

**PUBLIC FORUM
QUESTIONS/ANSWERS
28 June 2017**



Questions – Paul Hubbard

Proposed Memorial Park

1. You keep telling us the Googong site was selected as the preferred site.

select [si-lekt] 'verb' (used with object) *to choose in preference to another or others; pick out.*

Can you show me evidence of the selection process given that there must have been another location that scored lower?

Response – Natural and Built Character

As publicly stated at the community meeting in Queanbeyan on 10 May 2017, staff assessed various locations and specific sites with the assistance of consultants against a list of desirable criteria. E.g. distance from population base, non-environmentally sensitive area, size of site, depth of soil profile etc. The criteria are established by Cemeteries and Crematoria NSW. The property chosen, met these criteria, allowing this property to move toward more detailed assessment during the planning process.

2. **If you did not take out a loan for the land, from which reserve did you get the \$2.25 million for the parcel?**

Response – Natural and Built Character

The purchase of land at Old Cooma Rd was finalised via assets and cemetery reserve funding.

3. **Will the loan \$2.25 million loan just go back into the reserve?**

Response – Chief Financial Officer

Yes.

4. **Isn't this just creative financing to try and confuse the rate payers?**

Response – Chief Financial Officer

No. As mentioned in previous Public Forum responses, the timing of the purchase occurred earlier than expected and Council was required to fund the purchase from reserve initially.

5. **How many people/ashes are in the Bushland Cemetery?**

Response – Natural and Built Character

At present there are eight bodies and 437 ashes interred in the bushland cemetery, with a further four burial and 38 ashes reservations still to honour. This Bushland Cemetery is

heavily restricted, due to threatened species, and caters for a niche market. While the cemetery can still take more ashes and interments, these figures have been considered in the overall Lanyon Dr Cemetery service life.

- 6. In my question 16 on the 14th June and question 15 on the 24th May – you still don't get it. My point is – Why don't you simply acquire a portion of the land across the road from the grass land cemetery (DP828275 or DP 727523) and change the Schedule to permit cemeteries and crematoriums with consent? Just like you want to do with the E4 land at Googong?**

Response – Natural and Built Character

The land referred to in this question is owned by NSW Parks and Wildlife (Lot 1 DP 828275) and Queanbeyan-Palerang Regional Council (Lot 108 DP 727523) and are respectively zoned as E1 National Parks and Nature Reserves and E2 Environmental Conservation. Both parcels of land have been the subject of considerable studies that have confirmed the high ecological values associated with the land. Both sites are managed exclusively to protect these environmental values and a cemetery is considered to be an unsuitable use. Council will be undertaking ecological studies in respect of the proposed Burra Road site to determine the ecological values of that land.

- 7. Further to my Public Forum Questions/Answers 14 June 2017 Question 24. Why can't the graveyard be extended into the land to the south of the existing Cemetery on the corner of Lanyon Drive and Tompsitt Drive, currently zoned as DM, taking special care to maintain the conservation aspects?**

Response – Natural and Built Environment

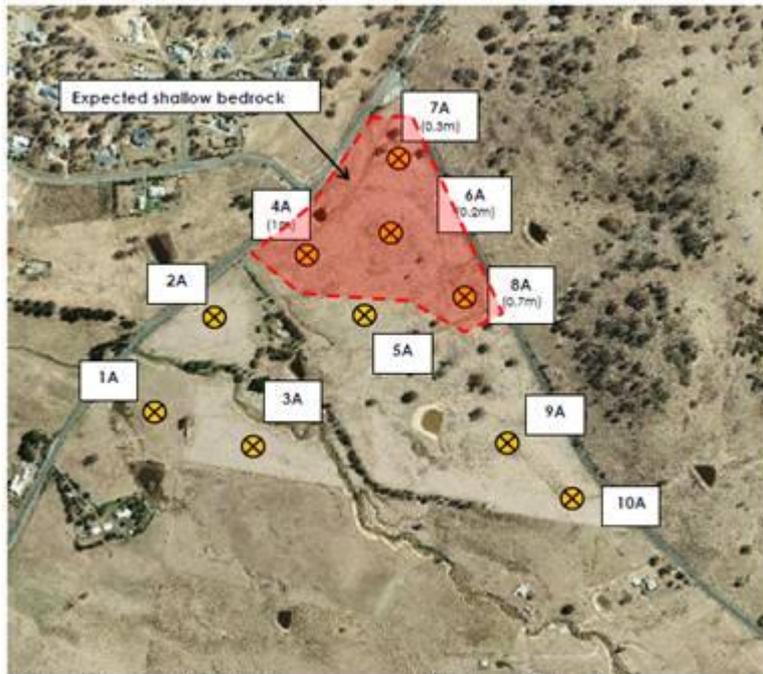
Council does not own this land and it is currently zoned E2 – environmental conservation under the Queanbeyan Local Environmental Plan.

Why don't you buy a portion of the land DP819333 directly to the south of the existing Lawn Cemetery and change the Schedule to permit cemeteries and crematoriums with consent? Just like you want to do with the E4 land at Googong? Noting that you had to forcibly Acquire the Googong land from the Gibbs?

Response – Natural and Built Character

This land referred to is not a deferred matter (DM) and is zoned E2 Environmental Conservation under Queanbeyan Local Environmental Plan (Poplars) 2013. Similar to the land referred to in the previous question, this site has been the subject of considerable studies that have confirmed the high ecological values associated with the land. Again a cemetery is considered to be an unsuitable use for that site. As stated previously, Council did not forcibly acquire the land on Old Cooma Rd, it was purchased following negotiations with the owners, who preferred not to allow Council to take an open over the site, rather to purchase the site before the end of the financial year.

- 8. From the Geotechnical Report**



In NSW a coffin has to have at least 900mm of dirt above the lid. An average coffin height is 700mm that a total of 1600mm.

With one third of the proposed site (in the vicinity of boreholes 4A, 6A, 7A and 8A), which will require heavy ripping and rock hammering to excavate below 1500mm, and one third requiring to be put aside for a riparian zone or riparian area – is this land worth developing?

Response – Natural and Built Character

It is correct that a burial in NSW must have a coverage of 900mm of soil. A coffin height is approximately 400mm, meaning a minimum depth of 1300mm is required for a single depth interment. Regardless, the total area required for actual interments, distributed throughout the proposed Memorial Gardens is 10Ha of the overall 36Ha site. The proposed Memorial Gardens will also contain niche walls, niche gardens and other landscaping, access drives and parking. With regards the area marked red, above, a large part of this area would be taken up by buffer/screen planting and conserved rock out crops, not internments.

9. In your response to me you said, as publicly stated at the community meeting in Queanbeyan on 10 May 2017, staff assessed various locations and specific sites with the assistance of consultants against a list of desirable criteria. E.g. distance from population base, outside environmentally sensitive area, size of site, depth of soil profile etc. The criteria are established by Cemeteries and Crematoria NSW. Who were the staff and who were the consultants?

Response – Natural and Built Character

The staff were members of Council's Natural and Built Character division. The consultants engaged to undertake the Geotechnical Report were ACT Geotechnical Engineers Pty Ltd.

10. Where is the report on the various locations for the proposed cemetery?

Response – Natural and Built Character

A report was presented to Council, via closed session, in August 2015. The resolution was:

That Council authorise the General Manager to approach relevant property owners to secure options over land identified for potential cemetery purposes, to allow formal planning to proceed.

11. When did the actual purchase of the Googong site take place, Feb 2017, March 2017, April 2017, May 2017 or June 2017?

Response – Natural and Built Character

The purchase was finalised in June 2017.

12. Why isn't there any intention to rezone or adjust permitted schedules of use to enable cemeteries with consent across the E1 zones within the Local Government Area at this time?

Response – Natural and Built Character

The E1 zone is the highest level of environmental protection under the Queanbeyan Local Environmental Plan 2012 and is managed exclusively by the State Government to protect its environmental values. Council does not have the authority to determine what is permissible on E1 land.

13. Can you please list the ex-councillors / committee members that knew the Googong parcel was being purchased and at which meetings?

Response – Natural and Built Character

As previously mentioned, following the merger of Queanbeyan and Palerang councils, councillors no longer held office. An Administrator was appointed to undertake the business of Council prior to the September 2017 election. The Administrator was appointed to undertake the business of Council that would have occurred had a merger not proceeded. The decision to purchase the land was made at the 22 February 2017 meeting.

14. The Quarterly Budget Review contained an error in regards to the funding for the land Council has purchased. The Budget Review should have stated that the purchase was funded from reserves, not loan funding as mentioned. The closed session report to the February Council meeting identified the purchase as coming from reserves. A report is scheduled for the June Council meeting to borrow funds and replenish the reserves. Can I see the porting of the closed session report (appropriately redacted) that identifies the \$2.25 is from reserves?

Response – Natural and Built Character

Program Code	Expense Type	Funding source	Amount
		Council reserve	\$ 2.25M

Questions – Katrina Willis

Ellerton Drive Extension – noise mitigation

In response to a previous Public Forum question, QPRC advised that hebel noise walls would be built along some short sections of the proposed EDE but noise walls along the full length of Greenleigh would be "timber in-fill".

15. Why are timber walls being used in a very high fire-risk area when hebel walls are being used elsewhere?

Response – Community Connections

Timber infill walls were selected along the section through Greenleigh to blend into the natural landscape of the area.

For a wooden wall to be considered a fire risk - i.e. cause a fire or make a fire worse - it would have to increase the fire load in the area or be at risk of igniting. Whilst a timber wall could burn in the event of a forest fire, it would not itself add to the fire risk of the area.

Additionally, the specification that was tendered by Roads and Maritime Services requires the timber to be fire-retardant-treated timber which has met the performance testing requirements of relevant Australian Standards.

16. Please provide details of noise mitigation effectiveness for timber infill walls compared to hebel walls.

Response – Community Connections

As advised in the 13 July 2016 public forum, Council has made the undertaking to apply the NSW Road Noise Policy (RNP) guidelines and noise limits. The effectiveness of different wall materials to provide noise reduction is reliant on the material density and not type. Hebel concrete walls have been selected for urban areas and timber infill noise walls have been selected for rural type areas. Noting that noise walls will be visible from both the road and the properties, these selections were made to suit the aesthetics of the area.

As the density of the timber infill noise walls and Hebel concrete wall are similar there is no difference in the capability of the two wall types to reduce noise levels to the limits set in the RNP.

17. What measures will be implemented to mitigate against noise travelling up and down the river corridor, adversely impacting on homes along the river?

Response – Community Connections

Council has undertaken noise modelling of the area surrounding Ellerton Drive Extension to determine the potential impacts on private properties. The noise model takes into consideration the road design levels and alignment, topography, surface type of the landscape etc.

As per the response provided for the 27 April 2016 public forum, there is a clear distinction between properties affected by road noise and properties exceeding the NSW Road Noise Policy (RNP) criteria. It is acknowledged that noise will travel along the river corridor, and many properties may experience an increase of noise, however not all properties will experience noise levels above the RNP criteria and not all properties would require

mitigation. Notwithstanding, the proposed mitigation measures would provide some noise reduction benefits to all properties.

The final design takes into consideration a combination of mitigation measures to achieve the NSW RNP criteria and includes:

- a) Quieter road surface for the whole length of the proposal to reduce noise at the source
- b) Noise walls along some sections to further reduce noise, at either the road corridor boundary or property boundary, dependent on what location provides best mitigation
- c) 55m of noise wall at the south-eastern side of the bridge to further reduce noise
- d) Council has undertaken to provide further individual treatments to dwellings where the above mitigations have not resulted in compliance with the NSW RNP criteria.

18. Will there be noise walls along the length of the proposed bridge across the river? If not, why not?

Response – Community Connections

There will be 55m of noise wall along the south-eastern side (Doeberl Place side) of the bridge.

The noise model (using the road design levels and alignment, topography, surface type of the landscape etc) determines the best combination of noise mitigation to meet the NSW RNP criteria. In regards to the bridge, the inclusion of a quieter road surface and 55m of noise wall along the south-eastern side of the bridge sufficiently addresses the noise mitigation requirements of most properties surrounding the bridge. There are a few properties that will require treatments at the property to further reduce noise. Council has undertaken to provide further individual treatments to the dwellings where the above mitigations have not resulted in compliance with the NSW RNP criteria.

19. Please provide industry specifications and details of flammability of (i) hebel walls and (ii) timber infill walls.

Response – Community Connections

Council is awaiting a response from the designer with this information.

Ellerton Drive Extension – Memorandum of Understanding

Council resolution 084/16 authorised the General Manager to enter into a Memorandum of Understanding (MoU) with Roads and Maritime Services (RMS) for the delivery of the proposed Ellerton Drive Extension.

20. When was the MoU signed?

Response – Community Connections

The MOU has been drafted but not been signed yet.

21. Has the council published the MoU? If so, when?

Response – Community Connections

The MOU has not been published.

22. If not, will the council now publish the MoU on its website? If not, why not?

Response – Community Connections

The MOU is a joint document between Council and RMS. RMS approval will be required before Council can publish this document after it is signed.

Ellerton Drive Extension – Loan agreement

23. Has the council signed an agreement for the proposed \$36 million loan to developers for their share of the EDE construction costs? If so, when? If not, when does the council expect to sign the agreement?

Response – Community Connections

There is no need to establish a separate agreement between Council and the developers for this loan. The requirement for the developer to repay the loan is contained in the Local Planning Agreement. Council has not yet borrowed its share of the funds for the EDE. The loan for the EDE will be secured closer to the date when Council funds are required for the construction of the road.

Ellerton Drive Extension – EPBC biodiversity offset management plan

24. Has the council prepared an EPBC Act Offset Management Plan, as per the conditions of the EPBC Act approval for the proposed EDE?

Response – Community Connections

Yes.

25. If so, has the council published the offset management plan? When was the plan published and where?

Response – Community Connections

No, the plan is currently under review by the Commonwealth Department of the Environment and Energy.

26. If the council has not published the offset management plan, will the council now publish the plan on its website? If not, why not?

Response – Community Connections

See question 25.

Integrated Transport Strategy – context paper

27. Can the council confirm that it commissioned AECOM to prepare a context report as part of the preparation for developing an integrated transport strategy?

Response – Community Connections

A draft context paper has been prepared by AECOM. The contents of the report is based on a review of existing relevant background reports and policy documents, NSW and ACT stakeholder consultation and an analysis of traffic and transport data.

28. Will the council now publish the report on its website? If not, why not?

Response – Community Connections

The paper is still in draft form and will continue to be draft until AECOM's review of the background work is completed.

29. How will the composition of the management committee overseeing development of the integrated transport strategy be determined?

Response – Community Connections

A draft Terms of Reference for the Management Committee was emailed to you on 16 June 2017 as part of an invitation to attend a Stakeholder/Interagency Workshop for the Integrated Transport Strategy. The Terms of Reference for the Management Committee will guide the composition/membership of the committee and their appointments. The Terms of Reference for the Committee was discussed during last week's Stakeholder/interagency Workshop and is currently still in draft form.

30. Who will appoint members of the management committee?

Response – Community Connections

See question 29.

31. Who attended the interagency workshop held on Tuesday, 20 June 2017?

Response – Community Connections

The Stakeholder/interagency Workshop was attended by Council staff, AECOM staff, ACT Transport and representatives from the Jerrabomberra Residents' Association, Googong Residents' Association and the Queanbeyan Residents and Ratepayers Association.

Council had also invited yourself, QueanBUG (Queanbeyan bicycle group), Queanbeyan Walking Group, Queanbeyan Business Chamber, Bungendore Chamber of Commerce and Industry, Q City Transit, ACTION, Queanbeyan Taxis and the Aboriginal Land Council to attend the workshop but due to work commitments these representatives were not able to attend.

32. What were the outcomes of the workshop?

Response – Community Connections

Those in attendance provided feedback on the draft Terms of Reference for the Committee and draft Vision and Objectives as well as noted the needs, issues, gaps, opportunities for travel on roads, public transport and active transport.

Upgrading Old Cooma Rd

33. What is the current timeline for stage 2 of the upgrade of Old Cooma Rd?

Response – Community Connections

As a result of the recent announcement of funding for this project in the NSW Government budget, Council is now working to develop a delivery program for this work and the work proposed on Main Road 92. This will be reported to Council once developed.

34. What changes, if any, will be made to the timetable for the road works following the NSW Budget funding announcement of 20 June 2017?

Response – Community Connections

The NSW Government announcement allows the planned Old Cooma Rd duplication to be brought forward from 2022.

35. Does the NSW government funding contribution change the sum that developers will be required to contribute to the works? If so, what are the changes?

Response – Community Connections

The NSW Government funding will change the amount required to be funded by developers for the construction of the Old Cooma Road Stage 2. Details of the changes are not available at this time.

Googong Local Planning Agreement

36. Has the Googong Local Planning Agreement been renegotiated?

Response – Community Connections

Council is in discussion with the Googong developers to review the Googong Local Planning Agreement on a number of matters. This is still to be finalised.

37. If so, when was an amended agreement signed? What changes were made?

Response – Community Connections

See question 36

38. Has an amended agreement been published? If so, when and where? If not, will council now publish any amended agreement on its website? If not, why not?

Response – Community Connections

See question 36