

**PUBLIC FORUM
QUESTIONS/ANSWERS
10 April 2019**



Questions – Katrina Willis

Resolution 050/19 – Riverside Café Queanbeyan

1. What was the quantum of rent paid by the licensee of the Riverside café in Queanbeyan in each year of the initial lease agreement?

Response – Organisation Capability

This is a commercial in confidence matter, but the rental is determined by a valuation prepared by an independent valuer.

2. What is the quantum of rent to be paid by the licensee in each of the next five years of the new lease agreement?

Response – Organisation Capability

This is determined by the valuation.

3. Did the council consider putting the lease out to tender? If not, why not?

Response – Organisation Capability

Council considered the option and chose to extend the current tenancy.

Minutes of the 27 February meeting – potential property acquisitions

4. With regard to resolution 20.2 of the meeting of 27 February 2019, can the council advise who initiated the consideration of purchasing a property in Braidwood, the council or the property owner?

Response – Organisation Capability

This is commercial in confidence.

5. Following the councillor workshop foreshadowed for 20 March 2019, has the council resolved to purchase the property?

Response – Organisation Capability

Council authorised the CEO to negotiate purchase of the property, with a report back to the April Council meeting.

CBD Redevelopment

6. Can the council provide an update on the timeline for demolishing the old administration building in Crawford St?

Response – Community Connections

The demolition is expected to be completed by late April/early May, weather permitting and assuming the contractor doesn't encounter any unforeseen issues.

- 7. Can the council advise if it has had an discussion with private parties about redeveloping the public housing site on the corner of Rutledge and Lowe streets? If so, can the council provide details?**

Response – Organisation Capability

As an agency, NSW Housing has been alerted to the Queanbeyan CBD Masterplan process.

Community meeting spaces in Queanbeyan

- 8. How many places does the council have available to rent to community groups in Queanbeyan city?**

Response – Community Choice

Council has five places available for rent to the community in Queanbeyan area. These are the Bicentennial Hall, Karabar Community Centre, Letchworth Community Centre, the Library meeting room and the Riverside Oval meeting room. The Q is available for some community rental including the theatre, the foyer and the exhibition space. Additional community spaces are available at Jerrabomberra and Googong.

- 9. Has the council investigated the need and availability of spaces in the past two years? If so, what was the outcome?**

Response – Community Choice

Council has not investigated the need for additional spaces for community rental. Council responds to requests for space and these requests are largely accommodated within the current availability. The development of the Queanbeyan Head Office and Smart Hub, the upgrade of the Bicentennial Hall and subsequent availability of part of the former Chambers building will provide for additional community space.

- 10. Why won't the council fund the repairs for Karabar community centre and adjacent family day care centre on Cooma St instead of selling yet another public asset for private redevelopment and disrupting community groups that currently use the centre?**

Response – Community Choice

Council is funding repairs to the Karabar Community Centre in the current budget. The adjacent Family Day Care Centre, however, requires a new roof at a significant cost. In evaluating these works, Council noted that the facility has not operated as a Day Care Centre for many years and is highly under-utilised. Council resolved the following in regards to 181-183 Cooma St, Queanbeyan

- 1. Council seek expressions of interest in regard to a sale and redevelopment of the property with a condition of sale that there be a provision of a community centre either in-situ or in the Karabar area.*
- 2. Current users of the community centre be given at least 12 months' notice and that Council staff assist current users in securing alternative premises as their needs arise.*

Googong water management issues

- 11. Can the council provide an update on the investigations it is undertaking to ascertain the source of water pollution that emanated from Googong township in December 2018?**

Response – Natural and Built Character

Investigations are still ongoing and pending legal advice. Until investigations are complete the outcome will not be made public.

- 12. Can the council confirm there was further runoff from Googong township into Queanbeyan River after the rainfall event on Friday, 29 March 2019? Does the council have any analysis of the impact on water quality?**

Response – Natural and Built Character

Water runoff does not necessarily mean an offence has occurred. Council's compliance staff conducted a patrol of Googong on 1 April 2019 and inspected 10 sites.

Water sampling is not routinely undertaken after storm events. Rainfall has always caused the greatest variability in parameter indicator density for the river. Water quality is always at its worst after rain and any sampling results can be expected to be high in rural and urban areas. Unless a compliance breach can be substantiated, there is little gain by Council monitoring storm events for the expected short time-scale variability in the river after a rain event.

- 13. With the Googong recycled water system for all Googong households and other applications using 100% potable drinking water from the Googong water treatment plant, and given there is no known end date for the arrangement, how is the additional cost being funded? Is the council absorbing the cost; is the township developer absorbing the cost; or is the cost being attributed to all QPRC ratepayers?**

Response – Finance

Googong residents pay for potable water and recycled water, measured through separate water meters on their property. The potable water currently being used and measured through the recycled meter will continue to receive a 5% discount, so no owner is disadvantaged.

- 14. What is the cost of this arrangement and when is it expected to cease?**

Response – Finance

Based on consumption data of four prior readings, the cost of purchasing the water is \$127,761 which is absorbed by the water fund. It is expected the Water Recycling Plant will recycle water through the purple reticulation system later in 2019.

- 15. What is the cost of inspecting all Googong water connections to verify they have been connected to the correct supply system? Who is paying for this cost?**

Response – Community Connections

The estimated cost is \$180,000. Funding for these works is being sourced from the Queanbeyan sewerage fund. The Queanbeyan sewerage fund is supported by the annual/user sewerage charges applied to all serviced properties in the Queanbeyan and Googong areas.

Questions – Sandra Young

Loans and financials

16. What are the approximate total costings for all QPRC loans from the date of the QPRC amalgamation to the end of March, 2019? Approximately how much interest is paid per month for these loans?

Response – Finance

Since merging in May 2016, QPRC has entered borrowing agreements for \$50.4 million. QPRC is expecting total interest charges for 2018-19 to be \$2.5m.

17. What is the approximate total value of council investments in late March 2019?

Response – Finance

Council reports monthly on its investments and investment income. As highlighted in the March report, Council's total cash and investments for end of March is \$223.6 million.

18. What is the approximate income that council receives per month, and what are the main sources of this income?

Response – Finance

Council's annual income sources are:

- Rates & Annual Charges \$69.9 million
- User Charges \$27.7 million
- Interest on Investment Income: \$4.8 million
- Other Income: \$2.5 million
- Operating Contributions: \$2 million
- Operating Grants: \$17.8 million
- Capital Contribution: \$23.4 million
- Capital Grants: \$ 61.3 million

Total Income: \$209.6 million

Queanbeyan Head Office and Smart Hub

19. What is the estimated total cost of the re-design of the proposed new Queanbeyan council administrative building, including the original previous \$700,000 costing?

Response – Community Connections

The estimated cost to complete the concept design, including the costs incurred to design the previous version is approximately \$1.1m.

On 26 April 2017, Council appointed Cox Architecture to develop a concept design for the building within the Lowe St car park. This tender was valued at \$700,000. Council later resolved to not continue with the development on this site after the proposed major tenant declined to proceed.

On 24 October 2018, Council resolved to engage Cox Architecture to complete the concept design for the Queanbeyan Head Office and Smart Hub on the site of the former administration building at 257 Crawford St. The fee agreed to by Council was \$399,094.

By awarding the second contact to Cox Architecture, who already had some knowledge of the proposed developed, Council reduced the cost as opposed to engaging a new company to complete the concept design.

- 20. Will the architects/designers of the new administrative building also receive a further % of the total building costs when this building is completed, and if this is correct, what % of the building costs would additional costings be?**

Response – Community Connections

The architects/designers for the Queanbeyan Head Office and Smart Hub are engaged on a lump sum fee basis. The architects/designers will not receive an additional fee based on the final cost of the completed building. Cost estimates will be prepared at key milestones during the design phase and these will be used to amend the design to remain within budget.

- 21. What will be the estimated total costing be for the demolition of the old Queanbeyan council administrative building, including the initial demolition costings for the firm that started the demolition process, but were later replaced?**

Response – Community Connections

The total cost to demolish the former Queanbeyan Council administrative building, including the cost to replace the original contractor, will not be known until the demolition works are complete. It is expected that the total cost will be similar to the funding allocated by Council when appointing the original contractor.