

**PUBLIC FORUM
QUESTIONS/ANSWERS
24 May 2017**



Questions – Paul Hubbard

Proposed memorial park

- 1. With inspections, both biodiversity and geological, having been carried out on the two parcels of land identified for the cemetery, can I request a copy of, or link to, the reports for Royalla and Carwoola**

Response – Assets and Projects

All investigation documents associated with the prospective sites are commercial in confidence, as they relate to property not in Council's ownership. The documents associated with the Royalla property will be available after the property is transferred into Council's ownership.

Note: Council's property database currently shows the blocks of land that Council has identified for a proposed memorial park as being in Royalla. Council is provided with information such as this from Land and Property Information, a NSW Government department. Other nearby blocks are identified as being either Royalla or Googong. Council staff have requested a review by LPI. Until further advice is received from LPI, Council will refer to the land as Royalla.

- 2. How much did the parcel of land for the new cemetery cost and from which bucket of money did it come from (which budget papers).**

Response – Assets and Projects

The purchase price of the Royalla property is commercial in confidence and settlement has yet to be finalised. The former Queanbeyan City Council included the project in its two most recent Delivery Plans and a budget for the acquisition of a new cemetery site and planning process. The project is to be funded from loans, with the future Memorial Park business repaying the loan and reimbursing Council for the planning process.

- 3. In Accordance with Section 14 (1) of the Cemeteries and Crematoria Act 2013, was consent of the Minister sought for the acquisition on the land for the proposed cemetery.**

Response – Assets and Projects

Section 14 of the *Cemeteries and Crematoria Act 2013* refers to the Power to Acquire Land by the Cemeteries Agency. Cemeteries and Crematoria NSW is the NSW Government agency the Act is referring to, not Council. Councils are required to conduct business in accordance with the *Local Government Act 1993*. Both the former Queanbeyan City Council and the current Queanbeyan-Palerang Regional Council have adhered to the requirements of the *Local Government Act 1993* throughout the process of the project.

4. Who made this decision to purchase the land for a proposed cemetery?

Response – Assets and Projects

The former Queanbeyan City Council initiated the project in 2009 and held a further workshop of Council in 2015, confirming preferred areas of search based on population growth.

At its ordinary meeting on 26 August 2015 Council resolved;

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.

As a result of the negotiations, the vendor informed Council that they would not consider an option, only purchase to allow Council to progress investigations. As a result of those negotiations, a further report was considered by Queanbeyan-Palerang Regional Council on 22 February 2017. Council, resolved;

That Council enter into a contract to purchase land at 1187-1241 Old Cooma Road, Royalla

5. Was consultation with other councillors sought, if not why?

Response – Assets and Projects

As mentioned in question 4, councillors were involved in the process prior to the merger. As a result of the merger and the proclamation, councillors no longer hold office, with the Administrator appointed to stand in the place of the elected Council during the period of Administration. The Administrator was appointed to work with the General Manager and Executive to transition to the new organisation and undertake the business that would have occurred if an elected Council had been in office.

6. Do council members know about the purchase of land made by Administrator Tim Overall. (Feb. 2017)

Response – Assets and Projects

The purchase of the land on Old Cooma Rd was published in the minutes from Council's meeting on 22 February 2017. As stated in question five, the Administrator was appointed to undertake the role of councillors – Queanbeyan-Palerang Regional Council does not currently have any councillors.

Following the proclamation of QPRC, a Local Representation Committee was established, with eight former councillors from the Queanbeyan and Palerang councils (four each) appointed. LRC members have been regular attendees at Council meetings since the proclamation and have access to minutes from Council meetings.

7. Were there other suitable land areas searched.

Response – Assets and Projects

The search areas were to the south and east, between 10-15 km from the Queanbeyan and Jerrabomberra urban areas and outside of the Googong and Tralee/South Jerrabomberra growth areas. The search exclude any environmentally-restricted areas such as the Googong Dam catchment.

8. Where exactly is the land for this proposed cemetery.

Response – Assets and Projects

The site Council is currently acquiring to allow the extensive planning and community engagement process to commence for a future Memorial Park is located at 1187-1241 Old Cooma Road, Royalla

9. Will a cemetery effect the quality of the bore water table?

Response – Assets and Projects

Matters such as this will be further investigated during the planning process.

10. In May last year Administrator Overall informed the council that there would be consultation between council and the public before any decisions were made and before the purchase of land. Why did this not happen

Response – Assets and Projects

The purchase of the land on Old Cooma Rd was published in the minutes from Council's meeting on 22 February 2017. As stated in question five, the Administrator was appointed to undertake the role of councillors. This process allows Council to now initiate the planning process which includes extensive engagement with the community on multiple steps over the next five years, including at rezoning, design and development application stages.

11. We have been told that the Royalla (Googong) parcel of land was selected as the preferred site. Can we please see the sheet / report where Royalla and Carwoola were compared?

Response – Assets and Projects

All investigation documents associated with the prospective sites are commercial in confidence, as they relate to property not in Council's ownership. The documents associated with the Royalla property will be available after the property is transferred into Council's ownership.

12. Can we see the survey report that identifies the composition of the rock / sub surface makeup for the Royalla and Carwoola parcels of land?

Response – Assets and Projects

See question 1

13. Can we see the evidence of QPRC consideration of the effects of a Cemetery on sub surface / bore water (the water table)?

Response – Assets and Projects

See question 9

14. Can we see evidence that QPRC has investigated the land to the west of Lanyon Drive between the road and the Railway line-NSW Border?

Response – Assets and Projects

All land of significant environmental value, including the environmentally-sensitive E1 land referred to above, was ruled out in the early search stages.

15. If you can Rezone E4 (Environmental Living) to SP1 (Special Activities), why can't you Rezone E1 (National Parks and Nature Reserves) to SP1 (Special Activities)?

Response – Assets and Projects

E1 is high in ecological value and is the most protected land from development. It is managed by National Parks and Wildlife because of its ecological values and it is unlikely that they would consider rezoning this land for a SP1 Special Activity zone.

It is not intended to rezone the subject land to SP1 Special Activities zone but to instead alter Schedule 1 of Queanbeyan Local Environmental Plan 2012 to allow for a cemetery with consent on the site.

16. Has the NSW Government been asked to transfer a small parcel of land from the land to the west of Lanyon Drive between the road and the Railway line-NSW Border to QPRC?

Response – Assets and Projects

The NSW Government has assisted Council in its search for land, through its two responsible agencies, Cemeteries and Crematoria NSW and Property Services NSW.

17. Was the parcel of land to the south of the existing Cemetery on the corner of Lanyon Drive and Tomsitt Drive looked at?

Response – Assets and Projects

This site was reviewed and carries the same environmental constraints as the land on the other side of Lanyon Drive.

18. The parcel of land to the south of the existing Cemetery on the corner of Lanyon Drive and Tomsitt Drive appears to be not zoned but rather the subject of a Deferred Matter – What is that matter?

Response – Assets and Projects

Any land covered by a deferred matter means that the former planning instrument still applies. The land on the corner of Lanyon Drive and Tomsitt Drive is zoned E2 Environmental Conservation under Queanbeyan Local Environmental Plan (Poplars) 2013 and contains remnant native plant communities of state and national significance.

The deferred land is further south of the Poplars at sites known as North Tralee, the eastern part of South Tralee and Environa.

The reason for the land at North Tralee and Environa being deferred matters is that the land is subject to future rezoning processes which require more detailed studies to look at the capability of the land to accommodate employment type development.

The land at South Tralee is steeply sloping, highly visible and deferred because it is within an area subject to aircraft noise exposure.

19. When does QPRC intend submitting the initial Gateway documentation?

Response – Assets and Projects

Council officers are currently finalising a report that is expected to be presented to the Planning and Strategy Committee Meeting in Queanbeyan on 14 June. Council will then decide whether to progress the matter.

20. Will we be able to see it before it goes off?

Response – Assets and Projects

If Council agrees to proceed with the Gateway process, staff will prepare a Planning Proposal which will be submitted to the NSW Department of Planning and Environment, seeking a Gateway determination for the proposed amendment. If issued, the Gateway determination will set out the consultation requirements for the draft plan and any studies that need to be undertaken and it and the planning proposal will be publicly available for viewing.