



Review of Environmental Factors

South Jerrabomberra Town Park

Client: Village Building Company

Date: 08 September 2021

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Document Status

Date Issued	Revision	Author	Status
11/8/2021	V1 Preliminary Draft	Liz Densley	Client Review and Review by Council Staff
8/9/2021	V1.1 Final	Liz Densley	For Submission

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Site Plans and Drawings

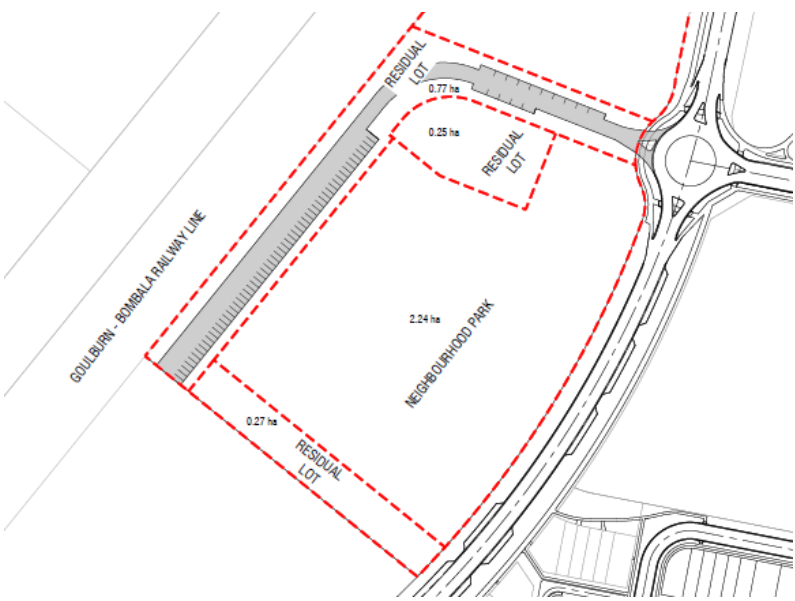
1. Introduction

This Review of Environmental Factors (REF) has been prepared to support the delivery of the South Jerrabomberra Town Park.

The REF has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the *Environmental Planning and Assessment Regulation 2000* (EP&A Reg). This REF provides a detailed description of the proposal and the statutory planning context. The potential impacts of the proposal have been considered against the matters listed in Clause 228 EP&A Reg. This REF details the measures that will need to be implemented to avoid any potential environmental impacts of the development.

REF details

Proposed development	Landscaping Installation of Infrastructure BBQ and Toilets
Development without consent	The works are characterised as development without consent under Division 12 Parks and other public reserves Clause 65(3) of State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) which includes: (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges, (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. Individual elements also satisfy the provision of State Environmental Planning Policy (Exempt and Complying Development Codes) 2006 (Codes SEPP). These include: - Playground equipment - Landscaping structures - Pathways and paving - BBQs
Site Address	460 Environa Drive Environa
Property description	Lot 189 DP1272220 (proposed Neighbourhood Park Lot D2021.057 Subdivision)
Site Area	Proposed area approximately 2.24 ha subject to final survey

Site Plan	
Cost of works	District Park - \$2,057,671 embellishment, Land Dedication \$214,725 (2018 values, refer Local Contributions Plan for detail)
Owner	Village Building Company to be versted in Queanbeyan - Palerang Regional Council for public recreation under the South Jerrabomberra Local Infrastructure Contributions Plan 2018
Applicant	Village Building Company (on behalf of Council)

1.1 Planning approval pathway

The proposed works are an activity for the purpose of section 5.1 of the EP & A Act. The works are being undertaken by Village Building Company on behalf of Council to satisfy the terms of the South Jerrabomberra Local Infrastructure Contributions Plan 2018. QPRC is the determining authority. Part 5 of the EP&A Act requires that the determining authority examine and take into account all matters affecting or likely to affect the environment by reason of the proposed activity.

Under Part 5 a determining authority is defined as: "...a Minister or public authority and, in relation to any activity, the Minister or public authority by or on whose behalf the activity is or is to be carried out or any Minister or public authority whose approval is required in order to enable the activity to be carried out..."

Section 5.5 of the EP&A Act requires the determining authority to 'examine and take into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of that activity'.

This REF has therefore been prepared to assess the environmental impacts of the proposal and to determine if it is likely to have a significant impact on the environment. Factors that need to be taken into account when considering the likely impact of an activity on the environment are outlined in Clause 228 of the EP&A Act Reg and summarised in **Section 4.7**.

If the determining authority (in this case Council) decides the proposal would likely significantly affect the environment an environmental impact statement (EIS) must be prepared.

1.2 Consultation

The approval for the works in the Town Park was initially included in DA2021.1057 (subdivision). However, following initial review of the proposal by Council planning, engineers and parks staff, the application was amended to separate the land subdivision from the works proposed to be delivered in the Town Park itself. This approach was confirmed in correspondence to Council (Luke Perkins) dated 16 June 2021.

Village Building Company (Village) has worked closely with Council in the design for the Town Park and will continue to engage with Councils Open Space and Recreation team to deliver the asset to Council in a manner that is acceptable for the benefit of both new residents in the estate and the wider community.

2. Description of the proposal

A description of the proposal, design principles and approach has been prepared by Spiire and is outlined below.

The REF deals with the construction of a Town Park that will deliver public open space, a playground, Learn To Ride facility, fitness and well-being spaces and BBQ/picnic spaces.

Accompanying documentation:

The following plans have been prepared by Spiire to support the proposal (Appendix).

- » Town Park Concept Plan
- » Town Park General Arrangements Detail Plan
- » Community Centre DA Plan (Landscape)
- » BBQ Shelter and toilet facility (Landscape and Structural)

Bulk earthworks and civil works including site management will be provided to Council for consideration prior to commencement of works.

Figure 1 Town Park Concept Plan



Source: Spiire, 2021

Figure 2 General Arrangement

Source: Spiire, 2021 (Refer Appendices)

General Open Space and Landscaping

The landscape concept for the Development is based on creating a shaded green heart for South Jerrabomberra that is arranged a sequence of community activities in a formal geometric style around a 'village green' including play spaces, a learn to ride facility, a water splash pad, fitness equipment, grass seating terraces and complementary gardens and seating areas.

The park will provide open space amenity to the new estate residents and visitors alike and enhance connections along the buffer zone and the Community Centre.

The design intent is to provide a range of activities and community opportunities, throughout the year, to as wide a range of users as possible and capture the local identity of the area through materials and unique design language.

Construction activities

Site preparation will commence from September 2021 and due for completion Mid 2022. The following sequence of construction is anticipated.

Approvals Sept-Oct 2021 – includes finalisation of design and approvals from Council's Parks and Recreation team.

Construction – to commence late 2021 and be completed through 2022. The construction and installation of the elements of the park will be staged in a sequence negotiated with Council and will include the construction and landscaping associated with the Community Centre (separate DA).

Construction impacts

The installation and construction activities have the potential to generate the following impacts:

- » Noise
- » Dust
- » Traffic
- » Drainage and run-off

These operational impacts and proposed mitigation measures have been considered in **Section 4** of this REF.

Operational impacts

The impact of the end use on the environment is minimal.

The Town Park will be dedicated to Council under the terms of the Local Infrastructure Development Contributions Plan. The park will be managed in a manner similar to that of any other public space or public domain, consistent with Council's obligations under the *Local Government Act, 1993* as it relates to Community Land.

The delivery of the Town Park is a key element of the South Jerrabomberra neighbourhood and will provide a positive public benefit, increasing the area of accessible public open space and providing a focal and meeting point for the future residents.

2.2 Site Description

The Town Park is approximately 22,413 m² in area, excluding the Community Centre DA boundary, at the corner of Environa Drive and Oxalis Crescent, South Jerrabomberra Estate.

The site has excellent access to public transport and pedestrian pathway networks and is located within a buffer zone that includes the Community Centre, an amenities block and commercial and medium density residential land uses. The site also has excellent vehicle connectivity located on Environa Drive, which is the primary sub-arterial road through South Jerrabomberra.

The area currently does not have any parks or open space and offers a unique opportunity to service the area with new open space provision and improving the community's health and well-being.

2.3 Landscape Approach

The landscape intent is to create an attractive and high quality landscape for the amenity of local residents and visitors alike. The landscape design aims to create a contemporary, functional and aesthetically pleasing landscape that seamlessly blends in with the South Jerrabomberra Estate and references its former rural landuse. More broadly the landscape design focuses on mitigating climate change through the provision of grand shade trees and creating a geometric design that references the circular forms of Canberra's city planning and the wheels of sprint cars from the nearby former Tralee/Fraser Park Speedway.

The following general principles for the landscape approach to the site:

- » Use of high quality landscape design to integrate the proposed development with its broader urban and rural context and the proposed estate streetscapes;
- » Design spaces that will become highly activated and vital to the community;
- » Ensure that communal open spaces have access to sunlight whilst also providing adequate shelter and wind protection;
- » Maximise opportunities for social interaction, as well as surveillance, through arrangement of seating, terraces and views;

- » Contribute to local biodiversity by increasing the biomass and diversity of plant species included in the landscape;
- » Enhance local cultural and heritage values by incorporating the Cooks House stone chimney elements into the BBQ shelter and amenity block area;
- » Provide sufficient soil depths to enable trees and large shrubs to be grown to their maximum height and spread;
- » Create visual harmony with the surrounding area;
- » Create a robust landscape made from simple materials, proven planting and bold forms that can be managed and maintained by Council;
- » Provide a range of play opportunities including nature play, intergenerational play and challenge play;
- » Provide art and sculptures to give the site personality and reference local flora and fauna;
- » Integrate the architectural design of the community centre and Cooks House BBQ amenity block node by using complimentary materials and finishes;
- » Provide clear and integrated access, as well as security/perimeter fencing to Oxalis Crescent;
- » Make boundaries and interfaces green, verdant and alive; and
- » Consider the landscape as a composition to be viewed down upon from future residential apartments and adjoining road networks.

2.4 Planting Design

The planting scheme for South Jerrabomberra Town Park uses a palette of predominantly exotic trees and a mix of exotic and native shrubs and groundcovers chosen for their sculptural characteristics with deciduous exotic feature trees chosen to provide shade in summer and solar access in winter.

Planting is intended to:

- » Establish the various park spaces, internal park pathways and external streetscape as a series of diverse 'soft' and 'hard' landscape spaces;
- » Incorporate soil volume and mulched gardens within the constraints of the site;
- » Use landscape elegantly to create identity and maximise amenity as a 'premier' town park for Queanbeyan Palerang Regional Council; and
- » Be robust, suited to the available aspect, work with ambient wind levels and minimise water use.

2.5 Maintenance

The maintenance needs of any landscape are absolutely tied to the resolution of the design at planning level. This proposal attempts to negotiate the desire for a verdant planted areas with the need to ensure that these plantings have longevity within a low-maintenance environment.

The proposal includes:

- » A strong palette of proven performing plants which provide maximum shade and form, are tolerant of low-water conditions and create micro climates; and,
- » Highly resilient plants proposed around the play space and learn to ride facility;
- » A planting palette that utilises several species for each application ensuring seasonal change as well a consistent level of amenity should one of the species under perform.

2.6 Proposed Landscape Features

Community Centre

The Community Centre is being considered under a separate DA. The site has been integrated via proximity to the Town Park. The landscape will propose a simple composition of street trees to the carparking, shrub planting to help guide pedestrians and soften the carparking and building interface and climbing plants to pergolas at the front and rear of the centre. A small grass courtyard in front of the community centre will allow a high degree of visibility to the community centre as well as framing vistas back to the park. The Community Centre will integrate seamlessly with the Learn To Ride facility and small fitness outdoor gym to its sides.

Learn to Ride Facility

The Learn To Ride facility will be a focal community asset that flows directly from the Community Centre through to the Play Space. The learn to ride facility will be adaptive in its use so it will be part of the park open space system but also able to be used by private groups such as School's for education and learn to ride initiatives. The Learn To Ride facility will be framed and punctuated by shade trees but provide grass or low groundcovers to the ground plane to maximise surveillance and supervision. The Facility will include key facilities and activities including the primary bike track loop, a small gathering area for education, bike rack and stationary bikes, complementary picnic shelter and seating, a bike repair station and a toddler's area for younger children or children with disabilities to participate.

Play Space

The play space will be segmented into 2 halves that relate to younger and older age groups and between nature play opportunities and challenge play focussed around larger exciting equipment. The play space is designed to maximise the play opportunities for the Town Park and broader community throughout the year and during both day and night time use. The nature play will seek to engage kids with nature encouraging them to learn to balance on logs and steppers, play with sand and natural materials such as branches and integrated planter beds. Placement of key play features is designed to avoid conflict between users or activities and will be orientated to reduce heat from direct sunlight and maximise surveillance. The play space will be designed using robust elements and high quality durable equipment with consideration that wearing or moving parts can be readily available and easily replaceable and conforms to local and Australian Standards compliance.

Cooks House BBQ picnic area and amenity block

The BBQ area will integrate with the architectural design to provide a centralised area for community gathering as well as added supervision of the adjoining play space. Materials and finishes will complement the architecture and Cooks House stone materials and pergolas with climbing vines will further soften the scale and bulk of the development.

Park Entry, grass terraces and open space

The open space of the park complements the primary play space and learn to ride facilities by providing a more passive landscape of grass, entry gardens and large shade trees. The grass terraces provide a multi-use element that can be used for larger event gathering or intimate seating areas overlooking the central kick about 'village green' area. The design of the terraces continues the geometric design language of the park, which circles around from the community centre back to the park entry. The entry statement will consist of a park entry sign integrated with planter beds and feature trees and a framed vista leading into the park and 'village green' from the surrounding streetscapes.

3. Statutory planning context

The development has been considered development without consent being an activity undertaken on behalf of a public authority (Council) under the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP). As individual elements, most of the work proposed, including landscaping, pathways and playground equipment would ordinarily be exempt development *under State Environmental Planning Policy (Exempt and Complying Development Code) 2008* (Codes SEPP).

3.1 State Environmental Planning Policy

State Environmental Planning Policy (Infrastructure) 2007

The aim of the ISEPP is to facilitate the timely and efficient delivery of infrastructure by public authorities throughout NSW. It does this by making certain infrastructure permissible with or without development consent.

Division 12 of the Infrastructure SEPP provides that recreation areas, when delivered by or on behalf of Council and on land controlled by Council, development without consent.

(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,*

(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).*

This provision relates to the construction of the toilet facility. The landscaping, pathways and equipment fall under exempt development in the Codes SEPP (see below).

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

The Codes SEPP makes provisions for a range of land uses as Exempt Development. These include the following:

Subdivision 15 Earthworks, retaining walls and structural support

Subdivision 24 Landscaping structures

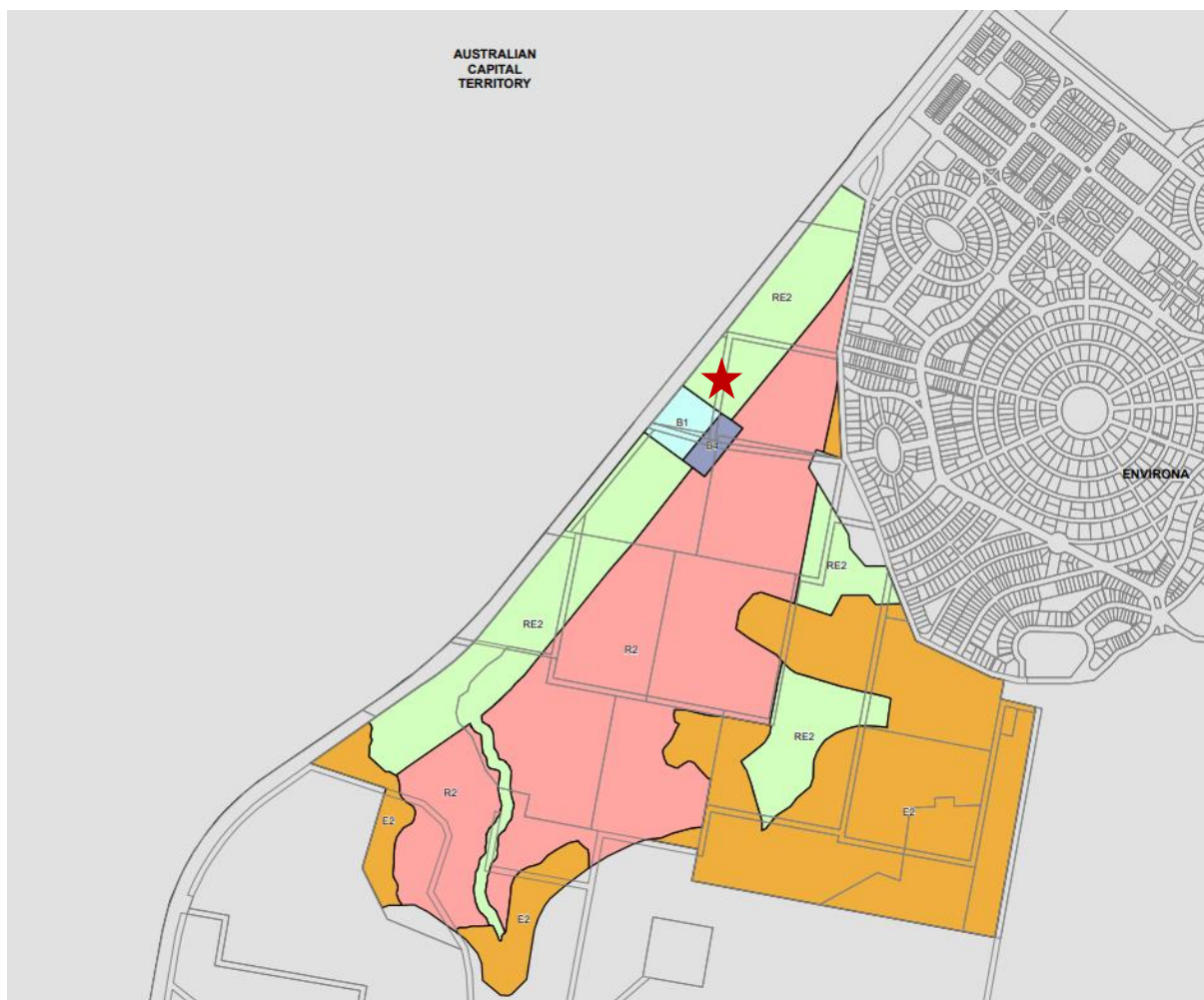
Subdivision 28 Pathways and paving**Subdivision 29 Playground equipment**

Despite the exemption, all of these elements have been considered holistically in the REF package.

3.2 Local Environmental Plan

The land is within the Queanbeyan Local Environmental Plan (South Jerrabomberra) 2012 (SJLEP) and is zoned RE2 Private Recreation.

Figure 5 Site Zoning



Source: Planning Portal

Permissibility

A recreation area is defined in the LEP as follows:

recreation area means a place used for outdoor recreation that is normally open to the public, and includes—

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

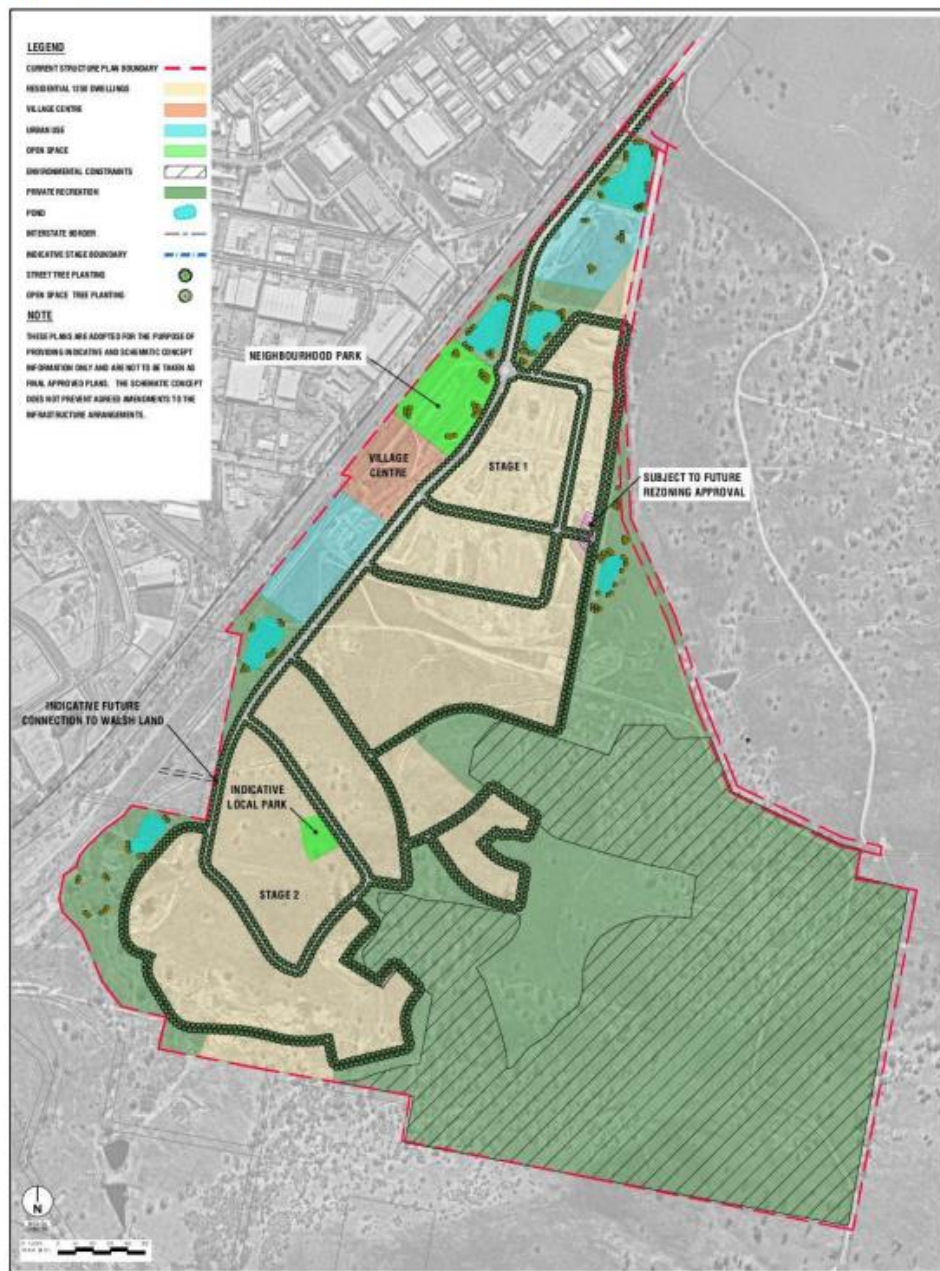
As outlined above, the Infrastructure SEPP, Codes SEPP and SJLEP operate in unison to authorise the proposed land use as development without consent.

3.3 Neighbourhood Structure Plan

The Town Park is a feature of the Neighbourhood Structure Plan approved under the South Jerrabomberra Development Control Plan (refer **Figure 6**).

Figure 6 Neighbourhood Structure Plan

Map 1C: South Tralee and Forrest Morrison Landscape Plan



Source: SJDCP Appendix 3.

3.4 Development Contributions Plan

The South Jerrabomberra Local Infrastructure Contribution Plan was adopted by Council in 2018. The plan includes the Town Park embellishment and land dedication in the schedule of works as follows:

District Park 1 – 2ha (district park) – Land to be dedicated upon completion of embellishment works. Value of Land Dedication \$214,725 (CPI adjusted 2018 \$).

Embellishment - \$2,057,671 (2018).

Village proposes to undertake the work as an offset against the development contribution under section 2.5 of the Contribution Plan:

2.5 Alternatives to monetary contributions

Applicants can offer to provide an alternative to a monetary contribution under this plan. Specifically, applicants can offer to dedicate land free of cost, provide works in kind or provide another material public benefit, or any combination of these, to be used for or applied towards a public purpose in full or partial satisfaction of a monetary contribution under this plan.

Council may choose to accept any such offer but is not obliged to do so. Applicants considering alternatives to monetary contributions should discuss this with Council as early as possible, and before lodging a development application.

As part of this process, Village will be preparing an offer to the Council to carry out works in full satisfaction of a local infrastructure contribution and offset against future contributions across other contributions categories.

4. Impacts and mitigation

4.1 General

The potential for impact is greatest during the construction phase of the project and include:

- » Noise and vibration
- » Waste
- » Traffic
- » Water quality and drainage
- » Rehabilitation of disturbed areas, including areas used for stockpiling and material storage during construction.

These matters will generally be considered in a Construction Environmental Management Plan. The CEMP should incorporate the mitigation measures and requirements of this REF as outlined in this section and meet the requirements of Council.

Construction Site Management Plan

Following endorsement of the proposal by Council it is recommended that prior to construction commencing, a Construction Site Management Plan will be prepared to ensure that appropriate environmental protocols are adhered to during the construction period.

The plan will include specific details pertaining to the following matters to the extent they are relevant to the proposal:

- » location and materials for protective fencing and hoardings to the perimeter on the site
- » provisions for public safety
- » pedestrian and vehicular site access points and construction activity zones
- » details of construction traffic management, including proposed truck movements to and from the site and estimated frequency of those movements, and measures to preserve pedestrian safety in the vicinity of the site
- » details of any bulk earthworks to be carried out
- » location of site storage areas
- » equipment used to carry out all works
- » a garbage container with a tight-fitting lid
- » dust, noise and vibration control measures
- » location of temporary toilets.

Mitigation

The proponent will prepare a Construction Site Management Plan prior to the commencement of any activities on the site. The plan should include, but not be limited to the matters identified above and include the relevant control measures proposed. The plan will be the primary mitigation tool used by Council in ensuring that any potential impacts area identified and addressed.

4.2 Noise and Vibration

There will be temporary construction noise and vibration from heavy equipment and general construction activity during this phase. Noise can be managed through the implementation of reasonable hours of operation limited noise generating activities from 7am to 7pm. It is acknowledged that, from time to time it may be necessary to outside of the core hours, for example to limit disruption to traffic in peak periods.

Mitigation

Construction Site Management Plan

4.3 Traffic

The proposal is likely to generate additional light and heavy vehicle traffic for the duration of construction.

Mitigation

Traffic impacts should be addressed in the Construction Site Management Plan and include the number and type of vehicles and plant proposed.

4.4 Water quality and drainage

It is anticipated that temporary arrangements will need to be in place to manage drainage on the site for the duration of the construction phase and prior to the final drainage plan implementation. The details of management of water on site pre and post construction will need to be included in the final plans.

Mitigation

The Construction Site Management Plan will include water and drainage for the construction phase and proposal.

4.5 Site disturbance

Plans include the area of the site subject to disturbance, stockpiling of materials and temporary work areas will be contained to this area. The disturbed area will need to be reinstated as part of the landscaped area on completion.

Interim measures, including erosion and sedimentation control will be undertaken to manage site disturbance.

Mitigation

Preparation of erosion and sediment control plan. Disturbed area to be included on bulk earthworks plan.

4.6 Safety and Security

The proposal has been designed consistent with the Crime Prevention Through Environmental Design (CPTED) principles to improve the safety and security of the Town Park, Community Centre and immediately surrounding area.

The NSW Crime Prevention and Assessment of Development Applications (2001) guideline identifies four principle that need to be used in the assessment of a proposal or activity to minimise the opportunity form crime:

- » Surveillance
- » Access control
- » Territorial reinforcement
- » Space management

Mitigation

The proposed park will offer an increased level of safety for users and the wider community by considering the functional relationship between the open space and its planned use of areas by:

- » Offer clear sightlines with no visual obstructions from landscape features such as low limbed trees, shrubs and hedges, walls or level changes;
- » Encourage parents and carers to participate in the play space and learn to ride facility, especially near play equipment catering for younger ages (toddlers and junior children);
- » Encourage interaction between and parents and carers;
- » Avoid planting medium to large shrubs and focus on trees and grass where appropriate;
- » Create nearby accessible pathways and connected to other areas, free from hazardous trip points and be easily maintained;
- » Consider the CPTED recommendations of crime risk assessment;
- » Encourage walking and cycling which overlooks the recreational facilities of the park;
- » Clear and visible signage and appropriate lighting for safety and way-finding; and,
- » Adequate clearances and setbacks of landscape elements from adjoining infrastructure.

4.7 Summary of Impact

Clause 228 of the EP&A Regulation lists the factors that an authority must take into account when assessing the impact of the proposed activity on the environment. These factors and summarises the findings of the REF are identified in the table below.

EP&A Reg	Comment
(a) any environmental impact on a community,	Minor impacts during the construction phase of the proposal with potential noise, dust, access and traffic issues to be managed through the CSMP. Construction to occur ahead of residents moving into the area. The design of the park incorporates CPTED principles to discourage criminal activity and improve safety and security
(b) any transformation of a locality,	Positive improvement in general aesthetic and activation of the public domain

EP&A Reg	Comment
	Result in delivery of outcomes identified in the Neighbourhood Structure Plan.
(c) any environmental impact on the ecosystems of the locality,	Existing disturbed built environment, no impact
(d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality,	Objective of the proposal is to improve the recreational outcomes of the community. Includes the delivery of the Town Park and will result in an improvement in the aesthetic presentation of the immediate area
(e) any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations,	No. Not applicable.
(f) any impact on the habitat of protected animals (within the meaning of the Biodiversity Conservation Act 2016),	No. Not applicable
(g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,	No. No applicable
(h) any long-term effects on the environment,	The proposal is unlikely to have any long-term impact on the environment
(i) any degradation of the quality of the environment,	The proposal is unlikely to lead to the degradation of the environment
(j) any risk to the safety of the environment,	Low risk, managed through CSMP
(k) any reduction in the range of beneficial uses of the environment,	No/Not applicable.
(l) any pollution of the environment,	Risk of pollution during construction managed through the CSMP. Short term and manageable
(m) any environmental problems associated with the disposal of waste,	Construction waste can be managed through the construction and operational phase of the activity
(n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply,	Not applicable
(o) any cumulative environmental effect with other existing or likely future activities,	The proposal is unlikely to have any cumulative effects
(p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions	Not applicable

5. Conclusion

This REF has sought to identify the potential environmental impacts of the proposed Town Park.

The works are to be undertaken on behalf of Council consistent with the requirements to deliver open space facilities under the South Jerrabomberra Local Infrastructure Contributions Plan. The Infrastructure SEPP allows the work to be undertaken on behalf of Council without the need to obtain development consent. However, the project is required to be assessed under Part 5 of the EP&A Act which requires Council to examine all matters likely to affect the environment as a result of the activity.

This REF concludes there will be relatively minor and temporary impacts associated with the construction phase of the delivery of the Town Park and that this would have no impact on residents as the area is yet to be developed. Proceeding with the construction of the Town Park ahead of the population will significantly minimise disruption that would otherwise be inevitable once people have started to move into the area.

The construction impacts will, therefore, be minimal but include noise, waste management, site disturbance and traffic during construction. It is a recommendation of this REF that a Construction Site Management Plan be prepared prior to construction commencing and incorporate the mitigation measures and requirements to manage these impacts.

The REF has considered the short- and long-term environmental impacts of the activity and identified mitigation measures to minimise potential impacts. The REF provides a summary of the matters that are required to be considered in clause 228 of the EPA Reg. Based on the supporting information and provided the mitigation measures identified in the REF are satisfactorily implemented, the proposed scheme is unlikely to have a significant environmental impact.

Accordingly, the preparation of an EIS is not considered necessary in this instance.

Appendices

A. Plans and Drawings

A. Plans and Drawings