



Ordinary Meeting of Council

13 March 2024

**UNDER SEPARATE COVER
ATTACHMENTS**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

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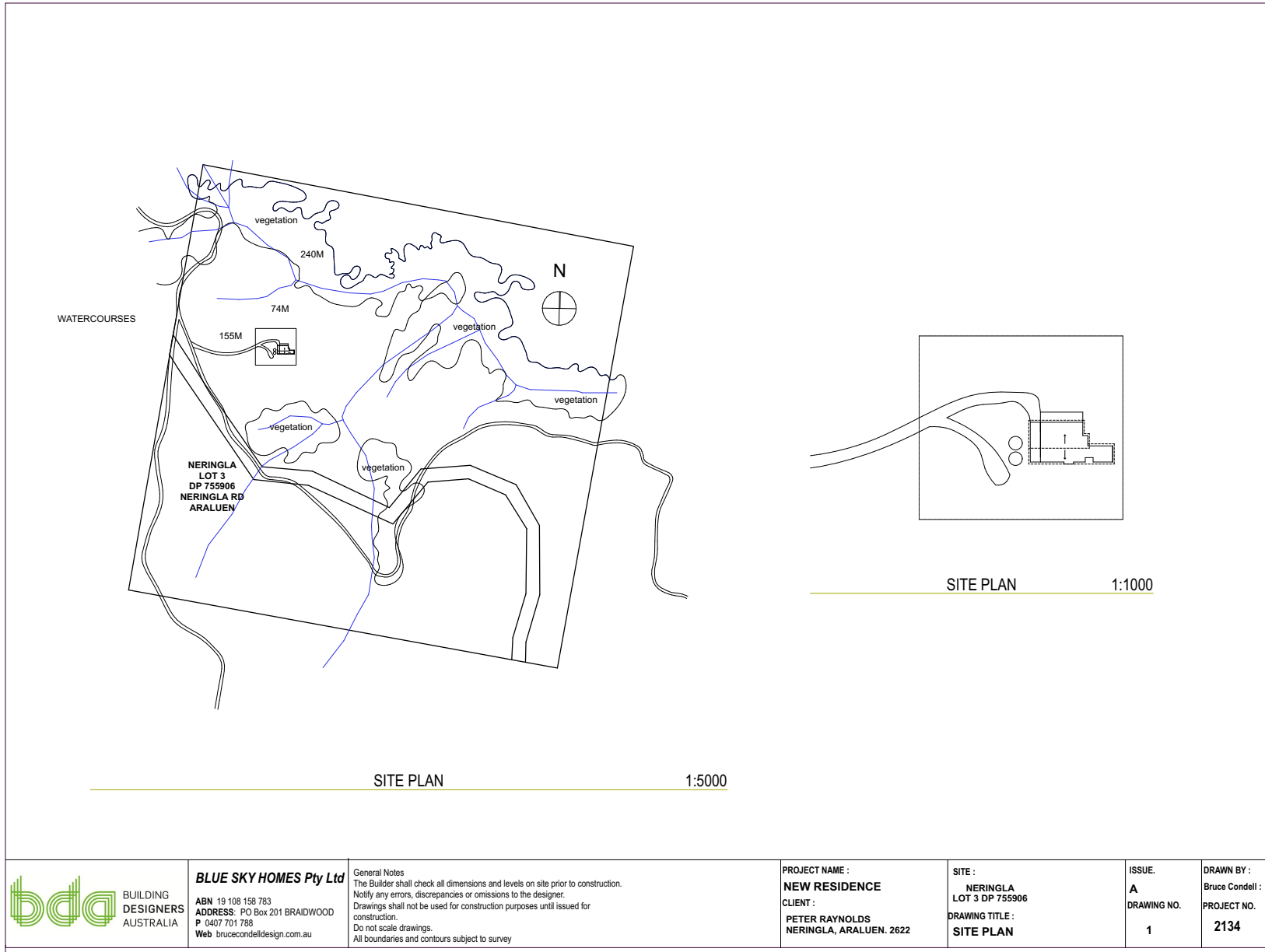
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0384 - 1076
NERINGLA ROAD NERINGLA - CONSTRUCTION OF A
DWELLING HOUSE AND VARIATION TO MINIMUM LOT
SIZE STANDARD

ATTACHMENT 1 PLANS - DA.2023.0384 - 1076 NERINGLA ROAD NERINGLA



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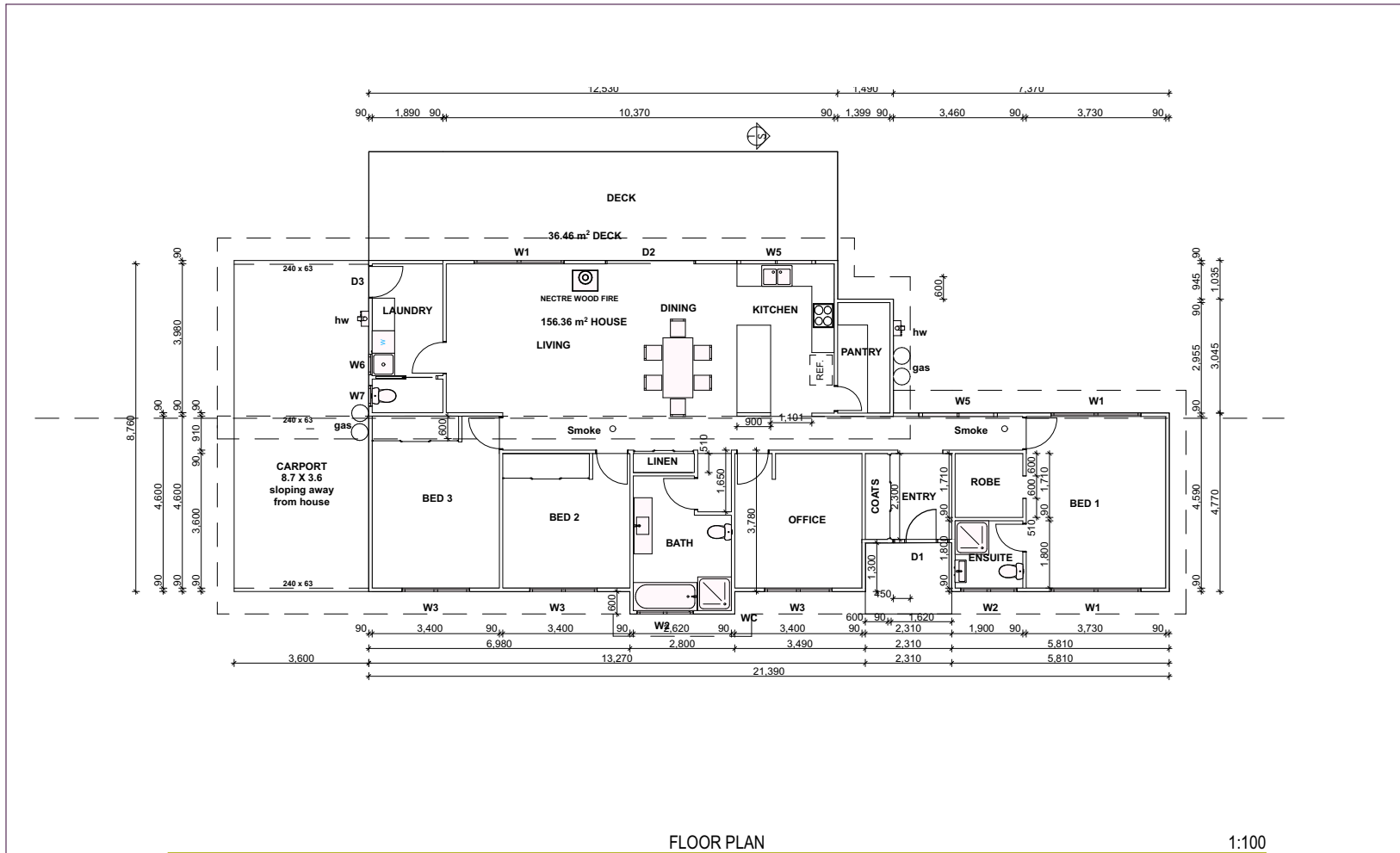
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 Do not scale drawings.
 All boundaries and contours subject to survey


PROJECT NAME :
 NEW RESIDENCE
CLIENT :
 PETER RAYNOLDS
 NERINGLA, ARALUEN. 2622

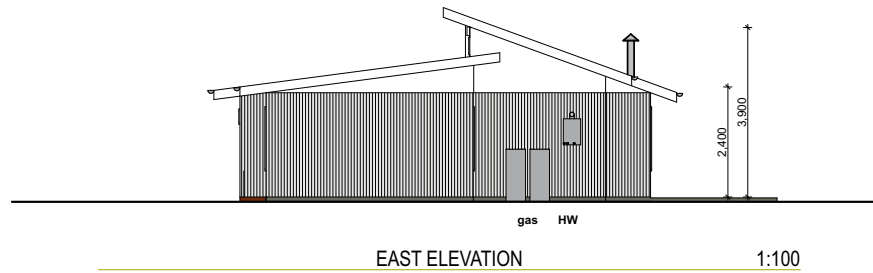
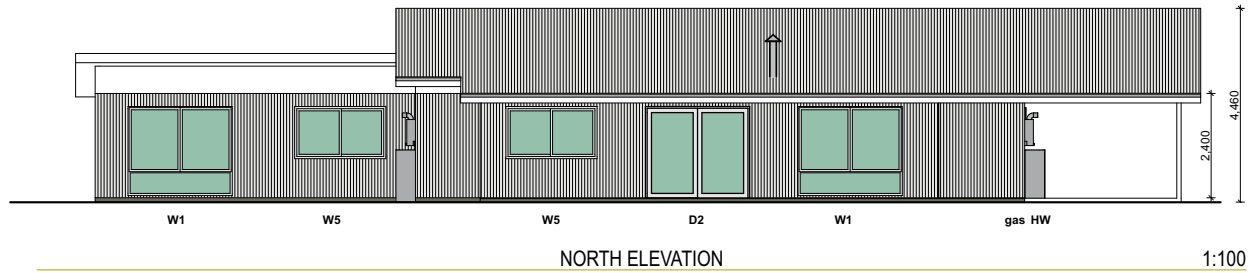
SITE :
 NERINGLA
 LOT 3 DP 755906
DRAWING TITLE :
 SITE PLAN

ISSUE.
A
DRAWING NO.
 1

DRAWN BY :
 Bruce Condell
PROJECT NO.
 2134



	BUILDING DESIGNERS AUSTRALIA	BLUE SKY HOMES Pty Ltd ABN 19 108 158 783 ADDRESS: PO Box 201 BRAIDWOOD P 0407 701 788 Web brucecondelldesign.com.au	General Notes The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the designer. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey	PROJECT NAME : NEW RESIDENCE CLIENT : ?	SITE : NERINGLA LOT 3 DP 755906 DRAWING TITLE : FLOOR PLAN	ISSUE: A DRAWING NO. 2 OF 7	DRAWN BY : Bruce Condell : PROJECT NO. 2134
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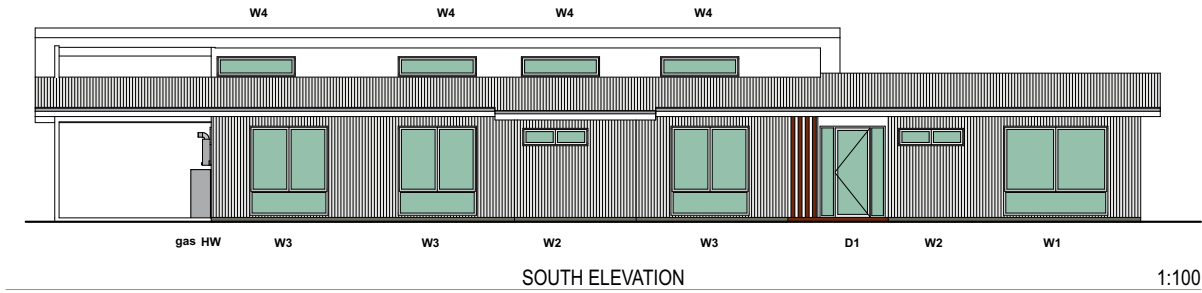
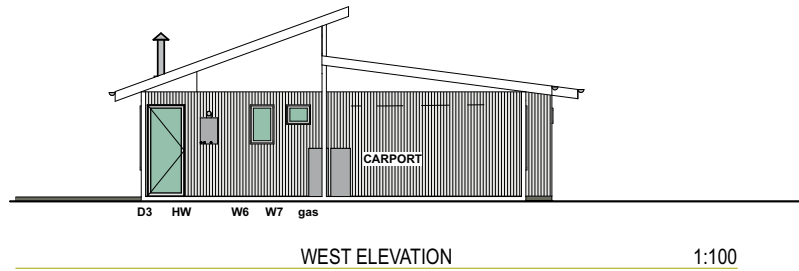
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NEW RESIDENCE
 CLIENT :

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SITE :
 NERINGLA
 LOT 3 DP 755906
 DRAWING TITLE :
ELEVATIONS

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3 OF OF 7

DRAWN BY :
 Bruce Condell
 PROJECT NO.
2134



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SITE :
 NERINGLA
 LOT 3 DP 755906
 DRAWING TITLE :
ELEVATIONS

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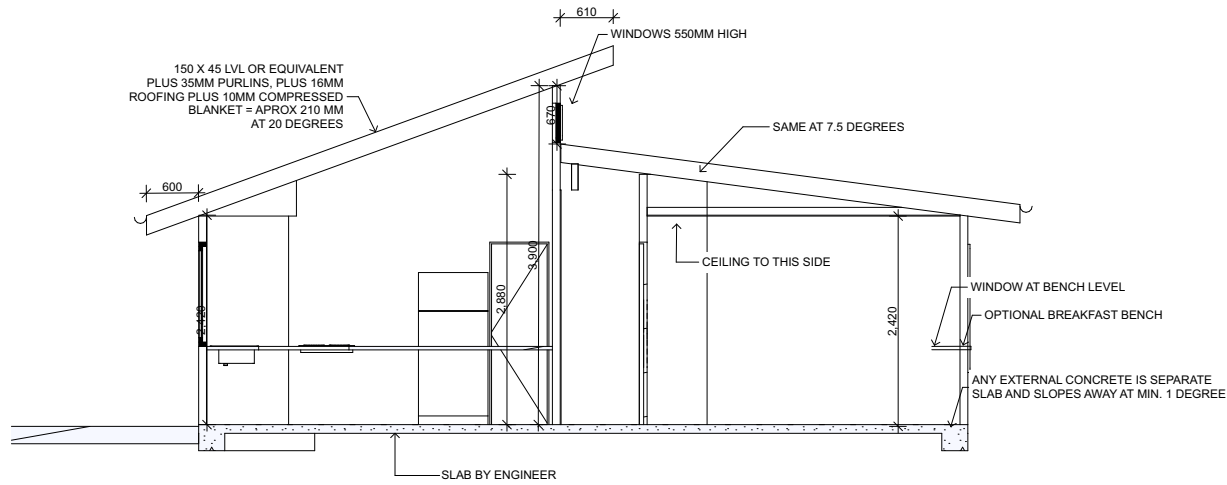
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 Bruce Condell
 PROJECT NO.
2134

- GENERAL NOTES:**
- BUILDER TO VERIFY ALL MEASUREMENTS ON SITE. DO NOT SCALE OFF DRAWINGS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN STANDARD & ALL COUNCIL BY-LAWS
 - SITE EXCAVATION AND BATTERS TO BCA 3.1.1
 - DRAINAGE TO BCA 3.1.2
 - TERMITE MANAGEMENT AS PER BCA 3.1.3
 - FOOTINGS AND SLABS TO AS2870
 - TIMBER CONSTRUCTION, ROOF AND WALL BRACING TO AS1684
 - GLASS & GLAZING TO AS1288
 - BRICKWORK TO AS3700
 - SMOKE DETECTORS TO AS3786
 - REFER TO PLANS FOR LOCATIONS
 - HEATING APPLIANCES TO AS2918
 - WINDOW/DOOR SIZES ARE NOMINAL AND SHALL BE CONFIRMED PRIOR TO WALL CONSTRUCTION
 - STAIR CONSTRUCTION TO BCA 3.9.1
 - BALUSTRADES TO BCA 3.9.2
 - WET AREAS TO AS3740

- THE BUILDER MAY ADOPT A SUITABLE ALTERNATIVE TO THE DEEMED TO SATISFY PROVISION OF THE BCA, OR TO THE RELEVANT STANDARD, PROVIDED IT MEETS WITH THE APPROVAL OF A QUALIFIED ENGINEER OR BUILDING SURVEYOR.

BUSH FIRE PRONE AREAS
 - A BUSHFIRE ATTACK LEVEL MUST BE PROVIDED

BUILDING NOTES
 - REMOVABLE HINGES ARE TO BE PROVIDED TO SANITARY COMPARTMENTS WHERE CLEARANCE FROM EDGE OF PAN TO DOOR OPENING IS LESS THAN 1200MM BCA 3.8.3.3
 - FOOTINGS, PRIOR TO EARTHWORKS BUILDER TO CONFIRM LOCATION OF ALL UNDER GROUND SERVICES.



SECTION 1

1:50

BAL-29	
SUBFLOOR SUPPORTS	Exposed to external wall or to steel, braced or aluminium mesh. Non-combustible or naturally fire resistant timber supports where the surface is unsealed.
FLOORS	Concrete slab supported or reinforced by external wall, steel mesh or braced or timber joists. All non-combustible, naturally fire resistant timber or structural-steel materials with suitable external wall treatment.
EXTERNAL WALLS	Non-combustible masonry of concrete, brick, stone, and brick, or steel, or aluminium mesh or steel framed, reinforced with steel on the outside and clad with a suitable cement fibrous or mineral fibre/healthier synthetic insulator.
EXTERNAL WINDOWS	Frame lightweight glass with operable positive pressure seal and frame electrical or metal reinforced. F.C.G.R. suitable external glazing and positive pressure. All metal of ground, clad or uncoated.
EXTERNAL DOORS	Reinforced with steel, brass or aluminium mesh or non-combustible or F.C.G.R. reinforced for 400 mm above threshold. Glass or healthy existing timber frame double-glazing with suitable external finish.
ROOFS	Non-combustible concrete, roof/wall junction sealed. Opening fixed with non-combustible, metal, plastic, Bricks to fully sealed.
VERANDAS DECKS ETC.	Enclosed sub-floor open or non-combustible or healthy untreated timber supports. Decking to be non-combustible or healthy-treated timber.



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NEW RESIDENCE
CLIENT :
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SITE :
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 LOT 3 DP 755906
DRAWING TITLE :
SECTION

ISSUE:
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5 OF 7

DRAWN BY :
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2134

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

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- ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0384 - 1076
NERINGLA ROAD NERINGLA - CONSTRUCTION OF A
DWELLING HOUSE AND VARIATION TO MINIMUM LOT
SIZE STANDARD
- ATTACHMENT 2 STATEMENT OF ENVIRONMENTAL EFFECTS - CL 4.6
VARIATION REQUEST - DA.2023.0384 - 1076 NERINGLA
ROAD NERINGLA



Statement of Environmental Effects

Proposed Dwelling

Lot 3, Neringla NSW

Prepared for
Peter Raynolds

Date
7 July 2023
V1.0

Prepared by
Cameron Judson

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Appendix 1: Mapping package



1. Introduction

This Statement of Environmental Effects has been prepared by Upside Planning Pty Ltd on behalf of the landowner to assist Queanbeyan Palerang Regional Council in its consideration of the proposal under the *Environmental Planning and Assessment Act 1979* (EP&AAAct).

The application site is known as Lot 3 Neringla.

The development application is for a dwelling and related infrastructure as defined by the Queanbeyan Palerang Regional Local Environmental Plan 2022 (QPRLEP 2022).

The land is zoned RU1 'Primary Production', and the minimum lot size prescribed in the QPRLEP 2022 is 40ha. Access to the site is from Neringla Road.

The site was over 40ha when created. However, about 6,000m² of the site was resumed for a crown road in 1901. This road was never built. This means the application site is a slightly under the minimum lot size of 40ha. Accordingly, this development application includes a request for a variation under clause 4.6, 'exceptions to development standards' of the QPRLEP 2022.

The report has been prepared in accordance with the requirements of the Environmental Planning and Assessment Regulations 2021.

2. The Site

Site Description

The application site is legally defined as Lot 3 DP 755906 Neringla. It is about 12 kilometres south of Araluen and sits at the southern end of Neringla before the land rises into a hilly and rugged country.

The site is regular in shape and has a total area of about 39.4ha.

Oban Creek passes through the northern end of the site.

The site has been the subject of historic clearing by previous generations. Native vegetation sits astride Oban Creek, and regrowth has been allowed to establish on the steep slopes of the lot and surrounding land.

Suitable pockets of the site are used for intermittent grazing. Adjacent land is undeveloped and used for grazing.

Figure 1 below provides a site location plan.

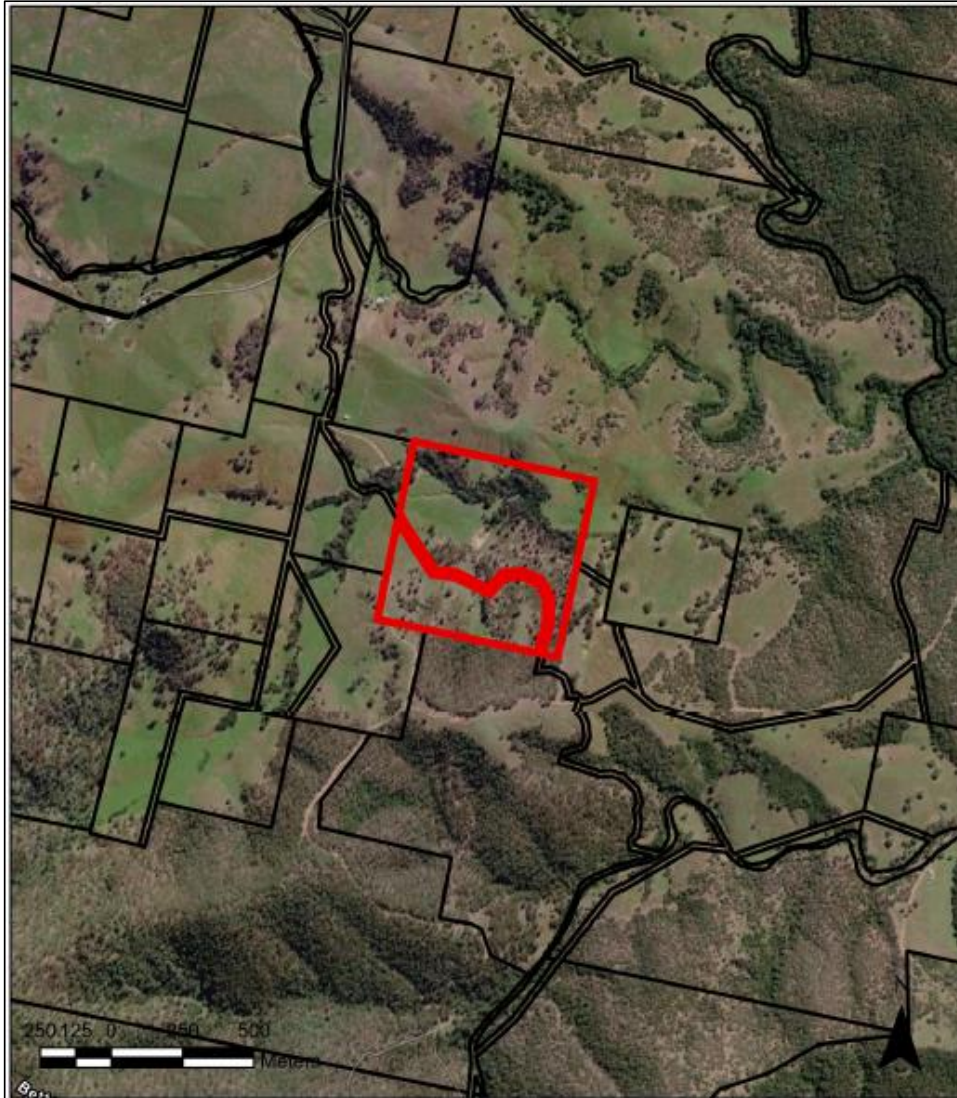


Figure 1: Site Location Plan

Site History

The application site was created in 1865 as a 100-acre lot and sits within the Parish of Bettowind. Figure 2 below provides an extract of the Crown Plan (368.787). In November 1901, land was resumed from the lot to enable the creation of a crown road.

This road was never formed.

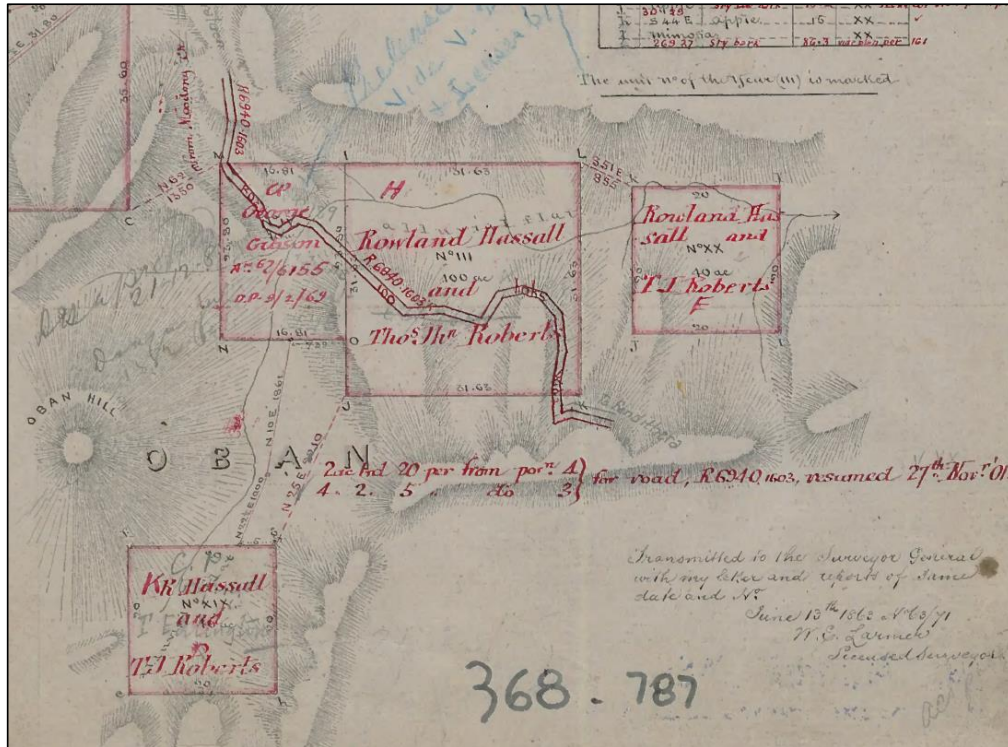


Figure 2: Crown Plan

Practical and legal access for several properties to the south of the site is provided by a right of carriageway along the western end of the application site together with Lots 4 and 42 in DP755906.

3. The Proposal

The proposed development is for a four-bedroom single-storey dwelling with associated infrastructure and access.

The subject site would gain access by a right of carriageway which passes through Lot 4 DP755906.

4. Statutory Context

Environmental Planning & Assessment Act 1979

The EP&A Act and its associated regulations and environmental planning instruments set the framework for NSW's development assessment. Development assessment provisions are contained in Part 4 of the EP&A Act.

Integrated Development



The proposed development is not Integrated Development by reason of Section 4.46 of the EP&A Act.

There is no development within 40 metres of a watercourse, and therefore a referral under the Water Management Act is not required.

Although the site is mapped as subject to bushfires, the proposed development is not a special fire protection purpose. Therefore, the development application is not considered 'integrated development' for Section 100B of the Rural Fires Act 1997.

Other Statutory Requirements

In addition to the Environmental Planning and Assessment Act 1979, other statutory requirements apply to the proposal.

These requirements to inform the development application are set out in Table 5 below.


Table 1: Other Statutory Requirements

Act	Requirements
Biodiversity Conservation Act 2016	<p>Under the Act, all development that requires development consent under Part 4 of the EP&A Act must be assessed against the Biodiversity Offset Scheme (BOS) thresholds, as set out in clause 7.2 of the NSW Biodiversity Conservation Regulation 2017.</p> <p>The site is mapped as containing Biodiversity Values. Figure 3 below provides the Biodiversity Values Map.</p>



	<p>Biodiversity Values</p>  <p>Source: ED Biodiversity & Conservation (EES)</p> <p>Legend</p> <ul style="list-style-type: none"> Lot3DP755906 Biodiversity Values <p>Figure 3: Biodiversity Values Map, ED Biodiversity & Conservation (EES)</p> <p>The threshold for clearing, which the Biodiversity Assessment Method (BAM) and BOS apply, is 1ha hectare or more for the application site (as the prescribed minimum lot size is 40ha).</p> <p>Clearing of native vegetation is not proposed. The proposal does not trigger any other prescribed tests.</p> <p>No work is proposed within the area mapped as containing biodiversity values.</p>
<p>Roads Act 1993</p>	<p>The objectives of the Roads Act 1993 include regulating works and activities in public road reserves. The application site would be accessed from a private road that runs along its boundary. An application under Section 138 is not required.</p>
<p>Water Management Act 2000</p>	<p>The Water Management Act seeks the conservation and management of water resources for sustainable use.</p>



	<p>The proposal is not defined as a 'controlled activity' because of development beyond 40 metres of a watercourse. Figure 4 below details the location of permanent and intermitted watercourses.</p> <p>1076 Neringla Road, Lot 3 DP 755906</p> <p>Riparian Lands and Watercourses</p>  <p>Source: Riparian Lands and Wetlands Map, Palarang LEP 2014</p> <p>Legend</p> <ul style="list-style-type: none"> ▭ Lot3DP755906 ▭ Riparian Lands and watercourses ▭ Wetlands ▭ Wetlands protection — hydroline <p>Figure 4: watercourses</p>
<p>Rural Fires Act 1997 NSW (Rural Fires Act)</p>	<p>The site is mapped as bushfire-prone land. The development is on bushfire-prone land. Therefore, the application must satisfy the requirements of Planning for Bush Fire Protection 2019 (PBP 2019).</p> <p>A "Single Dwelling Application Kit" has been completed by the landowner.</p> <p>PBP 2019 states that a suitable package of BPMs should be proposed commensurate with the assessed level of risk to the development. The scale of the development and numbers of people likely to be occupying the building will be directly relevant to the BPMs proposed.'</p> <p>The abovementioned assessment is provided as part of the development application.</p> <p>No bushfire fire attack measures are required in the construction of the dwelling. However, because of the remote access, the applicant has elected to build to BAL 29.</p>



Environmental Planning & Assessment Act 1979

The EP&A Act and its associated regulations and environmental planning instruments set the framework for NSW's development assessment. Development assessment provisions are contained in Part 4 of the EP&A Act.

5. Planning Assessment

5.1 Matters for Consideration

Section 4.15 'Evaluation' of the Environmental Planning and Assessment Act advises the following matters as are of relevance to the consideration of a development application:

- “(a) the provisions of:*
 - (i) any environmental planning instrument, and*
 - (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) any development control plan, and*
 - (iiia) any planning agreement*
 - (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality,*
- (c) the suitability of the site for development,*
- (d) any submissions made in accordance with this Act or the regulations,*
- (e) the public interest.”*

5.2 Environmental Planning Instruments

Consideration of the applicable instruments is presented in the set out below.

State Environmental Planning Policy

Table 2 below addresses the applicable policy and responds with regard to the performance of the proposal.

Table 2: State Environmental Planning Policy

Instrument	Consideration
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The lot falls outside the Sydney Drinking Water Catchment, and therefore Chapter 8, 'Sydney drinking water catchment', is not applicable.



SEPP (Primary Production) 2021	<p>SEPP (Primary Production) 2021 aims to facilitate the orderly and economic use and development of lands for primary production and to implement measures designed to reduce land-use conflicts.</p> <p>The modest scale of the proposed development does not involve any significant change to the existing use of the land. It does not adversely affect the use of the site for continued agricultural purposes.</p> <p>The proposal supports primary production.</p>
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Queanbeyan Palerang Regional Local Environmental Plan 2022

The site sits within land zoned RU1 ‘Primary Production’ under the QPRLEP 2022.

The proposed development is for a dwelling, which is permitted with consent.

Objectives of the zone

- “To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To minimise the impact of any development on the natural environment.
- To ensure that development does not unreasonably increase the demand for public services or facilities.”

The proposal is consistent with the objectives of the RU1 ‘Primary Production’ zone. A dwelling is an appropriate form of development in this context. This is demonstrated by the assessment below.

Clause 4.2A Erection of dwelling houses on land in certain rural, residential and environmental protection zones

The objectives of this clause are:

- (a) to minimise unplanned rural residential development,
- (b) to enable the replacement of lawfully erected dwelling houses in rural, residential and environment protection zones.”

The clause applies to land zoned RU1 ‘Primary Production’.

Subclause 3 advises that, among other things, development consent must not be granted for the erection of a dwelling on land to which this clause applies unless the lot is 40ha or greater.

4.6 Exceptions to development standards

Clause 4.6 of the QPRLEP 2022 provides an appropriate degree of flexibility in applying certain development standards to a particular development and to achieve better outcomes from and for development by allowing flexibility in particular circumstances.



The clause sets preconditions (Clause 4.6(3)(a)(b)), which, if met, allow Council to grant development consent for development even though that development would contravene a development standard imposed by the QPRLEP 2022.

For Clause 4.6(3) to be applicable, it requires the Council to have considered “a written request from the applicant that seeks to justify the contravention of the development standard” and “demonstrates:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.”

Alongside the above, the council needs to be satisfied that the proposed development “will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and the concurrence of the Planning Secretary has been obtained.”

As set out in *Wisbey v Queanbeyan–Palerang Regional Council* [2021], NSWLEC 1171 failure to meet any of these tests is sufficient to deprive the consent authority of the power to grant consent to the development application.

In this case, clause 4.6 is applied to the minimum lot size development standard to erect a dwelling. The use of the clause would enable a variation of 1.5% or 600m² from the minimum lot size of 40ha.

Given that the variation is modest, almost immaterial, in line with the Planning Circular PS 20-002, the concurrence of the Secretary of the Department of Planning and Environment can be assumed.

Written Request for Variation of Development Standard

This statement forms a written request that justifies the contravention of the development standard, which prescribes a minimum lot size (Clause 4.1) within the context of Clause 4.2A ‘Erection of dwelling houses in certain rural...zones.’

The common ways in which an Applicant might demonstrate that compliance with a development standard is unreasonable or unnecessary are summarised by Preston CJ in *Wehbe v Pittwater Council* (2007) 156 LGERA 446; [2007] NSWLEC 827 at [42]-[51] (*‘Wehbe’*).

Namely, that:

1. the objectives of the standard are achieved notwithstanding non-compliance with the standard; or
2. the underlying objective or purpose of the standard is not relevant to the development, so compliance is unnecessary; or
3. that the objective would be thwarted if compliance was required so that compliance is unreasonable; or
4. that the development has virtually been abandoned or destroyed by the Council’s actions in departing from the standard; or
5. the zoning of the land is unreasonable or inappropriate, so the development standard is also unreasonable or unnecessary.



In the above context, the request for an exception to the subject development standard is based on Test 1, that *“the objectives of the standard are achieved notwithstanding non-compliance with the standard.”*

- The proposal is for a dwelling which is an expected form of farm development. The dwelling would enable the key objectives of the zone to be realised.
- A 1.5% departure would have no material impact and is modest in the context of subclause 4.6(6).
- The variation is not greater than 10%, so the concurrence of the Secretary of the Department of Planning and Environment can be assumed. This threshold is a measure of the degree of flexibility that is considered to be appropriate.
- The application site is of a character and utility because of its shape, size and terrain, equal to or greater than a typical 40ha lot in the locality and wider area. In other words, flexibility would achieve a better outcome for the site's development in line with the zone's objectives.
- The proposal would not adversely impact the land's environmental, historical and cultural values.
- The proposal would not detrimentally impact the scenic values and rural landscape characteristics.
- Sufficient 'environmental planning' grounds exist in the form of the proposal's consistency with the aims of the QPRLEP 2022, together with increased housing choice and the benefit of an increased population to the Araluen locality through the provision of homes for extended families and local workers needed to service rural enterprises and support local businesses.

Given the proposal's merits and the complete absence of harm, the proposal is in the public interest. In addition, given the circumstances, the granting of development consent in this circumstance would reinforce the integrity of the QPRLEP 2022.

In summary:

- the proposed development achieves the objectives of the development standard in question.
- the written request demonstrates that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case.
- sufficient environmental planning grounds exist in the context to justify contravening the development standard.
- Given the above, the proposal is in the public interest.

4.3 Height of buildings

The objectives of clause 4.3, 'Height of Buildings', are:

- (a) to establish the height of buildings consistent with the character, amenity and landscape of the area in which the buildings will be located,*
- (b) to protect residential amenity and minimise overshadowing,*
- (c) to minimise the visual impact of buildings,*
- (d) to maintain the predominantly low-rise character of buildings in the Queanbeyan-Palerang Regional local government area,*
- (e) to ensure the height of buildings complement the streetscape or the historic character of the area in which the buildings are located,*
- (f) to protect the heritage character of the Queanbeyan-Palerang Regional local government area and the significance of heritage buildings and heritage items,*



(g) to provide appropriate height transitions between buildings, particularly at zone boundaries.

The prescribed maximum height of buildings on the application site, and locality, is 7.2 metres.

The proposal has a maximum height of 4.5 metres and therefore complies.

5.21 Flood planning

The application site is not mapped as being affected by flooding.

7.1 Earthworks

This clause (7.1 of the QPRLEP 2022) does not apply as no earthworks are proposed as part of this development.

7.2 Terrestrial Biodiversity

Clause 7.2 of the QPRLEP 2022 has the objective of *“to maintain terrestrial biodiversity by:*

- (a) protecting native fauna and flora, and*
- (b) protecting the ecological processes necessary for their continued existence, and*
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats.”*

The development has been sited to avoid any adverse environmental impacts. The proposed development would not detrimentally impact any native ecological communities, does not require the removal of any habitat of any threatened species, population or ecological communities and does not remove any habitat elements that provide connectivity. It has been located to avoid the areas mapped as having Terrestrial Biodiversity.

Figure 5 below provides an extract of the Terrestrial biodiversity map as it relates to the application site.

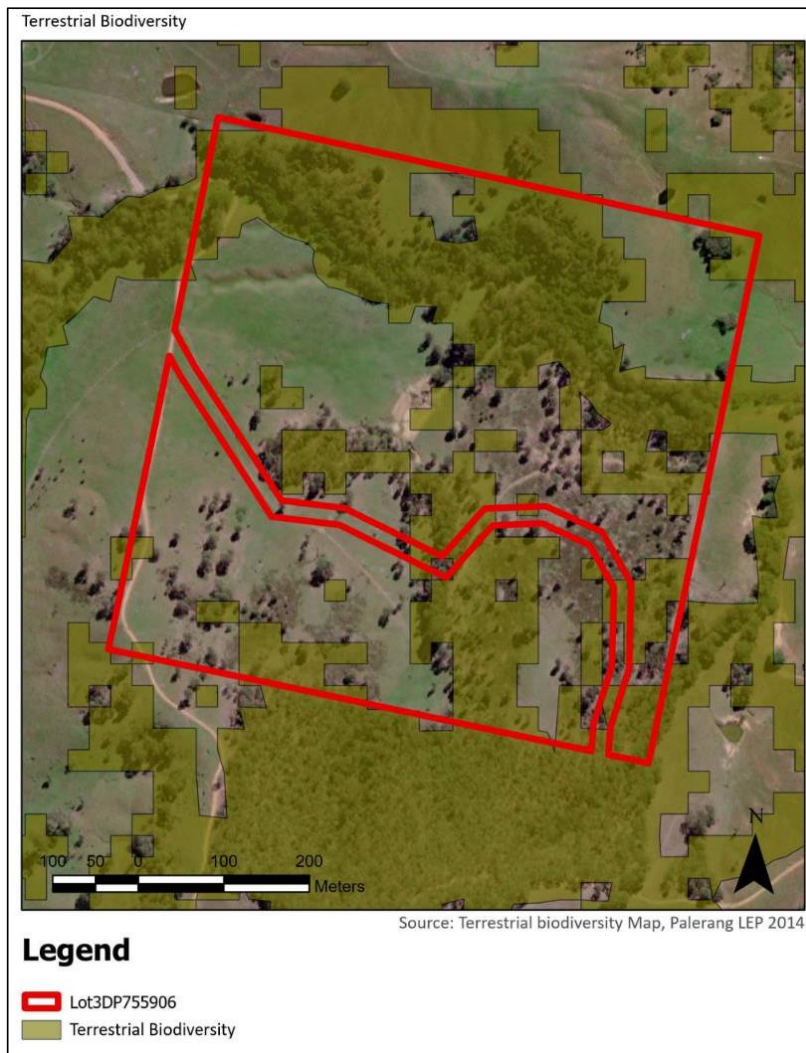


Figure 5: Terrestrial Biodiversity

7.3 Drinking water catchments

Clause 6.4 of the QPRLEP 2022 has the objective to:

- (a) to protect drinking water catchments by minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages,
- (b) to maintain water quality and the natural environment in the Sydney, Googong and Captains Flat drinking water catchments.

The lot falls outside a drinking water catchment.



7.4 Riparian lands and watercourses

Clause 6.5 of the QPRLEP 2022 deals with riparian lands and watercourses. Its objectives relate to:

- (a) water quality within watercourses,
- (b) the stability of the bed and banks of watercourses,
- (c) aquatic and riparian habitats,
- (d) ecological processes within watercourses and riparian areas.

Figure 6 below details the location of watercourses that run through the site.

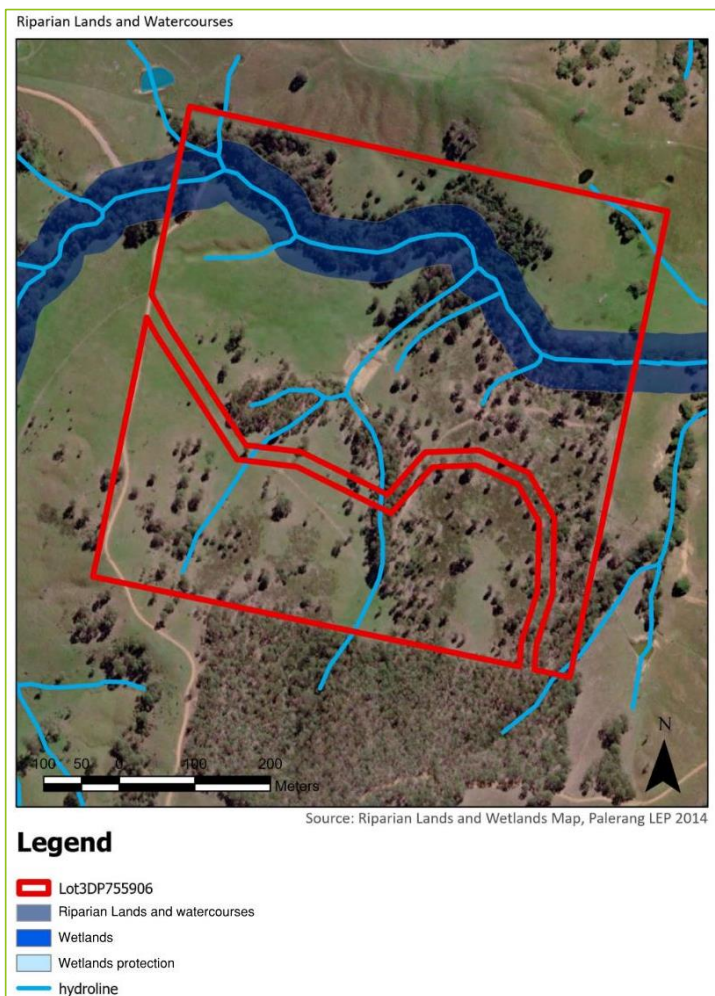


Figure 6: Riparian Lands and Watercourses

This clause applies as the land is mapped as riparian or watercourses. The development has been sited not to impact the riparian corridor mapped on the land.



7.12 Essential services

Clause 6.11 states that “Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

Stormwater not captured by the rainwater tanks would run overland to Oban Creek. Rainwater tanks would supply water.

Sewerage and wastewater would be managed on-site. The submitted soil report prepared by a suitably qualified soil and wastewater consultant demonstrates the site’s capacity in this respect.

Electricity will be generated on-site through a solar and battery system.

Access is from the right of way, which runs along the site’s western end. The site benefits from a right of way over Lot 4, which connects the application site to Neringla Road.

A right of way has been created over Lots 4, 3, 4, & 42 in Deposited Plan 755906 for the benefit of Lot 3.

The application site has both practical and legal access.

5.3 Draft Environmental Planning Instruments

There are no draft planning instruments in place that relate to the proposal.

5.4 Palerang Development Control Plan 2015

The Palerang Development Control Plan (Palerang DCP 2015) prescribes a range of controls that apply to the proposed development within the former Palerang local government area, except for Braidwood, which has its DCP.

In particular, Part B ‘General Provisions’, Part 3 ‘General Development’ are applicable, and Part 4 ‘Other Provisions’.

Part 2 ‘Land Use Provisions’


Table 4: Assessment of relevant controls of Part B of the Palerang DCP 2015

DCP Control Part B Land Use Provisions	Response
Part B2.1 Site Analysis	A detailed analysis of the site was undertaken to determine a suitable location for the dwelling.



<p>A site analysis is required to ensure that development is of a high quality, minimises environmental impacts and positively contributes to the existing character of the locality.</p> <p><u>Objective</u></p> <p>To ensure that site attributes and constraints are carefully considered in the site planning and assessment process.</p>	<p>The mapping package provided in Appendix 1 forms informed this analysis.</p> <p>The site's constraints have been considered.</p> <p>The proposal complies.</p>										
<p>B.3.1 Terrestrial Biodiversity</p> <p><u>Objective</u></p> <p>a) To maintain and enhance the local government area's biodiversity b) To encourage the recovery of threatened species and endangered ecological communities c) To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on biodiversity</p> <p><u>Control</u></p> <p>1) The QPRLEP 2022 Terrestrial Biodiversity Map and clause 6.3 Terrestrial Biodiversity should be considered in the preparation of a development application. If the lot (or part of the lot) to be developed are shown on the Terrestrial Biodiversity Map, the development application must demonstrate how clause 6.3 has been addressed.</p> <p>2) In the consideration of native flora and fauna, if the lot (or part of the lot) to be developed is shown on the Terrestrial Biodiversity Map, a landscape/habitat approach is to be taken in the assessment of whether threatened species or an endangered ecological community is present. This means that rather than focusing on records of flora and fauna species, the type of vegetation community present is to be the basis of the assessment. The type of vegetation present will determine the fauna species that may be present. For example, if the vegetation community is identified as being Natural Temperate Grassland then it is possible that threatened native reptile species will be present or if there are mature trees, it is likely that native birds will use the area.</p> <p>3) In some instances, it will be necessary to have a native flora and fauna report prepared as part of the development application. Developments that commonly require a flora and fauna report includes subdivision and earthworks in rural and environmental zones. Council's requirements for flora and fauna reports are listed below. It is strongly recommended that prior to commencing the report, that the development application and the need for the report be discussed with Council and that the NSW Office of Environment and Heritage guidelines are consulted.</p> <p>4) Terrestrial flora and fauna reports are to be prepared by a person experienced and qualified in the terrestrial native flora and fauna of the Palerang local government area.</p>	<p>This issue is addressed above in Section 6.1.</p> <p>No significant vegetation is proposed to be removed as part of this application. The dwelling is not located on land mapped as terrestrial biodiversity.</p> <p>Threatened Ecological communities (TEC) and Endangered Ecological Communities (EEC) have also been considered to reinforce the understanding of impact. Figure 8 below provides the TEC map as it applies to the application site.</p> <div data-bbox="906 904 1398 1576"> <p>Threatened Ecological Communities (TEC)</p> <p>Source: South East Local Land Services Biometric vegetation map, 2014. VIS_ID 4211</p> <p>Legend</p> <table border="0"> <tr> <td> Lot3DP755906</td> <td>N/A</td> </tr> <tr> <td> Lowland Grassy</td> <td> Upland Basalt Eucalypt</td> </tr> <tr> <td> Woodland in the South</td> <td> Forests of the Sydney</td> </tr> <tr> <td> East Corner Bioregion</td> <td> Basin Bioregion</td> </tr> <tr> <td>EEC prob: high</td> <td>EEC prob: high</td> </tr> </table> </div> <p>Figure 7: TEC</p> <p>The proposal complies.</p>	 Lot3DP755906	N/A	 Lowland Grassy	 Upland Basalt Eucalypt	 Woodland in the South	 Forests of the Sydney	 East Corner Bioregion	 Basin Bioregion	EEC prob: high	EEC prob: high
 Lot3DP755906	N/A										
 Lowland Grassy	 Upland Basalt Eucalypt										
 Woodland in the South	 Forests of the Sydney										
 East Corner Bioregion	 Basin Bioregion										
EEC prob: high	EEC prob: high										



<p>B3.3 Watercourses</p> <p><u>Objective</u> a) To ensure that a report contains sufficient information to enable Council to determine the impact of the development proposal on the land.</p> <p><u>Control</u> 1) If it is considered that the areas shown on the Riparian Lands and Watercourse Map will not be impacted by the development, this is to be demonstrated in the development application.</p>	<p>This issue is addressed above in Section 6.1.</p> <p>The figure below shows the location of the proposed dwelling's relationship to watercourses. It is greater than 40 metres from any watercourse.</p>  <p>Figure 8: Watercourses</p> <p>The proposal complies.</p>
<p>B4 Bush fire Prone Land</p> <p><u>Objective</u> a) To minimise risk to life, property and the environment from bushfire b) To ensure compliance with the statutory obligations for development in bush fire prone areas c) To ensure bushfire risk is managed in connection with the preservation of the ecological values of the site and adjoining lands</p> <p><u>Control</u></p> <ol style="list-style-type: none"> 1) Applications must satisfy the relevant provisions of Planning for Bush Fire Protection 2006. 2) Development design and the siting of building envelopes and Asset Protection Zones should consider any potential environmental impact and steps to mitigate the impact on environmentally sensitive lands. Further detailed requirements are set out in section B3.1, Terrestrial Biodiversity, in this DCP. 	<p>The site is mapped as bushfire-prone land. The development is on bushfire-prone land. Therefore, the application must satisfy the requirements of Planning for Bush Fire Protection 2019 (PBP 2019).</p> <p>A "Single Dwelling Application Kit" has been completed by the landowner.</p> <p>PBP 2019 states that a suitable package of BPMs should be proposed commensurate with the assessed level of risk to the development. The scale of the development and numbers of people likely to be occupying the building will be directly relevant to the BPMs proposed.'</p> <p>The abovementioned assessment is provided as part of the development application.</p> <p>The dwelling is designed for Bushfire Attack Level (BAL) 29. This means it has been designed to be exposed to a moderately high bushfire threat with sufficient risk of an ember attack and some burning debris ignited by windborne embers.</p>
<p>B10.2 Aboriginal Heritage</p> <p><u>Objective</u> a) To identify Aboriginal heritage at the earliest possible stage in the development process</p> <p><u>Control</u></p>	<p>An AHIMS search has been undertaken. No sites were found.</p> <p>The proposal affects a cleared part of the site away from locations that may contain aboriginal cultural heritage.</p> <p>The proposal complies.</p>



1) All development will require the consideration of Aboriginal heritage. However, it is recognised that there are areas of Palerang that are more likely to contain Aboriginal heritage, for example, areas adjacent to watercourses.
 2) All development applications except those where the area has been heavily disturbed (for example, an area covered with bitumen or concrete) or where an archaeological report has been previously undertaken on the site will require evidence of a search of the NSW register known as the Aboriginal Heritage Information Management System (AHIMS) (see www.environment.nsw.gov.au/conservation/aboriginalculture).
 Note: The majority of Palerang has not been surveyed for Aboriginal heritage objects, so objects may exist on a parcel of land even though they have not been recorded in the AHIMS database

B13 On-site System of Sewage Management (OSSM)

Objective

- a) To ensure the prevention of public health risk – sewage contains bacteria, viruses, parasites and other disease causing organisms. Contact with effluent must be minimised or eliminated, particularly for children. Residuals, such as composted material, must be handled carefully. Treated or untreated sewage must not be used on edible crops that are consumed raw.
- b) To ensure the protection of surface waters – OSSM facilities must be selected, sited, designed, constructed, operated and maintained so that natural or artificial surface waters are not contaminated by any flow from sewage or wastewater treatment systems or land application areas.
- c) To ensure the protection of groundwater – OSSM facilities must be selected, sited, designed, constructed, operated and maintained so that unacceptable risks of groundwater contamination do not occur.
- d) To ensure the protection of lands – OSSM facilities should not cause deterioration of land and vegetation quality through soil structure degradation, salinisation, waterlogging, chemical contamination or soil erosion.
- e) To prevent animal health risk - OSSM facilities must be selected, designed, sited, constructed, operated and maintained so that they do not unreasonably interfere with the quality of water intended for stock watering.
- f) To protect community amenity – OSSM facilities must be selected, designed, sited, constructed, operated and maintained so that they do not unreasonably interfere with amenity. Consideration should be given to aesthetics, odour, dust, vectors and excessive noise.
- g) To ensure the conservation and reuse of resources – the resources in domestic wastewater (including nutrients, organic matter and water) should be identified and utilised as much as possible within the bounds posed by the other performance objectives. Water conservation should be practiced and wastewater production should be minimised.
- h) To encourage ecologically sustainable development – OSSM facilities should be selected, sited, designed, constructed, operated and maintained using, conserving and enhancing the community’s resources so that ecological

The development application includes a report addressing the on-site management of wastewater.

The proposal complies.



<p>processes, on which life depends, are maintained, and the total quality of life, now and in the future can be increased.</p> <p><u>Control</u></p> <ol style="list-style-type: none"> 1. The full specifications of the On-site Sewage Management Facility proposed to be installed or constructed on the premises concerned must be submitted. 2. A site plan must be submitted that shows the location of the proposed effluent management system 3. The application must be accompanied by details of: <ul style="list-style-type: none"> • The operation and maintenance requirements for the proposed On-site Sewage Management System. The On-site Sewage Management System to be installed or constructed must be accredited by the NSW Department of Health. • the proposed operation, maintenance and servicing arrangements intended to meet those requirements • the action to be taken in the event of a breakdown in, or other interference with its operation. 	
<p>B15.2 Waste Management</p> <p><u>Objective</u></p> <ol style="list-style-type: none"> a) To avoid the generation of waste through design, material selection and building practices b) To encourage waste minimisation, including source separation, reuse and recycling c) To ensure efficient storage and collection of waste and quality design of facilities <p><u>Control</u></p> <ol style="list-style-type: none"> 1. A waste management plan and details of on-site waste management facilities is to be submitted with all development applications for all residential buildings 	<p>The waste management plan comprises:</p> <ol style="list-style-type: none"> 1. Identify the types of waste generated during construction, such as wood, drywall, concrete, steel, insulation, and roofing materials. 2. Establishment of targets for waste reduction and reuse, such as diverting a certain percentage of waste from landfills or finding ways to reuse materials onsite. 3. The development of a system for sorting and separating waste onsite, including using bins or containers to make it easier for workers to dispose of waste properly. 4. Identify local facilities that can recycle or properly dispose of the different types of waste generated during construction, such as a wood recycling facility or a concrete crushing plant. 5. Communication the waste management plan to all workers on the construction site and ensure that they understand their role in implementing it. 6. Review the waste management plan periodically to identify areas for improvement and make necessary adjustments. <p>The proposal complies.</p>
<p>B17 Rainwater tanks</p> <p><u>Objective</u></p> <ol style="list-style-type: none"> a) To reduce the demand on reticulated water services and stormwater flow from properties. 	<p>Two water tanks are proposed. Their total capacity exceeds 100,000 litres.</p> <p>The proposal complies.</p>



<p><u>Control</u></p> <p>2. Residential developments that rely solely on tank water will need larger tanks to achieve security of supply than those that are supplemented by a mains water top-up system</p>	
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Part C 'Development'

Part 3 of the Braidwood DCP 2006 provides information requirements and a range of controls for development, including residential development.

DCP Control Part C 'Development Specific Provisions'	Response															
<p>C2.5 Dwellings in RU1 Primary Production and E3 Environmental Management and E4 Environmental Living land use zones</p> <p><u>Objective</u></p> <p>a) To ensure dwellings are designed and sited so as to not detract from the rural landscape, scenic quality and agricultural productivity of rural areas b) To avoid development on environmentally constrained parts of the land c) To protect water courses, existing native vegetation and areas of heritage significance d) To provide buffers between residential buildings and land uses to minimise the potential for land use conflict.</p> <p><u>Control</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f28b82;"> <th style="text-align: left;">Setbacks (metres) for dwellings</th> <th style="text-align: left;">RU1 Primary Production</th> </tr> </thead> <tbody> <tr> <td>Primary road frontage</td> <td>50</td> </tr> <tr> <td rowspan="3">Side and rear</td> <td><4ha</td> <td>15</td> </tr> <tr> <td>4ha- 80 ha</td> <td>25</td> </tr> <tr> <td>> 80 ha</td> <td>50</td> </tr> <tr> <td>Watercourse</td> <td>40</td> </tr> <tr> <td>National park or nature reserve</td> <td>100</td> </tr> </tbody> </table>	Setbacks (metres) for dwellings	RU1 Primary Production	Primary road frontage	50	Side and rear	<4ha	15	4ha- 80 ha	25	> 80 ha	50	Watercourse	40	National park or nature reserve	100	<p>The proposal is consistent with the objectives of C2.5.</p> <p>The proposed setbacks exceed those prescribed by C2.5.1 'Setbacks'. In particular, the proposal has a setback to the creek exceeding 40 metres.</p>
Setbacks (metres) for dwellings	RU1 Primary Production															
Primary road frontage	50															
Side and rear	<4ha	15														
	4ha- 80 ha	25														
	> 80 ha	50														
Watercourse	40															
National park or nature reserve	100															
<p>C2.5.2 Potable water supply</p> <p>Where a reticulated water supply is not available, a minimum potable water supply of 90,000 litres is to be provided and installed in accordance with B17 Rainwater Tanks.</p>	<p>Two water tanks are proposed. Their total capacity exceeds 100,000 litres.</p>															



In summary, the proposal complies with the Palerang DCP 2015.

5.5 Planning Agreements

No known Planning Agreements apply to the proposed development or subject site.

5.6 Regulations

The development application has been made in accordance with the requirements contained in Part 3 of the Environmental Planning and Assessment Regulation 2021.

No matters prescribed by the regulations need to be considered as part of this application.

6. Likely Impacts

The area is rural in nature, with properties in the locality varying in size. It is considered that the proposed dwelling future would be in keeping with the surrounding area's character.

The proposal has been designed and positioned to ensure it has no adverse impact on water and biodiversity.

7. Suitability of the Site

The preceding sections of this report demonstrate that the site is suitable for the proposed development.

No environmental constraints would hinder the proposed development in its proposed location.

Bushfire risk is managed through the design and management of surrounding pastures.

8. Submissions

The consent authority is required to consider any submissions made in response to any public notification or advertising under Council's Notification Policy.

9. The Public Interest

The proposal is considered to be within the interest of the public; in particular, it would provide housing choices in Araluen.

10. Conclusion

The proposal has been considered with regard to Section 4.15 of the Environmental Planning and Assessment Act, together with other relevant legislation.



This statement has been prepared to assess the proposal's compliance with the provisions of relevant environmental planning instruments.

Having regard to the environmental, economic, and social considerations, the proposed development has merit for the following reasons:

- The proposal is permissible in the zone with consent and is consistent with the objectives of the zone together with relevant State planning instruments.
- The written request for a variation to clause 4.2A, 'Erection of dwelling houses in certain rural...zones,' demonstrates that strict compliance with the prescribed minimum lot size of the clause is not necessary. In particular:
 - a) Concurrence from the Secretary of the Department of Planning and Environment can be assumed. This threshold is a measure of the degree of flexibility that is considered to be appropriate.
 - b) The size and shape of the land mean it has a high utility with regard to its zoning.
 - c) The proposal would not have an adverse impact on waterways or biodiversity
- The proposal complies with the QPRLEP 2022 and the Palerang DCP 2014.

In conclusion, despite a numerical non-compliance, the proposal achieves the underlying purpose of clause 4.2A of the QPRLEP 2022 as much as one which complies. The development is not only consistent with the underlying purpose of the standard but also with the broader planning objectives as set out in the QPRLEP 2022 and the Palerang DCP 2014.

In this context, strict compliance with the standard would be deemed unreasonable and unnecessary, and the council should approve the proposed dwelling.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0384 - 1076
NERINGLA ROAD NERINGLA - CONSTRUCTION OF A
DWELLING HOUSE AND VARIATION TO MINIMUM LOT
SIZE STANDARD

ATTACHMENT 3 EFFLUENT DISPOSAL REPORT - DA.2023.0384 - 1076
NERINGLA ROAD NERINGLA

On-site Sewage Management System Report (OSMS)

For

**Peter Raynolds
Proposed 4-bedroom residence on
Lot 3, DP 755906
1076 Neringla Rd, Araluen
23rd August 2023**

Attachments

- **Aerial photo of lot 3**
- **Proposed disposal site photo on lot 3**
- **Soil profile photo for lot 3**
- **Rein septic tank NSW Health approval**
- **Generic information about on-site sewage**

**Prepared by:
Andrew Cassim
"Wilton"
Izzards Lane
Majors Creek
NSW 2622
0424 712 488**

General Overview

The applicant is seeking approval from QPRCouncil to construct a new on-site sewage system for his proposed 4-bedroom residence on lot 3, DP755906.

This OSMS report is prepared in respect to the above-mentioned allotment. This allotment does not fall with Sydney Catchment Authority boundaries.

The applicant will use solar power and rain water tanks. The proposed effluent disposal area (EDA) has good exposure (North East facing, slightly elevated, with good wind and sun exposure). Ground cover in and surrounding the area is a perennial pasture.

There is a creek to the North and North East of the proposed residence/EDA. While the proposed residence/EDA is within 100meters of the creek to the North, the directional flow path of storm water off the EDA is towards the creek to the North East which is greater than 100meters away.

Erosion potential is low; naturally care should be taken with freshly exposed surfaces. The proposed EDA has a slope of approximately <12%.

This report has been prepared to meet the requirements of:

- AS/NZS 1547-2012
- "On-site Sewage Management for Households" EPA Guidelines
- QPRC On-Site Sewage Management Policy 2018
- "Neutral or Beneficial Effect on Water Quality Assessment Guidelines" and "Developments in Sydney's Drinking Water Catchments" Sydney Catchment Authority

Recommendation

This report finds that the soils and topography on the proposed EDA is capable of disposal by absorption. Therefore, on-site sewage disposal is to be via a conventional ReIn septic tank and absorption trenches, constructed within the proposed EDA. The proposed EDA is indicated on the aerial photo attached.

Soils were consistent across the proposed EDA.

All treatment facilities should be consistent with techniques described in this report and in accordance with AS1547-2012.

Prior to commencement of construction, the applicant will be required to nominate to QPRCouncil a licensed plumber to undertake the installation.

Site Assessment

Lot 3 is accessed off 1076 Neringla Rd, a public road maintained by QPR Council. The soil was augured in the proposed effluent disposal area. The proposed area is shown on the aerial photo attached.

The effluent site is assessed as follows:

Feature	Assessment	Limitation
Flooding	Nil potential	Minor
Exposure	Good	Minor
Run on and seepage	Low	Minor
Erosion	Slope < 12%	Minor
Site drainage	No visible dampness	Minor
Salinity	No visible signs	Minor
Bores/wells	Nil	Minor
Fill	Nil	Minor
Land form	Linear divergent	Minor
Buffer distances: rivers, creeks, drainage lines/depressions and dams	> 40 meters from a drainage depression & dam, > 100 meters from a drainage line (formed bank) or creek. > 150m from an SCA named river	Nil breached minor
Buffer distances, general	Sub surface disposal, primary treated effluent: Sub surface disposal, primary treated effluent: 2meters downslope or flat, or 6m upslope of buildings and retaining walls; 3m downslope and where flat, or 6m upslope of property boundaries, paths/walkways and recreational areas; 15m from in ground potable water tanks & in ground swimming pools	Nil breached minor
Rocky outcrops	Nil	Minor

Please note that I have not surveyed this site accurately. Information is presented in good faith and is approximate only – i.e. measuring wheel measurements. I caution all readers of this report that if it is critical that particular distances need further definition then a professional surveyor should be engaged.

Indicative Soil Assessment

Three soil horizons were assessed across three test holes using indicative tests (average results across the three holes) are as follows:

Feature	Total Soil	Horizon A	Horizon B	Horizon B1
Depth to rock	>1.0m			
Depth to water	>1.0m			
Soil Permeability		0-20cm sandy loam, weakly structured	20-60 cm clay loam, moderately structured	60 -100cm light clay strongly structured
Coarse Fragments		Few fine gravel	Few fine gravel	Very few fine gravel
pH		5.0		
Soil texture		Sandy loam	Sandy clay loam	Sandy clay
Dispersive soil		Nil	Slaked not dispersive	Slaked not dispersive
Soil Category	4 @ horizon B			

Wastewater flow design allowances

For the purposes of building a residence, design daily flow for residences with appliances and fixtures of at least a four star rating, would be:

From "Neutral or Beneficial Effect on Water Quality Assessment Guidelines" SCA

Design water loading per each potential bedroom	Reticulated/Bore water	Tank water
1-2 potential bedrooms	600L/Day	400L/Day
3 potential bedrooms	900L/Day	600L/day
4 potential bedrooms	1200L/Day	800L/day
More than 4 potential bedrooms	1200L/Day plus 150L/Day for each additional bedroom	800L/Day plus 100L/Day for each additional bedroom

From the table above, total litres per day for the 4-bedroom residence on tank water would be 800lts.

Design load rating

Based on the calculations in this report and AS 1547-2012, Appendix L, Table L1, the indicative permeability (K_{sat}) for soil category 4, moderately structured, would be 0.5 – 1.5 m/day.

The conservative design-loading rate for primary treated effluent would be 10mm per day.

Land Disposal by absorption trenches (design area sizing)

The length of the absorption trenches for a conventional septic tank, based on the conservative DLR for primary treated effluent of 10mm/day and a design daily flow rate of 800litres would be:

$L=Q/DLR \times W$, where

L = length

Q = design daily flow in L/day

DLR = design loaded rate in mm/day

W = width in meters

$L = 800/(10 \times 1)$

L = 80meters

Therefore, in accordance with AS1547-2012, it would be appropriate for lot 3 to have linear 80meters of trenches that are 1 meter wide, to be constructed within the specified effluent disposal area.

For lot 3, two banks of trenches are required. Each bank will contain two 20meter long trenches that are both 1meter wide. Trenches within the banks must; be constructed in parallel, follow the contour of the land, have a minimum spacing of 4meter between them and the base of the trenches must be level. Via a distribution box, alternate treated effluent between both banks of trenches.

Septic tank sizing

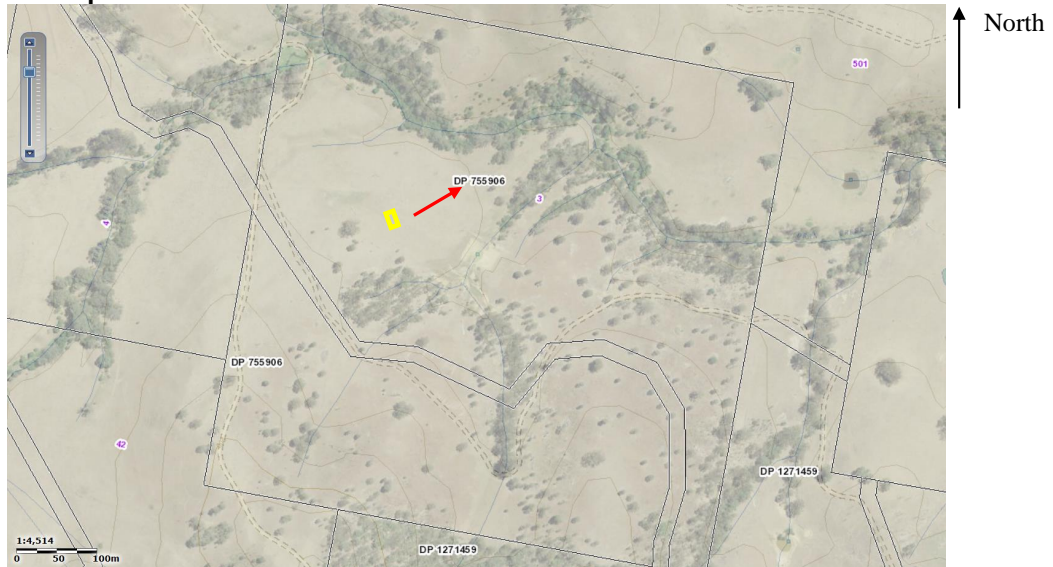
From AS 1547-2012, Appendix J, Table J1, "All-Waste Septic Tank Operational Capacities" a 4-bedroom residence (6 – 7 people) requires a septic tank with a minimum capacity of 3500litres with a desludging/pumpout interval of 3 – 5years.


Therefore, in accordance with AS1547-2012, lot 3 should have a ReIn septic tank with a minimum capacity of 3500lts.

Other Requirements

- **Ensure all trenches adheres to the buffers as specified under “effluent site assessment” in this report, that is:**
 - > 40 meters from a drainage depression & dam
 - > 100 meters from a drainage line (formed bank) or creek
 - > 150 meters from any SCA named river
 - 2meters downslope or flat, or 6m upslope of buildings and retaining walls
 - 3m downslope and where flat, or 6m upslope of property boundaries, paths/walkways and recreational areas
 - 15m from in ground potable water tanks & in ground swimming pools
- **The base of the trenches must be level.**
- **Via the splitter box, alternate treated effluent between either bank of trenches.**
- Ensure trenches are placed within the proposed EDA.
- Trenches must be placed along the contour and slope must not exceed 12%.
- Diversion drains/sump or embankments above the disposal area are not required.
- The disposal area must be delineated as a garden area or fenced off so as not to be used for passive/active recreational purposes or passage by vehicles/machinery.
- The effluent disposal area is not to be used to grow vegetables for human consumption.
- Large trees should be at a distance from the absorption trenches that is equivalent to the expected tree height.
- Shrubs, ground covers, hedges and grasses that grow to approximately 0.5 – 1 meter are appropriate to plant in the land application area.
- Read the generic information provided about on-site sewage systems. Council periodically inspects all sewage systems and failing systems must be repaired or replaced. This can be an awfully expensive exercise so look after your on-site sewage system.

Aerial photo of lot 3



 Proposed EDA. Ensure all buffer zones are adhered to as specified under “effluent site assessment” in this report. Ensure the EDA does not creep too far to the North East within 100meters of the high-water mark of the creek to the North East. The EDA is just below the North Eastern side of the proposed residence.

 Directional flow path of storm water off the proposed EDA.

Proposed disposal site photo of lot 3 looking towards the North East



 **Proposed EDA**

 **Directional flow path of storm water off the proposed EDA**

Lot 3 soil profile



Generic information about onsite sewage systems

ON-SITE SEWAGE MANAGEMENT SYSTEMS

If you live in or rent a house that is not connected to the main sewer then chances are that your yard contains an on-site sewage management system. If this is the case then you have a special responsibility to ensure that it is working as well as it can.

The aim of this pamphlet is to introduce you to some of the most popular types of on-site sewage management systems and provide some general information to help you maintain your system effectively. You should find out what type of system you have and how it works.

More information can be obtained from the pamphlets:

Your Septic System
Your Aerated Wastewater Treatment System
Your Composting Toilet
Your Land Application Area

You can get a copy of these pamphlets from your local council or the address marked on the back of this pamphlet.

It is important to keep in mind that maintenance needs to be performed properly and regularly. Poorly maintained on-site sewage management systems can significantly affect you and your family's health as well as the local environment.

What is an on-site sewage management system?

A domestic on-site sewage management system is made up of various components which - if properly designed, installed and maintained - allow the treatment and utilisation of wastewater from a house, completely within the boundary of the property.

Wastewater may be blackwater (toilet waste), or greywater (water from showers, sinks, and washing machines), or a combination of both.

Partial on-site systems - eg. pump out and common effluent systems (CES) - also exist. These usually involve the preliminary on-site treatment of wastewater in a septic tank, followed by collection and transport of the treated wastewater to an off-site management facility. Pump out systems use road tankers to transport the effluent, and CES use a network of small diameter pipes.

How does an on-site sewage management system work?

For complete on-site systems there are two main processes:

1. treatment of wastewater to a certain standard
2. its application to a dedicated area of land.

The type of application permitted depends on the quality of treatment, although you should try to avoid contact with all treated and untreated wastewater, and thoroughly wash affected areas if contact does occur.

Treatment and application can be carried out using various methods:

Septic Tank

Septic tanks treat both greywater and blackwater, but they provide only limited treatment through the settling of solids and the flotation of fats and greases. Bacteria in the tank break down the solids over a period of time. Wastewater that has been treated in a septic tank can only be applied to land through a covered soil absorption system, as the effluent is still too contaminated for above ground or near surface irrigation.

AWTS

Aerated wastewater treatment systems (AWTS) treat all household wastewater and have several treatment compartments. The first is like a septic tank, but in the second compartment air is mixed with the wastewater to assist bacteria to break down solids. A third compartment allows settling of more solids and a final chlorination contact chamber allows disinfection. Some AWTS are constructed with all the compartments inside a single tank. The effluent produced may be surface or sub-surface irrigated in a dedicated area.

Composting Toilets

Composting toilets collect and treat toilet waste only. Water from the shower, sinks and the washing machine needs to be treated separately (for example in a septic tank or AWTS as above). The compost produced by a composting toilet has special requirements but is usually buried on-site.

These are just some of the treatment and application methods available, and there are many other types such as sand filter beds, wetlands, and amended earth mounds. Your local council or the NSW Department of Health have more information on these systems if you need it.

Regulations and recommendations

The NSW Department of Health determines the design and structural requirements for treatment systems for single households. Local councils are primarily responsible for approving the installation of smaller domestic septic tank systems, composting toilets and AWTSs in their area, and are also responsible for approving land application areas. The NSW Environment Protection Authority approves larger systems.

The design and installation of on-site sewage management systems, including plumbing and drainage, should only be carried out by suitably qualified or experienced people. Care is needed to ensure correct sizing of the treatment system and application area.

Heavy fines may be imposed under the Clean Waters Act if wastewater is not managed properly.

Keeping your on-site sewage management system operating well

What you put down your drains and toilets has a lot to do with how well your system performs. Maintenance of your sewage management system also needs to be done well and on-time. The following is a guide to the types of things you should and should not do with your system.

DO

- ✓ Learn how your sewage management system works and its operational and maintenance requirements.
- ✓ Learn the location and layout of your sewage management system.
- ✓ Have your AWTS (if installed) inspected and serviced four times per year by an approved contractor. Other systems should be inspected at least once every year. Assessment should be applicable to the system design.
- ✓ Keep a record of desludgings, inspections, and other maintenance.
- ✓ Have your septic tank or AWTS desludged every three years to prevent sludge build up, which may 'clog' the pipes.
- ✓ Conserve water. Conservative water use around the house will reduce the amount of wastewater which is produced and needs to be treated.
- ✓ Discuss with your local council the adequacy of your existing sewage management system if you are considering house extensions for increased occupancy.

DON'T

- ✗ Don't let children or pets play on land application areas.
- ✗ Don't water fruit and vegetables with effluent.
- ✗ Don't extract untreated groundwater for cooking and drinking.
- ✗ Don't put large quantities of bleaches, disinfectants, whiteners, nappy soakers and spot removers into your system via the sink, washing machine or toilet.
- ✗ Don't allow any foreign materials such as nappies, sanitary napkins, condoms and other hygiene products to enter the system.
- ✗ Don't put fats and oils down the drain and keep food waste out of your system.
- ✗ Don't install or use a garbage grinder or spa bath if your system is not designed for it.

Reducing water usage

Reducing water usage will lessen the likelihood of problems such as overloading with your septic system. Overloading may result in wastewater backing up into your house, contamination of your yard with improperly treated effluent, and effluent from your system contaminating groundwater or a nearby waterway.

Your sewage management system is also unable to cope with large volumes of water such as several showers or loads of washing over a short period of time. You should try to avoid these 'shock loads' by ensuring water use is spread more evenly throughout the day and week.

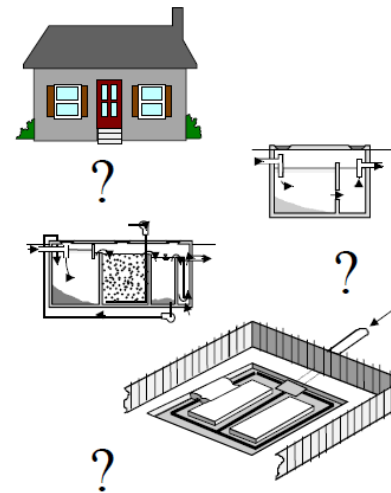
HELP PROTECT YOUR HEALTH AND THE ENVIRONMENT

Poorly maintained sewage management systems are a serious source of water pollution and may present health risks, cause odours and attract vermin and insects.

By looking after your management system you can do your part in helping to protect the environment and the health of you and your community.

For more information please contact:

Managing Wastewater In Your Backyard



SEPTIC SYSTEMS

In unsewered areas, the proper treatment and reuse of household wastewater on-site is critical in ensuring minimal impact to public health and the environment. Septic systems have been developed as a way of achieving this.

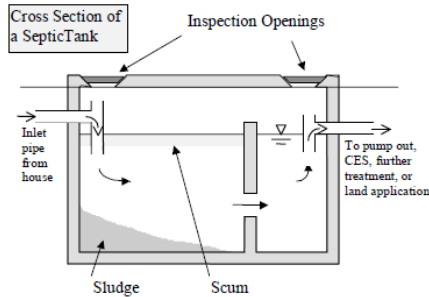
What is a septic system?

A septic system consists of a septic tank combined with a soil absorption system and/or transpiration beds or pump out connections. The system enables people living in unsewered areas to treat and disperse their sewage.

A septic tank is a structurally sound watertight tank used for the treatment of sewage and liquid wastes from a single household or multiple dwellings.

How does a septic system work?

All the wastewater from a household enters the tank. Most of the solids settle to the bottom and are retained in the tank forming a sludge layer, whilst fats and greases collect at the top in a scum layer.

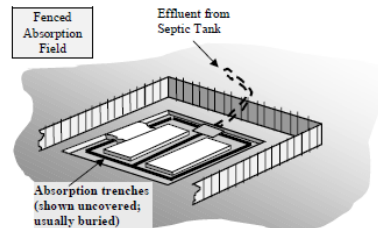


Bacteria in the septic tank break down the solid matter in the sludge and scum layers. Material that cannot be fully broken down gradually builds up in the tank and must be pumped out periodically.

There are three ways to handle septic tank effluent:

On-site application. The effluent flows from the septic tank to transpiration and/or absorption trenches. Here the effluent is mainly absorbed into the soil and partly evaporated by the sun and used by vegetation.

Such application systems have the potential to contaminate groundwater and are not recommended in sensitive locations or in higher density developments. Further treatment followed by subsurface irrigation should be considered.



Pump out. The effluent flows from the septic tank into a collection well or holding tank. At regular periods, a tanker pumps out the holding tank and transports the effluent to an off-site management facility.

Common effluent system (CES). The treated wastewater is transported to an off-site management facility through a network of small diameter pipes.

Regulations and recommendations

An on-site septic system requires approval from the local council before it is put in place. The regulations that apply to single household systems differ from those for multiple dwellings. The Environment Protection Authority (EPA) is responsible for approving septic tanks used to treat wastes generated by multiple dwellings like caravan parks and commercial and industrial premises. The NSW Department of Health determines the design and structural requirements for septic tanks and collection wells.

Local councils have the authority to approve systems certified by the NSW Department of Health for individual properties and ensure the systems do not have adverse impacts on health and the environment. Local councils are responsible for ensuring that the approved system is installed according to specifications and any special conditions, and is maintained and serviced correctly. You should consult your local council on the regulations that apply to you.

Care of the septic tank is only a part of the maintenance of your septic system. Management of the treated wastewater from your septic system is your responsibility and is discussed in the pamphlet "Your Land Application Area". Heavy fines may be imposed if the effluent is managed improperly.

Maintaining your septic system

The effectiveness of the system will, in part, depend on how it is operated and maintained. The following is a guide on how to achieve the most from your system.

DO

- ✓ Have your septic tank desludged every three years to prevent sludge build up, which may 'clog' the pipes and absorption trenches.
- ✓ Have your septic tank serviced annually by contractors to check scum and sludge levels, and the presence of blockages in the outlet and inlet pipes.
- ✓ Have your grease trap (if installed) cleaned out at least every two months.
- ✓ Keep a record of pumping, inspections, and other maintenance.
- ✓ Learn the location and layout of your septic system and land application area.
- ✓ Check household products for suitability for use with a septic tank.
- ✓ Use biodegradable liquid detergents, such as concentrates with low phosphorous.
- ✓ Ensure your tank is mosquito-proofed.
- ✓ Conserve water.

DON'T

- ✘ Don't put large quantities of bleaches, disinfectants, whiteners, nappy soakers and spot removers into your septic tank via the sink, washing machine or toilet.
- ✘ Don't allow any foreign materials such as nappies, sanitary napkins, condoms and other hygiene products to enter the system.
- ✘ Don't use more than the recommended amounts of detergents.
- ✘ Don't put fats and oils down the drain and keep food waste out of your system.
- ✘ Don't install or use a garbage grinder or spa bath if your system is not designed for it.

Reducing water usage

Reducing water usage will lessen the likelihood of problems such as overloading with your septic system. Overloading may result in wastewater backing up into your house, contamination of your yard with improperly treated effluent, and effluent from your system contaminating groundwater or a nearby river, creek or dam.

Conservative water use around the house will reduce the amount of wastewater which is produced and needs to be treated.

Your septic system is also unable to cope with large volumes of water such as several showers or loads of washing over a short period of time. You should try to avoid these 'shock loads' by ensuring water use is spread more evenly throughout the day and week.

Warning signs

You can look out for a few warning signs that signal to you that there are troubles with your septic tank. Ensure that these problems are attended to immediately to protect your health and the environment.

Look out for the following warning signs:

- 🕒 Water that drains too slowly.
- 🕒 Drain pipes that gurgle or make noises when air bubbles are forced back through the system.
- 🕒 Sewage smells, this indicates a serious problem.
- 🕒 Water backing up into your sink which may indicate that your septic system is already failing.
- 🕒 Wastewater surfacing over the land application area.

Trouble shooting guide

If there are odours check the following areas:

- ⚠ Greasetrap (if installed), is it full or blocked?
- ⚠ Absorption field, is it wet or soggy?
- ⚠ Has there been recent heavy rain?

Odour problems from a vent on the septic system can be a result of slow or inadequate breakdown of solids. Call a technician to service the system.

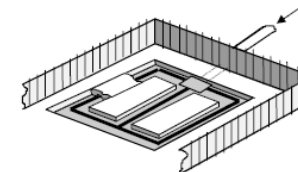
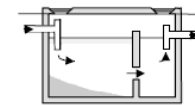
HELP PROTECT YOUR HEALTH AND THE ENVIRONMENT

Poorly maintained septic tanks are a serious source of water pollution and may present health risks, cause odours and attract vermin and insects.

By looking after your septic system you can do your part in helping to protect the environment and the health of you and your family.

If you would like more information please contact:

Your Septic System



LAND APPLICATION AREAS

The reuse of domestic wastewater on-site can be an economical and environmentally sound use of resources.

What are land application areas?

These are areas that allow treated domestic wastewater to be managed entirely on-site.

The area must be able to utilise the wastewater and treat any organic matter and wastes it may contain. The wastewater is rich in nutrients, and can provide excellent nourishment for flower gardens, lawns, certain shrubs and trees. The vegetation should be suitably tolerant of high water and nutrient loads.

How does a land application area work?

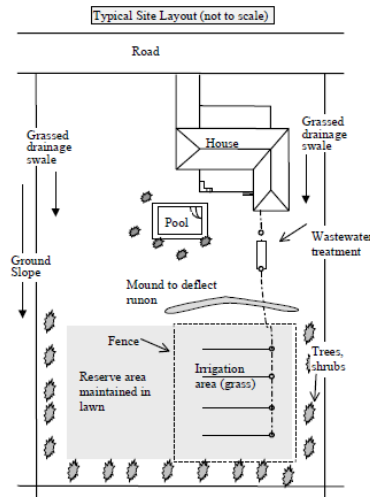
Treated wastewater applied to a land application area may be utilised or simply disposed, depending on the type of application system that is used. The application of the wastewater can be through a soil absorption system (based on disposal) or through an irrigation system (based on utilisation).

Soil absorption systems do not require highly treated effluent, and wastewater treated by a septic tank is reasonable as the solids content in the effluent has been reduced. Absorption systems release the effluent into the soil at a depth that cannot be reached by the roots of most small shrubs and grasses. They rely mainly on the processes of soil treatment and then transmission to the water table, with minimal evaporation and up-take by plants. **These systems are not recommended in sensitive areas as they may lead to contamination of surface water and groundwater.**

Irrigation systems may be classed as either subsurface or surface irrigation. If an irrigation system is to be used, wastewater needs to be pre-treated to at least the quality produced by an aerated wastewater treatment system (AWTS).

Subsurface irrigation requires highly treated effluent that is introduced into the soil close to the surface. The effluent is utilised mainly by plants and evaporation.

Surface irrigation requires highly treated effluent that has undergone aeration and disinfection treatments, so as to reduce the possibility of bacteria and virus contamination.



The effluent is then applied to the land area through a series of drip, trickle, or spray points which are designed to eliminate airborne drift and run-off into neighbouring properties.

There are some public health and environmental concerns about surface irrigation. There is the risk of contact with treated effluent and the potential for surface run-off. Given these problems, subsurface irrigation is arguably the safest, most efficient and effective method of effluent utilisation.

Regulations and recommendations

The design and installation of land application areas should only be carried out by suitably qualified or experienced people, and only after a site and soil evaluation is done by a soil scientist. Care should be

taken to ensure correct buffer distances are left between the application area and bores, waterways, buildings, and neighbouring properties.

Heavy fines may be imposed under the Clean Waters Act if effluent is managed improperly.

At least two warning signs should be installed along the boundary of a land application area. The signs should comprise of 20mm high Series C lettering in black or white on a green background with the words:

**RECLAIMED EFFLUENT
 NOT FOR DRINKING
 AVOID CONTACT**

Depending on the requirements of your local council, wet weather storage and soil moisture sensors may need to be installed to ensure that effluent is only irrigated when the soil is not saturated.

Regular checks should be undertaken of any mechanical equipment to ensure that it is operating correctly. Local councils may require periodic analysis of soil or groundwater characteristics

Humans and animals should be excluded from land application areas during and immediately after the application of treated wastewater. The longer the period of exclusion from an area, the lower the risk to public health.

The householder is required to enter into a service contract with the installation company, its agent or the manufacturer of their sewage management system, this will ensure that the system operates efficiently.

Location of the application area

Treated wastewater has the potential to have negative impacts on public health and the environment. For this reason the application area must be located in accordance with the results of a site evaluation, and approved landscaping must be completed prior to occupation of the building. Sandy soil and clayey soils may present special problems.

The system must allow even distribution of treated wastewater over the land application area.

Maintaining your land application area

The effectiveness of the application area is governed by the activities of the owner.

DO

- ✓ Construct and maintain diversion drains around the top side of the application area to divert surface water.
- ✓ Ensure that your application area is kept level by filling any depressions with good quality top soil (not clay).
- ✓ Keep the grass regularly mowed and plant small trees around the perimeter to aid absorption and transpiration of the effluent.
- ✓ Ensure that any run off from the roof, driveway and other impermeable surfaces is directed away from the application area.
- ✓ Fence irrigation areas.
- ✓ Ensure appropriate warning signs are visible at all times in the vicinity of a spray irrigation area.
- ✓ Have your irrigation system checked by the service agent when they are carrying out service on the treatment system.

DON'T

- ✗ Don't erect any structures, construct paths, graze animals or drive over the land application area.
- ✗ Don't plant large trees that shade the land application area, as the area needs sunlight to aid in the evaporation and transpiration of the effluent.
- ✗ Don't plant trees or shrubs near or on house drains.
- ✗ Don't alter stormwater lines to discharge into or near the land application area.
- ✗ Don't flood the land application area through the use of hoses or sprinklers.
- ✗ Don't let children or pets play on land application areas.
- ✗ Don't water fruit and vegetables with the effluent.
- ✗ Don't extract untreated groundwater for potable use.

Warning signs

Regular visual checking of the system will ensure that problems are located and fixed early.

The visual signs of system failure include:

- ⚠ surface ponding and run-off of treated wastewater
- ⚠ soil quality deterioration
- ⚠ poor vegetation growth
- ⚠ unusual odours

Volume of water

Land application areas and systems for on-site application are designed and constructed in anticipation of the volume of waste to be discharged. Uncontrolled use of water may lead to poorly treated effluent being released from the system.

If the land application area is waterlogged and soggy the following are possible reasons:

- ⚠ Overloading the treatment system with wastewater.
- ⚠ The clogging of the trench with solids not trapped by the septic tank. The tank may require desludging.
- ⚠ The application area has been poorly designed.
- ⚠ Stormwater is running onto the area.

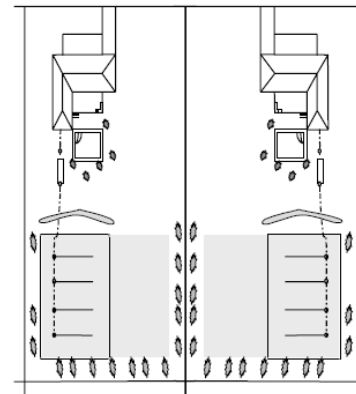
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For more information please contact:

Your Land Application Area



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0384 - 1076
NERINGLA ROAD NERINGLA - CONSTRUCTION OF A
DWELLING HOUSE AND VARIATION TO MINIMUM LOT
SIZE STANDARD

ATTACHMENT 4 SECTION 4.15 MATTERS FOR CONSIDERATION -
DA.2023.0384 - ASSESSMENT REPORT

QPRC



DELEGATED REPORT - DA.2023.0384

SUMMARY

Proposal:	Construction of a dwelling house and variation to minimum lot size standard under Clause 4.2A (3)(a)
Address:	1076 Neringla Road NERINGLA NSW 2622 Lot A DP 375470, Lot C DP 375470, Lot B DP 375471, Lot D DP 375471, Lot 1 DP 755906, Lot 3 DP 755906 , Lot 4 DP 755906, Lot 5 DP 755906, Lot 6 DP 755906, Lot 7 DP 755906, Lot 19 DP 755906, Lot 26 DP 755906, Lot 27 DP 755906, Lot 28 DP 755906, Lot 42 DP 755906, Lot 43 DP 755906, Lot 46 DP 755906, Lot 72 DP 755906, Lot 73 DP 755906, Lot 95 DP 755906, Lot 101 DP 755906, Lot 105 DP 755906, Lot 113 DP 755906, Lot 114 DP 755906, Lot 115 DP 755906, Lot 116 DP 755906, Lot 117 DP 755906, Lot 118 DP 755906, Lot 119 DP 755906, Lot 150 DP 755906, Lot 187 DP 755906, Lot 192 DP 755906, Lot 204 DP 755906, Lot 205 DP 755906, Lot 1 DP 125546, Lot 1 DP 115916, Lot 2 DP 115916, Lot 3 DP 115916, Lot 4 DP 115916, Lot D DP 370470, Lot B DP 375472
Property description:	Lot 3 DP 755906
Location of Development	Lot 3 DP 755906
Applicant:	Peter Raynolds C/- Upside Planning
Owner:	Peter Raynolds
Date of lodgement:	18/07/2023
Notification period:	Not required
Submissions received:	0
Assessment officer:	Ranganathan Ravi
Estimated cost of works:	\$ 436000.00
Zoning:	RU1 Primary Production
Heritage:	No
Flood affected:	No
Bushfire prone:	Yes
Recommendation of officer:	Approval, subject to conditions

EXECUTIVE SUMMARY

1 – The application seeks Council approval for the construction of a dwelling and associated site works.

2 – The application was not required to be notified and as such no submissions were received.

3 – Principal Issues

Bushfire

The applicant submitted a self-made bushfire assessment report which is generally found to correspond to the actual site context. An APZ of 50m or more can be provided and this can be considered to meet *Planning for Bushfire 2019*, no further bush fire protection measures are required in accordance with grassland deeming provisions under PBP 2019.

Clause 4.6 variation

The dwelling is proposed to be constructed on Lot 3 DP 755906, which is 39.07 Ha. The minimum lot size for the erection of dwellings pursuant to Clause 4.2A (3)(a) is 40 Ha.

The applicant has provided a written request to vary the minimum lot size standard to allow for the construction of the dwelling on Lot 3 DP 755906. Clause 4.6 (4)(b) of QPRLEP 2022 requires a concurrence of the Planning Secretary, however, in accordance with Planning Circular PS 20-002, issued on 05 May 2020, concurrence can be assumed if the variation is less than 10% and considering the proposed variation is 2.32%, the planning concurrence is assumed.

The justification provided for the variation is found to be satisfactory and therefore, the variation is supported in this instance.

4 – Recommendation and justification

The application is considered to be satisfactory for an approval, subject to recommended conditions of consent.

BACKGROUND

Based on the applicants Statement of Environmental Effects, prepared by Upside Planning, dated 7 July 2023, the subject lot was created in 1865 as a 100 acre lot and sits within the Parish of Bettowind. Figure 3 further below provides an extract of the Crown Plan (368.787). In November 1901, land was resumed from the lot to enable the creation of a crown road that cuts across the site however, this was never realised.

DESCRIPTION OF THE SITE AND LOCALITY

The subject site is legally described as **Lot 3 DP 755906** & 38 other parcels and is commonly known as 1076 Neringla Road Neringla. The site is located on the east side of Neringla Road and has a cumulative area of 870 Ha.

The dwelling is proposed to be constructed on **Lot 3 DP 755906** which has an area of 39.07 Ha.

Lot 3 DP 755906 is currently a vacant lot. Vehicular access is provided to the site via a proposed driveway from Neringla Road.

Existing development within the locality consists of primarily large rural lots with sparse buildings in the surrounding locality.

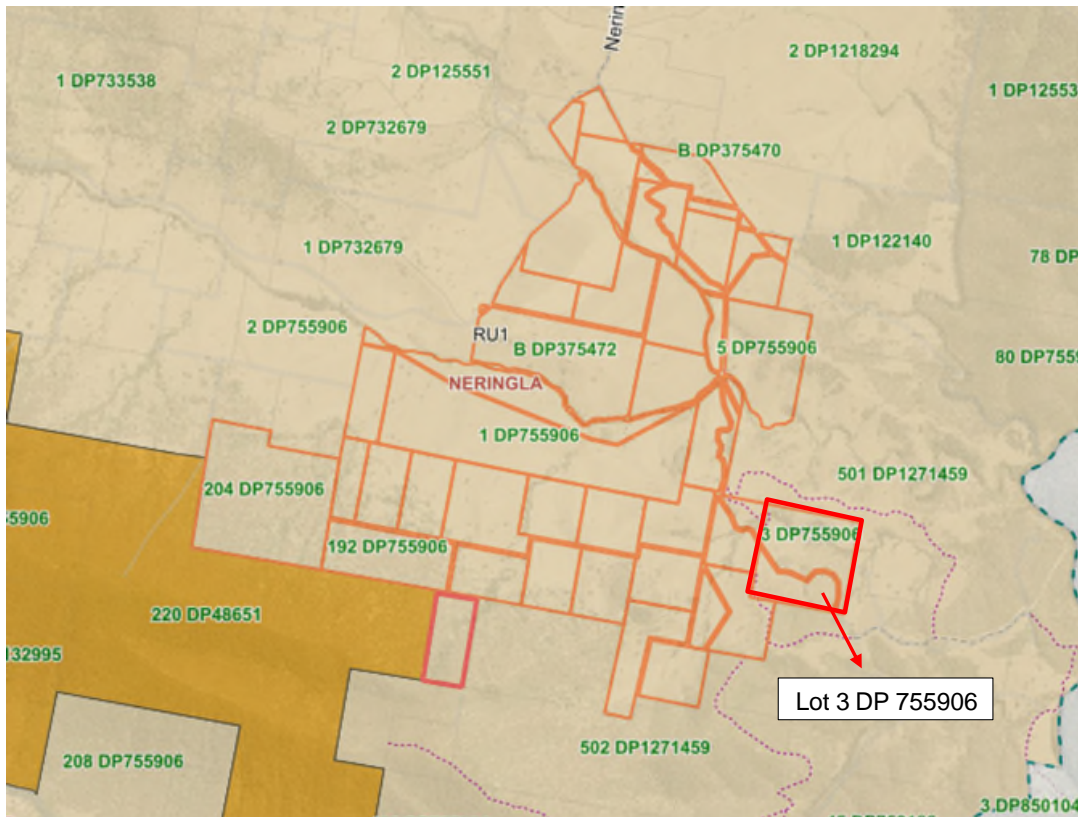


Figure 1: Locality plan

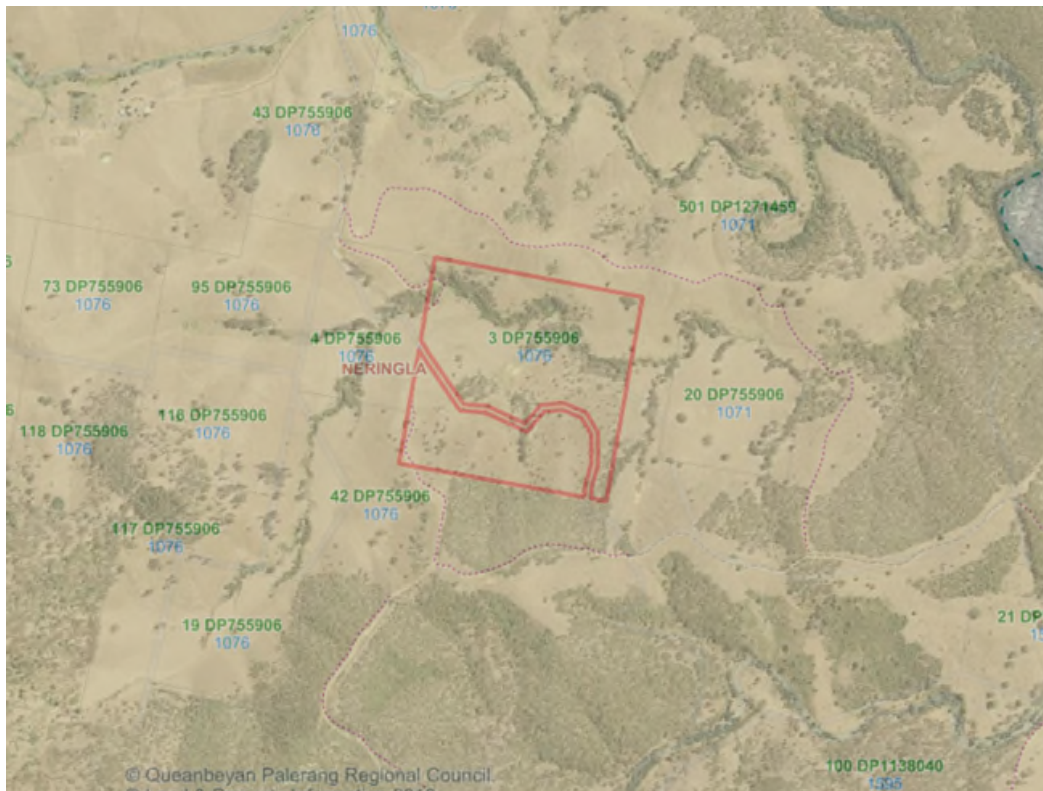


Figure 2: Lot 3 DP 755906, location of proposed development

PROPERTY BURDENS AND CONSTRAINTS

There are no easements or burdens on the land which could affect, or be affected by, the proposed development.

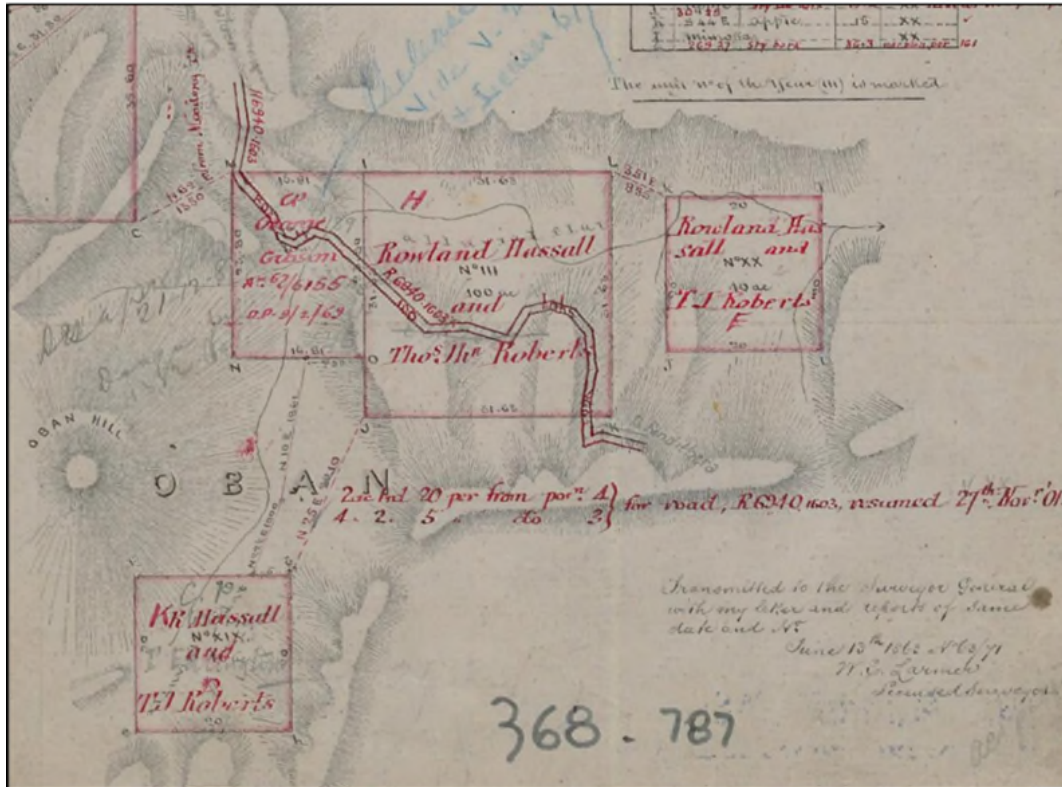


Figure 3: Crown road through the site, as provided by the applicant in the SEE

The existing crown road cuts across the site as seen above and there are no other restrictions on the lot.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks Council approval for the construction of a dwelling.

The specific elements of the proposal are:

- Single storey residential dwelling with three bedrooms and an office room which can double up as a bedroom, living, kitchen, laundry and associated utility rooms with a cumulative area of 157 sqm
- Attached carport
- Installation of an effluent system
- Installation of a solid fuel heater

CONSENT AUTHORITY

In accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act) the proposal is considered to be local development and Council is the Consent Authority.

SECTION 4.10 DESIGNATED DEVELOPMENT – EP&A Act, 1979

The proposal is not designated development.

SECTION 4.47 INTEGRATED DEVELOPMENT – EP&A Act, 1979

The proposal is not integrated development.

REFERRALS

INTERNAL REFERRALS

Engineering Comments

Council's Development Engineer has commented on the proposal as follows:

Sewer Available: _____ NO Driveway: Access Road _____

Water Available: _____ NO Kerb and Gutter: NO _____

Flood Category: _____ N/A Footway Width: N/A _____

Natural Water Course: NO _____ Footway Grade: 2-4 % _____

Drainage Easements: Existing easement over adjoining land

Easement required over property or adjoining land

Hydraulics: Attached Unavailable at Time of Assessment Irrelevant

Is Construction Certificate – Subdivision required: Yes No

Water:

The council water services are not available in this area, so the proposed development need to rely on alternative source of water.

Sewer:

The lot is not serviced with sewer mains, so the proposed development needs to rely on alternative sewer services to be assessed by others.

Storm Water:

Roof water that is not connected to a rainwater storage tank, and any overflow from any storage tank, must be discharged into an absorption trench or through a stormwater outlet device with scour protection into an overland flow path, at least 3 metres clear of any building and the boundaries of the site.

Traffic and Parking:

The proposed development is on a large rural site with ample space for parking. The proposed development includes a carport 3.60m wide and 8.70m in length.

The proposed carport fulfills the requirement of a single carport as per AS/NZS 2890.1. However, for a tandem car parking, a car space is required to be 11.0m in length for tandem parking for 2 cars.

Access:

The Neringla Road is an unsealed road and the access to the lot is proposed to be from a right of carriageway.

The access to the lot is from existing Right of Carriageway over existing Lot 4 DP 755906 off Neringla Road. The access to the lot is required to be a Type C Rural Driveway in compliance to Council's D13 Design Specifications (Vehicle Access).



Figure 1 - Nearmap View
Lot 3 DP 755906 (1076 Neringla Road, Neringla)

7.11 Roads:
N/A

Flooding:
N/A

Contributions:

The developer contributions as per **Tallaganda Shire Plans under section 94 of the Environmental Planning and Assessment Act 1979**. The proposed development will have contributions applied for **Roadworks (Plan 3) and Bushfire-Araluen (Plan 4)**.

The total contributions are calculated with an **ET value of 1.0**. The total contributions for roadworks are calculated for a length of road from the intersection of **Araluen Road and Neringla Road** until the intersection of **Neringla Road and Right of Carriageway**.

The total contributions are valued at **\$42,332.00**. However, NSW State has contributions capped at maximum **\$20,000**. Incorporating the maximum capped contribution value, the roadworks contributions (rounded to nearest dollar) will be **\$19,388.00** and Bushfire contributions (rounded to nearest dollar) will be **\$612.00**.

Council's Development Engineer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

Health Comments

Council's Health Officer has commented on the proposal as follows:

"The effluent report and NSW Health accreditation acceptable."

Council's Health Officer offered no objections to the proposal, subject to the imposition of recommended conditions of consent.

EXTERNAL REFERRALS

No external referrals required for this application.

CONSIDERATION OF THREATENED SPECIES

Council is required under Section 4.15 of the Environmental Planning and Assessment Act 1979 to make an assessment of whether the proposed development will have a significant impact on any threatened species, populations, or ecological communities, or their habitats. Such threatened species in NSW may be protected under the NSW Biodiversity Conservation Act 2016 or under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The lot is identified as containing biodiversity values on the Biodiversity Values Map (figure below).



Figure 4: Biodiversity Values Map

The threshold for clearing, which the Biodiversity Assessment Method and BOS apply, is 1 Ha or more for the subject lot. Clearing of native vegetation is not proposed and the proposed development is located at a portion of the site comprising of grassland vegetation. The proposal will likely involve clearing of grasslands for construction and access purposes. This does not trigger any other prescribed tests under the act.

SECTION 4.14 CONSULTATION AND DEVELOPMENT CONSENT – CERTAIN BUSHFIRE PRONE LAND – EP&A ACT, 1979

Section 4.14 of the EP&A Act requires an assessment to be made of the proposal against the requirements of the Rural Fire Service document 'Planning for Bushfire Protection 2019'. The Act allows this assessment to be made by the Council or the RFS. Assessments under Section 4.14 against the PBP 2006 need to be made for most development on bushfire prone land which does not require an approval under the Rural Fires Act 1997 as integrated development.

Bushfire prone land on the subject site covers the whole site. The applicant provided a self-made assessment which is generally considered to be accurate description of the site and its surrounding context.

Based on desktop analysis of the context, it was found that within a 140m radius around the site of the proposed dwelling, the major fire hazard was grassland, although, patches of woodland vegetation was observed to be within the 140m radius as shown below. The major bushfire hazard within a 140m radius was grassland and the development has the ability to provide a 50m APZ around the dwelling.

Under the Planning for Bushfire 2019, section 7.9 Grassland Deeming Provisions, where an APZ of 50m can be provided, no further bush fire protections measures are required. Therefore, conditions included in the consent to ensure a 50m APZ is provided around the site of the proposed dwelling.

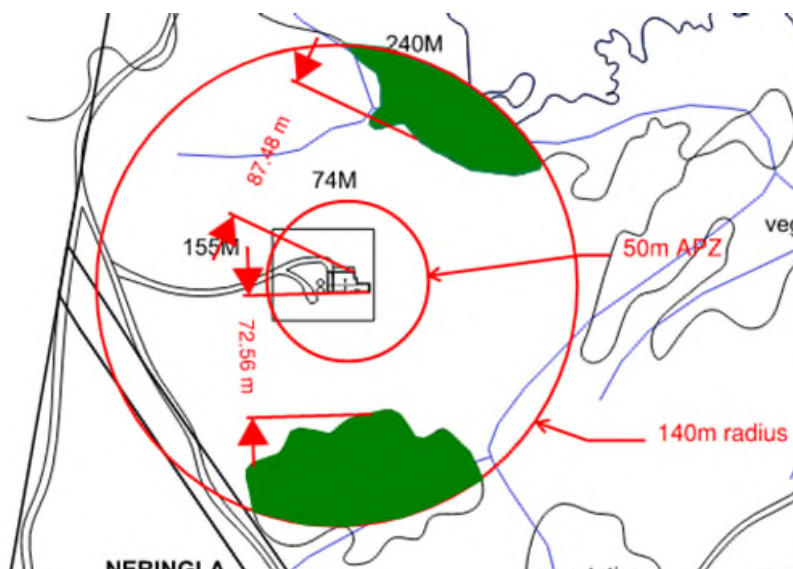


Figure 5: 140m radius around the dwelling (approximate)

SECTION 4.15 CONSIDERATIONS – EP&A Act, 1979

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**

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The State Environmental Planning Policy (Resilience and Hazards) 2021 requires consideration to be given to the suitability of the site for the proposed use. The site inspection did not reveal evidence of potential contamination on the site and no records have been found to indicate potential for contamination. The site is considered suitable for the proposed development.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 4 Koala Habitat Protection 2021

The proposal only involves minor clearing of grassland for construction purposes and does not include the removal of any tree vegetation. Therefore, this is unlikely to result in any adverse impacts on any koala habitats, if any, or any tree feeding species.

Chapter 6 Water Catchments

Not applicable as the proposal is not identified on any regulated water catchment areas.

STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

A valid BASIX certificate (Number 1346937S, issued on 17 July 2023), was lodged with this application. A condition requiring the development to meet the commitments of this BASIX certificate is included in the conditions of consent.

QUEANBEYAN PALERANG REGIONAL LOCAL ENVIRONMENTAL PLAN 2022

An assessment of the proposal against the general aims of QPRLEP 2022 is included below:

Cl. 1.2(2)	Aims	Complies
(aa)	<i>to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i>	Yes
(a)	<i>to protect and improve the economic, environmental, social and cultural resources and prospects of the community,</i>	Yes
(b)	<i>to facilitate the orderly and economic use and development of land having regard to ecological sustainability principles,</i>	Yes
(c)	<i>to provide for a diversity of housing to meet the needs of the community into the future,</i>	Yes
(d)	<i>to provide for a hierarchy of retail, commercial and industrial land uses that encourage economic and business development that caters for the retail, commercial and service needs of the community,</i>	Yes
(e)	<i>to keep and protect important natural habitat and biodiversity,</i>	Yes
(f)	<i>to protect water quality, aquifers and waterways,</i>	Yes
(g)	<i>to keep, protect and encourage sustainable primary industry and associated commerce in rural areas,</i>	Yes
(h)	<i>to identify and protect the cultural heritage of the area, including the built heritage and the Aboriginal heritage,</i>	Yes
(i)	<i>to protect important scenic quality, views and vistas,</i>	Yes
(j)	<i>to facilitate the orderly growth of urban release areas,</i>	Yes
(k)	<i>to ensure development does not unreasonably increase the demand for public services or public facilities,</i>	Yes
(l)	<i>to identify, protect and provide areas for community health and recreational activities.</i>	Yes

Comments: The proposed development is generally found to be consistent with the aims of the plan.

Permissibility

The subject site is Zoned RU1 Primary Production zone under Queanbeyan-Palerang Regional Local Environmental Plan 2022.

Development for the purposes of a dwelling such as is proposed is permissible within the zone with consent and is defined as follows

***dwelling** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.*

Zone Objectives

An assessment of the proposal against the objectives of the RU1 Primary Production zone is included below:

Objectives	Complies
➤ To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	Yes
➤ To encourage diversity in primary industry enterprises and systems appropriate for the area.	Yes
➤ To minimise the fragmentation and alienation of resource lands.	Yes
➤ To minimise conflict between land uses within this zone and land uses within adjoining zones.	Yes
➤ To minimise the impact of any development on the natural environment.	Yes
➤ To ensure that development does not unreasonably increase the demand for public services or facilities.	Yes

Comments: The proposed development is generally found to be consistent with the objectives of the zone.

Part 4: Principal development standards

An assessment of the proposal against the relevant provisions contained within Part 4 of the QPRLEP 2022 is provided below.

Clauses 4.1, 4.1AA, 4.1A, 4.1B, 4.1C, 4.1D, 4.1E, 4.2 of QPRLEP 2022 are not applicable as the proposal does **not** involve any plan of subdivision or erection of dwelling on land zoned B2 and IN2 or erection of rural workers dwelling on land zoned RU1 or C3 or any subdivision of community title scheme.

4.2A Erection of dwelling houses on land in certain rural, residential and environmental protection zones

Clause 4.2A (3) of the QPRLEP 2022 provides requirements for the erection of dwellings on rural land as follows;

(3) *Development consent must not be granted for the erection of a dwelling house on land to which this clause applies, and on which no dwelling house has been erected, unless the land—*

- (a) *is a lot with at least the minimum lot size shown on the Lot Size Map, or*
- (b) *is a lot created in accordance with clauses 4.1, 4.1AA, 4.1A, 4.1D, 4.1E, 7.24, 7.25 or 7.26, or*
- (c) *is a lot created before the day on which this Plan commenced and on which the erection of a dwelling house was permissible immediately before that day, or*
- (d) *is a lot resulting from a subdivision for which development consent, or equivalent, was granted before the day on which this Plan commenced and on which the erection of a dwelling house would have been permissible if the plan of subdivision had been registered before that day, or*
- (e) *is an existing holding, or*
- (f) *would have been a lot or a holding specified in paragraphs (a)–(e) had it not been affected by—*
 - (i) *a minor realignment of boundaries that did not create an additional lot, or*
 - (ii) *a subdivision creating or widening a public road or public reserve, or for another public purpose, or*
 - (iii) *a consolidation with an adjoining public road or public reserve, or for another public purpose.*

(4) *Development consent may be granted for the erection of a dwelling house on land to which this clause applies if—*

- (a) *there is a lawfully erected dwelling house on the land, and*
- (b) *the dwelling house to be erected is intended only to replace the existing dwelling house.*

(5) *In this clause—*

existing holding *means the following land, whether or not there has been a change in the ownership of the holding since the relevant date, and includes other adjoining land acquired by the owner since the relevant date—*

- (a) land that was a holding on the relevant date,
- (b) land that is a holding at the time a development application is lodged.

holding means all adjoining land, even if separated by a road or railway, held by the same person.

relevant date means, for land specified in the table to this definition, the date specified opposite.

- (a) in relation to land to which Cooma-Monaro Local Environmental Plan 1999—(Rural) applied immediately before the commencement of this Plan—3 March 1997, or
- (b) in relation to land to which Goulburn Mulwaree Local Environmental Plan 2009 or Mulwaree Local Environmental Plan 1995 applied immediately before the commencement of this Plan—15 May 1970, or
- (c) in relation to land to which Gunning Local Environmental Plan 1997 applied immediately before the commencement of this Plan—15 July 1966, or
- (d) in relation to land to which Tallaganda Local Environmental Plan 1991 applied immediately before the commencement of this Plan—14 June 1974, or
- (e) in relation to land to which Yarrawluma Local Environmental Plan 2002 applied immediately before the commencement of this Plan—13 October 1995.

The subject lot (Lot 3 DP 755906), with an area of 39.07 Ha, is considered to be an original portion of land that was created long before the establishment of any planning instruments.

Pursuant to Clause 4.2A (3)(a), the lot (39.07 Ha) does not meet the minimum lot size (40 Ha) and by virtue of being an original portion, it does not satisfy Clause 4.2A (3)(b), (c) & (d).

With regards to subclause 4.2A(3)(e), at the relevant date, in relation to land to which Tallaganda Local Environmental Plan 1991 applied immediately before the commencement of this Plan—14 June 1974, the subject lot (Lot 3 DP 755906) was held as part of a holding that comprised of several other lots. Hence Lot 3 DP 755906 **cannot** be considered as a separate holding at the relevant date.

The holding in its entirety has a dwelling entitlement and therefore, Lot 3 DP 755906 does **not** have a dwelling entitlement concession on its own, pursuant to subclause 4.2A(3)(e).

Since **Lot 3 DP 755906** does not satisfy any of the subclauses under 4.2A (3) of QPRLEP 2022, it does **not** have a dwelling entitlement.

Impact of the proposed development on the dwelling entitlement of the holding

As per the definition provided under clause 4.2A (3), **holding** means all adjoining land, even if separated by a road or railway, held by the same person.

Lot 3 DP 755906 (subject site) directly adjoins Lot 4 DP 755906 and Lot 42 DP 755906 which are also part of the holding and therefore, a dwelling entitlement on the subject lot would also involve these 2 lots; furthermore, Lot 4 DP 755906 and Lot 42 DP 755906 also include the adjoining lots (Lot 95 DP 755906 and Lot 116 DP 755906) that are listed as part of the holding.

It should be noted that Lot 501 DP 1271459 located on the east side of Lot 3 DP 755906 was **not** held as part of the holding at the relevant date.

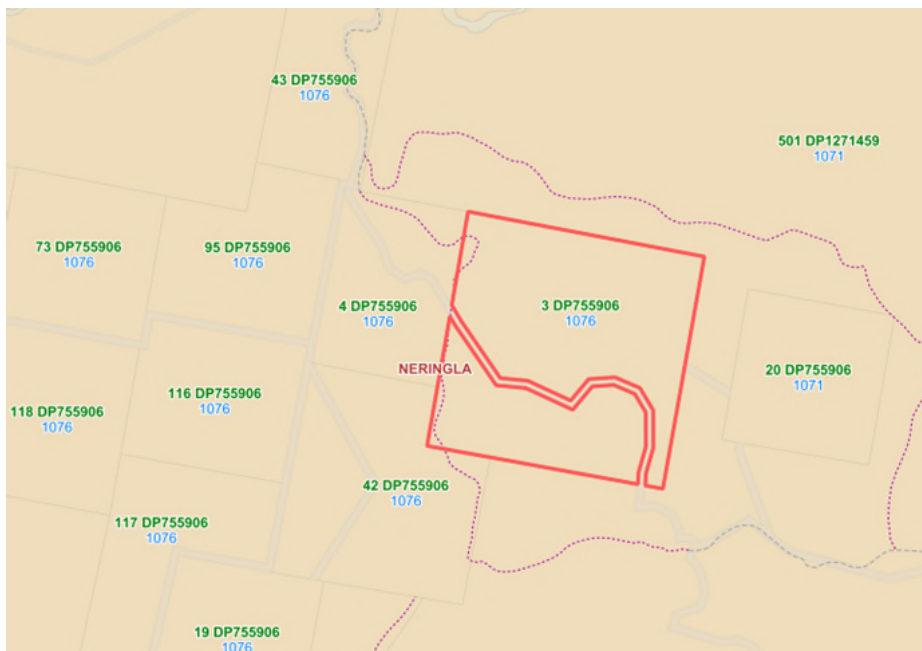


Figure 6: Lot and DP

The potential impacts of this development on Lot 3 DP 755906 is as follows:

- a) Approval of a dwelling on the subject lot (Lot 3 DP 755906) under a variation to minimum lot requirement, would **not** create or remove a dwelling entitlement to the adjoining lots (Lot 4 DP 755096 and Lot 42 DP 755906) as they **do not individually** have a dwelling entitlement.
- b) The other lots within the holding will have a dwelling entitlement **only** if they meet the minimum lot size requirement of 40 Ha.

4.3 Height of building

Cl.	Standard	Controls	Proposed	Complies
4.3	Height of building	10 m	4.46 m	Yes

Comments: The proposed dwelling has a maximum height of 4.46 metres to the roof ridge. It is compliant with the height controls as prescribed under Clause 4.3 of QPRLEP 2022.

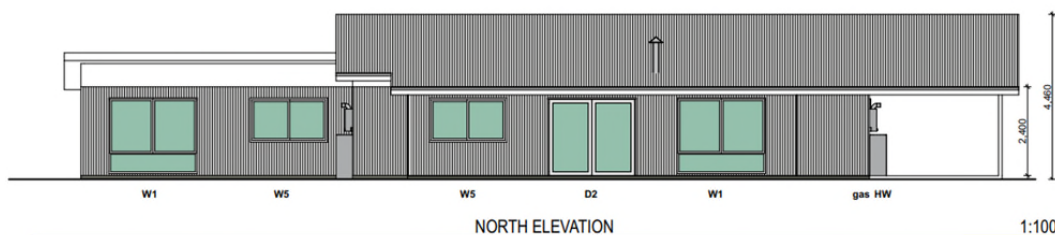


Figure 7: Height of dwelling, as indicated on applicants drawings

4.6 Exceptions to development standards

Under Clause 4.6 of the QPRLEP 2022, the consent authority may consider a variation, where that variation would achieve a better outcome.

As demonstrated in the table above, the proposed development fails to comply with the minimum lot size lot size development standard permitted under Clause 4.2A (3)(a) of the QPRLEP 2022. The subject site is 39.07Ha and the minimum lot size requirement for the erection of dwellings under Clause 4.2A(3)(a) is 40 Ha. The area of non-compliance relates to 0.93Ha.

Clause 4.6(3) of the QPRLEP 2022 states the following:

“Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.”*

The applicant has provided a written request that seeks to justify the proposed contravention of the minimum lot size development standard on the following grounds:

- The site was originally 40 Ha when it was first created, however, about 6000m² of land was resumed by Crown for Crown road and this reduced the size of the lot and the road was never formed.
- The use of this clause would enable only a minor variation of 1.5% from the minimum lot size requirement of 40Ha.
- The variation is modest and almost immaterial and would only be in the public interest to allow for this variation.

Clause 4.6(4) of the QPRLEP 2022 states the following:

“Development consent must not be granted for a development that contravenes a development standard unless:

- (a) the consent authority is satisfied that:*
 - (i) the applicant’s written request has adequately addressed the matters required to be demonstrated by subclause (3)*

The applicant’s written request to justify the contravention of the minimum lot size standard for the erection of dwelling adequately addresses the matters required to be demonstrated in subclause 4.6(3), specifically, that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. The written request is considered to provide sufficient substantive information on the environmental planning grounds relating to history of the subject site and the proposed use of the dwelling which will likely support the rural use of land.

- (ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out.*

The proposal is considered to be consistent with the objectives of the development standard in that:

- The proposal is for a dwelling which is likely to support the long term rural use of the land.
- A minor variation of 1.5% is unlikely to result in any adverse material impacts.
- The subject site is of a rural character because of its shape, size and terrain equal to or greater than 40Ha lot in the locality and the wider area.
- The proposal is unlikely to result in any adverse impacts on environmental and historical values and unlikely to result in any detrimental impacts on any scenic views and rural landscape.

The site is Zoned RU1 Primary Production under QPRLEP 2022 wherein development for the purposes of a dwelling is permissible with consent. The proposal is generally consistent with the objectives of the Zone in that:

- It provides for the long-term economic sustainability of land
- It provides a valuable support to the rural use of land.
- It does not unreasonably increase the demand on public services

- (b) the concurrence of the Secretary has been obtained.”*

Council may assume the concurrence of the Director-General under the Planning Circular PS 20-002, issued on 05 May 2020.

In conclusion, the applicant's written request to justify the contravention of the minimum lot size standard for erection of dwellings, pursuant to Clause 4.2A (3)(a) of QPRLEP 2022 is considered to be well founded in that, the applicant has **satisfactorily** demonstrated that compliance with the standard is unnecessary or unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

Part 5: Miscellaneous Provisions

The relevant provisions contained within Part 5 of the QPRLEP 2022 are addressed below as part of this assessment:

None of the uses under this part is relevant to the proposed development.

Part 7: Local Provisions

The relevant provisions contained within Part 7 of the QPRLEP 2022 are addressed below as part of this assessment:

7.1 Earthworks

Clause 7.1 of the QPRLEP 2022 establishes a number of matters requiring consideration for development involving earthworks. The proposed development is likely to involve very minor earthworks for construction purposes. Conditions included in the consent to ensure soil erosion and sedimentation is mitigated during construction and post construction stage. With the implementation of the conditions, the proposed earthworks is unlikely to result in any adverse impacts on the drainage stability or soil patterns of the locality.

7.2 Terrestrial biodiversity

Clause 7.2 of the QPRLEP 2022 makes for provision for developments that impact on terrestrial biodiversity. This clause **is** considered relevant to the proposed development as the site **is** identified as "Biodiversity" on the Terrestrial Biodiversity Map.

The proposed development is located at an area of the site with very minimal vegetation. The proposal involve only minor clearing of land and does not involve the removal of trees. It is unlikely that the proposed development will result in any impact on native flora, fauna, their ecosystem or habitats or corridors.

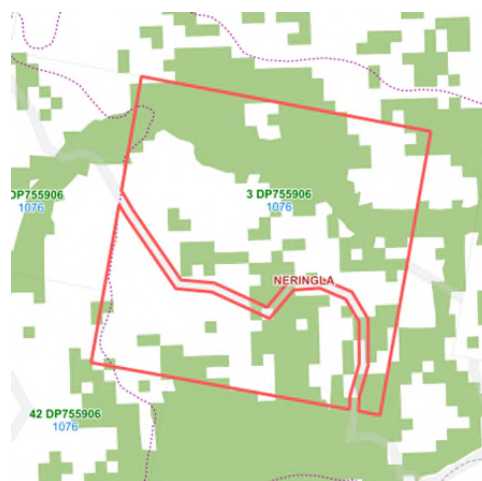


Figure 8: Terrestrial Biodiversity Map

7.4 Riparian land and watercourses

Clause 7.4 of the QPRLEP 2022 makes provision for developments on all lands within 40m of identified watercourses. The subject site is located within the Sydney Drinking Water Catchment. A

NorBE test was undertaken by the assessment officer who concluded that the proposed will have a neutral or a beneficial impact on the water quality of the area.



Figure 9: Riparian watercourses map

Although the site is identified as being located on riparian lands and water courses, the proposal is sited at a location that is far from the riparian corridor. It is unlikely that the proposed development will result in any adverse impacts on the water quality, aquatic and riparian species, habitats, and ecosystems of the watercourse.

7.12 Essential services

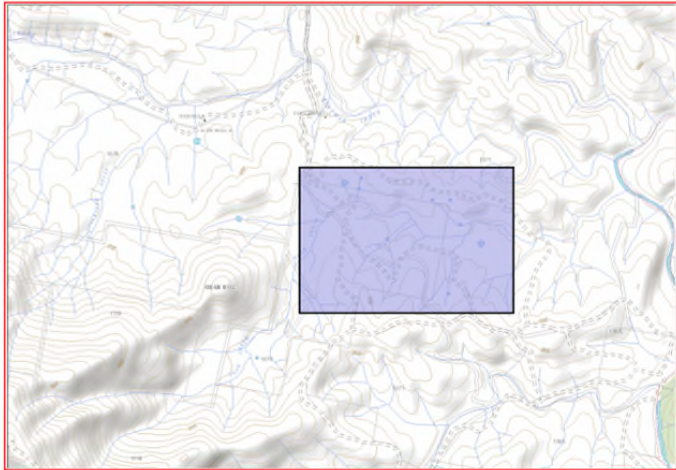
Clause 7.12 of the QPRLEP 2022 requires satisfactory arrangements to be made for water supply, stormwater drainage, solid domestic waste, sewage, and the treatment and disposal of effluent. Along with the supply of electricity and suitable vehicle access. Councils engineer and Councils health officer have assessed proposal and found that the proposed development will have sufficient services to support the dwelling.

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

There are no applicable draft planning instruments that are or have been placed on public exhibition, to consider as part of this assessment.

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

PALERANG DCP 2015 COMMENTS		
Section	Controls	Complies
PART B – GENERAL PROVISIONS		
B3	<p>3.1 Terrestrial Biodiversity</p> <p>The proposed development is located at an area of the site with very minimal vegetation. The proposal does not involve any clearing and does not involve the removal of any trees. It is unlikely that the proposed development will result in any impact on native flora, fauna, their ecosystem or habitats or corridors.</p> <p>3.3 Watercourses</p> <p>As stated under Clause 7.4 of QPRLEP 2022, the proposed development is located beyond the 40m buffer of watercourse areas.</p>	Yes
B4	<p>Bush fire Prone Land</p> <p>Conditions included in the consent to ensure minimal protection is provided against bushfire hazard (Grassland Deeming Provisions applicable).</p>	Yes
B8	<p>Erosion and Sediment control</p> <p>Conditions included in the consent to ensure soil erosion and sedimentation is mitigated during construction and post construction stages of development.</p>	Yes

	With the implementation of the conditions, the proposal is likely to be compliant with relevant controls under this section of the DCP.					
B10.2	<p>Aboriginal Heritage</p> <p>An AHIMS search was carried out and did not indicate any heritage sites within the vicinity of the proposed development, as such it is considered that the proposed development is unlikely to result in the disturbance of any items of aboriginal indigenous cultural heritage. A condition however will be contained within the consent that the development is to proceed with caution and if any Aboriginal objects are found works should stop and DECCW are to be notified.</p>  <p>A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:</p> <table border="1" data-bbox="480 965 1114 1016"> <tr> <td>0</td> <td>Aboriginal sites are recorded in or near the above location.</td> </tr> <tr> <td>0</td> <td>Aboriginal places have been declared in or near the above location.*</td> </tr> </table>	0	Aboriginal sites are recorded in or near the above location.	0	Aboriginal places have been declared in or near the above location.*	Yes
0	Aboriginal sites are recorded in or near the above location.					
0	Aboriginal places have been declared in or near the above location.*					
B13	<p>On-site System of Sewage Management (OSSM)</p> <p>The application was referred to Council's health officer, who offered no objections to the proposal, subject to recommended conditions of consent.</p>	Yes				
B15	<p>Waste management</p> <p>The consent will contain a condition for waste management to ensure that adequate measures are in place during the construction phase.</p>	Yes				
B17	<p>Rainwater tanks</p> <p>Conditions included in the consent to ensure the dwelling is provided with a 90 000 litre rainwater tank.</p>	Yes				
B18	<p>Solid Fuel Heater</p> <p>The applicant has shown a wood heater on the plans and also provided a manufacturers details of the same. It complies with this section of the DCP.</p>	Yes				
PALERANG DCP 2015 COMMENTS						
Section	Controls	Complies				
PART C2 – RESIDENTIAL DEVELOPMENT						
C2.1	<p>Objectives and controls applicable to all land use zones and dwelling types</p> <p>Subject to the recommended conditions of consent, it is considered that the development is consistent with the objectives and controls of the DCP. The development is consistent with the residential character of the locality and it is considered that the proposal will not detract from the existing built and landscape environment or the existing amenity of the area.</p>	Yes				
C2.1.1	Acoustic privacy	Yes				

	It is considered that the development will not result in any adverse impacts on the acoustic privacy of the dwelling. The development is set back a suitable distance from adjoining owners that the impacts will be minimal.	
C2.1.2	Visual privacy It is considered that the development will not result in any adverse impacts on the visual privacy of the dwelling or adjoining owners.	Yes
C2.1.3	Dwelling Articulation It is considered that the development will not detract from the existing character of the area.	Yes
C2.1.4	Dwelling Exteriors It is considered that the proposed development will not detract from the existing character of the locality. The consent will contain a condition that the structures are to be finished in materials that have low reflectivity and muted colours.	Yes
C2.1.6	Driveways, Entrances, Access, Parking and Utilities Refer to Engineering comments.	Yes
C2.1.7	Energy and water efficiency The alterations and additions are to comply with BASIX Certificate Number: 1346937S, issued on 17 July 2023.	Yes
C2.1.9	Height The structure is single storey and complies with the height map requirements of 10m set out in the QPRLEP 2022.	Yes
C2.1.11	Overshadowing It is considered that the development will not result in any adverse overshadowing impacts on adjoining properties; the dwelling is single storey and setback a suitable distance to adjoining dwellings.	Yes
C2.1.12	Solar Access It is considered that the development will not result in any adverse impact on the solar access of the site or existing dwelling.	Yes
C2.1.13	Siting and orientation It is considered that the orientation and siting of the development will not detract from the existing characteristic pattern.	Yes
C2.1.14	Roof form (shape) It is considered that the roof of the dwelling will not significantly add to the bulk and scale of the building. The proposed roof pitch (20 degrees) will not exceed the DCP allowance of 32 degrees.	Yes
C2.1.15	Street frontage No impact on street frontage.	Yes
C2.1.16	Streetscape No impact on streetscape.	Yes
C2.1.19	Potable water and sewage disposal Refer to internal referrals.	Yes
C2.5	Dwellings in RU1 Primary Production and C3 Environmental Management and C4 Environmental Living land use zones. Objectives Subject to the recommended conditions of consent, it is considered that the proposed development is consistent with the objectives and controls of the DCP. The development is consistent with the residential character of the locality and it is considered that the proposal will not detract from the existing built and landscape environment or the existing amenity of the area.	Yes

C2.5.1	Setbacks				Yes
	Setbacks	Permitted	Proposed	Compliant	
	Front Boundary (west)	50m	155m	Yes	
	Rear Boundary	25m	more than 250m	Yes	
	North Side Setback	25m	More than 200m	Yes	
	South side setback	25m	More than 300m	Yes	
C2.5.2	Potable water supply Conditions included in the consent to ensure a 90 000 litre water tank is provided for the dwelling.				Yes

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

No planning agreement has been entered into under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

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 does not involve the demolition of a building for the purposes of AS 2601 – 1991: *The Demolition of Structures*.

Should this application be approved, appropriate conditions of consent are included within the recommended to ensure compliance with any relevant regulations.

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

<i>Context and Setting</i> – The proposed development is considered to be consistent with the context and the surrounding setting.	Yes
<i>Access, Transport and Traffic</i> - The proposed development's impact in relation to access, transport and traffic is considered to be minimal to negligible and acceptable as assessed by Council's Development Engineer.	Yes
<i>Public Domain</i> – The public domain refers to public spaces. No impacts anticipated on public domain.	Yes
<i>Utilities</i> – The application will be conditioned to ensure the dwelling is serviced with water, sewer, electricity and telecommunications.	Yes
<i>Heritage</i> – The subject site is not within a heritage conservation area. The proposal does not impact upon heritage values and is supported.	Yes
	Yes

<i>Other Land Resources</i> - The proposed development will not adversely impact on valuable land resources for productive agricultural land and mineral and extractive resources.	
<i>Water</i> - The proposed development will have minimal impact on the conservation of water resources and the water cycle.	Yes
<i>Soils</i> - The proposed development will have minimal impact on soils.	Yes
<i>Air and Microclimate</i> - The proposed development will have minimal impact on air quality and microclimatic conditions and will be conditions to prevent air pollution such as dust where required.	Yes
<i>Flora and Fauna</i> - (8 point test from Threatened Species Act to be completed where relevant). The proposed development will have a minimal impact in relation to the maintenance of biodiversity in the area. There are no known listings of critical habitat, threatened or endangered species, populations, ecological communities or their habitats on or in close proximity to the site.	Yes
<i>Waste</i> – It is anticipated that adequate waste facilities could be made available should the use proceed.	Yes
<i>Energy</i> – a BASIX Certificate was submitted with the application and is considered satisfactory.	Yes
<i>Noise and Vibration</i> – The proposed use is not considered to increase potential noise impacts on adjoining development. Proposed operating hours are considered appropriate in the setting.	Yes
<i>Natural Hazards</i> – Appropriate conditions included in the consent to ensure protection is provided against a possible natural hazard, that is bushfires.	Yes
<i>Technological Hazards</i> - No technological hazards are known to affect the site.	Yes
<i>Safety, Security and Crime Prevention</i> - The proposed development complies with the relevant section of the PDCP 2015 and by virtue of a being sited in a large rural lot, this is unlikely to be a cause of concern.	Yes
<i>Aboriginal Heritage</i> – The Aboriginal Cultural Heritage Due Diligence process was followed as part of the assessment. A basic AHIMS search was carried out and no recorded or declared Aboriginal sites were found in or near the subject site. There are not any other sources of information of which a person is already aware and the landscape does not contain features which are likely to indicate the presence of Aboriginal objects. Subject to the conditions of consent, the proposed development is considered acceptable as it will not result in any significant impacts on the natural or built environments and will not result in any social or economic impacts on the locality.	Yes

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

The subject site is relatively unconstrained and is considered to be suitable in its current state for the purposes of the proposed development.

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

The application was not required to be notified and as such no submission were received.

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 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 not applicable to the proposed development.

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** applicable to the proposed development as follows:

The developer contributions as per **Tallaganda Shire Plans under section 94 of the Environmental Planning and Assessment Act 1979**. The proposed development will have contributions applied for **Roadworks (Plan 3) and Bushfire-Araluen (Plan 4)**.

The total contributions are calculated with an **ET value of 1.0**. The total contributions for roadworks are calculated for a length of road from the intersection of **Araluen Road and Neringla Road** until the intersection of **Neringla Road and Right of Carriageway**.

The total contributions are valued at **\$42,332.00**. However, NSW State has contributions capped at maximum **\$20,000**. Incorporating the maximum capped contribution value, the roadworks contributions (rounded to nearest dollar) will be **\$19,388.00** and Bushfire contributions (rounded to nearest dollar) will be **\$612.00**.

Conditions included in the consent to ensure contributions are paid prior to the issue of a construction certificate.

CONCLUSION

The application has been assessed having regard to Section 4.15 of the Environmental Planning and Assessment Act 1979, and is considered to be satisfactory for an approval, subject to recommended conditions of consent.



OFFICES

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13 Gibraltar St, Bungendore
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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

- ITEM 9.1 DEVELOPMENT APPLICATION - DA.2023.0384 - 1076
NERINGLA ROAD NERINGLA - CONSTRUCTION OF A
DWELLING HOUSE AND VARIATION TO MINIMUM LOT
SIZE STANDARD
- ATTACHMENT 5 DRAFT CONDITIONS OF CONSENT - DA.2023.0384 - 1076
NERINGLA ROAD NERINGLA

DRAFT CONDITIONS OF CONSENT
DA.2023.0384

APPROVED DEVELOPMENT AND PLANS

1. Plans and documents

The development referred to in the application is to be carried out in accordance with the approved plans and documents including the following:

Title / Description	Prepared by	Issue/Revision & Date	Date received by Council
Site Plan (Sheet 1)	BDA	Issue A, Undated	18 July 2023
Floor Plan (Sheet 2)	BDA	Issue A, Undated	18 July 2023
Elevations (Sheet 3)	BDA	Issue A, Undated	18 July 2023
Elevations (Sheet 4)	BDA	Issue A, Undated	18 July 2023
Section (Sheet 5)	BDA	Issue A, Undated	18 July 2023
On-site Sewage Management System Report	Andrew Cassim	23 August 2023	24 August 2023
BASIX Certificate	Blue Sky Homes	17 July 2023	18 July 2023
NSW Health Certificate	NSW Health	31 August 2022	18 July 2023
Solid Fuel Heater Manufacturing Specifications	Nectre	Undated	09 January 2024

except as modified by any of the following conditions of consent.

Reason: Development is undertaken in accordance with this consent & is used for the approved purpose only.

SPECIAL CONDITIONS

2. Dust Management

Immediately undertake all measures as appropriate, and/or respond to any Council direction to provide dust suppression on roads leading to, adjacent to and within the site in the event that weather conditions, construction activities and associated traffic to and from the site are giving rise to abnormal generation of dust.

Reason: To ensure that local residents and activities are not disadvantaged by dust during hours of operation.

GENERAL CONDITIONS

3. Obtain Construction Certificate

Obtain a construction certificate from Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier before undertaking any work. Forward a copy of any construction certificate issued by a private certifier to Queanbeyan-Palerang Regional Council at least 2 days before undertaking any work in accordance with that construction certificate.

Reason: Work is undertaken in accordance this consent & relevant construction standards.

4. Obtain Occupation Certificate

Do not occupy or use the premises until an occupation certificate has been issued by Queanbeyan-Palerang Regional Council or an appropriately accredited private certifier. Provide a copy of any occupation certificate, issued by a private certifier, to Queanbeyan-Palerang Regional Council no later than 2 days after the occupation certificate is issued.

Reason: Ensure that the building complies with relevant standards.

5. Comply with the Building Code of Australia

All work is to comply with the current edition of the Building Code of Australia.

Reason: All building work is carried out in accordance with relevant construction standards.

6. Construction within Boundaries

The development including but not limited to footings, walls, roof barges and guttering must be constructed wholly within the boundary of the premises. No portion of the proposed structure shall encroach onto the adjoining properties. Gates must be installed so they do not open onto any footpath or adjoining land.

Reason: Approved works are to be contained wholly within the subject site.

7. Copy to Owner

A copy of this consent is to be provided to the owner.

Reason: To ensure the owner is aware of the requirements imposed under the consent.

8. Retaining Walls

Any retaining wall greater than 1000 mm is to be designed and constructed to structural engineer's details. Prior to issue of any construction certificate provide a certified copy of the design to Queanbeyan-Palerang Regional Council.

Reason: Retaining walls are structurally strong enough to bear the loads put on them.

9. Imported Fill

All fill delivered to site has to be certified Virgin Excavated Natural Material (VENM).

Reason: Only clean and non-contaminated fill is used on site.

10. Unauthorised Use of Public Land

No building materials are to be stored or construction activities undertaken on public or adjoining land without prior written approval from Council.

Reason: To prevent unnecessary disturbance to public land.

CONDITIONS TO BE SATISFIED PRIOR TO COMMENCEMENT OF WORKS

11. Appoint PCA (Building)

Appoint a principal certifying authority before any work is undertaken. Provide details of the appointed principal certifying authority (if not Queanbeyan-Palerang Regional Council) to Queanbeyan-Palerang Regional Council at least 2 days prior to any work being undertaken.

Reason: To provide for supervision of the subdivision works.

12. Development Contributions to be Paid

Prior to the lodgement of the Notice to Commence Work and Appointment of a Principal Certifying Authority the contributions specified in Schedule 1 of this consent must be paid to Council under the provisions of Section 7.11 of the *Environmental Planning and Assessment Act 1979*.

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

13. Home Building Act Requirements

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates (not being the council) has given Council written notice of the following information:

- (a) In the case of work for which a principal contractor is required to be appointed:
 - (i) The name and licence number of the principal contractor.
 - (ii) The name of the insurer by which the work is insured under Part 6 of that Act.
- (b) In the case of work to be done by an owner-builder:
 - (i) The name of the owner-builder.
 - (ii) If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Reason: This is a prescribed condition under the provisions of clause 98B of the Environmental Planning and Assessment Regulation 2000.

14. Sediment and Erosion Control

A Sediment and Erosion Control Plan (S&ECP) for all site works, including road works and access, is to be approved by the principal certifying authority prior to work commencing. The plan is to cover all measures to control erosion and sediment transport in accordance with the

NSW Landcom publication *Managing Urban Stormwater - Soils and Construction (4th Edition 2004 - "Blue Book")*.

Erosion and sediment controls are to be in place before the disturbance of any soils on the site, and are to be maintained during the works and for as long as necessary after the completion to prevent sediment and dirty water leaving the site and/or entering the surface water system outside of the site as follows:

- (a) divert uncontaminated run-off around cleared or disturbed areas,
- (b) erect a silt fence to prevent debris escaping into drainage systems or waterways,
- (c) prevent tracking of sediment by vehicles on roads, and
- (d) stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

Reason: To minimise environmental impact associated with any works & to prevent soil erosion/water pollution.

CONDITIONS TO BE SATISFIED DURING BUILDING WORKS

15. Hours of Operation for Works

All works associated with the construction and/or demolition of this development must be carried out between the following hours unless Queanbeyan-Palerang Regional Council agrees in writing. A written application shall be made to Queanbeyan-Palerang Regional Council if a variation of hours is required.

Weekdays: 7.00am to 6.00pm

Saturdays: 8.00am to 4.00pm
Sundays and Public Holidays: NIL

Reason: To reduce the chance of offensive noise being created and to minimise the impacts of the development in its locality.

16. Approval Documents

Keep a copy of all stamped approved plans, specifications and documents on site while work is being undertaken.

Reason: Relevant documentation is available for perusal on site by a council officer, for compliance check.

17. Construction Facilities

Toilet facilities are to be provided at or in the close vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.

Reason: To provide adequate facilities to the work site.

18. Unexpected Finds

The development is to proceed with caution. If any Aboriginal objects are found, works should stop and DECCW notified. If human remains are found work is to stop, the site is to be secured and the NSW Police and NSW Office of Environment and Heritage are to be notified.

Reason: To ensure objects discovered during construction are protected and notified in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales.

19. Construction Waste Management

All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Reason: To ensure adequate waste management practices are in place during the construction phase.

CONDITIONS TO BE SATISFIED PRIOR TO ISSUE OF OCCUPATION CERTIFICATE

20. BASIX Commitments

Comply with all commitments listed on BASIX Certificate No. 1346937S, or any subsequent modifications, before occupying the premises.

Reason: To ensure compliance with the requirements of the NSW BASIX certification process.

21. Colours and Material Finishes

The building is to be finished in materials that have a low reflectivity. Colours are to incorporate the use of muted, natural colours that will blend with, rather than stand out from, the landscape for major features such as walls, roof and fencing.

Reason: The building is not visually intrusive in the landscape and does not cause glare.

22. Stormwater Management - Rural

Roof water that is not connected to a rain water storage tank, and any overflow from any storage tank, must be discharged into an absorption trench or through a stormwater outlet device with scour protection into an overland flow path, at least three (3) metres clear of any building and the boundaries

of the site.

Reason: Stormwater disposal does not impact on the building.

23. Potable Water Supply

The dwelling is to be provided with a water storage tank(s) with minimum capacity of 90 000 litres.

Reason: To ensure that a suitable water supply is available.

24. Power Supply

The building shall be connected to a suitable power supply.

Reason: To allow for a power supply to be available.

25. Repair Damaged Public and Private Property

All damage caused to public and private property during the construction operations and associated activities must be repaired or reinstated prior to Council accepting any Certificate of Completion.

Reason: To ensure that all public and neighbouring private property in the vicinity of the development is maintained in its pre-development condition.

26. Bushfire Protection - Asset Protection Zones - RURAL

At the commencement of building works and in perpetuity the property around the building shall be managed as follows as outlined within section 3.2 and Appendix 4 of *Planning for Bush Fire Protection* 2019 and the NSW Rural Fire Service's document *Standards for asset protection zones*:

- North for a distance of **50** metres as an asset protection zone;
- South for a distance of **50** metres as an asset protection zone;
- East for a distance of **50** metres as an asset protection zone; and
- West for a distance of **50** metres as an asset protection zone (APZ).

Reason: To provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building.

27. Internal Road Access

Construct the internal access road and drainage structures between the entrance and the building envelope, to the standard of "Private Access" road with a minimum compacted pavement thickness of 150mm and as otherwise specified in Table D1.7 of Queanbeyan-Palerang Regional Council's D1 Road Geometry Design Specification.

Bitumen sealing of the Internal Road Access will be required to address dust impacts where the centreline of the road is within 50m of the near edge of a building envelope or an existing or proposed dwelling.

The access road is to comply in perpetuity with the performance criteria and acceptable solutions set out in Rural Fire Service NSW document *Planning for Bushfire Protection*.

Note: Crossings of prescribed streams are to be referred to the NSW Office of Water for Controlled Activity Approval where required.

Reason: Roads created allow for environmental protection and requirements for bushfire planning.

28. Rural Driveway Entrance

A gravel rural entrance must be constructed to each lot as required in accordance with QPRC's D13 Vehicular Access Design Specification.

Longitudinal grading is to ensure ground clearance for standard passenger vehicles and in

accordance with QPRC's D1 Geometric Road Design Specification.

Rural entrance construction to be carried out by a Council approved contractor.

Reason: To ensure safe entry and exit to the lot from the road.

29. Covenant on the Land

Apply covenants under section 88B of the *Conveyancing Act 1919* to the new lots incorporating the restrictions listed below. Queanbeyan-Palerang Regional Council shall be nominated as the sole party with the power to vary or remove the required covenants.

- a) Creation of a Right of Carriageway 20.0m wide in favour of existing Lot 3 DP 755906 over existing Lot 4 DP 755906..
- b) Nominating Council as the name of the person/authority empowered to release, vary, or modify restriction or positive covenant in the plan.

Reason: To ensure public utility services, access and restrictions are legalised over the land.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE PREMISES

30. Surface Water

Do not re-direct surface water onto adjoining private land. Alterations to the surface contours must not impede or divert natural surface water run-off, so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem.

Reason: Stormwater disposal does not impact on the building or neighbouring properties.

31. Carry Out Sewer Work, Carry Out Water Supply Work, Carry Out Stormwater Work

All sanitary plumbing and drainage work is to be carried out in accordance with the requirements of the *Local Government (General) Regulation 2005, AS 3500 and the requirements of Plumbing and Drainage Act, 2011*. No alterations or additions are permitted without approval from Council.

Reason: All plumbing and drainage functions adequately.

Council must inspect the following stages of construction and installation:

- Internal and external plumbing and drainage,
- Installation of the on-site sewage management system and disposal area,
- Final inspection of plumbing, drainage and on-site sewage management system.

The top level of the sewerage service yard gully shall be located a minimum of 150 mm below the lowest fixture level and a minimum of 75 mm above ground level. Where it is not practicable to locate the top of the yard gully 150 mm below the lowest fixture level or 75 mm above the surrounding ground level, then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

The sewer junction inspection opening is to be located and raised to ground level.

Reason: To ensure compliance with AS3500 - National Plumbing and Drainage Code and the requirements of Plumbing and Drainage Act, 2011.

Three star and four star rated water conservation devices are to be installed in the bathroom and kitchen respectively.

Reason: Water efficiency and minimisation of wastewater produced.

A 'Notice of Work' (NoW) is to be issued to Queanbeyan-Palerang Regional Council no later than 2 business days before the work concerned is carried out.

Reason: Council is informed prior to undertaking inspections and in accordance with requirements of Plumbing and Drainage Act, 2011.

Licensees as the 'responsible person' must submit a Sewer Service Diagram(SSD) layout to Queanbeyan-Palerang Regional Council prior to or at the time of inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

A 'Certificate of Compliance' (CoC) is to be issued to the Queanbeyan-Palerang Regional Council and a copy to the person for whom the work is carried out on completion of the final inspection.

Reason: Council records are kept up to date and requirements of Plumbing and Drainage Act, 2011.

ACTIVITY APPROVAL - SECTION 68 OF LOCAL GOVERNMENT ACT 1993

32. Local approval - on-site sewage management system

The wastewater management system is to be designed, installed and maintained in accordance with the principles of 'On-site Sewage Management for Single Households', AS/NZS 1547-2012 'On-site Domestic Wastewater Management' and the site report prepared by Andrew Cassim for 1076 Neringla Rd Araluen (23 August 2023) except with the following amendments;

Reason: To ensure that the on-site effluent management system will have a neutral or beneficial effect on water quality, that it will be sustainable over the long term and will not have detrimental impacts on the health of occupants of the land.

All effluent is to be assimilated within the boundaries of the property.

No effluent management areas are to be located within 100 m of any creek, watercourse or bore whether perennial or intermittent, or within 40 m of a drainage depression.

All stormwater collected from roofs and other hard surface areas is to be diverted away from any effluent management area, with provision for energy dissipation at the outlet to prevent scouring or erosion.

Reason: To ensure that the on-site effluent management system will have a neutral or beneficial effect on water quality and that it will be sustainable over the long term.

Install surface water diversion upslope of the land application disposal area.

All wastewater (black and grey) is to be directed to the on-site sewage management system for treatment.

Fence off the effluent management area prior to any construction work commencing and maintain in fencing in perpetuity to prevent human, vehicle and stock access.

Trenches are to be no longer than 20m and a distribution box installed to allow equal distribution between the trenches.

No water supply or any source of water supply to be used for drinking, domestic purposes or for stock is to be polluted or rendered unwholesome by the land application of the effluent from the proposed on-site sewage system.

Reason: Compliance with AS1547-2012 On-site Domestic Wastewater Management.

33. Septic tank

The septic tank is to be located at least 3 m from any building and have adequate access for desludging.

Liquid trade wastes, generated on the premises, must not be discharged into the septic tank or collection well.

The disposal area is to be constructed parallel with the contour of the land in the approximate position indicated on the plan.

Reason: To ensure compliance with AS1547-2012 On-site Domestic Wastewater Management.

34. Local Approval - Solid Fuel Heater

1. Location of the solid fuel heater must comply with the provisions of AS2918 - *Domestic Solid Fuel Burning Appliances - Installation* and the manufacturer's specifications.

Reason: To ensure the safety of the occupants of the building.

2. Notification of completion of installation from the installer must be given to Council at least 48 hours before firing appliance and arrangements made for access and inspection by Council.

Reason: To ensure the appliance has been correctly installed for the safety of the occupants and for compliance with the legislation.

3. The Solid Fuel Heater must be installed by an appropriately licenced installer and a compliance certificate provided to Council prior to the issuing of the completion certificate for the heater.

Reason: To ensure the safety of the occupants of the building.

35. Provide Rain Excluder to Flue

The heating appliance flue must terminate with a concentric shroud rain excluder or other approved vertical discharge cowl.

Reason: To ensure the vertical discharge of flue gases so as to minimise smoke nuisance to neighbours, to maintain efficient operation of the appliance and to avoid the build-up of dangerous and flammable materials in the flue.

Please Note:

Dial Before You Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorized contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on Phone Number 1800810443.

SCHEDULE 1

NOTICE OF CONTRIBUTIONS & CHARGES ASSOCIATED WITH DEVELOPMENT

PROJECT ADDRESS	1076 NERINGLA ROAD NERINGLA NSW 2622 Lot 3 DP 755906
PROJECT DESCRIPTION	Construction of a dwelling house and variation to minimum lot size standard under Clause 4.2A (3)(a)
APPLICATION NO	DA.2023.0384
NAME OF APPLICANT	Peter Raynolds C/- Upside Planning

Important

The following contribution rates are those that apply at the date of issue of this consent. Rates are reviewed quarterly. Contributions will only be accepted at the rate applying at the date of payment. Council's Development and Environment section should be contacted to receive a current contribution notice of charges.

Fee Description	Fee Due
<i>Contribution Plan</i>	
Tallaganda Section 7.11 (94) Plan No. 3 Provision of Access Roads	\$19,388.00
Tallaganda Section 7.11 (94) Plan No. 4 Bushfire Suppression and Control	\$612.00
<i>Total Contributions Payable</i>	<i>\$20,000.00</i>

Relevant Criteria on which these calculations were made:

No equivalent tenements have been credited to this development.

Date Generated: 10 January 2024

Per : _____

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.2 ROAD NAME PROPOSAL - MONDARLIE ROAD

ATTACHMENT 1 BATEMANS BAY LALC ENDORSEMENT

9.2 Road Name Proposal - Mondarlie Road
Attachment 1 - Batemans Bay LALC endorsement (Continued)

[REDACTED]

Sent: Mon, 15 Jan 2024 01:20:51

[REDACTED]

Subject: RE: "Jack Bawn Road" - Road Name Proposal - aka Mondarlie
Sensitivity: Normal

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Hi Tiffany,
As far as I know we have no objections from the elders in the Batemans Bay LALC to naming the road in Bombay as Mondarlie.

Regards

Ros Carriage
CEO Batemans Bay LALC

[REDACTED]



The NSW Aboriginal Land Council acknowledges the Traditional Owners of the land where we work and live.
We pay respect to Elders past and present and extend that respect to all Aboriginal People.

[REDACTED]

Sent: Monday, January 15, 2024 11:55 AM

[REDACTED]

Subject: FW: "Jack Bawn Road" - Road Name Proposal - aka Mondarlie
Importance: High

Hi Ros,

Thanks for taking my call this morning and letting me know the Elders do not have objections to using the name "Mondarlie" as the proposed name for the road in Bombay.
Would you mind confirming this by replying to this email please? I will then let the Geographical Name Board know and they can continue with the approval process.

Many thanks and kind regards,

Tiffany

[REDACTED]

Queanbeyan-Palerang Regional Council
Tel: [1300 735 025](tel:1300735025)
Web: www.qprc.nsw.gov.au
Mail: PO Box 90 Queanbeyan NSW 2620



[REDACTED]

Sent: Friday, December 22, 2023 8:29 AM

[REDACTED]
Subject: Re: "Jack Bawn Road" - Road Name Proposal - aka Mondarlie
Importance: High

Hi Ros,

I hope you are well.

Just touching base to see if there has been any progress with having the name "Mondarlie" endorsed for use as a road name in Bombay?

The NSW Geographic Names Board are seeking confirmation that you (BB LALC) support the use of this name before they will approved it for use.

9.2 Road Name Proposal - Mondarlie Road
Attachment 1 - Batemans Bay LALC endorsement (Continued)

Many thanks,

Tiffany

[Redacted]

Queanbeyan-Palerang Regional Council
Tel: [1300 735 025](tel:1300735025)
Web: www.qprc.nsw.gov.au
Mail: PO Box 90 Queanbeyan NSW 2620



[Redacted]

Sent: Friday, 8 December 2023 9:12 AM

[Redacted]

Subject: Re: "Jack Bawn Road" - Road Name Proposal

Hi Ros,

I'm progressing this road name proposal you have been discussing with Caitlin and I'm just following up on whether the Batemans Bay LALC and the elders have any objection to naming the road "Mondarlie".

The NSW Geographic Names Board are seeking confirmation that you (BB LALC) support the use of this name.

I appreciate the time and consideration you have already given to this and look forward to hearing from you soon.

Many thanks,

Tiffany

[Redacted]

[Redacted]

Sent: Monday, 23 October 2023 11:42 AM

[Redacted]

Subject: RE: "Jack Bawn Road" - Road Name Proposal

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

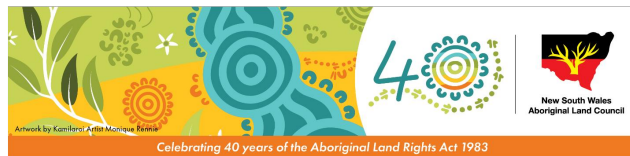
Hi Caitlin,

I will pass this information on to some elders and see if anything rings a bell.

Regards

Ros Carriage
CEO Batemans Bay LALC

[Redacted]



[Redacted]

Sent: Monday, October 23, 2023 11:40 AM

[Redacted]

Subject: RE: "Jack Bawn Road" - Road Name Proposal

Good Morning Ros,

9.2 Road Name Proposal - Mondarlie Road
Attachment 1 - Batemans Bay LALC endorsement (Continued)

Further to my below email, QPRC staff have been made aware that the name 'Jack Bawn' may not be entirely factually correct, and there is advice to suggest that this gentleman may have also been known by the name 'Jack Bond.' There is also reference to his Indigenous name being 'Mondarlie.'

We are therefore hoping that we can ask the Batemans Bay LALC to consider the name 'Mondarlie' as the proposed name for the current Butmaroo Fire Trail?

I hope to hear from you soon. If you wish to discuss, please let me know.

Caitlin

[Redacted]

Queanbeyan-Palerang Regional Council

Web: www.qprc.nsw.gov.au

Mail: PO Box 90 Queanbeyan NSW 2620



[Redacted]
Sent: Tuesday, 8 August 2023 9:02 AM

Subject: RE: "Jack Bawn Road" - Road Name Proposal

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Good morning Caitlin,

As no one has made any objections or has been able to give me any further information I cannot see any problems with the naming of the road.

Regards

Ros Carriage
CEO Batemans Bay LALC

[Redacted]



The NSW Aboriginal Land Council acknowledges the Traditional Owners of the land where we work and live. We pay respect to Elders past and present and extend that respect to all Aboriginal People.

[Redacted]
Sent: Monday, August 7, 2023 3:14 PM

Subject: RE: "Jack Bawn Road" - Road Name Proposal

Hi Ros

Hoping to seek an update on my below enquiry if you might have one to share regarding the road name "Jack Bawn"?

Kind Regards
Caitlin

[Redacted]

Queanbeyan-Palerang Regional Council

Web: www.qprc.nsw.gov.au

Mail: PO Box 90 Queanbeyan NSW 2620



9.2 Road Name Proposal - Mondarlie Road
Attachment 1 - Batemans Bay LALC endorsement (Continued)

[REDACTED]
Sent: Wednesday, 28 June 2023 12:29 PM
[REDACTED]
Subject: RE: "Jack Bawn Road" - Road Name Proposal

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Hi Caitlin,
I had a day out with quite a few elders last week. I did ask them about this issue. No one recognised the name but that doesn't mean that the BBLALC could veto the idea. I cannot say "go ahead: but I cannot say "don't do it".
I am having a community meeting in a couple of weeks and I will ask the of them an hopefully I can give you a definite answer.

Regards

Ros Carriage
Acting CEO Batemans Bay LALC
34d Orient St
Batemans Bay
[REDACTED]



The NSW Aboriginal Land Council acknowledges the Traditional Owners of the land where we work and live. We pay respect to Elders past, present and emerging and extend that respect to all Aboriginal people.

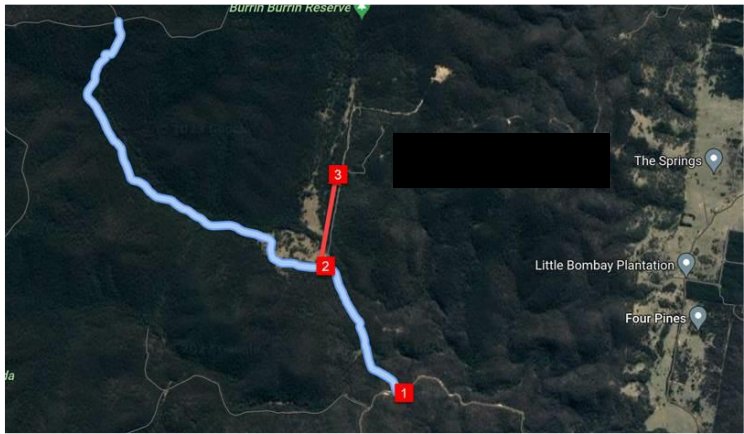
[REDACTED]
Sent: Wednesday, June 28, 2023 12:24 PM
[REDACTED]
Subject: "Jack Bawn Road" - Road Name Proposal

Good Afternoon Roslyn,

I believe [REDACTED], has reached out to you in relation to a road naming proposal for a Council-owned road in the Little Bombay area.

The proposed name for the road is "Jack Bawn Road" and [REDACTED] has provided a submission to the Batemans Bay LALC about the significance of this name back in February 2023.

The road in question is outlined in the below map from points 1-3:



Are you able to please provide any indication on when we or the resident/s might expect to hear about the suitability of this road name? If you require any additional information in order to progress this matter, please let me know.

Kind Regards,
Caitlin
[REDACTED]

[Redacted]

Queanbeyan-Palerang Regional Council

Web: www.qprc.nsw.gov.au

Mail: PO Box 90 Queanbeyan NSW 2620



This message has been scanned for malware by Websense. www.websense.com

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

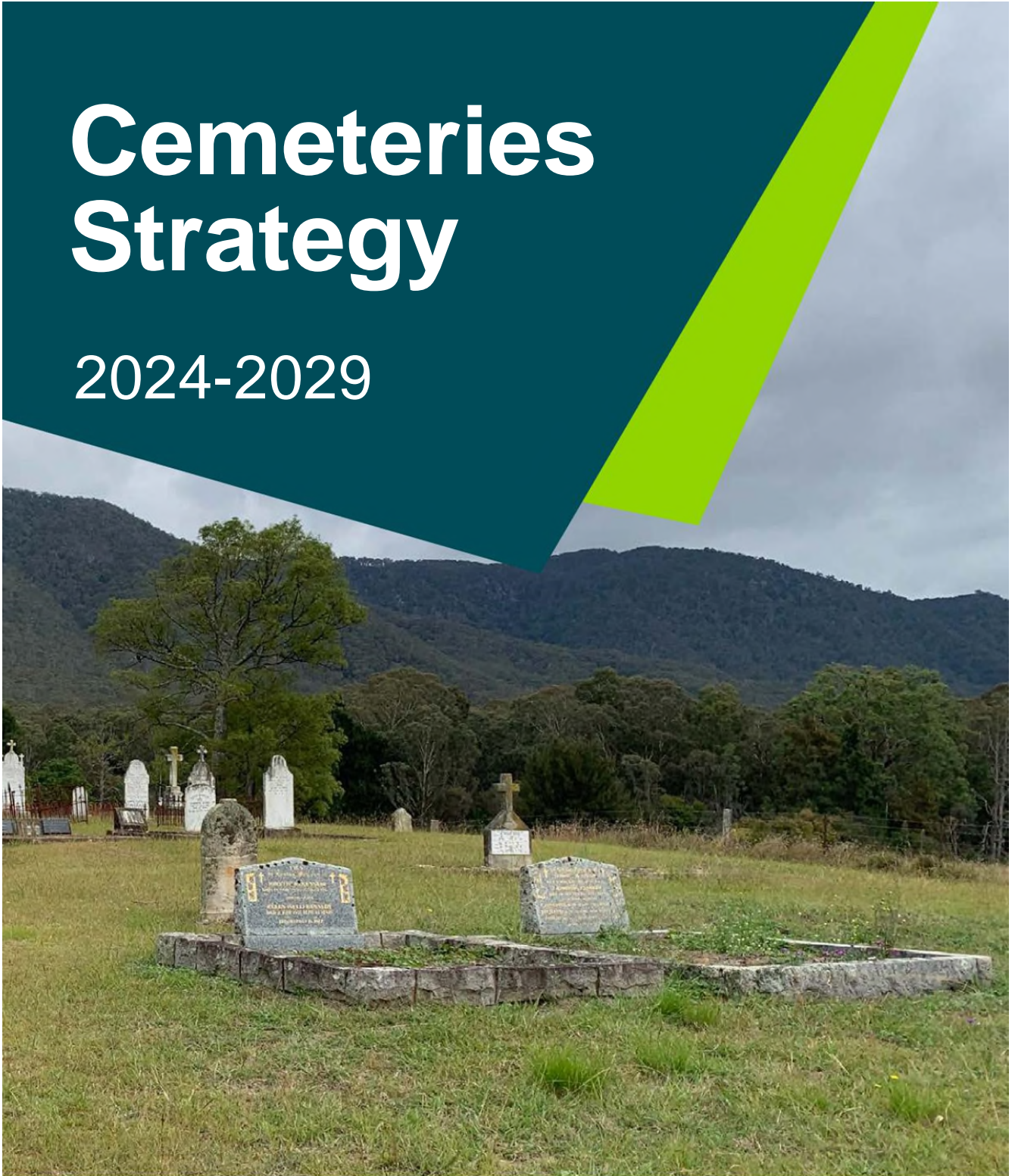
13 MARCH 2024

ITEM 9.4 DRAFT CEMETERIES STRATEGY 2024

ATTACHMENT 1 CEMETERIES STRATEGY DRAFT MARCH 2024

Cemeteries Strategy

2024-2029



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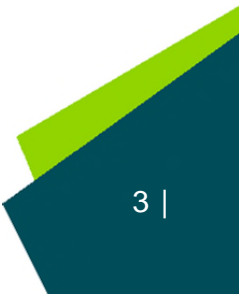
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Acknowledgment of Country



We acknowledge the traditional custodians of the Queanbeyan-Palerang area and pay our respects to Elders past, present and emerging. We acknowledge the stories, traditions and living cultures of our First Nations Peoples on this land and commit to building a brighter future together.



1 | Background

Queanbeyan-Palerang Regional Council (QPRC) operates 13 cemeteries across the Queanbeyan-Palerang region. We typically carry out approximately 200 new burials and inter approximately 50 cremated remains each year. Two of our cemeteries are historic and although they have limited interments, they have important cultural and historical value.

Cemeteries are an essential social and cultural service and Council's practices must respect the emotional impact that death and dying has in the community. This means accessibility, affordability and the physical management of cemeteries must reflect community need. It also means that our cemeteries must continue to change to ensure we have functional, attractive, and welcoming places for interment.

The context for cemetery operations is changing. The updated Cemeteries and Crematoria Regulation was enacted on 14 October 2022. These updated regulations will impose a range of new administrative requirements that will be increasingly enforced over the next year.

The QPRC strategy is underpinned by the Cemeteries and Crematoria NSW (CCNSW) Strategic Plan 2022-2025 that envisions:

'that all people in NSW have access to sustainable and affordable burial and cremation services that are respectful of culture and faith and provided in a consistent, transparent and accountable manner'.

CCNSW regulates cemetery and crematoria operators in NSW and is concerned with public *policy issues around:*

- the emotional, personal and symbolic nature of services addressing grief, remembrance, and bodily disposal: and
- meeting expectations for perpetual maintenance

Perpetual maintenance means making sure that memorial facilities can be cared for indefinitely, operating as essential and valued assets outside normal competitive market mechanisms due to limited supply, long time frames and the importance of non-commercial factors such as location, religious observance, and family connection.

The purpose of this QPRC strategy is to provide high level direction for the service and outline proposed achievements over the next 3 years.

2 | QPRC Cemeteries

Our largest cemetery (by interments) is the Queanbeyan General Cemetery which is expected to reach capacity within the next two years. The Braidwood General Cemetery is also close to capacity.

We have begun the process of establishing a new Memorial Park to ensure that we can service the future needs of the Googong, Tralee, Queanbeyan, Jerrabomberra and surrounding population. The Draft Structure Plan for Braidwood will consider future cemetery needs and similar investigations will be needed to cover the potential future growth of Bungendore.

Current cemeteries are:

- Queanbeyan General Cemetery
- Queanbeyan Riverside Cemetery
- Bungendore General Cemetery
- Braidwood Historic Cemetery
- Braidwood Lawn Cemetery
- Nerriga General Cemetery
- Nerriga Catholic Cemetery
- Araluen Catholic Cemetery
- Araluen Anglican Cemetery
- Gundillion General Cemetery
- Majors Creek Cemetery
- Mongarlowe Cemetery
- Captains Flat Cemetery

Further information on each cemetery is appended.

Map of Queanbeyan Palerang Cemeteries – Map Key

No.	Cemetery	Location
1	Queanbeyan Riverside Cemetery	Erin Street
2	Queanbeyan General Cemetery	Lanyon Drive
3	Proposed Memorial Park	Old Cooma Road
4	Bungendore General Cemetery	Osborne Street
5	Captains Flat Cemetery	Captains Flat Road
6	Braidwood Lawn Cemetery	Cowper Street
6	Braidwood Historic Cemetery	Cowper Street
7	Nerriga Cemetery	Willow Forest Road
7	Nerriga Catholic Cemetery	Nerriga Road
8	Mongarlowe Cemetery	Budawang Road
9	Majors Creek Cemetery	Berlang Forest Road
10	Araluen Catholic Cemetery	Catholic Cemetery Road
11	Araluen Historic Church of England Cemetery	Church of England Cemetery Road
12	Gundillion General Cemetery	Cooma Road

Map of Queanbeyan Palerang Cemeteries



3 | Future Planning

3.1 Projected community need

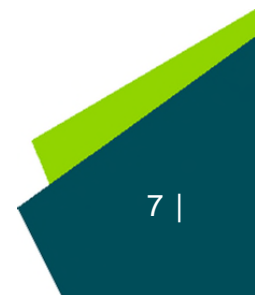
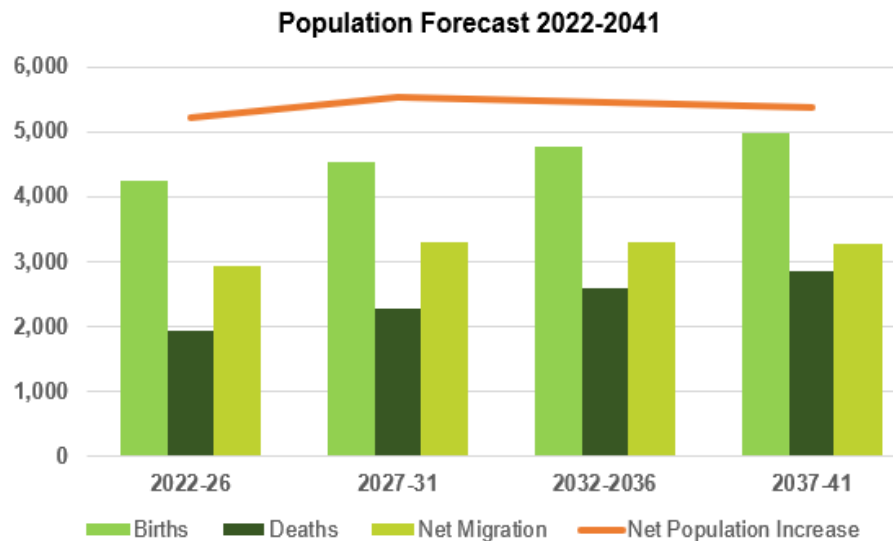
Current projections of population and burial trends suggest a small increase in burials (relative to population) and a notable increase in ashes – as cremation becomes more popular. There is a nation-wide trend away from burials and increases in cremation, however these projections are affected by the cultural and religious make-up of our region, as burials are the only option for some groups.

Council must continue to cater to our diverse community and work with religious and cultural groups, as well as the funeral industry to provide appropriate services.

As part of this process detailed community consultation will be required to assess current and future community demand for specific services.

3.2 Demographics

Queanbeyan-Palerang LGA has an estimated resident population of 64,189 (ABS Estimated Resident Population 2022) and is predicted to increase to over 85,084 by 2041 (shown in table 1 below). This is an estimated total population growth of 21,675 or 34.18%. The graph below shows numbers of births, migrations and deaths and the net population increase per annum to 2041.

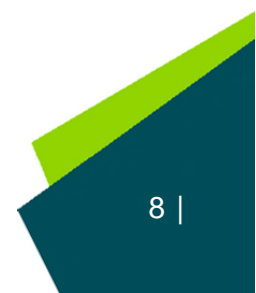


Growth is forecast for all age groups over the next 20 years. Of note is a forecast of a 36.9% increase in population of retirement age between 2021 and 2031.

The locations predicted to increase in population the most include Googong, Tralee, Queanbeyan, Bungendore, with Googong and Tralee accounting for most new residences.

Table 1 – Age structure in QPRC 2016 and 2041

FORECAST AGE STRUCTURE - 5 year age groups							
QPRC - Total persons	2021		2031		2041		Change 2021-2041
Age (years)	Number	%	Number	%	Number	%	Number
0 to 4	4,361	6.9	4,959	6.7	5,574	6.6	1,212
5 to 9	4,156	6.6	4,893	6.6	5,661	6.7	1,505
10 to 14	4,078	6.4	4,649	6.3	5,366	6.3	1,288
15 to 19	3,459	5.5	3,981	5.4	4,569	5.4	1,110
20 to 24	3,446	5.4	3,872	5.2	4,245	5.0	799
25 to 29	4,393	6.9	4,992	6.7	5,503	6.5	1,110
30 to 34	5,157	8.1	5,845	7.9	6,560	7.7	1,403
35 to 39	4,799	7.6	5,858	7.9	6,714	7.9	1,915
40 to 44	4,167	6.6	5,455	7.4	6,287	7.4	2,120
45 to 49	4,471	7.1	5,100	6.9	6,034	7.1	1,563
50 to 54	4,703	7.4	4,630	6.2	5,610	6.6	907
55 to 59	4,317	6.8	4,468	6.0	5,067	6.0	750
60 to 64	3,628	5.7	4,182	5.6	4,347	5.1	719
65 to 69	2,820	4.4	3,553	4.8	3,808	4.5	988
70 to 74	2,311	3.6	2,873	3.9	3,368	4.0	1,057
75 to 79	1,465	2.3	2,124	2.9	2,707	3.2	1,242
80 to 84	938	1.5	1,586	2.1	2,028	2.4	1,090
85 and over	741	1.2	1,191	1.6	1,637	1.9	896
Total persons	63,409	100	74,209	100	85,084	100	21,675



4 | Interment options

Cemeteries are both places of remembrance for loved ones who have died and significant cultural, historical, and economic institutions. The cemetery industry is complex and dynamic, shaped by demographic trends, technological advances, changing consumer preferences, and regulatory policies.

The Australian funeral industry revenue is around \$1.6 billion. The cost of funeral services can vary significantly depending on the 'products' included, the location of the cemetery, and whether the service is marketed as 'premium' or budget.

Cremation has been steadily growing in popularity throughout Australia, partly due to changing religious practices, but also because it is significantly cheaper than burial. Cremation is reported to be the preferred option for two-thirds of funeral services in Australia. However, the cultural diversity in the Queanbeyan-Palerang area means that burial is still an important offering for many people.

The increasing importance of land for residential use along with the need to continually address interment needs, has prompted some research into sustainable practice, especially internationally. However legislative restrictions and inertia amongst industry stakeholders means innovation in this industry is slow.

Sensitivity about social, cultural, religious, and economic factors presents a significant barrier in terms of acceptance and promotion of alternatives.



4.1 Burial

Burial in the ground is the traditional method of interment and is the only option in some religions or cultures. In general terms, burial requires the remains to be placed at a depth of 900mm below ground level, however deeper depths can allow second and third interments in the same grave. Burials in NSW are strictly governed by legislation and regulations. Burials are offered at all of Council's operational cemeteries, including closed cemeteries where an existing right of burial is still in place, such as second interments in existing grave sites. Burial and cremation practices are highly regulated in NSW. There are several types of burial offered:

- Lawn - open lawn areas, with either head stones or beams and plaques
- Monumental Earth – monumental masonry finish to the entire plot often with large and elaborate headstones. Governed by strict guidelines, including that only authorised stone masons can carry out this work in QPRC cemeteries.
- Monumental Vaults - a precast concrete burial chamber suitable for two interments. Council acquires new precast vaults with blocks of 12 at a time. Once occupied, the vault is covered in monumental masonry.
- Mausoleum Crypts - Council currently only owns one Mausoleum, at Queanbeyan Lawn Cemetery. Although originally designed with four walls around a courtyard garden, each wall containing 48 crypts, only one wall was ever built. Most crypts are occupied or reserved. The additional walls could be built.
- Bushland Cemetery - grave sites are in natural bushland, with plaques or sometimes located only by GPS. New plots must be identified with care to avoid damaging the surrounding natural bushland.



4.2 Cremation

Although cremation is increasingly popular and the only option for some cultures and religions, there is currently no cremator/crematorium in Queanbeyan-Palerang. Cremations are carried out in Canberra or Goulburn. The ACT will soon have three cremation facilities at Hume, Gungahlin and the current facility at Norwood Park.

Council accommodates ashes at all its operational cemeteries. Unlike bodily remains, ashes are not restricted by health legislation. They can be scattered, interred inground, or placed in a columbarium. Options at QPRC cemeteries:

Columbarium and Niche Walls - vary in size and structure depending on the location and demand. Some are simple stone walls with pre-cut niches, sealed with plaques. Some lockable columbaria can have clear glass doors, allowing personalised displays. At Queanbeyan Lawn Cemetery, the Camelia Grove is an example of a stone columbarium where niches are sealed once occupied.



Rose Gardens - ashes can be placed in a calico bag under or near a rose bush. A small plaque marks the location.



4.3 Future trends

The Covid19 pandemic and climate change are influencing both how we live and how we manage death. While not all of these trends are available or legal in Australia and are likely to take a considerable time to gain significant traction here, it is important to understand the changes that may impact the future.

- Eco-Friendly funerals - including human composting and biodegradable burial pods.
- New Age cremation - where ashes are used to create jewellery or keepsakes.
- Increasing options for memorialisation.
- Cryonics – low temperature freezing and storage of bodies.
- GPS enabled headstones – to ensure location data survives for generations.
- Operating cemeteries as multi-functional spaces potentially including, for example, recreational space for walking and cycling, a sculpture garden, spaces for reflection, meeting places and a café etc.



4.4 Perpetual burial rights

The sensitive nature of cemeteries makes existing burial grounds essentially permanent, although this is now not necessarily the case throughout the world and in some parts of Australia. Both South Australia and Western Australia have had renewable tenure for some time.

In 2018 renewable interment rights were permissible for all cemeteries in New South Wales. A renewable interment right in NSW allows for remains to be left in place for a limited period with a minimum tenure of 25 years for non-cremated remains and a maximum tenure of 99 years for both cremated and non-cremated remains (*Cemeteries and Crematoria Act 2013*, updated January 2023. NSW Legislation). It should be noted that if perpetual burial rights have been given, renewable rights are not retrospective or compulsory.

To date, take up of renewable tenure has been low. This is generally due to the emotional and practical issues with exhumation (training and appropriate equipment

5 | Financials

The tables and graphs following show expenditure and income for QPRC cemeteries.

Table 2 – QPRC cemeteries expenditure and income

EXISTING CEMETERIES	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25 budget
INCOME (\$)	1,101,573	1,169,556	1,092,561	1,272,906	1,092,562	1,102,023
EXPENSES						
Staff	323,946	352,795	342,614	332,755	345,906	390,916
Materials	113,766	18,005	15,762	27,764	15,772	46,766
Contracts security, software	81,205	211,749	298,424	284,435	298,678	315,048
Other	11,709	12,031	19,813	13,261	12,379	23,113
Charges (water rates, plant)	332,018	217,898	131,550	128,678	131,549	196,396
TOTAL EXPENSES (\$)	862,644	812,478	800,351	793,445	804,284	972,239
NET PROFIT/LOSS (\$)	238,929	357,078	292,210	479,461	288,278	129,784

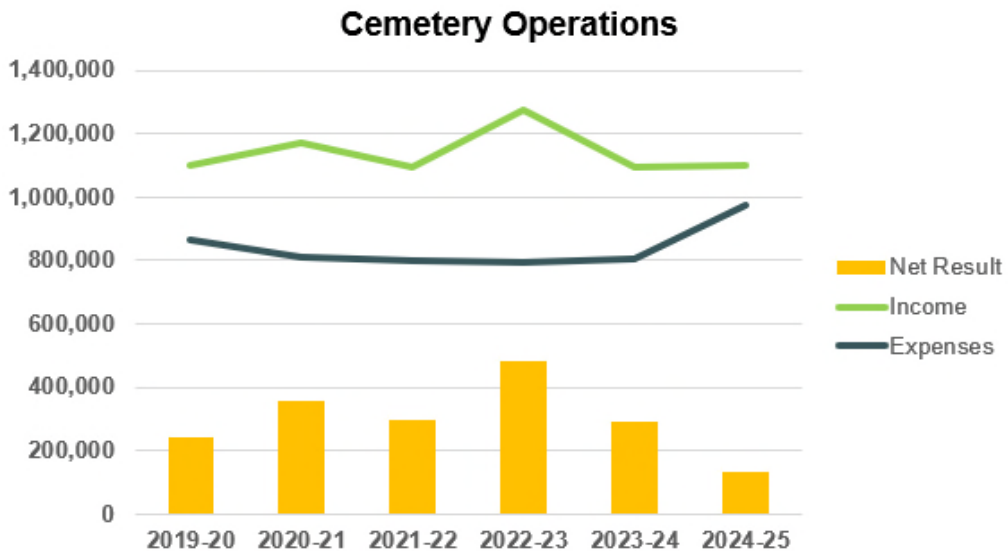
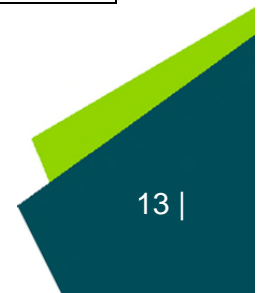


Table 3 – Memorial Park expenditure and income

MEMORIAL PARK	2020-21	2021-22	2022-23	2023-24	2024-25 budget
INCOME (\$)				1,000,000	3,000,000
EXPENSES (\$)					3,000,000
Loan interest	114,261	89,952	88,436	112,303	
Studies and reports				332,500	



6 | Key Strategies

The need for state and local government to focus on practices surrounding death has become increasingly apparent, especially in highly urbanized areas. There is an increasing understanding globally that practices need to be transformed to reduce both environmental impact and land-use pressure overall.

In the light of this pressure, key areas of focus over the next 10 years for QPRC cemeteries will be:

- Sustainability and viability
- Management and operational systems
- Master planning for current and future capacity
- Stakeholder engagement and historical value

6.1 Sustainability and viability

Sustainability often refers to environmental impact, however in this context, it also includes intersecting elements such as social and cultural norms and values, affordability and the feasibility of a range of practices. This is further defined in Pathways towards sustainable burial and cremation options for NSW¹ It is a complex industry that crosses:

- cultural and religious values
- social traditions
- socio-economic disparities
- public health
- land-use planning
- environmental concern
- commercial interests.

Actions

- 6.1.1** Monitor developing environmentally sensitive burials as these options become legal and available.
- 6.1.2** Consider renewable tenure for new interments as an option.
- 6.1.3** Given the increasing preference for cremation, Council consider private enterprise proposals for crematoria subject to permissibility of land use and DA consent.
- 6.1.4** Prepare long range financial modelling including 0-10, 10-25, 25-50 years.
- 6.1.5** Determine the ongoing real costs of perpetual maintenance and consider ways to offset this.
- 6.1.6** Review fees annually against operating costs, affordability, and the competitive environment, especially operations in the ACT.

¹ <https://www.cemeteries.nsw.gov.au/sites/default/files/2023-01/Pathways-towards-sustainable-burial-and-cremation-options-for-NSW.pdf>

6.2 Management and operational systems

Cemeteries are managed under the NSW Cemeteries and Crematoria Act 2013² and the NSW Cemeteries and Crematoria Regulation 2022³. IPART also conducted two reviews on costs, pricing and competition in the funeral industry (published in June 2021)⁴.

Cemeteries and Crematoria NSW developed the Interment Industry Scheme to address the recommendations in the reviews. The scheme phases in from July 2023 to October 2024, when all operators must be licensed and compliant.

Licensing will determine conditions relating to:

- consumer contracts in plain English with standard terms and conditions to enable customers to better understand them.
- clear minimum standards for cemetery maintenance.
- pricing transparency with clear and comparable prices.
- customer service
- religious, cultural and spiritual principles including respect for religious and cultural requirements and understanding of the Sorry Business to Aboriginal people.

Actions:

- 6.2.1** Address the greater reporting and regulatory requirements proscribed in the updated Act to understand how they impact QPRC.
- 6.2.2** Review operating systems and processes and align them with reporting responsibilities.
- 6.2.3** Review contracts and conditions of burial to ensure that documents are easy to read and understand.
- 6.2.3** Train staff in new reporting requirements.

² <https://legislation.nsw.gov.au/view/html/inforce/current/act-2013-105>

³ <https://legislation.nsw.gov.au/view/whole/html/inforce/current/sl-2022-0463>

⁴ https://www.ipart.nsw.gov.au/sites/default/files/cm9_documents/Final-Report-Review-of-interment-costs-and-prices-November-2020.PDF
<https://www.ipart.nsw.gov.au/Home/Industries/Special-Reviews/Reviews/Cemeteries/Competition-costs-and-pricing-in-the-NSW-Funeral-Industry>

6.3 Master planning for current and future capacity

In NSW generally, cemeteries have not been treated as priority land uses in planning processes. This has led to a shortage of burial space and a looming crisis.

Cremation is generally the preferred method of interment across Australia and accounts for 70% of interments in NSW⁵. However, the multi-cultural nature of our region suggests that Queanbeyan-Palerang is unlikely to experience a decline in the demand for burials. This means that cemeteries must feature in our long-term land use planning and decisions about Council's current and future cemetery options must be properly addressed.

Demand on QPRC rural cemeteries is small (around 3-7 burials per year). Braidwood and Bungendore cemeteries are likely to require additional space in the next five years and ten years respectively. However, cemetery options for Queanbeyan and surrounds must be addressed urgently.

Actions

- 6.3.1** In the short-term provide for additional space at Queanbeyan General Cemetery by reclaiming available land.
- 6.3.2** In line with the Braidwood Structure plan, review and develop options for the future growth of Braidwood cemetery including extension of the current cemetery and the investigation of other locations.
- 6.3.3** Due to the forecast for high residential growth in Bungendore, use the Bungendore Structure plan to develop options for the Bungendore cemetery.
- 6.3.4** Maintain rural cemeteries and periodically review for changes or developments required.
- 6.3.5** Progress the Masterplan for the proposed new Memorial Park including:
 - Professional design processes for a new QPRC Cemetery Plan with long term vision (2025-2075) anticipating population growth.
 - An area which is fully accessible by road with entry and exit gates.
 - Establishment of special and compassionate spaces for burial of infants and children.
 - A park-like setting with attractive facilities which can accommodate families and visitors in various weather conditions.
 - The ability to explore community demand and accommodate a range of burial options such as bushland and natural burial areas and different options for interment as social and environmental needs change.
 - Consideration of the special needs of First Nations Peoples and the faith backgrounds of diverse community groups.

⁵ <https://www.cemeteries.nsw.gov.au/about-us/data-and-research>

6.4 Stakeholder engagement and historical value

Council's Cemeteries staff are well trained and compassionate representatives of QPRC. Our ongoing objective is to align service provisions with the needs of the community.

Actions

- 6.4.1 Redevelop the website to provide greater access to online services and information.
- 6.4.2 Provide greater public awareness and marketing of all QPRC cemetery options including for those living outside the region.
- 6.4.3 Consult with First Nations, Islamic and other cultural groups to include specific cultural considerations.
- 6.4.4 Complete the Cemetery Mapping Project for all cemeteries and match this data with existing records. Establish a comprehensive database with digital mapping and searchability.
- 6.4.5 Develop a conservation program for headstones and repair of damaged headstones.
- 6.4.6 Protect native and endangered flora through Vegetation Plans of Management in rural cemeteries.
- 6.4.6 Promote the heritage significance of specific sites through interpretive signage, maps, brochures and online information.
- 6.4.7 Respond to the increasing cremation rate by improving memorialisation options.

7 Appendices

7.1 Queanbeyan General Cemetery – Queanbeyan

Location: 250 Lanyon Dr Queanbeyan

*Size and Status: 27 Ha | **Closed for reservations***

Queanbeyan General Cemetery is a well-established facility providing a broad range of services to the community. Queanbeyan Cemetery provides specialised areas including crypts, vaults, RSL Veterans, Islamic burials, babies lawn and youth lawn as well as a bushland cemetery for natural burials and ashes. There are several special gardens, including the Rose Garden and Camelia Court, providing for placement of ashes while the Magnolia Garden is for stillborn babies. The Cemetery also has office facilities for the Cemeteries staff to meet clients and a depot for the maintenance team.

The General Cemetery is nearing capacity and Council started its search for a new location in 2009. While this cemetery will still service the community for many years for second interments and existing reservations, it is anticipated it will run out of new available monumental earth plots in 2023 and lawn plots by 2024.

Staff are exploring every possibility to extent these timelines by infilling spaces and extending existing rows, but most of these options have been exhausted. An area north of the RSL Plots has limited potential to deliver a further six months service in Lawn plots, however, requires major engineering works to drain the area and removal of substandard soil profile due to a filled former farm dam. There is an area to allow installation of some additional vaults, however monumental earth plots have no further room for expansion beyond those currently available.

Council placed a moratorium on the sale of pre-purchase right of interments in March 2023 so that local residents who need burial options are prioritised.

The critical figures in table 4.1, below are those for Lawn Plots, Monumental Earth Plots and Vaults, as these are the most sought after and take up space.



Table 4 – Queanbeyan General Cemetery Capacity

QUEANBEYAN GENERAL CEMETERY	
Site Type	Available sites January 2024
Lawn Plots	140*
Monumental Earth Plots	37
Vaults	14
Bushland Plots	16
Children's Plots	9
Youth Plots	10
RSL Plots	26
Islamic Plots	27
Less, reserved (no plot)	-43
Total available sites	236

* Of the 140 lawn plots, 134 are double plots. This brings available capacity to 460, if all double plots are used.



7.2 Riverside Cemetery – Queanbeyan

Location: 40 Erin St, Queanbeyan

*Size and Status: 2.5 Ha | **Only accepting Right of Burial interments***

Riverside Cemetery is located on the banks of the Queanbeyan River, off Erin Street. It is the first European burial ground in the Queanbeyan area and dates to the early 1840s.

As the original cemetery servicing the early township of Queanbeyan, it contains several family plots and early 'pioneer' graves 43 of which pre-date 1843. This cemetery is listed as a locally significant site in the Queanbeyan Local Environment Plan 1998 and has been listed as an ACT Pioneer Cemetery by the ACT Government.

The site suffered severe damage during a significant rain event and flooding in August 1974. Estimates of up to 100 grave sites were affected when the riverbank slumped after the flood and waters receded. The remains that were retrieved were reinterred and a memorial erected in honour of those graves identified.

Riverside is a closed cemetery to new plots, only occasionally providing for second interments for existing Right of Burial (RoB) owners.

In 2007 Council considered an option to extend this cemetery, but this was abandoned due to the number of unmarked graves outside the cemetery fence.



7.3 Bungendore General Cemetery – Bungendore

Location: Osborne St, Bungendore

*Size and Status: 2.2 Ha | **Open for reservations***

Bungendore General Cemetery consists of the early heritage cemetery and an area of new Lawn/Beam cemetery. The site is easily accessed from Osborne St and is currently capable of servicing Bungendore for perhaps 10-15 years, subject to population growth.

If Bungendore is to increase to the “High Population” model of 12,000 or beyond, Council will need to consider securing an adjoining paddock to future-proof Bungendore’s long-term needs.



7.4 Braidwood Historic Cemetery – Braidwood

Location: Cowper St, Braidwood

*Size and Status: 1.8 Ha | **Only accepting Right of Burial interments***

Braidwood Historic Cemetery is a significant heritage site and contains the last resting place for many Braidwood and district pioneers. The cemetery still services some members of the community with long standing RoBs or with family plots.

This cemetery requires special attention when excavating for a new interment, due to potential of encroachment of unmarked graves. A community led volunteer group/former s.355 committee, predominantly driven by the dedication of Margaret Royds, have undertaken extensive research, mapping and restoration within the historic cemetery. Further work is required to protect the pioneer graves, due to tree roots, poor drainage and wombat activity.



7.5 Braidwood General Cemetery – Braidwood

Location: 36 Cowper St, Braidwood

Size and Status: 1.4 Ha | Open for reservations

Braidwood General Cemetery is expected to reach capacity in the next 5-7 years. The Cemetery site has a sandy granite fill, which restricts the double depth graves and reduces capacity at the site. The cemetery has a rose garden and niche wall for ashes interments and there is also an RSL Memorial and section.



7.6 Nerriga General Cemetery – Nerriga

Location: Willow Forrest Rd, Nerriga

*Size and Status: 0.4 Ha | **Open for reservations***

While only small, Nerriga Cemetery contains several graves from the early families in Nerriga. There is room for continued use and no immediately foreseeable need for additional land. Like many rural cemeteries, it does contain quality native vegetation and potential threatened species. The Cemetery is currently maintained by both Council staff and volunteers.



7.7 Nerriga Catholic Cemetery – Nerriga

Location: Nerriga Rd, Nerriga

*Size and Status: 0.7 | **Open for reservations***

Nerriga Catholic Cemetery is approximately 1.5km south-west of the village. The cemetery is active and managed by the Catholic Cemetery Trust, not Council. While it has adequate provision to cater for the current population of Nerriga, any expansion will require some land clearing. The site is on an increasingly busy road and has very limited parking. Residents have raised concerns about traffic management during funerals.



7.8 Araluen Catholic Cemetery – Araluen

Location: Catholic Cemetery Rd, Araluen

*Size and Status: 0.5 Ha | **Only accepting Right of Burial interments***

Araluen Catholic Cemetery is currently maintained by volunteers, this is a closed cemetery only occasionally providing interments for existing Right of Burial (RoB) owners.



7.9 Araluen Anglican Cemetery – Araluen

Location: Church of England Cemetery Rd, Araluen

*Size and Status: 1.18 Ha | **Open for reservations***

Araluen Anglican Cemetery has a new fence to protect the site from cattle. There are wombats living within and around the Cemetery which has led to some minor damage of monuments. This Cemetery is maintained by Council.



7.10 Gundillion Cemetery – Araluen

Location: Cooma Rd, Krawarree
*Size and Status: 4.25 Ha | **Open for reservations***

Gundillion General Cemetery, also known as Emu Flat Cemetery, is maintained by volunteers. Council staff mow the Cemetery once a year.



7.11 Majors Creek Cemetery – Majors Creek

Location: Berlang Forest Rd, Majors Creek
*Size and Status: 2.9 Ha | **Open for reservations***

Majors Creek Cemetery is maintained by Council with the support of Brian McDonald who provides information about burial locations and history of the Cemetery. The Majors Creek Leek Orchid has not been seen at the Cemetery for quite some time.



7.12 Mongarlowe Cemetery – Braidwood

Location: Budawang Rd, Mongarlowe

*Size and Status: 0.4 Ha | **Open for reservations***

Mongarlowe Cemetery has a healthy mixture of native grasses and forbs including orchids. A mowing regime is in place to ensure areas are not mown when the orchid is in flower.



7.13 Captains Flat Cemetery – Captains Flat

Location: Captains Flat Rd, Captains Flat

*Size and Status: 3.5 Ha | **Closed***

The Captains Flat Cemetery has been closed for many years with most of the Cemetery being retaken by vegetation.



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.5 MOBILE FOOD VENDING POLICY

ATTACHMENT 1 MOBILE FOOD VENDING POLICY



Mobile Food Vending Policy

Date policy was adopted:	
Resolution number:	
Next Policy review date:	
Reference number:	52.5.4
Strategic Pillar	Development and Environment
Responsible Branch	Environment and Compliance

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Mobile Food Vending Policy

1 OUTCOMES

- 1.1 Minimise any potential adverse impacts to the community from mobile food vending vehicles trading in a public place.
- 1.2 Establish guidelines that enable safe and lawful mobile food vending in public places
- 1.3 Promote mobile food vending throughout the area without adversely impacting existing fixed food businesses or residential amenity.

2 POLICY

- 2.1 There has been a surge in mobile food vending in Australia and this has resulted in Queanbeyan-Palerang Regional Council receiving a significant increase in enquiries and applications regarding mobile food vending.
- 2.2 This policy aims to provide a framework for those wanting to operate a mobile food vending business within the Queanbeyan-Palerang Regional Council local government area.

3 SCOPE OF THE POLICY

- 3.1 This policy covers the approval required for sale of food from a mobile vending vehicle that would be located on any public place within the Queanbeyan-Palerang Regional Council area.
- 3.2 The policy will address exemptions to the approval that would allow mobile food vending trading without the need for a section 68 activity approval under the *Local Government Act 1993*.
- 3.3 This policy applies to only part F7 within section 68 of the *Local Government Act 1993*.

4 DEFINITIONS

- 4.1 *Approval* – A mobile food vending approval under section 68 (F7) of the Local Government Act 1993.
- 4.2 *Council* – Queanbeyan-Palerang Regional Council
- 4.3 *Similar food product* – Any food that is similar by means of its type (burger, stir-fry, coffee) or cuisine.
- 4.4 *Public Place* – Means:
 - (a) A public reserve, public bathing reserve, public baths or public swimming pool, or
 - (b) A public road, public bridge, public wharf, or public road-ferry, or
 - (c) A Crown reserve comprising land reserved for future public requirements
- 4.5 *Sale of food* – As defined under the Food Act 2003.
- 4.6 *The Act* – Local Government Act 1993.
- 4.7 *Mobile food vending vehicle* – a road registered vehicle that has a prefabricated food processing area permanently setup within the vehicle.

5 LEGISLATIVE OBLIGATIONS AND/OR RELEVANT STANDARDS

- 5.1 Local Government Act 1993
- 5.2 Food Act 2003
- 5.3 Roads Act 1993
- 5.4 Road Rules 2014
- 5.5 Road Transport (Vehicle Registration) Regulation 2017

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Mobile Food Vending Policy

- 5.6 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

6 CONTENT

6.1 Application Submission

- 6.1.1 Applications for a mobile food vending approval under section 68 (Part F7) of the Act must:
- (a) Be made on the approved "Activity Approval" Application form available on Council's website
 - (b) Be accompanied with the following additional documentation:
 - (i) Proof of current vehicle registration
 - (ii) Proof of current public liability insurance of \$20,000,000 per occurrence or with respect to any one claim.
 - (iii) A cover letter detailing the type of food, proposed operating times and days, description of method of operation and proposed methods of traffic/pedestrian impact management.
 - (iv) A map detailing all proposed locations of trade.
- 6.1.2 The approval will last one year (12 months) from the date noted on the approval. The approval will cease to be valid after 12 months and a new application form, fee and supporting documentation must be provided if the applicant wishes to continue trading.
- 6.1.3 Applications must be made to Council's CEO at council@qprc.nsw.gov.au or in person to one of Council's Customer Service Centres.

6.2 Fees and Charges

- 6.2.1 The application fee for a section 68 (F7) approval is listed in the current Council Fees and Charges that can be found on Council's website
- 6.2.2 Failure to pay the fee within 28 days will result in Council cancelling the mobile food vending approval application and should the applicant wish to gain an approval, a new application will have to be submitted to Council.
- 6.2.3 Council will not issue a refund of any fees paid if the business is sold or transferred. A new owner of the mobile food vending business must make a new application and pay the associated fee for the approval.
- 6.2.4 Mobile food vending vehicles garaged within the local government area will also be inspected as part of Council's Food Safety Inspection Program under the *Food Act 2003*. Inspection fees apply in these circumstances and are listed in the current Council Fees and Charges.

6.3 Exemptions

- 6.3.1 There are no exemptions given to mobile food vendors when trading in a public place within the Council area however, a mobile food vendor does not need a mobile food vending approval if they are:
- (a) Trading wholly within the boundary of private land and in compliance with the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
 - (b) Trading at a Council approved pre-organised event

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Mobile Food Vending Policy

- (c) Trading within a park, sporting field, or other public place under a separate booking system/approval specifically with the Council.

6.4 Application approval criteria

- 6.4.1 For Council to approve a mobile food vending application, the following criteria must be met:
 - (a) All supporting documentation listed in section 6.1 of this Policy has been submitted and the application fee has been paid.
 - (b) The indicated trading location/s meet the conditions listed in section 6.5 of this Policy.
 - (c) Compliance with the NSW Food Authority Guideline for Mobile Food Vending Vehicles, July 2020 (revisions or creation of a new guideline will supersede this guideline).
 - (d) A satisfactory mobile food vending inspection prior to final approval. Vendors will be required to organise a time with Council to attend the Council office for an inspection of the mobile food vending vehicle.

6.5 Appropriate locations for trading

- 6.5.1 Trading must not occur on any road or road related area with a speed greater than 50kph.
- 6.5.2 Trading must not occur on a road or road related area owned by Transport for NSW (official rest areas/stops are appropriate with Transport for NSW approval).
- 6.5.3 Trading cannot occur within the CBD area of Queanbeyan (see appendix A).
- 6.5.4 Mobile food vehicle cannot be located within 100m of a fixed food business that sells any similar food products.
- 6.5.5 Mobile food vehicles located on the road in front of or across from a residential property can only remain if customers are being served. Once customers have been served the food vehicle must move to another location (minimum 100m away) and must not return to a previous location for at least 1 hour.
- 6.5.6 Mobile food vehicles must comply with existing road rules and parking restrictions, including no parking on footpaths or across driveways.
- 6.5.7 Trading must not occur within "School Zones" as defined by section 23 of the Road Rules 2014.
- 6.5.8 Customer parking and pedestrian safety will be considered with all trading locations and may impact suitability of a location.

6.6 Complaints received by Council

- 6.6.1 Should Council receive complaints regarding the operation of a mobile food vehicle, an investigation will be undertaken to determine the validity of the complaint. If Council determines that the complaint is valid, Council may modify or revoke the approval.
- 6.6.2 Complaints may result in an investigation are those which relate to non-compliance with the conditions of the approval or any other issue that falls within the scope of section 109 of the *Local Government Act 1993*.

6.7 Objections from the public

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Mobile Food Vending Policy

6.7.1 If Council receives 5 similar objections from the public (separate households) regarding the approval, then the objections and approval may be referred to a Council Meeting for consideration which may result in modification of the existing approval.

6.8 Mobile food vending vehicle dimensions

6.8.1 The dimensions of a mobile food vending vehicle must not exceed the length of 7m and must not be wider than 2.5m. It is the responsibility of the operators to check local restrictions on parking times based on vehicle length and weight prior to trading.

6.9 Hours of operation and duration

6.9.1 Trading can only occur during daylight hours. Trading after sunset or before sunrise is not permitted. This is to mitigate safety issues.

6.9.2 A mobile food vending vehicle must return to its garaged address or other suitable private property parking arrangement at the end of each day.

6.10 Deliveries

6.10.1 No deliveries are to be received when trading except where specifically authorised in the approval. All mobile food vehicles are to arrive at their locations fully equipped.

6.11 Prohibited items for sale

6.11.1 No mobile food vending vehicle operator is permitted to sell the following when operating under this approval:

- (a) Alcohol products that require a liquor licence or equivalent licence
- (b) Tobacco products.

6.12 Signage or advertisement

6.12.1 No sign or display may be erected which is not attached to the mobile food vending vehicle.

6.12.2 No flashing or rotating lights for attracting customers or advertisement, other than those required under the *Road Transport (Vehicle Registration) Regulation 2017*, are permitted on the mobile food vending vehicle.

6.13 Amplified sound equipment and car horns

6.13.1 The mobile food vehicle must not use any amplified sound equipment or car horn for the purpose of attracting or notifying customers.

6.13.2 Any amplified sound equipment used when the mobile food vending vehicle is stationary must not be able to be heard by existing businesses or residential properties.

6.14 Issuing of approval

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Mobile Food Vending Policy

- 6.14.1 Each approval is specific to each mobile food vending vehicle and is not transferrable to other vehicles.
- 6.14.2 This policy addresses only the use of a standing vehicle or any article for the purposes of selling food in a public place.
- 6.14.3 Approval cannot be transferred to another person or corporation.
- 6.14.4 The approval is only valid for the Queanbeyan-Palerang Regional Council local government area.
- 6.14.5 The approval will last for 12 months from the date of commencement noted on the approval.
- 6.14.6 The approval does not grant permission to trade within Council owned or managed parks or reserves. Separate approval must be sought from the Council for use of such areas.
- 6.14.7 Modifications to the mobile food vending vehicle internal layout or major changes to the type of food preparation within the vehicle requires prior agreement by Council's Environmental Health section.
- 6.14.8 Any change of applicant details (contact information, registered address, etc) must be updated with Council and may require modification of the approval.
- 6.14.9 Approvals will be issued subject to conditions including, but not limited to, compliance with this policy.

6.15 Right of appeal

- 6.15.1 The applicant can object to the application of regulations and local policies on the approval. Any objections must be made in accordance with section 82 of the Local Government Act 1993 and in writing to the Service Manager of Natural Landscapes and Health via council@qprc.nsw.gov.au.

7 REVIEW

- 7.1 This policy will be reviewed every four years or earlier as necessary if:
 - a) legislation requires it, or
 - b) Council's functions, structure or activities change

Mobile Food Vending Policy

APPENDIX A

QUEANBEYAN CBD MAP (INDICATED IN BLUE)



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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.6 INVESTING IN OUR COMMUNITIES PROGRAM - FUNDING
OPPORTUNITY

ATTACHMENT 1 FUNDING AGREEMENT - LETTER OF OFFER

OFFICIAL



Australian Government

**Department of Infrastructure,
Transport, Regional Development,
Communications and the Arts**

File reference: liOC0367

Mr Tim Geyer
Manager Urban Landscapes
Queanbeyan-Palerang Regional Council
257 Crawford Street
QUEANBEYAN NSW 2620

Via: Tim.Geyer@qprc.nsw.gov.au

Dear Mr Geyer

Agreement – Investing in Our Communities Program – liOC0367 – Queanbeyan-Palerang Regional Council – Bungendore Sports Hub

I refer to the recent approval of funding of up to **\$2,000,000** (GST exclusive) under the Investing in Our Communities (liOC) program for the Bungendore Sports Hub project.

Attached is a copy of the Agreement relating to the provision of this funding.

Please note, your first progress report is due on 1 August 2024. An liOC Reporting Pack will be forwarded under separate cover. It is mandatory that you use these templates when providing your progress and final reports.

It is important that you familiarise yourself with the terms and conditions of the Agreement and ensure that you understand the nature and extent of your obligations under the Agreement before signing. We strongly recommend that you obtain independent legal advice about the effect and consequences of the Agreement before signing.

Please note, any financial commitments made or construction works commenced prior to the Agreement being signed by both parties is done at your own risk.

Once you are satisfied with the Agreement please print a copy and arrange for it to be signed by the appropriate signatory, witnessed and returned to the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (the department) at liOC@infrastructure.gov.au

The offer to contract with the Commonwealth on the terms and conditions set out in the Agreement, may be withdrawn if the Grant Agreement is unable to be finalised within four (4) weeks of this offer.

2.

Following execution of the Agreement by the department, the Agreement will be returned for your records.

If you have any questions regarding the offer, please contact Alavina Tuifua on 02 6136 7234.

Yours sincerely



Chris Burroughs
Director
Investing in Our Communities

19 February 2024

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.7 JERRABOMBERRA PUMP TRACK

ATTACHMENT 1 COMMUNITY COMMENTS AND LOCATION SUGGESTIONS



Jerrabomberra Pump Track

Community Consultation – February 2024
All comments received



Ref: Doc Set ID

qprc.nsw.gov.au

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Community Comments

Comments, locations and essential and desirable criteria were suggested at the three workshops, via the online survey and via the online mapping tool. These have been reproduced verbatim below.

Workshops

Three workshops were held. The workshop agenda was:

1. Introduction
2. What is the Project?
3. Essential Criteria – suggestions from attendees
4. Desirable Criteria – suggestions from attendees
5. Location suggestions
6. Group Work – Report Back
7. What Next?

WORKSHOP 1: Wednesday 14 February 2024 – 3.30pm		
ESSENTIAL CRITERIA	DESIRABLE CRITERIA	SITE SUGGESTIONS
<ul style="list-style-type: none"> • As far from residents as possible – 250 metres • Car Parking • Central Location • Safety and Security for residents • Accessible by collector roads, not cul-de-sacs • Not near competing resources • Daylight use only – signage • Maintenance • Rubbish Collection • Accessible to get to: - by bike path • Toilets • Complete by 12/24 	<ul style="list-style-type: none"> • Strategically located with other assets – synergy of action • Safety consideration for users • Opportunity for growth • Shade – nearby • Drinking Water • Watch for and Monitoring of anti-social behaviour. 	<ul style="list-style-type: none"> • The Block – land between Primary and High schools • David Madew Oval • Allan McGrath Oval • Waterfall Avenue Reserve • Stockyard Reserve • Coral Drive (near Tennis courts and Basketball) • Dixon Park – near all ability's playground



JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

EVALUATIONS (GROUP WORK)

THE BLOCK – LAND BETWEEN PRIMARY AND HIGH SCHOOLS	
ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> ✓ As far from residents as possible – 250 metres ✓ Car Parking – possible school parking ✓ Central Location ✓ Safety and Security for residents - school ✓ Accessible by collector roads, not cul-de-sacs ✓ Not near competing resource – complementary, not competing ✓ Daylight use only – signage. ✓ Toilets – at Madew Oval ✓ Drinking water – at Madew Oval 	<ul style="list-style-type: none"> ✓ Possible link via Rotary project ✓ Note variation – Use of Poplars land <ul style="list-style-type: none"> ○ transfer of ownership ○ provide access – footpaths, earthworks and landscaping ○ Note – Education want this block
DAVID MADEW OVAL	
<ul style="list-style-type: none"> ✓ As far from residents as possible – 250 metres ✓ Car Parking ✓ Central Location ✓ Safety and Security for residents ✓ Accessible by collector roads, not cul-de-sacs ✓ Not near competing resource – already a rec area ✓ Natural reserve/ environment protection ✓ Accessible to get to – bike path ✓ Toilets ✓ Drinking water ✓ Visible – passive surveillance 	<ul style="list-style-type: none"> ✓ Strategically located – near skate park ✓ Users safety – not near busy roads or water
JERRABOMBERRA CREEK PARK	
<ul style="list-style-type: none"> ✓ Daylight use only – with signage. ? Maintenance resources? Rubbish Collection resources? 	<ul style="list-style-type: none"> ✓ Limited shade Opportunity for growth (at cost of environment)

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

ALAN McGRATH OVAL	
ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> ✗ As far from residents as possible – 250 metres ✓ Car Parking insufficient ✓ Central Location ✓ Accessible to get to – bike paths ✓ Toilet - drop toilet only ✗ Not near competing resource – Current use by junior cricket – negotiable? ✓ Daylight use only – signage. ✓ Tap but no bubbler ✓ Natural reserve/ environment protection 	<ul style="list-style-type: none"> ✓ Users safety – not near busy roads or water Shade
STOCKYARD RESERVE	
<ul style="list-style-type: none"> ✗ As far from residents as possible – 250 metres ✓ Car Parking – shopping centre ✓ Central Location ✗ Safety and Security for residents ✓ Accessible by collector roads, not cul-de-sacs ✓ Not near competing resources/ assets ✓ Daylight use only – signage. ✓ Maintenance ✓ Rubbish collection ✓ Accessible to get to – bike path ✗ Toilets & drinking water ✓ Natural reserve protection 	<ul style="list-style-type: none"> ✓ Strategically located with other assets – skate park ✓ Users safety – not near busy roads ✓ Opportunity for growth ✓ Shade – limited
CORAL DRIVE	
<ul style="list-style-type: none"> ✗ As far from residents as possible – 250 metres ✓ Car Parking ✓ Central Location ✗ Safety and Security for residents – Existing anti-social behaviour ✗ Not near competing resource ✗ Daylight use only – has lighting ✓ Toilets ✓ Natural reserve/environment protection 	<ul style="list-style-type: none"> ✓ Strategically located with other assets – skate park ✓ Users safety – not near busy roads + Not near dam + No wombats

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

WORKSHOP 2: Thursday 15 February 2024 – 7pm		
ESSENTIAL CRITERIA	DESIRABLE CRITERIA	SITE SUGGESTIONS
<ul style="list-style-type: none"> Minimal impact on residents – 300-500 metres Car Parking – not street parking Central Location – not remote, close Easy to see and access Does not degrade or lose an existing sporting facility Away from busy roads Natural reserve/environment protection No obstruction to current footpaths or walks Avoids stormwater drains or catchments Not visible from front yards No removal of trees Seating In Jerrabomberra Security of track and residents 	<ul style="list-style-type: none"> Shade Bike repair station 	<ul style="list-style-type: none"> David Madew Oval Jerrabomberra Creek Park, Waterfall Drive Jerrabomberra Creek Park, Mariners Circuit Stockyard Reserve Esmond Avenue Park/ Dixon Playground Allan McGrath Oval Coral Drive (near Tennis courts and Basketball) Dixon Park – near all ability's playground Waterfall Avenue Reserve

EVALUATIONS

DAVID MADEW OVAL	
ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> ✓ Minimal impact on residents – 300-500 m ✓ Car Parking – not street parking ✓ Central Location – not remote, close to schools ✓ Easy to see and access ? Impact existing recreation/ sport space? + Mini Roos don't use full field + Another offer for kids in the family + Toilets – but not open enough + Lighting – only when fields are in use + Encourages kids to ride bikes to school 	

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

JERRABOMBERRA CREEK PARK – WATERFALL DRIVE	
ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> ✓ Minimal impact on residents – low impact ✗ Car Parking – not street parking ✓ Central Location – not remote, close ✓ Easy to see and access ✓ Does not degrade/ lose existing sporting facility ✓ Not remote ✗ Away from busy roads ✗ Not visible from front yards ✓ Natural reserve/environment protection ✓ No obstruction to current footpaths or walks ✓ Avoids stormwater drains or catchments ✓ No removal of trees – weeds only ✓ Seating ✓ In Jerrabomberra ✓ Security of track and residents ✓ Daylight use only – with signage. 	<ul style="list-style-type: none"> ✓ Shade ✗ Bike repair station
JERRABOMBERRA CREEK PARK – MARINERS CIRCUIT	
<ul style="list-style-type: none"> ✗ Minimal impact on residents – 300-500 m ✗ Car Parking – not street parking ✓ Central Location – not remote, close ✗ Easy to see and access ✓ Does not degrade/ lose existing sporting facility ✓ Away from busy roads ✗ Not visible from front yards ✗ Natural reserve/environment protection ✗ No obstruction to current footpaths or walks ✓ Avoids stormwater drains or catchments ✗ No removal of trees ✗ Seating ✓ Security of track and residents 	<ul style="list-style-type: none"> ✗ Shade ✗ Bike repair station

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

ESMOND AVENUE PARK/ DIXON PLAYGROUND	
ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> ✓ In Jerrabomberra ✓ Moderate impact on residents ✓ Car Parking – some parking ✓ Does not degrade/ lose existing sporting facility ✓ Easy to see and access ? Natural reserve/environment protection ✓ Away from busy roads ✓ No obstruction to current footpaths or walks ✓ Not visible from front yards ? Avoids stormwater drains or catchments ? No removal of trees ✓ Seating ✓ Security of track and residents 	<ul style="list-style-type: none"> Can be added ✗ Shade ✗ Bike repair station
STOCKYARD RESERVE	
<ul style="list-style-type: none"> ✓ Some impact on residents – backyards only ✓ Car Parking – community centre ✓ Central Location – not remote, close ✓ Easy to see and access – close to existing paths ✓ Does not degrade/ lose an existing sporting facility ✓ Away from busy roads ✓ Natural reserve/environment protection ✓ No obstruction to current footpaths or walks ✓ Avoids stormwater drains or catchments ✓ Not visible from front yards ✓ No removal of trees ✓ Construction activities could be limited due to access ✓ Construction dust 	<ul style="list-style-type: none"> + No toilets + Easy access for emergency services

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

WORKSHOP 3: Saturday 17 February 2024 – 2.30pm		
ESSENTIAL CRITERIA	DESIRABLE CRITERIA	SITE SUGGESTIONS
<ul style="list-style-type: none"> • Central location • Close to people • Not on high ground • Easy to get to – walk, bike • Visible • Comes in under budget, regardless of site • Disability access • Fully compliant with grant terms • Not near homes • Must be achievable/ doable • Fun for kids • Designated parking • Toilets • Safe – not near main roads or fast roads • Bins • Safe – not near waterway • Drinking water • Lights • Integrated with existing facilities • No obstruction of existing paths/ walk ways • Signage • Shade 	<ul style="list-style-type: none"> • Bike repair • Fence • Skatepark nearby • Maximise grant options - size • Link to Indigenous culture • Complement other tracks bike and walking • Use Council opportunities to enhance/ add value • Room for growth – future expansion • Site that is underutilised • Area where kids naturally gravitate 	<ul style="list-style-type: none"> • Stockyard Reserve • David Madew Oval • Dixon Park – near all ability's playground • Allan McGrath Oval – North • Allan McGrath Oval – East/ West • Jerrabomberra Creek Park at Waterfall Drive • Acacia Playground • The Block

EVALUATIONS

JERRABOMBERRA CREEK PARK – WATERFALL DRIVE	
ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> ✓ Central location – for some ✓ Close to people ✓ Not on high ground ✓ Easy to get to – walk, bike ✗ Visible ? Comes in under budget, regardless of site 	<ul style="list-style-type: none"> ✗ Lights ✓ Integrated with existing facilities ✓ No obstruction of existing paths/ walk ways ✓ Signage ✓ Shade ✗ Bike repair

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> ✗ Disability access ? Fully compliant with grant terms ✗ Not near homes ✓ Must be achievable/ doable ✓ Fun for kids ✗ Designated parking ✗ Toilets ✗ Safe – not near main roads or fast roads ✓ Bins ✗ Safe – not near waterway ✗ Drinking water 	<ul style="list-style-type: none"> ✗ Fence ✗ Skatepark nearby ✗ Maximise grant options - size ✗ Link to Indigenous culture ✗ Complement other tracks bike and walking ✗ Use Council opportunities to enhance/ add value ✗ Room for growth – future expansion ✗ Site that is underutilised ✓ Area where kids naturally gravitate
STOCKYARD RESERVE	
<ul style="list-style-type: none"> ✓ Central location ✓ Close to people ✓ Not on high ground ✓ Easy to get to – walk, bike ✓ Visible ✓ Disability access ✗ Not near homes – near some homes ✓ Must be achievable/ doable ✓ Fun for kids ✗ Designated parking ✗ Toilets ✓ Safe – not near main roads or fast roads ✓ Bins ✓ Safe – not near waterway ✗ Drinking water ✓ Lights (road lights) ✗ Integrated with existing facilities ✓ No obstruction of existing paths/ walk ways ✓ Shade – some trees 	<ul style="list-style-type: none"> ✓ Bike repair ✗ Fence ✗ Skatepark nearby ✗ Maximise grant options - size ✗ Link to Indigenous culture ✗ Complement other tracks bike and walking ✗ Use Council opportunities to enhance/ add value ✗ Room for growth – future expansion ✗ Site that is underutilised ✓ Area where kids naturally gravitate

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

ACACIA PLAYGROUND	
ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> ✓ Central location ✓ Close to people ✓ Not on high ground ✓ Easy to get to – walk, bike ✓ Disability access ✓ Designated parking further along path ✓ Safe – not near main roads or fast roads ✓ Safe – not near waterway ✓ Lights – street lights ✓ Integrated with existing facilities - playground + Flat site + No impact on wildlife?? 	<ul style="list-style-type: none"> ✓ Complement other tracks bike and walking ✓ Room for growth – future expansion ✓ Site that is underutilised + Easy to add desirables
ALLAN McGRATH OVAL NORTH	
<ul style="list-style-type: none"> ✓ Central location - Close to people ✓ Not on high ground ✓ Easy to get to – walk, bike & no obstruction to existing paths/ walk ways ✓ Visible ? Disability access ✗ Not near homes ✓ Must be achievable/ doable. + No impact on wildlife ✗ ✓ Fun for kids ✗ Designated parking ✓ Toilets – drop toilet ✓ Safe – not near main roads or fast roads ✓ Bins ✓ Safe – not near waterway ✗ Drinking water ✗ Lights ✓ Integrated with existing facilities 	

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

DIXON PLAYGROUND	
ESSENTIAL	DESIRABLE
<ul style="list-style-type: none"> ✓ Close to people - Central location ✓ Not on high ground ✓ Easy to get to – walk, bike ✗ Visible ✓ Comes in under budget, regardless of site ✗ Disability access ✓ Fully compliant with grant terms ✗ Not near homes ✓ Must be achievable/ doable. ✗ No impact on wildlife ✓ Fun for kids ✗ Designated parking ✓ Toilets – drop toilet ✓ Safe – not near main roads or fast roads ✗ Bins ✓ Safe – not near waterway ✗ Drinking water ✗ Lights ✓ Integrated with existing facilities ✓ No obstruction of existing paths/ walk ways 	<ul style="list-style-type: none"> ✗ Bike repair ✗ Fence ? Skatepark nearby ✗ Maximise grant options - size ✗ Link to Indigenous culture ✗ Complement other tracks bike and walking ✗ Use Council opportunities to enhance/ add value ✗ Room for growth – future expansion ✓ Area where kids naturally gravitate
DAVID MADEW OVAL	
<ul style="list-style-type: none"> ✓ Central location – close to schools ✓ Not on high ground flat area ✓ Easy to get to – walk, bike ✓ Visible ✓ Comes in under budget - cheaper option due to existing facilities ✓ Not near homes ✓ Designated parking ✓ Safe – not near main or fast roads ✓ Bins, BBQ and picnic tables ✓ Drinking water 	<ul style="list-style-type: none"> ✓ Skatepark nearby ✓ Site that is underutilised between BBQ area and Bayside Court ✓ Area where kids naturally gravitate + High exposure during organised sport

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Online Survey

What are your essential criteria for the site location? Please list below 2 to 4 essential criteria for the site:	What are your desirable criteria for the site location? Please list below 2 to 4 desirable criteria for the site:	Please suggest a site within Jerrabomberra:	Provide short comment on how your suggested site meets your criteria:
Central location for the broader Jerrabomberra community Low traffic area Close to adjoining infrastructure, toilets, car parking Not in a residential area	Shade, water stations, space for future expansion, safe not adjoining waterways	David Madew oval Henry Halloran Oval -the block South Jerrabomberra sports precinct Allan McGrath oval	Existing infrastructure to support amenity (car parking, water station and centrally located)
'appropriate distance from residences (minimum 100 metres) - safe and sufficient parking access away from main arterials - no disruption or development to existing natural features (uprooting trees, disturbing wombat burrows etc) - must be completely maintained and sustained by council for daylight operations only (patrolled, refuse emptied etc)	' toilets and running water within proximity - security lighting to deter vandalism and unsocial behaviour after hours - central to all residents of Jerrabomberra	' - adjacent to The Block between the two schools	' - central location, close to schools with parking access from three directions (including the school areas). - away from residents and removes the NIMBY issues - capitalise on school facilities/footprints - utilises unplanned, unused space and contributes to strategic planning - can be developed with minimum disruption to the environment
I am commenting because I live directly opposite a pump track. I strongly encourage you to have one. Children, teenagers and families enjoy it. I rate parking as important but don't let the perfect be an enemy of the good!	A space where the track can be laid to provide challenges - rises, flats, curves. There are no repair stations, not much shelter or shade and limited water at the one near me. the users can wear hats and bring water and their own repair kits.		
Designated carparking - NOT roadside Not to be built behind houses - no other skate park in QBN shares a boundary with private property. With other sporting facilities Passive lighting of an evening - not to be put on a reserve that is in complete darkness by 5:30 in winter	Seating Shade	David Madew Oval is the ONLY suitable location in original Jerrabomberra	Adequate screenage from houses as area has been designed for noise and after hours use. Existing car park & toilets already on site. It is an existing sporting facility.

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

What are your essential criteria for the site location? Please list below 2 to 4 essential criteria for the site:	What are your desirable criteria for the site location? Please list below 2 to 4 desirable criteria for the site:	Please suggest a site within Jerrabomberra:	Provide short comment on how your suggested site meets your criteria:
Safe for kids to get to and use (including accessible for kids without parents) Potential for expansion (BBQ, toilets, seating, picnic area) Parking availability (not necessarily dedicated parking, but a safe place to park)	Drinking water First aid instructions/phone numbers to call Fencing Shaded seating for parents/people watching - a suitable colour to fit in with environment.	Jerrabomberra Park/Waterfall.	Kids can ride to it via the lake if going without parents Not very much traffic around. Potential for Expansion of facilities Parking on Mariners Ct if needed (safe/quiet) Existing play equipment there
Away from homes, off street parking, please do not destroy the natural environment that is currently enjoyed by many (i.e. do NOT build on Jerrabomberra Creek Reserve on Waterfall Drive/Mariners Crt).	Drinking water, bike repair station	The Regional Sports Complex OR David Madew oval.	Away from homes, existing sporting/recreational precinct, plenty of parking, water bubbler.
Not being close to houses, not affecting the value of established houses, having its own area rather than being squeezed in near established houses. For example, the bottom of Waterfall Drive was not a good location. It was too close to houses and the track and parking requirements would change the natural beauty of the area.	Shelter and shade and fencing.	Along Environ drive and near per the new high school.	Being closer to the target demographic. Being away from established houses. It would not have as much of an impact to the natural beauty as putting it at the bottom of Waterfall Drive.
Must be within Jerrabomberra Postcode 2619 - NOT at Tralee or at the Regional Sports Centre Must be easy for kids to access via pathways with out needing parents to pack the car. Must be near or very close to the Jerra Lake area for additional family riding activities Must be located on current Council parkland/property	Desirable to be near other Council facilities like a playground and the fitness track Desirable to have direct pathway access connecting or be near the Jerra schools Desirable to avoid very busy street and roads crossings	Jerra Creek Park, the open area behind the houses along the creek area, between the kids playground and the Peter Bray Walking Path, connecting with a pathway to the Jerra Lake pathway area.	Jerra Creek Park area is close to an existing playground and also close to the Jerra Lake pathway, and fitness track, that would provide an extension to existing Council facilities. It might need a new path extension from Mariners Court near the Jerra Lake, through to the Playground & Pump Track, but that should

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

What are your essential criteria for the site location? Please list below 2 to 4 essential criteria for the site:	What are your desirable criteria for the site location? Please list below 2 to 4 desirable criteria for the site:	Please suggest a site within Jerrabomberra:	Provide short comment on how your suggested site meets your criteria:
			<p>be possible. Would be close at the rear of a few residents but not infringe much on many people. Parents could attend with multiply ages of kids and also ride around the Jerra Lake or use the fitness track for an extra activity. Its easy enough to get to from both the Jerra schools either before or after school for some fun activities. If parking was needed it could be along Mariners Court, as houses are only on one side for most of it. Not likely to have heaps of parents driving to it regularly anyway. Northern side of the Jerra Creek Park playground has lots of space behind the houses.</p>
<ul style="list-style-type: none"> - Away from houses! Minimum 300m! - Away from hazards such as creeks with inadequate fencing to prevent falls. - security for residential housing. - not destroying current reserves! 	<ul style="list-style-type: none"> - parking - shade - access paths 	<p>THE SPORTING COMPLEX! David Madew oval or the block</p>	<p>Both the sporting complex tick all if not almost all the essential criteria. They won't disturb residents and they have other required facilities. See the many emails sent to council over past months! Hopefully council will make a suitable choice and attempt to repair the shattered trust.</p>

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

What are your essential criteria for the site location? Please list below 2 to 4 essential criteria for the site:	What are your desirable criteria for the site location? Please list below 2 to 4 desirable criteria for the site:	Please suggest a site within Jerrabomberra:	Provide short comment on how your suggested site meets your criteria:
Central location in Jerrabomberra (not Tralee), walking distance to amenities, fun for kids	Drinking fountain, toilets, bins	Stockyard Creek Reserve	Very central, space is under utilised, close to schools and school kids, close to shops
Not being close to houses Plenty of parking Central location Accessible	Shelter and shade Drinking station	As a resident of Mariners Court, I understand locals have suggested the end of our cul de sac however, this site is not accessible and there is not sufficient parking available. We have enough foot traffic with the lake and do not need anymore. Suggest using the current skate park location as there is already infrastructure there in place to support.	As above, not a suggest just do not want it located on Mariners Court.
1. Totally opposed to being near houses; myriad of reasons, including a depreciation in value of properties, noise (including inappropriate language by participants), space, & motor vehicle parking & traffic, In the case of Jerra Creek reserve there would be an impact on flora/fauna & those using the park as a walking area, including dogs.	Should be at/near existing sporting area/complex which has lights, toilets, car parking space, bike racks etc. A good & commonsense approach can be viewed on internet in regard to what Maryborough Qld council are proposing after consultation with residents.	The most appropriate site is David Madew oval.	Already has facilities listed above.
Toilets, parking and water	shelter, water	Scar. Already an area allocated to bikes, centrally located to jerra and queanbeyan, and has had very little maintenance but alot of potential	Queanbeyan would have access, not just jerra. we have kids too who would love something like this. Scar has alot of potential to facilitate a pump track and dirt jump park all in one location.

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

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Centrally located with ease of access. natural shade - by established trees or artificial shade Access to water for drinking	Near additional play equipment (already established) for younger children etc. fencing Seating and bbq area	Connected to Jerra Lake pathways. Between Primary school and Community Centre. Green belt runs between Brudenell Drive down to Jerrabomberra Parkway. (Across from coachwood Avenue)	All sites recommended have ease of access via pathways. Allows access to some facilities. Near community centre gives parking access. Areas have established trees for shade etc
1. Not at a location where there risk of further habitat loss and removal of what green spaces are left. 2. Sufficient parking/access. 3. Near other sporting areas makes sense for variety and the above already being factored in. The Googong skate park area is great and is located near other sporting activities. 4. Not Waterfall Dr.	1. Adequate shade 2. Drinking water 3. Appropriate parking/access 4. Not waterfall Dr	1. Not Waterfall Dr. 2. Sports complex	It already has all the infrastructure required.
Not being close to houses Lighting to help with safety and vandalism Adequate parking for people with bikes on bike racks	Drinking water Shade Seating for parents	Near David Madew oval especially when sporting events will move to the sporting hub	It's centrally located and near schools Enough room
Must be centrally located Safe and fun facility for Jerra's Children accessible via bike paths Have drinking water and toilets	Multiple routes with different level of difficulty A shelter with a bike repair station (like Majura Pines or Stromlo) Away from major roads and traffic areas	Northern Allen McGrath Reserve	Allen McGrath reserve is central, not on a major road, integrates with Allen McGrath oval amenities- toilets, car parking. good access from multiple directions. To ensure it is not too close to house that back onto the reserve the pump track should be in the middle of the reserve.
centrally located, suitable for multiple skill levels, accessibility, built in harmony with surroundings	shelter and shade, drinking water,	around the area of David Madew Oval	complements existing leisure infrastructure, well-connected.

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Centrally located, near active travel infrastructure, co-located with other play equipment, close proximity to residential premises to provide passive surveillance, within reasonable walking and cycling distance of residential areas that house the majority of key users. 2021 ABS data at SA1 granularity shows majority of 5-12 year olds are located near Edwin Land Parkway (I have a map but can't attach it here)	This is not meant to be a destination pump track. As a local feature, similar to the skate park, there does not need to be significant investment in ancillary infrastructure. A shaded area would be useful, similar to other playgrounds, to ensure the pump track can be used in the middle of the day when it is less likely to be impacted on nearby residential receivers.	The original waterfall way location meets most of the key objectives of the proposal. People that object to this location on the grounds of traffic, parking and noise do not understand the objective that this is not a destination feature. Co-location next to David Madew skate park is another good option. The regional sports complex does not meet the objectives of the project. It increases car dependence because of its distance from key user residential areas, it lacks passive surveillance and is less likely to be used for impromptu use by families and children passing by. The previous Esmond Ave is another suitable location, but there are significant issues regarding a lack of footpath infrastructure that would need to be addressed.	Noted in question 3
Not located within 100 meters of residential properties Not located adjacent to a road with high traffic volumes or a history of over-speeding traffic Not located adjacent to waterways or wildlife corridors	Co-located with family friendly facilities such as picnic and playground equipment	David Madew Oval or the Allan McGrath Reserve/Oval	David Madew Oval already has some nearby facilities, plenty of space to be more than 100 meters from residences, and no roads carrying speeding traffic nearby.
Not being close to houses No public toilet blocks close to houses	Close to shops/phones Close to Sporting facilities for multi-purpose use	David Madew oval	Toilet blocks already constructed Multipurpose locations - oval and skate park already constructed Safe pathways to connect residents to the pump track

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			Families taking children to sporting events can bring family to use multiple elements within the oval location
Central location, toilet facilities available, near other sporting precincts, plenty of parking, not close to residential homes	Toilets, drinking water fountain, shelter and shade	David Madew Oval, South Jerra regional sporting complex	facilities already in place centralised
Central to facilities (toilets, car parking etc) - particularly already established ones. Not near residential buildings. Not next to a busy road.	Repair station. Water. Shelter Shade	David Madew Oval	Already established facility. Has parking, toilets, bins, bbq, shade, shelter, tables, water etc. Usable by others when there for sporting events (ie kids who are there because their sibling is doing something else). Near an existing skate facility.
Not within 300 meters of the nearest residence,		near the existing skateboard park.	It is not near homes, centrally located and near where young people already congregate.
Centrally located Across to footpath	Shelter and shade Drinking water Space for expansion		
Central, close to schools, on existing pathways, disability access possible, established parking areas, established BBQ facility, established picnic tables, existing rubbish bins	Existing water bubbler, highly visible from the street, toilets available that could be properly utilised, highly visible from the street.	David Madew oval	Considerable pedestrian traffic for passive surveillance, not on or adjacent to a major or heavily trafficked road, Bayside Court is a quiet street with an existing school hours speed limit that could potentially be extended, safety, not near a body of water - i.e. creek or a dam

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Parking Toilets Centrally located Accessibility	Shelter Water Bubblers Space for expansion	It seemed that that Poplars site seemed to tick most of the boxes	Centrally located, Parking, near other similar amenities and the school
Central location for all Jerrabomberra children Not close to houses Protection of the remaining natural reserves in Jerrabomberra Toilets	Space for future expansion Drinking bubblers	David Madew oval	This site is in a central location, in close proximity to both the primary and high schools. David Madew oval already has facilities such as toilets, drinking water and carparking. This site is already developed for sporting activities, therefore natural reserves are left for the use of all age groups to enjoy.
'- away from houses min 300m - car parking - little to no impact on wild life - easy access from schools - visible for surveillance - quiet road - toilets/drinking water available	'- shade - picnic table - bbq - room for growth	'- Sporting complex - David Madew oval - Parcel of land being offered to council by Populas	'- away from houses - car parking - little to no impact on wild life - easy access from schools - visible for surveillance - quiet road - toilets/drinking water available
1. Not close to houses. 2. Located near existing similar facilities such as the skate park.	1. Integrated into existing facility complex such as the sports complex which has pre-existing lighting, security, and parking.	In vicinity of the sports complex because this provides parking, lighting, security, toilets, and is centrally located on a main throughfare.	It harnesses existing infrastructure reducing the cost, and is not located close to housing or nature reserves. Further it is located centrally, close to the schools, and has easy road access.

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<p>1. Accessible to Jerrabomberra lake and the bike paths there 2. Near other facilities such as playground equipment 3. A location that is accessible to children on their bikes</p>	<p>1. Bike repair station 2. Perhaps a water bubbler but not essential</p>	<p>QPRC's recommended location which is Jerrabomberra Creek Park on Waterfall Drive</p>	<p>1. It is near the bike tracks at Jerrabomberra lake to allow for a joined-up approach. 2. It is within riding and walking distance and accessible to children on their bikes. 3. It is a large piece of land that lends itself to this development. 4. It is not near houses. 5. There is existing playground equipment there so it adds to the facilities for children. 6. There is no need for toilets or parking - it is envisaged that children would ride their bikes to the facility, use it for 30 minutes to an hour, and then ride home. All the kids want is a bike track - please give them one and don't allow ambit claims made by self-indulgent adults to derail the project or reduce the size of the track. Please ensure that the needs of children remain central to this project.</p>
<p>Safety - for users AND environment; Access - central location (schools, ALL Jerra residents), bike/footpaths; Not backing onto residential properties (remove the NIMBY dynamic as expressed in consultation); Facilities (toilets, water, bins)</p>	<p>Potential for future expansion; Bike repair station;</p>	<p>Land adjacent to David Madew oval (if able to be acquired from developer as apparently raised at recent JRA meeting). Failing that, within the David Madew Oval precinct. (I am working on the assumption that the Regional Sports Complex</p>	<p>Centrally located (to both schools & Jerra residents); accessible by bike/footpaths; not backing onto residential properties; close to existing facilities (toilets, parking, water, bins) at David Madew precinct;</p>

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		has been unilaterally excluded from consideration, given its inexplicable exclusion from the pin-drop options).	avoids existing natural reserves/wildlife habitat (presumably. I have not seen specific enviro considerations of this suggested site); appears safe for users (i.e. not near traffic & water hazards); First suggestions allows for future growth (as does, potentially, David Madew Oval if many sporting activities move to the Regional Sporting Complex; Potential for inclusion of bike repair station;
not near houses easy access for Jerra/Sth Jerra residents not near busy road and has safe parking nearby not interfering with existing wildlife/environment areas	facilities especially toilets already there cold drinking water with shade/shelter nearby space to expand for all abilities with other facilities for other family members nearby medical help nearby	reasonably flat, won't interfere with current wildlife areas, ease of access to all Jerra/Sth Jerra residents, has existing facilities (toilets etc) close by, room to expand in time, not too close to houses, not near a busy road with safe parking nearby	' - reasonably flat and won't interfere with current wildlife/environment areas - ease of access to all Jerra/Sth Jerr residents - has existing facilities(eg toilets) close by with room to expand the track or for families to use the other facilities close by - not too close to houses or a busy road - safe parking nearby
Clean Toilets	Drinking Fountain	David Madew Oval	There is space available

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

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<p>Built in safe environment away from waterways and busy roads Available Carparking Near proximity to other sporting facilities Close to schools (primary and high school) Disabled access Toilets Sufficiently away from housing not to encroach on privacy Reuse or close to established infrastructure Minimal impact on local wildlife</p>	<p>Highly visible from the street Have existing bike paths/footpaths proximate to facility Rubbish bins Water bubbler Proximity to BBQs</p>	<p>David Madew oval</p>	<p>Central - close to both schools Land is not currently used for any worthwhile purpose Close to schools (an asset in a previous QPRC assessment and a preference of the JPS principal) On existing pathways Established and ample parking areas Established BBQ facility, picnic tables, bubblers and bins Disabled access possible Established Toilets Highly visible from the street Sufficiently away from houses Considerable pedestrian traffic for passive surveillance Not on or adjacent to a major or heavily trafficked road Reasonable proximity to a playground in Coral Drive. Proximity to the skate facility No wildlife impact Safety, not near a body of water – i.e. creek or a dam. close proximity to organised sport.</p>
<p>Parking lot, not street parking. Close to schools (accessibility to users), environmental protection, multi access entry for cars, pedestrians and bikes.</p>	<p>Toilets. Multi-access points for cars, pedestrians and bikes.</p>	<p>Within existing sporting facilities, such as the tennis courts at David Madew oval, also near both schools.</p>	<p>David Madew Oval - near schools (close to the users of the pump track), multi-access points for cars, pedestrians and bikes, established parking, toilet amenities, low-level environmental impact.</p>

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

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It needs to be located in a visible, safe location. Easy access to toilets. Rubbish bins.	A water bubbler. Trees for shade in summer.	David Madew Oval	It is in an established sport facility. Parking is available.
Central location, commonly visited/accessed, walking to shops or facilities (for example, if someone needs help and to deter bad behaviour), parking nearby, not just a destination but a common or easy transit route and away from bodies of water (lake or creek) and maximise the build to get the most out of the contract.	Lighting, other facilities on same or nearby site (skate park or playground or basketball/netball hoops), level ground, in site of a volume of traffic (road and foot).	David Madew oval, Stockyard Reserve, Acacia Drive playground	David Madew oval will offer the ability to maximise the pump track possible on flat ground that is easy to get to and has other facilities nearby (skate park and playground). Stockyard Reserve is very central, very visible, is a transit location (especially for school children & families), it is near shops, facilities & services, has easy access and pedestrian crossing access), ground would work well, and parking nearby, and provides an opportunity to grow this central area and bring in more business.

Mapping Tool

Suggested location	Comments	Why does this site meet your essential criteria?
'The Block' (space used as school play area at end of Coachwood Ave) - 1b Coachwood Avenue, Jerrabomberra	The owner of Poplars has indicated support to the pump track, and other community recreation facilities, being located near this pin, and will negotiate the transfer of the necessary land to Council.	Near schools and existing recreation facilities, accessible to existing toilets and shade structure, has access to existing parking and is not within any residential area.
'The Block' (space used as school play area at end of	Meets the vast majority of Essential criteria as outlined in Council workshops.	Central, not close to residential properties, preserves existing natural reserves/wildlife habitat, close to existing infrastructure (e.g. toilets, bbq, parking, water, bins, schools, shops), easily accessible

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Suggested location	Comments	Why does this site meet your essential criteria?
Coachwood Ave) - 1b Coachwood Avenue, Jerrabomberra		by pathways, safe (i.e. not near busy roads or waterways), provides room for potential future growth, open site which is reasonably level and allows for alternate track design if required.
'The Block' (space used as school play area at end of Coachwood Ave) - 1b Coachwood Avenue, Jerrabomberra	David Madew is the best option. Central, not close to residential properties, preserves existing natural reserves/wildlife habitat, close to existing infrastructure (e.g. toilets, bbq, parking, water, bins, schools, shops), easily accessible by pathways, safe (not near busy roads or waterways), provides room for potential future growth, open site which is reasonably level and allows for alternate track design if required.	
'The Block' (space used as school play area at end of Coachwood Ave) - 1b Coachwood Avenue, Jerrabomberra	(Given the inextricable exclusion of the Regional Sports Complex from pin-drop options), this option presents as best available, or within David Madew precinct if identified land is unable to be acquired/utilised. Meets the majority of EC per consultation process. It also allows for future growth.	Centrally located (to both schools & Jerra residents), accessible by bike/footpaths, not backing onto residential properties, close to existing facilities (toilets, parking, water, bins), preserves existing natural reserves/wildlife habitat, and is safe for users (i.e. not near traffic & water hazards).
'The Block' (space used as school play area at end of Coachwood Ave) - 1b Coachwood Avenue, Jerrabomberra	Since the Sports Complex (the most logical site) is out of this survey, my location choice is just north of Madew Oval between the two schools (as I believe Poplars are willing to transfer some land here to the Council for the purpose of the pump track), or at Madew Oval if this isn't the case. It is reasonably flat, won't interfere with current wildlife areas, ease of access to all Jerra/Sth Jerra residents, has existing facilities (toilets etc) close by, room to expand in time, not too close to houses, not near a busy road with safe parking nearby	reasonably flat and won't interfere with current wildlife areas, ease of access to all Jerra/Sth Jerra residents, has existing facilities (toilets etc) close by, room to expand in time, not too close to houses, not near a busy road with safe parking nearby
101 Environa Drive, Jerrabomberra (North-east of Jerrabomberra Creek Bridge on Environa Drive)	Closer to the high school and new houses in South Jerrabomberra	Away from houses and closer to South Jerrabomberra and other new construction
101 Environa Drive, Jerrabomberra (North-east of Jerrabomberra Creek Bridge on Environa Drive)	Close to new school, available to both Jerra and South Jerra residents. Bike paths lead from both areas of Jerra to the track	Supports all Jerra residents including those in the new suburb. Easily accessible to all, while also being far enough away from residential houses to alleviate any residents concerns
Acacia Drive Playground/Stockyard Creek Park	Central, access via footpaths	

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Suggested location	Comments	Why does this site meet your essential criteria?
Acacia Drive Playground/Stockyard Creek Park	Stockyard Creek Park	This location is centrally located and can be safely accessed using an existing path network. Parking is available on Acacia Dr and the nearby 'Little Shops' Toilets are available at the Little Shops Located very close to the Mountain Bike trails which can be accessed near Brudenell pond. This will make Jerrabomberra a significant attraction and provide an economic benefit Compliments existing park infrastructure
Allan McGrath Reserve - North	This is centrally located, doesn't take over a current sports facility or school play ground. It can integrate with Allen McGrath Oval facilities and car park. Easily accessible, not near main road.	
Allan McGrath Reserve - North	Close to existing playground and facilities, great use of wide liner space, existing pathways	Close/ central to residential areas, better utilisation of space than what currently there, would suit the shape required for a pump track
Allan McGrath Reserve - North	Central for Jerrabomberra estate with access to parking via oval. Services already in location. Additionally its proximity to existing playground and oval will enhance the use of the area.	
Coral Drive (near Tennis & Basketball Courts)	Second preferred location	1. Has access to existing off-street car park 2. Has minimal impact on existing residences 3. Can be incorporated in/around existing playground (an older child can be using the Pump Track while a younger sibling may be enjoying the playground with a supervising adult)
David Madew Oval	David Madew oval. 1. area south of pavillion/BBQ area, or, 2. southern end of eastern-most sports oval where there is sufficient area clear of the soccer pitch	Most central. Close to schools. Very easy access via existing pathways. Disability access possible. Not near a busy road. Safe - not near a body of water, lake, creek or dam etc. Highly visible from Bayside Court. Existing and ample car parking. Existing BBQ, tables, water, bins. No wildlife disturbance. Land is currently under-used and won't deplete existing used areas. Away from immediate houses. Proximity to skate park.
David Madew Oval	As per other suggestions it caters for everything however council will need to make the bathrooms available and not lock them all the time.	

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Suggested location	Comments	Why does this site meet your essential criteria?
David Madew Oval	David Madew oval. Close to existing infrastructure.	Good facilities already. Central.
David Madew Oval	Already established area that could use some maintenance and upgrades. Designated Parking available	Central Close to schools On existing pathways Disability access possible Established parking areas Established BBQ facility Established Picnic tables Existing water bubbler Existing rubbish bins Toilets available that could be properly utilised Highly visible from the street Sufficiently away from houses Considerable pedestrian traffic for passive surveillance Not on or adjacent to a major or heavily trafficked road Bayside Court is a quiet street with an existing school hours speed limit that could potentially be extended. Reasonable proximity to a playground in Coral Drive. Proximity to the skate facility Safety, not near a body of water – i.e. creek or a dam. Increased utilisation on weekends when sports activities are occurring – i.e by attendant siblings not actively playing sport. Best option from the drop in meetings.
David Madew Oval	We are consolidating sporting & leisure activities at David Madew Oval	1. Minimal site works required ensures maximum amount of \$\$ spent on the pump track. 2. Integrated with existing sporting and amenities. 3. existing car parks. 4. Integrated with existing footpaths within the area.
David Madew Oval	existing infrastructure and designated parking, bbqs, toilets etc great for both JPS and JHS	Central Close to schools On existing pathways Disability access possible Established parking areas Established BBQ facility Established Picnic tables Existing water bubbler Existing rubbish bins

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Suggested location	Comments	Why does this site meet your essential criteria?
		<p>Toilets available that could be properly utilised Highly visible from the street Sufficiently away from houses Considerable pedestrian traffic for passive surveillance Not on or adjacent to a major or heavily trafficked road Bayside Court is a quiet street with an existing school hours speed limit that could potentially be extended. Reasonable proximity to a playground in Coral Drive. Proximity to the skate facility Safety, not near a body of water – i.e. creek or a dam. Increased utilisation on weekends when sports activities are occurring – i.e by attendant siblings not actively playing sport. Best option from the drop in meetings.</p>
David Madew Oval	Has parking and toilet facilities, shade, room for upgrades, flat ground, easy for people/kids with a disability to access. Next to existing skate park and close to playground and other sporting resources (good for families with kids interested in other things than bike riding). Close to Primary and High Schools Has bbq facilities and options for other activities that all members of families can enjoy in the one location. Opportunity to grow and improve this site.	Has parking and toilet facilities, shade, room for upgrades, flat ground, easy for people/kids with a disability to access. Next to existing skate park and close to playground and other sporting resources (good for families with kids interested in other things than bike riding). Close to Primary and High Schools Has bbq facilities and options for other activities that all members of families can enjoy in the one location. Opportunity to grow and improve this site.
David Madew Oval	Somewhere near this location is close to the schools, has three potential parking sites, proximity to facilities at the schools/Madew and is a distance from residents (avoiding NIMBY issues).	Somewhere near this location is close to the schools, has three potential parking sites, proximity to facilities at the schools/Madew and is a distance from residents (avoiding NIMBY issues). It also minimises disruption to the environment.
David Madew Oval	If the new Regional Sports Complex will not be considered, then David Madew fields is the next best option.	Existing sporting precinct, away from homes, easily accessible to all of Jerra, has existing parking, toilets, drinking water & BBQ's.
David Madew Oval	Needs to be closer to amenities and not impacted by roads	Close to shops, public bathrooms, behind school.. and safety of the ovals and no main roads.
David Madew Oval	First preference location	<ol style="list-style-type: none"> 1. Is close to existing public buildings and toilet facilities 2. Has access to existing off-street car park 3. Has minimal to no impact on existing residences

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Suggested location	Comments	Why does this site meet your essential criteria?
David Madew Oval	<ul style="list-style-type: none"> *visible and safe *established *low impact to wildlife *central location *not to close to home *pre existing facilities 	<ul style="list-style-type: none"> *visible and safe *established *low impact to wildlife *central location *not to close to home *pre existing facilities
David Madew Oval	Near existing recreational facilities and not near homes.	Near existing recreational facilities and not near homes
David Madew Oval	<ul style="list-style-type: none"> ^ It is away from residence. - Facilities (toilets etc) already exist in this location allowing more to be spent on the actual track. - Other sporting facilities in the area allowing more of the family to be occupied in the same location. - central location close to schools. - visible for surveillance - quiet road. - little to no impact on wildlife. 	additional information available in the many emails sent to council.
David Madew Oval	<ul style="list-style-type: none"> ^ away from houses - car parking - central location with easy access from both primary and high schools - toilets and drinking water available - other sporting facilities at the location - visible for surveillance - - little to no impact on wildlife 	<ul style="list-style-type: none"> ^ away from houses - car parking - central location with easy access from both primary and high schools - toilets and drinking water available - other sporting facilities at the location - visible for surveillance - - little to no impact on wildlife
David Madew Oval	Close to extant facilities, away from houses and scope for expansion	Close to extant facilities, away from houses and scope for expansion
David Madew Oval	<ul style="list-style-type: none"> Not close to residence. Central to all users in Jerrabomberra. Not impacting on natural reserves Toilet Drinking water 	<ul style="list-style-type: none"> This location is already being utilized for sporting activities therefore has the facilities in place. The location is central in the suburb.
David Madew Oval	(Given the inextricable exclusion of the Regional Sports Complex from pin-drop options), if identified neighbouring land is unable to be acquired/utilised, existing David Madew precinct meets the majority of EC per consultation process.	Centrally located (to both schools & Jerra residents), accessible by bike/footpaths, not backing onto residential properties, close to existing facilities (toilets, parking, water, bins), preserves existing natural reserves/wildlife habitat, and is safe for users (i.e. not near traffic & water hazards).

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Suggested location	Comments	Why does this site meet your essential criteria?
David Madew Oval	Since the Sports Complex (the most logical site) is out of this survey, my location choice is just north of Madew Oval between the two schools (as I believe Poplars are willing to transfer some land here to the Council for the purpose of the pump track), or at Madew Oval if this isn't the case. It is reasonably flat, won't interfere with current wildlife areas, ease of access to all Jerra/Sth Jerra residents, has existing facilities (toilets etc) close by, room to expand in time, not too close to houses, safe parking nearby	reasonably flat, won't interfere with current wildlife areas, ease of access to all Jerra/Sth Jerra residents, has existing facilities (toilets etc) close by, room to expand in time, not too close to houses, not near a busy road with safe parking nearby
David Madew Oval	Madew Regional park is the most logical choice for a pump track	Has parking and toilet facilities. Next to existing skate park. Close to Primary and High Schools Has bbq facilities and options for other activities that all members of families can enjoy in the one location. Makes logical sense to me to place a pump track here.
David Madew Oval	Approximate location - (in lieu of the sports complex being excluded) David Madew Oval area. There are areas of level ground which could accommodate the specified track size.	*Not too proximal to residences as this was considered essential across all workshops *Existing infrastructure to support parents (parking/toilets) since the pump track is intended for younger children with beginner-intermediate level ability *Not adjacent to busy roads - better safety *Minimal impact to environment and wildlife - this area is not a designated reserve *Existing safe access routes/paths *More centrally located than previous site
David Madew Oval	It is in an established sporting facility. Parking is available. Close to schools. Existing picnic facilities.	It is in an established sporting facility. Parking is available. Close to schools. Existing picnic facilities.
David Madew Oval	Has parking and toilet facilities, shade, room for upgrades, flat ground, easy for people/kids with a disability to access. Next to existing skate park and close to playground and other sporting resources (good for families with kids interested in other things than bike riding). Close to Primary and High Schools Has bbq facilities and options for other activities that all members of families can enjoy in the one location. Opportunity to grow and improve this site. Probably low impact on wildlife.	Has parking and toilet facilities, shade, room for upgrades, flat ground, easy for people/kids with a disability to access. Next to existing skate park and close to playground and other sporting resources (good for families with kids interested in other things than bike riding). Close to Primary and High Schools Has bbq facilities and options for other activities that all members of families can enjoy in the one location. Opportunity to grow and improve this site. Probably low impact on wildlife.

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Suggested location	Comments	Why does this site meet your essential criteria?
David Madew Oval	My first preference is the Regional Sports Complex, as it will have room for expansion, constant active supervision, and great facilities and proximity to the Primary and High Schools. However, this is the second best location.	The site has easy bike access from the schools, is close to existing facilities such as toilets, bubblers/drinking fountains, and safe, off-street parking options. It is also reasonably central to Jerra, would compliment the existing sporting facilities at Madew well, and can be expanded to include introductory and/or advanced support tracks.
David Madew Oval	minimal impact on residences, closer to where all other amenities are, pre established area kids	minimal impact on residences, closer to where all other amenities are, pre established area kids
David Madew Oval	Reasonable proximity to a playground in Coral Drive	On existing pathways
David Madew Oval	With some revision to green the park layout, there is sufficient room to include a pump track here	Central - close to both schools Land is not currently used for any worthwhile purpose Close to schools (an asset in a previous QPRC assessment and a preference of the JPS principal) On existing pathways Established and ample parking areas Established BBQ facility, picnic tables, bubblers and bins Disabled access possible Established Toilets Highly visible from the street Sufficiently away from houses Considerable pedestrian traffic for passive surveillance Not on or adjacent to a major or heavily trafficked road Reasonable proximity to a playground in Coral Drive. Proximity to the skate facility No wildlife impact Safety, not near a body of water – i.e. creek or a dam. close proximity to organised sport.
David Madew Oval	Central and close to both schools. Passing pedestrian traffic on established walkways. Safe - away from busy Bicentennial Dr. Ample off-street parking there. Some existing facilities there. Wheelchair access achievable.	As above, also central and certainly the best option from those proposed at the public forums earlier this month meeting more "essential requirements" than other sites.

JERRABOMBERRA PUMP TRACK **COMMUNITY COMMENTS**

Suggested location	Comments	Why does this site meet your essential criteria?
David Madew Oval	Carpark nearby - toilets available - BBQ and water - paths to the area. If there are going to be soccer fields at the Sporting Complex, do they need all of Madew for soccer. Use the southern end for pump track. Leave the eastern side near tennis courts for sport.	Has all facilities already including toilets, BBQ, water carpark, etc. Easy access.
Halloran Oval	Access to toilets, central, parking at oval.	Location, toilet facilities available, parking available close by.
Jerrabomberra Creek Park	Kids can ride to it via the lake. Parents can park on Mariners Ct. Existing play equipment and room to build seating/bbqs/water fountains/picnic facilities. It's away from busy facilities that have lots of traffic which will reduce the risk of accidents. Not in an area affected by heavy rain/flooding.	Room for expansion towards Mariners Ct and Waterfall Dr. Could be a real asset for the kids in the area
Jerrabomberra Park / Stockyard Creek Reserve	Very central, near facilities, pedestrian crossings available, easily visible, opportunity for school to conduct bike lessons and lessons in safety, is a common transit for children & families, could increase use of nearby businesses and provide an opportunity to expand the business opportunities in this area. Also, some access to medical assistance in case of injury (while medical centre across the road is open). Some lighting existing. Space for expansion and to add / co-locate additional facilities & resources. Easy for kids to get to their favourite dirt bike trails in Stringybark Bushland Reserve. Commonly accessed area. Near community centre. Easily accessible for kids and families of all abilities (inclusive). Large area and interesting terrain that could compliment the design of the pump track.	Very central, near facilities, pedestrian crossings available, easily visible, opportunity for school to conduct bike lessons and lessons in safety, is a common transit for children & families, could increase use of nearby businesses and provide an opportunity to expand the business opportunities in this area. Also, some access to medical assistance in case of injury (while medical centre across the road is open). Some lighting existing. Space for expansion and to add / co-locate additional facilities & resources. Easy for kids to get to their favourite dirt bike trails in Stringybark Bushland Reserve. Commonly accessed area. Near community centre. Easily accessible for kids and families of all abilities (inclusive). Large area and interesting terrain that could compliment the design of the pump track.
Jerrabomberra Park / Stockyard Creek Reserve	Central, near facilities, pedestrian crossings available, easily visible, opportunity for school to conduct bike lessons and lessons in safety, is a common transit for children & families, could increase use of nearby businesses and provide an opportunity to expand the business opportunities in this area. Also, some access to medical assistance in case of injury (while medical centre across the road is open). Some lighting existing. Space for expansion and to add / co-locate additional facilities & resources. Easy for kids to get to their favourite dirt bike trails in Stringybark Bushland Reserve. Commonly accessed area. Near community centre. Easily accessible for kids and families of all abilities (inclusive).	Central, near facilities, pedestrian crossings available, easily visible, opportunity for school to conduct bike lessons and lessons in safety, is a common transit for children & families, could increase use of nearby businesses and provide an opportunity to expand the business opportunities in this area. Also, some access to medical assistance in case of injury (while medical centre across the road is open). Some lighting existing. Space for expansion and to add / co-locate additional facilities & resources. Easy for kids to get to their favourite dirt bike trails in Stringybark Bushland Reserve. Commonly accessed area. Near community centre. Easily accessible for kids and families of all abilities (inclusive).

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.7 JERRABOMBERRA PUMP TRACK

ATTACHMENT 2 JERRABOMBERRA PUMP TRACK CONSULTATION REPORT



Jerrabomberra Pump Track Consultation Report

Workshops and Your Voice page

We held three workshops at the Jerrabomberra Community Centre on 14, 15 and 17 February with 69 people participants in total. Following the workshops, a digital survey and a mapping tool were opened on Your Voice.

There were 445 visitors to the Jerrabomberra Pump Track information page, with 212 people visiting multiple pages and/or downloading a document. Of those, 39 contributors dropped a pin' using the map tool and 38 contributors completed the survey. Two submissions were also received by email.

Essential and Desirable Criteria

A number essential and desirable criteria were provided by community participants. The essential criteria were:

- As far from residents/ homes as possible – 250-500m;
- Designated car parking – not street parking;
- Accessible – easy to get to by bike/walking tracks;
- Central location – close to people, not remote;
- Toilets;
- Protection of natural environment;
- Not near competing resources;
- Away from busy roads or fast roads;
- Close to schools;
- Located in Jerrabomberra;
- Not visible from front yards;
- Visible – easy to see;
- Not near waterways;
- Avoids stormwater drains or catchments;
- Integrated with existing facilities;
- Does not degrade an existing sporting facility;
- No obstruction of existing paths/ walkways;
- Disability access;
- Not on high ground;
- No removal of trees;
- Close to Jerra Lake;
- No public toilet near houses;
- Lights;
- Daylight use only;
- Safety and security for residents (anti-social behaviour);
- Security of track;
- Drinking water;
- Seating;
- Bins – rubbish collection;
- Shade;
- Signage;

Ref: Doc Set ID

JERRABOMBERRA PUMP TRACK **CONSULTATION REPORT**

- Fun for kids;
- Comes in under budget, regardless of site;
- Completed by December 2024;
- Fully compliant with grant terms;
- Achievable/Doable;
- Maintenance;
- Safe for kids.

The desirable criteria identified were:

- Skatepark nearby;
- Maximise grant options – size;
- Complement other tracks bike and walking;
- Site that is underutilised;
- Area where kids naturally gravitate;
- Close to shops;
- Potential for expansion;
- Safety consideration for users;
- Bike repair station;
- Fence;
- Link to Indigenous culture;
- Use Council opportunities to enhance/ add value;
- BBQ.

Many of the essential and desirable criteria can be considered or included in the construction of the pump track, while others can be used to compare locations.

Council staff have some additional essential criteria, including that:

- the property is Council-owned land;
- underground infrastructure (water, sewer, stormwater) will not be impacted by the project ;
- significant trees or environmental reserves are not damaged.

Location suggestions

At the workshops and through the Your Voice page, the community suggested 14 locations for the pump track. These are:

- Allan McGrath Reserve – Oval;
- Allan McGrath Reserve – North;
- David Madew Oval;
- Halloran Drive Oval;
- Jerrabomberra Creek Park – Waterfall Drive; J
- errabomberra Creek Park – Mariners Court;
- Jerrabomberra Park / Stockyard Reserve;
- Acacia Drive Playground / Stockyard Creek Park;
- Coral Drive (near Tennis & Basketball Courts);
- Dixon Playground/Esmond Avenue;
- The Block (space used as school play area at end of Coachwood Ave);
- North-east of Jerrabomberra Creek Bridge on Environa Drive.

JERRABOMBERRA PUMP TRACK CONSULTATION REPORT



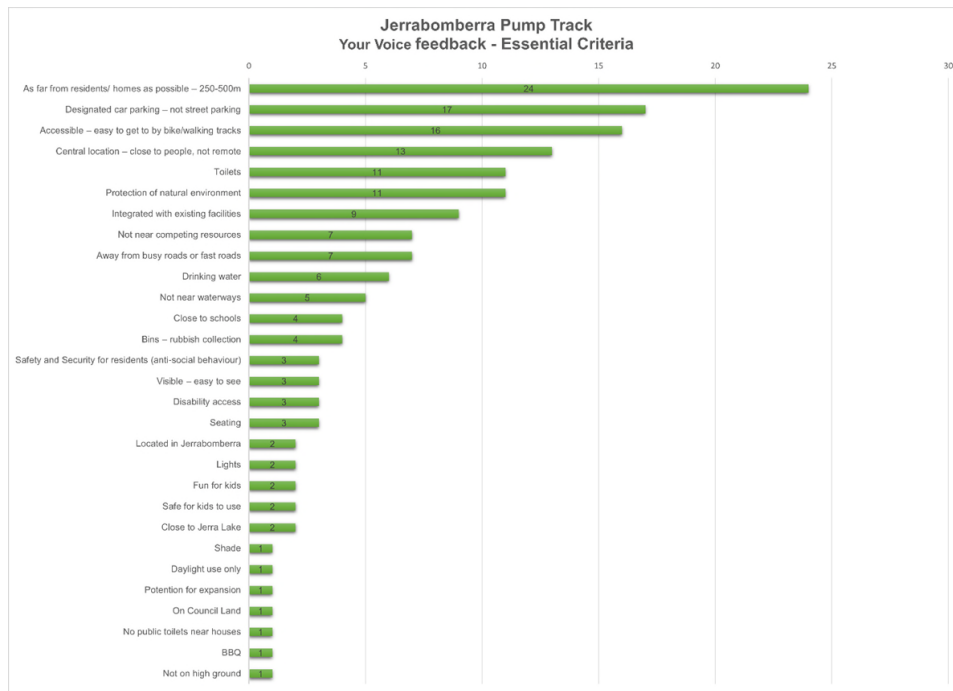
Ranking essential criteria

It is not possible to rank the essential criteria by importance through the workshops, but through feedback received on the digital survey on Your Voice, we can compare the number of times essential criteria were repeated in the open-text responses. Not all criteria raised during workshops were raised in the digital survey.

This allows us to rank the top criteria (anything mentioned more than 10 times) as follows:

1. As far from residents/ homes as possible – 250-500m – mentioned 24 times
2. Designated car parking – not street parking – mentioned 17 times
3. Accessible – easy to get to by bike/walking tracks – mentioned 16 times
4. Central location – close to people, not remote – mentioned 13 times
5. Toilets – mentioned 11 times
6. Protection of natural environment – mentioned 11 times

JERRABOMBERRA PUMP TRACK **CONSULTATION REPORT**



Some essential criteria raised are about the design of the track, rather than the proposed location. Another two, that is the ‘safety and security for residents’ and the ‘security of the track’ are considered open for interpretation and not necessarily about a specific location.

Comparing proposed locations

Essential criteria

From the community

- ✓ Meets criteria
- ✗ Does not meet criteria
- Caveats to meeting this criteria

	Allan McGrath Reserve - Oval	David Madew Oval	Jerrabomberra Park / Stockyard Reserve	Allan McGrath Reserve - North	Halloran Drive Oval	Jerrabomberra Creek Park – Waterfall Drive	Jerrabomberra Creek Park – Mariners Court	Acacia Drive Playground	Coral Drive (near Tennis & Basketball Courts)	Dixon Playground, Esmond Avenue
As far from residents/ homes as possible – 250-500m	✗	-	✗	✗	-	✗	✗	✗	✗	✗
Designated car parking – not street parking	-	✗	-	-	-	✗	✗	✗	✓	✗
Accessible – easy to get to by bike/walking tracks	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
Central location – close to people, not remote	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Toilets	✓	✓	✗	✓	✓	✗	✗	✗	-	✗
Protection of natural environment	✓	✓	✓	-	✓	-	-	-	-	✗
Not near competing resources	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Away from busy roads or fast roads	✓	✓	✗	✓	✗	✗	✗	✓	✓	✓
Close to schools	✓	✓	✓	✓	✗	✓	✓	✓	✓	✗
Located in Jerrabomberra	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Not visible from front yards	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
Visible – easy to see	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



JERRABOMBERRA PUMP TRACK CONSULTATION REPORT

Essential criteria

From the community

- ✓ Meets criteria
- ✗ Does not meet criteria
- Caveats to meeting this criteria

	Allan McGrath Reserve - Oval	David Madew Oval	Jerrabomberra Park / Stockyard Reserve	Allan McGrath Reserve - North	Halloran Drive Oval	Jerrabomberra Creek Park - Waterfall Drive	Jerrabomberra Creek Park - Mariners Court	Acacia Drive Playground	Coral Drive (near Tennis & Basketball Courts)	Dixon Playground, Esmond Avenue
Not near waterways	✓	✓	✓	✓	✓	✗	✗	✓	✓	✓
Avoids stormwater drains or catchments	✓	-	-	✓	✓	✓	✓	✗	✓	✗
Integrated with existing facilities	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Does not degrade an existing sporting facility	-	-	✓	✓	✓	✓	✓	✓	✓	✓
No obstruction of existing paths/ walkways	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Disability access	✓	✓	✓	✓	✗	✓	✓	✓	✓	✗
Not on high ground	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
No removal of trees	✓	✗	-	✗	✗	✓	✓	✗	✗	✗
Close to Jerra Lake	✗	✓	✓	✗	✗	✓	✓	✗	✓	✗
No public toilet near houses	✓	✓	✗	✓	✓	✗	✗	✗	✗	✗
Safety and security for residents (anti-social behaviour)	-	-	-	-	-	-	-	-	-	-
Security of track	-	-	-	-	-	-	-	-	-	-

Essential criteria

From Council

	Allan McGrath Reserve - Oval	David Madew Oval	Jerrabomberra Park / Stockyard Reserve	Allan McGrath Reserve - North	Halloran Drive Oval	Jerrabomberra Creek Park - Waterfall Drive	Jerrabomberra Creek Park - Mariners Court	Acacia Drive Playground	Coral Drive (near Tennis & Basketball Courts)	Dixon Playground, Esmond Avenue
Council-owned land	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
No impact on inground infrastructure	✓	-	-	✗	✗	-	✓	✗	✓	✗
No impact to significant trees or environmental reserves	✓	✓	-	✗	✓	✓	✓	✗	✗	✗

Desirable criteria

From the community

- ✓ Meets criteria
- ✗ Does not meet criteria
- Caveats to meeting this criteria

	Allan McGrath Reserve - Oval	David Madew Oval	Jerrabomberra Park / Stockyard Reserve	Allan McGrath Reserve - North	Halloran Drive Oval	Jerrabomberra Creek Park - Waterfall Drive	Jerrabomberra Creek Park - Mariners Court	Acacia Drive Playground	Coral Drive (near Tennis & Basketball Courts)	Dixon Playground, Esmond Avenue
Skatepark nearby	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗
Maximise grant options - size	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗
Complement other tracks bike and walking	✓	✓	✓	✓	-	✓	✓	✓	✓	✗
Site that is underutilised	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
Area where kids naturally gravitate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Close to shops	✗	✓	✓	✗	✓	✗	✗	✓	✓	✓
Potential for expansion	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗

JERRABOMBERRA PUMP TRACK **CONSULTATION REPORT**

Of the 37 criteria, 14 can be considered in the design, rather than being about the proposed location. Another two, that is the 'safety and security for residents' and the 'security of the track' are considered open for interpretation and not necessarily about a specific location.

Potential sites

Council's essential criteria rules out 'The Block' (space at end of Coachwood Avenue) and northeast of Jerrabomberra Creek Bridge on Environa Drive as these are not owned by Council. Whilst it could be possible to negotiate and acquire land that is not currently Council owned, this would be likely to extend the project beyond the allowed grant time frame.

Council's essential criteria that underground infrastructure (water, sewer, stormwater) and significant trees or environmental reserves will not be impacted rules out Dixon Playground/Esmond Avenue and Coral Drive (near Tennis and Basketball courts), Acacia Drive Playground, Allan McGrath Reserve – North, and Halloran Drive Oval.

This leaves five sites for consideration:

- Jerrabomberra Creek Park – Waterfall Drive
- Jerrabomberra Creek Park – Mariners Court
- Allan McGrath Reserve (Oval)
- David Madew Oval
- Jerrabomberra Park/Stockyard Reserve.

Review of remaining sites

- **Jerrabomberra Creek Park – Waterfall Drive or Mariners Court**

Both sites 14 of the 22 remaining essential criteria; fail to meet 7 criteria; and have caveats on 1 criteria. These sites fail to meet the top two ranked criteria of being as far from residents as possible and having designated parking. The other criteria they fail to meet are having toilets, being away from busy roads or fast roads, not being visible from front yards, not being near a waterway, not having a toilet near houses (if a toilet was to be built).

- **Allan McGrath Reserve (Oval)**

This site meets 15 out of the 22 remaining essential criteria but fails to meet 3 criteria and has caveats on 4 criteria. However, the site has been ruled out by the contractor as unsafe. It is not safe to co-locate the pump track with a cricket pitch.

- **David Madew Oval**

This site meets 16 out of the 22 remaining essential criteria, fails to meet 2 criteria and has caveats on 4 criteria. It has a caveat on the top-ranked criteria of being as far from residents as possible (there are some residents nearby). The two criteria it fails to meet are not being visible from front yards and no removal of trees (some trees may need to be removed and replaced close by – though no large significant trees).

- **Jerrabomberra Park/Stockyard Reserve**

This site meets 14 out of the 22 remaining essential criteria, fails to meet 5 criteria, and has caveats on 3 criteria.

JERRABOMBERRA PUMP TRACK **CONSULTATION REPORT**

It fails to meet the top criteria of being as far from residents as possible and has a caveat on the second ranked criteria of having designated parking (limited at shops). The other criteria it fails to meet are having toilets available, being away from busy or fast roads, not being visible from front yards, not having a toilet near houses (if a toilet was to be built).

No Council-owned location was considered to meet the top-ranked criteria of being completely away from residents, it is possible that these sites will face opposition from neighbouring residents.

Next steps

The remaining two potential sites for the pump track are David Madew Oval and Jerrabomberra Park/Stockyard Reserve.

If David Madew Oval is chosen as the site, consultation will be required with sporting clubs, particularly the Monaro Panthers and Jerrabomberra Touch. During the soccer season, David Madew Oval is used four nights a week and on Saturdays. The pump track could be seen as complementary for siblings of participants in soccer, however parking is already limited at these times. David Madew Oval was assessed with a caveat for the top-ranked criteria of being as far from residents as possible, because there are residents nearby, however there are smaller numbers of residents than the other locations and they are already located next to busy sporting fields and facilities.

If Jerrabomberra Park/Stockyard Reserve is chosen as the site, consideration should be given to the availability of parking which is limited at the nearby shops and community centre, the site's proximity to Bicentennial Drive as well as the availability of toilets. There is also stormwater infrastructure that needs to be considered.

A drop in session will be held on Thursday 7 March from 6-7pm to provide this feedback to interested residents and receive comments..

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.7 JERRABOMBERRA PUMP TRACK

ATTACHMENT 3 EMAIL - PUMP TRACK SITE SUBMISSION

Dear QPRC

Re: Jerrabomberra Pump Track proposal.

We wish to present the following sites for consideration in the latest round of community consultation for the above project. By way of explanation, we are a group of likeminded residents who have the interests of the amenity in Jerrabomberra Lakes first and foremost and we can demonstrate similar support from over 250 individuals.

We have taken an exceptional interest in the pump track proposal, have considered the range of arguments for and against the previously announced sites, the advantages or otherwise of the suggested sites and embraced the preferences and desires of other interest groups in developing our proposals.

These suggestions follow on from the most common ones at the three workshops and indicate specific locations in those suggested sites rather than being of a general nature as transpired at the recent meetings.

Our proposals are as follows:

1. The David Madew oval.
 - a. Specifically, to the south of the clubrooms and not to the north near to the skate track where a major drainage channel presents an obstacle.
2. Similar to Area 1 but with an increased footprint.
3. The David Madew oval.
 - a. In this case, to the south end of the eastern-most sports field.
4. The Henry Halloran Reserve (aka "The Block")
5. Allan McGrath Oval
6. Jerrabomberra Creek Reserve. *

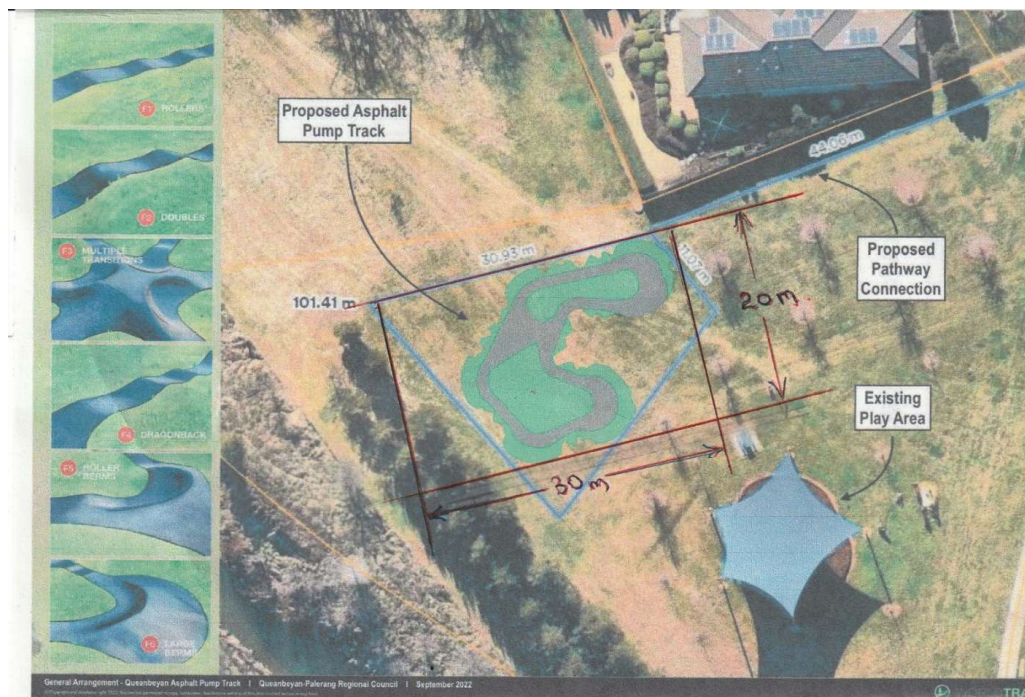
It is noted that some of the suggested sites have suitable existing infrastructure. Should one of those sites be selected it would reduce the overall cost of the proposal which would not require significant further infrastructure or additional pathways etc. Under general grant guidelines and with Regional NSW approval, the potential exists for excess funds (i.e. left over from a grant) to be used to further enhance the project.

In relation to the David Madew oval suggestion, it has been regularly observed that school pupils are using their bikes in the mornings on the skate facility (no afternoon observations done but similar use would be expected). It is apparent that very close proximity to the schools would encourage use, something that would not necessarily happen at a more distant location and where the school traffic is not concentrated but only of a lesser passing nature. Put simply, the greater the use, the greater the return on investment.

* Jerrabomberra Creek Reserve concerns are already on record with QPRC so little further comment is necessary. Of late, though, the recent QPRC traffic survey confirmed that Waterfall Drive experiences significant speeding. The figures provided by QPRC as a result of a Questions on Notice submission indicate that 61.1% of cars exceed the 50kmh speed limit on Waterfall Drive immediately adjacent to the proposed site. On average, this is in excess of 720 cars per day speeding. Speeds in excess of 70kmh are not uncommon and a top speed of 111kmh was recorded along that section of road. Safety in this respect is a major concern.

1

The following image is of the image as submitted by the QPRC to Regional NSW as part of the grant application.



It is included to:

- a) Indicate that the footprint of that proposed design can be accommodated in an area measuring 30 metres long by 20 metres wide. It is not intended to endorse this particular site.
- b) Demonstrate that the suggested sites are of sufficient size to accommodate such a proposal.

Because of the dimensions of some of the sites, it may be advantageous for minor re-designing of the track layout to ensure no loss of functionality.

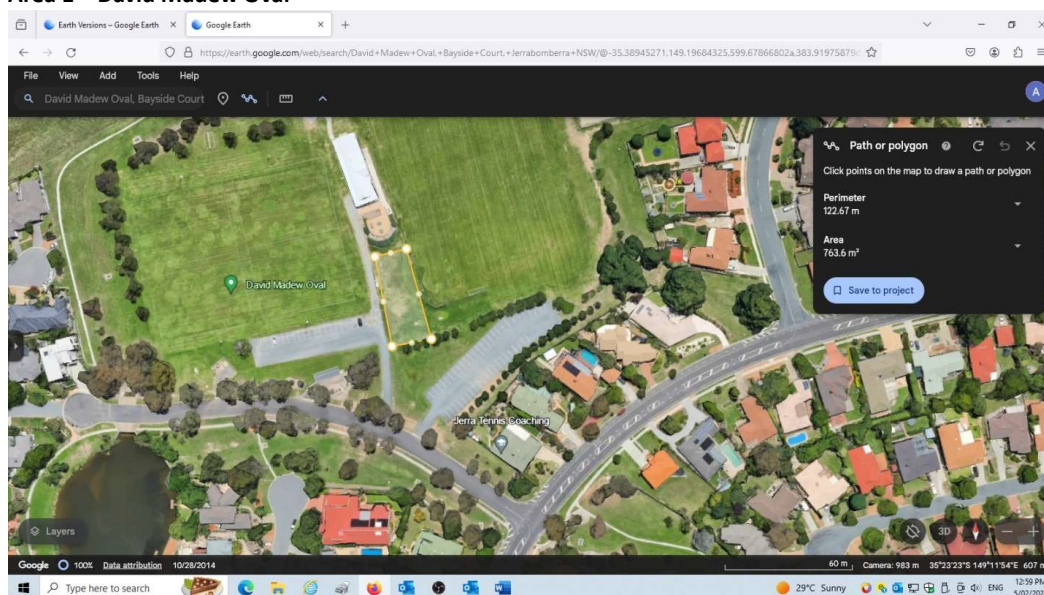
At the January 13th, 2024 council meeting and in response to a question from Councillor Preston, some design modification was something that the Director, Community Arts and Recreation, Ms Richards, indicated was possible.

Reference: <https://webcast.qprc.nsw.gov.au/archive/video24-0124.php> at the 56:15 time mark onwards.

Potential track design modifications to suit a particular site were also confirmed possible by Ms. Ryan at the workshop meeting on February 17th, 2024, something which is most welcome towards the best design outcome.

This flexibility will facilitate pump track placement at any of the suggested sites. Potential also exists to widen the David Madew oval sites, as detailed in the updates on pages 10 -14, to accommodate design variations.

Area 1 – David Madew Oval



Area as highlighted by yellow boundary: This suggestion is currently on underutilised land and measures some 48 metres long by 21 metres wide from the edge of the foliage adjacent to the BBQ area to the line of small trees to the south.

PROS:

- Central
- Land is not currently used for any worthwhile purpose
- Close to schools (an asset in a previous QPRC assessment and a preference of the JPS principal)
- On existing pathways (a desired aspect in the JRA submission)
- Established and ample parking areas
- Established BBQ facility
- Established picnic tables
- Existing water bubbler
- Existing rubbish bins
- Disabled access possible
- Toilets that could be made properly available
- Highly visible from the street (a requirement in the Request for Tender relating to the pump track construction)
- Sufficiently away from houses
- Considerable pedestrian traffic for passive surveillance
- Not on or adjacent to a major or heavily trafficked road
- Bayside Court is a quiet street with an existing school hours speed limit that could potentially be extended.
- Reasonable proximity to a playground in Coral Drive.
- Proximity to the skate facility
- No wildlife impact

- Safety, not near a body of water – i.e. creek or a dam.
- No requirement for children to walk/cycle around an unfenced lake, as is effectively advocated by supporters of the Jerrabomberra Creek Reserve site, whilst transiting from the schools to the pump track and vice-versa.
- Natural congregation point for children pre-and-post school hours.
- Increased utilisation on weekends when sports activities are occurring – i.e. by attendant siblings not actively playing
- In organised sport.

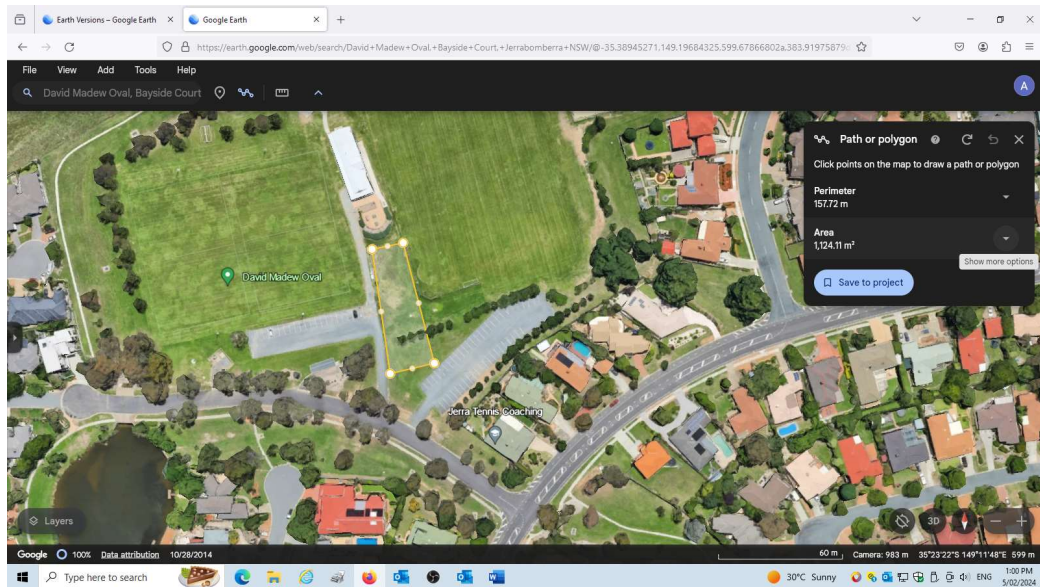
Area 1 - David Madew Oval, continued.

CONS:

- No shade over the existing BBQ area however the council plans for elsewhere included provision of appropriate shade structures and is costed.
- If site width is considered insufficient, the potential exists to relocate the (unused) baseball net from the southwest corner of the playing field to the southeast corner of the playing field or remove it completely. See pages 10 – 14.
- A small drainage depression exists that carries water after very heavy rain and which roughly follows the line of small trees crosses the area. This depression is already fed into an underground drain to pass beneath the access road from Bayside Court to the carpark. This “undergrounding” could readily be extended eastwards to ensure water does not flow across the pump track area. Pits as commonly exist elsewhere in Jerrabomberra would facilitate this (see photo for a typical example). Consideration to giving minor elevation of the pump track above surrounding terrain would further enhance track usability after a heavy and sustained rainfall event.



Area 2 - David Madew Oval:



Area as highlighted by yellow boundary.

Area 2 is very similar to Area 1 however the proposal is to increase the site footprint by extending the lower boundary a little further south to facilitate any desirable track design enhancement.

This area measures 70 metres long by 21 metres wide from the edge of the foliage adjacent to the BBQ area towards Bayside Court. It remains well short of some significant surface pipework very close to Bayside Court should maintenance work be necessary on or around that pipework.

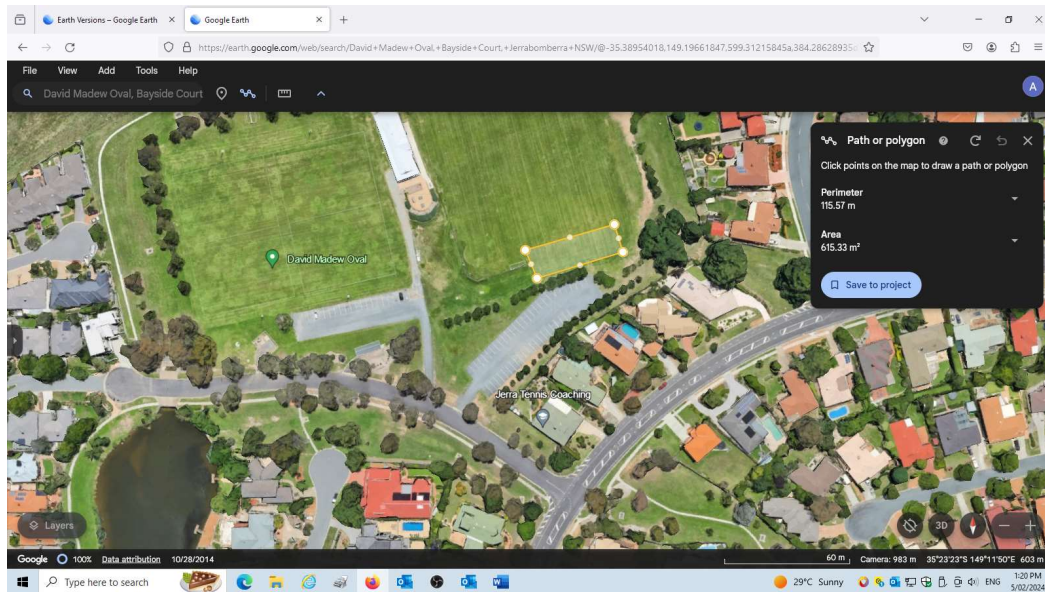
PROS.

- Identical to those for Area 1.

CONS

- Identical to those of Area 1 plus –
- Several small trees would need to be removed to accommodate the extended site footprint.

Area 3 - David Madew Oval



Area as highlighted by yellow boundary.

This proposal utilises land to the southeast corner of the easternmost playing field. It does not impinge onto the playing field when, on February 5th, it was assessed against the marked boundary lines for the soccer pitches.

This area measures approximately 45 metres long x 25 metres wide.

If there were any concerns that it might be too close to the playing fields, it was determined by inspection that there is limited scope to move the marked junior soccer pitches some 5 metres or so to the north. The integrity and dimensions of the soccer pitches would be maintained.

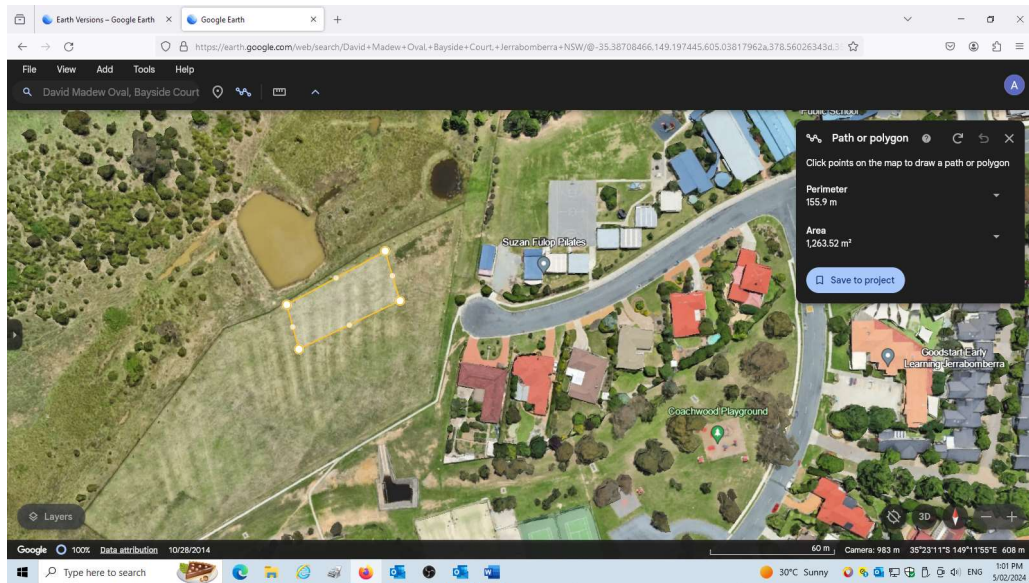
PROS:

- As per Area 1.
- No apparent drainage issues.

CONS:

- As per Area 1 plus:
- Not as convenient to the BBQ area for the monitoring of small children by attending parents.
- Not as readily visible from the road.

Area 4 – Henry Halloran Oval (The Block)



Unfortunately, a current aerial photograph is not available showing the current installations at The Block. Measurements, however, were taken to ensure this suggested site was placed between existing structures which are the cricket nets, some picnic tables, shipping containers and artwork (poles). The area is of sufficient size.

The area is to the north of a line extending from beside the tables adjacent to the cricket nets to a point where there is some landscaping near the shipping containers. The area to the north of that line does not impinge on the playing area where, on the day of inspection, portable soccer nets were in place. The “playing fields” that the placement of these nets delineated was to the south and clear of the site suggestion. Photo shows the area to the north of the line.



The Henry Halloran Reserve (The Block) – continued:

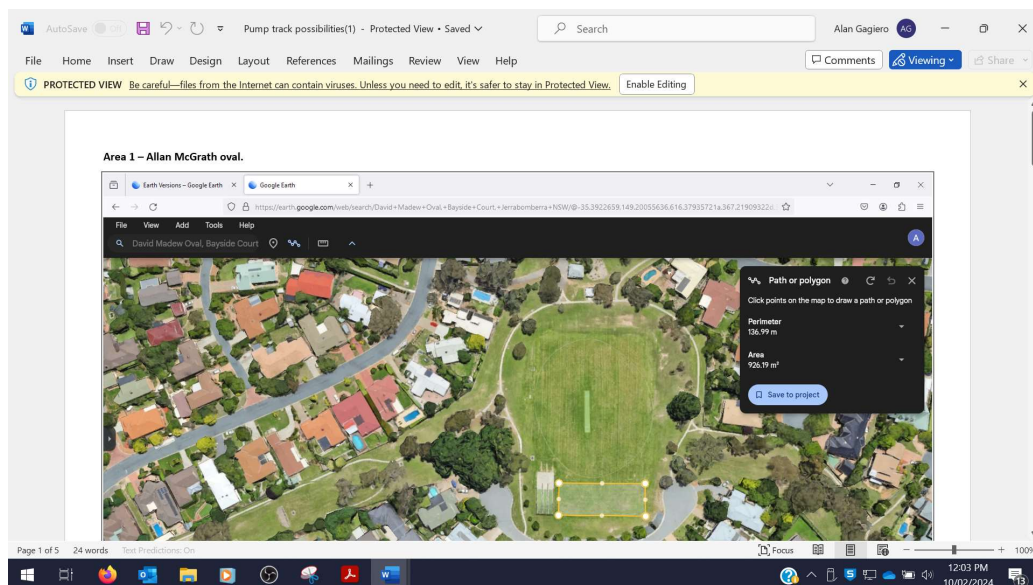
PROS:

- Central
- Existing shaded tables at either end of the site
- Existing water bubbler
- Rubbish bins
- Very accessible to schools via established pathways
- Away from houses
- Nearby toilets at David Madew oval
- No drainage issues
- Nearby to skate park
- An area very familiar to primary school pupils and likely to get extensive use pre-and-post school times
- Can be viewed from the end of Coachwood Drive.
- Consistent pedestrian traffic on the pathway between The Block and David Madew oval up to Coachwood Drive and continuing behind the rear of the school.

CONS:

- Car parking limited during school drop-off and pickup times.
- Safety consideration, adjacent to dam – although current fencing is adequate.
- No BBQ facilities
- Slightly sloping land
- Disabled access would require a connecting path

Area 5 – Allan McGrath Oval:



Area as highlighted by yellow boundary. Area measures 45 metres by 20 metres.

PROS:

- Flat area clear of cricket boundary line as marked on 5th Feb. '24.
- Central
- Existing off-street parking
- No through traffic with Silky Oak Circuit effectively being a court
- Accessible by existing paths
- Nearby toilet
- Nearby playground

CONS:

- Close to houses
- No picnic/BBQ facilities
- No shade cover
- Disabled access difficult due to significant slope down to the flat area from the road
- Possible drainage issues after sustained heavy rain due to being on a drainage basin. Slight elevation of the track above surrounding terrain could be considered to maintain the functionality of the track after very heavy rainfall.

Area 6 – Jerrabomberra Creek Reserve.

See comments at foot of page 1.

UPDATES to suggested Areas 1, 2 and 3 following an inspection of the David Madew oval on 18th February, 2024.

Areas 1, 2 and 3 are shown on pages 3 – 6.

David Madew oval – 18/02/'24 update on Areas 1 and 2:

The latest inspection of the easternmost oval determined the following:

A full-sized soccer pitch had been marked out for the weekend's games. It was obvious from the pitch markings that significant scope exists to accommodate a pump track in either (i) the south-eastern corner of that particular sports ground or (ii) in the area south of the BBQ area and to the east of the car park access road/track to the club facilities from Bayside Court.



Photo 1.

- a. This is a photo from the northern end of the marked soccer pitch on the easternmost oval looking south along the western boundary line.
- b. At the far end, between this western boundary line and the low wire fence (in line with the light pole) forming part of the disused baseball net, there is 7 metres of space.
- c. The unused baseball net that could be removed is clearly visible in the distance

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David Madew oval – 18/02/'24 update on Areas 1 and 2, continued:



Photo 2.

- a. This is a photo from the northern end of the marked soccer pitch on the easternmost oval looking south along the eastern boundary line.
- b. Between the boundary line and the wire fence to the left is almost 3 metres of space.

The soccer pitch could be realigned a metre or two to the left (east) whilst still maintaining an adequate space between the boundary line and the visible wire fence. This would have the consequent effect of increasing the distance between the western boundary of the soccer pitch and the low wire fence shown in photo 1 to some 9 metres.

Adding these 9 metres to the 21 metres that already exists between the low wire fence in photo 1 and the road entering the carpark/pathway to the clubrooms (both to the west of that low wire fence), there would be approximately 30 metres of width in Areas 1 and 2.

Area 1's dimensions would then become some 30 metres by 48 metres.
Area 2's dimensions would then become some 30 metres by 70 metres.

If necessary to provide an adequate space beyond the western boundary line and a pump track, the available space could be reduced to 28 metres. Both Areas 1 and 2 are flat.

David Madew oval – 18/02/'24 update on Area 3:

Further inspection of the easternmost oval determined the following:

A full-sized soccer pitch had been marked out for the weekend's games. It was obvious from the pitch markings that significant scope exists to accommodate a pump track in the south-eastern corner of that particular sports ground.



Photo 3.

- a. This picture is from the western edge of this sports oval looking along the southern boundary line and taken looking east. The unused baseball net is behind and to the right of the position from which this photo was taken.
- b. From the soccer boundary line there are 7 metres of space to the wire fence visible behind the soccer net frame and, beyond that fence, are around 9 metres to the tree line. That is, around 16 metres.
- c. Area 3 is generally to the right of the boundary line and is flat.

David Madew oval – 18/02/'24 update on Area 3, continued:



Photo 4.

- a. This picture is again from the western side of this particular oval but at the northern end and again looking east. The northern boundary line of the soccer pitch is visible where a child is standing.
- b. From the soccer pitch northern boundary line there are at least 10 metres between that and where the soccer net frame is positioned.

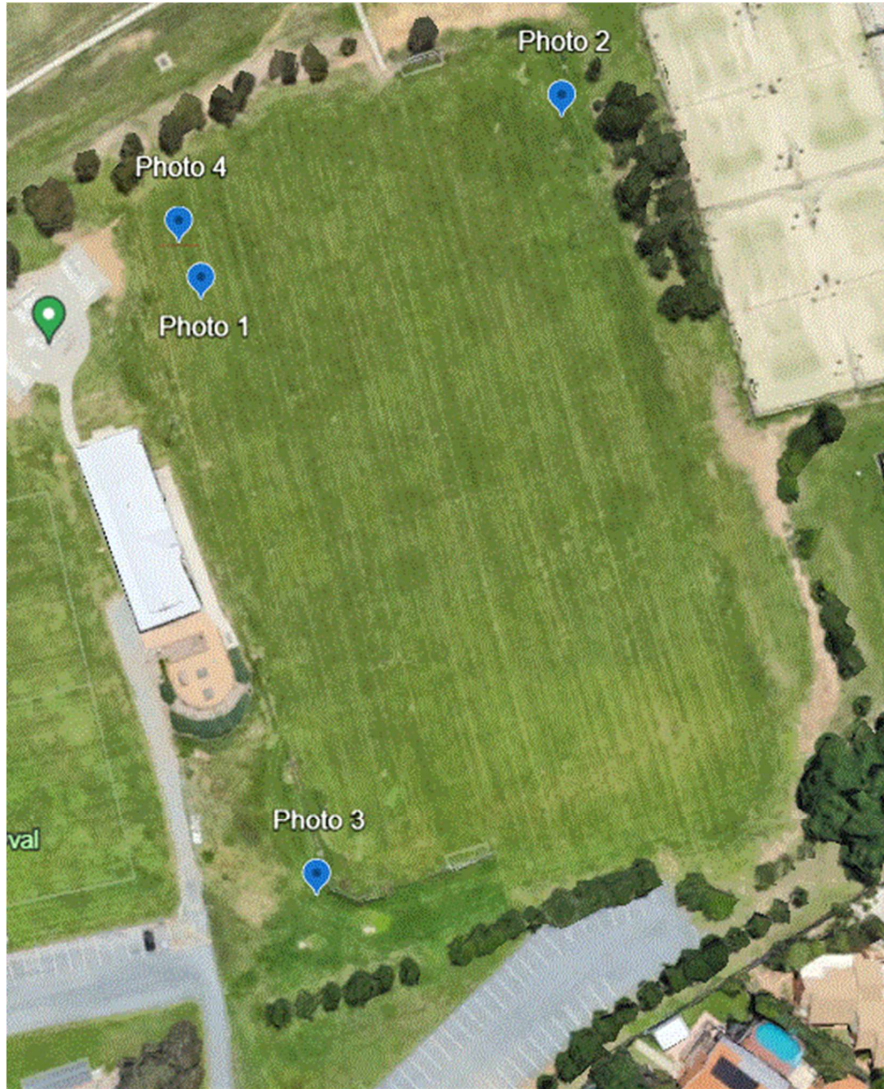
This opens up the ability to realign the position of the marked soccer pitch some 8 – 10 metres to the north and still maintain the integrity and dimensions of that soccer pitch.

A direct consequence of that would be to add that 8 – 10 metres of space to that between the southern boundary line and the tree line (i.e. 16 metres – para b on page 12) thereby bringing that available space up to 24+ metres.

The full length along the southern boundary of the soccer pitch would become available with a varying width of between 20 metres and 25 metres without the removal of any trees. Area 3 is flat.

PROS and CONS remain as previously mentioned.

Photography positions.



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

13 MARCH 2024

ITEM 9.7 JERRABOMBERRA PUMP TRACK

ATTACHMENT 4 EMAIL - PUMP TRACK SURVEY SUBMISSION

From: [Council Mail](#)
To: [REDACTED]
Subject: FW: Pump Track survey - submission.
Date: Friday, 1 March 2024 3:55:02 PM
Attachments: [Email-test_00bd0172-8f37-4e58-a3e6-5ce0cb6fcdcb.png](#)

Kind Regards,

Records

Queanbeyan-Palerang Regional Council

Tel: [1300 735 025](tel:1300735025)

Web: www.qprc.nsw.gov.au

Mail: PO Box 90 Queanbeyan NSW 2620



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From: [REDACTED]
Sent: Friday, March 1, 2024 3:45 PM
To: Council Mail <Council.Mail@qprc.nsw.gov.au>
Subject: Pump Track survey - submission.

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL] This email originated from outside of the organisation. Please do not click links or open attachments unless you recognise the sender and know that the content is safe.

Dear Pump Track Assessment Group,

I wish to make a submission but can't do so via the online survey as my husband has already used our email address to register – an address we share.

That being the case, I wish to make my submission via email and kindly request that it be considered along with everyone else's.

My first preference is the David Madew Oval for the following reasons:-

- The schools are a hop-step-and jump away.

- Walking and cycling paths from all directions are already in place.
- It is the most central of all the sites that have been promoted.
- Safe with lots of passing pedestrians to provide a level of observation
- Car parking – ample already in place
- Oodles of space without encroaching onto sporting pitches/fields.
- Some facilities already there – BBQ, water fountain, bins – shade is lacking over the tables, though.
- Away from a busy road but on a quiet side street – a major positive compared to Waterfall Drive, for example when that was a consideration, which is highly dangerous after reading the traffic survey results.
- Least likely to disturb nearby residents.

My second preference would be The Block.

Not as attractive as the David Madew oval, parking is limited near the school, not as easily viewed from passing pedestrians and much less existing infrastructure.

Thank you,



Jerrabomberra resident.