



Planning and Strategy Committee of the Whole

8 February 2017

**UNDER SEPARATE COVER
ATTACHMENTS**

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
PLANNING AND STRATEGY COMMITTEE OF THE WHOLE**

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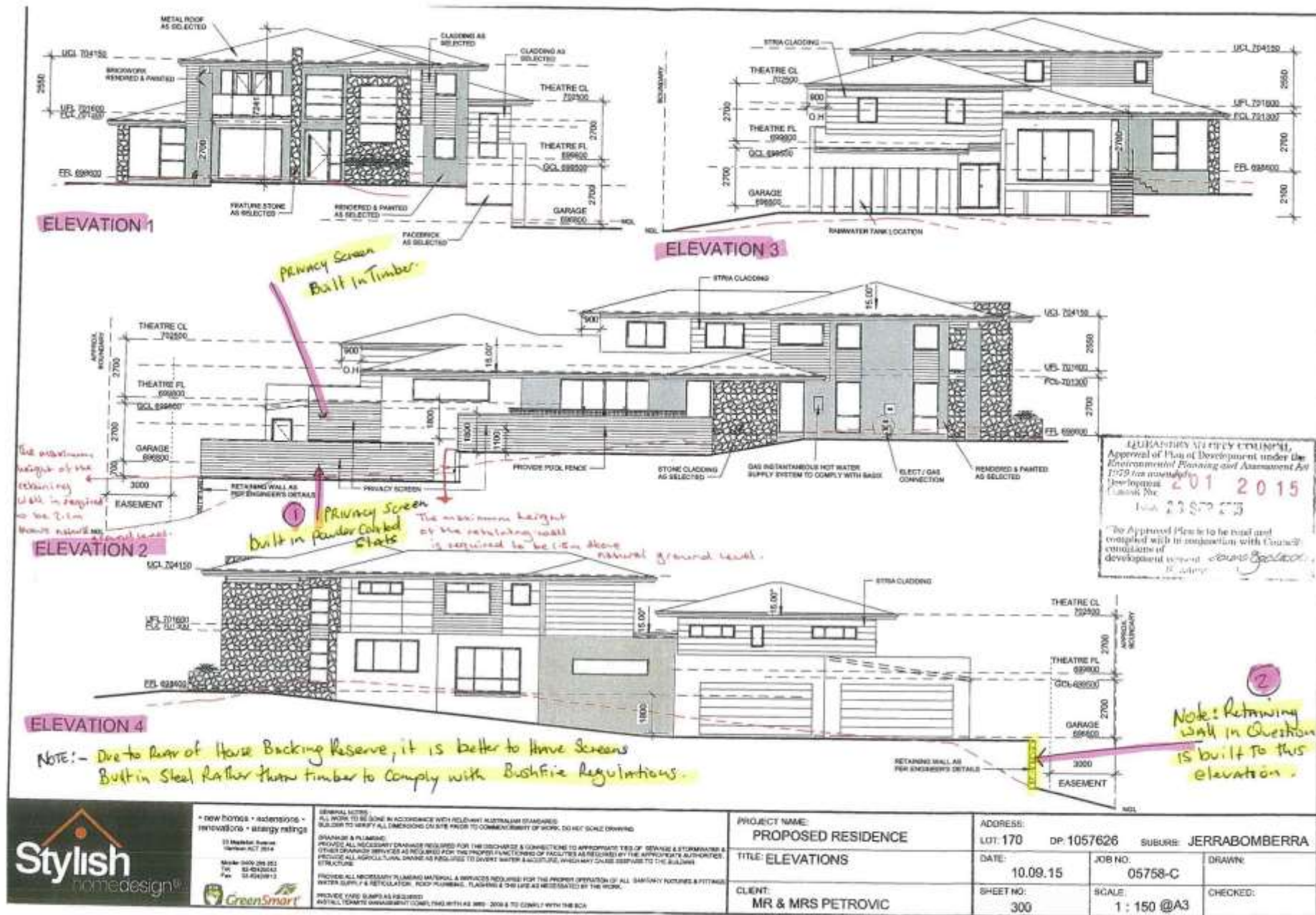
QUEANBEYAN-PALERANG REGIONAL COUNCIL

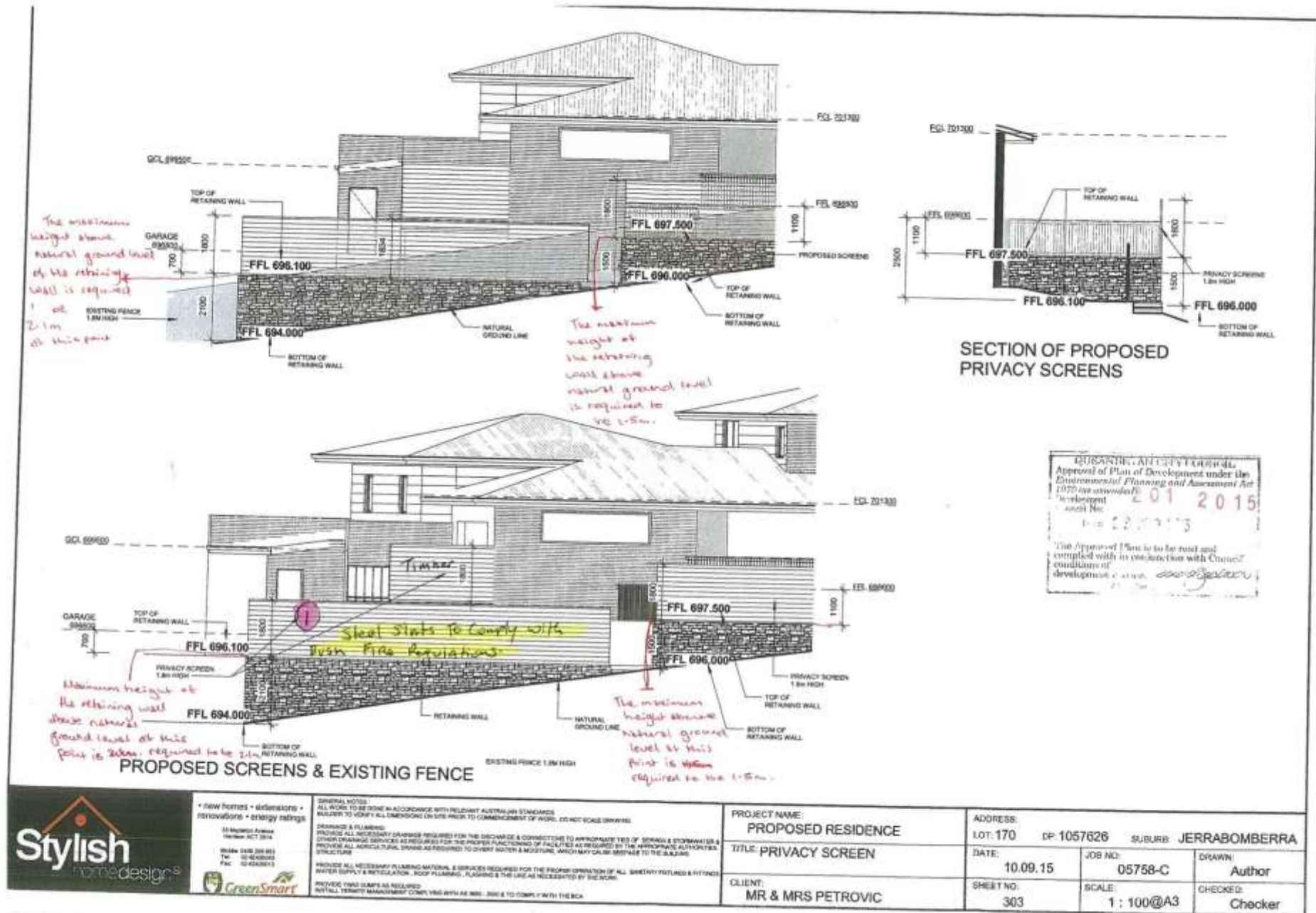
Planning and Strategy Committee of the Whole Meeting Attachment

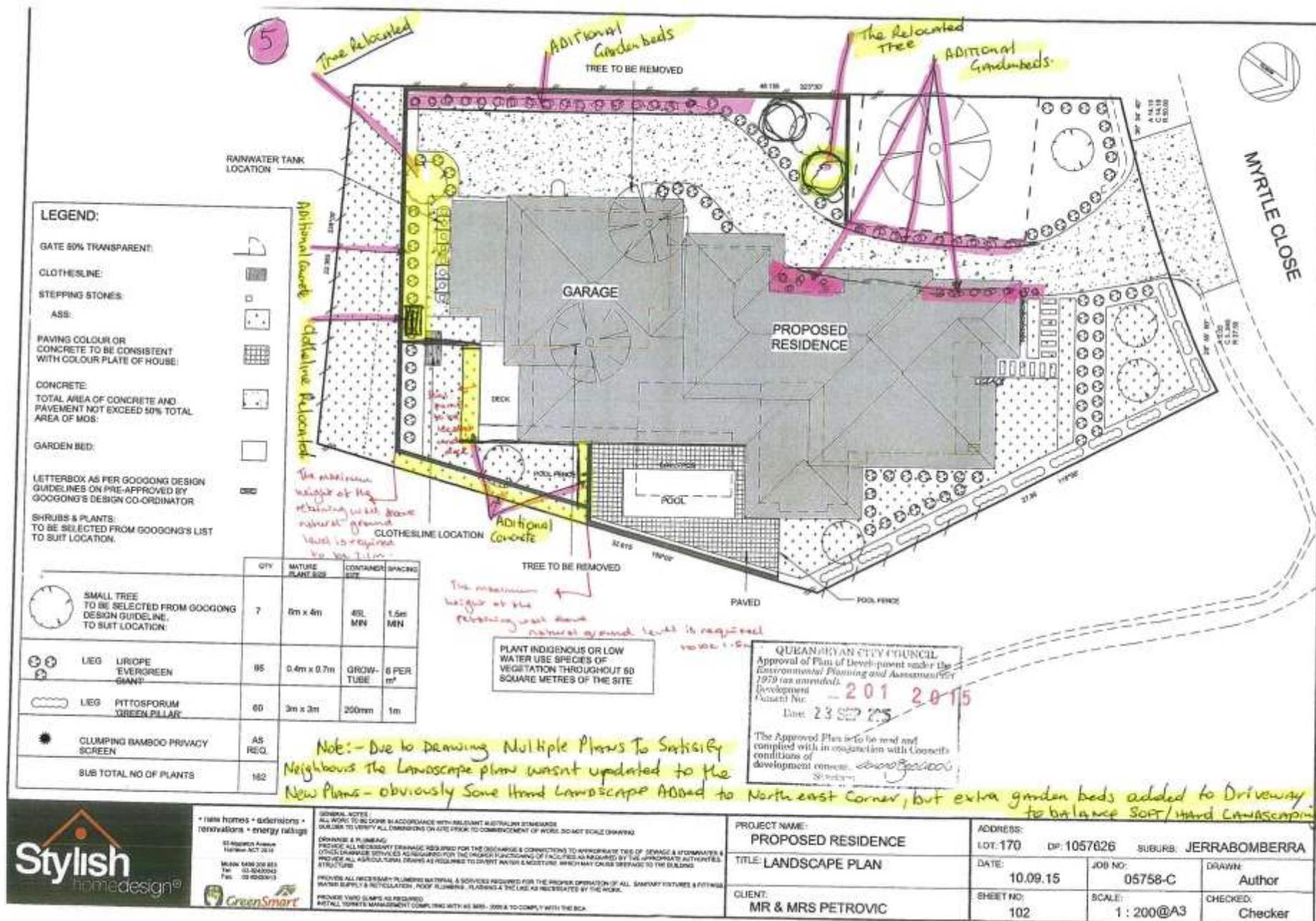
8 FEBRUARY 2017

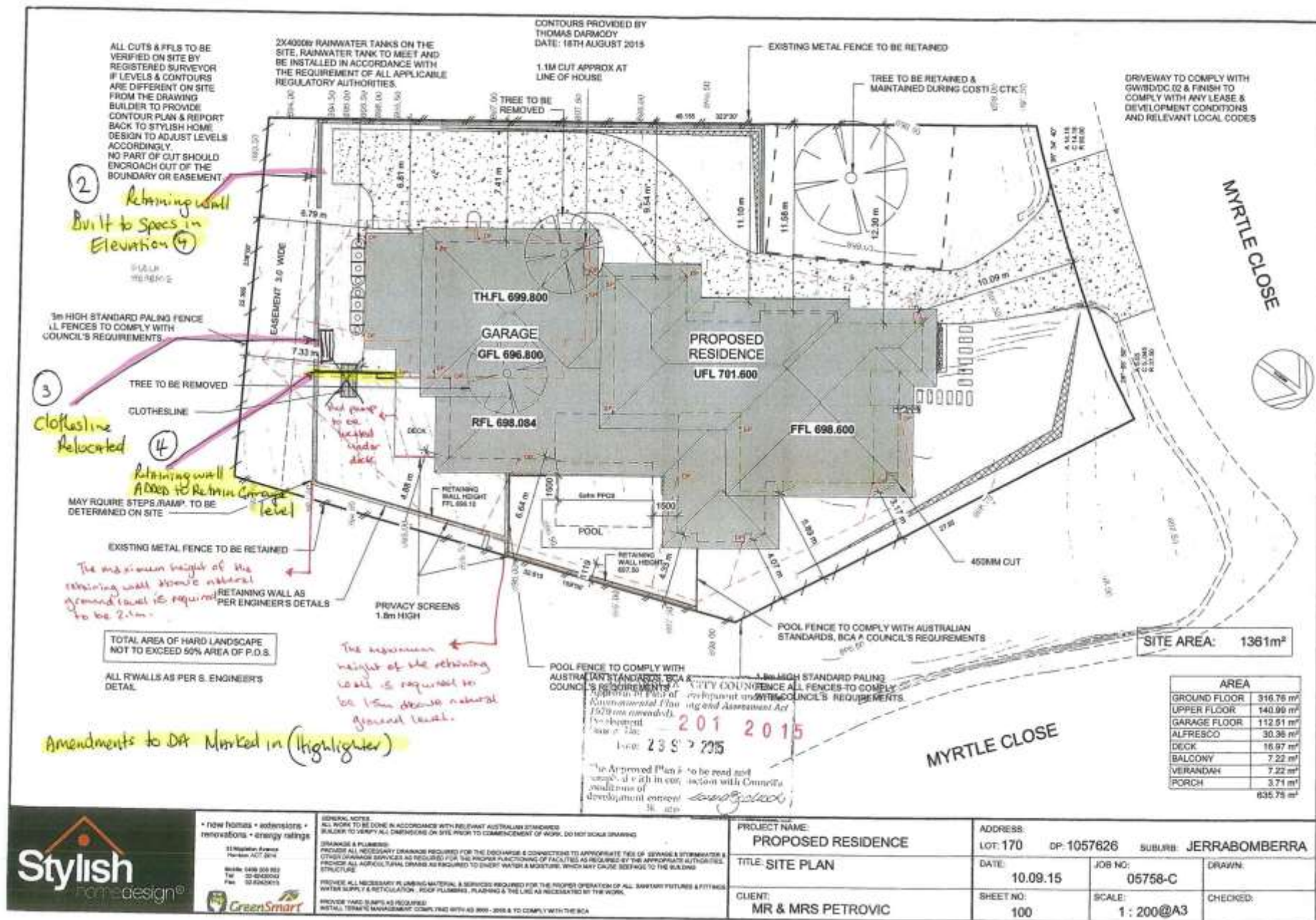
ITEM 4.1 13 MYRTLE CLOSE JERRABOMBERRA MODIFICATION OF
CONSENT DA 201-2015A

ATTACHMENT 1 8 FEBRUARY 2017 - 13 MYRTLE STREET S96
MODIFICATION PLANS









QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 4.1 13 MYRTLE CLOSE JERRABOMBERRA MODIFICATION OF
CONSENT DA 201-2015A

ATTACHMENT 2 8 FEBRUARY 2017 - 13 MYRTLE CLOSE,
JERRABOMBERRA SUBMISSION DA 201-2015/A

From: [REDACTED]
To: [QCC Environment Planning and Development](#)
Subject: Fwd: Submission to DA 201-2015/A
Date: Monday, 19 December 2016 4:11:11 PM
Attachments: [Lot 170 Jerrabomberra Engineers.pdf](#)
[QPRC Declaration.PDF](#)
[Council submission DA201-2015 A.pdf](#)

Please see submission below and attachments

----- Forwarded message -----

From: [REDACTED]
Date: Sun, Dec 18, 2016 at 9:29 PM
Subject: Submission to DA 201-2015/A
To: council@qprc.nsw.gov.au
Cc: [REDACTED]

Dear Ms Tonner

Please find attached our written submission to the DA amendment for 13 Myrtle Close Jerrabomberra. In support of this submission we have also attached the declaration of Political Donations and Gifts for Submitters and electronic copies of engineering drawings for the development.

Many thanks

[REDACTED]

Jacinta Tonner

Assessing Officer

Queanbeyan Palerang Regional Council

Environment, Planning and Development

RE Development Application 201-2015/A: 13 Myrtle Close, Jerrabomberra

Dear Ms Tonner

We refer to council's correspondence dated 1 December 2016 regarding an amendment to the building development application for Lot 170 DP 1057626 at 13 Myrtle Close Jerrabomberra.

We reside at [REDACTED] and share the east boundary with the property.

As part of this notification we were provided with four planning documents, but not the application itself. The documents we have obtained are:

1. Sheet 303 with hand written amendments
2. Sheet 300 with hand written amendments
3. Sheet 100 with hand written amendments
4. Sheet 102 with hand written amendments

We understand the amendments are as follows based on hand written adjustments to the original stamped drawings:

1. Privacy screening material not compliant
2. Retaining wall built outside of engineering requirements
3. Clothes line relocated
4. Retaining wall added
5. Landscaping area reduced

We are confused and dismayed why council has considered these amendments by engaging in this notification process when essentially these amendments are taking us back to day one of this DA (June 2015). We have made three submissions on this DA in the past 18 months and as a consequence of the Queanbeyan DCPs and our previous objections (deemed valid by a full council meeting and a planning and development committee meeting), the DA was approved with a number of conditions. The applicant/builder has built his property ignoring these conditions. These

Submission to DA 201-2015/A

Page 1

amendments are nothing more than seeking retrospective approval for construction which was not approved of initially.

We feel that this makes a mockery of the entire DA process and invalidates our original objections and subsequent conditions. As the applicant/builder has ignored the original requirements of the Development Application, council is now under pressure and we have a concern that the amendment will just be approved due to the necessary remediation activities that the applicant/builder will need to engage in if he is made to comply with the existing DA. We hope that council assesses this amendment application in a fair, transparent and impartial way and not be swayed by the level of effort or cost that the applicant/builder may incur of any remediation action. After all, if he complied with the original DA, these costs would not be incurred by him.

So, we yet again, for the fourth time, detail our objections below.

1. Privacy screening material not compliant

Concern: Visual impact of combined necessary screening and height of built up area.

Privacy Screening is not constructed of stipulated material - condition 35 of DA approval.

Following a privacy objection by us through the DA notification process, council applied a specific condition to erect a privacy screen along the retaining wall set 900mm back from our boundary. The condition specifically stated "the material of the privacy screen is required to be wooden horizontal slats." The material now used is metal. The rationale for the stipulated construction material was stated in a staffing report to council dated 23 September 2015. This report states "the privacy screens for the rear yard have been sympathetically designed with respect to the height and expanse to soften their visual appearance. This has been achieved through the use of wooden horizontal slats".

The applicant/builder has implied in his amendment that he ignored this condition because he needed to comply with bushfire regulations. If this is in fact the case, then why would:

1. He construct the screening on his rear deck in timber
2. Council stipulate very clearly timber was to be used as a construction material and
3. Council not include a requirement under condition 21 where other BAL requirements have been listed.

Regardless of this, it is our understanding from the building requirements to comply with the BAL in our area, that hardwood timber is a suitable construction material.

Council should insist the original condition is met.

2. Retaining wall built outside of engineering requirements

Concern: Visual impact, engineering requirements not met and building code not met.

The applicant/builder has indicated in his amendment submission that the retaining wall has been built to specifications in elevation 4. There are a number of problems with the rear retaining wall and we would suggest to you that the wall has not been built to the required specifications.

1. The retaining wall was constructed prior to engineering drawings being developed. Accompanying our submission to you are copies of the engineering drawings which were provided to us by the PCA, Ken Hopkins. On this drawing you can see that two additions for the retaining walls were added 28/9/16 and 13/10/16. These additions were after walls were constructed and can be verified by meta data on photographs we have and correspondence between ourselves, council and the PCA.
2. The stamped plans indicate that the retaining wall is as per engineering details. How could this be the case when the engineering details hadn't been developed prior to walls being built.
3. The wall is not compliant with the engineering requirements (regardless of the FFL it has been built to at the point noted by the applicant/builder). It is not compliant in the following ways:
 - a. Maximum height shown on engineering drawing is 2350mm. The highest point of wall is approx 2800mm.
 - b. Retaining wall width at base and top is narrower than engineering specifications.
 - c. Retaining wall footings width is narrower than engineering specifications.
4. The retaining wall has been constructed to a FFL higher than the 696.100 as shown on the section drawings
5. As conditioned by council, condition 19, retaining walls that exceed 1 mt in height are required to be certified by a structural engineer. According to information provided to us by the PCA, no certification of these walls had occurred by 19 Oct 2016.

Council should insist the original condition is met in height restrictions and that the wall is rectified to meet structural engineering requirements. And an endorsed engineering certificate is provided.

3. Clothes line relocated

Concern: Visual impact & suburb conditions compromised

The applicant/builder has not erected the clothes line in its original location. It is our understanding that as part of the Jerrabomberra Park requirements, clothes drying areas should not be visible from outside the site area. As a result of the relocation of the clothes line, the removal of green screening (landscaping trees/shrubs) and the erection of a not solid fence, this clothes line will never be screened from public viewing. You can see from the photos below that the clothes line can even be seen from properties in the adjoining street, Aspen Rise.

Council should insist the original condition is met.



4. Retaining wall added

Concern: Privacy

The applicant/builder has indicated that the addition of a retaining wall was required to retain garage level. This is not required, as the garage level does not need to be retained at this point. It was our understanding that the yard would not be built up to a height greater than 2.1 mts. The section drawings show the top of the retaining wall height would be a FFL of 696.100, not 696.800 the height of the garage. The effect of the applicant/builder constructing this wall at this height has greatly limited the effectiveness of the required privacy screening by extending the garage FFL beyond where it needed to be. The height from natural ground level at this wall is approximately 2.8mts. This can be determined from the site plan and the photo below. Council requested a timber privacy screen to be erected of 1.8mts in height adjacent to our boundary. When people stand on this wall (the one that has been added), the height of the privacy screening is effectively 1.1 mts, resulting in our original (and council agreed) privacy concerns not being met.



On numerous occasions, Queanbeyan City Council acknowledged in writing that the development will result in a privacy impact to our property and this impact and amelioration measures will be part of the assessment of this application. The builder ignoring the conditions, changing levels and adding constructed elements outside of the original DA have invalidated the amelioration measures council stipulated.

Council should insist the original condition is met. Limit the height to 2.1mts and ensure that the wall construction follows natural ground level. The applicant/builder can have a step down from his garage level to his rear yard.

5. Landscaping area reduced

Concern: Privacy impact, water runoff issues, minimisation of boundary fence height, security impact, balance of built and unbuilt forms, suburb conditions compromised

The applicant/builder has indicated in hand writing on the stamped landscaping plan "Due to drawing multiple plans to satisfy neighbours the landscaping plan wasn't updated to the new plan."

We do not understand the comment made and the relevance to a detailed landscaping plan being drawn and approved at the commencement of this DA. It appears to us that the he is implying that there was confusion on his part and the wrong plans were submitted, considered and approved. If that is the case, we find this difficult to believe as:

- No alternative plan has been submitted to support this amendment (only these hand drawn alterations)
- The plan and the conditions were very clear in the approved DA and the agenda and minutes of the council meetings discussing the landscaping plan as a deviation was needed to be approved by them and finally

- If there was an error, why didn't he seek to rectify this immediately?

We are addressing this amendment in two parts. Firstly, objection and impact of the deviation from the Queanbeyan DCP, and secondly, the impact of the concrete poured along and up our fence line.

Objection and impact of deviation to the QDCP.

Clause 5.5.8 of the DCP states that landscaping in a scenic protection area needs to be a minimum of 50% of site to: preserve and enhance tree canopy; balance the built and unbuilt areas and contain urban runoff flows by minimising impervious areas. The original plan submitted did not meet this percentage, but a "minor" variation of 5.6% was approved by full council for the build. We did not originally agree with this deviation, especially as the DCP states that the "To measure an area of private landscaped open space:..... landscaped open space must be at ground level." A fair size of the earmarked landscaped open space was built up, and this was not considered when calculating the significance of the deviation. However the deviation was approved.

The requested amendment for consideration before you, results in further negative deviation from the DCP, which has not been approved by full council or the planning division. The hand drawn adjusted plans submitted as part of this amendment underestimate the amount to which the applicant/builder has now deviated from the DCP. The photo below demonstrates this. Whilst we have history with this development, other neighbours do not and may be influenced by the work of fiction that has been given to you. Does this invalidate the notification process?

Additionally, whilst it is not clear from the hand drawings, some of the added areas of landscaping are under the roof line of the structure and according to the Queanbeyan DCP, should be excluded from any calculation.

As the applicant/builder has not submitted proper drawings allowing the council to accurately calculate the total landscaping area, we strongly advise that council visits the site and takes measurements of all his landscaped areas to ensure that there is no further deviation from the 5.6% approved by the full council. Council should also view this property from Aspen Rise to fully consider the ramifications of these amendments.



We object to this amendment as there is now limited opportunity for natural screening of this dwelling as seen by us in our property, or from the natural reserve at the rear of the property, or from adjoining streets (see photos below). The size and scale of this development is not in keeping with surrounding properties, and it should not be incumbent on neighbours to provide the green screening which will allow for some balance to this built form.



Whilst we do have trees and shrubs in our property, many of these are deciduous and if any one of the shrubs dies along our fence-line significant exposure will occur. **Council should insist the original condition is met.** The applicant/builder should be made to remove the concrete and provide trees or shrubs as detailed in the approved landscaping plan.

The impact of the concrete poured along and up our fence line.

As part of the original DA, council allowed for a zero set back along a part of our boundary to construct the swimming pool only. Other constructed elements were required to be set back a minimum of 900mm. A concrete path has now been poured within this setback zone. This concrete

path has been poured where soft landscaping was identified to exist – resulting in non compliance with the 900mm setback requirement and the approved landscaping plan. .

The concrete path has not been poured at ground level but rather built up the fence-line. The approximate height of the concrete, at the highest point, is 530mm up the fence. In our opinion this constitutes a construction not noted on the approved plans.

There are several impacts of the applicant/builder ignoring the original DA conditions:

1. The height of the path now reduces the 1800mm high boundary fence to a height of 1270mm, creating not only a privacy concern but a security concern with easy access to our property from that side of the boundary.
2. There is now a water runoff issue – with additional water flow not being able to escape through the impervious concrete and now tracking into our yard
3. Due to fence damage caused by the applicant/builder during construction the bottom rail of the fence is no longer straight and the concrete encroaches on our property and prevents the fence from be repaired properly or maintained adequately in the future.

Council should insist the original condition is met. The applicant/builder should be made to remove the concrete and revert the area back to soft landscaping.

Summary

So once again we have documented our concerns and objections to the development at 13 Myrtle Close Jerrabomberra. We are really unsure how we can express adequately our concerns and impress on you the need to do what is ethically and morally right. We are greatly concerned about the retrospective nature of these amendments and that council is even considering these amendments when they are deviations from conditions placed on the applicant to meet an original set of concerns and objections deemed valid by a full sitting of council.

Council should reject all of the amendments that the applicant/builder has applied for and what's more ensure that the retaining walls comply with structural engineering requirements.

If there is a cost to remediate the unapproved and non compliant development then council should not be influenced by this as incurring these costs will not be as a result of council's actions, or our actions, but the applicant/builder's actions alone.

We ask, with significant gravitas, that this application is assessed in a fair, transparent and impartial way. If you are unable to do so (as a result of the extent of remediation needed, or the no doubt negative reputation we have gained by being vocal and concerned residents) then allow us to offer you a number of truths about this developer:

- The builder lodged an inaccurate survey with an error of more than 1m for ground levels along our boundary. It must be noted that council had existing surveys on file confirming that his original survey was wrong. This was only adjusted after a long drawn out process

of objections on our part and a council funded additional survey which corrected his submission.

- The builder engaged in illegal dumping of trees at the commencement of the build - a matter which required us to contact council and a request was made to him to remediate his actions. He retaliated by pushing gravel and rocks onto our rear fence.
- The builder continues to dump waste by pushing it outside the construction and property fences - we are unsure if he will remove the construction waste and rubbish and note that it does blow around the suburb. Waste sits outside the rear of the property, in front of the property and to the side of the property.
- The DA conditions were very clear and yet the applicant, a licenced and no doubt experience builder, ignored them
- Whilst he is a licenced builder, his wife has been listed as an owner builder
- The applicant consistently worked outside of hours of operation conditioned in the DA
- The applicant instructed the PCA to charge us for site inspections if we raised concerns with the compliance of the DA
- A misrepresentation and underestimation of landscaping deviations submitted to you in this application
- The applicant has mounted a strong flood light which shines directly into our windows. It appears that he has also mounted a camera on the eaves above his deck which we believe takes in a view of public open space and our rear yard.
- Retaining wall drawings were only commissioned after pressure was applied by us on the PCA and after walls were constructed
- This amendment has been submitted only after a complaint we have lodged to the Building Professional Board about the PCA, detailing these non compliances.

In comparison, we have always done what is right. We have always followed the process afforded to us. We have always followed the direction or advice from council, including the general manager and have incurred a reasonable amount of expense throughout this process to demonstrate the questionable practices of this applicant/builder.

Let us finish by saying that this process has been exhausting and extremely stressful for us both. Whilst we have made many submissions and asked council to intervene at different points, we have done so as we are motivated by the loss of amenity to our private open spaces and our property value. Whilst the applicant has no doubt been motivated by his own amenity, this should be achieved by compromising the amenity of those around him.

We would like written confirmation of your decisions and a detailed explanation if approval of any of these conditions is granted.

Yours sincerely



18 December 2016

Submission to DA 201-2015/A

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**DECLARATION OF
POLITICAL DONATIONS AND GIFTS
FOR SUBMITTORS**

Use this form to declare whether you have made a Political Donation to an elected member of Council or gift to an elected member of Council or Council Staff

Has the person lodging the written submission made a political donation or gift to the value of \$1,000 or greater, to an elected member of Council or staff of Queanbeyan-Palerang Regional Council?

NO



YES



Signature of Submitter:

Name:

Address:

Development Application No:

Property Address:

If **yes**, you must complete and return with your submission the form entitled "Political Donations and Gifts Disclosure Statement to Council". This form is available on Council's website at www.qprc.nsw.gov.au

The [Political Donations and Gifts Disclosure Statement to Council](#) can be obtained from Council's Environmental Services Customer Service Counter at 256 Crawford Street Queanbeyan.

Further details are available from the NSW Government Department of Planning website at www.planning.nsw.gov.au/donations.

IMPORTANT

You must complete and attach this form to your written submission to Council

Offices:

144 Wallace St, Braidwood
10 Majara St, Bungendore
256 Crawford St, Queanbeyan
ABN 95 933 070 982

Postal:

PO Box 348, Bungendore
NSW 2621
PO Box 90, Queanbeyan
NSW 2620

Contact

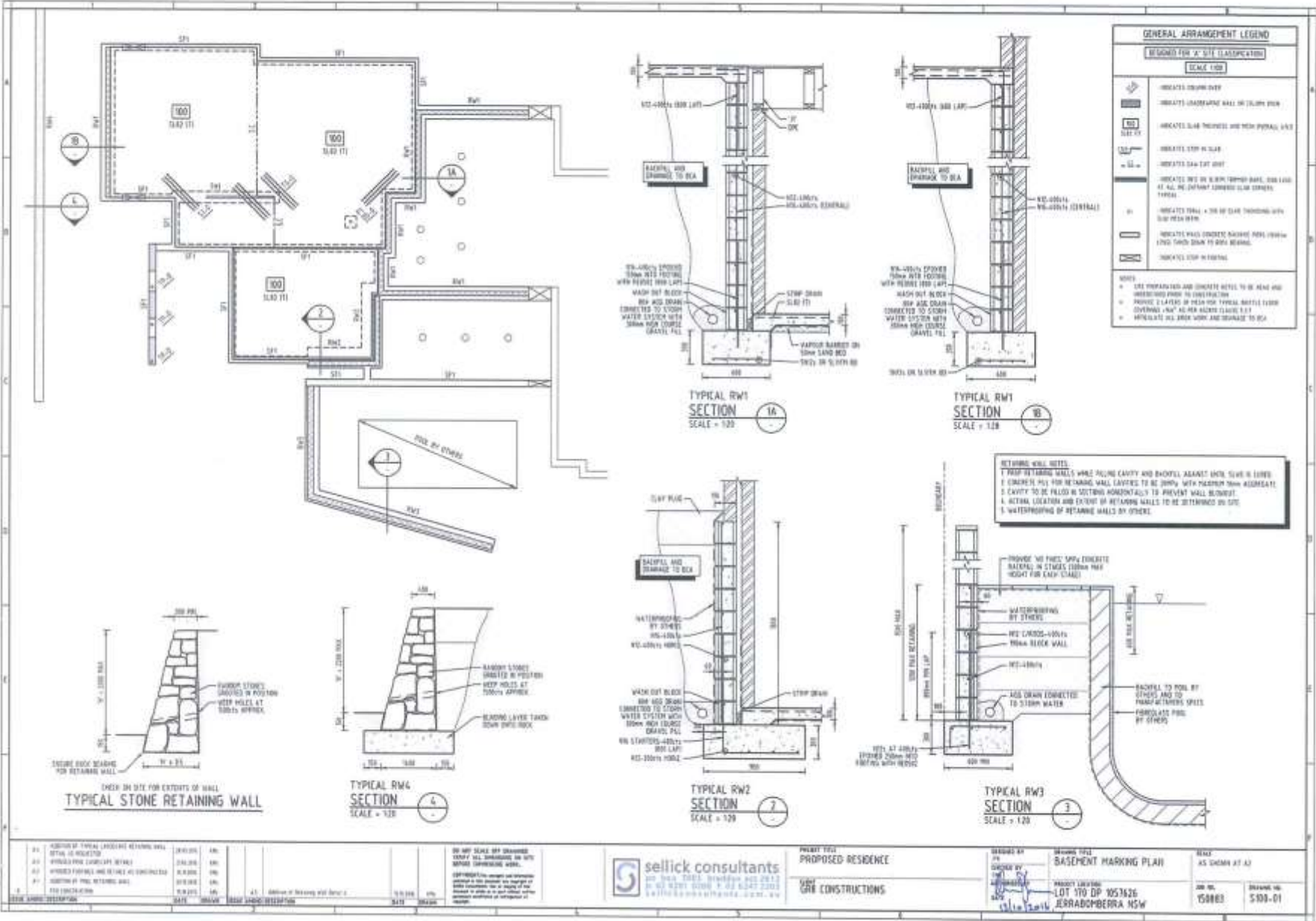
Bungendore/Braidwood:
Ph: 02 6238 8111
Fax: 02 6238 1290
E: council@qprc.nsw.gov.au

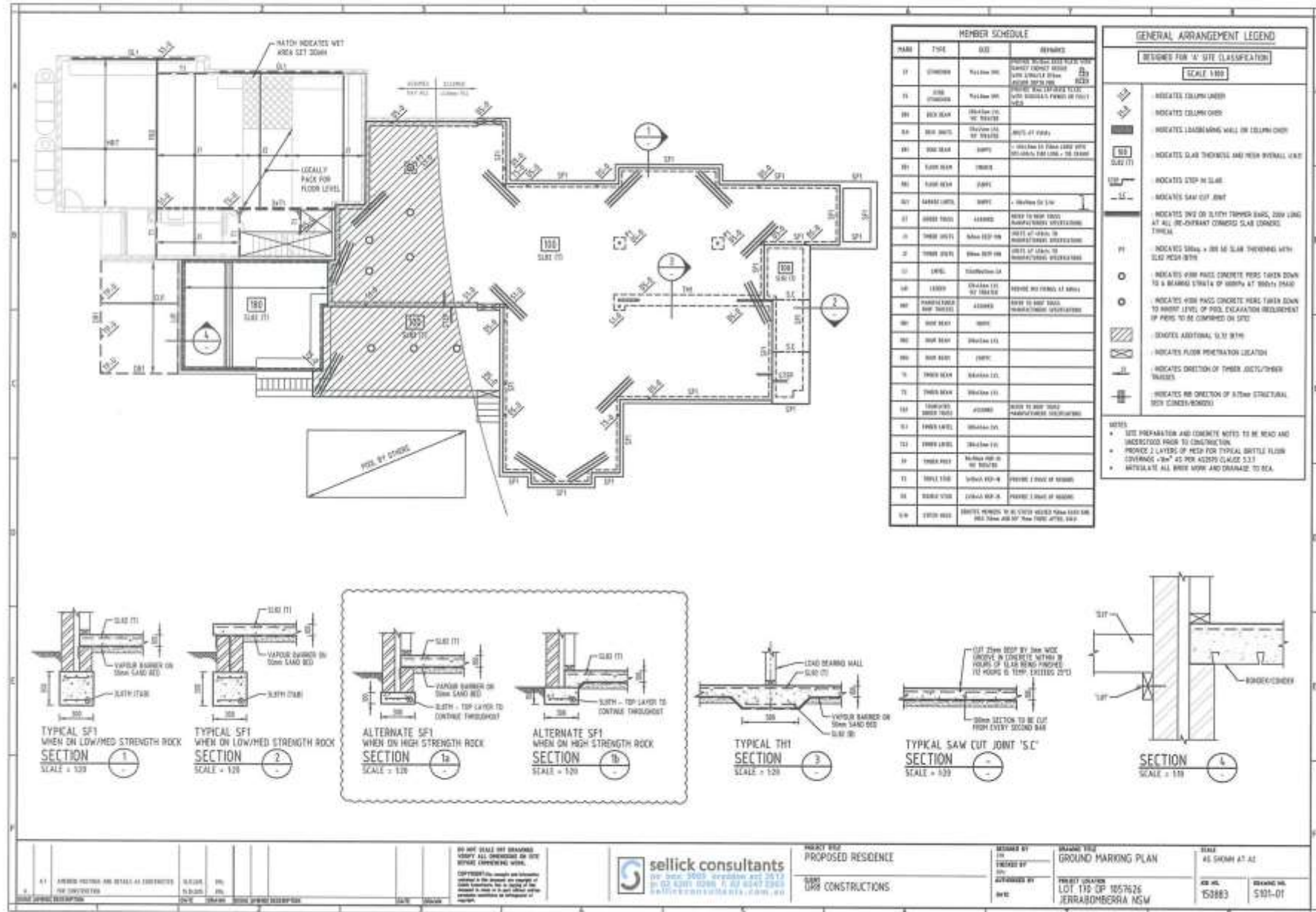
Contact:

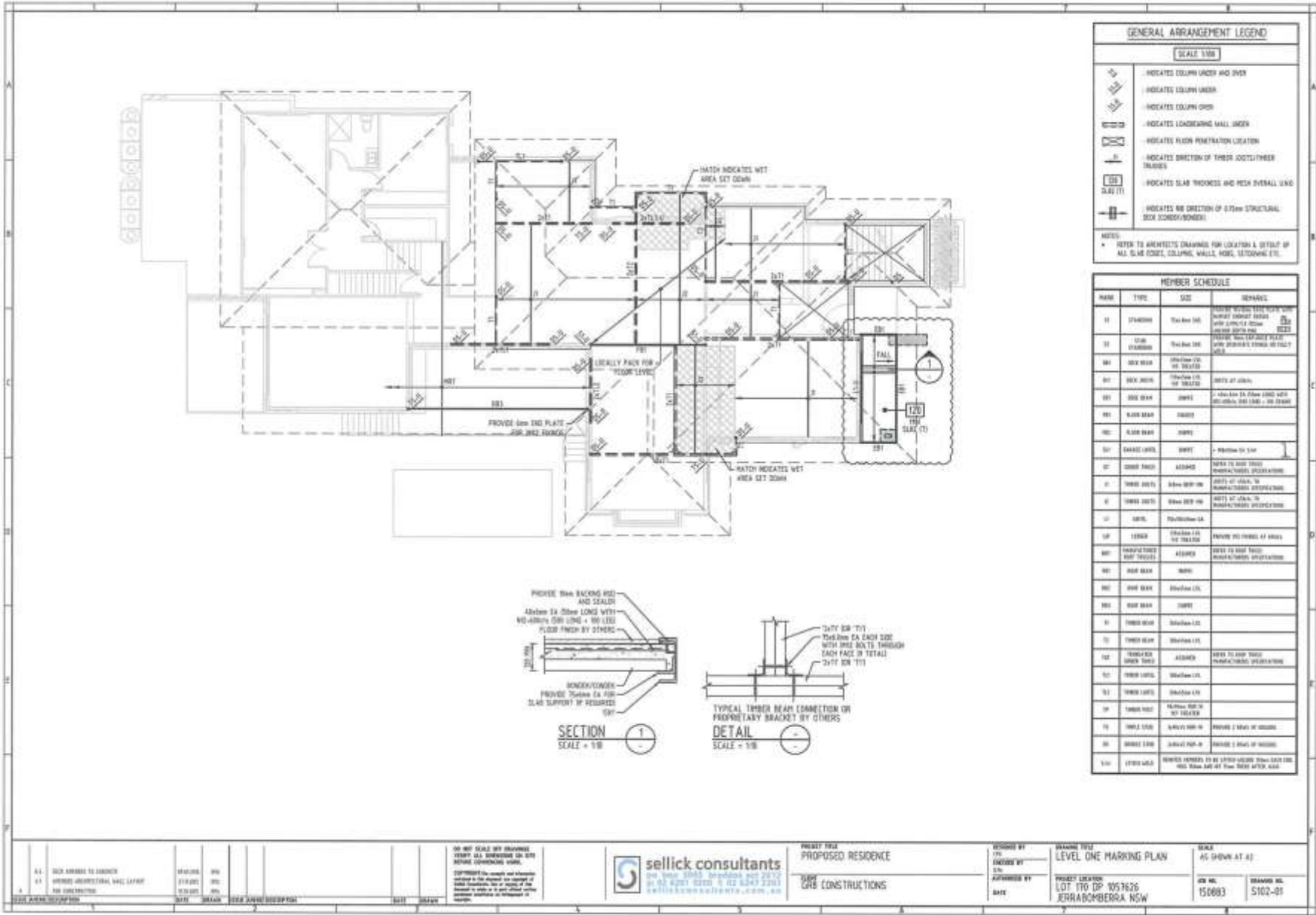
Queanbeyan:
Ph: 6285 6000
Fax: 6285 6666
W: www.qprc.nsw.gov.au

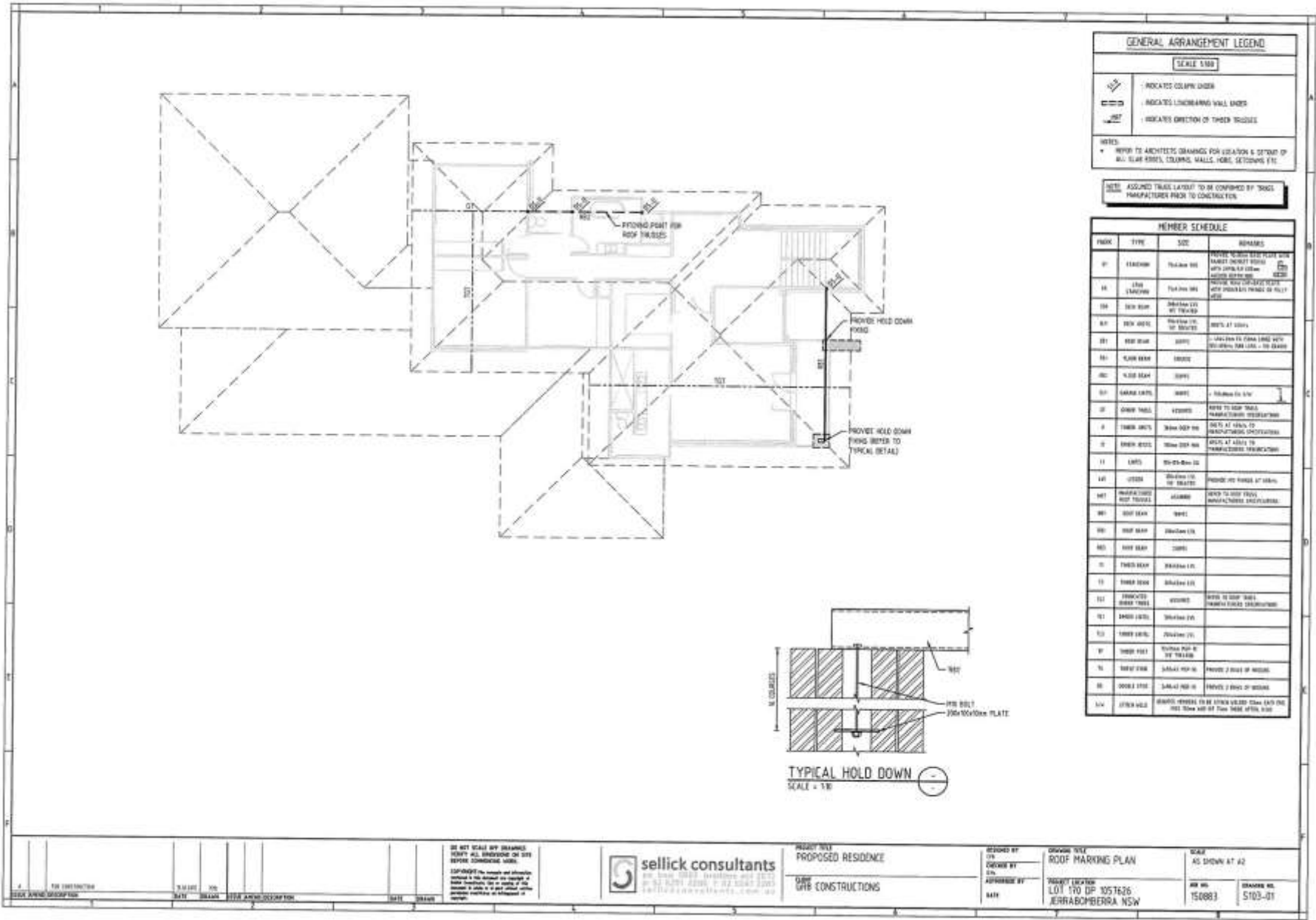
PROJECT NAME: PROPOSED RESIDENCE	JOB NUMBER: 150883
PROJECT LOCATION: LOT 170 DP 1057626 JERRABOMBERRA NSW	DISCIPLINE: STRUCTURAL
DEVELOPER NAME: GR8 CONSTRUCTIONS	SUBMISSION TYPE: FOR CONSTRUCTION
	
 sellick consultants po box 5005 braddon act 2612 p: 02 6201 0200 f: 02 6247 2203 sellickconsultants.com.au	

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 po box 5805 toronto ont m6g 1g5
 tel 416 461 0200 fax 416 464 2200
 sellick@sellicktoronto.com









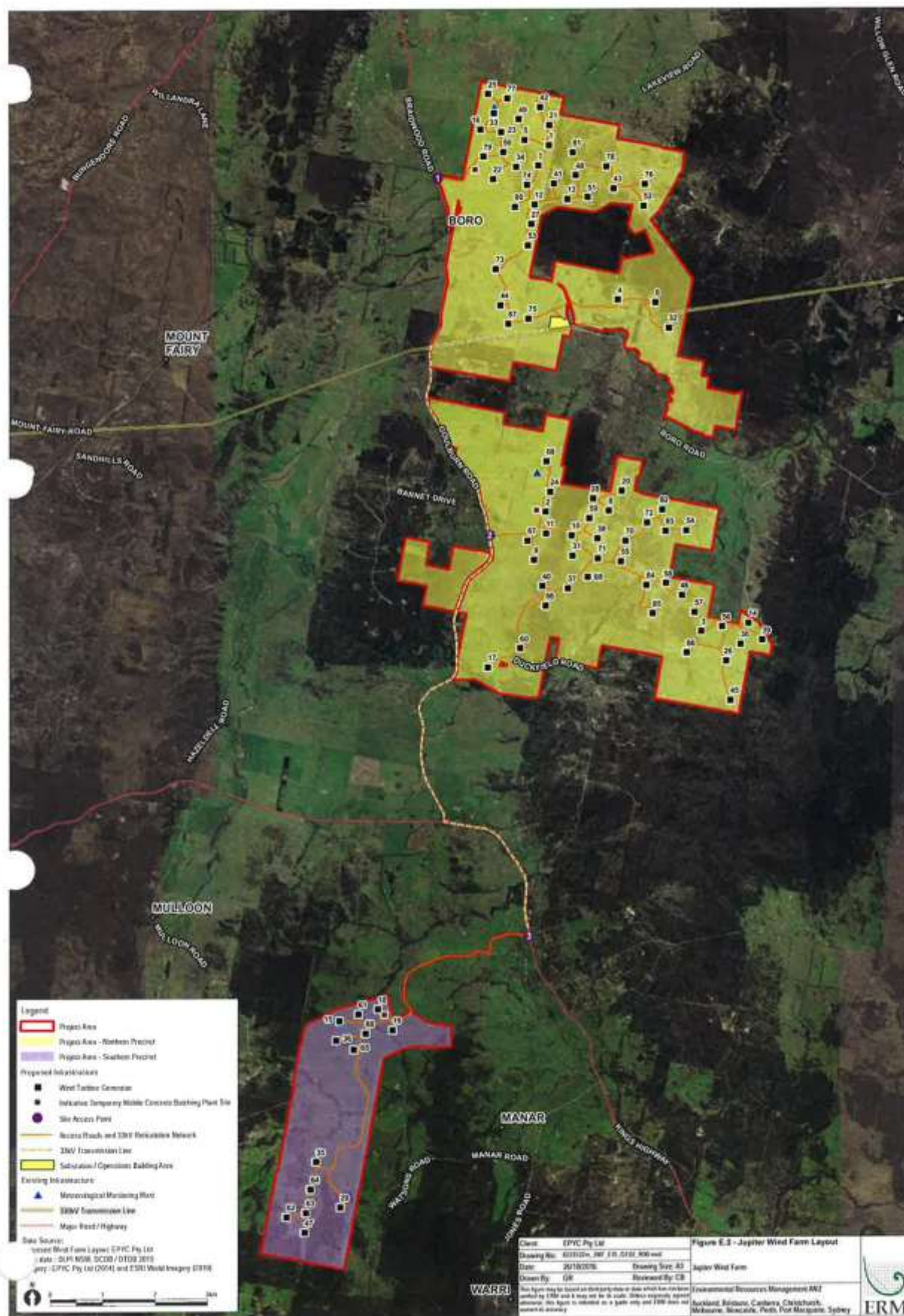
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Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 4.2 SUBMISSION - JUPITER WINDFARM PROJECT AT
TARAGO - SSD 13_6277

ATTACHMENT 1 8 FEBRUARY 2017 - SUBMISSION - JUPITER WINDFARM
PROJECT - ATTACHMENT 1 - SITE PLAN



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 4.4 ROAD NAMING PROPOSAL - BRIMBLE CLOSE -
BUNGENDORE

ATTACHMENT 1 8 FEBRUARY 2017 - ROAD NAMING PROPOSAL -
BRIMBLE CLOSE - REQUEST FROM CONSULTANT

From: Alex Baird
Sent: Monday, 19 December 2016 1:31 PM
To: Belinda McManus
Cc: Records
Subject: DA.2015.124 RE: Road Naming

Hi Belinda,

We have spoken to the Developer and they would like to put forward Brimble from your list below. Can you also advise what the street numbers are most likely to be to enable us to prepare the plan of subdivision.

Regards,

Alex Baird

BEng MIEAust CPEng NPER

Principal Civil/Structural Engineer

FRAISH Consulting
Civil & Structural Engineers



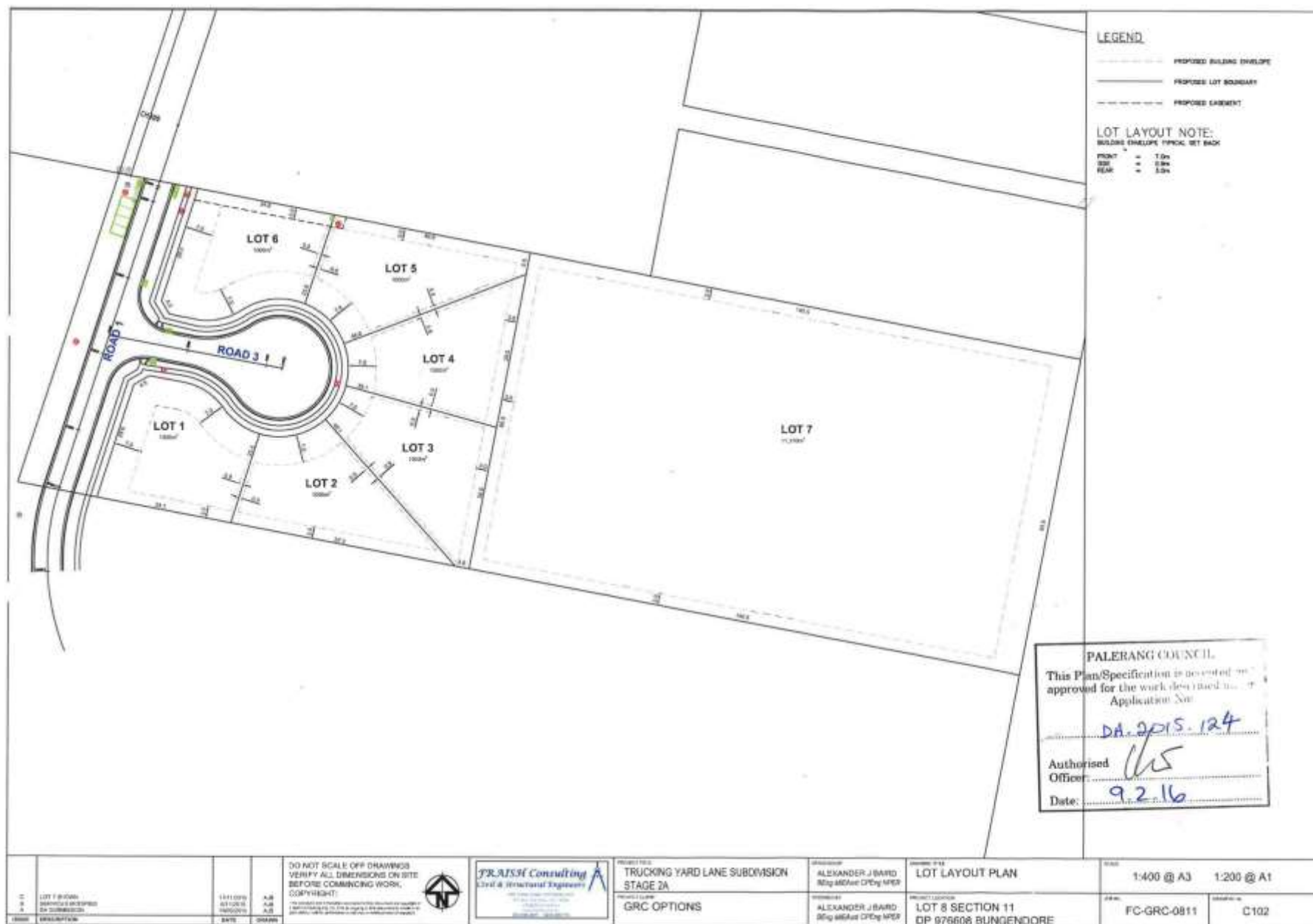
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Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 4.4 ROAD NAMING PROPOSAL - BRIMBLE CLOSE -
 BUNGENDORE

ATTACHMENT 2 8 FEBRUARY 2017 - ROAD NAMING PROPOSAL -
 BRIMBLE CLOSE - SITE PLAN



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 4.4 ROAD NAMING PROPOSAL - BRIMBLE CLOSE -
 BUNGENDORE

ATTACHMENT 3 8 FEBRUARY 2017 - ROAD NAMING PROPOSAL -
 BRIMBLE CLOSE - DETAILS OF NAME ORIGIN

Private	T. (Thomas)	Brimble	45 Bn	KIA	<p>1. Listed Bungendore War Memorial Hall WW 1 Roll (1917-Added name) and <i>Bygone Queenslanders</i></p> <p>2. "MAPPING ANZACS": Service Number: 5342 ; POB: Sydney (Botany) POE: Goulburn, NSW, NOK: Father: Alfred Brimble, Milthorpe, NSW.</p> <p>3. AWM Embarkation Roll: No record found on the AWM website but Glenda Ellis and NAA file records following: Rank: Private ; Unit: 13 Battalion - 17 Re-enforcements ; Age: 40 2/12 ; Occupation: Labourer; DOE: 8.12.1915 ; Embarked: 9.04.1916 Sydney HMAAT Nestor.</p> <p>4. AWM Nominal Roll: Rank: Private; Unit: 45 Battalion ; DOE: 8.12.1915 ; RTA: KIA 06.04.1918.</p> <p>5 See : OUR SOLDIERS BUNGENDORE & THE GREAT WAR, Glenda Ellis ,2007 ISBN:978-1-74027-487-6</p> <p>6. Commemorated Villers-Bretonneux Memorial, France</p>	5342	Western Front	NO EXISTING STREET NAME IN PALERANG AS AT AUG 2015	6
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QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 4.5 ROAD NAMING PROPOSAL - JACOMBS STREET -
 BUNGENDORE

ATTACHMENT 1 8 FEBRUARY 2017 - ROAD NAMING PROPOSAL -
 JACOMBS STREET - APPLICANT'S REQUEST



19 January 2017

Mr Peter Tegart
General Manager
Queanbeyan-Palerang Regional Council
PO Box 348
Bungendore NSW 2621

Dear Peter,

Proposed Street Names – Construction Certificate No. CC.2016.056

As per the attached plan we would like to propose the following street name for the newly created street labelled Road No.5.

We have discussed the naming of this street with Mr Peter Hugonnet from the Bungendore War Memorial Committee (BWWMC) and he has suggested the following names. To his knowledge the names have not been used in the Palerang Shire for any other road or street.

Proposed Name – Jacombs Street

We propose this street to be named after Trooper David Matthew Jacombs. The following information was supplied by Mr Peter Hugonnet.

Trooper David Matthew Jacombs is listed in the Bungendore War Memorial Hall WW 1 Roll of Honour (1917) as Killed in Action.

His place of birth was Bungendore and his father listed as a Mr W Jacombs, Bega. His place of enlistment as Liverpool NSW. He is listed on the Australian War Memorial Embarkation Roll as the rank Private (# 589); Unit:7 Light Horse Regiment at the age of 31. His occupation was listed as a Book Keeper.

Trooper Jacombs embarked from Sydney on 19.12.1914 on HMAA Ajana.A31. He is listed as Killed in Action on the 17.09.1915 at Gallipoli. He was buried at Shell Green Cemetery, Gallipoli.

The following was extracted from OUR SOLDIERS BUNGENDORE & THE GREAT WAR by Glenda Ellis .2007.ISBN:978-1-74027-487-6.

He was the Secretary of the Bungendore Freezer Works on enlistment and had lived in Bungendore for some time. Trooper Jacombs was remembered at the ANZAC Day Main Service, Centenary of the Gallipoli Landings in 2015, Bungendore by the Bungendore Public School, as one of the eight Bungendorian ANZACs who died at Gallipoli.

Alternative Proposal

In the advent the above proposal is not suitable we have offered the following alternative.

Proposed Name – Masters Street

We propose this alternative name after Gunner Albert Harold Masters. The following information was supplied by Mr Peter Hugonnet.

Gunner Albert Harold Masters is listed in the Bungendore War Memorial Hall WW 1 Roll of Honour (1917) and *Bygone Queanbeyan* as Killed in Action Gallipoli with A.S.C 1915(B).

His place of birth was Bungendore and his father listed as a Mr Charles Masters, Bungendore. His place of enlistment as Melbourne, Victoria. He is listed on the Australian War Memorial Embarkation Roll as the rank Gunner; Unit: 301 Mechanical Transport Army Services Corps 17 Divisional Ammunition Park at the age of 24. His occupation was listed as a Motor Engineer. He is also listed on the Australian War Memorial Nominal Roll as the rank Private, Unit: 10 Coy Army Services Corps.

Gunner Masters embarked from Melbourne on 22.12.1914 on HMAT Ceramic.A40. The National Archives of Australia File Field Service record notes that he was a Gunner and "Died of Wounds received in action" on the 30.06.1915 at Gallipoli. He was buried at Ari Burnu Cemetery, Gallipoli.

The following was extracted from *OUR SOLDIERS BUNGENDORE & THE GREAT WAR* by Glenda Ellis .2007.ISBN:978-1-74027-487-6.

Gunner Masters was commemorated on the Roll of Honour in St Thomas' Anglican Church Carwoola, NSW as private Masters.

We trust Council will find one of the above proposed names suitable and look forward to Council's endorsement.

Yours sincerely,



Peter Evans

SMEC Urban Development Manager – ACT & Southern NSW

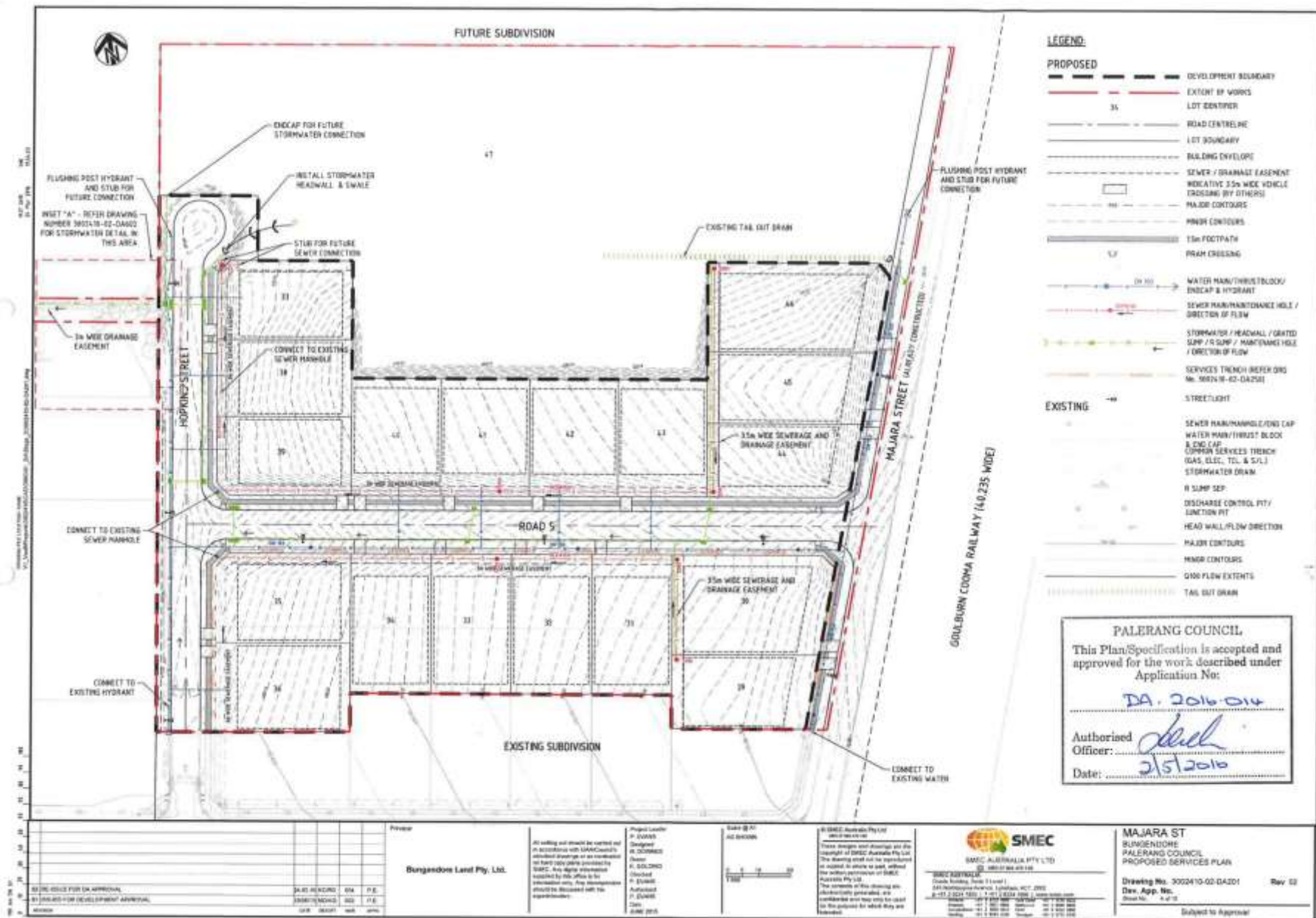
QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 4.5 ROAD NAMING PROPOSAL - JACOMBS STREET -
 BUNGENDORE

ATTACHMENT 2 8 FEBRUARY 2017 - ROAD NAMING PROPOSAL -
 JACOMBS STREET - SITE PLAN



QUEANBEYAN-PALERANG REGIONAL COUNCIL

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8 FEBRUARY 2017

ITEM 4.6 PROPOSAL FOR NAMING OF SEVERAL PARKS AND
RESERVES - GOOGONG

ATTACHMENT 1 8 FEBRUARY 2017 - GOOGONG PLACE NAMES MAP



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 4.6 PROPOSAL FOR NAMING OF SEVERAL PARKS AND
RESERVES - GOOGONG

ATTACHMENT 2 8 FEBRUARY 2017 - PROPOSED ABORIGINAL PLACE
NAMES - GOOGONG

GOOGONG TOWNSHIP – PROPOSED ABORIGINAL PARK NAMES & CULTURAL HISTORY

- **Aboriginal names for four (4) nominated sites at Googong**
- **Aboriginal background and meaning of the names proposed for the nominated sites and why they were chosen**

Current Name	Proposed Aboriginal Name	Meaning	Background / Why chosen
Googong Common	bunburung thina	lizard (small) track	<p>The reference to small lizard was selected due to the Pink-tailed Legless Lizard (also known as the Pink-tailed Worm-lizard) known to inhabit the Canberra/ Queanbeyan region. This naming also links in with the lizard/worm-like characteristics (as per concept plans) of the Googong Common pathway.</p> <p>As mentioned above, the lizard/snake-like characteristics of the Googong Common pathway also connects with the Ngunawal peoples' belief that the brown snake is a protector of Aboriginal sacred sites.</p> <p>As the Googong Common is the central pathway of the project area and links all nominated sites, it is appropriate also that it ties in with water as a natural resource. Water is the lifeblood of a healthy country and is vital to the cultural and spiritual identity of Aboriginal people.</p> <p>Water forms the basis of many Aboriginal Dreamtime stories about creation.</p> <p>Aboriginal people relied on healthy waterways to carry out their cultural and day to day activities, such as fishing, hunting, practising ceremony, following songlines and accessing medicinal plants and herbs.</p> <p>In the Ngunawal language, the</p>

			word for money closely resembles that of water – this reaffirms the fact that to Aboriginal people water was a precious and valuable resource for survival.
'Hill 800'	nangi pimple	see district	<p>The top of the hill currently known as 'Hill 800' provides a great panoramic view across the Googong township and beyond.</p> <p>In times of Aboriginal preoccupation, hills such as this provided a vantage point to not only see who was approaching but also as a means to identify other hill tops and pathways in which to traverse the country.</p> <p>It is highly likely that this particular hill and pathway was used by Queen Nellie Hamilton, her friend Nanny and "three or four half-caste children" during their well-documented walk to Cooma in the winter of 1873.</p>
Display Village 2 park	yerradhang nguru	gumtree camp	<p>This naming links in with the gumnut (pod) theme chosen for this playground.</p> <p>'Camp' in Aboriginal culture means not necessarily to live there but to stop a while.</p> <p>Trees are significant to Ngunawal traditional custodians as they were 'scarred' (the bark was removed and used). Traditional uses for the bark included: Coolamon (to hold water), collecting food and for carrying babies. Trees were also scarred to indicate entering or leaving a traditional custodians boundary or to indicate the presence of a burial.</p>
Montgomery Rise park	munnagai woggabaliri	come play	This naming was chosen as it is a welcoming invite for all to come and play in this park area.

			<p>Aboriginal people as traditional custodians have spiritual and cultural obligations to care for Country but of course there was always a time for play.</p> <p>There were many traditional recreational pastimes believed to have been played at gatherings and celebrations. An example of one of these earlier games was Marn Grook or Marngrook, a football game which featured punt kicking and catching a stuffed "ball". It was commented that players exhibited outstanding skills, such as leaping high over others to catch the ball. The modern equivalent to this earlier game is AFL.</p>
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▪ **Aboriginal background and meaning of the name 'Googong'**

Aboriginal people are believed to have inhabited the Queanbeyan region for some 20,000 years. With two major rivers flowing through the area, the Molonglo and Queanbeyan Rivers, it was an ideal settlement point with the rivers providing rich food sources in the form of fish, shellfish, water fowl and edible roots. The country also provided good grazing for emu, kangaroo and wallaby.

Queen Nellie Hamilton was known to reside in the Queanbeyan region and was thought to be the last of the full blood Ngunawal Aborigines.

It is documented that during the May winter of 1873, Nellie, her friend Nanny and "three or four half-caste children" accepted an invitation to visit the Ngarigu people. After being refused passage on the mail coach, they walked all the way to Cooma on what must have been a desperate trek for help through the snow. This walk would have seen them pass by Googong following the pathway now known as the Old Cooma Road.



Queen Nellie Hamilton

In the 1850's the area came to be known as 'Googongs' or 'Gugong' and McDonald's stone cottage as 'The Googongs'. The meaning of the word 'Googong' is obscure but it is most likely to be of Aboriginal origin. The Googong area was generally accepted to be the land between Burra and Queanbeyan east of Jerrabomberra Creek and this area subsequently formed most of the Parish of Googong (reference *Googong Homestead 1845-1976*).

According to the *Vocabularies of tribes in the Southern Uplands* (Appendix XI) 'Googong' means sleep in the Yass vocabulary (reference *Magistrates in Curr 1886*).

Also interesting to note is that in the Ngunawal vocabulary, 'ngambori' also has the meaning of sleep or to lay down (reference *Appendix XI Vocabularies of tribes in the Southern Uplands, R.H. Mathews 1904: 303-05*). This perhaps provides/lends evidence/reference of other Aboriginal groups that made use of or passed through the land at one time or another.

A modern translation of the word 'Googong' is a place to unwind or relax.

▪ **History of the local Ngunawal people identifying their traditional area and the significance of the project area to them**

The meaning of 'Ngunawal' is **we, the people, or us**. Early surveyors and historians in the 19th century spelled it Ngunawal (one 'n'), so did Norman Tindale in his listing of Aboriginal tribes (Tindale 1974: 198). These sources also indicate that the original spelling was in fact *Ngoonawal* (rhyming with soon).

The traditional custodians, the Ngunawal have occupied the area in the vicinity of the present town of Yass which was central to the clan boundaries of the Ngunawal people. The clan boundaries encompassed the area from Goulburn to the north, Gundagai to the west, Cooma to the south and Braidwood to the east. This also includes the entire territory of the Australian Capital Territory on which the national capital, Canberra, is situated.

The Ngunawal peoples, consists of a number of different clans bounded by the broad language groups of Wiradjuri (to the west of Yass), Ngarigo (south-east of Canberra), Walgalu, Gundungurra (to the north) and Yuin (on the coast). The Ngunawal people are identified on Tindale's map of Aboriginal Tribes of Australia (1974). This widely recognised and authoritative languages map is a representation of the language groups, or tribes, who inhabited Australia at the time of the new settlement in 1788.

Within the Ngunawal people there are known to be seven clans who lived in fairly specific localities. There is an obvious link between clan names and the modern names of the areas today. The Maloongoola lived in the Molongolo area, the Byaligee in the area of Pialligo, the Namitch or Namwitch lived in the area we know as Namadgi, the Cumbeyan lived in the Queanbeyan area, the Kanberri lived in the Belconnen area, the Toogoranoongh lived in Tuggeranong and the Yarr lived in the Yass area.

Scientific evidence proves that the Ngunawal people have lived here for more than 20,000 years, perhaps from the time when the extreme cold of the last Ice Age eased. This is arguably one of longest periods of continual habitation anywhere on earth. The Ngunawal people have developed a way of living and managing the natural resources of the land which has enabled this phenomenon.

The area now known as Googong has a rich cultural history for the traditional custodians. There is evidence of the Ngunawal peoples' occupation of this area as it was/is rich in cultural and natural resources which sustained the Ngunawal people. Googong has many Aboriginal sites which are viewed by the Ngunawal people as holding spiritual significance, including the London Bridge Arch.

The Queanbeyan River was a traditional pathway used by the Ngunawal, Yuin and other neighbouring tribes to gain access to the higher country where they would perform lore such as initiation, trade and marriage.

Pathways were the means of access across the region and in the case of the main ranges visible from the highpoints of the Majura valley, a physical and visual link to major spiritual and gathering places.

The traditional custodians are still actively involved in the protection and preservation of culture and heritage within their traditional boundaries and maintain a strong connection to the land.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

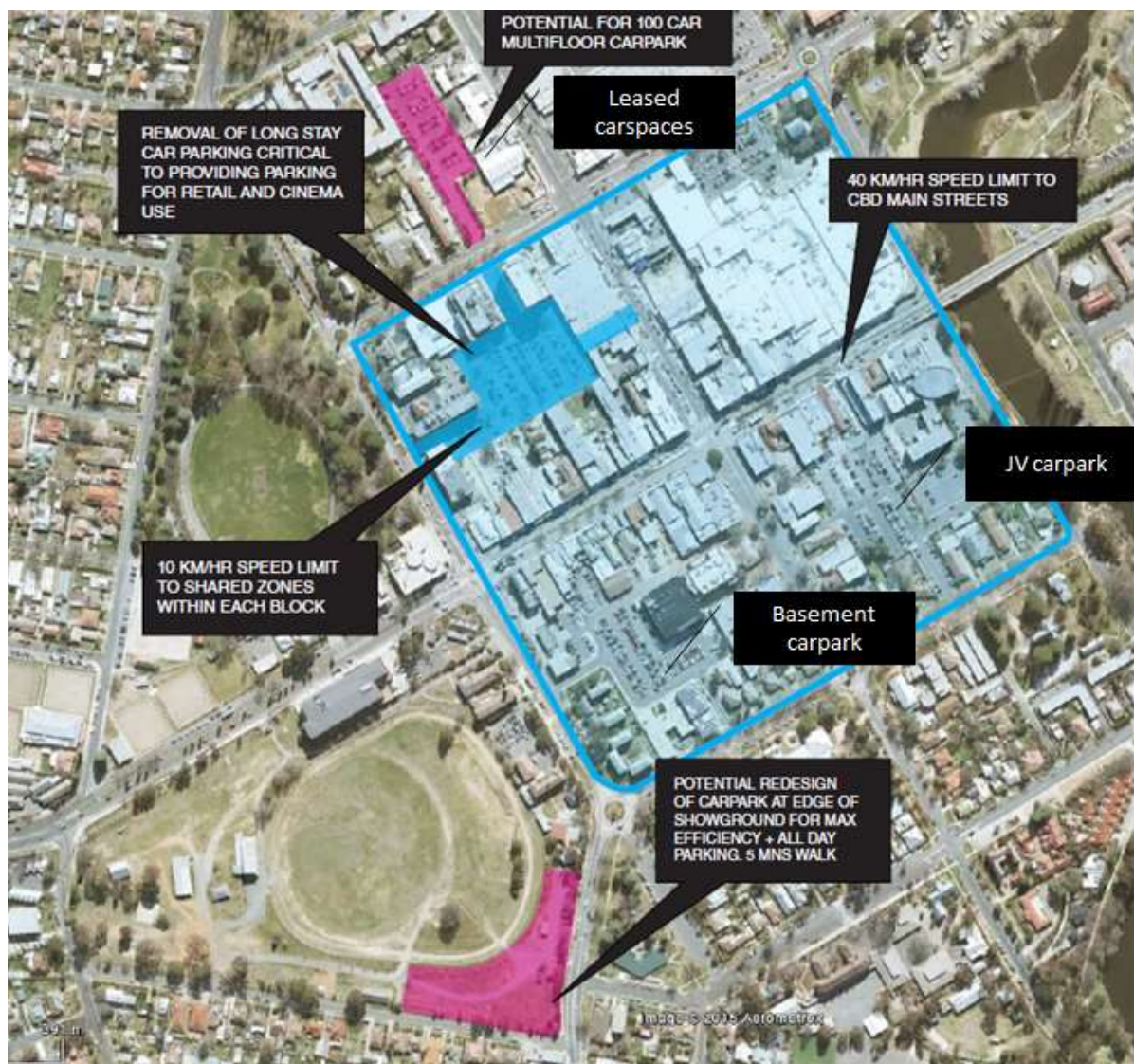
Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 5.1 QUEANBEYAN CBD CARPARKING

ATTACHMENT 1 QCBD CARPARK SITES

Attachment – Carparking Options





QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

8 FEBRUARY 2017

ITEM 6.1 APPLICATIONS UNDER THE \$9M STRONGER
 COMMUNITIES FUND – MAJOR INFRASTRUCTURE
 PROJECTS

ATTACHMENT 1 QPRC INFRASTRUCTURE FUNDING GRANT PROJECT
 LIST

6.1 Applications under the \$9m Stronger Communities Fund – Major Infrastructure Projects
Attachment 1 - QPRC Infrastructure Funding Grant Project List (Continued)

Stronger Communities Fund Project List

Project Number	Description	Total Project Amount	Stronger Communities Fund Asset Grant Amount	Other Source Amount	Other Source Description	QPRC Funds	Renewal	New	Upgrade	Employment Generation	Category	Timing	Google Maps Shortcut
1	Install traffic signals at the intersection of Uriarra Road and Ross Road Queanbeyan	\$1,200,000	\$1,200,000	\$0	Nil	\$0	No	No	Yes	No	Transport		https://www.google.com.au/maps/@-35.3459256,149.225396,18z
2	Install traffic signals at the intersection of Uriarra Road and McKeahnie Street	\$1,250,000	\$1,250,000	\$0	Nil	\$0	No	No	Yes	No	Transport		https://www.google.com.au/maps/@-35.3445254,149.2186119z
3	Roundabout at intersection of Morton Street and Richard Avenue	\$1,600,000	\$1,600,000	\$0	Nil	\$0	No	No	Yes	No	Transport		https://www.google.com.au/maps/@-35.347142,149.2156515,18z
4	Lift the dip on Bungendore Road Queanbeyan	\$1,700,000	\$1,700,000	\$0	Nil	\$0	No	No	Yes	No	Transport		https://www.google.com.au/maps/@-35.3514912,149.2383108,18z
5	Construct pedestrian bridge over Queanbeyan River at Morrisett Street	\$450,000	\$434,000	\$16,000	RMS Active Transport Grant	\$0	No	Yes	No	No	Pedestrian		https://www.google.com.au/maps/@-35.348389,149.2394789,18z
6	Roundabout at intersection of Crawford Street and Campbell Street Queanbeyan	\$3,000,000	\$3,000,000	\$0	Nil	\$0	No	No	Yes	No	Transport		https://www.google.com.au/maps/@-35.3482184,149.2322598,18z
7	Additional footpaths around Karabar Shopping precinct	\$96,000	\$46,000	\$50,000	Social Housing Community	\$0	No	Yes	No	No	Pedestrian		https://www.google.com.au/maps/@-35.3715014,149.2324368,18z
8	Ruston House Refit	\$850,000	\$550,000	\$250,000	Club NSW Grant	\$50,000	No	No	Yes	Yes	Culture		https://www.google.com.au/maps/@-35.3489447,149.2346967,18z
9	Retrofit Queen Elizabeth Park Toilets for Electric Wheelchair access	\$5,000	\$5,000	\$0	Nil	\$0	No	No	Yes	No	Amenities		https://www.google.com.au/maps/@-35.3507124,149.2367337,18z
10	Extend the Queanbeyan Indoor Sporting Complex by 2 courts	\$5,000,000	\$2,500,000	\$2,500,000	Election Commitment	\$0	No	Yes	No	Yes	Leisure		https://www.google.com.au/maps/@-35.3465557,149.2448608,18z
11	Replace the Queanbeyan Park central playground equipment	\$250,000	\$250,000	\$0	Nil	\$0	Yes	No	No	No	Leisure		https://www.google.com.au/maps/@-35.3541557,149.2317233,18z
12	Restore the Queanbeyan Showground Grandstand	\$350,000	\$350,000	\$0	Nil	\$0	Yes	No	No	No	Leisure		https://www.google.com.au/maps/@-35.3562208,149.2309777,18z
13	Install additional floodlights at Siefert Oval Queanbeyan	\$200,000	\$200,000	\$0	Nil	\$0	No	Yes	No	No	Leisure		https://www.google.com.au/maps/@-35.3452911,149.2432102,18z
14	Fit out an additional dog park at Googong and provide parking	\$125,000	\$125,000	\$0	Nil	\$0	No	Yes	No	No	Leisure		https://www.google.com.au/maps/@-35.4300495,149.2440309,17z
15	Refurbish 3 netball courts at Karabar	\$175,000	\$175,000	\$0	Nil	\$0	No	No	Yes	No	Leisure		https://www.google.com.au/maps/@-35.3729361,149.2326422,18z
16	Upgrade playground equipment and softfall at Glebe Park Queanbeyan	\$90,000	\$90,000	\$0	Nil	\$0	No	No	Yes	No	Leisure		https://www.google.com.au/maps/@-35.3590951,149.2377116,18z
17	Augment play equipment and picnic facilities at Henderson Road Park	\$125,000	\$125,000	\$0	Nil	\$0	No	Yes	No	No	Leisure		https://www.google.com.au/maps/@-35.3431645,149.2254753,18z
18	Regional Sports Facility Jerrabomberra	\$87,000,000	\$87,000,000			\$0	No	Yes	No	No	Leisure		
19	Eastern Pools upgrades	\$400,000	\$400,000	\$0	Nil	\$0	No	Yes	No	No	Leisure		
20	Splash pad QBN pool	\$450,000	\$450,000	\$0	Nil	\$0	No	Yes	No	No	Leisure		
		\$101,450,000											

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- | | |
|--------------|---|
| ITEM 6.1 | APPLICATIONS UNDER THE \$9M STRONGER
COMMUNITIES FUND – MAJOR INFRASTRUCTURE
PROJECTS |
| ATTACHMENT 2 | SCHEDULE OF ROAD PROJECTS FOR FUTURE
CONSIDERATION |

6.1 Applications under the \$9m Stronger Communities Fund – Major Infrastructure Projects
Attachment 2 - Schedule of road projects for future consideration (Continued)

Roads

Name	Road	Locality	From	To	Notes	Length	Renew/Upgrade	Est Cost	Other sources	Priority
Nerriga Rd	Nerriga Rd (MR92)	Duman Duma	Cookanulla Rd	Last Blackspot job (Grants area)	This is the preferred route for Council for the road beyond Nerriga Road. There are now in excess of 300 vpd on this road which is well beyond what an unsealed road should be catering for. As a classified Main Road, the road should be upgraded to HML standard.	2.63km	Upgrade	\$1,900,000	NIL	1
Nerriga Rd	Nerriga Rd (MR92) NB Council proposes to vary 52m of 16/17 R2R to commence this project	Marlowe	Grants Rd	Stewarts Crossing Rd	This is the preferred route for Council for the road beyond Nerriga Road. There are now in excess of 300 vpd on this road which is well beyond what an unsealed road should be catering for. As a classified Main Road, the road should be upgraded to HML standard.	6.76km	Upgrade	\$6,760,000	\$1m R2R 16/17	1
Nerriga Rd	Nerriga Rd (MR92)	Marlowe	Stewarts Crossing Rd	Charleyong Br	This is the preferred route for Council for the road beyond Nerriga Road. There are now in excess of 300 vpd on this road which is well beyond what an unsealed road should be catering for. As a classified Main Road, the road should be upgraded to HML standard.	2.09km	Upgrade	\$2,090,000	NIL	1
Nerriga Rd	Nerriga Rd (MR92)	Turnboye	Two Waterholes	Past Blackspot seal	This is the preferred route for Council for the road beyond Nerriga Road. There are now in excess of 300 vpd on this road which is well beyond what an unsealed road should be catering for. As a classified Main Road, the road should be upgraded to HML standard.	4.2km	Upgrade	\$4,200,000	NIL	1
Captains Flat Rd	Captains Flat Rd (MR270) This pavement is in particularly poor condition	Primrose Valley	Hoskinsstone Rd	Silver Hills Bridge	This is a highly trafficked commuter route for the village of Captains Flat and nearby rural residential areas to the major centres of Canberra and Queanbeyan. In excess of 1,000 vpd. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage.	2.52km	Renew/Upgrade	\$2,250,000	NIL	1
Captains Flat Rd	Captains Flat Rd (MR270)	Captains Flat	End of seal at Captains Flat	Waste Transfer Station	This is the remaining unsealed section of the road that services the waste transfer station.	1.28km	Upgrade	\$1,000,000	NIL	1
Cooma Rd	Cooma Road (MR270)	Braidwood	Arakun Rd	Recent R2R project	This road services traffic to Cooma via Snowball. It also services the local agricultural, forestry and quarry industry. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage.	0.70km	Renew/Upgrade	\$650,000	NIL	1
Cooma Rd	Cooma Road (MR270)	Braidwood	Jinglenscony Rd	Jumbalumbene Br	This road services traffic to Cooma via Snowball. It also services the local agricultural, forestry and quarry industry. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage. (This project has some funding available in 2018/19 RRFP \$300,000)	4.06km	Renew/Upgrade	\$3,650,000	\$300k available from 18/19 RRFP	1
Cooma Rd	Cooma Road (MR270)	Braidwood	Jumbalumbene Br	Farrington Rd	This road services traffic to Cooma via Snowball. It also services the local agricultural, forestry and quarry industry. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage.	2.65km	Renew/Upgrade	\$2,400,000	NIL	1
Ellendon St	Ellendon Street	Bungendore	King Street	Trucking Yard Lane	The pavement is at the end of its life. The trafficable width is too narrow and drainage improvements (G&G) are required. The route is the main thoroughfare from Captains Flat and the developing area of South Bungendore.	6.715km	Renew/Upgrade	\$1,072,500	Potentially some \$94 funds.	1
Molonglo St	Molonglo Street	Bungendore	Intersection of Malbon Street		This intersection badly needs a roundabout. Council has completed the necessary pre-design and design activities and has been liaising with RMS. Could have some seed funding of its own but the bulk will be required since the route is a state road. The intersection is a MAJOR bottleneck in peak holiday travel times when a lot of travellers avoid the area in favour of a local "rat run". A roundabout will correct this problem.	NA	Upgrade	\$2,500,000	Requires state road funding. Council can supplement with \$94	1
Lascollies St	Lascollies St	Braidwood	Intersection of Wallace Street		This intersection badly needs a roundabout. Council has completed the necessary pre-design and design activities and has been liaising with RMS. Could have some seed funding of its own but the bulk will be required since the route is a state road. The intersection is a MAJOR bottleneck in peak holiday travel times when a lot of travellers avoid the area in favour of a local "rat run". A roundabout will correct this problem.	NA	Upgrade	\$2,500,000	Requires state road funding. Council can supplement with \$94	1
Nerriga Rd	Nerriga Rd (MR92)	Braidwood	Eurelia Rd	Callans Lane	This is the preferred route for Council for the road beyond Nerriga Road. There are now in excess of 300 vpd on this road which is well beyond what an unsealed road should be catering for. As a classified Main Road, the road should be upgraded to HML standard.	4.03km	Renew/Upgrade	\$3,800,000	NIL	2
Nerriga Rd	Nerriga Rd (MR92) Includes upgrade of Brooks Creek bridge - proposed to be part funded from RRFP 18/20	Braidwood	Callans Ln	Talies Ln	This is the preferred route for Council for the road beyond Nerriga Road. There are now in excess of 300 vpd on this road which is well beyond what an unsealed road should be catering for. As a classified Main Road, the road should be upgraded to HML standard.	2.70km	Renew/Upgrade	\$1,000,000	\$300k available from 18/20 RRFP	2
Nerriga Rd	Nerriga Rd (MR92)	Duman Duma	Halls Ln	Cookanulla Ln	This is the preferred route for Council for the road beyond Nerriga Road. There are now in excess of 300 vpd on this road which is well beyond what an unsealed road should be catering for. As a classified Main Road, the road should be upgraded to HML standard.	1.20km	Renew/Upgrade	\$3,080,000	NIL	2
Nerriga Rd	Nerriga Rd (MR92)	Corang	Jerrickmora	Black Bob's Ck area	This is the preferred route for Council for the road beyond Nerriga Road. There are now in excess of 300 vpd on this road which is well beyond what an unsealed road should be catering for. As a classified Main Road, the road should be upgraded to HML standard.	2.64km	Renew/Upgrade	\$2,400,000	approx \$300k available in 16/17 from RRFP	2
Captains Flat Rd	Captains Flat Rd (MR270)	Radcliffe	Kearns Parade	Douglas Close	This is a highly trafficked commuter route for the village of Captains Flat and nearby rural residential areas to the major centres of Canberra and Queanbeyan. In excess of 2,000 vpd. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage.	3.27km	Renew/Upgrade	\$2,950,000	\$300k available from 17/18 RRFP	2

6.1 Applications under the \$9m Stronger Communities Fund – Major Infrastructure Projects
Attachment 2 - Schedule of road projects for future consideration (Continued)

Roads

Name	Road	Locality	From	To	Notes	Length	Renew/Upgrade	Est Cost	Other sources	Priority
Cooma Rd	Cooma Road (MK270)	Bellalaba	Bellalaba Br	Captains Flat Road	This road services traffic to Cooma via Snowfall. It also services the local agricultural, forestry and quarry industry. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage.	2.03km	Renew/Upgrade	\$1,890,000	NIL	2
Bulmaroo St	Bulmaroo St	Bungendore	King St	Forster St	One of the last remaining unsealed streets in Bungendore	0.20km	Upgrade	\$500,000	Perhaps some c94	2
Saleyards Ln	Saleyards Lane	Bradwood	Gillamatong Lane	Sandholes Lane	One of the last remaining unsealed streets in Bradwood	0.115km	Upgrade	\$400,000	NIL	2
Burra Road	Burra Road	Burra	Little Burra Road	London Bridge Road	This road has poor alignment, is narrow and falling	1.6km	Renew/Upgrade	\$1,920,000	c94 - possibly as much as \$1m (but competes with Williamsdale Rd)	2
Nerriga Rd	Nerriga Rd (MR92)	Bradwood	Kings Highway (MR51)	Euradux Rd	This is a classified Main Road which is Council's preferred route for the road beyond Nerriga. Whilst this section of the road is sealed it is narrow at only about 5.8m width. There are no shoulders, large embankments and close cuttings with poor drainage.	2.03km	Renew/Upgrade	\$1,900,000	NIL	3
Captains Flat Rd	Captains Flat Rd (MR270)	Carwoola	Brians Sharrow Rd	Wookara Lane	This is a highly trafficked commuter route for the village of Captains Flat and nearby rural residential areas to the major centres of Canberra and Queanbeyan. In excess of 1,000 vpd. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage.	5.14km	Renew/Upgrade	\$4,650,000	NIL	3
Nerriga Rd	Nerriga Rd (MR92)	Corang Nerriga	Black Bobs Creek	Wilkie Forest Rd	This is the preferred route for Council for the road beyond Nerriga Road. There are now in excess of 300 vpd on this road which is well beyond what an unsealed road should be catering for. As a classified Main Road, the road should be upgraded to HML standard.	14.71km	Renew/Upgrade	\$13,500,000	NIL	3
Captains Flat Rd	Captains Flat Rd (MR270)	Primrose Valley	Cockatoo Hill	Hinkinstown Rd	This is a highly trafficked commuter route for the village of Captains Flat and nearby rural residential areas to the major centres of Canberra and Queanbeyan. In excess of 1,000 vpd. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage.	5.93km	Renew/Upgrade	\$5,500,000	NIL	3
Williamsdale Road	Williamsdale Road	Burra	Balgery Rd	start of seal just past Kenwong	Highest trafficked unsealed local road in the Shire. Used by close to 200 vpd	2.1km	Upgrade	\$2,730,000	c94 - possibly as much as \$1m (but competes with Burra Rd)	3
Forster Street Shared Footpath (includes R&G)	Forster Street	Bungendore	Ellendon Street	Cul-de-sac	No pedestrian access to childcare centre	220m	Upgrade	\$100,000	NIL	3
Burra Road	Burra Road	Burra	London Bridge Road	Urila Road	This road has poor alignment, is narrow and falling	5.6km	Renew/Upgrade	\$5,600,000	Possibly c94	3
Cooma Rd	Cooma Road (MK270)	Bendocira	End of previous Farrington job	Bellalaba Br	This road services traffic to Cooma via Snowfall. It also services the local agricultural, forestry and quarry industry. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage.	8.59km	Renew/Upgrade	\$8,000,000	NIL	4
Bungendore Rd	Bungendore Rd	Bywong	Mac's Reef Rd	Schofield Rd	This is the ultimate and preferred route for "the route beyond Nerriga" (MR92). It is potentially a future State Road route. It is carrying increasing traffic volumes.	5.8km	Renew/Upgrade	\$6,900,000	NIL	4
Wookara Lane	Wookara Lane	Primrose Valley	Captains Flat Rd (MR270)	Koonbakhall Road	As unsealed road that services a long established rural residential development in Primrose Valley. This particular section of the road is high trafficked and high maintenance. It has poor drainage and alignment.	4.2km	Upgrade	\$4,620,000	NIL	5
Summerhill Road	Summerhill Rd	Bywong	end of seal at Bungendore Road end	End of road	One of the few remaining unsealed roads within Wambo. Half the current road is sealed. The remaining is unsealed. The area is rural residential. The area is problematic to service in light of the low density of unsealed roads in this area.	0.02km	Upgrade	\$500,000	c94 - approx \$32,000	5
The Forest Road	The Forest Road	Wambo	end of seal at Bungendore Road end	End of road	One of the few remaining unsealed roads within Wambo. Half the current road is sealed (albeit with a narrow seal) the remaining is unsealed. The area is rural residential. The area is problematic to service in light of the low density of unsealed roads in this area.	1.28km	Upgrade	\$1,150,000	NIL	5
Urila Road	Urila Rd	Urila	end of seal at Burra Road end	Hardy Road	A high trafficked unsealed road that services 2 long established rural residential subdivisions in Hardy Rd and Naylor Road. Should be sealed.	2.12km	Upgrade	\$1,900,000	NIL	5
Williamsdale Road	Williamsdale Road	Burra	Western end of gap seal	Start of seal at Lobbs Park	Highest trafficked unsealed local road in the Shire. Used by close to 200 vpd	3.7km	Upgrade	\$3,550,000	c94 - possibly as much as \$1m (but competes with Burra Rd)	5
Burra Road	Burra Road	Burra	Urila Road	Shire boundary	High trafficked unsealed local road	4.2km	Upgrade	\$3,780,000	NIL	5
Captains Flat Rd	Captains Flat Rd (MR270)	Primrose Valley / Captains Flat	Silver Hills Bridge	Captains Flat	This is a highly trafficked commuter route for the village of Captains Flat and nearby rural residential areas to the major centres of Canberra and Queanbeyan. In excess of 1,000 vpd. The existing pavement is narrow and deformed with substandard alignment (horizontal and vertical) and poor drainage.	9.07km	Renew/Upgrade	\$8,200,000	NIL	5
									\$125,372,500	

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

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|--------------|---|
| ITEM 6.1 | APPLICATIONS UNDER THE \$9M STRONGER
COMMUNITIES FUND – MAJOR INFRASTRUCTURE
PROJECTS |
| ATTACHMENT 3 | SCHEDULE OF BRIDGE PROJECTS FOR FUTURE
CONSIDERATION |

6.1 Applications under the \$9m Stronger Communities Fund – Major Infrastructure Projects
Attachment 3 - Schedule of bridge projects for future consideration (Continued)

Bridges & Causeways

Name	Road	Locality	Description	Issue	Length	Renew/Upgrade	Est Cost	Priority
Foxlow Bridge	Hookinstown Rd	Primrose Valley	1890's Allan Truss over Molonglo River	Near end of life. Has 5T GVW weight limit. Only flood free access from Rossi residents	70 m	Renew	\$1,500,000	1
Lyons Bridge	Monga Ln	Reidsdale	Conventional timber bridge over Reidsdale Creek	Near end of life. Likely to be subject of load limit in very near future	12 m	Renew	\$500,000	1
Wyambene Crossing	Wyambene Road	Krownee	Low level causeway across Shoalhaven River	This is the sole access to residents on Wyambene, Wallaby Hill and Griffins Road	50 m	Upgrade/New	\$1,000,000	1
Nadgungutta Causeway	Nerriga Road (MR92)	Nerriga	Low level causeway across Nadgungutta Creek	This is sharp low level concrete crossing on the approach to Nerriga. It frequently goes under way and has very swift flows. The route is proposed to be a major heavy vehicle corridor and this crossing represents a significant shortcoming to this goal.	40 m	Upgrade/New	\$1,400,000	1
Bird Brook Causeway	Nerriga Road (MR92)	Nerriga	Low level causeway across Bird Brook Creek	This is long low level concrete crossing on the southern approach to Nerriga. It frequently goes under way and has very swift flows. The route is proposed to be a major heavy vehicle corridor and this crossing represents a significant shortcoming to this goal	50 m	Upgrade/New	\$1,750,000	1
Silver Hills Bridge	Captains Flat Rd (MR270)	Primrose Valley	Conventional timber bridge over unnamed creek	Short timber bridge on arterial route	6 m	Renew/Upgrade	\$350,000	1
Gidleigh Bridge	Gidleigh Lane	Bungendore	Conventional timber bridge over Turrala Creek	Near end of life. Likely to be subject of load limit in very near future. Bridge is on sole route in and out of Gidleigh/Batmanston and Ingedow	14 m	Renew	\$300,000	2
Half Way Creek Bridge	Bungendore Road	Bungendore	Riveted iron bridge over Halfway Creek at Bungendore	A narrow old iron bridge purportedly built by NSW railways many years ago. This bridge is narrow and will need to be upgraded as the preferred route beyond Nerriga. There are currently in excess of 5,000 vpd on this route – a traffic count that rivals the Kings Highway east from Bungendore.	10 m	Renew/Upgrade	\$750,000	2
Williamssdale Crossing	Williamssdale Rd	Williamssdale	Low level causeway across Buna Creek	This is the principal route for residents of Williamssdale, Badgery Rd and Finlay Pl. Frequently floods with swift water. Project includes some road approach work. Opportunity exists for some seed funding from d94 and other specific reserves.	43 m (plus road app)	Upgrade/New	\$2,000,000	3
Black Creek Bridge	Wallaces Gap Rd	Majors Creek	Conventional timber bridge over Black Creek	Nearing end of life	24 m	Renew/Upgrade	\$864,000	3
Reedy Creek Bridge	Mayfield Road	Mayfield	Single lined timber bridge	High maintenance that suffers frequently from even minor flooding events	30m	Renew/Upgrade	\$1,080,000	3
Resches Creek Crossing	Hookinstown Rd	Rossi	Low level causeway across Yandygulla Creek	This alternate to Foxlow Bridge route above. Frequently goes under with swift water.	50 m	Upgrade/New	\$1,800,000	4
Foolow Street Br	Foolow Street	Captains Flat	Single Lined Bridge	Requires refurbishment/replacement	17m	Renew/Upgrade	\$850,000	4
Farrington Crossing	Farrington Road	Farrington	Low level causeway across Shoalhaven River	This crossing is perennially under water. The concrete surface is in very poor condition and is the source of frequent complaints. A low level permanent crossing is required.	130 m	Upgrade/New	\$4,700,000	5
Brick Kiln Creek Br	Captains Flat Rd (MR270)	Bendoura	Conventional timber bridge over Brick Kiln Creek	Short timber bridge on arterial route	12 m	Renew/Upgrade	\$394,000	5
Molonglo River Crossing	Briers Sharrow Road	Hookinstown	Single lined low level concrete crossing	Single lane with moderate traffic. Frequently flooded	10m plus road approaches	Renew/Upgrade	\$1,500,000	5
							\$21,138,000	

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Planning and Strategy Committee of the Whole Meeting Attachment

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ITEM 6.2

CANBERRA SYMPHONY ORCHESTRA EVENT

ATTACHMENT 1

CSO ON THE RIVER - ECONOMIC IMPACT CALCULATOR

Queanbeyan-Palerang Regional Council area

Event impact calculator



This tool uses input/output estimates to calculate the impact of an event based on the average spend per day by visitors to the event. Simply enter the type of event, the significance of the event, the duration of the event and the average spend per day to calculate the potential economic impact.

As events can also contribute to an area in other ways, such as socially, culturally and environmentally, it is important that other tools or methods are also used to evaluate the potential or benefit of an event.

Event Impact Summary

Queanbeyan-Palerang Regional Council area - CSO on the River - Modelling the effect of \$60,000 from a Arts and Heritage event with Local significance

	Output (\$)	Value-added (\$)	Employment (annual FTE)	Resident Jobs (annual FTE)
Direct impact	51,600	33,384	0.6	--
Industrial impact	16,365	8,176	0.1	--
Consumption impact	5,771	3,340	0.0	--
Total impact on Queanbeyan-Palerang Regional Council area economy	73,736	44,900	0.7	0.6

Source: [National Institute of Economic and Industry Research \(NIEIR\)](#) ©2016. Compiled and presented in economy.id by [.id](#), the population experts. *Note: All \$ values are expressed in 2013-14 base year dollar terms.*

The proposed CSO on the River event is planned to start on the 04/03/2017 and run for 1 day. It is an event of Local significance and is estimated to attract 1500 visitors per day over the 1 day, with an average spend per person per day of \$40. This equals a total visitor spend of \$60,000 attributed to this event. Assuming the event will be held in the Queanbeyan-Palerang Regional Council area, it is calculated to have the following potential impact:

Impact on Output

The total visitor spend of \$60,000 attributed to staging the CSO on the River would lead to a direct impact on output of \$51,600. This additional direct output from the economy would also lead to an increase in indirect demand for intermediate goods and services across related industry sectors. These indirect industrial impacts (Type 1) are estimated to be an additional \$16,365 in Output.

There would be an additional contribution to the Queanbeyan-Palerang Regional Council area economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in Output of \$5,771.

The combination of all direct, industrial and consumption effects would result in total estimated rise in Output of \$73,736 in the Queanbeyan-Palerang Regional Council area economy.

Impact on Value add and GRP

The impact of an additional of \$60,000 spend to the local economy as a result of running CSO on the River in the Queanbeyan-Palerang Regional Council area would lead to a corresponding direct increase in Value-added of \$33,384. A further \$8,176 in Value-added would be generated from related intermediate industries.

There would be an additional contribution to the Queanbeyan-Palerang Regional Council area economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in Value-added of \$3,340.

The combination of all direct, industrial and consumption effects would result in an estimated addition in Value-added of \$44,900 in the Queanbeyan-Palerang Regional Council area economy.

Value-added by industry represents the industry component of Gross Regional Product (GRP). The impact on the Queanbeyan-Palerang Regional Council area's GRP as a result of staging this event is directly equivalent to the change in Value-added outlined above.

In summary, GRP in the Queanbeyan-Palerang Regional Council area is estimated to increase by \$44,900.