

New Cemetery for Queanbeyan Region



- Queanbeyan's population growth
 - Growing from 41,000 to >55000 in 15 years
 - Approx 69% projected increase in retirement ages demographic
 - Approx 16,000 residents > 50 yrs projected in 15 years
 - Queanbeyan's growth centres are to the south - Googong and Sth Jerrabomberra/Tralee
- ACT impact
 - Current service life of ACT's three Cemeteries is 8 years
 - New cemetery proposed for Mugga Lane – currently on hold.
 - ACT projected population is 500,000 by 2050
 - ACT increase in persons over 65 to increase 21% by 2050
- Based on current interments and take up of reservations, Queanbeyan General Cemetery has a service life of approximately 5 years.



Why does Queanbeyan need a new Cemetery



Queanbeyan General Cemetery 2010



Queanbeyan General Cemetery 2017



- 1990: Queanbeyan City Council first started looking to expand its cemetery capacity.
 - identified a site, Portion 75, adjoining the existing cemetery
 - made an application to the Minister to acquire this land and rezone the site from Residential to Special Purpose (Cemetery) early 1990s.
- 1991: commenced the Rezoning process
- 1992: Public inquiry, conducted by Commissioner Schultheis
 - recommended not to proceed until more detailed environmental assessment was conducted and an alternate site considered.
- 1993: Council conducted detailed environmental, Geotechnical and Economical assessment of Portion 75 and land along north-west of Lanyon Dr, now managed by NPWS.
- 1994: Council resolved to endorse the consultants reports and recommendations and continue negotiating to acquire Portion 75.
- 1996: NSW Government agreed to sell Council the land and the rezoning process recommenced
- A detailed Vegetation Management Plan was prepared





- West Queanbeyan site 1, Block 75, originally acquired for cemetery, changed to Bush cemetery but heavily restricted due to vegetation and threatened species.
- West Queanbeyan site 2, Crown Land, converted to NPWS due to high conservation value.



- March 2000, Council resolved (2126):
 - to complete the rezoning and purchase of Portion 75 for a **Bushland Cemetery**
 - that development and operation be in accordance with the Native Vegetation Management Plan.
- February 2007, Council resolved 070/07:
 - Queanbeyan Cemetery Native Vegetation Plan be amended in accordance with the Concept Plan
 - be advertised for public comment
- August 2009, Council resolved 270/09:
 - due to legislative and environmental concerns, no further action be taken until the necessary actions for finding a new cemetery for the City are completed and a workshop be held to canvas ideas with councillors
- 2009: first workshop of Queanbeyan City Council 2009 – Initiated Project
 - proposal to find a location for a new cemetery was included in Delivery Programs 2009-12 and 2013-17
 - community were consulted on content of Delivery Plans



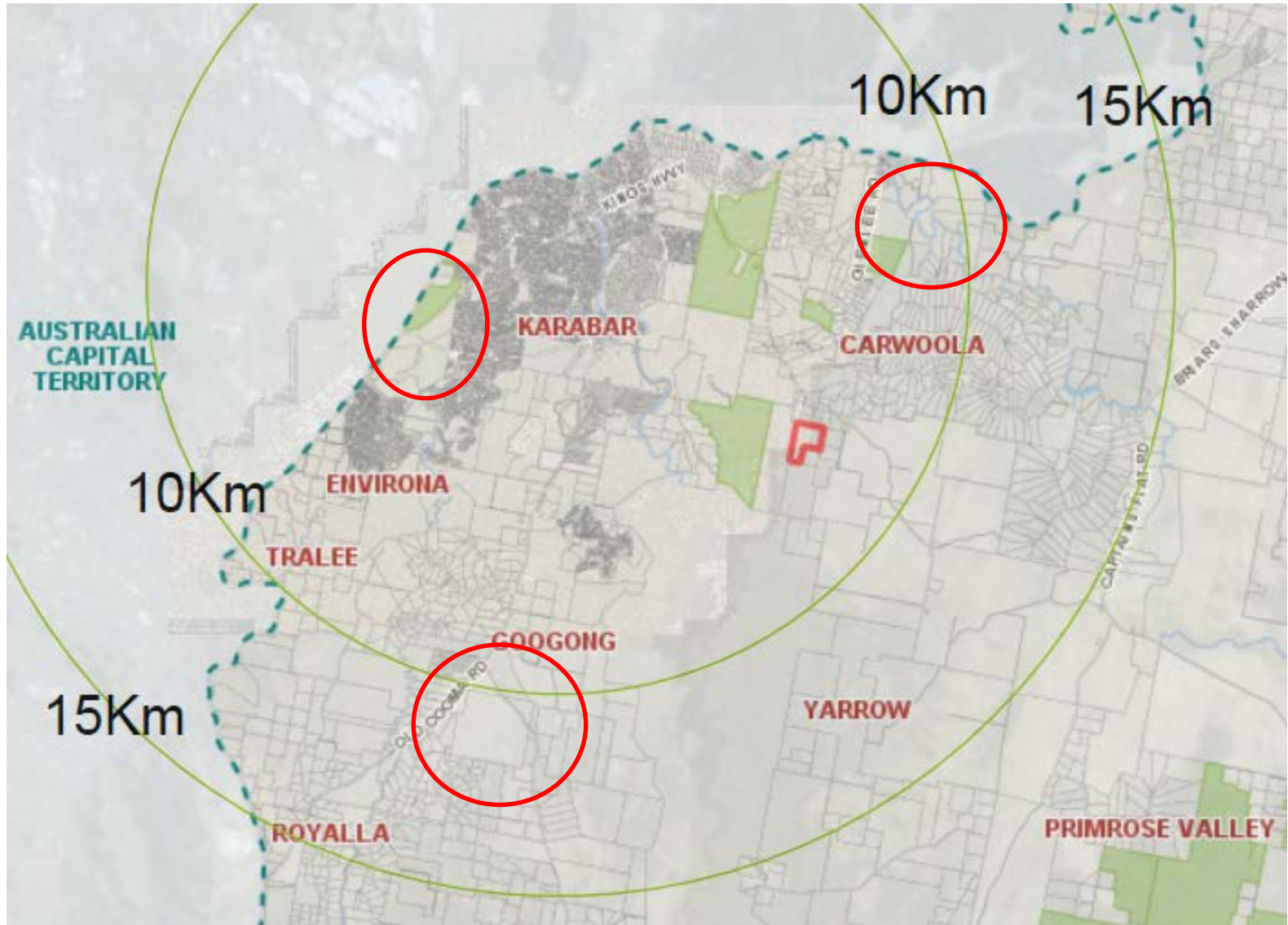
- Council worked with the NSW Government agency, *Cemeteries and Crematoria NSW* and *Crown Lands* to find sites and place the issue onto the NSW Government agenda.
- 2015: further councilor workshop:
 - confirmed preferred area of search based on population growth.
- 26 August 2015 Council meeting, 310/15:
 - *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*



- Suitable land availability
- Proximity to city and urban areas, 10-15km radius
- Allow for future urban growth
- Proximity to main roads
- Able to accommodate separated exit and entrance
- Minimum site of 35 hectares of memorial park, including buffer zones, access roads and facilities.
- Topography predominately flat to slight undulation
- Consistent subsoil depths to 3.5m deep
- Outside 100-year flood zone preferred
- Low water tables desirable, ideally minimum 3.5 metres
- Access to services, irrigation water in dams, electricity and potentially gas
- Avoid significant environmental constraints, eg Googong Dam, Eastern escarpment, E1 & E2 Lands.



Search Area





Eastern search area – 2 sites assessed

- Carwoola site 1, Crown Land, failed initial vegetation assessment, drains to Molonglo River and subject to land claim.
- Carwoola site 2, passed initial veg assessment, unable to assess for Geotech as access consent not provided by property management

Western Search Area – 2 sites assessed

- Hoover Road site 1 failed on Geotechnical assessment, former land fill site, unstable cannot excavate
- Site 2 private land failed vegetation due to high conservation value habitats and visible hard rock.

Southern search area – 2 Sites assessed

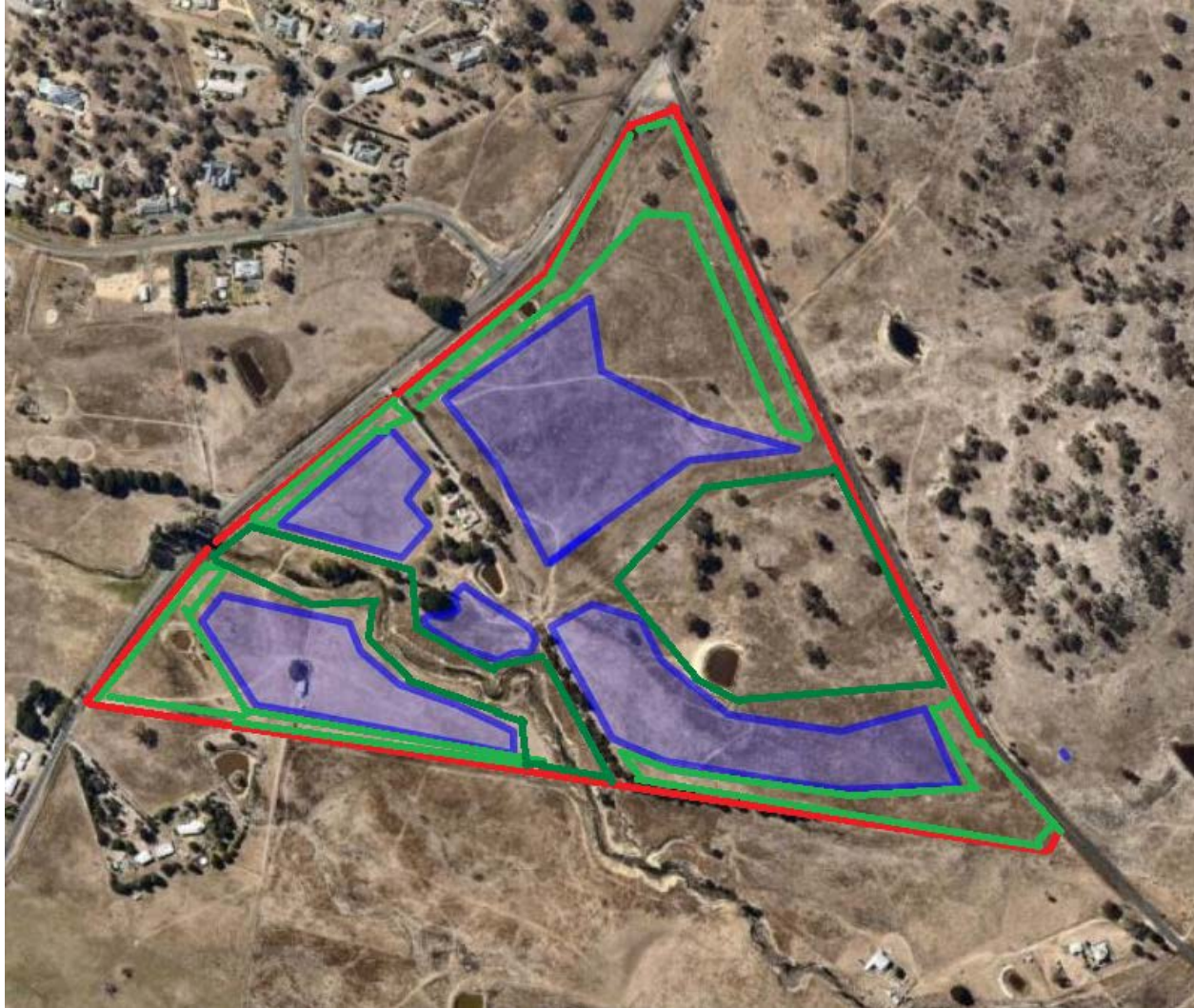
- Council concurrently negotiated to acquire options over two properties:
- Site 1 Showed potential by was declined by owners, details commercial in-confidence
- Site 2 Passed intinial vegetation and geotechnical assessment, owners agreed to the option per Council resolution



- Due to changes to Federal legislation, the land owner requested Council accepted outright purchase prior to 30th June 2017
- February 2017, Council resolved:
 - *enter into a contract to purchase land at 1187 – 1241 Old Cooma Road, Royalla*
- June 2017, Council resolved:
 - Undertake boundary tree plantings on Royall site
- July 2017, Council resolved:
 - prepare a planning proposal and request the Minister to make the final determination on whether the Planning Proposal should proceed
 - include the preparation of an independent social impact assessment
 - incorporate a public hearing into the planning and engagement processes



Proposed Royalla/Googong site



Site Boundary
36 Ha total

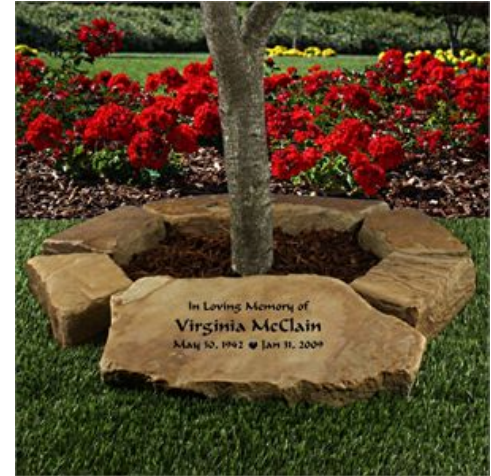
Potential Use
16 Ha

Buffer 5 Ha

Environmental
Restoration 6 Ha



- Well laid out property with well spaced series of “rooms” and park like look
- Extensive tree planting
- Potential landscaped gardens, eg. Rose Garden, Camellia Gardens etc
- Possible water features
- Minimum 20m wide perimeter buffer tree planting
- Restoration of environment, creek, remnant vegetation
- Landscaped areas for niche walls
- Facilities for staff and visitors
- Access drives and onsite parking



Very important to create a beautiful setting for families to visit



Next steps

- Planning Proposal to be considered by the NSW Department of Planning
- Gateway Approval, from the Minister for Planning, to amend the Queanbeyan 2012 LEP
- If Gateway determination is issued, engage consultants to carryout necessary studies possibly including:- Further Community Consultation
 - Flora and Fauna
 - Traffic
 - Visual Amenity/Social Impact
 - Geotechnical
 - Hydrology
- Submit proposal and all necessary studies to the Department for Ministerial approval
- Develop concept designs – Further consultation
- Develop Business Plan
- Prepare Development Application – Further Consultation
- Submit DA to Regional Planning Panel – Further Consultation



 **Expected time frame 4-5years**

Should Planning Proposal or DA not proceed

- June 2017, Council resolved:
 - providing well established screening in advance of any potential development whether that be for:
 - a memorial park,
 - rural-residential development
 - recreational development
 - or disposal of the land

