

**PUBLIC FORUM
QUESTIONS/ANSWERS
12 July 2017**



Questions – Paul Hubbard

Proposed Memorial Park

- 1. You have previously told me that 437 people have their ashes in the "Bushland Cemetery". Your website only shows 66. Where is the difference?**

Response – Natural and Built Environment

An audit of the cemetery register was conducted and the total provided on 28 June had an error in the number of ashes interred. The figure of 437 included vacant sites. All other figures provided were accurate.

At present there are eight burials in the bushland section; the first burial was on 11 October 2011 and the latest on 1 September 2016. A further four sites have been reserves and there is room for a further 28 burials in Row 1 and Row 2.

The following interments have occurred or reservations made:

- Area 1 – 4 ashes interments, 10 reservations
- Area 2 – 15 ashes interments, 8 reservations
- Area 3 – 7 ashes interments, 5 reservations
- Area 4 – 41 ashes interments, 15 reservations
- Area 5 – No interments or plots reserved as of yet
- Area 6 – 1 burial
- Area 7 - No interments or plots reserved as of yet
- Area 8 - No interments or plots reserved as of yet
- Area 9 - No interments or plots reserved as of yet

- 2. Why did Administrator Overall have to "rush" to get the gateway submission through to the NSW Department of Planning?**

Response – Interim General Manager

As previously mentioned, the Administrator has been appointed to undertake the business of Council that would have occurred had a merger not progressed. The timing of the preparation of the Planning Proposal has not been expedited during the period of Administration.

- 3. I do not believe that Geotechnical reports were carried out on the parcel of land at Carwoola, if so by whom, when?**

Response – Natural and Built Environment

The search for a suitable location has looked at numerous sites. Not all sites progressed to geotechnical engineering assessment due to other environmental factors deeming the site unviable or access was not permitted by the property owner or manager.

4. **Administrator Overall sat in my house and told a meeting that he would not allow a Crematorium to be built on the Googong site. Is that still true?**

Response – Interim General Manager

The Administrator made a statement of his views as recorded via live streaming at Council's meeting on 28 June 2017.

The statement included the following:

No determination whatsoever has been made in regard to approving or refusing a proposal memorial park, no determination....Personally I have not formed a view....As to whether the project proceeds will be a matter for the elected Council as there are certain checkpoints in the two-year planning assessment and stakeholder and community engagement processes which may or may not result in a development application then being considered by the NSW Government appointed Joint Regional Planning Panel....Therefore, with what I am about to resolve, I make no determination as to the proposed to memorial park (cemetery), with or without a crematorium. The following resolution simply progresses a planning and assessment pathway, consistent with State planning legislation.

The full archived version of the 28 June meeting can be viewed at webcast.qprc.nsw.gov.au

5. **My question 7 last meeting asked about a parcel of land to the south of the existing cemetery requesting you purchase a part of that lot DP819333 currently zones DM**

You told me that is zoned E2 and then go on about the environmental impact that you don't seem to acknowledge for the Googong zone E4 parcel of land.

The image below is from the Queanbeyan LEP 2012 LZN_005. Where does it say it is E2?

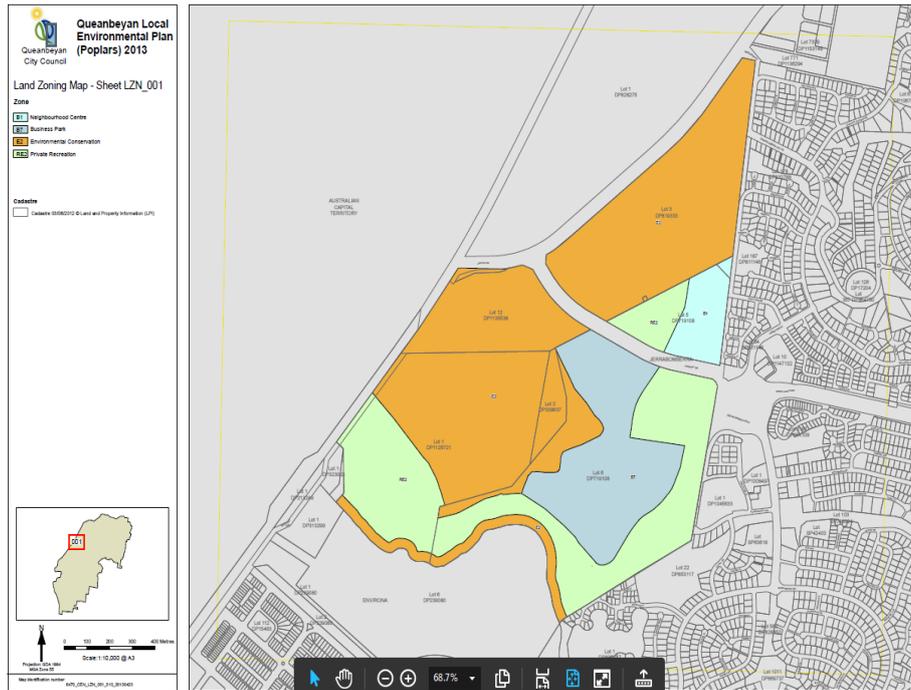


Response – Natural and Built Environment

The Queanbeyan Local Environmental Plan 2012 does not apply to that site.

The land is instead zoned E2 Environmental Conservation under Queanbeyan Local Environmental Plan (Poplars) 2013, which is a separate plan that was finalised after the Queanbeyan Local Environmental Plan 2012.

The land was zoned E2 after environmental studies were undertaken when it was rezoned in 2013 that confirmed the significant environmental values of the site. See the NSW Legislation website <http://www.legislation.nsw.gov.au/#/view/EPI/2013/467> and relevant zoning map below:



6. Further to my question 7, why is a cemetery unsuitable for land zoned E2 but ok for land zoned E4?

Response – Natural and Built Environment

E2 Environmental Conservation zoned land represents the highest level of environmental protection for any privately held land in NSW and very few land uses are permissible in this zone under Council’s respective planning instruments (including dwelling houses).

Conversely, the E4 Environmental Living zone has been applied to areas of the local government area with existing rural residential development and where a much broader range of land uses are permitted including dwelling houses, emergency service facilities, extensive agriculture (ie, grazing and crop production), farm buildings, garden centres, landscape material supplies, plant nurseries and secondary dwellings. Accordingly a much broader range of land uses are already permissible in the E4 zone.

Detailed studies will be undertaken to determine the suitability of the subject land for a memorial park, including consideration of any impacts on environmental values on the site.

7. Have you approached the NSW National Parks to utilise a portion of land DP828275 to allow cemeteries and crematorium with permission?

Response – Natural and Built Environment

No

8. If no to 7 above, why not?

Response – Natural and Built Environment

This site near the Lanyon Drive Cemetery had previously been investigated and has a significant conservation value and contains a number of federally listed threatened species.

9. What water source will you use for the Googong grave yard?

Response – Natural and Built Environment

This and other environmental investigations will be carried out as part of the comprehensive planning process, pending the planning proposal progressing past the Minister.

10. Alison Stone, Deputy Director General, Department of Industry - Lands & Forestry on behalf of Minister the Hon Paul Toole MP seems to think that "Council has secured freehold land using its own funds to purchase the proposed Cemetery Site and goes on to say that Crown Cemetery Operators that are Crown Reserve Trust, require the Ministers approval to purchase land for use". Do you have that permission?

Response – Natural and Built Environment

Council is not privy to the Minister's or Deputy Director General's thoughts or comments. Council has carried out investigations and searches for a site in consultation with the Cemeteries and Crematoria NSW and Crown Lands. However, as previously stated, Council has acquired land, in accordance with the *Local Government Act 1993*, for the purpose of strategic planning and provision of essential services. The site is freehold, not Crown Land, and Council is not a Crown Reserve Trust in this instance.

Questions – Katrina Willis

Local elections

11. When will council be holding a meet-the-candidate event for the local government elections on 9 September?

Response – Interim General Manager

Council will not be holding a meet the candidate event for the local government election. This is not considered to be appropriate for Council to hold such an event for the local government election. Council is aware of some community groups and associations that are looking at running meet the candidate events.

Council will however be coordinating candidate information sessions facilitated by LGNSW and NSWEC on 18 and 19 July, followed by updates on council issues, plans and projects to formally nominated candidates in August.

CBD property sales

12. Please provide an update on the proposed sale of council-owned property in the CBD to the consortium that provided an unsolicited proposal.

Response – Interim General Manager

Council has progressed plans to redevelop its headquarters on the Crawford precinct site in Queanbeyan. Once the plans are at DA stage, negotiations for the sale of some of the CBD sites ultimately vacated by the occupation of the new headquarters commence in the terms of the heads of agreement and the resolution of Council to consider the sale and redevelopment on a staged and site basis. Subdivision of the current lots to accommodate a potential sale is required. The sale/s are based on independent valuations on current and potential redeveloped use, to enable negotiation on cash or public works in kind, the results of which are reported to Council for determination.

13. What negotiations have taken place concerning sale of the properties?

Response – Interim General Manager

See Q12. Council expects to receive a proposal from Downtown Q PL for the potential acquisition and redevelopment of Stage 1, being the council cottages fronting Rutledge St.

14. Has the Heads of Agreement been signed?

Response – Interim General Manager

Yes, on 6 February 2017.

15. If so, will the council now publish the document? If not, why not?

Response – Interim General Manager

The document contains commercial in confidence material and not available for public disclosure without consent of the parties. Once a decision has been made to sell in accord with Q12, the contracts for sale disclose the commercial terms.

Expression of interest process – Morisset St car park

16. How many expressions of interest did the council receive for the sale and redevelopment of the Morisset St car park in 2016?

Response – Organisation Capability

Two

17. Who were the cinema proponents that the council was negotiating with for the provision of a cinema as part of the redeveloped Morisset St car park?

Response – Organisation Capability

The matter of the expressions of interest for the redevelopment of the Morisset Carpark was subject of a report to the Closed Session of the Council meeting of 8 June 2016. The minutes of that meeting note:

The Administrator resolved:

- 1. As per the terms of its resolution of 27 April 2016 authorise the General Manager to assess the two Expressions of Interest for a mixed use commercial residential development including a multiplex cinema and for a cinema operator and enter into negotiations with the successful candidates, and*
- 2. That the outcome of these negotiations be workshopped with the Administrator and council staff before being brought back to Council for endorsement.*

A report was presented to Council on 23 November 2016 regarding 'Queanbeyan CBD Property Proposal and Queanbeyan Office'. One of the resolutions related to this report was:
Not accept any cinema development proposal emanating from the EOIs for the Morisset carpark and advise the cinema proponents accordingly.

18. Why did the council decide not to accept any of the expressions of interest emanating from the expressions of interest proposal?

Response – Organisation Capability

The interested parties were advised that Council is exploring broader options in the interim.

Integrated Plans 2017-18

The Integrated Plans for 2017-18 adopted at the Ordinary Meeting of Council on 28 June 2017 included an additional \$6.3 million for costs associated with the proposed Ellerton Drive Extension.

According to Attachment 8 to Item 8.3, this additional funding is to pay for the cost of purchasing so-called 'biodiversity offset' land and is to be reimbursed by the NSW Government.

19. Why is the council funding this cost?

Response – Community Connections

As Council is the proponent and owner of the road corridor, it must make the purchases. Initial costs of the project are being met by grants and will be reimbursed. The cost of offsets will now form part of Council's portion of the project cost and be paid through a loan that will be repaid by developer contributions.

20. Who suggested that the council fund this cost?

Response – Community Connections

See question 19.

21. When was the suggestion made?

Response – Community Connections

See question 19.

22. How will the council fund this expense: from reserves or through a loan?

Response – Community Connections

The purchase of offsets will be covered by the overall project cost. Council's portion of the project cost will be paid through a loan that will be repaid by developer contributions.

23. If the latter, what is the cost of any loan servicing fees?

Response – Community Connections

Council will borrow from NSW Treasury Corp for its portion of the EDE project, which comprises a fixed rate primary and interest 20-year, long term loan.

24. When will the NSW Government reimburse the council for this cost?

Response – Community Connections

See question 19.

Access to public documents on the QPRC website

25. In the interests of transparency, now that the council has removed many public documents from its website following integration of the former Queanbeyan and Palerang council websites, will the council publish a directory of all the public documents it has removed and instructions on how people can obtain the documents from the council?

Response – Community Choice

Council's website is not an electronic document management system and is primarily used to provide residents with useful and current information. Council is not intending to use the website as a document storage facility. The two former websites will remain live for 2-3 months to ensure critical information is not lost. Council has information on its website relating to the *Government Information Public Access Act* and how residents can obtain copies of documents.