

Statement of Environmental Effects

Queanbeyan-Palerang Regional Sports Complex (QPRSC)

80220020

Prepared for
Queanbeyan-Palerang Regional Council

15 February 2022



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1 Introduction

1.1 Background

This Statement of Environmental Effects (SEE) has been prepared by Cardno (NSW/ACT) Pty Ltd on behalf of Queanbeyan-Palerang Regional Council (QPRC) in support of a Development Application (DA) to QPRC for Stage 1 works at the Queanbeyan-Palerang Regional Sports Complex (QPRSC) located at North Tralee, New South Wales.

Stage 1 works comprise of the following:

- > Construction of a basketball stadium
- > Construction of a major sports pavilion between hockey and soccer fields
- > Construction of a minor sports pavilion between hockey and soccer fields
- > Construction of a minor sports pavilion between soccer fields; and
- > Removal of the Environa Stone Façade Building and the materials are to be used within the QPRSC.

This SEE should be considered in conjunction with the following technical documentation and specialist assessment reports, all of which are submitted with the DA:

- > Architectural Drawings prepared by Oxygen dated 27 May 2020 and updates from PWA dated July 2021;
- > Archaeological Assessment and Aboriginal Cultural Heritage Assessment prepared by Navin Officer dated July 2020, and Aboriginal Test Excavation Report prepared by Apex Archaeology dated January 2021;
- > Civil and Stormwater Assessment prepared by TTW dated May 2020;
- > Civil Drawings prepared by Spiire dated August 2021;
- > Traffic and Parking Assessment prepared by TTW dated May 2020;
- > Flood Impact Assessment prepared by Lyall & Associates dated September 2020, and review dated August 2021;
- > Services Infrastructure Report prepared Lucid Consulting Australia dated 28 May; and
- > Landscape Plan prepared by Oxygen dated 27 May 2020.

1.2 Project History

In 2012, the former Queanbeyan Council resolved that:

- > Council undertake detailed planning for staged construction of a new sports precinct and a new aquatic centre in the Jerrabomberra area – as included in the Community Strategic Plan 2010-20.
- > A premier standard synthetic surface sports field for hockey, soccer and possibly other sports be a central feature together with a range of new sporting fields, courts and sporting club facilities in the plan.

The current site was selected after several iterations of the concept, with a Master Plan for the site being completed by Oxygen Pty Ltd (Oxygen) in May 2019. The Master Plan incorporates a two stage development, which includes several sporting fields with both natural and synthetic turf, a large indoor aquatic facility, basketball stadium and major and minor pavilions, as well as various service and administration facilities.

1.2.1 PP_2017_QPREG_002_02

In 2017, a planning proposal was prepared to amend the land zoning to facilitate the delivery of the sporting centre. Gateway determination was issued by the delegate of the Minister for Planning, Industry and Environment (formerly Minister for Planning) on 18 May 2017.

In accordance with Condition 1 of the Gateway Determination, a revised planning proposal was submitted to the DPIE for consideration. The DPIE concluded that the revised planning proposal provides sufficient detail and can proceed to public exhibition. The planning proposal was placed on public exhibition from 19 February 2019 till 22 March 2019 and returned to DPIE for assessment and drafting of LEP on 29 May 2020.

Refer to **Section 3.5** of this SEE for further discussion.

1.2.2 Review of Environmental Factors Queanbeyan-Palerang Regional Sports Complex – Preconstruction Stage

Cardno prepared a Review of Environmental Factors (REF) for preconstruction work on the subject site. The preconstruction works comprise the following remediation works:

- > Removal of asbestos containing materials (ACMs) across the site.
- > Removal of polychlorinated biphenyl (PCB) containing light fittings across the site (thirteen in total).
- > Excavation of a small former landfill area and stockpiling for waste classification and removal.
- > Removal of general waste and debris from the site. Materials suitable for reuse or recycling shall be stockpiled on site, or recycled as appropriate.
- > Excavation, crushing and stockpiling on site of non-contaminated bricks and concrete slabs

The REF was adopted by QPRC Council on the 22 September 2021.

1.2.3 Review of Environmental Factors Queanbeyan-Palerang Regional Sports Complex – Preconstruction Stage

A REF has been prepared by Cardno on behalf of QPRC in support of Stage 1 works for the proposed QPRSC. Stage 1 REF works comprise the following:

- > 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.

The REF was adopted by QPRC Council on the 22 September 2021.

1.3 Site Location

The subject land is located in the area known as North Tralee, NSW (**Figure 1-1**). The subject site is bound to the north and east by the Jerrabomberra Creek, to the west by the ACT and NSW Border and Bombala Rail Line, and to the south by Envirova Drive which is currently under construction as part of DA 393-2015 to serve the planned Envirova and South Tralee residential developments to the south.

The works will be located on Lot 6 DP 239080, also known as 360A Alderson Place, Tralee.

The site is primarily undeveloped land and comprises of mounding related to the former Tralee Speedway/Fraser Park Raceway and ½ 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 this toilet facility building does not have a state or local heritage listing, it is considered to

have some heritage value within the context of the site, and is subject to a detailed heritage investigation by Brendan O’Keefe in 2018.

Access to the site is provided by Environa Drive, which is currently constructed as a two-lane road (one in either direction), and connects presently to Arnott St via Territory Parade (a dirt road) to the west, via a locked access road.

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 1-1 Existing lot layout and site boundaries (Source: SixMap)

2 Description of the Proposal

2.1 Summary of Proposed Works

For the purpose of this development application, Stage 1 works comprises of the following:

- > Construction of a Basketball stadium
 - 4 x basketball courts, gymnasium, change rooms, store rooms, office and food and drink premise.
- > Construction of a major sports pavilion between hockey and soccer fields
 - Change rooms, office, store rooms and food and drink premise.
- > Construction of a minor sports pavilion between hockey and soccer fields
 - Change rooms, office and store rooms.
- > Construction of a minor sports pavilion between soccer fields; and
- > Removal of the Environa Stone Façade Building and the materials are to be used within the QPRSC.

Note: A Concept Plan for the QPRSC will be subjected to a separate development application and will be submitted to Council for assessment.



Figure 2-1 Concept Plan (Source: Queanbeyan-Palerang Regional Council)



Figure 2-2 Location of Basketball Stadium and Major and Minor Pavilions (Source: Oxigen)



Figure 2-3 Photomontage of the Major Pavilions (Source: Oxigen)



Figure 2-4 Photomontage of the Basketball Stadium (Source: Oxigen)

3 Statutory Planning Framework

The relevant statutory framework considered in the preparation of this report comprises the following:

- > *Environmental Planning and Assessment Act 1979*;
- > *Environmental Planning and Assessment Regulation 2000*;
- > *State Environmental Planning Policy No.55 – Remediation of Land*;
- > *State Environmental Planning Policy (Koala Habitat Protection) 2019*;
- > *Queanbeyan Local Environmental Plan 2012*;
- > *Queanbeyan Local Environmental Plan 1998*;
- > *Queanbeyan Development Control Plan 2012*;
- > *Development Control Plan Number 1 - Car Parking*;
- > *Development Control Plan Number 41 - Soil, Water and Vegetation Management Plans*; and
- > *Development Control Plan No.52 – Safe Design Guidelines for the City of Queanbeyan*.

3.1 Environmental Planning and Assessment Act, 1979

3.1.1 Section 4.15(1) Matters for Consideration – General

In determining a DA, a consent authority must consider the matters outlined under Section 4.15 (1) of the EP&A Act. **Table 3-2** below provides an assessment of the proposal against Section 4.15 - Matters for Consideration.

Matters for Consideration	Proposal
<i>Section 4.15 (1) (a) (i)</i> <i>Any environmental planning instrument</i>	<i>Queanbeyan Local Environmental Plan 1998 (QLEP 1998)</i> applies to the subject site. As illustrated in Section 3.5 , the proposed development complies with the statutory requirements contained in QLEP 1998.
<i>Section 4.15 (1) (a) (ii)</i> <i>Any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority.</i>	Planning Proposal (PP_2017_QPREG_002_02) was placed on public exhibition from 19 February 2019 till 22 March 2019. Consideration has been given to the planning proposal in Section 3.6 of this SEE.
<i>Section 4.15 (1) (a) (iii)</i> <i>Any development control plan</i>	The proposal has been assessed against the relevant provisions under <i>Development Control Plan Number 1 - Car Parking</i> ; <i>Development Control Plan Number 41 - Soil, Water and Vegetation Management Plans</i> ; and <i>Development Control Plan No.52 – Safe Design Guidelines for the City of Queanbeyan</i> .
<i>Section 4.15 (1) (a) (iiia)</i> <i>Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4</i>	No planning agreement has been entered into directly related to the proposed basketball stadium and major and minor pavilions. It is noted that the former Queanbeyan City Council reached an agreement with Village Building Company Pty Ltd to provide land within the South Jerrabomberra growth area for the sports complex. It is anticipated that the VPA would be placed on exhibition during April/May 2020.
<i>Section 4.15 (1) (a) (iv)</i> <i>The regulations</i>	The regulations have been considered as part of this assessment.
<i>Section 4.15 (1) (b)</i> <i>The likely impacts of the development</i>	The basketball stadium and major and minor pavilions would have minimal impacts on the surrounding properties and areas as it is located within a sports

	complex and the proposed buildings comply with the relevant planning controls. Appropriate security measures have been incorporated to ensure the safety of users and visitors.
Section 4.15 (1) (c) <i>The suitability of the site for the development</i>	As part of the planning proposal for North Tralee, Council has conducted an extensive investigation to inform the site selection for the QPRSC. As documented in the revised planning proposal to DPIE, the subject site is “an attractive location for a Regional Sports Precinct”.
Section 4.15 (1) (d) <i>Any submissions made</i>	It is anticipated that Council will consider any submissions made in relation to the proposal.
Section 4.15 (1) (e) <i>The public interest</i>	QPRSC is identified in Sports Facilities Strategic Plan prepared by the former Queanbeyan Council (adopted by Council on 14 June 2017) and the previous Community Strategic Plan 2010-20. Hence, the proposed works are; therefore, in the public interest.

Table 3-1 Section 4.15(1) Matters for Consideration (Source: NSW Legislation)

3.2 State Environmental Planning Policies

3.2.1 State Environmental Planning Policy (Koala Habitat Protection) 2019

State Environmental Policy No. 44 – Koala Habitat Protection aims to encourage the proper conservation and management of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline:

- a) *By requiring the preparation of plans of management before development consent can be granted in relation to areas of core koala habitat, and*
- b) *By encouraging the identification of areas of core koala habitat, and*
- c) *By encouraging the inclusion of areas of core koala habitat in environmental protection zones.*

No trees are proposed to be removed as part of this development application. Therefore, the proposal is unlikely to impact on koala habitat.

3.2.2 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land provides a state-wide planning approach to the remediation of contaminated land. In particular, the policy aims to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment.

A consent authority must not consent to the carrying out of any development on land unless:

- a) *It has considered whether the land is contaminated,*
- b) *if the land is contaminated, it is satisfied that the land is suitable for the purpose for which the development is proposed to be carried out, and*
- c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

As discussed previously, Cardno prepared a REF for preconstruction work on the subject site. The preconstruction works comprise the following remediation works:

- > Removal of asbestos containing materials (ACMs) across the site.
- > Removal of polychlorinated biphenyl (PCB) containing light fittings across the site (thirteen in total).
- > Excavation of a small former landfill area and stockpiling for waste classification and removal.
- > Removal of general waste and debris from the site. Materials suitable for reuse or recycling shall be stockpiled on site, or recycled as appropriate.

- > Excavation, crushing and stockpiling on site of non-contaminated bricks and concrete slabs.

The REF is currently under consideration by Council.

The site will be remediated prior to the construction of basketball stadium, major and minor pavilions and the materials from the Environa Stone Façade Building would be reused within the QPRSC.

3.3 Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013

3.3.1 Zoning

The subject land is zoned as RU2 Rural Landscape and IN2 Light Industrial.

The basketball stadium, major pavilion and minor pavilions are situated on land zoned as IN2 Light Industrial. The objectives of the IN2 Light Industrial zone are as follow:

- > *To provide a wide range of light industrial, warehouse and related land uses.*
- > *To encourage employment opportunities and to support the viability of centres.*
- > *To minimise any adverse effect of industry on other land uses.*
- > *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- > *To support and protect industrial land for industrial uses.*

The IN2 Light Industrial zoning table is as follows:

2 Permitted without consent <i>Environmental protection works</i>
3 Permitted with consent <i>Boat building and repair facilities; Business premises; Car parks; Centre-based child care facilities; Community facilities; Depots; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Health consulting rooms; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Light industries; Markets; Medical centres; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Self-storage units; Signage; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres</i>
4 Prohibited <i>Pond-based aquaculture; Any other development not specified in item 2 or 3</i>

The basketball stadium and pavilions are categorised as 'recreation facilities (major)' and are permitted with consent.

3.3.2 Planning Controls

The following planning controls apply to the subject site under the LEP.

Table 3-2 Queanbeyan Local Environmental Plan (West Jerrabomberra) 2013 Planning Controls

Standard	Requirement	Proposed	Variation	Compliance
Minimum Lot Size (cl 4.1)	2,000sqm	N/A	N/A	N/A
Building Height (cl 4.3)	12m	- Basketball Stadium – 12.0m - Major Pavilion – 4.85m	No variation sought.	Yes

		Minor Pavilion – 3.8m		
FSR (cl 4.4)	An FSR of 1:1 is applicable to part of the subject site.	No FSR control applies to land where the buildings are situated.	N/A	N/A
Riparian Lands and Watercourses (cl 6.2)	Riparian lands and watercourses are identified along the northern boundary.	No buildings would be located within the identified riparian lands or watercourse.	N/A	N/A

3.4 Queanbeyan Development Control Plan 2012

Queanbeyan Development Control Plan 2012 does not apply to the subject site as it excludes land release areas that have their own DCP, such as Googong and South Jerrabomberra.

3.5 South Jerrabomberra Development Control Plan 2015

South Jerrabomberra Development Control Plan 2016 does not apply as the subject site is identified as “deferred matter” in Map 1 – Map of South Jerrabomberra.

3.6 Development Control Plans

The following Development Control Plans would be applicable to the subject development:

- > *Development Control Plan Number 1 - Car Parking*
- > *Development Control Plan Number 41 - Soil, Water and Vegetation Management Plans*
- > *Development Control Plan No.52 – Safe Design Guidelines for the City of Queanbeyan*

3.6.1 Development Control Plan Number 1 - Car Parking

Development Control Plan Number 1 – Car Parking (DCP No.1) relates to the provision of QLEP 1998. The objectives of the DCP No.1 are:

- > *To require car parking to be provided on-site which will cater for the increased demand brought about by the development of the site;*
- > *To provide alternative opportunities for the provision of required car parking where on-site provision is not practical;*
- > *To require adequate car parking for people with disabilities;*
- > *To require the provision of car parking which is functional, safe and attractive;*
- > *To require service areas including loading and unloading facilities to be provided on site which are functional and cater for the development of the site; and*
- > *To require the construction of car parking areas, service areas and associated areas to be in accordance with good engineering practice.*

No car parking is sought as part of this development application. Cardno has prepared a REF on behalf of QPRC in support of Stage 1 works, including car parking for the QPRSC. The REF is currently under consideration by Council.

The purpose of this section of the SEE is to demonstrate that adequate car parking would be provided for the QPRSC, including the proposed basketball stadium and major and minor pavilions.

According to Attachment B of the DCP No.1, development falling within Schedule 1 or Schedule 2 of the former *State Environmental Planning Policy No.11 – Traffic Generating Development* (SEPP No.11), a Traffic Impact Statement meeting the requirements of the Road and Traffic Authority's (1995) *Guide to Traffic Generating Developments* will be required. Additionally, the number of required car spaces will generally be in accordance with the car parking requirements recommended by that Traffic Impact Statement.

In our opinion, the development is categorised as a 'recreation facilities or sportsgrounds' accommodating for 50 or more motor vehicles under Schedule 2 of the former SEPP 11. Hence, a Traffic & Parking Assessment has been prepared by TTW to determine the car parking requirements for the QPRSC, including buildings proposed within this DA. The findings of the Traffic & Parking Assessment are as follow:

For details on the proposed parking layout, please refer to the submitted civil site plans.

The parking requirements for the facility have been developed through assessment of parking provisions of similar facilities in the QPRC area and the ACT.

The investigation into average parking provisions for Hockey, Soccer, Rugby League and Rugby Union resulted in the following parking provisions for each:

- Basketball – 7 per court (4 courts = 28 car spaces)
- Hockey - 20 per court, (2 courts = 40 spaces)
- Soccer - 20 per field, (4 fields = 80 spaces) and
- Rugby league/union - 30 per field (6 fields = 180 spaces)

In phase one of the DA, which does not include the basketball courts, a total of 300 car spaces is required. Applying the above parking generation rates for phase 2 of the DA results in an average maximum parking demand of the facility when all fields and courts are in use results in 328 car spaces being required. The proposed ultimate development which includes an aquatic centre (which is not included within this DA) provides a total of 448 general car spaces, 19 DDA compliant car spaces and 7 buses and makes provisions for overflow parking to cater for another 100 passenger vehicles or 9 buses to the north of the synthetic soccer fields.

Please refer to the submitted Civil Site Plans for details of the proposed parking layout.

3.6.2 Development Control Plan Number 41 - Soil, Water and Vegetation Management Plans

Development Control Plan Number 41 – Soil, Water and Vegetation Management Plan (DCP No.41 SWVM) relates to the provision of QLEP 1998. The major goals for the DCP No.41 SWVM are as follows:

- > *Minimisation of soil erosion and the pollution of downward lands and receiving waters both during construction upon completion of development;*
- > *Determination of areas most and least suited to development e.g. areas with good or poor urban capability after undertaking a site analysis;*
- > *Development of areas which require the least disturbance of a site's natural characteristics and maintain and protect natural drainageways and other ecologically sensitive or important areas;*
- > *Minimal disturbance of the area of soil exposure and retention of as much vegetation (i.e. trees, shrubs, grasses and ground covers) as possible;*
- > *Conservation of topsoil by staging earthworks and progressively revegetating using disturbed topsoil wherever possible;*
- > *Minimising the impact of development on the natural flow rate through and the rate of runoff from, the development site;*
- > *Speedy and adequate rehabilitation measures during and after disturbance and construction;*
- > *Control of water movement from the top of the site, through to and beyond, the bottom of the site;*
- > *Maintenance and where possible improvement of water quality during and after development;*
- > *An effective major stormwater system economical in terms of capital, operational and maintenance costs, incorporating water quality and flow rate controls for broadacre subdivisions; and*
- > *Trap sediment before leaving the site.*

No earthworks are proposed as part of this development application.

It should be noted that bulk earthworks and erosion and sediment control plans have been prepared for the entire site and will be assessed as part of the Stage 1 works REF.

3.6.3 Development Control Plan No.52 – Safe Design Guidelines for the City of Queanbeyan

An assessment of the proposal against the relevant provisions under *Development Control Plan Number 52 – Safer Design Guidelines for the City of Queanbeyan* (DCP No.52) been addressed under the table below.

3.6.3.1 Requirements applying to all types of development

Part 4 of the DCP No.52 applies to all types of development.

Performance Criteria	Comments
<u><i>Blind Corners and Concealments</i></u> <i>> Avoid blind corners in pathways, hallways stairwells and car parks.</i>	No blind corners or concealments are proposed for the basketball stadium and major and minor pavilions.
<u><i>Landscaping</i></u> <i>> Avoid landscaping which obstructs casual surveillance and allows intruders to hide.</i> <i>> Use vegetation as barriers to deter unauthorised access and entry.</i> <i>> Avoid large trees, shrubs and building fixture which could enable an intruder to gain physical access to the dwelling or neighbouring dwellings through climbing.</i>	No landscaping is proposed as part of this development application.
<u><i>Communal/Public Area</i></u> <i>> Provide effective natural surveillance for communal and public areas.</i>	The proposal provides the opportunity to incorporate natural surveillance by utilising extensive glazing to the facades. These glazed areas will create a safe environment for users and visitors to be engaged in normal behavior while enabling surveillance to the surrounding spaces and area. The proposed entries to the basketball stadium and minor and major pavilions are appropriately located, which offers a clear line of sight to and from the surrounding public areas and increases the ability for these areas to be passively monitored. Additionally, security cameras will be installed to monitor the adjoining public areas and buildings.
<u><i>Entrances</i></u> <i>> Ensure the entry point to each welling is clearly visible.</i> <i>> Avoid confusion at entry points.</i>	The entry points to the basketball stadium and minor and major pavilions are clearly defined and visible from the surrounding areas. The proposed entry locations offer clear sightlines to and from the public domain, which would increase the ability for the surrounding public areas to be passively monitored.
<u><i>Lighting</i></u> <i>> Ensure lighting does not produce areas of glare and/or dark shadows.</i> <i>> Entrances, exits, service areas, carparks, etc should be well lit after dark when they are likely to be used.</i>	P4 lighting is proposed to be installed at the public domains/plaza adjoining the basketball stadium and major and minor pavilions. The proposed lighting would ensure the entrance, exit and services areas are well lit and visible from the adjoining public areas. Furthermore, the illumination may reduce the risk of crime to people and property.
<u><i>Building Identification</i></u> <i>> Ensure buildings are clearly identified by street number to allow for people and services – particularly emergency services – to find the building easily.</i>	The basketball stadium and major and minor pavilions will be appropriately identified. Internal wayfinding signages would be installed to guide people and services through the QPRSC.

<u>Security</u> > All security grills, shutters and doors should allow for easy observation of the street and be in keeping with the architectural style of the building and locality. > Use of security hardware and/or human measures to reduce opportunities for unauthorised access.	Any security grills, shutters and doors proposed as part of this development application would be subject to this control as a condition of consent.
<u>Fencing</u> > Fence design should enhance natural surveillance from the street to the building and from the building to street – reducing the potential for intruders to hide.	No fencing is proposed as part of this development application.
<u>Maintenance</u> > Create a 'cared for' image for all development.	Queanbeyan-Palerang Regional Council will maintain the sporting complex.
<u>Building and Related Materials</u> > Use materials which reduce the opportunity for vandalism. >	A variety of building materials would be used for the basketball stadium and major and minor pavilions.
<u>Promotion of Mixed land uses</u> > Where possible, provide compatible mixed land-uses within building to increase opportunities for natural surveillance.	A range of uses has been proposed at the QPSRC (such as café, gym, soccer and hockey fields and basketball courts), which ensures the complex would be utilised throughout the day and night and optimises natural surveillance opportunities.

Table 3-3 Requirements Applying to All Types of Development (Source: the former Queanbeyan Council)

In addition to the performance criteria identified in Part 4 of the DCP No.52, the following requirements are also applicable for community facilities:

Performance Criteria	Comments
<u>Lighting</u> > Provide lighting to enhance natural surveillance	As discussed earlier, P4 lighting is proposed to be installed at the public domains/plaza adjoining the basketball stadium and major and minor pavilions. The lighting would ensure the entrance, exit and services areas are well lit and visible from the adjoining public areas and enable natural surveillance to be provided at night time.
<u>Site and building layout</u> > Provide entries which are clearly visible from the street. > Maximise the access and visibility of facilities – particularly toilet and parent's room. > Facilities should be designed to encourage use.	The entry points to the basketball stadium and minor and major pavilions are clearly defined and visible from the surrounding areas. The proposed entry locations offer clear sightlines to and from the public domain, which would increase the ability for the surrounding public areas to be passively monitored. The major and minor pavilions are highly visible and would be frequently utilised as it services the adjoining soccer and hockey fields.
<u>Building materials</u> > Use building materials which reduce the opportunity for intruder access.	A variety of building materials would be used for the basketball stadium and major and minor pavilions.
<u>Hours of operation</u>	As illustrated previously, adequate lighting and security cameras are proposed to ensure passive surveillance is

> <i>Provide adequate security to buildings with extended hours of operation.</i>	provided to the proposed basketball stadium and major and minor stadiums. Additionally, the buildings are located within the vicinity of the soccer and hockey fields, which would enable constant surveillance to be provided. The hours of operation would be conditioned as part of the development consent.
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Table 3-4 Requirements Applicable for Community Facilities (Source: the former Queanbeyan Council)

4 Environmental Assessment

4.1 Heritage

Heritage values for the site have been examined in detail in an ACHA from 2020 by Navin Officer. 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 has 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 (**Figure 4-1**).

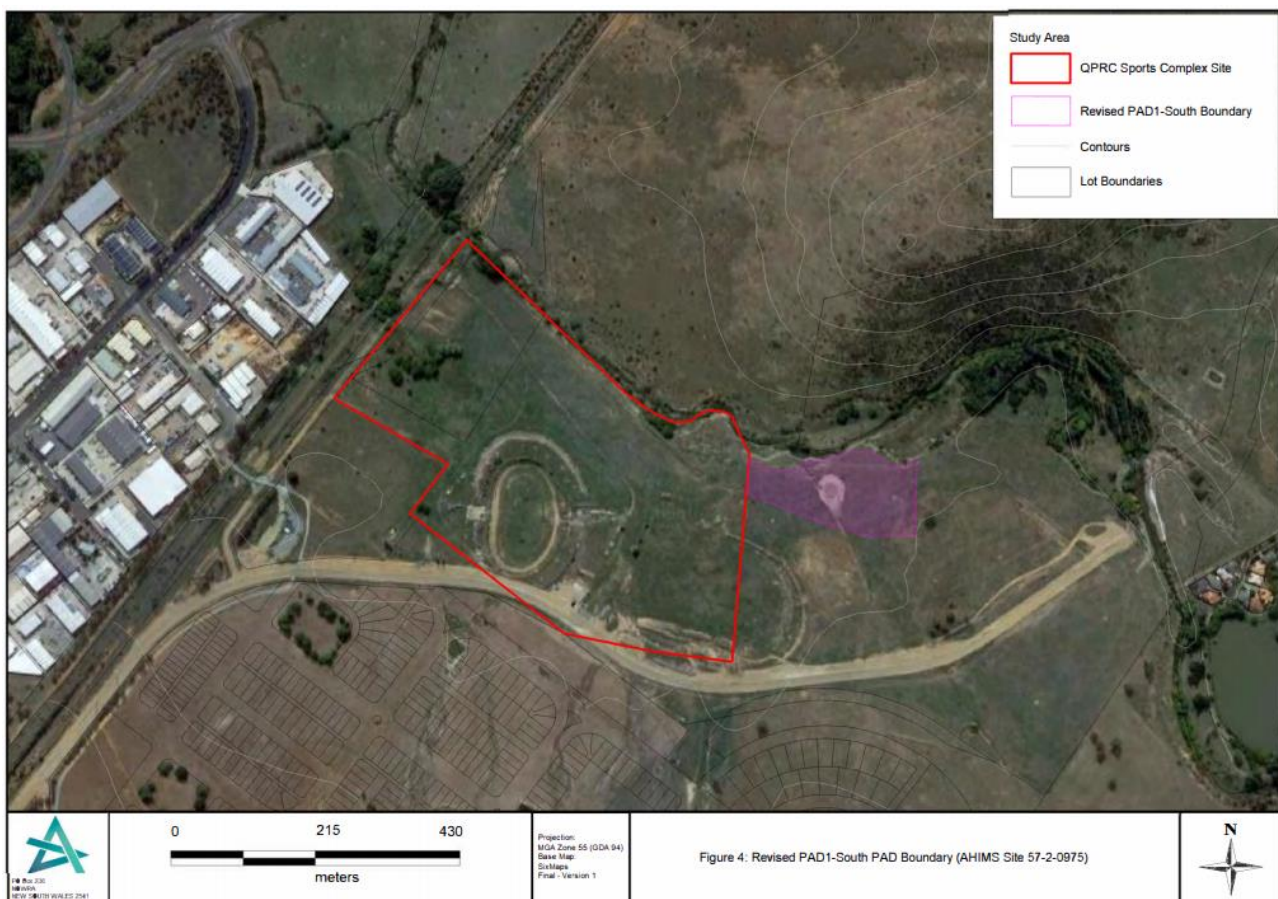


Figure 4-1 Location of PAD and site boundary, from ATER by Apex Archaeology (2021).

Following the findings of the ATER, the proposed works do not overlap with a PAD, and impacts to Aboriginal archaeological or cultural heritage are therefore considered unlikely to result from the works.

Despite the low perceived risk of impact, Apex Archaeology have given a range of recommendations to mitigate any potential impacts to Aboriginal cultural heritage arising from the Stage 1 works:

1. Stop work provision

In the unlikely event that suspected human remains are identified during construction works, all activity in the vicinity of the find must cease immediately and the find protected from harm or damage. The NSW Police and the Coroner's Office must be notified immediately. If the finds are confirmed to be human and of Aboriginal origin, further assessment by an archaeologist experienced in the assessment of human remains and

consultation with both Heritage NSW and the RAPs for the project would be required. This recommendation should be included in any Construction Environmental Management Plan developed for the site.

2. Site boundaries

If there is any change to the boundaries of the proposed development to include areas not assessed as part of this archaeological investigation, further investigation of those areas should be completed to assist in appropriately managing Aboriginal objects and places which may be present.

3. Monitoring of storm water installation

For the avoidance of doubt, it is recommended for an archaeologist to monitor the excavation works undertaken within the Jerrabomberra Creek area for the installation of storm water works, where these excavations will be undertaken at depth. While it is considered unlikely that cultural material will be present in these areas, monitoring will ensure any cultural material is identified and not further impacted in the event it is present. If cultural material is identified in this area, works must cease and an AHIP application will be necessary.

4. Reporting

One digital copy of this report should be forwarded to the AHIMS registrar for inclusion on the AHIMS database. One copy of this report should be forwarded to each of the registered Aboriginal stakeholders for the project.

The proposed works will comply with the above recommendations.

4.2 Traffic Impact Assessment and Car Parking

Taylor Thomson Whitting (TTW) has been commissioned to prepare suitable parking and pedestrian access arrangements to support the QPSRC development.

The following is a summary of the key findings of the parking and vehicular assessment:

- > It is anticipated that on completion of the development, up to 328 car spaces would be required, with 329 general car spaces and an additional 12 DDA spaces being provided
- > For the ultimate development It is proposed that 448 general car spaces and 19 DDA compliant car spaces are provided on site with additional overflow parking for up to 100 cars being provisioned.
- > Parking for up to 7 coaches is provided along the central roadway with up to 9 bus parks provided as overflow to the north of the soccer and hockey fields.
- > Pedestrian connections to AS1428 are provided between all car parks, sports fields and the frontage road.
- > It is anticipated that the development would result in a maximum peak traffic generation of 240vph when all fields are occupied, and consecutive games are played on each of the fields and courts.
- > A general peak traffic generation of 240vph is expected but would be spread over the weekend period where junior and senior sports are played.
- > The intersection geometry as developed with QPRC, Calibre, VBC and TTW is considered suitable for the development.

Refer to the Traffic Impact Assessment and Civil Site Plans for further details.

Note: No car parking and road works are sought as part of this development application. Cardno has prepared a REF on behalf of QPRC in support of Stage 1 works, including car parking for the QPRSC. The REF is currently under consideration by Council.

4.3 Service Infrastructure

Lucid Consulting has been requested by Oxigen Landscape Architects, on behalf of Queanbeyan-Palerang Regional Council, to investigate existing infrastructure surrounding the QPRSC to determine its suitability for use.

A summary of the investigation and recommended engineering solutions for the QPRSC could be found below:

- > Water Supply - Establishment of a new 80mm drinkable cold-water supply connection to the site. New drinkable water distribution infrastructure is to reticulate in-ground within new sports pavilions and

basketball stadium via access roadway, extending from the existing infrastructure provided at the site boundary.

- > Recycled/Rainwater – Establishment of a new recycled water supply connection where available installed by others under a separate infrastructure engagement. The use of recycled water on turf fields is limited and may only be used below ground as a drip irrigation system on playing fields with approval. The use of rainwater harvesting and reuse on site is an option, however, requires large underground storage tanks to facilitate the water demand as indicated by civil services
- > Fire Water - Establishment of a new 150mm dedicated fire services supply connection to the site. New fire services supply infrastructure is to reticulate in-ground adjacent new basketball stadium and major sports pavilion via access roadway, extending from the existing infrastructure provided at the site boundary. The new fire services supply infrastructure will supply external double-headed fire hydrants located adjacent to the basketball stadium and major sports pavilion to provide hydrant coverage.
- > Wastewater (sewer) – Connection to new gravity sewer from industrial estate traversing the carpark area east to west to serve the Sports Pavilion's and Basketball Stadium where sufficient depth is available shall extend to an onsite sewer pump station. The onsite inground sewer pump station shall pump wastewater for connection to the authority sewer system.
- > Gas - New reticulated gas system extending from North Tralee road is proposed to serve new gas-fired appliances and equipment within the Sports Pavilions and Basketball Stadium. Where natural gas connection is not provided a LP gas reticulation system shall be adopted.
- > Power Supply - New pad-mounted transformer is located on-site and coordinated by Council and Essential Energy.
- > Overhead Power - Existing overhead power lines to be retained. It is understood that these are to be well clear of proposed lighting towers and pole infrastructure.
- > Communications - New NBNCo fibre optic incoming cable being negotiated by Council.

Refer to the Services Infrastructure Report for further details.

Note: Service infrastructure works do not form part of this proposal and a separate application will be submitted to Council for consideration.

4.4 Stormwater

TTW has been engaged by Council to undertake a Civil and Stormwater assessment for the QPRSC. The following methodologies have been implemented to capture and filter stormwater runoff prior to being mechanically filtered and treated before being stored for re-use:

- > Car park pavements are generally drained to landscape buffer zones for filtering before being piped to the Retention Tanks;
- > Road pavements are picked up at the kerbs with minimal filtration offered;
- > Roof runoff shall be collected and piped to the retention tanks. Consideration shall be given to providing separate piped systems to convey the clean roof water to the retention tanks as they will require significantly less filtering and treatment.
- > Stormwater runoff from the fields shall be collected in the subsoil system and perimeter drains before being collected in the retention tanks.

Three trunk drainage channels are located within the site to convey stormwater runoff from the South Tralee Development through the site to Jerrabomberra Creek.

The central channel carries most of the flow through the site and is generally formed as an open channel with vegetated sides and small gabion retaining structures to prevent erosion of the sides of the channel. When the channel passes under the car park areas the width of the channel is decreased and the height increased to ensure that maintenance is easily carried out and that the risk of people becoming stuck in the culverts is reduced. To further reduce the risk associated with misadventure grates with vertical bars spaced at 125mm are proposed at both the upstream and downstream extents of the culverts.

The northern and eastern channels carry less stormwater and are generally formed as grassed trapezoidal channels with protection against erosion provided at changes in direction.

All the channels discharge to Jerrabomberra Creek.

Refer to the Stormwater Plan for further details.

Note: Civil and Stormwater works do not form part of this proposal. Cardno has prepared a REF on behalf of QPRC in support of Stage 1 works, including stormwater infrastructure works for the QPRSC. The REF is currently under consideration by Council.

4.5 Erosion and Sediment Control

Draft erosion and sediment control plans have been prepared and submitted for information. The erosion and sediment control plan consists of a site plan with extent of silt fences, silt barriers at downstream grated inlet pits, and areas nominated for temporary construction access. Refer Erosion and Sediment Control Plan for details.

Due to the large extent of earthworks, it is suggested that the stormwater diversion channels be formed as early in the construction phase as possible.

4.6 Bulk Earthworks

No earthworks are proposed as part of this development application.

A REF has been prepared by Cardno on behalf of Council in support of Stage 1 works for the QPRSC which consists of bulk earthworks across the site. The REF is currently under consideration by Council.

4.7 Flooding

The floodplain surrounding the Jerrabomberra Creek riparian corridor has been studied by Lyall & Associates in their September 2020 Flooding and Drainage Investigation.

Much of the subject land is flood affected (Figure 6-1), including many of the sporting field locations, and would be below the flood level during a 100 year ARI flood event.

During storm events, the site receives stormwaters from the Environa site to the south, which drains towards Jerrabomberra Creek.

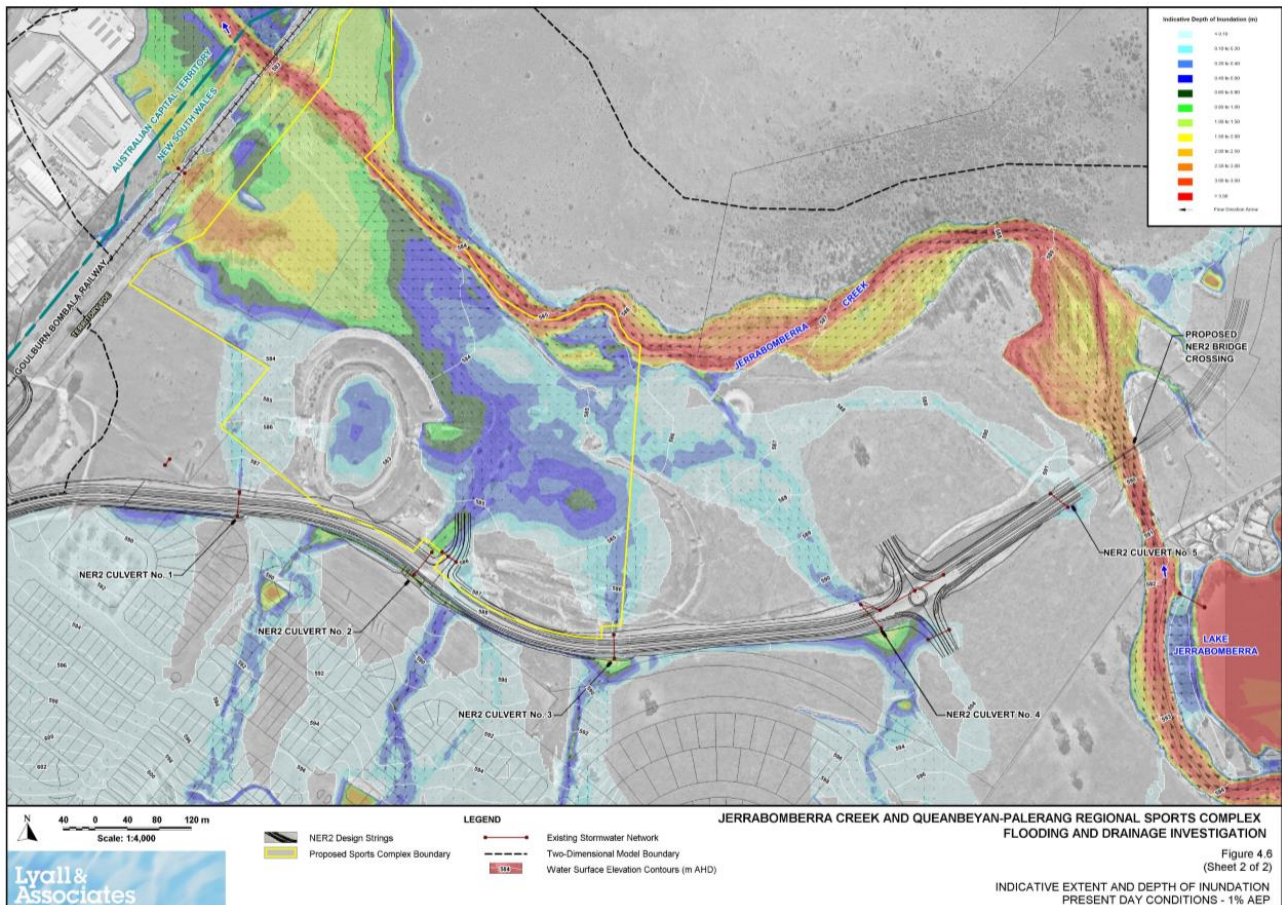


Figure 4-2 100-year ARI map. (Source: Lyall & Associates).

The proposed Stage 1 works fall substantially within the 100-year ARI flood planning level, and would be subject to varying degrees of flood hazard. 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. TTW has used the existing flood information for the area to develop a layout of the complex that protects the synthetic fields, carparking, Basketball Centre and high-quality turfs fields from inundation during flood events up to the 1% AEP Storm by allowing the lower quality fields to the north of the site to flood in larger storm events. Therefore, the proposed basketball stadium and major and minor pavilions are not impacted by flooding.

Flooding impacts to the rest of the site, and proposed mitigation measures are described in the REF for Stage 1 of the QPRSC.

4.8 Bushfire

Bushfire prone land is located along the northern boundary adjacent to the Jerrabomberra Creek. The land is identified as vegetation buffer. However, the basketball stadium and major and minor pavilions are not located on land which is identified as bushfire prone.

4.9 Landscape and Tree Removal

No trees are proposed to be removed as part of the development application.

5 Conclusion

This Development Application to Queanbeyan-Palerang Regional Council proposes the construction of a basketball stadium, a major pavilion, 2 x minor pavilions and the removal of the Environa Stone Façade Building with interpretation and the materials to be used within the QPRSC. It should be noted that two Reviews of Environmental Factors have been prepared for preconstruction work and other Stage 1 works for the QPRSC which are under consideration by Council.

The proposed buildings form part of the Stage 1 works of the Queanbeyan-Palerang Regional Sports Complex (QPRSC) development, which was identified in the Community Strategic Plan 2010-20 prepared by the former Queanbeyan Council since 2012.

It is acknowledged that the basketball stadium is currently prohibited under the *Queanbeyan Local Environmental Plan 1998*. However, a planning proposal has been submitted to the Department of Planning, Industry and Environment (DPIE) to rezone the subject site to IN2 zones, which permits the construction of recreation facilities (major). The planning proposal was placed on public exhibition from 19 February to 22 March 2019 and returned to DPIE for assessment and drafting of LEP on 29 May 2020. In our opinion, the planning proposal is considered 'imminent and certain' and substantial weight should be given to the planning proposal during the assessment of this development application.

As demonstrated throughout this SEE, the proposed buildings are generally consistent with the relevant LEP and DCPs adopted by Queanbeyan-Palerang Regional Council with minimal impacts to the surrounding areas and environment. Therefore, this development application should be supported by Council.

APPENDIX

A

GATEWAY DETERMINATION

