

REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

9.2 Jerrabomberra Pump Track Project (Ref: ; Author: Richards/Sibbick)

File Reference: 2271502 and 2271918

Recommendation

That Council adopt Jerrabomberra Creek Park, on Waterfall Drive, as the location for the construction of the pump track, ensuring the protection of wombat habitat and native vegetation are factored into the design.

Summary

Council has been successful in securing grant funding to construct a pump track for Jerrabomberra.

Community engagement to finalise a preferred location for the new pump track has been undertaken with the Jerrabomberra and wider community. The consultation period has now closed, with the findings detailed in this report. Further engagement with local youth on the final pump track design will begin once the location has been determined by Council.

Background

Council was awarded a grant from the NSW Government under the Regional Youth Investment Program, to construct a pump track at Jerrabomberra Creek Park on Waterfall Drive. At the meeting of 9 August, Council awarded the contract for design, consultation, and construction to the preferred tenderer, Common Ground. Council further endorsed additional community engagement to finalise a preferred location and design (**Resolution 014/23**).

This report details the outcome of that community engagement. Further consultation to determine a preferred design will occur once a site has been determined.

Four sites were discussed during the consultation - Jerrabomberra Creek Park on Waterfall Drive, Esmond Ave Park/Dixon Playground on Esmond Avenue, Jerrabomberra at Elm Way, and the Regional Sports Centre on Environa Drive (Figures 1-4 below).



Figure 1: Jerrabomberra Creek Park, Waterfall Drive



Figure 2: Esmond Ave Park/Dixon Playground on Esmond Avenue



Figure 3: Jerrabomberra Park on Elm Way



Figure 4: Regional Sports Complex on Enviro Drive

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The consultation included an information session with the Jerrabomberra Residents Association on 22 August 2023; a workshop with the Jerrabomberra community on 30 August 2023, and an online survey at Council's *Your Voice* which closed on 18 September 2023.

Report

Council received a total of 94 completed surveys, either through *Your Voice* or paper surveys received separately. To avoid duplication, respondents were asked at the workshop whether they had completed, or intended to complete, the online survey.

The survey asked respondents to:

1. rank location preference;
2. indicate potential alternate locations;
3. provide feedback on the target age group; and
4. indicate whether a "learn to ride" track should be included in the project.

The full community survey report is attached, and a summary of the community submissions is provided below.

- Location ranking

The following table shows preference ranking from the *Your Voice* survey. The two most preferred locations, respectively, the Regional Sports Complex and Jerrabomberra Creek Park on Waterfall Drive, also received the highest ranking as the least preferred location.

It should be noted that not all respondents submitted a ranking for every location, thus skewing the results for the 2nd to 4th place preferences.

Proposed location	Ranking			
	1st	2nd	3rd	4 th
Regional Sports Complex on Environa Drive	38	8	11	31
Jerrabomberra Park on Elm Way/Acacia Drive	14	43	20	2
Jerrabomberra Creek Park on Waterfall Drive	32	7	11	31
Esmond Avenue Park /Dixon Playground on Esmond Avenue	8	21	36	12

Table 1: Proposed locations *Your Voice* only

Approximately 60 people attended the drop-in session providing feedback verbally and by placing votes on the boards at the workshop. These votes are shown in the first column of Table 2 below. The second column shows the combined 1st choice votes from all respondents. The preferred site indicated by numbers is the Regional Sports Complex with 59 votes, closely followed by Jerrabomberra Creek Park on Waterfall Drive with 54 votes.

Proposed location	Votes	Combined votes
Regional Sports Complex on Environa Drive	21	59
Jerrabomberra Park on Elm Way/Acacia Drive	11	25
Jerrabomberra Creek Park on Waterfall Drive	22	54
Esmond Avenue Park /Dixon Playground on Esmond Avenue	1	9

Table 2: Drop-in session votes plus *Your Voice* votes

Reasons for preferred locations

Respondents cited several reasons for their preferred location including parking arrangements, ecological issues, and proximity to homes, schools and services. Interestingly the comments received in support of a particular location, were received against the same location by other respondents. This dichotomy provides no clear direction for considering one site over another.

A summary of views on each location is provided below.

Regional Sports Complex, Environa Drive

- No impact on residential homes (11)
- Sufficient parking (11) and close to toilets
- Central to all of Jerrabomberra
- Perception of no impact on ecology (note that this site is also wombat habitat)
- Away from Wombats (9)
- Too far away

Jerrabomberra Creek Park, Waterfall Drive

- Lack of parking (11) and toilets
- Wombats (7)
- Too close to residential homes (11)
- Good central location, safety. (21)
- Perceived reduction in house values
- Large enough to accommodate recreational infrastructure
- Potential for a linked pathway to the lake
- Close to schools and easy riding access for kids
- Including a junior learn to ride track would complement existing site facilities.
- Additional recreational infrastructure required at this site.

Emailed submissions were received from residents who are not in support of this location, mostly citing ecological constraints. Note that an REF has been prepared for this site that is discussed in this report. Emailed submissions in support of this location were received from Jerrabomberra Rotary Club, the Principal of Jerrabomberra Public School, the Jerrabomberra Public School P&C Association, and Jerrabomberra Residents Association (JRA). The JRA suggest moving the pump track site further along the creek as indicated at Figure 5 below.



Figure 5: Proposal by the JRA to move the location further along the creek.

Jerrabomberra Park, Elm Way

- Central to services and the primary school
- Connections to the existing mountain bike train at Brudenell Pond
- Close to a playground
- Close to café

Esmond Ave Park/ Dixon Playground on Esmond Avenue

- Existing unruly behaviour
- Close to existing residential homes
- Existing and ongoing vandalism
- Traffic
- Close to the original “bush” built bike jumps.

Alternate locations

Staff have considered all open space community lands in Jerrabomberra and considered the four options proposed as the only suitable locations. However, the survey asked respondents to suggest alternate locations. Suggestions were:

Suggested Location	Reasons for elimination
The Scar at Karabar	Too far away for Jerrabomberra children
Land near McDonalds and Aldi or next to the high school.	This land is not owned by Council
Halloran Drive / Numeralla Drive or David Madew Oval	Much of this land is stormwater drainage.

Table 3: Alternate locations

Other Feedback

- a more senior track should be considered
- support the project being a beginner to intermediate track
- concern about the cost of construction and how these funds could be better spent
- insufficient consultation with the community prior to submitting the (successful) grant application.

Review of Environmental FactorsRegional Sports Complex Environa Drive

A Review of Environmental Factors has been undertaken for the Regional Sports Complex (RSC) site, prior to the current construction project. The REF undertaken by Cardno in 2021 found the site to be highly disturbed due to its prior use, and native vegetation and flora and fauna habitat to be mostly absent due to historical clearing. Grass Roots Environmental was also engaged, 2020, to map all wombat burrows onsite and develop strategies to manage wombat safety during the construction phase. The recommendations were adopted into the Tender specifications and the wombat population at RSC is very active after construction.

Jerrabomberra Creek Park, Waterfall Drive

As part of the project planning to construct the pump track at Jerrabomberra Creek Park on Waterfall Drive, (and prior to the community consultation) a Review of Environmental Factors (REF) was undertaken by Macrozamia Environmental Consulting, under Part 5 of the Environmental Planning and Assessment Act 1979 (attached). The study area at this park is identified at Figure 6.

The purpose of the REF was to assess and quantify environmental considerations on the proposed site and to detail ameliorative measures to be implemented at the time of works, and to be maintained after works have been completed, to ensure minimal and acceptable environmental impact. If a proposal is deemed likely to have a significant impact on the environment, an environmental impact statement must be prepared and approval to be sought from the Minister for Planning under Part 5 of the EP&A Act.

Activities involved in the construction of the pump track include:

- Site preparation, including construction of temporary erosion and sediment controls and safety barriers/ signage
- Removal of grasses and upper topsoil
- Shaping track alignment according to design criteria
- Placement of base material
- Construction of asphalt track
- Post construction works including clean-up and rehabilitation, commissioning.

Stockpile and work compound sites will also be required, with controls required to meet EPA requirements.



Figure 6: Environmental Study Area – Jerrabomberra Creek Park.

The REF notes that the land is zoned RE1 Public Recreation and there are no heritage items or conservation areas and no known “Aboriginal” sites in the vicinity of the works area. Should artefacts be discovered, all work would stop, and the Local Aboriginal Lands Council consulted.

The site is mapped as Biodiversity, with a comprehensive assessment report attached to the REF that identifies species, habitat requirements, their likelihood of occurring and their potential impact. The assessment indicates the likelihood of species being impacted during the proposed works is minimal, possibly nil.

The REF acknowledges that public consultation has highlighted wombat burrows and grazing lands. The REF addresses the welfare of wombats stating that any resident wombats in the area will vacate the site following consecutive days of noise and vibration and are unlikely to be harmed. Since there is a large area of adequate burrowing and grazing habitat available, any wombats displaced will readily make use of these alternative sites. Safeguards and mitigation measures are detailed in the REF at item 6.2.3.

The REF states that since the site has been used for sport and recreation for many years, the areas considered support very little native vegetation or natural habitat and that although the works may disturb existing wombat burrows, it will remove an insignificant area of foraging habitat.

The REF notes that a Construction Environmental Management Plan (CEMP) including an Erosion and Sediment Control Plan (ESCP) will be prepared that specifies safeguards and mitigation measures provided by the REF. The REF concludes that there is likely to be no

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significant impact on the environment at the Jerrabomberra Creek Park site on Waterfall Drive, should the proposal to construct a pump track proceed.

Jerrabomberra Park & Esmond Ave/Dixon Playground

No formal environmental studies have been undertaken for the Jerrabomberra Park site or the Esmond Ave/Dixon Playground site. Should these sites be selected as the preferred site for the pump track, environment studies will then be carried out.

- Feedback from site visits

Council staff inspected four regional pump tracks at Goulburn, Kangaroo Valley, Berry, and Shoalhaven Heads. All were constructed to suit a wide range of ages. They were all in residential areas, but not too close to the back of houses. They were all landscaped to blend in with their surrounding environment. A representative from Goulburn Mulwaree Council in relation to their pump track noted very little vandalism or bad behaviour at the site.

- Discussion

If Jerrabomberra Creek Park at Waterfall Drive is selected as the preferred location, the design and layout will not impact wombat habitat or have any other ecological impacts. The REF has concluded that there is likely to be no significant impact on the environment should the proposal to construct a pump track proceed at this site, and that measures will be taken to address the welfare of wombats during works. The track will be placed away from residential back yard fences, using more of the open space north or south of the playground.

If the Regional Sports Complex is selected as the preferred location, it is proposed that the area for construction be reconsidered from the rear of the property to the front. This will reduce construction costs and better enable passive surveillance. It will also reduce impact on wombat habitat and to be closer to carparking and toilet facilities (see Figure 6 below). At present the area for the pump track has been identified between the major car park and a deep stormwater swale. A pedestrian crossing such as a bridge or a culvert would be required to access this parcel of land, thus placing additional costs on to the project. Work to manage the wombat habitat would also be required.

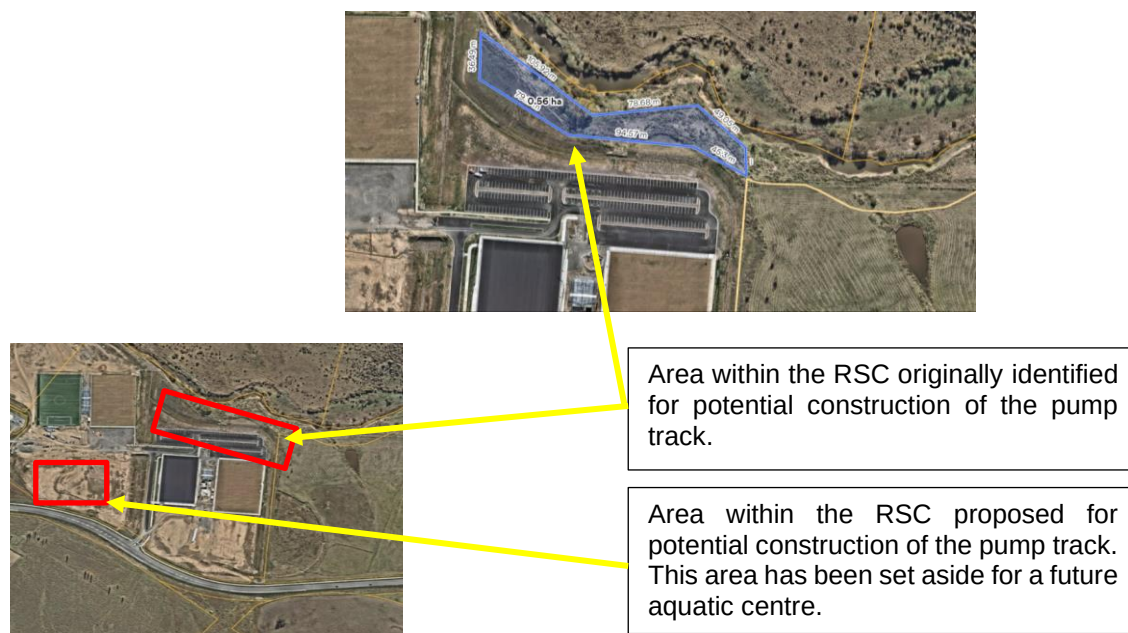


Figure 6: Relocate the proposed location from the rear to the front of the RSC.

The decision for the location of the pump track is complex. Whilst numerically the Regional Sports Hub is preferred, there is strong community support for the Jerrabomberra Creek Park site as shown by the detailed emails from Rotary, JRA, the Jerrabomberra Public School P&C and the Jerrabomberra Public School Principal. Council staff originally chose this site based on the reasons provided in these submissions and because there are rough tracks being built by children who live in the suburb. Wombat habitats exist in both locations and so care must be taken to protect these with either decision.

The residents in the area adjacent to the Jerrabomberra Creek Park have objected strongly to the location due to impact on their peaceful enjoyment of their homes. Staff believe that this has been addressed by moving the pump away from its original location with the park.

However, the absence of a public toilet in Jerrabomberra Creek Park may be an issue and there is no current budget to address this. The Sports Hub has public toilets on site.

Once Council has determined the final location, the detailed design of the pump track will be developed in consultation with the local youth and the contractor, Common Ground.

Risk/Policy/Legislation Considerations

- Stakeholder and Community Engagement Policy Framework
- Playground Management Policy

Financial, Budget and Resource Implications

As previously reported, the project is grant funded from the Regional Youth Investment Program Round 1 with a budget of \$418,235.20 has been. To meet funding requirements, the project completion timeframe is March 2024.

The project budget includes the design and construction of a new pump track and installation of park / picnic furniture, such as seating, barbecue, water refill station and shade structure. The project will be managed by Urban Landscapes staff. The budget allocated for the the

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pump track is \$300,000 with the balance of \$118,235.20 to be applied to furniture, landscaping and project contingencies.

Links to QPRC/Regional Strategic Plans

Relevant strategic plans include:

- Parks and Recreation Asset Management Plan
- Community Satisfaction and Wellbeing Survey
- Community Engagement and Participation Plan
- Disability Inclusion Action Plan
- Community Strategic Plan
- Operational Plan 2022-23

Conclusion

Both Jerrabomberra Creek Park at Waterfall Drive and the Regional Sports Centre have strong support and could be considered equally as the preferred site for the pump track. The key consideration dividing the community is between those who want the track to be close to the community and those who want the track away from houses.

Many respondents cited the wombat habitat at Jerrabomberra Creek Park on Waterfall Drive as the major reason for considering an alternate site, however the Regional Sports complex also has extensive wombat habitat to be managed.

If the Regional Sports Centre is selected as the preferred location, consideration should be given to place the track on the site dedicated for the future Aquatic Centre. The aquatics infrastructure is unfunded and may take as much as 20 years to come to fruition, by which time the track could be ready for renewal, or replacement.

On balance, and considering all of the issues raised, it is recommended the Jerrabomberra Creek Park at Waterfall Drive be selected as the preferred location for the pump track, given the combination of the drop-in session votes with the *Your Voice* results, with careful design around the wombat habitat and any other ecological values. While the RSC has strong support, being away from residents, Council needs to consider safe access for young users along with the genuine concerns of nearby residents.

Attachments

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| Attachment 1 | Jerrabomberra Pump Track Engagement Report (<i>Under Separate Cover</i>) |
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| Attachment 2 | Review of Environmental Factors from Jerrabomberra Creek Park (<i>Under Separate Cover</i>) |
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| Attachment 3 | Wombat Mapping RSC (<i>Under Separate Cover</i>) |
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