking and cycling activities on sensitive bushland areas.

Associated values

The highest recorded opinion indicated passive recreation as a key value of the site, closely followed by peaceful greenspace, environmental protection and scenic value. The site is also highly valued for its cycling and walking tracks, and Aboriginal heritage conservation. Other recorded values include shared space, dog walking, active recreation, education and research, and place for the local community.

Key issues

During the stakeholder consultation period, a number of issues were discussed. The most commonly discussed issue was the lack of a consolidated, formal track network. This issue stems into other problems such as the development and use of unauthorised trails impacting the natural environment, poor erosion controls, lack of directional signage and contention between stakeholder groups. It was generally agreed closing unauthorised tracks and focussing on improving and maintaining key tracks would benefit both recreational and environmental values. A minority of respondents indicated the benefit of multiple tracks throughout the reserve to better explore the area. Some respondents expressed concern for over development of the site, preferring it did not change from its current state.

Discussions with stakeholders involved with infrastructure assets on the reserve revealed the critical important of the water reservoirs. It was identified that access needs to remain restricted to ensure the integrity and security of the asset. Access for maintenance, increased security and future development within the existing asset site are long term priorities for this site. A stakeholder involved with the telecommunications tower indicated maintaining access to the asset was their primary concern. Additional recreational assets discussed included the addition of more lookouts, pet litter bags and corresponding bins, educational and interpretive signage, wheelchair access, seats and water facilities, public toilets and picnic areas. A minority of respondents expressed concern for over development of the site, preferring it did not change from its current state.

A number of environmental concerns were raised during the consultation process. Issues were raised regarding the damage of unauthorised trails, disturbance of off-leash dogs to wildlife and people, inappropriate fire regimes of significant and threatened flora species such as orchids, working with adjoining land owners to ensure connectivity and green corridors and weed control.

The issue of domestic fauna was raised, with some stakeholders valuing the reserve for its access to dogs and while others noted associated problems. Off-leash dogs and poor owner responsibility in cleaning pet litter off paths were key points. While a high number of respondents indicated the area is good for walking dogs, the majority argued the reserve should be for dogs on-leash only and off-leash dogs to utilise the neighbouring off-leash area.

The pine wildings to the south-eastern corner were identified as a bushfire hazard. Lack of community awareness among adjoining landowners and APZ maintenance was discussed. Garden waste dumped from backyards into the reserve is a problem.

Issues with access to information regarding the reserve became evident throughout the interviews and surveys. There is currently no clear or easily accessible information centre for updates regarding the reserve.

Future expectations

The reserve is highly valued by the local community. A high number of respondents indicated the importance of the reserve for providing environmental education for the community. Stakeholders discussed the benefit of increased visibility and public access to the reserve as a way to ensure greater attention and funding. The majority of stakeholders were in favour of small infrastructural development at the site, such as consolidation and formalisation of tracks, stabilisation of erosion, installation of signage and additional public facilities. A minority expressed desire to see the reserve as untouched as possible.

The reserve is highly valued for its biodiversity and therefore a number of future expectations relate to the resolution and prioritisation of environmental issues discussed in the paragraphs above.

Discussions during the open day hinted towards the development of community programs to promote inclusivity at the site. Potential collaboration between council and community groups could lead to special vehicular access for disability inclusion, and programs that seek to involve the multicultural community in environmental projects.

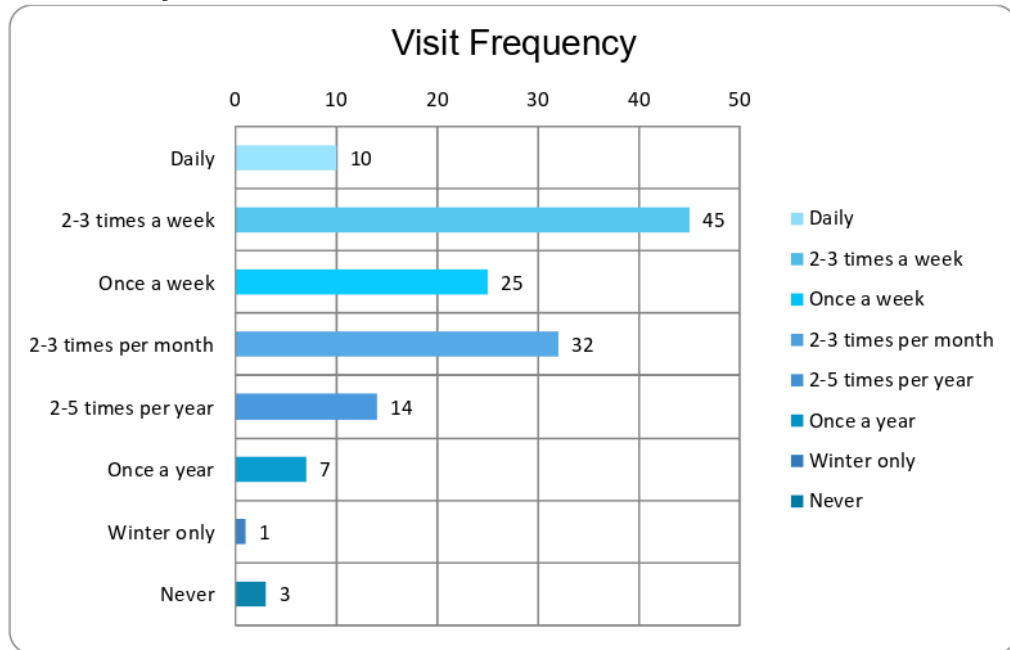
Representatives of the assets on site indicated that any future plans for the site do not disrupt the current operation or access to these assets. There is potential for future development at a reservoir site however this is unlikely to encroach upon reserve land.

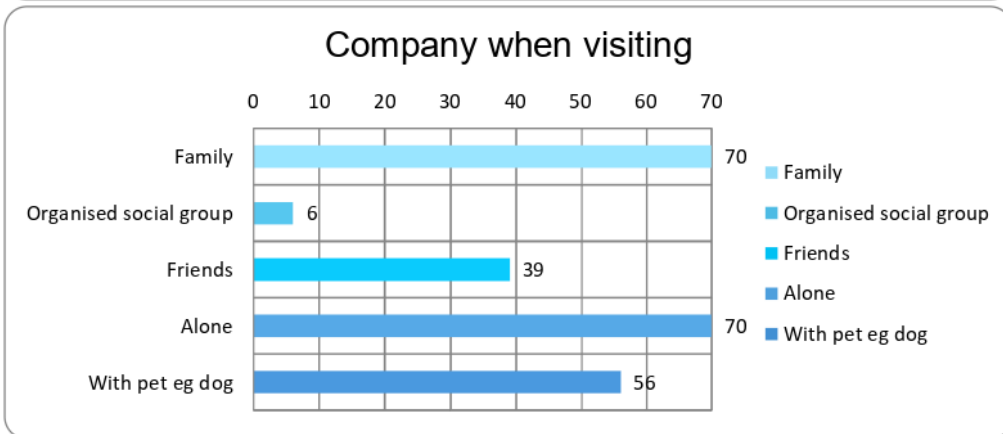
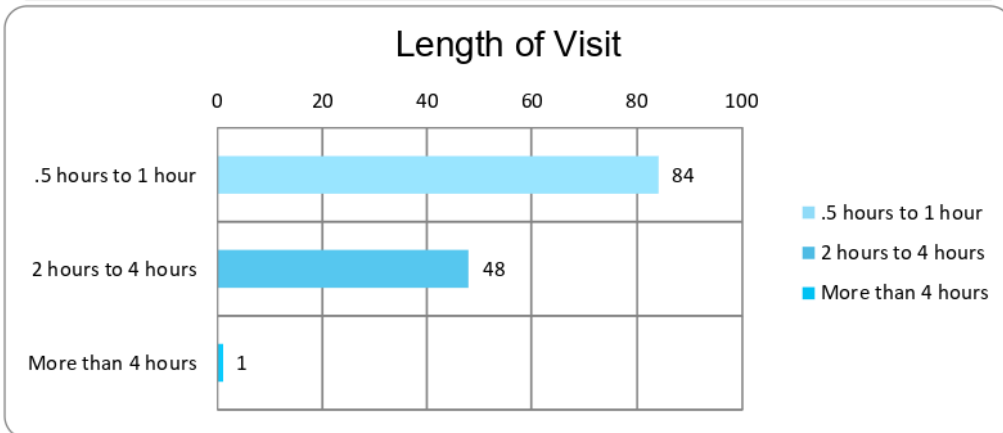
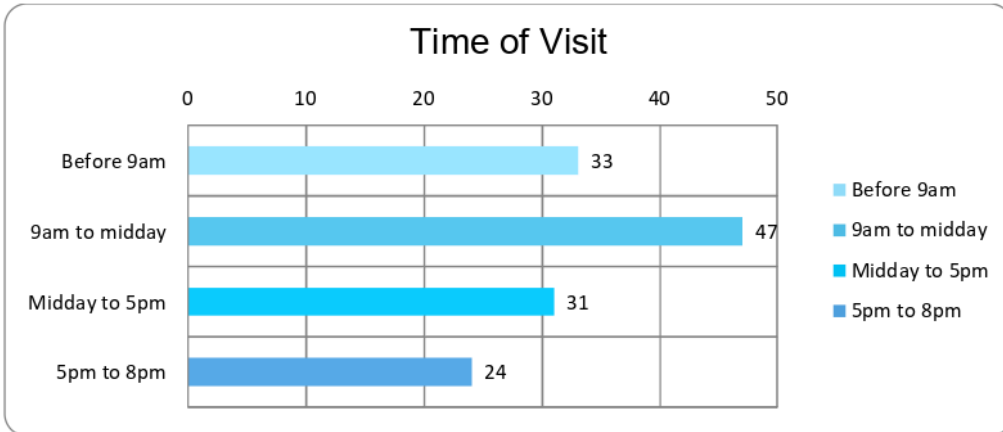
It was suggested the gradual removal of the pine plantation and wildings at the site would be a significant future improvement for bushfire safety, biosecurity and biodiversity.

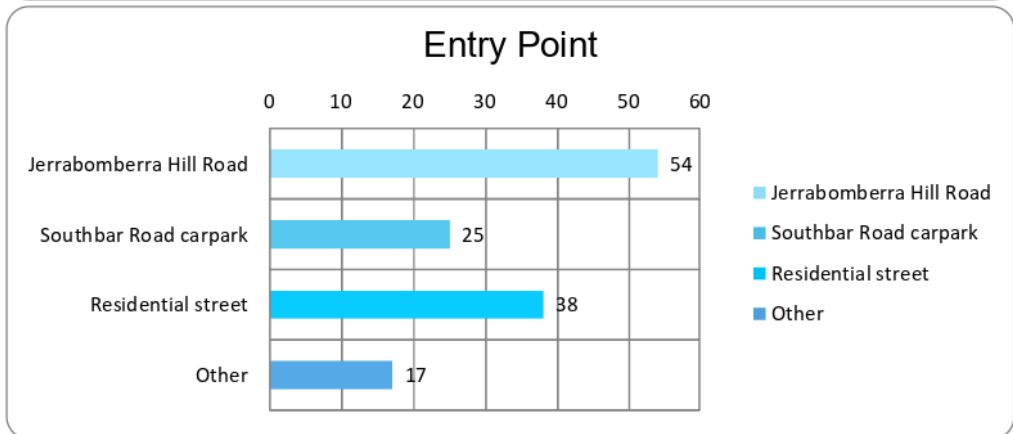
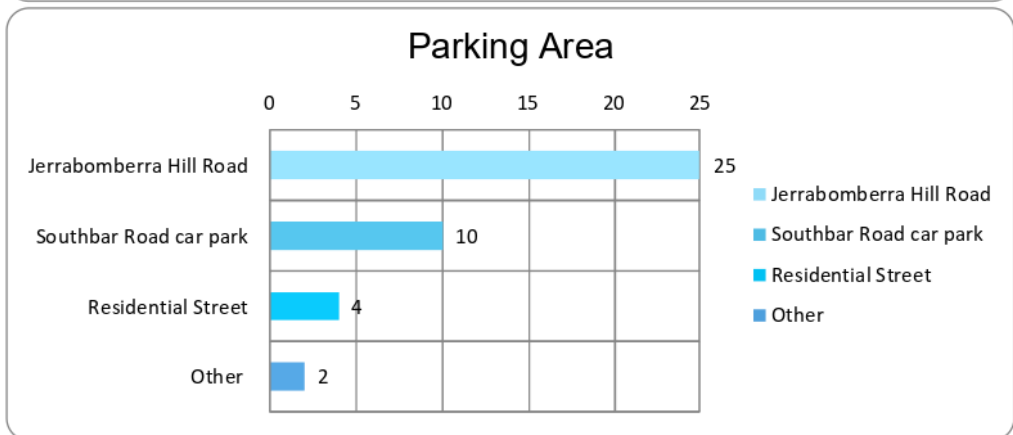
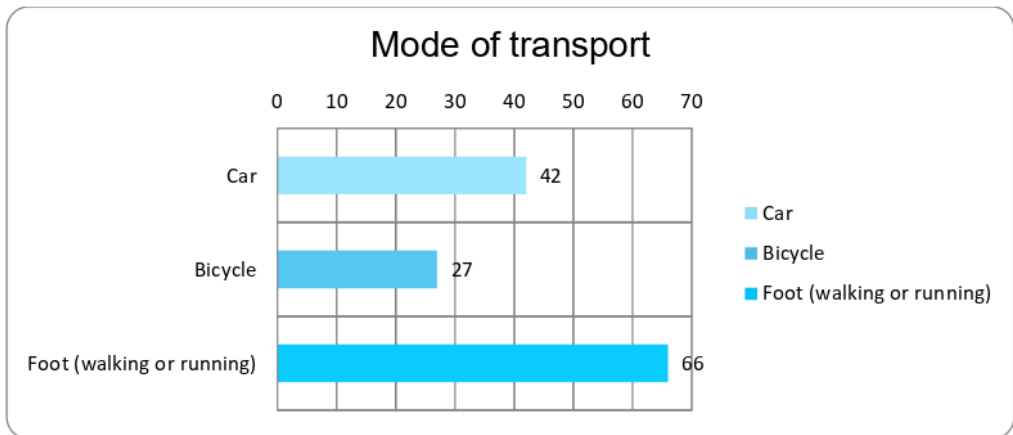
Improved access to information regarding the site would be a desirable outcome, such as an accessible and frequently updated page on the QPRC website.

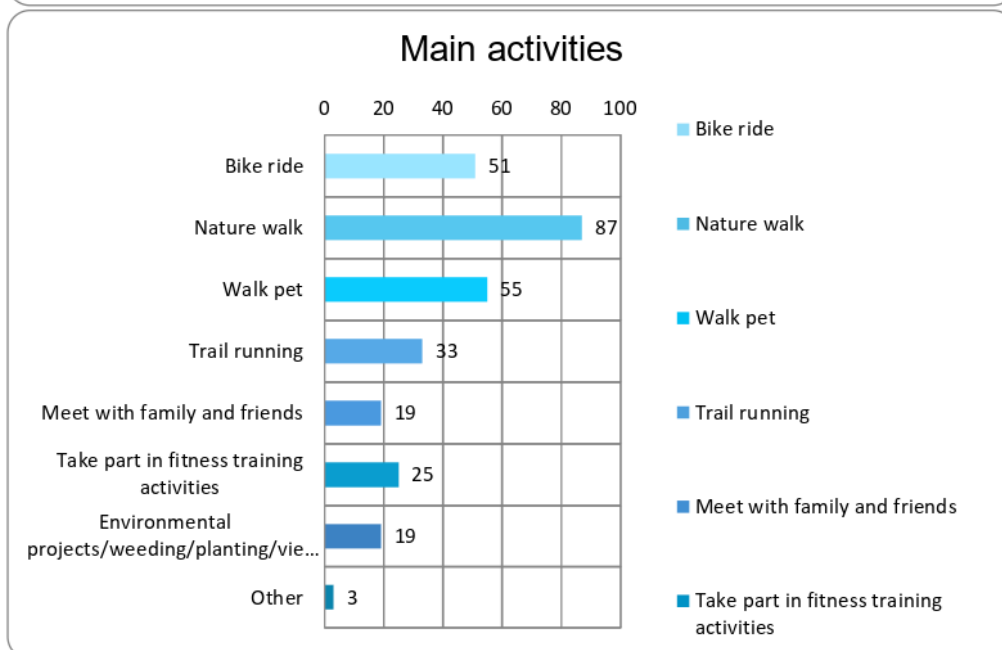
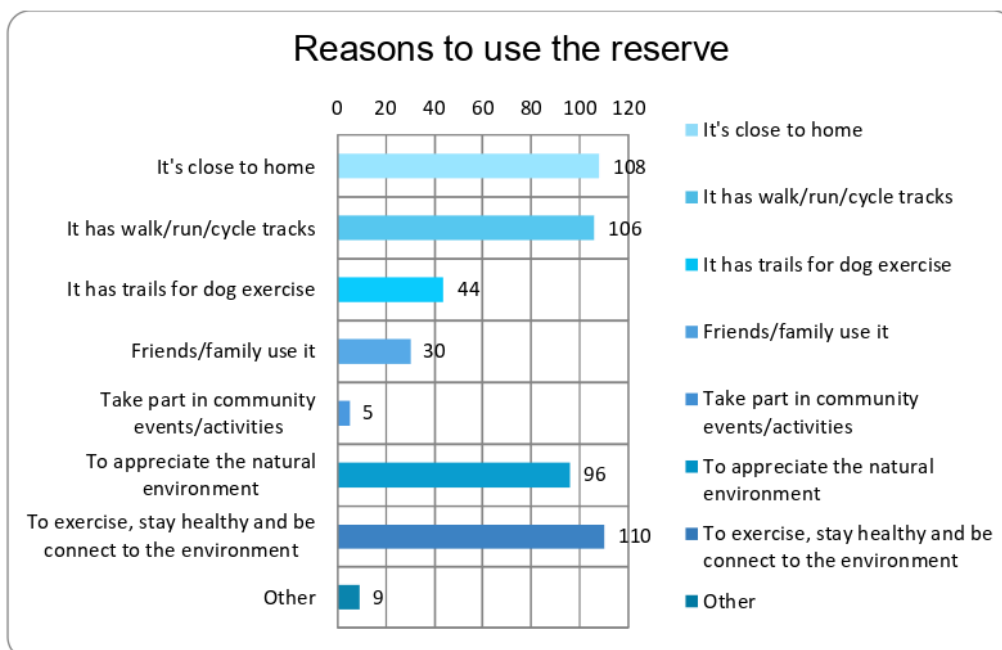
Data by which these results were summarised is included in the following pages.

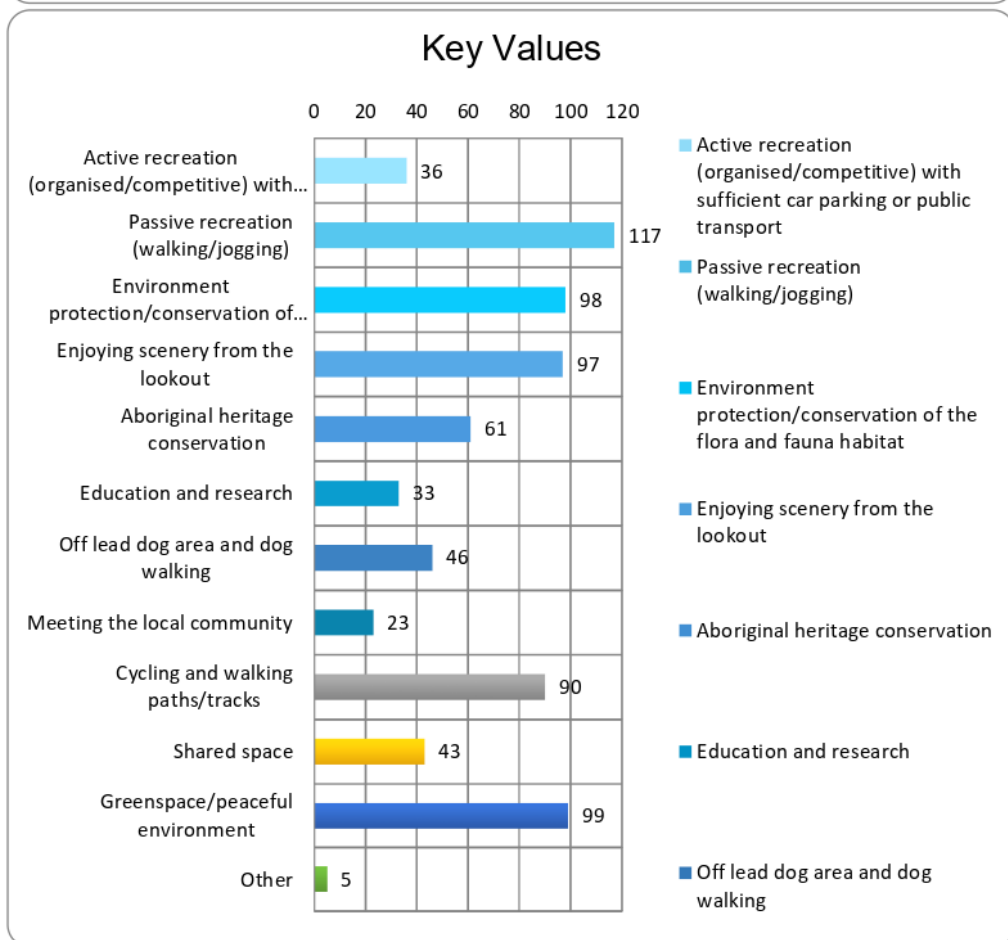
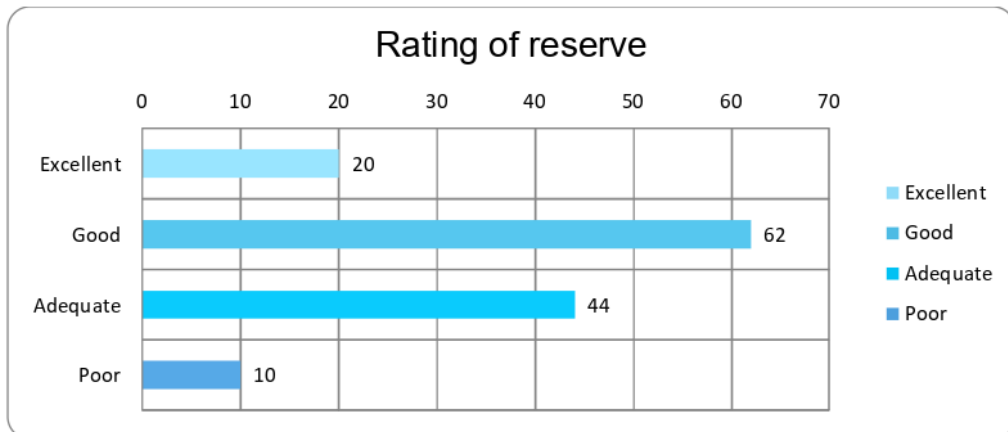
Online Survey QPRC Data

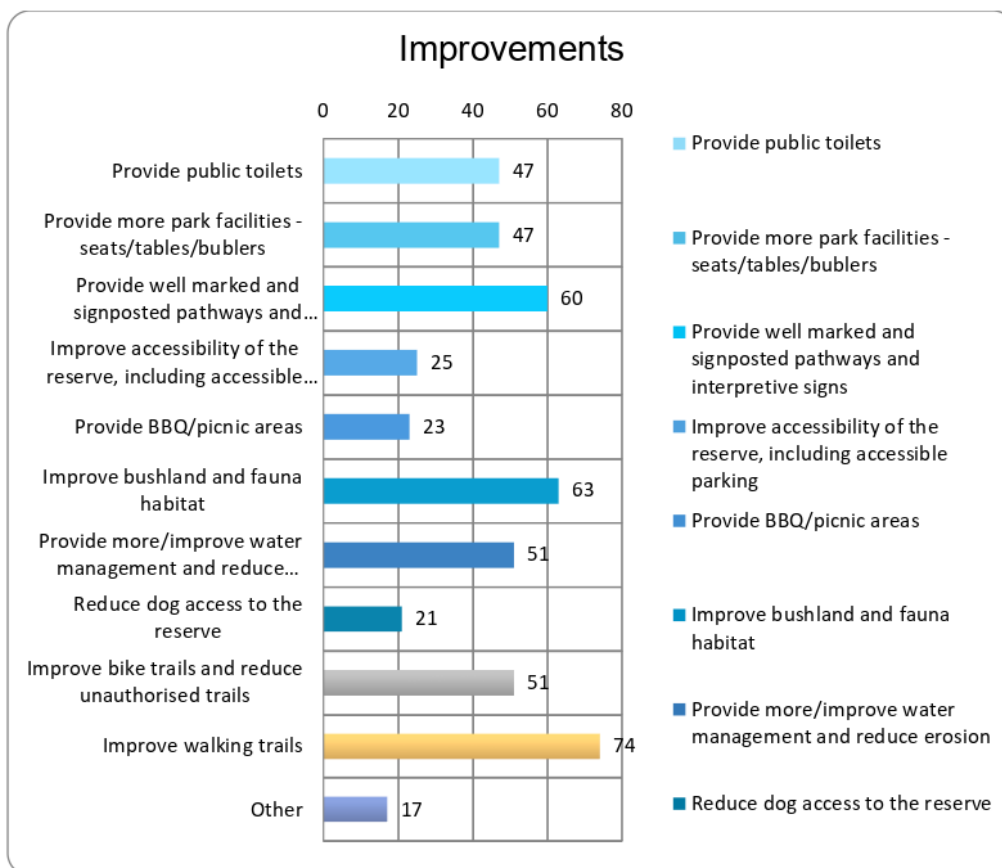


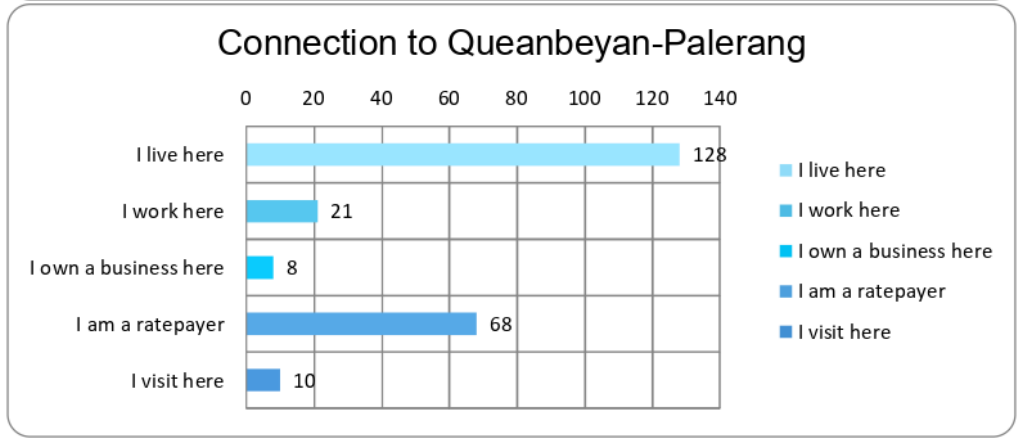
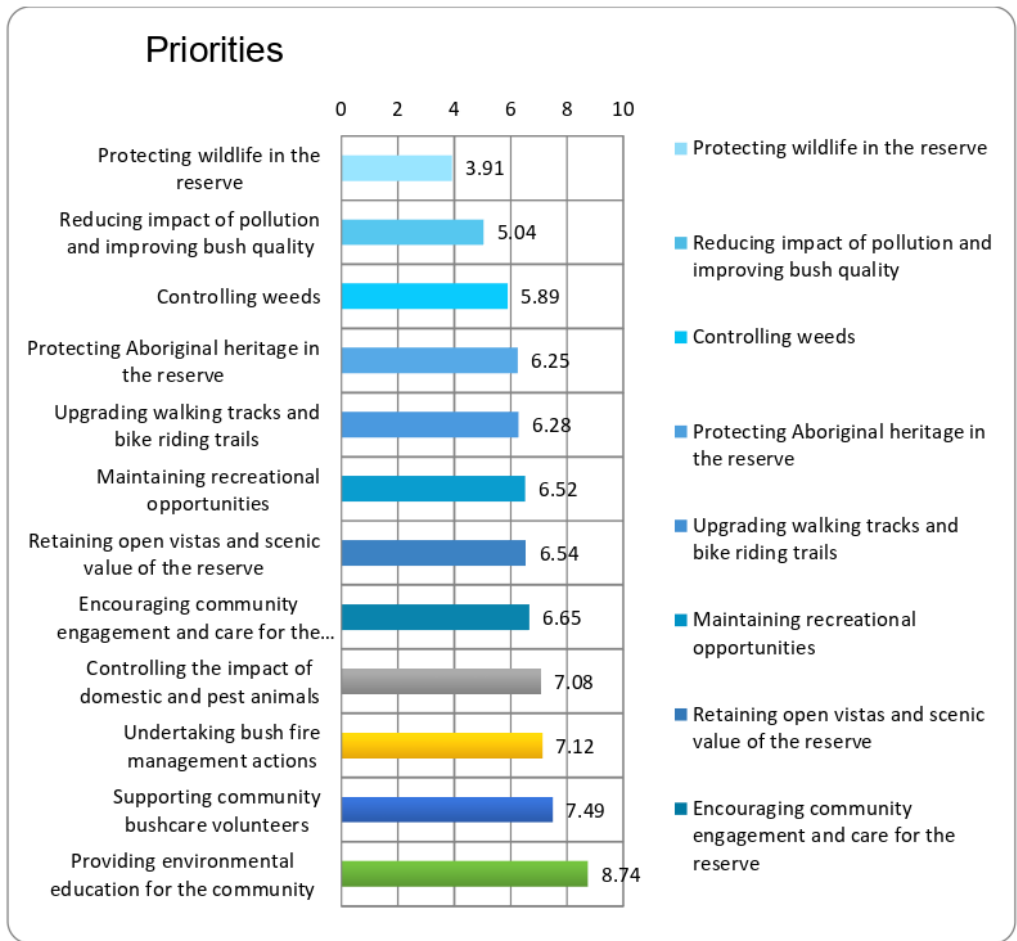


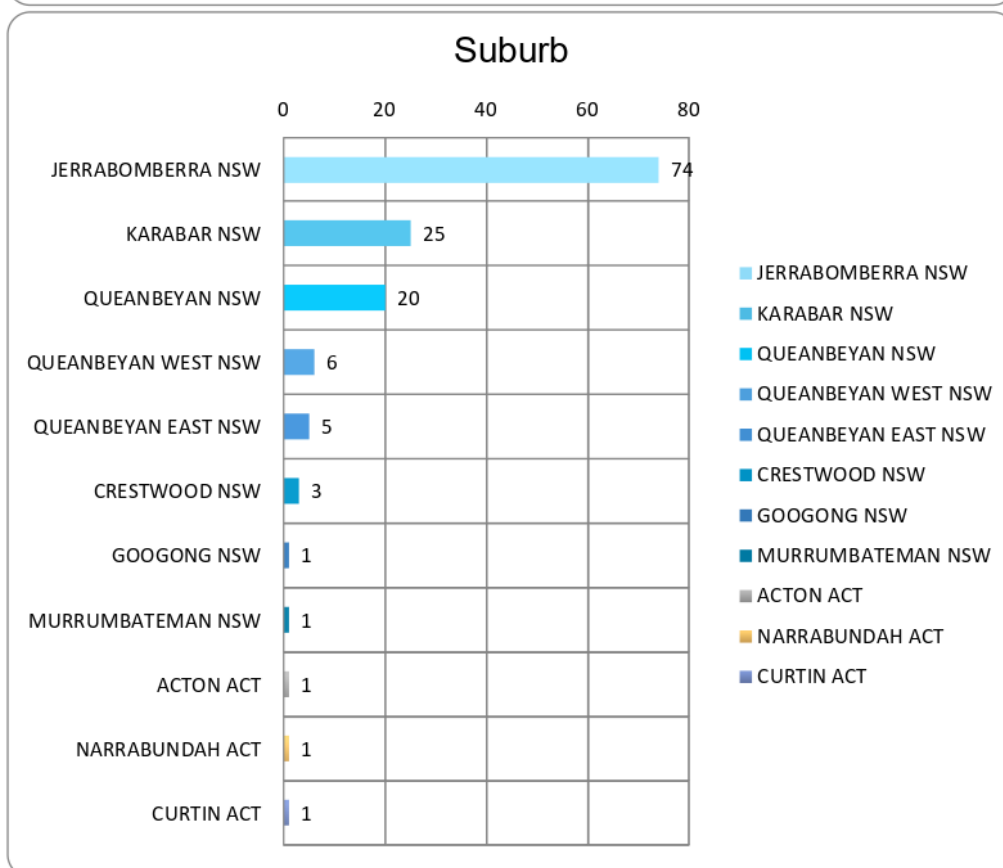
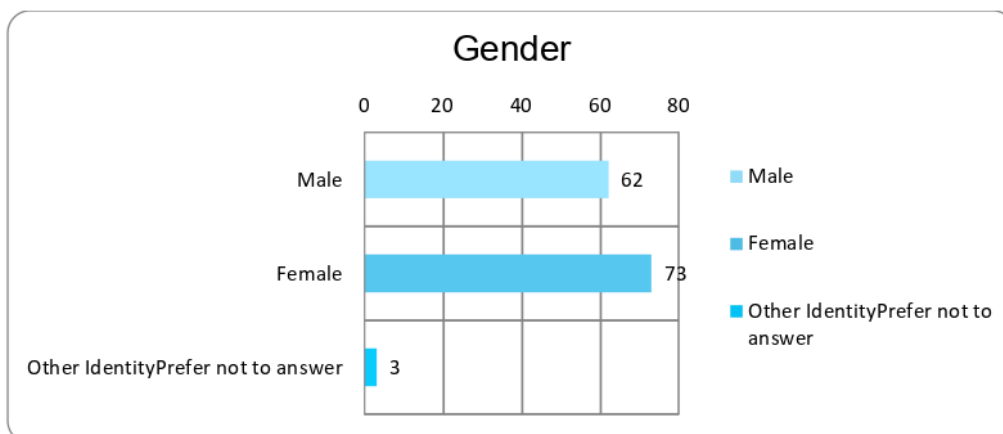












Stakeholder Interview Data

██████████ – Resident	
<i>Current use</i>	Takes an hour to walk to the top from his place, uses once a week. Photography depending on subjects (primarily native fauna/ flora). Using the path for 4.5 years.
<i>Values related to site</i>	Close proximity; fresh air, great view, wildlife, hobby (photography), connection to nature, quiet, an oasis. Not particularly busy with people (1-2 people an hour). "much more pleasant walking through the bush than a street scape."
<i>Safe and inclusive community space</i>	Safe for community but you need to be an able person to safely navigate. Very limited walking aids/ use for people with walking aids, participant has fallen once and seen others fall before.
<i>Key issues</i>	Off-leash dogs using the mountain, would prefer they be on leash. Steep paths with loose gravel/rocks, not sign posted at all - found by exploring. Wants to preserve nature and improve access but it needs to be within biodiversity constraints and more active management if greater human flow/access. Underutilised by the local community.
<i>Information sourced</i>	Doesn't get much information, only a warning sign for snakes. Word of mouth. Wrote to council once. Generally, as a local he enjoys the walk and doesn't look for much information. Isn't aware of anything specific that would warn of bushfire danger, etc.
<i>Changes in the next 5-10 years</i>	Improved paths and access for more people. Expand use while ensuring the nature value. A dumped car 50-100m from the road. Hasn't noticed great change over the last 4.5 years.
██████████ - Queanbeyan Landcare - Friends of Mt Jerrabomberra and Stringybark Ridge (FOMJASR)	
<i>Current use</i>	Lives very close and also affiliated with a sub-group of Queanbeyan Landcare - FOMJASR (operates in multiple areas). Uses of the reserve mainly include hiking and looking for native terrestrial orchids and other native flora and fauna. The group has been instrumental in removing infestations of Cootamundra wattles and other invasive species. Received community grants/support to conduct these activities.
<i>Values related to site</i>	Groups aim is to remove environmental weeds for regeneration as native flora and fauna appreciation. Amazing biodiversity value considering the reserve's isolation and limited connectivity (sighting echidnas, orchids, etc).

<i>Safe and inclusive community space</i>	Yes, especially during the pandemic lockdowns as a place for community to enjoy a safe and open outdoor space. Trail to the phone tower is quite a common route.
<i>Key issues</i>	<p>Conservationist value rather than recreation - better balance.</p> <p>The orchid species require the upmost protection as a number of species are rare (Flying Duck Orchid - Caleana major amongst others), and community use should be secondary.</p> <p>Maintenance works required along fire and walking trails in the reserve in general, and along a utility and service line where paths are eroding on the western side of the reserve behind houses - water management and redoing of the track. The tracks need to be safer and more user friendly.</p> <p>Vehicle control such as motorbike access. Police don't have the resources/ low priority therefore vehicle access control should be prioritised.</p> <p>Regenerative burning needs to take place - high fuel loads and need for a cool controlled burn to go through for regenerative purposes in a mosaic pattern planned over a number of years.</p> <p>Car wrecks need to be removed (at least 3).</p> <p>Mountain bikers making their own trails which aren't built to standard and are eroding which also damage habitat.</p>
<i>Information sourced</i>	Word of mouth from other members in Queanbeyan Landcare. Sometimes discussed at meetings or the QPRC website (but not used so often). Little information is provided on the QPRC website - bushland and urban reserves are neglected compared to managed park/sports ground areas see greater attention. The assets of orchids, natural value and recreational value are not promoted as much.
<i>Changes in the next 5-10 years</i>	<p>Major maintenance of fire trails to make them safe for use by the community (walkers/runners/mountain bikers).</p> <p>Improved community engagement: the more people that use it, the more valued it will be (and therefore better attention). Preserve the environment to allow people to enjoy but not overuse for generations to come.</p> <p>Accessibility & signage; the main track is not well defined/sign posted, heavily eroded from the SCAR recreational area. The track should be promoted as a nice hiking track but needs interpretive and directional signage, and education/information signage. Lack of defined tracks have resulted in unauthorised tracks/ illegal bike trails which are subject to erosion and impact upon native vegetation.</p>
<i>Current use</i>	<p style="text-align: right;">– QPRC Water and Sewage</p> <p>Manager of Water, Sewer, Waste and Stormwater. Four reservoirs at Mt Jerrabomberra (one main supply for the city). Main supply runs up the hill. There's a water pump station on the side of the hill. Entire city council's network is through the area.</p> <p>Critical infrastructure. They conduct a weekly inspection of the reservoir however they generally maintain themselves. Pumped from ACT/ Edward Lane parkway, but water becomes Council water on entrance to the site.</p>

	Highest land in the area, utilises the pressure head (not relying on electricity or artificial stands, and ensure constant pressure). There's no other appropriate sites.
<i>Values related to site</i>	"If the water stops, everything stops". Provides the foundation for critical infrastructure. The minute supply stops, everyone wants to know. It's good that people use the site for recreation, however that comes secondary to the critical infrastructure.
<i>Safe and inclusive community space</i>	Problems with vandalism, tanks being tagged and having to be repainted to remove graffiti. Cuts in fences. Worst case scenario, security of the supply could be compromised if people access the water.
<i>Key issues</i>	Huge number of locks on the gate - access is a chain of locks, so may need to determine what access is still relevant. Never had issues or clashes with people - so long as people aren't locked out. Vandalism of the reservoirs, security of the infrastructure that supplies the majority of the city. Fix access/egress, maintaining them. Considering the construction of an additional tank (and resulting constructional traffic). Upper Thornton had too much vegetation within the reservoir compound and has recently been cleared. PoM needs to be considerate of additional infrastructure; cannot restrict installation/upgrades. Tanks are fireproof however ash/debris could enter tanks and cause problems.
<i>Information sourced</i>	NA
<i>Changes in the next 5-10 years</i>	Happy with the way it is, used by quite a lot of people - doesn't have high aspirations aside from its functionality/ providing critical services. Expectation for water utilities to strengthen security in the future, e.g. no climb fencing with razor wires, high restrictions. Addition of another tank in the next ten years, as there is enough room on the reservoir sites (freehold land). It would go with the lower reservoir halfway down the hill, vegetation cleared within the fenced area.
<i>Current use</i>	Respond to any bushfire hazard complaints that residents or nearby raise. Assist with any mitigation works around the assets and hazard reduction works in consultation with F&R. RFS go in and do a hazard inspection, Council may do some works. Local brigades do some burns and mitigation. Main area of concern near the infrastructure as considered an asset under the Bush Fire Risk Management Plan, kept cleared and below 8 tonnes per hectare.
<i>Values related to site</i>	Not particularly relevant. Not used for training as it's difficult to access due to locks and organisation. They do have keys and access but to undertake training they need to contact council regularly. Only access for incidents.

██████████ – Rural Fire Service



<i>Safe and inclusive community space</i>	Yes, lives near the mountain, goes there for mountain biking and the dog.
<i>Key issues</i>	<p>Area of pine wildings encroaching on native shrub in south western corner that dump lots of pine needles, kids go in in summer to mess about. It would be very costly to remove the pines, it's not feasible but managing that the area so it doesn't encroach further into the native shrub. Possible APZ around the pines but that leaves risk for further weed infestation.</p> <p>Neighbouring landowners throw grass cuttings and stuff into the APZ so therefore they're not clear and compliant.</p> <p>Most significant hazards/risk is the top near the infrastructure. Main concern is keeping fuel loads across the whole mountain below 8 tonnes per hectare – across the mountain is a strategic fire zone (when it gets to 15-20 tonnes per ha, management works are triggered).</p> <p>Fire and Rescue NSW have carriage and RFS assists, as they normally propose the work/plan/etc and RFS assist to conduct works (RFS has the trucks to assist). Council is the land manager, and they contact neighbours when works happen. They can indicate the areas that can be burnt but generally leave it to experts in the field (RFS that go out and monitor fuel load).</p> <p>When it comes to burning RFS take it on, but mechanical clearing is taken on by council (cost). Resident assets along the base. Aboriginal managed land connects to the nature reserve.</p>
<i>Information sourced</i>	Just keep in contact with their contact in the council.
<i>Changes in the next 5-10 years</i>	<p>Doesn't think there needs to be any changes, other than keeping the pines from encroaching into the native scrub. Long term goal, if it is possible to have them removed or chipped away at them it would be worth getting rid of them.</p> <p>Roads are serviceable, upgrading the roads are not a high priority for RFS to undertake their activities. They don't need to be to standard, they're trafficable, no hinderance, they're just not to the standard. The Bushfire Management Committee think it's appropriate.</p>
<i>Current use</i>	<p>Only use it as individuals, small team that does woody weed control on stringy bark hill (south/south west). Cootamundra wattle, briars, pines. Opportunistic control of weeds but focus on woody weeds, including St John's Wort. Once a month, Sunday.</p> <p>South-east is Aboriginal owned land council which is private.</p>
<i>Values related to site</i>	Environmental values, biodiversity and connectivity/ wildlife corridors with Indigenous land. High value it's landscape value, iconic and very prominent. The aesthetic of the bushland.
<i>Safe and inclusive community space</i>	Council has been progressively controlling access points, gate to the top is now locked. Past days people would camp there and make a mess but now reduced by restricted access. High visitation for walking, bike riding. It's much safer than it ever was.

	The land wasn't looked after at all in the early 80s, group formed to stop the 'Jerrabomberra heights' development that went to the land and environment court.
<i>Key issues</i>	It would be good to work with neighbouring land holders such as Ngambri land council to create a more encompassing plan to manage the important wildlife corridors and reserves in the area. The nearby quarry is keen to play a part in protecting the environment. Tom is on the Steering Committee for the operation of the quarry. Woody weeds would be a key issue, grass not so much. A lot more could be done, more resources weed control. Bike land use not always appropriate, lose sense of safeness and isolation value. Dangers. Biggest issue is the bigger picture - theme of the PoM needs to be managed in conjunction with all other areas as a wildlife corridor.
<i>Information sourced</i>	Very personally familiar with the Mount, has extensive personal/historical knowledge. On the environmental advisory committee.
<i>Changes in the next 5-10 years</i>	Continued control of access, closing off possible illegal access points. Roads and old tracks/fire trails need to be rehabilitated/erosion control and allow forest to take over the areas. Condensing/consolidating the tracks to what's necessary.
	██████████ – JRA Residents Association
<i>Current use</i>	Use it more often in Spring and Autumn, doing walks from the entry gate to the lookout. Family recreation. Other tracks throughout the mountain, there's a bike facility there. The side of the mountain is not well maintained (erosion) makes access to the scar challenging, so need to wheel bikes through.
<i>Values related to site</i>	Environmental is the first value, closely followed by recreational.
<i>Safe and inclusive community space</i>	Very much so, no reason to believe it's not. It's accessible to everybody, on Queanbeyan and Jerrabomberra side.
<i>Key issues</i>	More context is required when consulting with the community. Does worry about bushfire, aware fuel load are a high risk. RFS engaged and discussed with the community. Very concerning/high risk for the community - fire management neglected. Burn off on north side conducted on a Saturday, more community awareness on high community use days. It's a significant landmark in the whole area, it doesn't get the attention it deserves when it comes or maintaining weeds, erosion issues. Plan for better recreational use of the area - Edward land parkway in morning, lots of cars parked in that area in Marruba Place. Proposal for better access, including parking and making the SCAR more accessible for the people of Jerrabomberra, allow people to lobby for funding.

<i>Information sourced</i>	Information is not accessible, there's signage at the lookout but doesn't offer much on history. Typically, in the earlier 2000s relied on local newspaper which is no longer in operation/ letter box drops. Council is more proactive but mostly word of mouth, through community groups and Facebook. Still use local paper.
<i>Changes in the next 5-10 years</i>	More defined walking tracks to allow everyone to access the area, the track up the side of Marruba Place is just dirt so people have to climb over the fence to get to it (not accessible to bikes, prams, wheelchairs). Causes problems of people forcing their way others, making their own track. User friendly, multipurpose defined tracks would be a good change. Comprehensive and developed track to the SCAR and dog park. Would like to see a stairway to the top for exercise. Requests to have stair hill as an exercise. Rehabilitation. Very active community so need to provide an opportunity to exercise, or even chance for tourism 'e.g. 5000 stairs to Mt Jerrabomberra'. Repairing as the primary/stabilise erosion, investigate developing further.
<i>Current use</i>	Monitors orchid populations up there (spring, autumn mostly). Walking around exercise. Significant orchid populations that do not occur anywhere else in the region - as biodiverse as black mountain. ██████████ – Orchid Society of Canberra
<i>Values related to site</i>	Environmental/botanical, maintain vulnerable plant populations, and other wildlife.
<i>Safe and inclusive community space</i>	Never felt unsafe. Not inclusive for people in wheelchairs. Would welcome more indigenous input/involvement.
<i>Key issues</i>	Maintenance with the orchid populations - balance between education and keeping them safely away from public eye. Vulnerable to burning at the wrong time of year, an incorrect fire could wipe out a whole population. Summer fires occur naturally when orchids underground and protection. Slow and cool burn more appropriate than RFS led fuel reduction burns. Problem with bikes, making multiple tracks and cutting through virgin bush. Unsure how helpful education would be, if people are going to do illegal things they will regardless. Not sure if signs are the way to go. Improving tracks to promote people sticking to the path - but cautious when widening them. Landcare well-meaning plantings that also affect orchids. Consultation with orchid society would help. Concern for increased usage.
<i>Information sourced</i>	Weekly council email. Doesn't use Facebook if there is a group. No clear information sources.

<i>Changes in the next 5-10 years</i>	Traffic management (foot traffic). Keeping number of good paths to a minimum / Improved bike and walking tracks to keep people away from adventuring through the bush and damaging the orchid populations. Less damage in the future. Council recognise the environmental value/ biodiversity value of the site, more care of the environment.
<i>Current use</i>	Training hiking. Sometimes takes friends, can make it as easy or hard as she likes - good access. Will choose tougher trails or easier ones, using mountain bike trails or cutting own.
<i>Values related to site</i>	Pocket of pristine bush right in suburbia. Wind down after work. Lots of native vegetation, sees wildlife. Untouched is a key value therefore its lack of development is a value.
<i>Safe and inclusive community space</i>	Absolutely a safe place, never felt any danger. Community where regular uses say hello. Inclusive with families.
<i>Key issues</i>	Hoping not too much infrastructure goes in, likes the stairs near the upper reservoir.
<i>Information sourced</i>	Dirt bikes access every now and then. Most people using it are happy as it is. Ring Council, local contact.
<i>Changes in the next 5-10 years</i>	None. Leave it as it is.
<i>Current use</i>	Fibre cable going up the hill to the base station, connect to mobile base station and shared equipment shelter. Need 24/7 access to it, fibre should not require maintenance. Strong shelter and fire resilient, fairly replaceable should a fire go through. The cable is trenched, been in there at least 5 years.
<i>Values related to site</i>	Geography is a good mobile site.
<i>Safe and inclusive</i>	Not aware of any issues of people attending the site.

A. [REDACTED] - Resident

[REDACTED] - Optus

<i>community space</i>	
<i>Key issues</i>	Need to maintain access is only concern.
<i>Information sourced</i>	Very little requirements so would just contact Council - only seek out information when needed.
<i>Changes in the next 5-10 years</i>	Not particularly, a sealed road up to the hill would be nice. New technologies may come through Optus which may require the replacement of some infrastructure (on-going). Fibre trench should be fine for the next 20 years, but it should be clearly noted in plan of management.
<i>Current use</i>	Doesn't use the reserve personally, advises trail works, recently did a survey for a loop trail on Mt Jerra for a catchment group doing grant funding. He works on any trails that goes up there - walking, designed/built the platform, multi-use trails and mountain biking.
<i>Values related to site</i>	Recreation.
<i>Safe and inclusive community space</i>	Not really, from professional opinion there are some unsafe trails for certain members of the community, these are the unauthorised tracks.
<i>Key issues</i>	Unsafe unauthorised trails. History of 4WDS over the years has degraded some of the trails, so unsafe trails biggest issues. Unsafe trails cross over into unsustainable and environmentally degraded/erosion.
<i>Information sourced</i>	Consult with Council when they ask him to do work, or community groups (Molonglo catchment group) reach out to him when they get funding.
<i>Changes in the next 5-10 years</i>	Improved tracks, formalised trails in a way that is inclusive, that everyone can use and done in a professional way. Council invest serious money in making community what it should be.
<i>Current use</i>	The site is currently not used for any cultural occasions.

– Ngambri Local Aboriginal Land Council



<i>Values related to site</i>	There is likely to be heritage sites throughout the area however the participant did not have the cultural knowledge of that area. Consultation with the cultural knowledge holder to be arranged.
<i>Safe and inclusive community space</i>	NA.
<i>Key issues</i>	To be discussed with the cultural knowledge holder.
<i>Information sourced</i>	NA.
<i>Changes in the next 5-10 years</i>	The Ngambri LALC would be open to working with Council to develop educational signage regarding the cultural history and significance of the mountain. Any information proposed would be approved by Ngambri before finalisation and installation.

Appendix D – Land that Applies to the Plan

Lot number	Deposited Plan Number
1675	DP17205
1262	DP17205
1216	DP17205
1604	DP17205
1186	DP17205
1560	DP17205
1635	DP17205
1692	DP17205
1696	DP17205
1562	DP17205
1559	DP17205
1634	DP17205
1691	DP17205
1758	DP17205
1221	DP17205
1561	DP17205
1636	DP17205
536	DP8708
1573	DP17206
1125	DP17206
1719	DP17206
1566	DP17206
1574	DP17206
4	DP595527
68	DP1067568
1	DP1215591
2	DP1215591
1510	DP17205
1631	DP17205
1454	DP17205
1201	DP17205
1145	DP17205
1232	DP17205
1615	DP17205
1623	DP17205
1647	DP17205
1619	DP17205
1548	DP17205
1224	DP17205
1679	DP17205
1627	DP17205
1258	DP17205
1185	DP17205
1683	DP17205
4	DP727499
1639	DP17205
1749	DP17205

5	DP727499
1458	DP17205
1141	DP17205
186	DP811146
1552	DP17205
1189	DP17205
1212	DP17205
1236	DP17205
1282	DP17205
1193	DP17205
1266	DP17205
1687	DP17205
1544	DP17205
1228	DP17205
1470	DP17205
1653	DP17205
1455	DP17205
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67	DP1067568
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1483	DP17204
144	DP17204
148	DP17204
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1506	DP17205



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1441	DP17206
139	DP17204
1368	DP17204
1721	DP17206
136	DP17204
1730	DP17206
1672	DP17206
151	DP17204
1661	DP17206
181	DP17204
1348	DP17204
1717	DP17206
1713	DP17206
1596	DP17206
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183	DP17204
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1670	DP17206
1664	DP17206
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177	DP832788
179	DP17204
1353	DP17204
1663	DP17206
1540	DP17204
1654	DP17205



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117	DP17204
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129	DP17204
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1595	DP17206
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1493	DP17204
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1174	DP17206
1655	DP17205



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1103	DP17206
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77	DP786344
235	DP590742
316	DP588027
166	DP816316
11	DP617901

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting
Attachment

12 MAY 2021

ITEM 9.1 WORLD ENVIRONMENT DAY EVENT AND EDUCATION
TRAILER LAUNCH

ATTACHMENT 1 EDUCATION TRAILER PROGRAM UPDATE

QPRC Education Trailer – Refurbishment Update



Rear - old



Rear – new face



Monitors to go on side panels mounted vertically with speakers and interactive buttons

Left Side

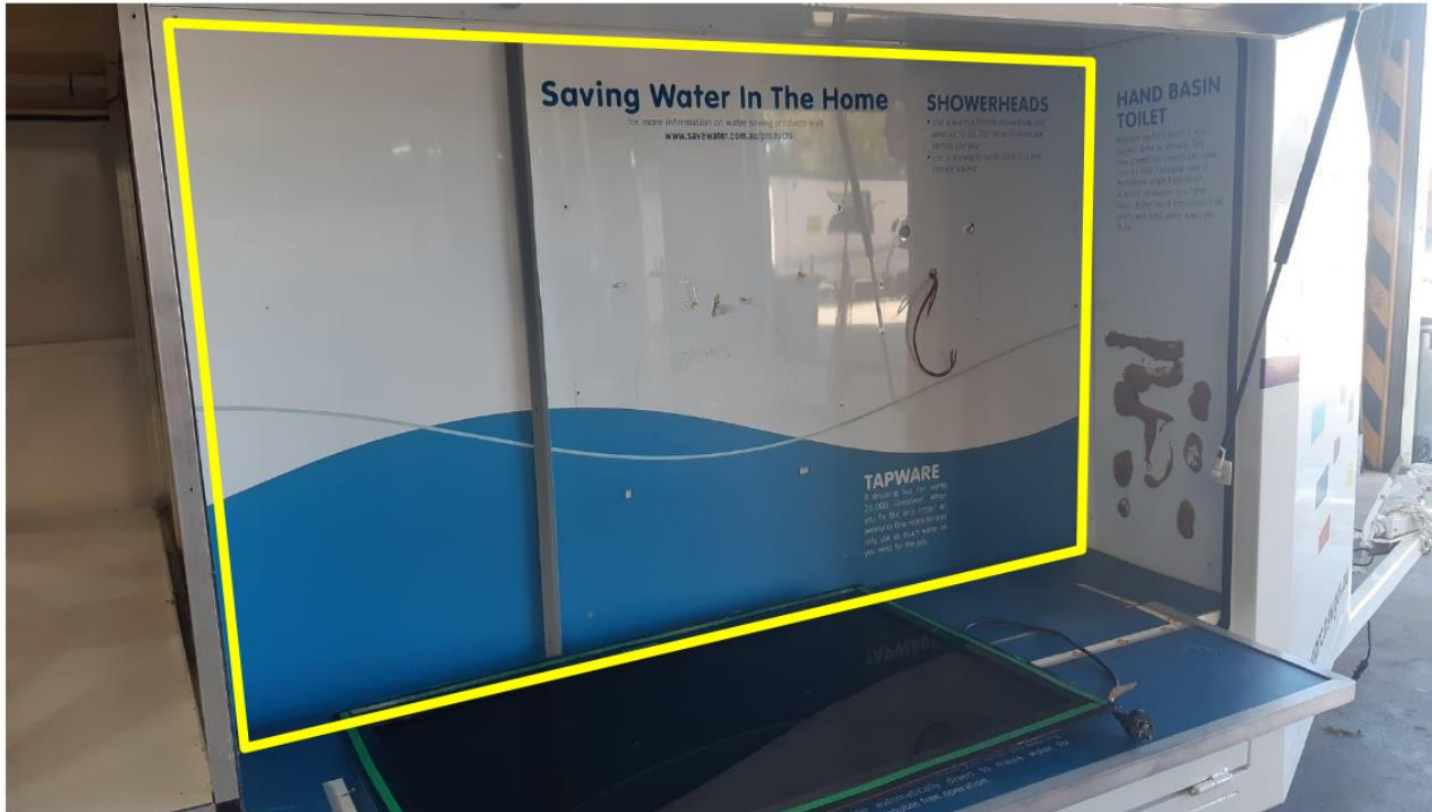


- Old TV mounting area



- New general poster / display space

Right Side – changeable magnetic displays



- 3 x quick-change magnetic display boards
- Speaker and 1 x push button for sound activation / audio recordings

Right Side – Nature Display



- 3D display with speaker / sounds / foliage
- Targeting natural education activities
- Focus on waterways and native species

Right Side – Waste Display



#RecycleRight
Keep it simple. Keep it clean. Keep it coming 'round.

REPORT ILLEGAL DUMPING 131 555

- To help protect human health and the environment
- Find and clean up dumped waste
- Detect and penalise dumpers
- Identify dumping hotspots

Which bin does it go in?

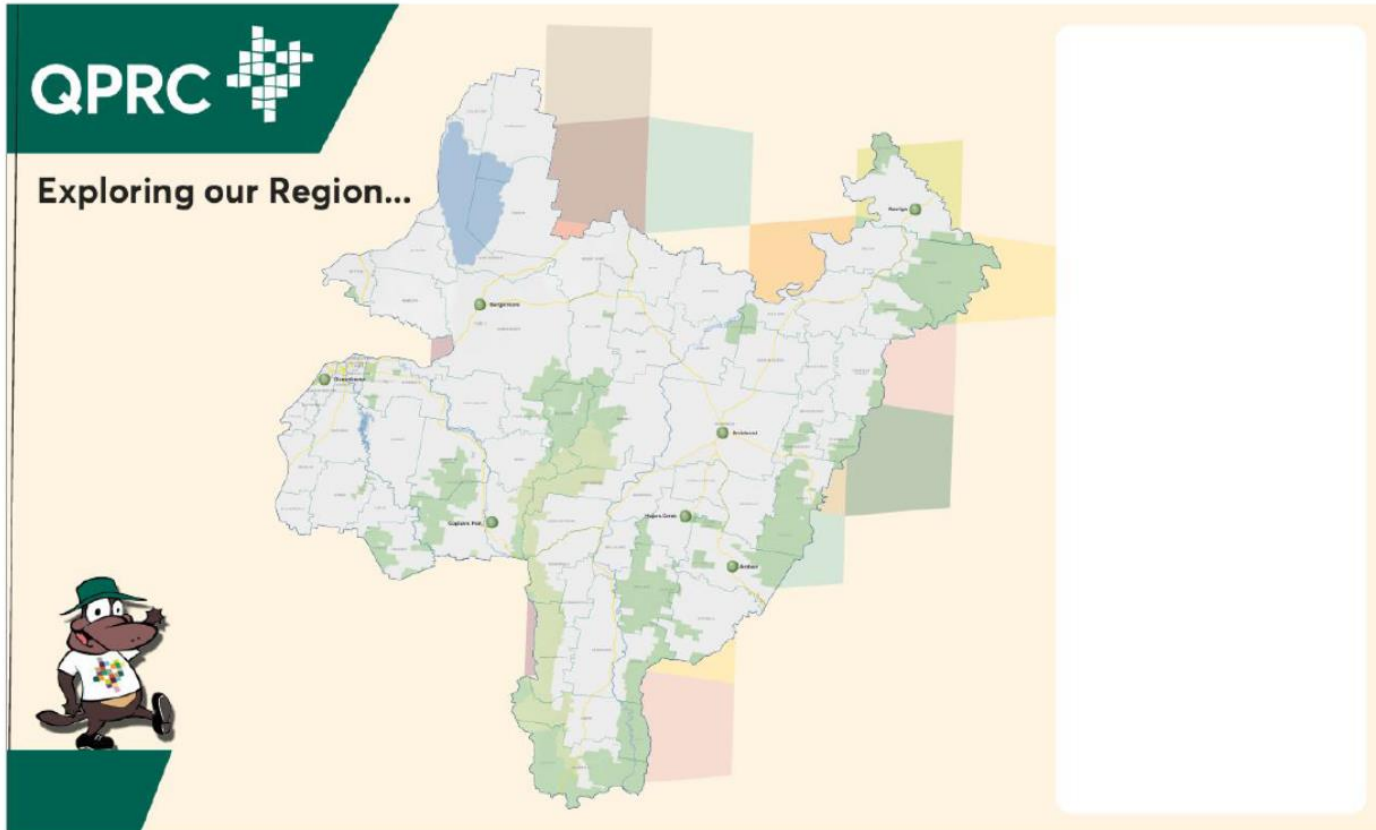
Community Recycling Centres
FREE SERVICE
Drop off your household problem waste for recycling at the QPRC

You can drop off:

- Old tyres
- Car batteries
- Paint
- Furniture and other
- Car tyres
- Household appliances
- Washers
- Other stuff
- Other appliances

- Remove CRC?
- 6 messages for Recycle Right
- Magnets for 'which bin does it go in'
- Target audience – general waste education, schools

Right Side – General Use/LGA Display

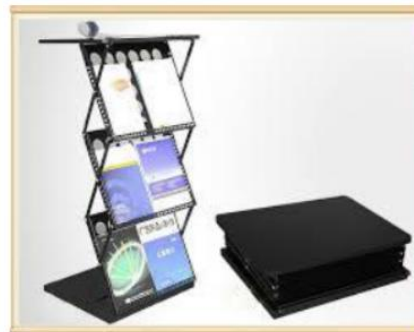


- Magnet storage space also can be used as whiteboard/poster space
- Multi-purpose LGA display, also useful for general consultation activities
- Coloured dot magnets or custom magnets for discussions and presentations

Equipment and Capability



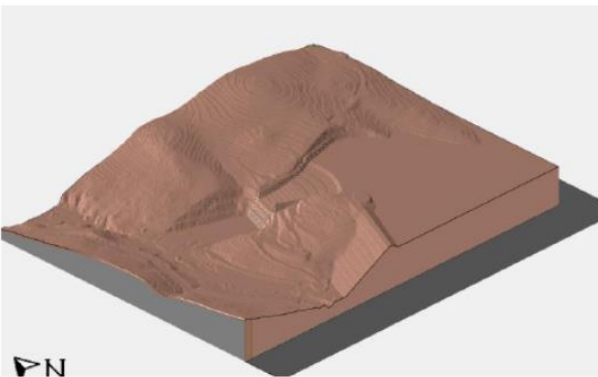
- Yeti 400 and Boulder 100BC Power bank and solar panel
- CIVIQ QPRC Branded portable water station (10m)
- Brochure stands



Coming soon...



- Customisable characters, unique community engagement opportunities
- Able to upload digital elevation data into Minecraft and showcase our LGA in the game



← Googong Dam Spillway

