

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Enviroana Drive (Ref: ; Author: Geyer/Thompson)

File Reference: 23.1.1-03

Summary

This Determination Report has been prepared to assess the Review of Environmental Factors (REF) prepared by Cardno on behalf of Queanbeyan-Palerang Regional Council for the construction of certain works for the QPRC Regional Sports Complex. A copy of the REF is provided in Attachment 1.

Certain elements of the Regional Sports Complex are permitted to be constructed without consent and are subject to assessment under Part 5 of the *Environmental Planning and Assessment Act 1979*. Council is the determining authority. The purpose of the REF is to determine if Council considers the project will 'significantly affect the environment', in which case an environmental impact statement will need to be prepared by the proponent.

Other elements of the works (mainly related to buildings for the project) require consent under Part 4 of the *Environmental Planning and Assessment Act 1979* - i.e. they require consideration as a development application. The Southern Region Planning Panel (SRPP) is the consent authority for the DA.

Council considered a report on the REF for the Sports Complex at its meeting of 22 September 2021. At that meeting Council resolved to approve bulk earthworks, stormwater infrastructure and below ground services. However, this only formed part of the works which could be completed under the REF. The intent of this report is to approve all of the works assessed under the REF.

This need arose from a briefing with the SRPP where there was some confusion about which works were being completed as part of the REF and which formed part of the DA. Council was asked to provide greater clarity on this issue and a formal resolution adopting all of the works under the REF will provide that clarity.

By adopting this Determination Report Council will be confirming that:

- It is satisfied that, as recommended in the REF, the project does not require the preparation of an environmental impact statement; and
- Confirming that all the works specified in the REF will be carried out under Part 5 of the EP&A Act pursuant to *State Environmental Planning Policy (Infrastructure) 2008* (ISEPP).

Recommendation**That Council:**

- 1. Is satisfied that, as recommended in the REF, the project does not require the preparation of an environmental impact statement.**
 - 2. Grant approval for the Queanbeyan- Palerang Regional Sports Complex on Lot 6 DP 239080, Lot 1 DP 313299 and Lot 1 DP 213249 subject to the mitigation measures detailed in the Review of Environmental Factors prepared by Cardno dated 7 September 2021 and the additional conditions 1 to 8 detailed in this report.**
 - 3. Note that the following works at the Queanbeyan-Palerang Regional Sports Complex are covered by this determination report:**
 - Bulk earthworks across the site
 - Construction of:
 - four (4) soccer fields
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9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Envirova Drive (Ref: ; Author: Geyer/Thompson) (Continued)

- two (2) hockey pitches
 - multiple northern playing fields
 - car parking
 - a main access road & internal roads and paths
 - stormwater infrastructure
 - a storage/maintenance shed.
 - Installation of:
 - public lighting, including sports field flood lighting
 - utilities
 - fencing
 - irrigation
 - signage.
 - Initial landscaping
 - Creek remediation.
-

Background***Proposed Development***

A detailed description of the proposed works under the REF is listed at items 2.2.1 to 2.2.15 of the REF. All works are within the local government area of QPRC.

A summary of the works proposed under the REF include:

- Bulk earthworks across the site
- Construction of:
 - four (4) soccer fields
 - two (2) hockey pitches
 - multiple northern playing fields
 - car parking
 - a main access road & internal roads and paths
 - stormwater infrastructure
 - a storage/maintenance shed.
- Installation of:
 - public lighting, including sports field flood lighting
 - utilities
 - fencing
 - irrigation
 - signage.
- Initial landscaping
- Creek remediation.

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Enviroana Drive (Ref: ; Author: Geyer/Thompson) (Continued)

For clarity the following works are not covered under the REF and are the subject of separate Part 4 approval under the *Environmental Planning and assessment Act 1979* and will be considered by the Southern Regional Planning Panel under DA.2021.1351.

- Construction of a basketball stadium incorporating 4 x basketball courts, gymnasium, change rooms, store rooms, office and food and drink premises.
- Construction of a major sports pavilion between the hockey and soccer fields incorporating change rooms, office, store rooms and food and drink premises.
- Construction of a minor sports pavilion between hockey and soccer fields incorporating change rooms, office and store rooms.
- Construction of a minor sports pavilion between soccer fields; and
- Deconstruction and re-erection and refurbishment of the existing dilapidated stone and brick amenities building on site

Subject Property

The proposed QPRC Sports Complex site is primarily located within Lot 6 DP 239080, with some extensions into Lot 1 DP 313299 and Lot 1 DP 213249. The subject site is bound to the north and east by the Jerrabomberra Creek, to the west by the ACT and NSW Border and Cooma Rail Line, and to the south by the recently opened Enviroana Drive which services the new urban release area to the south.

The subject land, which has a history hosting motor sports, comprises of an open field and mounding related to the former Tralee Speedway/Fraser Park Raceway and 1/2 Mile Speedway. There are various dilapidated structures and remains throughout the site relating to its former use, including spectator facilities, earth mounding, amenities buildings and, notably, a dilapidated stone-faced brick building built as a toilet facility in the late 1920s. Although dilapidated the building has a local heritage listing and is considered to have some heritage value within the context of the site, and was subject to a detailed heritage investigation by Brendan O'Keefe in 2018. The site is located approximately 7.5 km south of the Canberra International Airport. It is within the 20-25 Australian Noise Exposure Forecast (ANEF) contour.



Figure 1 – Site and Locality Plan

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Envirova Drive (Ref: ; Author: Geyer/Thompson) (Continued)**Implications*****Legal****Environmental Planning and Assessment Act 1979*

Development consent is not required for the proposed works as it is subject to a Review of Environmental Factors (REF) and determination under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP & A Act).

The REF is being assessed under Division 5.1 of Part 5 of the EP&A Act, with Council as the determining authority. As the determining authority, under Division 5.1 of Part 5 of the EP&A Act, Council is required to “*take into account to the fullest extent possible all matters affecting or likely to affect the environment*”.

Having reviewed the REF Council can be satisfied that subject to compliance with the mitigation measures and conditions outlined in the REF, in accordance with section 5.7 of the EP&A Act the proposed activity is not likely to significantly affect the environment and as such an Environmental Impact Statement is not required.

Environmental Planning and Assessment Regulation 2000

Clause 228 of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) lists the specific factors that must be taken into account concerning the impact of a Part 5 activity on the environment. The REF contains a checklist of the proposal against these factors and review of the assessment is provided in this report.

State Environmental Planning Policy (Infrastructure) 2007

The aim of *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) is to facilitate the effective delivery of infrastructure across the State through increased regulatory certainty and improved efficiency and flexibility in the location of infrastructure and service facilities while providing adequate stakeholder consultation.

The Stage 1 works described in Section 2.2 of the REF are permissible without consent under Part 3 of the ISEPP, under *Division 12 – Parks and other Public Reserves*. Specifically, Clause 65(3) of that division states the following:

(3) *Any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council—*

(a) *development for any of the following purposes—*

- (i) *roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,*
- (ii) *recreation areas and recreation facilities (outdoor), but not including grandstands,*
- (iii) *visitor information centres, information boards and other information facilities,*
- (iv) *lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,*
- (v) *landscaping, including landscape structures or features (such as art work) and irrigation systems,*
- (vi) *amenities for people using the reserve, including toilets and change rooms,*
- (vii) *food preparation and related facilities for people using the reserve,*
- (viii) *maintenance depots,*
- (ix) *portable lifeguard towers,*

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Envirova Drive (Ref: ; Author: Geyer/Thompson) (Continued)

- (b) *environmental management works,*
- (c) *demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).*

The works described in this REF are consistent with the above categories of works.

Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013

Land Use - The works proposed are classified as Recreation Facilities (major) under the LEP. The subject land is zoned RU2 Rural landscape and IN2 Industrial. As such the proposed use is permissible in these zones. Under the West Jerrabomberra Local Planning Agreement the land is to be dedicated to Council as a public reserve.

Heritage – A heritage study was undertaken and identified the dilapidated stone and brick amenities building as having some significance. It is listed as a local heritage item in the LEP. This structure will be subject to restoration and interpretation and has been included as part of the works requiring assessment under the DA. As such its restoration does not form part of this REF.

Flood Planning – The site is subject to flooding and the impacts on the proposal are detailed later in this report.

Other Legislation

Other legislation that applies to the proposed works include the *Biodiversity Conservation Act 2016, National Parks and Wildlife Act 1974, Crown Lands Management Act 2016, Aboriginal Land Rights Act 1983, Heritage Act 1997, Protection of the Environment Operations Act 1997, Fisheries Management Act 1994, Water Management Act 2000, Roads Act 1993, Rural Fires Act 1997 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999*. The implications of these pieces of legislation have been considered throughout the REF and in this determination report. It has been determined that the provisions of these Acts either do not apply or that the mitigation measures and conditions imposed satisfactorily provide for the provisions of these Acts to be satisfied.

Justification for the Proposal

Part 5 requires that the REF address the need for the proposal and what other options were considered.

The need for a high quality sporting complex to service the needs of local communities was identified in the Queanbeyan City Council Community Strategic Plan 2010-2020, and has since undergone considerable development from the concept stage, through to recent production of a Master Plan.

While several other options for the project were considered (Part 5.3 of the REF) the proposed Sports Complex is a development which responds to a clear community need and is the result of several years of conceptual development.

The current site has been determined as the most suitable for the development, for a range of social, economic and environmental reasons.

The works proposed under the REF create rapid availability of sporting facilities for current residents of the region.

Considering the current lack of productive use at the site, and its suitability for the QPRC Sports Complex, the works are highly justified.

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Envirova Drive (Ref: ; Author: Geyer/Thompson) (Continued)

REF Assessment

The assessment of the following matters as required by cl.228 of the Regulation has been reviewed as part of this determination report.

Contamination

The contamination assessment for the site showed some soils were impacted by hydrocarbons from previous motor racing activities at the site. In addition some hazardous building materials were identified in demolished and disused buildings at the site primarily bonded asbestos cement and PCBs.

Remediation of the contaminating materials has been carried out in preconstruction works and a validation certificate issued for the site. There is the possibility that further unexpected finds may occur on the site. No further impacts are expected.

Condition 1 – A Construction Environmental Management Plan (CEMP) is to be prepared for the site and shall include an unexpected finds protocol.

Biodiversity

The REF includes an Ecological Impact Assessment (EIA) for the site in February 2020. The EIA involved both database searches, and extensive field surveys of the site to determine its biodiversity value.

The EIA found the site to be highly disturbed with native vegetation and suitable flora and fauna habitat to be mostly absent due to historical clearing. A total of 33 plant species were recorded across the site, including 29 exotic species (88%) and 4 native species (12%). No threatened species, vegetation communities or their habitats were recorded at the project site during surveys.

The EIA has found that, due to the lack of existing biodiversity values on site, no significant impacts are predicted as a result of the use of the site as a Sporting Complex.

Notwithstanding that minimal mitigation measures are envisaged daily inspection of work sites to ensure no presence of fauna should be carried out and sediment and erosion control should be put in place to prevent excavated materials and areas interacting with Jerrabomberra Creek during earthworks.

Condition 2 – A Sediment and Erosion Control Plan (S&ECP) for all site works, including quarry remediation, 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.*

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Envirova Drive (Ref: ; Author: Geyer/Thompson) (Continued)

Condition 3 – Prior to the commencement of work each day an inspection of the work site shall be completed to ensure that no native fauna will be endangered as a result of the day's activities.

Flooding, Water Quality and Hydrology

The REF includes a Flooding and Drainage Investigation prepared in September 2020.

Much of the subject land is flood affected see (Figure 2 below) including many of the sporting field locations, and would be below the flood level during a 100 year ARI flood event. This would primarily cause impact to the outdoor playing fields along the northern margin of the site, as well as sections of the roads and carparks. In particular, large sections of the northern playing fields would be unsafe for children and the elderly under floods of a 20-year ARI magnitude or greater, with sections of both carparks becoming unsafe for small vehicles during those events.

The project would only result in minor increases to flood depths, and this would be primarily limited to within Jerrabomberra Creek. Increases to flow velocities will additionally be relatively minor for most flood events. Floodwater extents, including that likely to be caused by future development of the site to the south, will be limited by the construction of the central and eastern drainage channels under the project.

Stormwater flows will cause scouring to the central and eastern drainage channels, as well as to the intersection between the central channel and Jerrabomberra Creek. This could risk structural damage to the stormwater infrastructure and creek bank.

In order to offset the impacts above the following mitigation measures will be required.

Condition 4 – In order to minimise the impacts of flooding on the site the following mitigation measures shall be undertaken:

- *Obstruction of stormwater travelling from south of the site to Jerrabomberra Creek will be avoided through the construction of the three stormwater channels travelling through the site. These will capture stormwater and flood flows and direct them to Jerrabomberra Creek without interfering with the QPRSC site.*
- *Additional runoff from increased impervious surfaces and rooves across the site will be captured by rain gardens and retention tanks, and then processed and reused on the site. It is likely that extensive tree plantings throughout the site in this proposal will further increase capture of stormwaters before they reach Jerrabomberra Creek.*
- *A Flood Emergency Evacuation Plan (FEED) will be developed to minimise risk to persons and property at the site under various flood events. This will be developed prior to operation of the site, and will be aimed at mitigating increased flood hazard categories across much of the site. After construction, and during all possible flood scenarios, much of the site stays above flood levels, including the proposed indoor facility. This will allow ample space for safe evacuation under the upcoming FEED.*
- *Appropriate scour counter measures will be implemented to reduce possible structural damage to the channels and channel/creek intersection. These will be determined at the detailed design stage.*

Subject to the implementation of these measures flooding impacts are satisfactorily addressed.

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Enviro Drive (Ref: ; Author: Geyer/Thompson) (Continued)

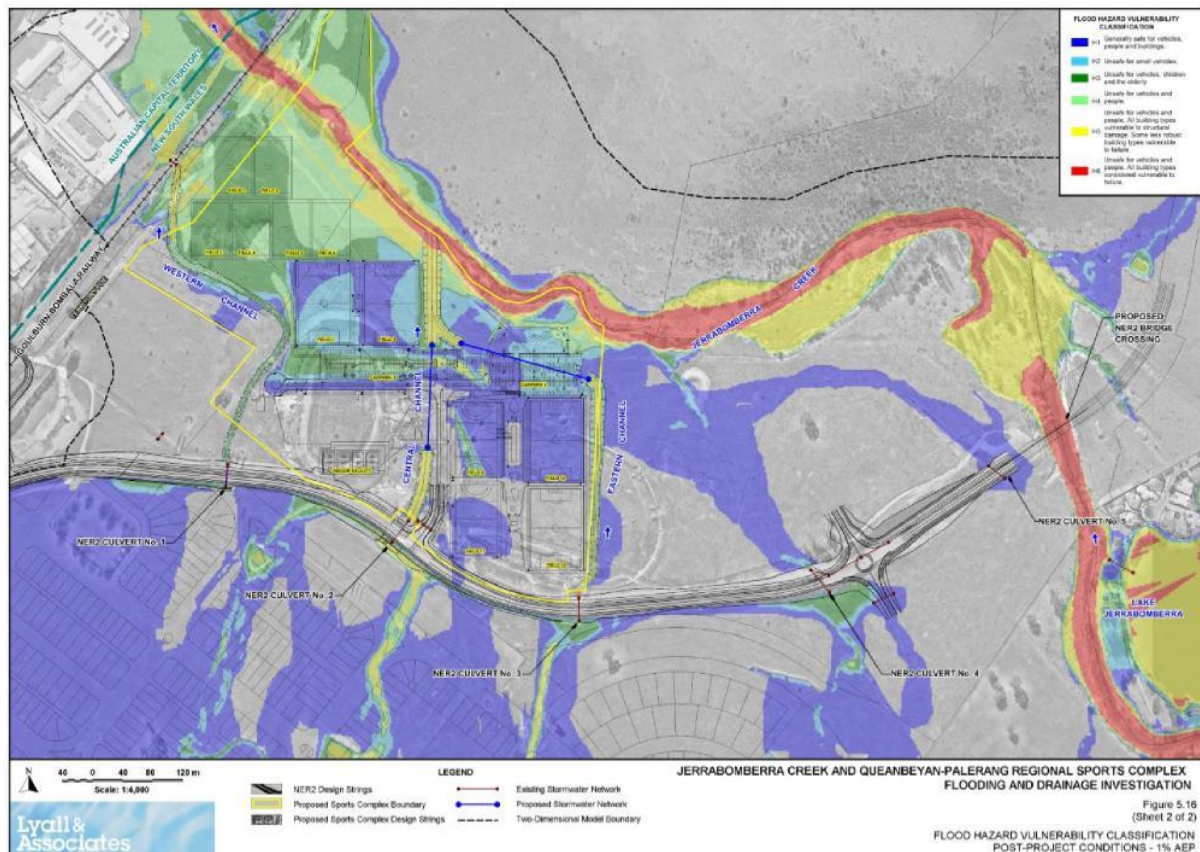


Figure 2 – Hazard Categories under 1 in 100 Year ARI Flood Event

Noise and Vibration

The site is surrounded by undeveloped land, and currently is not near to any sensitive receivers with the nearest receiver over 800m away. As such limited noise and vibration impacts resulting from construction are anticipated due to the absence of sensitive receivers surrounding the site.

Construction noise and vibrations impacts will be mitigated through restriction of works to standard hours of operation. Impacts are otherwise limited due to lack of sensitive receivers near to the site.

Use of the site for sporting events will generally be limited to the times of 3-7pm on weekdays and 8am-6pm on weekends. Irregular events outside those times will take place between 7am and 10pm to curb night-time noise impacts.

The site is within the Australian Noise Exposure Forecast (ANEF) contour for the Canberra airport. None of the activities proposed under the REF are prohibited or affected by the noise contour.

Condition 5 - 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 – 7.00am to 4.00pm
- Sundays – No work

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Environa Drive (Ref: ; Author: Geyer/Thompson) (Continued)

Traffic and Access

The site is situated adjacent to Environa Drive, a major road servicing the proposed residential urban release area to the south, which is in an early stage of construction. Access is via a new purpose built intersection off Environa Drive which can accommodate both residential traffic and that generated by the Sports Complex. The intersection between Environa Drive and the internal access road proposed in this development is considered suitable from a safety perspective and has been designed in the knowledge of the use of the site for the Sporting Complex.

Using assessment of parking requirements for similar facilities in the QPRC LGA and the ACT, found that an average daily maximum of 368 parking spaces would be required for the development. The proposal, which includes 430 spaces, is well in excess of this requirement. Further, extraordinary events are managed through the addition of 100 overflow parking spaces.

From a construction perspective it is likely that the works will be completed before the urban release area is at half capacity. As such no further mitigation measures are necessary as impacts are reasonably considered in the current design. No additional conditions required.

Air Quality

Some minor impacts from dust during construction may be expected. Controls implemented as part of the CEMP as required by *Condition 1* above will minimise impacts.

No other air quality impacts or likely.

Waste Management

Construction activities associated with the REF will generate construction waste. Construction will be carried out in accordance with a CEMP. This will involve reduction of waste where possible, and sorting of any generated waste before transportation to appropriate landfill sites.

Condition 6 - All waste materials generated on-site during construction are to be stored in enclosed containers and deposited in an approved landfill at regular periods.

Visual Amenity

The site is currently strewn with structural debris of various origin, particularly surrounding the sites of the former raceways. Combined with the denuded, ex-pastoral ecological state of the property, the site has very poor visual quality. This is expected to be improved somewhat by the undertaking of preconstruction works, which include removal of waste from the site.

The site, which slopes towards Jerrabomberra Creek at the north, has no surrounding neighbours who would constitute sensitive receivers. Although residential development is anticipated to the south, the slope of the site is not conducive to views from this area.

Compared to the current condition of the site, which has very low aesthetic value, the use of the land for the QPRSC is anticipated to have a highly positive impact on visual quality. This is due to the high standard of maintenance required for the various sporting fields, which will require irrigation, and consistent lawn maintenance, landscaping across the site and the high quality of the built environment.

Additionally, restoration works at Jerrabomberra Creek are expected to have a positive visual effect upon the currently ecologically degraded site.

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Envirova Drive (Ref: ; Author: Geyer/Thompson) (Continued)

Further, there are no sensitive receivers surrounding the site to be considered.

No additional mitigation measures or conditions are required as the proposal will result in a significantly improved visual appearance following completion of work including landscaping.

Aboriginal Heritage

A detailed ACHA has been prepared and submitted with the REF. The ACHA has identified a large portion of the riparian zone surrounding Jerrabomberra Creek as a Potential Archaeological Deposit (PAD) area. This means that the study area had a high potential to contain sub-surface archaeological material, possibly including *in situ* cultural deposits. Additionally, a new Aboriginal site was identified during field investigations, consisting of a scatter of two artefacts, in the northern corner of the site. The site has been noted to therefore have potential cultural value to local Aboriginal communities and all relevant parties were consulted for comment.

A follow up Aboriginal Test Excavation Report (ATER) was undertaken in 2021 by Apex Archaeology to provide detailed archaeological analysis of the PAD site. This involved establishing test pits throughout, and just outside of the PAD area established in the ACHA. Due to the historic disturbance of the site, no archaeological material was identified within the test area, and the ATER revised the PAD to only the area outside of the site boundary.

Despite the perceived risk of a low impact further studies were recommended. Council worked with DPIE Heritage to carry out an archeological study of the localised areas of the site of interest, particularly focusing on the deeper areas of excavation where the new stormwater channel would be constructed. The study determined that there was no evidence of Aboriginal occupation or use in the proposed works area.

Following the findings of the study no further mitigation measures are recommended. However, a standard condition relating to unexpected finds should be incorporated in the determination.

Condition 7 - 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.

European Heritage

A Cultural Heritage Report was submitted with the REF. The only item identified of interest was the dilapidated stone and brick amenities building. This building is a local heritage item under the *Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013*. The intention is to relocate and reuse the materials in a proposed bus shelter. However, the details of this work form part of the Part 4 DA application and need no further consideration under the REF. Care should be taken to ensure that works carried out under the REF do not impact the building until such time as the development consent for works on the building are approved.

Condition 8 – No works under the REF are to be carried out where those works impact the existing dilapidated stone and brick amenities building. Works may proceed when development consent relating to the deconstruction and re-erection of the amenities building is approved under an appropriate development consent.

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Enviroana Drive (Ref: ; Author: Geyer/Thompson) (Continued)

Social and Economic

The Sports Complex is expected to have a highly positive social impact upon the region. Aside from meeting a well-documented need from the community for high-quality sporting facilities, the development will also provide a number of local jobs in both the construction and operation phases.

During operation phases, proximity to proposed residential development south of the site will provide additional nearby employment opportunities to residents. No existing residential areas are near to the site.

No mitigation measures or additional conditions are required with regards to social, economic and land use impacts, as these impacts are anticipated to be only positive.

Utilities

The proposal will involve the connection of water, electrical and sewerage utilities to the site, as well as NBN services at a future stage. Water and electricity services are available and a new sewer main will be constructed to service the site.

No mitigation measures or additional conditions are required with regards to the provision of utility services for the site.

Cumulative Impacts

While currently undeveloped, a large amount of land surrounding the site has been earmarked for eventual residential development to the south, employment lands to the east and native grassland to the north. Due to the low environmental quality of the locality, further cumulative degradation of the area is unlikely.

The Sports Complex development will serve as a positive use of the land which incorporates ecological riparian restoration. In contrast to the anticipated uses surrounding the site, the Complex will constitute a highly varied land use, with a range of employment opportunities.

The cumulative impact of the Complex is anticipated to be minimal or positive.

No specific mitigation measures or additional conditions are required for cumulative impacts due to the unique land use associated with the Sports Complex.

Ecologically Sustainable Development

The Precautionary Principle – Subject to compliance with the Construction Environmental Management Plan the proposed works do not pose a threat of serious or irreversible damage to the environment

Intergenerational Equity – The works will enhance a presently underutilized and degraded site. This will provide a healthier and productive local environment for future generations.

Conservation of Biodiversity – There are presently low biodiversity values at the site. The restoration works planned for the riparian area will improve biodiversity for the site.

Pricing and Incentive Mechanisms – The works are funded through the local and state government, and by extension by the public who are to benefit from the development.

No mitigation measures or additional conditions are required with regards to ecologically sustainable development of the site.

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Envirodrive Drive (Ref: ; Author: Geyer/Thompson) (Continued)

Consultation

Community consultation was carried out in the development of the QPRC Sports Complex Concept Master Plan.

Consultation has taken the form of community engagement for the former Queanbeyan City Council Community Strategic Plan, and subsequent delivery and financial plans. Broad community engagement also took place through Council's "Your Voice" platform, to receive feedback on the concept designs, to which strong support was received. Adjoining developers have included the proposed Regional Sports Complex into their marketing strategies and have designed nearby development to complement the sports complex when complete.

The design of the Complex has followed ongoing consultation with the Queanbeyan-Palerang Regional Council Sports Council and input from various local sporting groups over 2018-2021. Additionally, three separate workshops have been held during 2019-2020 with representatives from the sporting codes who will be using the completed Complex.

During early business case preparation for the Multi Sports building, the wider sporting community was consulted with many organisations giving letters of support, endorsing the Regional Sports Complex and its value to the Queanbeyan Palerang Region and southern ACT. Extensive engagement has also taken place over the past 12 months, with the local aboriginal community, due to the proximity of the site to Jerrabomberra Creek.

The community is strongly supportive of the proposed development and appropriate consultation in accordance with the ISEPP has been satisfactorily undertaken.

Conclusion

The proposed development is the QPRC Regional Sports Complex. The proposed works are permitted without consent and are subject to assessment under Part 5 of the *Environmental Planning and Assessment Act 1979*. Queanbeyan-Palerang Regional Council is the determining authority.

This REF has been produced to adequately describe a number of the proposed works and discuss potential environmental impacts and mitigation contingent with the requirements of Part 5 of the EP&A Act.

The works described in this REF include several critical elements of the Sports Complex, which itself has developed over a long period of direct consultation with the community.

The site contains minimal ecological values, and has not been meaningfully used since approximately 1997, when its use for motorsports was discontinued. Consequently, it currently has minimal environmental, social or economic value.

Following completion of the works under this REF and the concurrent DA the community will have a fully functional set of professional soccer and hockey pitches, as well as assorted playing fields, and will be accessible to professional sports clubs and the public, with all road and parking infrastructure in place. The works also include all stormwater infrastructure required for the site, and the earthworks necessary to facilitate these and other works.



This assessment review confirms the various potential environmental impacts associated with the works will be mitigated through appropriate design of infrastructure, as described throughout the REF, and through construction impact mitigation measures, including erosion and sediment control.

9.6 Determination Report - Review of Environmental Factors - QPRC Regional Sports Complex - Envirova Drive (Ref: ; Author: Geyer/Thompson) (Continued)

The assessment concurs with the findings of the REF under section 7.1 which concludes that the proposed development is in accordance with Clause 228 of the Regulation.

As no likely significant impacts have been identified in the course of this REF, no Environmental Impact Statement (EIS) is required under the EP&A Act. On balance, it is considered that the proposed works would not have an unacceptable impact on the natural or built environment and it is recommended that, subject to the management measures contained in the Review of Environmental Factors prepared by RPS dated 10 June 2020 and the recommended conditions set out in this report, Council approve the proposed works and issue the determination notice as drafted in Attachment 2 to this report.

Attachments

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|---|--|
| Attachment 1 | QPRC - Regional Sporting Complex - Review of Environmental Factors |
|  | <i>(Under Separate Cover)</i> |
| Attachment 2 | QPRC Regional Sports Complex - REF- Notice of Determination |
|  | <i>(Under Separate Cover)</i> |