

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

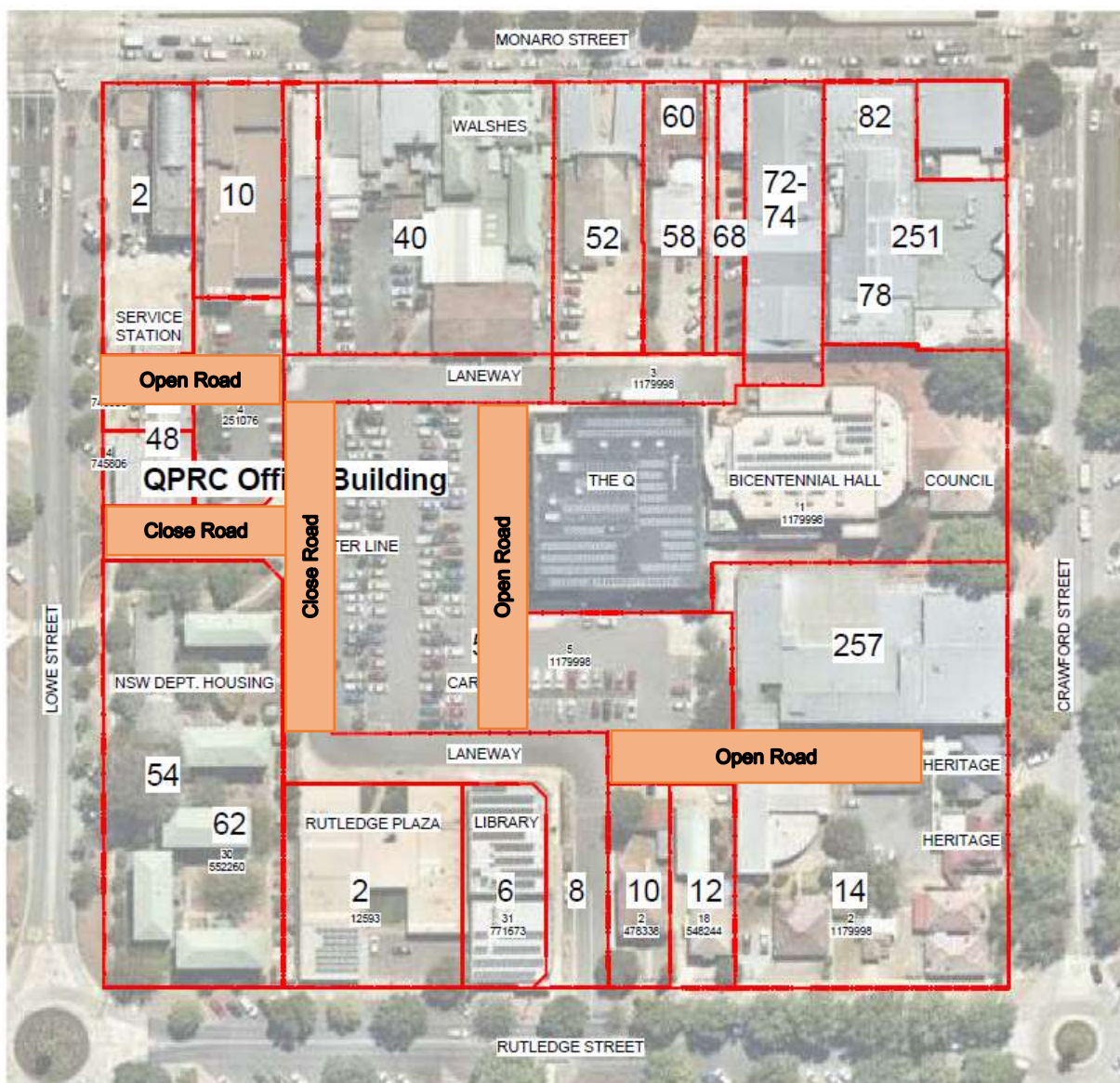
27 SEPTEMBER 2017

ITEM 8.5 QUEANBEYAN HEAD OFFICE, TENANCY AND SMART HUB

ATTACHMENT 4 PROPERTY AND ROADS PLAN

Lowe Carpark precinct:

- 46-48 Lowe Street subject to Acquisition.
- Laneways subject to Open/Closure.



BOUNDARIES PLAN EXISTING

QUEANBEYAN-PALERANG REGIONAL COUNCIL

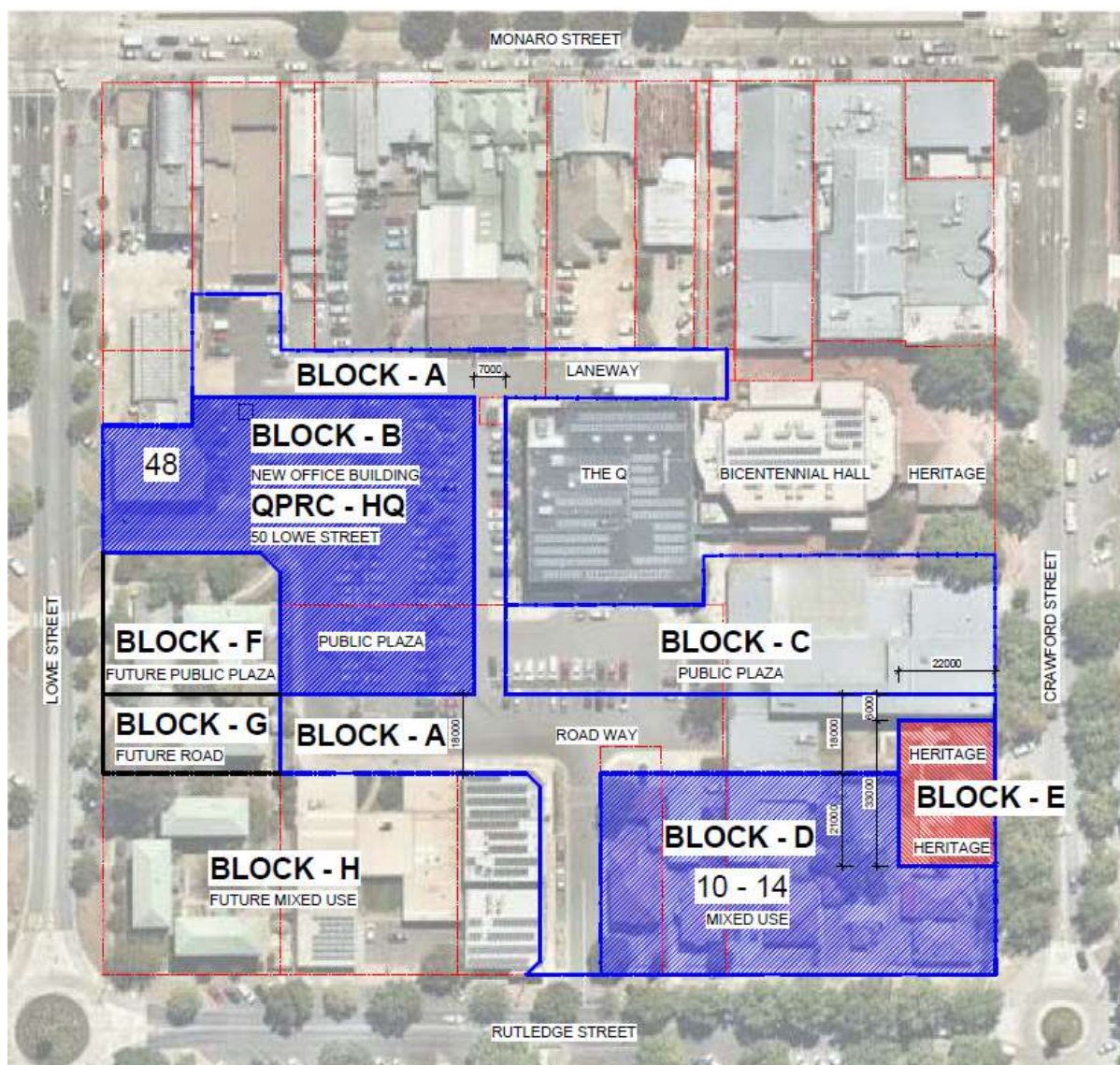
Council Meeting Attachment

27 SEPTEMBER 2017

ITEM 8.5 QUEANBEYAN HEAD OFFICE, TENANCY AND SMART HUB

ATTACHMENT 5 PROPOSED SUBDIVISION LAYOUT - LOWE CARPARK

Proposed plan of subdivision: Low Carpark (lot A, B, C, D, E)



BOUNDARIES PLAN NEW

QUEANBEYAN-PALERANG REGIONAL COUNCIL

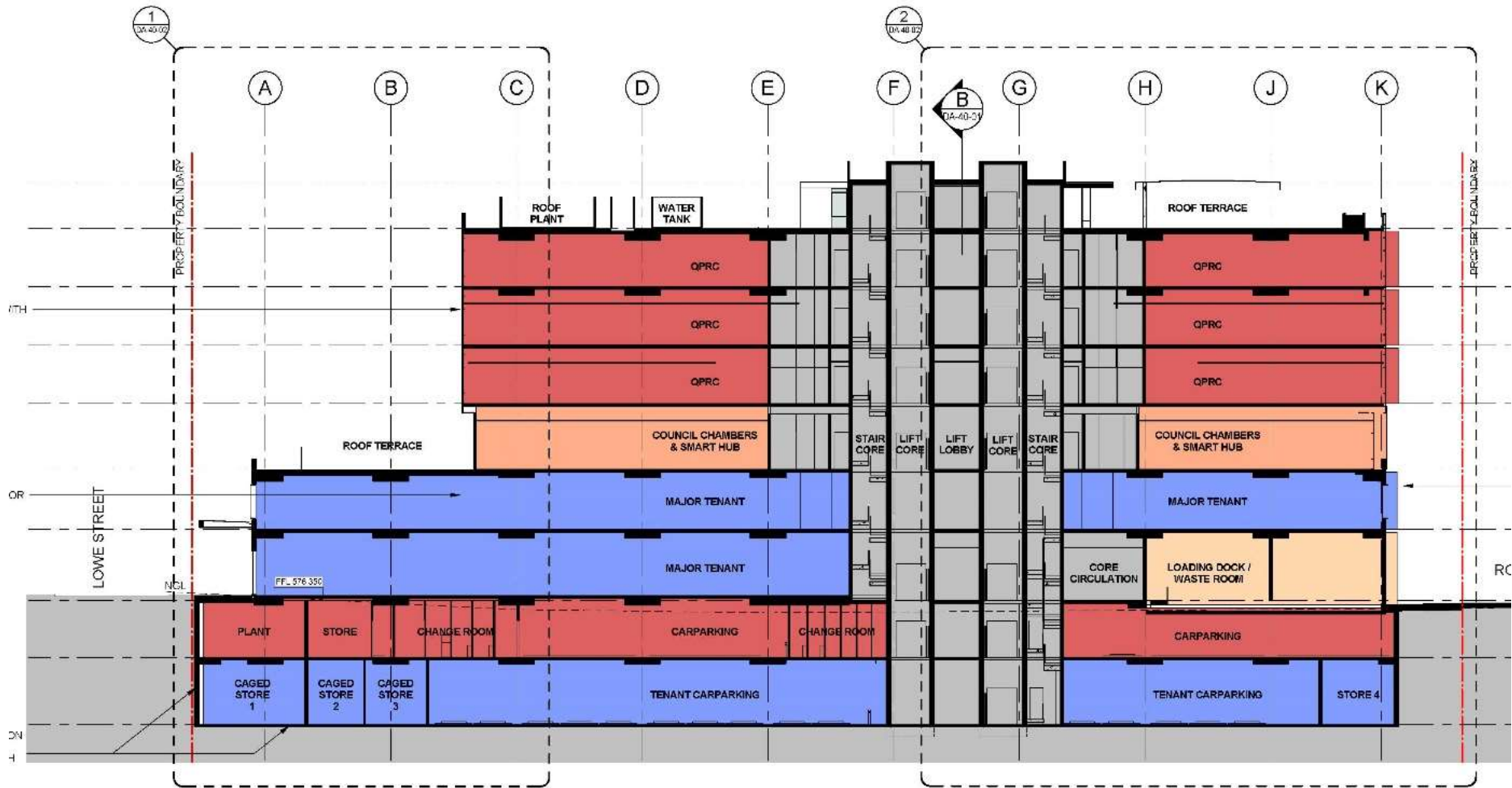
Council Meeting Attachment

27 SEPTEMBER 2017

ITEM 8.5 QUEANBEYAN HEAD OFFICE, TENANCY AND SMART HUB

ATTACHMENT 10 BUILDING PLAN

8.5 Queanbeyan Head Office, Tenancy and Smart Hub
Attachment 10 - Building Plan (Continued)



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

27 SEPTEMBER 2017

ITEM 8.5 QUEANBEYAN HEAD OFFICE, TENANCY AND SMART HUB

ATTACHMENT 12 CBD MASTERPLAN MAP



Summary of Master Plan Initiatives

This diagram summarises the suggested improvements to the public domain, open space and movement network that have evolved throughout the master planning process.

- 1 Strategic development sites (priority investigation areas for possible commercial or residential areas)
- 2 Town square opportunity
- 3 Increased pedestrian priority
- 4 New and improved parklands / edges
- 5 Gateway treatments
 - Primary
 - Secondary
- 6 Consolidate and strengthen civic precinct
- 7 Enhance north- south pedestrian connections
- 8 Enhance east - west pedestrian connections
- 9 Enhanced bus terminus
- 10 Traffic calming, activation, and streetscape enhancement – Crawford Street
- 11 Promotion of alternative route to Morisset and Crawford Street
- 12 Streetscape enhancement and activation – Monaro Street
- 13 Future development to address river setting
- 14 Potential locations for landmark buildings
- 15 Character Buildings / Sites (as identified via master plan process)
- 16 Maintain low-key scale, uses and character
- 17 Consolidate hotel/motel precinct uses
- 18 Retain residential uses, character and prevailing density
- CBD study boundary

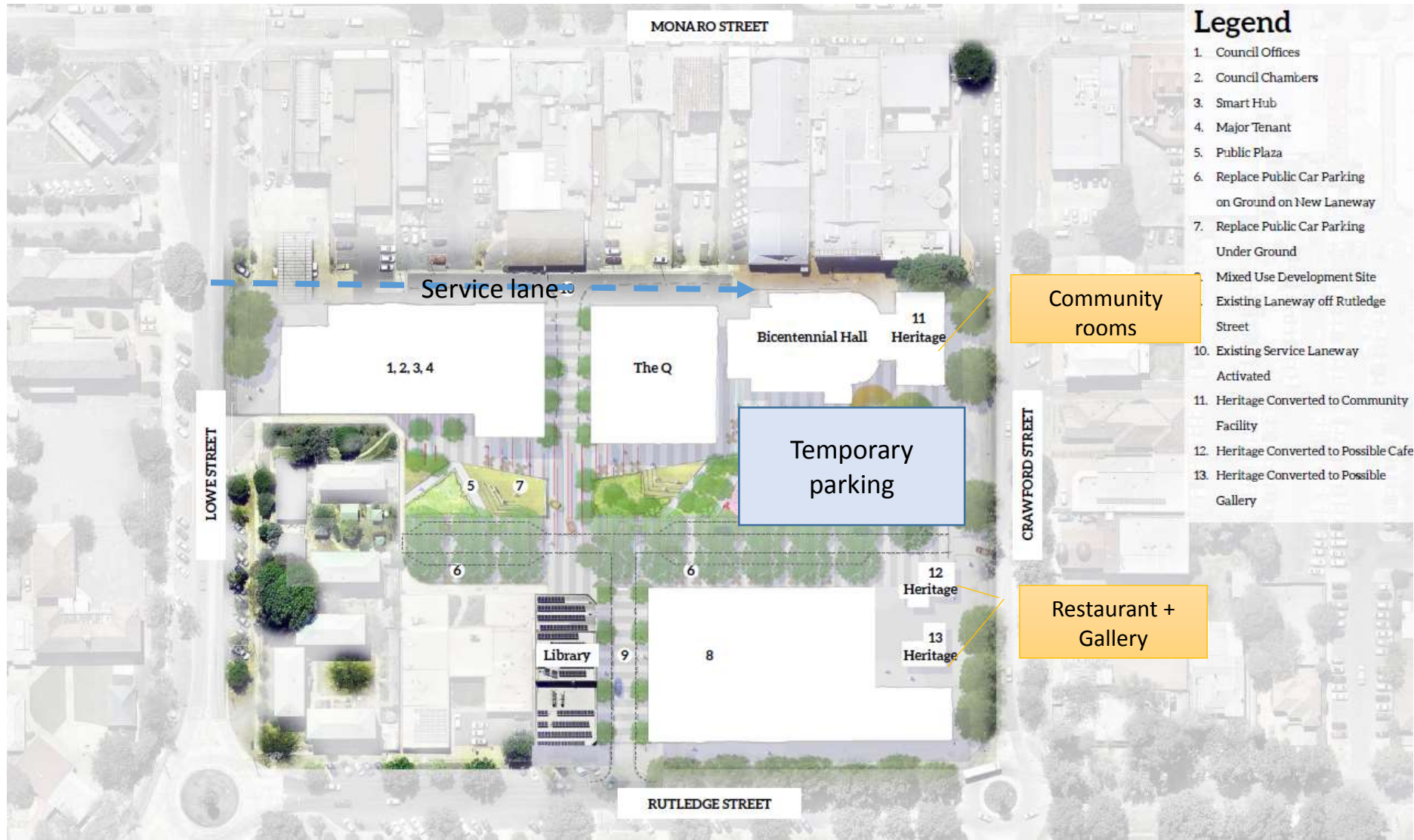
QUEANBEYAN-PALERANG REGIONAL COUNCIL

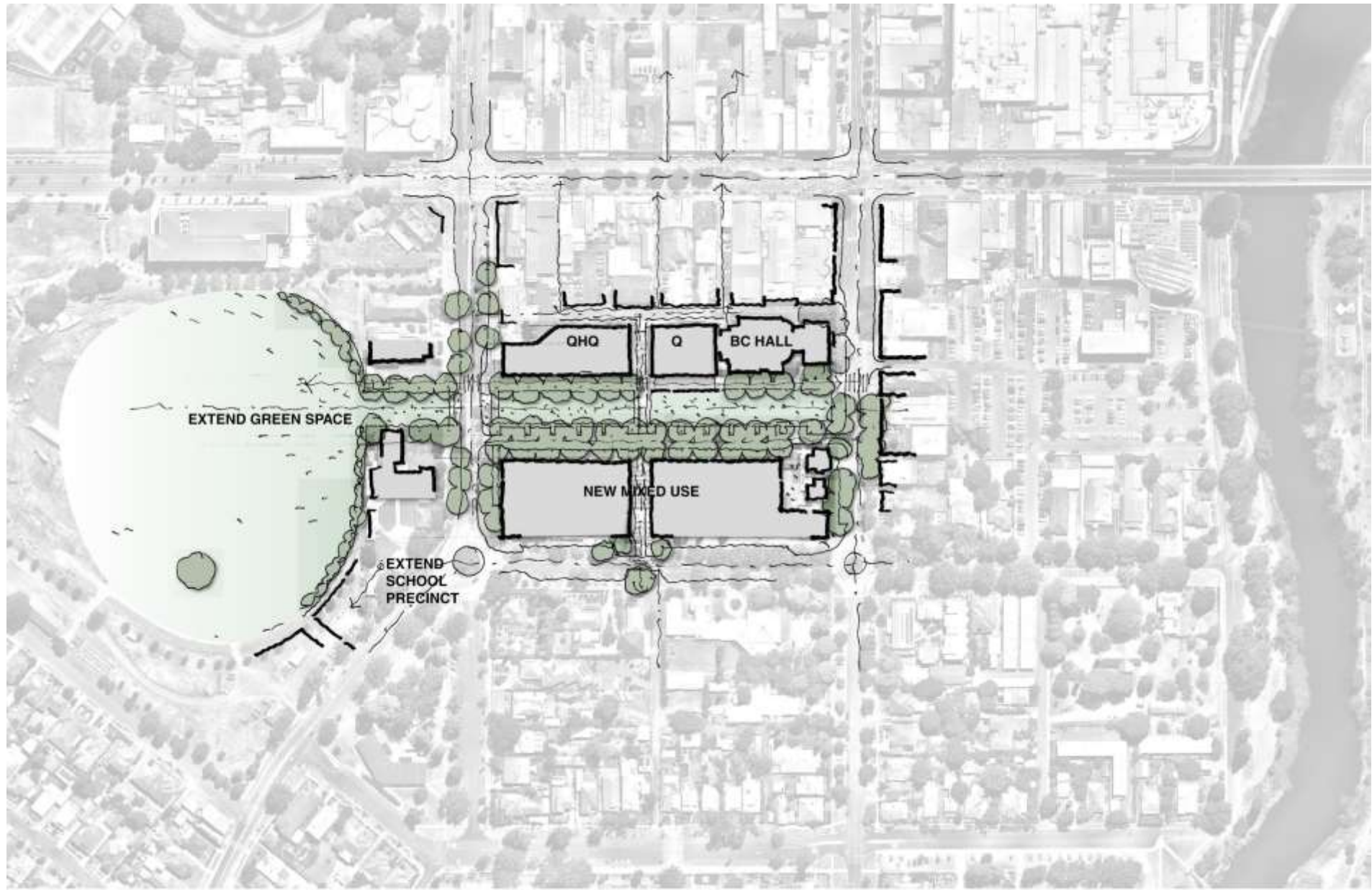
Council Meeting Attachment

27 SEPTEMBER 2017

ITEM 8.5 QUEANBEYAN HEAD OFFICE, TENANCY AND SMART HUB

ATTACHMENT 13 PUBLIC DOMAIN SITE PLAN





QPRC 257 CRAWFORD ST REDEVELOPMENT 1:1000 @ A1 SKETCH MASTER PLAN 18 MAY 2017 COX

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

27 SEPTEMBER 2017

- ITEM 8.10 RATES RELIEF SPORTING & COMMUNITY ORGANISATIONS
 UNDER SECTION 356 OF THE LOCAL GOVERNMENT
 ACT 1993.
- ATTACHMENT 1 RATES AND CHARGES RELIEF APPLICATION FOR HOME IN
 QUEANBEYAN - 284 CRAWFORD STREET
 QUEANBEYAN



RECEIVED IN Records Queanbeyan-Palerang Regional Council	
17 JUL 2017	
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Document Scanned?	<input type="checkbox"/> Yes

Patron: The Hon. Sir William Deane

7th July, 2017

The General Manager
Queanbeyan City Council
P O Box 90
QUEANBEYAN NSW 2620

Dear Sir/Madam,

Re: Rates and Charges Relief application for HOME in Queanbeyan – 2017/2018.

I am writing to apply for a 100% discount on our rates and charges for HOME in Queanbeyan under the Queanbeyan City Council's Rates and Charges Relief Policy- Category A for the period 2017/2018.

The reasons we believe we are a suitable applicant under your policy are:

1. We are a local community not for profit organisation managed by a local volunteer Board and pay rates and charges on our premises at 284 Crawford Street, Queanbeyan
2. We provide assisted living and support for local people with enduring mental illness as well as accommodating St Benedict's who supply food and support for many of Queanbeyan's more marginalised people.
3. Our income is principally drawn from residents and donations; we receive no ongoing government support, and run with very low overheads. Our Board are all voluntary, many of our staff are volunteers, and our paid staff are paid below what they could achieve if they were not committed to working for HOME in Queanbeyan to provide this critical service.

I trust that on the provided information our application will be viewed favourably, however if you require any further information please contact the undersigned, or HOME in Queanbeyan's Manager, Anne Pratt on 6284 2409. We certainly appreciate this policy offered by Queanbeyan City Council to assist community organisations such as ours and would like to thank you for your support during the 2016/2017 rating period.

Regards,

Michael Mallon
Chairperson
Home in Queanbeyan
0400 009 991
michael@cbcoaching.com.au

Postal: PO Box 1647 Queanbeyan, NSW, 2620 Email: manager @homeinquanbeyan.org

Jane - Rates



Application for Rate Relief/Assistance Scheme Community and Sporting Organisations

In order to be eligible you should be an organisation which has limited income principally drawn from member subscription and participation fees.

To be read in conjunction with Rates and Charges Relief Policy.

Name of Organisation	<i>Kano Jujitsu Institute</i>
Property Address	<i>36 Atkinson Street Queanbeyan</i>
Contact Person	<i>Neil Phillips</i>
Telephone	<i>(M)0405129872</i>
Rate Assessment Number	<i>1525161</i>



Please provide a brief description of the organisation:

Please refer to attached letter

How does your organisation benefit the Queanbeyan-Palerang Regional Council community?

Please refer to attached letter

Why should Council provide an ex gratia payment towards rates for your organisation?

Please refer to attached letter

[Signature]

Signature

Date *24/7/17*

256 Crawford Street, Queanbeyan, PO Box 90 Queanbeyan NSW 2620, Tel 02 6285 6000, Fax 02 6285 6666
E-mail council@qprc.nsw.gov.au Internet www.qprc.nsw.gov.au ABN 95 933 070 982

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KANO JUJUTSU *Institute Limited*

ABN 82 107 123 848

Mr Neil Phillips JP
President
Kano Jujutsu Institute Limited
21 Irene Avenue
Queanbeyan NSW 2620

Telephone: (02) 62979872
Mobile: 0405129872

24 July 2017

Queanbeyan-Palerang Regional Council
PO Box 90
Queanbeyan NSW 2620

Dear Council Members

RATING RELIEF – TRAINING HALL 36 ATKINSON STREET QUEANBEYAN

1. In recent years the previous Queanbeyan City Council has kindly provided sporting assistance in the form of a rates reduction in respect to the training hall at 36 Atkinson Street Queanbeyan. The assistance provided by the previous Council was greatly appreciated.

Request for Assistance

2. On behalf of all the children and adults Club members who use the training hall at 36 Atkinson Street I write to personally seek the assistance of the Queanbeyan-Palerang Regional Council to review the rates currently determined at the above premises with a view of reducing the amount payable.

Supporting Information

3. In 1991 a dedicated martial arts training hall was approved by Council for use and opened for use by the Queanbeyan Community. The hall, while small, is the only one of its kind in the Queanbeyan/Canberra district. The hall was refurbished by volunteers between 1989-1990, and relies on the goodwill of those who use the venue to keep it in good order. In 2003 the hall was sold to the Kano Jujutsu Institute Limited with the specific purpose of placing it in the hands of a public Club to manage.

4. The hall is used on a weekly basis in the evening to conduct jujutsu classes for children and adults. Approximately 30 juniors train at the hall during the week and a lesser number of adults. While the Club charges training fees these are quickly absorbed in the payment of coach and player insurance, building insurance, electricity, maintenance and rates.

5. The outgoing costs associated with payment of insurance to train and maintaining the training hall are continuing to make it difficult to administer the facility. The only options we have are to increase training fees or reduce our outgoings. We would prefer not to increase training fees as this will deter and disadvantage our juniors who make up the majority of students who use the hall.

6. In light of the above I seek your assistance with reducing our outgoings and would ask that special consideration be given to a reduction in rates payable.

Summary of the Purpose and Benefits to the Community

- The facility gives junior members of the community a place to practice martial arts in a purpose built training hall, which has a permanent matting surface.

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KANO JUJUTSU *Institute Limited*

ABN 82 107 123 848

The purpose of a dedicated training hall is to provide a safe and suitable environment for members of the community to practice Japanese martial arts under the instruction of Australian Institute of Sport accredited coaches

The Club operates as a non-profit entity with the volunteer's support of family and friends.

Subsidy Assistance sought from Council

If would be appreciated if Council could consider and agree to a subsidy of 50% of the total amount of rates due on the attached Rates and Charges Notice 1 July 17-30 June 2018.

Thanking Council in advance for your assistance with this matter. I look forward to hearing from you.

Yours sincerely



Neil Phillips
President Kano Jujutsu Institute
Member of Australian Jujutsu Federation
Australian Coaching Council Level 4 - Advance Jujutsu Coach

Queanbeyan-Palerang Regional Council
PO Box 90 Queanbeyan NSW 2620
ABN 95 933 070 982



Rates and Charges Notice 1 July 2017 - 30 June 2018

All Correspondence to Queanbeyan Office, Office Hours: Monday to Friday 8.30am to 4.30pm

Enquiries: (02) 6285 6000 Fax: (02) 6285 6666

Website: www.qprc.nsw.gov.au Email: Council@qprc.nsw.gov.au



Kano Jujutsu Institute Limited
21 Irene Avenue
QUEANBEYAN NSW 2620

Assessment Number

1525161

Posting Date

21/07/2017

Due Date

31/08/2017



019
E04376
R1_15143

Property Description

36 Atkinson Street, QUEANBEYAN EAST NSW 2620
LOT A DP 367816

Rating Category

Business Ordinary

Rateable Land Value

\$294,000

Base Date

01/07/2016

INTEREST ON OVERDUE RATES & CHARGES 7.5% PA

Particulars of Rates & Charges

Particulars of Rates & Charges	Unit Value	Charges	Amount
Stormwater Levy- Business	2	20.00	\$40.00
Business Ordinary Ad Valorem Rate	294,000	0.01316	\$3,869.04
Business Ordinary Base Amount			\$421.00
Water Access Charge 20mm			\$257.00
Non-Residential Sewer Access 20mm	1	657.00	\$657.00
Business Garbage Service Provision Charge			\$92.00
Business Garbage Bin	1	243.00	\$243.00
Quarterly water / sewer charges			\$4.72
Payments			-\$5.84
Total Amount			\$5,577.92



1st Instalment	2nd Instalment	3rd Instalment	4th Instalment	Deduct any payment since	Total Amount
31/08/2017	30/11/2017	28/02/2018	31/05/2018	11/07/2017	\$5,577.92
\$1,395.92	\$1,394.00	\$1,394.00	\$1,394.00		



Billers Code: 17400
Ref: 1525161

Telephone & Internet Banking - BPAY
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

ASSESSMENT No.: 1525161

NAME: Kano Jujutsu Institute Limited

POST billpay



*4891525161



Billpay Code: 0489
Ref No: 1525161

In person at any post office, by phone 13 18 16 or go to postbillpay.com.au

Instalment Amount

\$1,395.92

Instalment In Full

\$5,577.92

DUE DATE: 31/08/2017



Scan this QR Code to register for e-Notices or go to qcc.formspost.com.au

IMPORTANT

Any amount shown as arrears is accruing interest on a daily basis and is payable immediately

NOTE: PAYMENT BY INTERNET IS NOW AVAILABLE. SIMPLY GO TO www.qprc.nsw.gov.au. Click the icon "Make a payment", then follow the prompts. Enter your 7 digit Assessment number and the system will process payments from most types of credit cards.



*15251611395.92



PO Box 90
 Queanbeyan NSW 2620
 ABN 95 933 070 982

All Correspondence to Queanbeyan Office
 Office Hours: Monday to Friday 8.30am to 4.30pm

Bungendore Office
 10 Majara Street
 Bungendore

Braidwood Office
 144 Wallace Street
 Braidwood

Queanbeyan Office
 256 Crawford Street
 Queanbeyan

Enquiries: (02) 6285 6000
Fax: (02) 6285 6666
Website: www.qprc.nsw.gov.au
Email: Council@qprc.nsw.gov.au

PLEASE NOTE: THE TOTAL AMOUNT DUE APPEARING ON THE FRONT PAGE INCLUDES THE CHARGES LISTED BELOW

PROPERTY DETAILS 36 Atkinson Street, QUEANBEYAN EAST NSW 2620 LOT A DP 367816	ASSESSMENT NUMBER 1525161 DUE DATE: 31/08/2017
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WATER / SEWER CHARGES

Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
11630	16/03/2017	211	06/06/2017	212	1 kl @ \$3.72 per kl	\$3.72
					Total Water Consumption	\$3.72

SEWER USAGE

Total Sewer Usage	Sewer Usage Charge	Amount
	0.9 kl @ \$1.11 per kl	\$1.00
	0.9 kl Total Charges	\$1.00

TOTAL WATER AND SEWERAGE USAGE CHARGES \$4.72

PLEASE NOTE: SEPARATE PAYMENT OF THE ABOVE CHARGES CAN BE MADE WITH THIS BARCODE AT THE COUNCIL OFFICE ONLY.

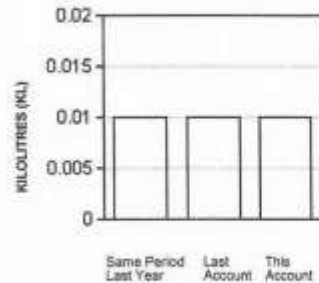
*15251614.72



2016/2017 Water Consumption Charges

Potable Water	\$3.72 Per Kilolitre
Recycled Water	\$3.53 Per Kilolitre

DAILY AVERAGE USAGE



ACCESS TO WATER METERS

It is a requirement of the Local Government Act, 1993 that property owners provide Council staff access to water meters at all times.

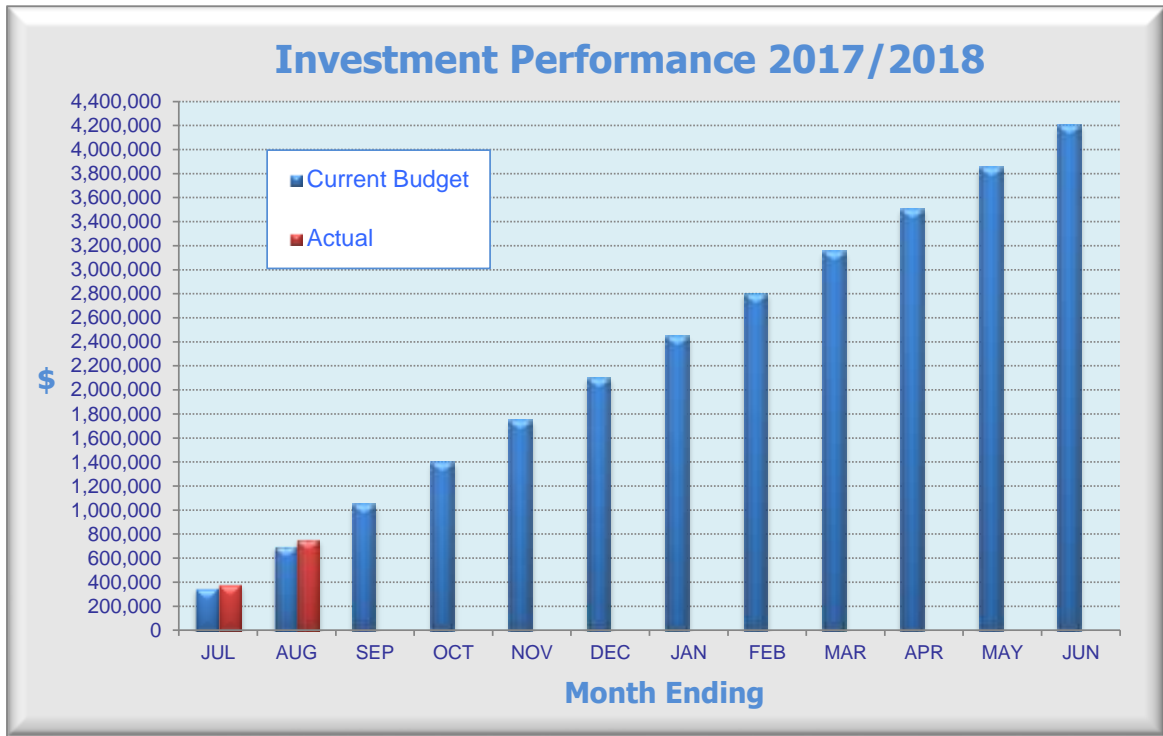
The meter reader must have easy access to meters and must not be hindered by shrubs, trees, locked gates or other obstructions. If access is not provided a fee may be incurred.

Attachment 1
Ordinary Meeting of Council: 27 September 2017
Investment Report – August 2017

Contents

Graph 1	Actual return against budget
Graph 2	Investment portfolio performance against the benchmark AusBond Bank Bill Index (BBI)
Table 1	Cash and cash equivalent investments listing Notes
Table 2	Individual institution or counterparty limits
Table 3	Investment percentage split
Table 4	Market value of tradeable investments
Table 5	Budgeted interest allocation by entity

Graph 1 – Actual return against budget



Graph 2 - Investment portfolio performance against the benchmark AusBond Bank Bill Index (BBI)

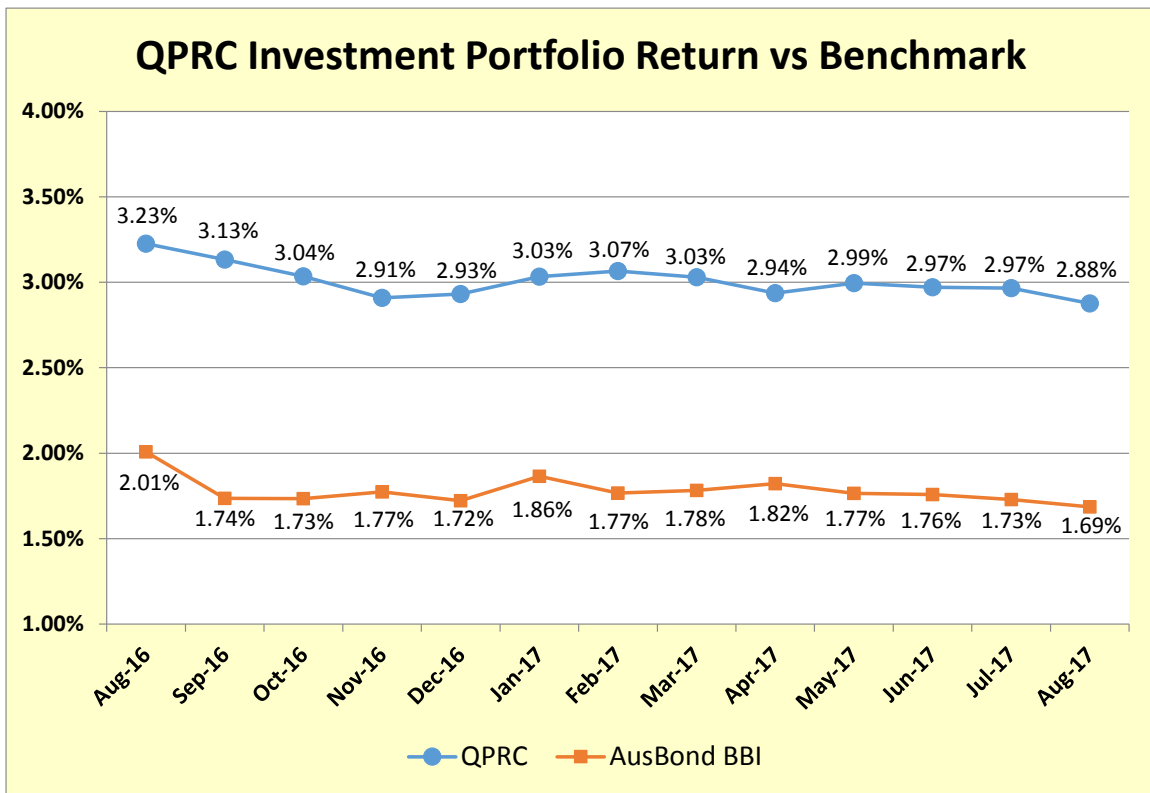


Table 1 - Cash and cash equivalent investments

Table 1									
Purchase Date	Maturity Date	Full Term	Institution	Credit Rating	Principal Amount \$	Return on Investments			
						Month		Year to Date	
						Return \$	Yield p.a %	Return Accrued/Paid \$	Yield p.a %
Cash Deposit Accounts									
			Westpac - General	AA-	814,276	950		2,022	
			NAB - General	AA-	6,358,837	2,197	1.50	3,402.87	1.50
			NAB - Main	AA-	1,784,205	1,000	1.50	1,392.01	1.50
			NAB - High Interest	AA-	5,256,603	2,263	1.80	6,602.51	1.80
			CBA Cash Management	AA-	598,407	254	1.65	254.45	1.65
			ANZ Premium Business	AA-	12,312,539	19,837	1.90	40,279	1.90
			Bendigo-Adelaide Bank	BBB+	16,532	62	1.50	83	1.50
			AMP Bank	A	823,787	1,432	2.05	5,086	2.05
			Sub Total		27,965,186	27,995		59,122	
Pooled Managed Investment Group									
			BT Institutional Enhanced	AA	36,278	93	3.05	208	3.45
			Henderson	AA	11,736,095	25,567	2.60	58,478	2.98
			Sub Total		11,772,373	25,659		58,686	
Floating Rate Note Investment Group									
17/11/14	17/11/17	3 yr	ME Bank ¹⁰	BBB	1,500,000	1,664	2.70	1,664	2.70
11/12/14	11/12/17	3 yr	Queensland Teachers MB ¹²	BBB+	2,000,000	4,705	2.77	9,410	2.77
22/09/14	22/12/17	3.25 yr	CUA ⁹	BBB	2,000,000	4,960	2.92	9,920	2.92
19/11/14	22/12/17	3.25 yr	CUA ¹¹	BBB	500,000	1,240	2.92	2,480	2.92
17/04/14	17/04/18	4 yr	ME Bank ³	BBB	1,000,000	2,548	3.00	3,781	3.00
07/05/15	07/05/18	3 yr	Heritage Bank ¹⁵	BBB+	1,000,000	1,945	2.84	1,945	2.84
24/08/15	24/08/18	3 yr	Credit Suisse ¹⁷	A	1,000,000	607	2.77	607	2.77
14/11/13	14/11/18	5 yr	Bendigo-Adelaide Bank ⁶	BBB+	1,000,000	1,460	2.96	1,460	2.98
07/06/16	07/06/19	3 yr	Greater Bank ⁵	BBB	2,000,000	5,673	3.34	11,347	3.34
11/12/15	11/06/19	3.5 yr	AMP Bank ²	A	750,000	1,796	2.82	3,593	2.82
18/07/16	18/07/19	3 yr	ME Bank ²⁴	BBB	3,000,000	8,026	3.15	11,651	3.15
17/09/14	17/09/19	5 yr	Bendigo-Adelaide Bank ⁸	BBB+	1,000,000	2,251	2.65	4,501	2.65
28/10/16	28/10/19	3 yr	Teachers Mutual Bank ²⁷	BBB	1,500,000	3,937	3.09	4,445	3.09
21/11/16	21/02/20	3.25 yr	Bendigo-Adelaide Bank ²⁸	BBB+	2,000,000	1,682	2.79	1,682	2.81
24/02/17	24/02/20	3 yr	Greater Bank ³⁰	BBB	1,000,000	695	3.17	695	3.17
03/03/15	03/03/20	5 yr	Macquarie ¹³	A	1,000,000	2,404	2.83	4,807	2.83
20/03/17	20/03/20	3 yr	CUA ¹	BBB	2,000,000	5,130	3.02	10,260	3.02
07/04/15	07/04/20	5 yr	Newcastle Permanent ¹⁴	BBB	1,000,000	2,595	3.06	4,687	3.06
25/07/16	07/04/20	5 yr	Newcastle Permanent ²⁵	BBB	2,000,000	5,189	3.06	9,374	3.06
18/08/15	18/08/20	5 yr	Bendigo-Adelaide Bank ¹⁶	BBB+	2,000,000	2,140	2.79	2,140	2.81
20/10/15	20/10/20	5 yr	Suncorp Metway ¹⁸	A+	2,000,000	5,011	2.95	6,951	2.95
26/10/16	26/10/20	4 yr	BOQ ²⁶	BBB+	2,000,000	4,858	2.86	5,798	2.86
18/01/16	18/01/21	5 yr	CBA ¹⁹	AA-	2,000,000	4,841	2.85	7,027	2.85
04/03/16	04/03/21	5 yr	RaboBank ²⁰	A+	1,000,000	2,743	3.23	5,487	3.23
09/03/16	09/03/21	5 yr	Credit Suisse ²¹	A	1,000,000	3,125	3.68	6,251	3.68
20/04/16	20/04/21	5 yr	Bendigo-Adelaide Bank ⁴	BBB+	1,000,000	2,684	3.16	3,723	3.16
12/05/16	12/05/21	5 yr	NAB ⁷	AA-	5,000,000	7,040	2.86	7,040	2.88
18/05/16	18/05/21	5 yr	BOQ ²²	BBB+	2,000,000	2,432	3.17	2,432	3.19
03/06/16	03/06/21	5 yr	Westpac ²³	AA-	2,000,000	4,926	2.90	9,852	2.90
17/01/17	17/01/22	5 yr	CBA ²⁹	AA-	2,000,000	4,773	2.81	7,083	2.81
03/03/17	03/03/22	5 yr	RaboBank ³¹	A+	1,000,000	2,387	2.81	4,773	2.81
30/03/17	30/03/22	5 yr	AMP Bank ³²	A	2,000,000	4,688	2.76	9,376	2.76
05/07/17	05/07/22	5 yr	NAB ³³	AA-	5,000,000	10,999	2.59	20,578	2.59
25/07/17	25/07/22	5 yr	CBA ³⁴	AA-	2,000,000	4,365	2.57	5,351	2.57
			Sub Total		59,250,000	125,519		202,171	

Table 1 - Cash and cash equivalent investments (Continued)

Term Investments									
03/09/15	06/09/17	2 yr	AMP Bank	A	5,146,192	12,675	2.90	25,350	2.90
08/09/16	08/09/17	1 yr	G&C Mutual Bank	BBB-	2,000,000	4,671	2.75	9,342	2.75
17/05/17	13/09/17	4 mth	BOQ	BBB+	1,000,000	2,166	2.55	4,332	2.55
13/10/16	11/10/17	1 yr	NAB	AA-	2,000,000	4,671	2.75	9,342	2.75
17/05/17	17/10/17	5 mth	Bank of Sydney	NR	1,000,000	2,336	2.75	4,671	2.75
25/10/13	25/10/17	4 yr	BOQ	BBB+	1,000,000	4,034	4.75	8,068	4.75
01/02/17	01/11/17	9 mth	BOQ	BBB+	2,000,000	4,586	2.70	9,173	2.70
02/02/17	29/11/17	10 mth	CUA	BBB	3,000,000	7,134	2.80	14,268	2.80
22/12/16	19/12/17	1 yr	Auswide Bank	BBB-	5,000,000	12,103	2.85	24,205	2.85
22/12/16	10/01/18	1 yr	Police CU SA	NR	1,000,000	2,463	2.90	4,926	2.90
08/09/16	15/03/18	18 mth	Defence Bank	BBB	2,000,000	4,841	2.85	9,682	2.85
16/03/17	21/03/18	1 yr	CBA	AA-	2,000,000	4,603	2.71	9,207	2.71
08/05/14	08/05/18	4 yr	ME Bank	BBB	1,250,000	4,884	4.60	9,767	4.60
17/05/17	17/05/18	1 yr	ME Bank	BBB	2,000,000	4,671	2.75	9,342	2.75
24/05/17	24/05/18	1 yr	CBA	AA-	1,000,000	2,200	2.59	4,399	2.59
08/06/17	06/06/18	1 yr	CBA	AA-	4,000,000	8,697	2.56	17,394	2.56
16/03/17	19/09/18	18 mth	Police CU SA	NR	2,000,000	5,096	3.00	10,192	3.00
21/12/16	19/12/18	2 yr	BOQ	BBB+	3,000,000	7,771	3.05	15,542	3.05
22/01/14	22/01/19	5 yr	ME Bank	BBB	2,000,000	8,578	5.05	17,156	5.05
26/02/16	27/02/19	3 yr	Newcastle Permanent	BBB	1,000,000	373	3.40	373	3.40
02/03/17	27/02/19	2 yr	BOQ	BBB+	2,000,000	4,926	2.90	9,852	2.90
02/03/17	27/02/19	2 yr	Defence Bank	BBB	2,000,000	5,096	3.00	10,192	3.00
24/12/14	11/12/19	5 yr	RaboDirect	A+	2,000,000	6,879	4.05	13,759	4.05
23/12/14	18/12/19	5 yr	RaboDirect	A+	2,000,000	6,879	4.05	13,759	4.05
15/03/17	18/03/20	3 yr	BOQ	BBB+	1,000,000	2,718	3.20	5,436	3.20
08/06/17	03/06/20	3 yr	Westpac	AA-	3,000,000	7,058	2.77	14,116	2.77
02/02/17	03/02/21	4 yr	BOQ	BBB+	3,000,000	9,173	3.60	18,345	3.60
08/03/17	03/03/21	4 yr	BOQ	BBB+	4,000,000	12,230	3.60	24,460	3.60
07/03/16	03/03/21	5 yr	Newcastle Permanent	BBB	1,000,000	3,142	3.70	6,285	3.70
Sub Total					63,396,192	166,655		332,937	
Interest Paid on Investments									
Total						26,457		105,450	
Grand Total					162,383,751	372,285	2.88	758,365	2.92

Table 1 – Notes

Notes
1 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+130
2 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+110
3 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+130
4 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+146
5 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+160
6 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+127
7 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+117
8 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+93
9 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+120
10 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+100
11 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+120
12 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+105
13 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+110
14 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+135
15 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+115
16 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+110
17 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+105
18 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+125
19 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+115
20 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+150
21 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+195
22 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+148
23 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+117
24 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+145
25 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+135
26 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+117
27 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+140
28 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+110
29 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+111
30 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+145
31 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+108
32 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+105
33 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+90
34 Floating Rate Note (FRN) - subject to a 90 day floating rate. Coupon BBSW+88

Table 2 – Individual institution or counterparty limits

Table 2	
Long Term Credit Rating	Maximum Limit
AAA Category	40%
AA Category	30%
A Category*	15%
BBB Category*	10%
Unrated Category	5%

** Investments with counterparties below AA Category are to be restricted to licensed banks, building societies and credit unions.*

Table 3 – Investment percentage split

Table 3		
Managed Funds		
BT Institutional Enhanced	AA	0.02%
Henderson	AA	7.23%
Direct Investments		
AMP Bank	A	5.37%
ANZ	AA-	7.58%
Auswide Bank	BBB-	3.08%
Bank of Sydney	NR	0.62%
Bendigo-Adelaide Bank	BBB+	4.32%
BOQ	BBB+	12.93%
CBA	AA-	8.37%
Credit Suisse	A	1.23%
CUA	BBB	4.62%
Defence Bank	BBB	2.46%
G&C Mutual Bank	BBB-	1.23%
Greater Bank	BBB	1.85%
Heritage Bank	BBB+	0.62%
Macquarie	A	0.62%
ME Bank	BBB	6.62%
NAB	AA-	15.64%
Newcastle Permanent	BBB	3.08%
Police CU SA	NR	1.85%
Queensland Teachers MB	BBB+	1.23%
RaboBank	A+	1.23%
RaboDirect	A+	2.46%
Suncorp Metway	A+	1.23%
Teachers Mutual Bank	BBB	0.92%
Westpac	AA-	3.58%
		100.00%

Table 4 – Market value of tradeable investments

Table 4			
As at Date	Borrower	Purchase Price \$	Market Price \$
31/08/17	AMP Bank ²	750,000	757,538
31/08/17	AMP Bank ³²	2,000,000	2,011,160
31/08/17	Bendigo-Adelaide Bank ⁴	1,000,000	1,015,790
31/08/17	Bendigo-Adelaide Bank ⁶	1,000,000	1,007,900
31/08/17	Bendigo-Adelaide Bank ⁸	1,000,000	1,003,220
31/08/17	Bendigo-Adelaide Bank ¹⁶	2,000,000	2,007,320
31/08/17	Bendigo-Adelaide Bank ²⁸	2,000,000	2,010,900
31/08/17	BOQ ²²	2,000,000	2,031,320
31/08/17	BOQ ²⁶	2,000,000	2,011,480
31/08/17	CBA ¹⁹	2,000,000	2,030,940
31/08/17	CBA ²⁹	2,000,000	2,027,080
31/08/17	CBA ³⁴	2,000,000	2,004,640
31/08/17	Credit Suisse ¹⁷	1,000,000	1,005,550
31/08/17	Credit Suisse ²¹	1,000,000	1,038,330
31/08/17	CUA ¹	2,000,000	1,997,700
31/08/17	CUA ⁹	2,000,000	2,002,820
31/08/17	CUA ¹¹	500,000	500,705
31/08/17	Greater Bank ⁵	2,000,000	2,005,140
31/08/17	Greater Bank ³⁰	1,000,000	1,002,410
31/08/17	Heritage Bank ¹⁵	1,000,000	1,001,340
31/10/16	Macquarie ¹³	1,000,000	1,008,700
31/08/17	ME Bank ³	1,000,000	1,002,520
31/08/17	ME Bank ¹⁰	1,500,000	1,500,645
31/08/17	ME Bank ²⁴	3,000,000	3,013,800
31/08/17	NAB ⁷	5,000,000	5,075,000
31/08/17	NAB ³³	5,000,000	5,007,000
31/08/17	Newcastle Permanent ¹⁴	1,000,000	1,001,190
31/08/17	Newcastle Permanent ²⁵	2,000,000	2,002,380
31/08/17	Queensland Teachers MB ¹²	2,000,000	2,001,840
31/08/17	RaboBank ²⁰	1,000,000	1,026,580
31/08/17	RaboBank ³¹	1,000,000	1,010,470
31/08/17	Suncorp Metway ¹⁸	2,000,000	2,031,180
31/08/17	Teachers Mutual Bank ²⁷	1,500,000	1,501,635
31/08/17	Westpac ²³	2,000,000	2,032,520
		59,250,000	59,688,743

Table 5 – Budgeted interest allocation by entity

Table 5	
Fund	Original Budget
General	2,326,352
Developer Contributions - General	56,000
Water	296,735
Sewer	1,374,914
Domestic Waste Management	105,000
Business Waste Management	16,000
Stormwater Management	25,000
Total	4,200,001

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

27 SEPTEMBER 2017

ITEM 9.1 QPRC HEAD OFFICE AND SMART HUB COMMUNITY
 CONSULTATION FEEDBACK

ATTACHMENT 1 QPRC HEAD OFFICE AND SMART HUB
 COMMUNITY CONSULTATION SUBMISSIONS

QPRC Head Office and Smart Hub Community Consultation Submissions



Ref: SF150623/12

Executive Summary of engagement report:

The concept plans for the Queanbeyan Head Office and Smart Hub were placed on public exhibition from 17 July-14 August. The exhibition period was advertised and promoted via the following:

- Advertising in the Queanbeyan Age, Braidwood Times and Bungendore Weekly
- Media release
- Social media posts
- Response to media enquiries
- Letter distributed to property owners and tenants within the Monaro/Lowe/Rutledge block
- Mention in Council's weekly e-newsletter and Administrator's/Council column in local papers

Council held two drop-in information sessions for the community. Sessions were held on a Thursday night and Saturday and around 35 people attended the two sessions.

Participation in engagement:

Council received 39 submissions on the concept plans, with 37 of these received via the Your Voice QPRC engagement hub. Others were received by email to Council. 34 respondents made comments to QPRC's facebook page regarding the concept design.

Data obtained from the Your Voice QPRC site showed that:

- 777 users visited the page
- 280 document downloads
- 476 users viewed the photos of the concept designs
- Most visitors came via Council's Facebook page (239), with 282 going direct to the site, 180 from Council's weekly e-newsletter

Comments received

Correspondence

Submitter:	Submission:	Council response	Recommendation
1	<p>See separate attachment to 23 August Council meeting for full submissions</p> <p>Summary of submission:</p> <ol style="list-style-type: none"> 1. Impact on Walsh's bottle shop in regards to location and ease of access 2. Clearance and turning circles for service vehicles 3. Access to accommodation, food and beverage services 4. Location of carpark in relation to hotel 5. Negative impact on the business due to no foreseeable increase in population density in the area 6. Progression of the development will impact on employment levels at the hotel 7. Ability of Council to develop over the carpark area that was gifted to Council around 60 years ago 	<ol style="list-style-type: none"> 1. As shown in the concept designs, access will be retained to the bottle shop and all businesses that back on to the current carpark. This will also be the case during construction. Council can consider way-finding signage to ensure pedestrians are aware of businesses that front Monaro St, but back on to the laneway. 2. The access way to businesses that back on to the current carpark will be retained and adequate room will be available for service trucks to enter and exit. The way in which this occurs may need to be adjusted (reversing), however that is still to be finalised. 3. See response to point 1 4. Carparking in the area will be provided via an underground carpark and some on-street carparking. This will be within a short walking distance of businesses that back on to the current carpark. 5. One of the key parts of Council's CBD Transformation Strategy is the desire to increase the population density in the CBD. This development will assist in increasing the amount of people using the CBD during working hours, while the potential mixed-use development on Rutledge St would increase density in the area. The timing of that development is dependent on the sale of Council land and the progression of a development application, however if approved, it will have a positive impact on the local CBD economy. 6. Council is not privy to the financial undertakings of the business, however the concept plans and wider plans for the CBD have been designed to increase foot traffic and population density, therefore supporting businesses in the CBD. 7. While it may not have been the intention of the Council at the time to develop over the carpark, much has changed in Queanbeyan over the past 60 years and this change is needed to bring life to the Queanbeyan CBD and support the local economy. 	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
 Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

<p>2</p>	<p>I notice Council's plan to redevelop an area between Crawford and Lowe St.</p> <p>Queanbeyan Multilingual Centre (QMLC) currently rents premises at 12 Rutledge St</p> <p>Can you advise of any possible changes to QMLC rental agreement for our current premises and if terminating the lease, will space be provided for QMLC in future developments.</p> <p>Can you also provide a ground map of proposed developments in this area.</p>	<p>Hi,</p> <p>The concept designs that are currently on public exhibition focus on the Queanbeyan Head Office and Smart Hub. The drawings also indicate that properties along Rutledge St may be converted into a mixed use development.</p> <p>At this stage, Council has not agreed to the sale of its buildings along Rutledge St. Council has received an unsolicited bid from a development group which proposes to construct a mixed retail and residential building along Rutledge St.</p> <p>Once the plans for the Queanbeyan Head Office and Smart Hub are at DA stage, negotiations for the sale of some of the CBD sites ultimately vacated by the occupation of the new headquarters will commence. These negotiations will be in line with 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.</p> <p>During the negotiation phase, Council will be in contact with lessees of these properties to discuss alternate locations.</p> <p>I have also attached a copy of the concept designs.</p> <p>If you require any further information, please let me know.</p>	
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Your Voice

Submitter:	Submission:	Council response	Recommendation
3	<p>I'm concerned about the new building taking up car spaces and access for services to the medical centre at Rutledge St, and the current community centre.</p> <p>While the new building looks impressive and it's great to have a plaza, it concerns me that Council is not really thinking about the people of Queanbeyan, but about its own 'close to town' workplace and prestige. There are other (many) sites that would be more appropriate – where the bus depot is. The Council is closing all the streets in Queanbeyan and stopping access to Riverside Plazas and other shops by narrowing access along Crawford St and along the River. Has the upgrade of Elizabeth Park really made a difference? I think the Queanbeyan Council should get a better person to Town Plan and think of the future and stop ruining Queanbeyan's heritage. Priority should be given to improve the streets and what we have already, instead of making a quality building for themselves. I'm really disappointed.</p>	<p>Parking</p> <p>The concept design includes around 112 publicly-accessible carparks. These carparks will be contained within a basement carparking within the current Lowe St carpark. There will also be on-street carparking close to the medical centre and other businesses in Rutledge St. As the project progresses, Council will consider disabled parking access in this area. The underground carpark will be fully accessible and will include a lift and stairs.</p> <p>There would also be two levels of basement carparking underneath the building. This will be reserved for employees of the major tenant and Council. The basement carparking will provide 86 carparks.</p> <p>During construction, temporary car parking will be provided on the site of the former Administration building at 256 Crawford St. Council is also looking at other parking options in the CBD, including a multi-deck car park within the Morisset St carpark.</p> <p>Location of proposed building</p> <p>The former nurse site (near bus interchange) is not an appropriate site as it is within the Queanbeyan River floodway and high hydraulic hazard zone and unground carparking would not be achievable. The selected site is the preferred site as much of it is on land Council already owns and it allows Council to dispose of surplus land within the CBD which will be the catalyst for increase residential and office developments.</p>	
4	<p>Good use of existing space - development of the existing precinct and enhancing the area is a positive attribute. Underground parking is a good initiative. The location of the precinct back from the main streets will have less impact on congestion. Thank you for providing an opportunity to make comment.</p>	<p>Comments noted</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
5	<p>As a general concept, I am in favour of this proposal. I particularly like the idea of developing the green public plaza and the smart hub is an idea that should have happened years ago. However, I would like to know a bit more about the replacement car parking arrangements. It would seem to me that this proposal would actually add to the existing parking requirements, so more than just 'replacement' would be needed. I am assuming that the parking under the building would cater for the needs of council employees and those of the major tenant. What about the extra people using the smart hub? Will they also have space under the building, or will they be competing for the new public parking spaces. The presence of the new facilities will also increase public use of this area, so the number of public car parking spaces will need to be greater than it is at present. I realise that other parking elsewhere in the city will be freed up, by centralising everything at the new site, but users of the new facilities will not want to park at the old sites [wherever these may be] and walk to the new site! So, will there actually be a sufficient increase in the number of public car parking spots at the new site, to cater for this expected increase in public use of this site?</p> <p>On another point, it would be interesting to know just what other plans are being considered for the use of all the existing council offices that will be vacated when the new building is opened. In other words, will there be any co-ordinated plans published by the Downtown Q project about what they are proposing to do with all this freed up space, and will there be community consultation on this - or is it just going to be left to the developers to develop the sites in an unco-ordinated fashion? This is a big development opportunity to shape the long term future of the CBD and I would hate to see it frittered away in a series of developer-driven commercial projects.</p>	<p>Carparking See response to submission 3</p> <p>In regards to the smart hub parking – it is likely that there would be parking available in the basement area for users of the smart hub.</p> <p>Surplus buildings Council has not agreed to the sale of any buildings at this stage. Council has received an unsolicited bid from Downtown Q for a proposed development on property that Council owns. Council has requested Downtown Q provide a master plan and information on staging of this development.</p> <p>If this proceeds, it will be subject to development application notification and the community will be able to make submissions.</p> <p>Once the plans for the Queanbeyan Head Office and Smart Hub are at DA stage, negotiations for the sale of some of the CBD sites ultimately vacated by the occupation of the new headquarters will commence. These negotiations will be in line with 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.</p>	
6	<p>Overall, I think the concept design is excellent. I only have two comments; (1) paving is important and should not present a trip hazard to the elderly or impede wheelchair access. (2) Unfortunately, public plazas tend to attract "undesirables", particularly after dark. Bankstown Council had to reinstate through-traffic in their plaza in an effort to reduce crime rates.</p>	<p>Paving Comment noted and will be taken into consideration</p> <p>Usage of plaza The plaza area will have through traffic with access still provided to businesses fronting Monaro St that back on to the public plaza. Council will also work with local Police to ensure anti-social behaviour is not a problem within the area.</p>	
7	<p>Seems fine to me. Main thing is that it's not in Bungendore! Hurrah</p>	<p>Comment noted</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
8	<p>Hi</p> <p>Overall the plans look good and council has done a great job improving the CBD and parks etc. Thanks for making Queanbeyan a great place to live.</p> <p>My main concern with the proposed development is that the carpark under the green civic plaza is only 'proposed' and if this does not go ahead then parking will be reduced.</p> <p>If a major tenant is being introduced in addition to all council offices then the plan must surely include more parking than what currently exists. Matching the parking will not be sufficient if the parking is to cater for the new building users AND the additional clients visiting the increased number of offices as well as the theatre/library/cafe.</p> <p>I'd also like to see Queanbeyan retain it's free parking policy, and not follow in the footsteps of our neighbouring state.</p> <p>The additional green space is welcome. If it will eventually link to the river it would be fabulous if a good bike path was included. Noting it is a shared pedestrian and vehicle area, it would be good if the bike path was as free flowing as possible i.e. does not require too many road crossings, which is especially useful when riding with young children. It would also be good if the bike path and green space could eventually connect to town park.</p> <p>Finally, it would be great if you could include a small childrens play ground near the library or the proposed cafe.</p> <p>Thanks for the opportunity to comment.</p>	<p>Parking</p> <p>The concept plans do not refer to the underground parking as proposed. This will be installed as part of the overall project and is required to replace carparks lost as part of the development.</p> <p>While final decision would rest with the elected body, it is not Council officers' intention to introduce paid parking.</p> <p>See further information on parking in response to submission 3</p> <p>Green plaza</p> <p>Comments noted</p>	
9	<p>I congratulate you on a very commendable design, my only concern is loss of parking.</p> <p>Your FAQ's addressed the parking question but did not quantify it.</p> <p>ie: number of current public parking spaces on the site & number of these available during & after redevelopment ??? This should be addressed & stated.</p>	<p>Carparking</p> <p>See response to submission 3</p> <p>By demolishing the old administration building located at 257 Crawford Street site will be available for temporary car parking. It is the intention to maximise the number of car parking space in the combined existing and temporary car parks.</p> <p>The exact number of car spaces taken up during construction has not been set as this will be dependent on the methodologies of the final constructor. Similarly, the design of the temporary car park has not been finalised at this stage.</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
10	<p>Looks very grand! Does Queanbeyan need such a grand design? After all, we are just a small country town!</p> <p>Looking at the size of the now 'almost-defunct' white elephant called Bungendore Council Chambers, what are the plans for that enormous space? Surely you won't employ that many staff? I think you seriously need to consider if we need such a HUGE cavernous space for such a small town. This would be more suited to say, Goulburn. The new park in Morisset Street is beautiful but is seldom full or even half full! I would think we need more urgently needed housing for homeless or low-income residents, rather than this. Why so many floors of space? Can't you add them later as required?</p>	<p>Design</p> <p>The concept design has been prepared by Cox Architecture and it is envisaged that this will be refined as a more detailed design is developed prior to construction. Queanbeyan is growing rapidly and the population of the city will be close to 60,000 within the next 10-15 years.</p> <p>Bungendore Council building and staffing numbers and space</p> <p>The Bungendore Council building currently houses around 45 staff members. The building also has a Council Chambers and a number of meeting rooms. With the 45 housed within the building, there is no further space for additional staff. The new QPRC has more than 500 staff members, a large portion of those are office-based staff. Under the Local Government Award, Council must retain in perpetuity the number of staff members based at both its Bungendore and Braidwood offices.</p> <p>Queen Elizabeth II Park</p> <p>Council will continue to promote Queen Elizabeth II Park following the upgrades and staff are in the process of developing a calendar of events during the summer months</p>	
11	<p>Build an extra couple of levels of luxury apartments above to pay for it.</p>	<p>The Queanbeyan Development Control Plan does not allow buildings on Lowe Street within the CBD to exceed 30 metres. The concept design falls within the limits of the DCP.</p>	
12	<p>How many car parks are going to be lost with the new concept., you say there will be 2 levels of Basement car Parking for the Tenant, WHAT ABOUT the RATEPAYERS Parking.</p> <p>Also what about the Historical Buildings that may be affected.</p>	<p>Carparking</p> <p>See response to submission 3</p> <p>Heritage buildings</p> <p>The concept design does not impact on any heritage-listed buildings. The mixed use development site shown in the plans is not part of the Queanbeyan Head Office and Smart Hub Project. However, the buildings impacted by the unsolicited bid for Council-owned properties on Rutledge St, are not affect heritage items. These properties are outside the heritage conservation zone and are not heritage-listed items.</p>	
13	<p>I notice that the "Frequently Asked Questions" evades answering the question about parking, namely how many parking spaces and being removed and how many provided with the development (esp. for public use for people visiting the Q, Library, Council, banks, hotel, etc.). The current carpark is often fairly full, and will be more so with new office developments. Given that parking is likely to be more restricted, my other question is whether parking will remain free or be pay parking. I feel that the Council is moving toward pay parking by stealth, given the various developments (like this one and the one behind Homebase), all of which remove parking. That worries me, as it's at that stage that people, myself included, will start to look elsewhere for shopping or other services.</p>	<p>Carparking</p> <p>See response to submissions 3 and 8</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
14	What happens to the library and the car park? It's hard enough now to park for the library. And the library is woeful for an area this size!	<p>Carparking See response to submission 3</p> <p>Library The concept designs show the Library remaining in its current location.</p>	
15	I think it looks fantastic and will remove some 'dead' areas in the CBD. Look forward to seeing it completed.	Comment noted	
16	<p>I guess the question everyone will be asking is wear will the parking be? I know when recent work temporarily cut out 10 spaces it made it very difficult to find a parking spot at 10am.</p> <p>It looks like it will be a nice civic space</p>	<p>Carparking See response to submission 3</p>	
17	<p>Dear Council,</p> <p>As a your voice user, I received an email requesting comment that brought me to this page.</p> <p>http://yourvoice.qprc.nsw.gov.au/concept-design-queanbeyan-head-office-and-smart-hub?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-Concept-Design---Queanbeyan-Head-Office-and-Smart-Hub&utm_campaign=website&utm_source=ehq&utm_medium=email</p> <p>I have spent 3 minutes looking for a document that shows the actual concept design. There is nothing. The only document is the frequently asked questions. There is also nothing obvious on the Council website.</p> <p>The document library should include the actual concept design. This is obvious and not difficult.</p> <p>I do have a question: what does the design do to engage pedestrians and encourage street level activity and traffic around the plaza? If the ground floor tenant is a government department that won't have transactions at the street level it seems like a massive opportunity is going to waste. You would expect an engaging design would seek multiple ground floor tenants that bring new activity to the CBD.</p>	<p>Document location The documents are located via the link provided and are located on the right-hand side of the page.</p> <p>Engaging pedestrians It is envisaged that pedestrian activity in the area will be high with residents visiting the major tenant, Council office, The Q and the Queanbeyan Library, as well as accessing the underground carpark. If a mixed used development was to proceed along Rutledge St, this would see a number of residents living within close proximity to the area.</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
18	I like the concept master plan and see a benefit of uniting all the council staff in one location. The concern I see with this plan, is obviously parking. Particularly if the future master plans were to 'connect' through to the river. Currently as a resident of Queanbeyan and a mother of a child attending Queanbeyan Public School, taking away the ability to use this main carpark would cause additional congestion to an already congested Rutledge street and Lowe Street in peak periods and further severely congested during school pickup and drop off times for St Greg's Primary School and Queanbeyan Public School.	<p>Carparking</p> <p>Council has had discussions with representatives from St Gregory's school and will be looking at some options to increase the capacity of the school drop off and pick up zone. This will also include an education process via Council's Road Safety Officer.</p> <p>For further information on carparking, see response to submission 3</p>	
19	I think Queanbeyan needs to grow and become independent and this would entail a new central council centre and smart hub we r slowly obtaining our own services but still a long way to go. We need more new business as well	Comments noted	
20	The installation of an adult change table would meet local need and improve access for people with disability in the community, and will better cater to their needs and the needs of their families and carers. It also reflects QPRC's commitment to creating an inclusive and liveable community that allows people with disabilities to go about their daily lives independently. Also QPRC has recently adopted the DIAP which highlights the need for an adult change table	<p>Building facilities</p> <p>Comment noted and referred to building architect for inclusion in the design</p>	
21	The overall design is quite nice, even if the attached price tag is scary. I am keen to see what \$35m looks like completed.	Comments noted	
22	I am overall supportive of the concept design. This development will have big benefits for the CBD and having a major tenant will hopefully help offset some costs and bring more people into the CBD during the day which will help local shops and Cafes. The slice of land for the future mixed use development on Rutledge street will also have benefits of bringing more people in to live in the CBD. I think the public realm/park aspect is very important and making sure the pedestrian links are aligned so the space is well utilised. Underground car parking is a much more efficient utilisation of the land.	Comments noted	
23	Has the idea of purchasing the old commonwealth bank site been considered and the real estate site. The commonwealth bank build has been sitting vacant for well over 12years	The building that formerly housed the Commonwealth Bank would not have adequate room for Council's Queanbeyan-based staff.	
24	Please don't make a blank and boring space in the public area. If you place good quality play equipment in the city centre, families will be attracted to the area bringing significant business to all. A good example of this is the arboretum which has the gumnut playground - I think more parents visit the playground than the arboretum - and then they buy a coffee or lunch. But the playground has to be big, it has to be worth driving into QBN. Make it big and they will come.	Comments noted	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
25	I think the concept is quite sound. I particularly like the idea of the SmartHub. I was wondering though, as this seems to be an idea to grasp the "future", if some thought could be given to some novel technologies such as a Geothermal heating/cooling system. An existing example in this region is the Geosciences Australia building in Canberra to help in the long-term effort to reduce greenhouse gases (because of a reduced reliance on electricity or gas for heating/cooling).	<p>Technologies</p> <p>To comply with Council's Sustainable Building Policy, the Head Office and Smart Hub will be designed and built to meet Green Building Council of Australia 5 Star Green Star rating. Feasible heating and cooling systems will be investigated during the design process.</p>	
26	Wow! No wonder our rates are so very high.	Loan repayments for the Queanbeyan Head Office and Smart Hub will be offset by rent income. This project will not result in increased rates.	
27	It concerns me that the Council proposes to borrow so much money for infrastructure projects in and around Queanbeyan, particularly constructing new buildings. That's a huge amount of debt for the region. As well the sale of existing Council properties could change the look and feel of Queanbeyan. As these buildings will just be pulled down and new accommodation built, at the discretion of developers, and not much community input, it will spoil the ambience of Queanbeyan - a country town. Perhaps the Council should disclose who the 'major tenant' will be first before changing the face of Queanbeyan. The loss of the carpark is also a major factor. Already that carpark is full. Despite proposing to build a two level carpark in the basement of the proposed new building, I note that one level will be for tenants of the building only leaving just a small amount of car spaces for public use on the other level. I do not believe that sufficient thought has been given to parking issues. Queanbeyan could end up like areas of Canberra where buildings get thrown up with no provision for parking such as in the Parliamentary zone and Civic.	NSW councils are required to meet benchmarks set by the NSW Government in regards to debt, this being the Debt Service Ratio. The Debt Service Ratio demonstrates the cost of servicing council's annual debt obligation (loan repayments) as a portion of available revenue. The benchmark is anything less than 10%. Under the draft Resourcing Strategy, Council plans to borrow up to \$200m over the coming 10 years. Even with this level of borrowing, Council's Debt Service Ratio remains under the 10% benchmark, and is expected to peak at 8.7% in 2019-20. Borrowing funds for large infrastructure projects is a preferred method of funding for local governments as it ensures the cost is spread across generations and does not drain reserves.	
28	The concept looks promising and good to see it is expected to ultimately pay for itself, assuming estimates are sufficiently conservative. How successful the public plaza proves to be remains to be seen and could depend on final design and implementation, noting there are many examples where they do not prove to be appealing places to be. In part, need to ensure both day and night time safety and amenity for users of the plaza and underground parking, eg adequate lighting and publicly visible access points.	Comments noted	
29	What parking provisions are being put in place for existing businesses in this area of the CBD for customers and staff?	<p>Carparking</p> <p>See response to submission 3</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
 Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
30	<p>I have a business in Cassidy Arcade (behind the Q) I am really concerned that in building the Head Office where it is - it will cause an 'alley-way' behind the new building (#10 on the Legend). I am worried that this will reduce/limit further the foot traffic to the rear of Cassidy Arcade. My customers usually access the arcade from the rear and from the current car park and my expensive signage can be seen at a distance. I am really concerned how this new development will impact on the visibility and access to my business. I am also concerned about long term up-keep of the area as it sounds as if it will be treated only as an alley way and be dark and in shadows with limited visibility or regular foot traffic and increase opportunity for vandalism. Can someone please let me know how this area will be landscaped/improved to still encourage foot traffic to the back of several businesses situated along the 'service laneway'. May I suggest improved lighting, signage and possible landscaping to encourage foot traffic to use the laneway and not consider it inaccessible. I can get several signatures from other Businesses in Cassidy Arcade and other businesses in this area to support this argument. Thankyou. Please address this concern.</p>	<p>Building location</p> <p>With employees at the Queanbeyan Head Office and Smart Hub and the potential mixed-use development on Rutledge St, the area will see increased pedestrian movement from residents and customers. As the design progresses, Council can consider way-finding signage to ensure pedestrians are aware of businesses that front Monaro St, but back on to the laneway.</p> <p>Council's Parks team will also look at landscaping options in this area and additional and adequate lighting will also be considered.</p>	

<p>31</p>	<p>(First it is of concern that this site, when registering, mentions that this connection is not secure and that logins entered could be compromised. The security of your information and feedback should surely be of the highest level.)</p> <p>It is disappointing that whilst the Queanbeyan-Palerang amalgamation, with an unelected administrator, has decided to seemingly agree that, without tendering, that the council will allow an unsolicited venture, with council, help develop parts of the Queanbeyan CBD, without first asking its ratepayers. Council seems to be doing things backwards. We decide first and ratepayers will be consulted later, as we know better than ratepayers. (this is the impression that present council is giving to ratepayers.</p> <p>The Queanbeyan Council CBD buildings and assets have been acquired by the investment of ratepayers funds over many years. It seems that with the development of the Q parking spaces and public toilet amenities that used to be found in this carpark were sacrificed. If visitors and/or ratepayers now want to use a public toilet in this area, they either have to use limited library public toilets, visit the Q building, or perhaps ask at the old council building, if their toilets can be used. These buildings are not open at all hours and so people with perhaps limited walking skills are disadvantaged. A few years ago, I was not very happily treated when I asked if I could use the old council chamber toilets. I was virtually told that these toilets were not open to the public.</p> <p>The bottom level of the building where rates used to be paid has now been empty for several years, since the former library moved, so why do we now desperately need more council space, if the space we already have is not being usefully used?</p> <p>Most of the present CBD council buildings are within an extremely short distance from each other and so a huge new building to accommodate all council employees is definitely not needed.</p> <p>The carpark behind the Deane, Baker and Nutt solicitors, seems to have recently designated several carparks for council use, reducing the public access to these spaces in council worktimes, so if the council takes out some already existing carparks in the Q building carparks, how many of these carparks will be held for council use only, and will people have to pay for using these car spaces? It seems whenever there is a development, some public amenities are sacrificed.</p> <p>With a relatively large and newish Bungenore council building, and the council spending a huge amount of ratepayer money on the Ellerton roadway, and other projects, why do more pressing needs such as roads such as Cooma Road, which is a relatively a one lane road have to wait until more unnecessary money is spent on council buildings in Queanbeyan and perhaps a ring road for Queanbeyan, is needed rather than the Ellerton Road extension, so less heavy traffic avoids streaming through the main streets.</p> <p>The Queanbeyan-Palerang Regional Council seems to want to develop the</p>	<p>Site registration</p> <p>This has nothing to do with the website being configured improperly. In essence, websites can be delivered to a visitor via regular HTTP or via more secure HTTPS. The difference between the two is that HTTPS delivers all content encrypted. This is particular important for websites where sensitive information is communicated, such as credit card details in online shops.</p> <p>On Council's site, the primary sensitive information is the password, and that is by default delivered encrypted anyway.</p> <p>Lately, both Google Chrome and Firefox have started penalising any site that is not delivered via HTTPS with (mostly subtle) warning messages to the visitor.</p> <p>Unsolicited bid</p> <p>Following the endorsement of the CBD Property Feasibility Study in April 2016, Council resolved to authorise the General Manager to negotiate unsolicited and joint venture proposals for some of its CBD sites, for further report and endorsement of Council.</p> <p>On 24 August 2016, Council adopted the QPRC Unsolicited Proposals Guidelines, based on NSW Government documents, which outlined the procedure for the submissions and assessment of unsolicited bids.</p> <p>An unsolicited bid was presented to the General Manager in late 2016 which was assessed in line with the adopted guidelines.</p> <p>The unsolicited bid was presented to Council in December 2016 where it was resolved to enter into a heads of agreement with the proponent. The proponent was invited to resubmit its proposal on a staged basis and prepare a masterplan for the sites.</p> <p>Public toilets</p> <p>The Queanbeyan Head Office and Smart Hub will have publicly-accessible toilets, however these will only be accessible during business hours. There are other alternatives around the CBD, including Queanbeyan Park, Queen Elizabeth II Park and the Queanbeyan Bus Interchange. None of these toilets are open 24/7.</p> <p>257 Crawford St and staff accommodation</p> <p>The former Council administration building at 257 Crawford St had been considered for refurbishment by the former Queanbeyan City Council, but recognised that it required significant maintenance and upgrade works to bring it up to an acceptable standard. Even with this work completed, the building would not have the capacity to accommodate all of Council's Queanbeyan-based office staff, who are currently inefficiently</p>	
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**9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)**

	<p>present into a multi-storied venture, where most of council assets have been sold to one tender and both the character and environmental impacts of more development and less long-term planning for the future of Queanbeyan ratepayers and visitors are forgotten.</p> <p>Just because the amalgamated council has money, it should not be giving the impression that it must always spend most of its savings and not try to build up some emergency type funds.</p> <p>Queanbeyan already seems to be knocking down numerous houses and replacing them with yet more flats/apartments, so the CBD does not need yet more apartments and less open spaces.</p> <p>I do not want to reside in a mini-Sydney developed town, with little character or soul, where development of every council-owned asset will occur, whether the ratepayers ask for, or want this development to occur.</p> <p>A wiser council would hopefully use its money more cleverly and try to build up assets, and not give them away relatively cheaply, so real estate companies and developers are the main winners of the assets that councils have accumulated over many years, and these assets are no longer under council control.</p> <p>Queanbeyan-Palerang Regional Council should not be trying to act as a pseudo regional developer, but first and foremost be working in the interests of its ratepayers, both past, present and future.</p> <p>I look forward to council elections in September, where council should, in theory, be more accountable to its ratepayers.</p> <p>I have been very disappointed with the seeming never-ending rush to try to push through some large developments, without first due ratepayer and public consultation.</p> <p>A very concerned ratepayer.</p>	<p>accommodated in 11 sites across the precinct Council investigated options for redeveloping the building or adding additional floors to provide more room, however these options were not considered to be viable. On balance, replacing the former administration building on the current site did not provide scope for any public domain works.</p> <p>Staff carparking</p> <p>The carparks allocated to staff within the Rutledge St carpark will be returned to community use following the construction of the Queanbeyan Head Office and Smart Hub. The building will include two levels of basement carparking, one for the major tenant and one for Council employees.</p> <p>Bungendore office</p> <p>See response to submission 9</p> <p>Ellerton Drive Extension and old Cooma Rd</p> <p>The Ellerton Drive Extension is estimated to cost \$86m, with \$50m of that being contributed by the NSW and Federal Government. The remaining \$36m will be funded by a long-term, low interest loan obtained by Council which will be fully repaid, including interest, by developer contributions. In regards to Old Cooma Rd, the NSW Government announced a \$70m roads package from the Queanbeyan-Palerang area. A large portion of this will go towards the duplication of Old Cooma Rd from south Queanbeyan to the Googong entrance.</p> <p>Funding re merger</p> <p>No funds received as part of the merger are being expended on this project.</p> <p>In announcing the merger, the NSW Government provided Queanbeyan-Palerang Regional Council with \$5m to assist with the costs of the merger, including software integration and other merger-related costs as outlined in Council's adopted Transition Plan. The Transition Plan can be viewed via the link below.</p> <p>https://www.qprc.nsw.gov.au/files/assets/public/plans/transition_plan_2016-2019.pdf</p> <p>A further \$10m was provided under the Stronger Communities Fund. Of that, \$1m was allocated to local community organisations and not-for-profit groups who were invited to apply for up to \$50,000 in funding. This funding was allocated in October 2017 and the full list can be seen via the link below.</p>	
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9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
		<p>https://www.strongercouncils.nsw.gov.au/new-councils/queanbeyan-palerang-regional-council/</p> <p>The remaining \$9m was allocated to significant infrastructure projects across the Local Government Area. A list of projects was developed by staff based on asset management plans and community input. Shortlisted projects were presented to the community for voting in February 2017 and the final list of project was approved in March 2017 The full list of projects can be see via the link below.</p> <p>Sale of surplus properties</p> <p>Council has not agreed to the sale of any buildings at this stage. Council has received an unsolicited bid from Downtown Q for a proposed development on property that Council owns. Council has requested Downtown Q provide a master plan and information on staging of this development.</p> <p>Once the plans for the Queanbeyan Head Office and Smart Hub are at DA stage, negotiations for the sale of some of the CBD sites ultimately vacated by the occupation of the new headquarters will commence. These negotiations will be in line with 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.</p>	
32	I think the head office and smart hub is a bad idea. For one you are getting rid of all the parking and two if you are knocking down 257 crawford street buildings the why not put the new office there. Not many people are going to want to sit around The Q and Council buildings.	<p>Carparking</p> <p>See response to submission 3</p> <p>257 Crawford St</p> <p>The former Council administration building at 257 Crawford St had been considered for refurbishment by the former Queanbeyan City Council, but recognised that it required significant maintenance and upgrade works to bring it up to an acceptable standard. Even with this work completed, the building would not have the capacity to accommodate all of Council's Queanbeyan-based office staff, who are currently inefficiently accommodated in 11 sites across the precinct Council investigated options for redeveloping the building or adding additional floors to provide more room, however these options were not considered to be viable. On balance, replacing the former administration building on the current site did not provide scope for any public domain works.</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
33	I would like to know if the proposed parking would be free as the current arrangements are and what provisions council intends to make for parents doing school drop off and pick up for St Greg's given the extremely limited on street parking?	<p>The underground basement carparking will be free for the public to use.</p> <p>Council has had discussions with representatives from St Gregory's school and will be looking at some options to increase the capacity of the school drop off and pick up zone. This will also include an education process via Council's Road Safety Officer.</p>	
34	<p>This design will be detrimental to the already struggling Main Street businesses both long term and short term. There is already a frequent shortage of available car parking for staff and customers of local businesses. The long term parking options proposed are inadequate and the road design will be dysfunctional for 20 & 22 Monaro Street and completely destroy the Walshes Bottle shop. The road design will also see a significant bottle neck for traffic exiting onto Rutlege Street once the Lowe Street exit is closed.</p> <p>In the short term ie possibly 2 years, the parking situation will be financially crippling for many businesses.</p> <p>The carpark was bequeathed to council for the benefit of the Main Street and should not be stolen by this development proposal.</p> <p>It is also disgraceful that 265 Crawford Street is to be demolished. Although not technically Heritage listed, this house is clearly of Heritage value. In 1942 my Great grandmother, Edith Dunne and Dickie Dunne owned 265 Crawford Street. Due to the war, building materials such as bricks were scarce and Queanbeyan residents were only permitted to build a maximum 12 square home and no verandas or porches were allowed. Although it's not a pretty house, this property is representative of that era and tells the story of life in Queanbeyan during the war. All of the nearby Rutlege Street houses that are Heritage listed were built well after 265 Crawford Street and the point must be made that if anyone other than Council sought to demolish this house it would not happen!</p>	<p>Access to buildings and businesses Vehicle and pedestrian access to the rear of properties facing Monaro Street will be maintained during construct and after completion of the work.</p> <p>Traffic The design for the plaza includes an exit from the carparking on to Crawford Street to alleviate the traffic using the Rutledge Street exit</p> <p>Bequeathed land Response to be advised</p> <p>Crawford Street Heritage NSW Heritage Council has assessed buildings throughout Queanbeyan. Queanbeyan Local Environmental Plan 2012 Schedule 5 Environmental heritage includes School of Arts (Council Chambers) at 251 Crawford Street (I47), Fire Station (former) at 261 Crawford Street (I50) and Dutton's Cottage at 263 Crawford Street (I51) as items of Local Significance. Each of these three heritage buildings will be kept and enhanced with the proposed design.</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
 Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
35	<p>As a person with disability issues, who still drives but does not have a disabled carpark permit it is really important to me to be able to easily park outside both the Q and the Library of which I go to regularly. There currently appear to be at least 150 car parks right outside these buildings, and on a popular theatre performance and during the week they are all used. I am very suspicious of the current plan and the Q&A because it will not directly answer the question about what will happen to the parking. I would like to know exactly how many parks are currently available and exactly how many will be replaced by council immediately. The suggestion that there 'may be' 'later' carparks underground is not good enough. This will impact the use of the theatre and the library immediately. I also carry around 20 library books, videos and toys back to the library so do not want to walk too far with this heavy load. I would feel much more re-assured if the council commit to replacing all the parking, and action this first, rather than last or later in the project. It should be quite easy to replace if not increase all the existing parks if they are to be underground if a space above ground is what is needed.</p> <p>The green space pictured looks largely useless to me. I think the green space should be flat - suitable to walk on for those with disabilities, pushchairs and for children to play on, and then it could also be used for things like markets when needed, which would be good. Currently being raised like it is means it can't be dual purposed or walked across so is really a dead area. it would be simply fantastic if there could be a water feature or fountain in this green space (like the one in Manly) and some great sculpture (like the pigs in Adelaide). I think it essential to have lots of seating and benches and a bit of shade if you want people to congregate in it, rather than just walk through it. This would also make it a lot nicer for the council employees to sit and have lunch in.</p> <p>The outside of the council office looks pretty nice. Thanks for the opportunity to comment.</p>	<p>Carparking See response to submission 3</p> <p>Plaza design The plaza will be designed to be accessible to people with disabilities, including wheel chairs and mobility scooters. Whilst the detail design has not been done yet, your comments are noted and will be considered for inclusion in the final design</p> <p>Comment noted</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
36	<p>I object to the position of building. I believe the building should be closer to the existing council building on Crawford Street. This design alternative would have a much less negative impact on Monaro Street businesses and was discussed with the architect at the stakeholder meeting in July 2017. I also object to the entire project not going out to tender.</p> <p>I have great concerns that any future development on my site (20 Monaro Street) may be limited due to council arguing that my access at the rear will be very limited if the building goes ahead as per concept plan.</p> <p>I have concerns that the parking situation will be greatly impacted during the construction period (say 2 years). The parking is difficult and limited now especially when the school has functions, when the Q has a function and there's a funeral at the church etc.</p> <p>I have great concern that council has not considered the moral issue with the existing car park. That land was 'donated' to the Queanbeyan community by the owners of blocks along Monaro Street & Rutledge Street for use as a car park to benefit the community not to redevelop and sell off. The history should be looked at here.</p> <p>The consultation with adjoining owners has been non-existent and it is disappointing no alternative plan is offered ie using existing council building site and the site to be proposed to be sold off.</p>	<p>Building location See response to submission 30 Placing the building in its proposed location gives the opportunity to provide a better aspect and outlook for the proposed mixed used development. The proposed green plaza gives the opportunity to provide a green link between the Show Ground and Queanbeyan River in line with elements of the 2009 Queanbeyan CBD Master Plan</p> <p>Unsolicited bid See response to submission 31</p> <p>Access to buildings and businesses See response to submission 34</p> <p>Carparking See response to submission 3</p> <p>Bequeathed land Response to be advised</p> <p>Lack of consultation The community and businesses are now being given the opportunity to provide comments on the proposed concept design. All comments will be considered by Council for inclusion in the design as it progresses.</p>	
37	<p>The green space looks good but not what we need in this area. It will be too hot to sit there in summer and too cold in winter. And a hop skip and jump across the road is Queanbeyan Park with great trees to protect you from summer heat - a true green area. You should consider making the green space carparking. I know there is going to be underground parking but the residents using this area it would be great to have easy and fast parking and exiting. Easy to get out of car and using minimal time. Children and elderly people to library, church, school pickup, The Q Theatre. Prams, additional children it is much easier it would be much easier with outdoor parking. Builders , tradesman always need to go to council and with Utes and racks and over hanging bits underground parking would prove difficult and they want to be close to vehicles because of precious items they contain. 3 hr parking for the whole area. even if you were seeing a show at The Q 3 hrs would be perfect. Thank you.</p>	<p>Plaza design See response to submission 35</p> <p>Car parking See response to submission 3</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
 Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
38	<p>I think this building is terrible. Seriously how has this even been allowed to go forward with no consultation from the community. People like myself have lived in this town their whole lives with generations before us and we feel strongly about our town and how it looks. Council in previous years have torn down many of our lovely buildings and built very unattractive ones and now you want to do it again. I'm so disappointed that you would even consider knocking down more of our heritage buildings to build this. It just doesn't make sense. One of the benefits of living in QBN is the easy access and getting around to places, like quickly parking outside in a carpark that is easily accessible. What about the Q, trying to park to see shows will make things harder. Please please please don't do this and knock down more of our heritage and take away what QBN's all about. Bungendore built a new IGA and it looks lovely and is within keeping why can't QBN ever do the same, it's outrageous. What about Walsh's drive through etc how inconvenient that will now be, I try to support local businesses but you just make it harder and harder. Get rid of that ugly 70's council building and re build one within keeping to our town. I read your reasons why you can't do that but I don't believe it, I think it's just something that you've said so you can justify this new proposed building. Get a heritage adviser in and design something and utilise the lovely old fire station and gorgeous original council chambers, make us proud of you, do something beautiful, please don't wreck our town further. You pride yourselves on city benefits country living but it won't be that if you continue to build these sorts of buildings. I love the Q but really that's not within keeping and then there's the huge building near the show ground.....we're not Sydney or some amazing new town, we're QBN and you should leave it how it is. Turning the heritage buildings into public space won't work, using this new building won't get people inside and using it, it just doesn't happen in QBN for whatever reason, put this money towards the main street, it's totally lacking. UTILISE what we have, TEARDOWN the 70's building, LINK it all together somehow and make it work. Use Bowral as an example and how they restore and re use their old buildings and leave OUR TOWN alone.</p>	<p>Lack of consultation See response to submission 36</p> <p>Crawford Street Heritage See response to submission 34</p> <p>Access to buildings and businesses See response to submission 34</p> <p>Car parking See response to submission 3</p>	

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
 Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
39	<p>With the amount of vacant commercial buildings around Queanbeyan, why can't the council relocate to one of them and then demolish the old council buildings and rebuild with a design that is sympathetic to the surrounding buildings. I think the council building design will be tucked out the back of the main street and no one will really see it. I really don't think you have addressed accessibility to the new building and I think you will be creating a bottleneck on Lowe Street side. You are affecting the access to the western part of Monaro Street which will affect the small business owners (you can't park out the back and duck through the laneways to get there). Once again you are taking the shine off Monaro Street.</p>	<p>Council currently has staff spread out over 11 buildings in the CBD. There would not be one vacant available building within the CBD that could house all of Council's Queanbeyan based staff.</p> <p>The design of the new building will be sympathetic to Queanbeyan's heritage past, whilst also being an iconic transformational building for Queanbeyan's CBD.</p> <p>Traffic See response to submission 34</p> <p>Access to buildings and businesses See response to submission 34</p> <p>Engaging pedestrians See response to submission 17</p>	

Feedback forms

Submitter:	Submission:	Council response	Recommendation
40	<ul style="list-style-type: none"> • Good use of existing space – development of the existing precinct and enhancing the area is a positive attribute • Underground parking is a good initiative • The location of the precinct back from the main streets will have less impact on congestion • Thank you for providing an opportunity to make comment 	Comments noted	
41	Will this development restrict access to the rear of this building (RSL BLD – 251 Crawford St – Megan Still Court) for any traffic that needs to service this building?	Access to buildings and businesses See response to submission 36	

Facebook comments

Name	Issue	Comment
A QPRC	Design	I'm confused, what street is this design facing? It would have a frontage on to Lowe St and one onto the green public space.
A QPRC	Car parking	Ohhh you're pulling up most of the carpark and putting in a green space? Ok A design includes basement car parking for major tenant, Council staff and also a public basement car park.
B QPRC	Online resources	That aerial view is very useful, thanks. What document is it from? The aerial imagery and overlay of the concept was provided by the consultants who developed the concepts.
B QPRC		Thanks for the prompt reply. It would be useful on the Yourvoice website too... B it is on there. You can download on the right hand side of the page.
B QPRC		Thanks again. It wasn't there when I looked the other day, I think, just a FAQ document. It was under images, but not documents. Has been updated. Thanks
C	Budget	What a waste of money.
D	Social inclusion	Just like council to give themselves a new building and toss the old ones to to the side mealwile homeless people sleeping in the streets how bout you'd put some money back into the community
E	Satire	Is this the famed Taggart Tower we keep on hearing about.
E	Budget	QPRC wasting more money.....
G	Design/Future use	The plan is very badly drawn but besides that looks good I like the public realm elements and a mixed use component frontage Rutledge Street would be great, making the office space larger than council requires and leasing out the rest is also a good idea. What is going to happen to the old Queanbeyan whites club on Crawford street which is currently the main council office?
H		It appears from the overhead plan (scroll up), the old Council building (12 or 13) is likely to become gallery or café.

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

QPRC		H the former administration building at 256 Crawford St will be demolished. The current admin building which is the former rugby club will be surplus to requirements, but no decision has been made on its future.
H		What about the Mayor's office building? (By the way, you can backspace and delete surnames.)
QPRC		it is a heritage item and would remain for community use ie community rooms or the like
J	Parking	Is this taking away the car park ???
QPRC		An underground carpark will be available for the public, while there will be two levels of basement carparking under the building for the major tenant and Council staff.
J	Parking	is it less parking than what currently exists? Will it be paid parking if underground parking?
QPRC		There will not be paid car parking. Numbers remain similar.
K	Traffic	where would the exits be ... the Lowe st laneway or the Rutledge Street access. curious as I live right behind it. Also where is the bus stop in the current carpark being relocated to?
QPRC		exits via Rutledge St. Not sure about bus stop. Will keep you posted as design progresses.
L	Cyclists/parking	What about short-term and long-term parking for cyclists? And what about waiting until we have a democratically elected council to deal with this matter - less than eight weeks to go!
QPRC		parking for cyclists will be considered. This is only a concept design, further decisions relating to this project will be present to Council after the election.
M	Community	Queanbeyan CWA members would love a space/club room to call their own. Will Community Groups be able to put in a bid for Community Space to be used on a more permanent basis?
QPRC		Hi there. There will be more information regarding community space as the project progresses.
N	Parking	Under cover parking won't be available for those of us who drive 4wd's. I'm yet to see a modern multistory car park with clearance heights over 2mtr
N	Feedback	Will comments on here be included in the public comments - submissions
QPRC		Best to make comments via yourvoice.qprc.nsw.gov.au

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

O	Parking	Excellent. As if dropping of and collecting kids from lowe street isnt hard enough!! Now you're taking away valuable parking close to the school!!! Fix the traffic issues around lowe street school and create better school parking or a drop off pick up zone rather than money on a new building just to leave other buildings vacant!
P		I think it looks like great design. I would like to see it built.
Q QPRC	Parking	<p>Can you provide how many public parking spaces there will be Vs parking for council employees Vs parking for tenants? Surely the removal of a now public carpark will need to be replaced entirely?!???</p> <p>Hi Q,</p> <p>The concept designs for the area show that the basement car parking for the Queanbeyan Head Office and Smart Hub would include two levels of basement car parking. This would include 86 carparks. The design also estimates that a further 112 publicly-accessible carparks would be available, either via the basement car park or on the ground level of the area. During construction, temporary car parking will be provided on the site of the former Administration building at 256 Crawford St. Council is also looking at other parking options in the CBD, including a multi-deck car park within the Morisset St carpark.</p> <p>Currently, QPRC staff are parking in some of the all-day car parks around the CBD. This development would free up these spaces for members of the public.</p>
R	Design/trees	Looks suspiciously similar to the concept designs for Bungendore Supermarket. As Utopia pointed out, they are only an artists impression and do not reflect the final reality. Especially when I comes to the trees in the picture as the ones planted are 20 years from getting to the design height.
S	Design	I am a strong advocate for transformation in regional towns for both positive tangible and intangible benefits that will actually be realized. What other options were explored? How have you ensured future growth can be adapted easily as an ongoing transition to continuously benefit the community. Why was this the chosen design and what is the hypothesis of why this is the best option for all? I do hope that you are listening very carefully to your voters, the rate payers and everyone living in the town using the services as well as visitors. Sure, you won't please everyone but at least ensure you have worked your very hardest to listen and gain empathy of your community and be transparent with your decisions. As a concerned ex-queanbeyan-ite, I have read many unhappy comments about this project. Not too late to change QPRC and serve your people well.
I	Carpark	Looks good. Carpark?
QPRC		Yes there will be on street carparking and a publicly-accessible underground carpark, along with two levels of basement carparking under the building for Council and tenant employees
U	Budget/Priorities	What a waste of money!! what is wrong with the office's that we already have? I think the money would be better spent and roads and foot paths come out to braidwood and have a look around even call me i take you for a walk around town and show you a thing or two that need fixing before this is built.
V	Replies to U	Im sure the council has done a cost/benefit analysis on this project and it stacks up.
W	Replies to U	Burra road!! Fix the s bends before someone gets wiped out! I agree - there is plenty council should spend on, this seems superfluous

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

QPRC	Replies to U	<p>Hi U,</p> <p>The former Council administration building at 257 Crawford St had been considered for refurbishment by the former Queanbeyan City Council, but recognised that it required significant maintenance and upgrade works to bring it up to an acceptable standard. Even with this work completed, the building would not have the capacity to accommodate all of Council's Queanbeyan-based office staff, who are currently inefficiently accommodated in 11 sites across the precinct Council investigated options for redeveloping the building or adding additional floors to provide more room, however these options were not considered to be viable. On balance, replacing the former administration building on the current site did not provide scope for any public domain works.</p> <p>In regards to costs, the cost of the development will be offset from the rent paid by the major tenant, so therefore the project will not impact on Council's ongoing works and maintenance programs across the region.</p> <p>Council will continue to allocate funding for road and footpath maintenance across the Local Government Area. We are also in the process of developing a Transport Strategy, which will include a Pedestrian and Mobility Plan for the LGA. This document looks at footpaths etc.</p> <p>In regards to Burra Rd, Council has developed designed to address the 'S' bend section of Burra Rd. We expect construction will cost around \$1.5-2m and we will continue to seek grant funding from the State/Federal Government to progress these works.</p>
X		<p>Recycle, reuse, repurpose!!! Couldn't we just buy and revamp the various large empty buildings down the street. Eg old comm bank, the old energy building on Lowe street, the empty Harris Scarf.</p>
Y	Reply to X	<p>So spread council staff out even further? Not to mention the cost to refurbish buildings and bring them into line with current standards more often then not costs more then building new buildings</p>
X	Reply to Y	<p>Have you seen the size of those buildings? I agree that they will need up grading, but anyone that takes them would need to do it. A revamped building would assit in filling up the empty vacant buildings. And based on the cost of the Q, my uneducated guess, would be that it's still cheaper than the multi millions needed to build the new building.</p>
Z	Location and inclusions	Where exactly it's located ? Is it next to riverside plaza? Any cafeteria ?
QPRC	Reply to Z	Yes Lowe St carpark, with a frontage on to Lowe St and a frontage on to the green civic plaza
AA	Design	I'd like to see the architecture match in with the historical buildings, rather than a glass fortress.
AB	Reply to AA	I don't. Get with the times.
AC	Support	I think it's terrific ... far better use of the area.
AD	Parking	I work in the old rsl building an use this car park. Is there going to be long stay parking for ppl like me??

9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 1 - QPRC Head Office and Smart Hub / Community Consultation Submissions (Continued)

QPRC	Reply to AD	Hi AD . Yes there will be carparking provided in the form of a publicly-accessible underground carpark which will be located under the green civic plaza. We are only at the concept stage at the moment, so information such as time limits has not been decided, however the needs of workers and shoppers will be considered
AE	Design	Finally!! Knock down all the old crap standing around making the area look like a dump. Good to see something that looks modern and a council that seems to be wanting to get into the 21st century.
AF	Service station and parking	So the BP goes?? Will the parking become paid parking?? Gonna look horribly out of place without upgrading Rutledge Plaza or the flats there.
QPRC	Reply to AF	The petrol station is not included in the concept design. And parking will remain free
AG	Parking	Will there be more parking than there is currently?
AH	CBD general comments	How come Queanbeyan doesn't have a dessert place or cinema? It would be a positive thing especially for the young in the community to enjoy memories growing up in Queanbeyan. Also riverside car park needs an upgrade, there has been no parks and I've had to park near Woolworths to access riverside.

QPRC Head Office and Smart Hub Staff Consultation Submissions



Ref: SF150623/12

Executive Summary of engagement report:

The concept designs for the Queanbeyan Head Office and Smart Hub were placed on public exhibition from 17 July until 14 August. Staff were informed of the exhibition via all staff emails and information on Council's intranet. Staff were encouraged to make submissions via the intranet.

A staff drop-in information sessions was held during the exhibition period. Around 20 staff members attended during the three-hour session to ask questions of project staff.

Comments received by staff have been collated and responded to below.

Comments received:

Submitter:	Submission:	Council response
1	Pages 3 & 4 of Preliminary concept drawings: The public plaza is on the south side of The Q and QPRC HQ. In winter, it will be shady and cold — solar access is an issue. The selection of grass should be shade tolerant and the substrate should have excellent drainage. A cold, wet grass surface will not be used in winter. Presumably, the majority of trees will be deciduous. Seats to accommodate people in groups, not single isolated cold metal seating. Consider reducing the number of car parking spaces in zone 6 to provide more people space or increasing underground car parking. Appropriate lighting to allay safety concerns — advice from police is useful. Consider 'pop up' coffee shops and the possibility of weekend markets. Consider a small outdoor performance space. Consider public toilets with baby changing facilities. Include bicycle stands. Consider colour and material controls of plaza building walls to integrate the space. Include low key smart signage to orientate visitors.	All good points and will be taken into consideration
2	Can anyone explain what the following means? Very wordy, anyone seen the TV show Utopia? Utilising varied workplace settings which will address current issues and provide more effective ways to work moving forward Minimising personal work space if privacy and quality of the space is achieved to enhance the efficiency of the density	In recognition that people work best in different ways, the workplace plan provides a variety of spaces for people to undertake their work. Including desks, quiet booths for phone calls, meeting rooms, collaboration spaces with space to lay out drawings.
3	HQ/HUB A good idea - IMO Library should be part of the Buildings too (ground floor) - current Library "ok" but not designed to be a Library - better for Admin etc. Re Ground floor too in the HUB - The Q is a great building but a theatre space for smaller performances / rehearsals - Like the Canberra Theatre have (an Annex) would be good idea IMO	Library In the concept plans, the Library would remain in its current location. Relocating the Library to the Head Office and Smart Hub building may be considered at a later stage.
4	<ol style="list-style-type: none"> 1. I am concerned about serious overshadowing affecting the NSW Housing flats. Even with the step back the number of storeys will prevent any sunshine reaching these dwellings which even in winter enjoy afternoon sun. 2. The number of storeys will also overshadow the green corridor and affect what kind of quality green open space will result, what plants/trees will grow? In winter will people want to be using a space which will be in shade? 3. The artist's impression showing the green space with the Q and office building is misleading as the perspective actually mutes how high the office building will be in reality. It also gives the impression that the flats are unaffected whereas in reality they will be completely dwarfed and overshadowed. The public exhibition should display a more honest artist impression. 4. In winter the buildings on Rutledge Street will also be affected by the height of the office block preventing afternoon sun to the lower storeys of the new builds (which I understand to be a separate project). 	<ol style="list-style-type: none"> 1. A shadowing diagram will be included when Council lodges the development application for the project and the impact on nearby properties will be considered 2. The shadowing will be taken into consideration when selected trees/grass for the area and Council's Parks team will be called upon to provide advice. 3. Much of this detail will be provided during the development application stage. 4. Yes, this is not part of this project and will be considered and assessed when the sale of the

**9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 2 - QPRC Head Office and Smart Hub / Staff Consultation Submissions (Continued)**

	<p>5. For points 2), 3) and 4) above the public should be shown the affect of overshadowing of such a tall building of that scale.</p> <p>6. If the affect of the new office building leads to the NSW Housing flats being demolished (given the amenity of these dwellings being adversely affected) - would the site that they leave not be a better location for the new office block with better access?</p> <p>7. I understand the atrium is designed to allow natural light to reach more work stations which I think is a worthy design feature and one that is a signature design of Cox's Architects but I do wonder if the space could be used to lessen the height of the building?</p>	<p>Council properties is finalised and a development application is lodged.</p> <p>5. A shadowing diagram will be included in the development application process.</p> <p>6. That's a bit of chicken and egg. If we don't build the new office in the proposed location, the NSW Housing units would not be affected. If we do, and they are demolished, it will be too late to move the units.</p> <p>7. As the concept design is refined, consideration will be given to the size of the atrium versus need for floor space.</p>
5	<p>1. At what point are staff going to have input into the layout requirements for their section? Different departments have very different needs so a "one size fits all" approach isn't going to work</p> <p>2. Is there a 'welcome type reception' area provided on the ground floor and then customers are sent to other floors to meet with staff or does it all happen at ground level?</p> <p>3. Are there restrictions to the lift? Who has access to which ones? Only available at certain levels?</p> <p>4. Is there a bathroom available for use by the public?</p> <p>5. Love the atrium to bring natural light through the building, but wonder if it really needs to be so big? Perhaps it could be sized differently as it moves through the levels of the building?</p> <p>6. Will there be space provided for kids to come and spend afternoons? This is something that has been spoken about for many years and has always been pushed to the side due to space constraints.</p> <p>7. What is the timing for the provision of the underground public carpark? The loss of these spaces will infuriate the community, especially if there is a substantial time with no access to carparking. The number of carparking spaces being provided is less than currently provided. Clarification required for the Council staff carpark.....is it only Council vehicles that can access this space? Will some kind of security pass be required to access this area?</p> <p>8. Will Council staff have exclusive access to the roof area?</p> <p>9. What is the proposed timeframe until full completion of all the proposed works including the carparking, roads and greenspaces?</p> <p>10. Where is the library going to be located?</p>	<p>1. Cox Architecture have provided Council with more detailed floor plans for the building and as these are progressed, staff will be able to view and make comments</p> <p>2. A final decision hasn't been made, however a concierge-type arrangement is being considered for the ground floor</p> <p>3. Yes – The public will only be able to access level 2 via lift. Levels 3 and above will be accessible by Council staff only.</p> <p>4. Yes</p> <p>5. As the concept design is refined, consideration will be given to the size of the atrium versus need for floor space.</p> <p>6. Consideration has been given to providing a space for school aged children. A suggestion is to allow children to utilise open break-out spaces where they can be monitored, rather than a closed meeting room.</p> <p>7. Michael – timing. The former administration building at 257 Crawford St will be demolished and used for temporary carparking until the public underground carpark is available. The basement carpark under the building will only be accessible by tenant and Council staff via a security process. Further information on this will be finalised as the project progresses.</p> <p>8. It may be possible to use this space for civic and community events. This has not been decided.</p> <p>9. The building is expected to be completed and ready for occupation by mid 2019. The timing of the public carparking, roads and greenspaces has not yet been defined.</p> <p>10. In the concept plans, the Library would remain in its current location. Relocating the Library to the Head Office and Smart Hub building may be considered at a later stage.</p>
6	I can't fault the concept - especially given the roof garden and green plaza.	Comments noted

**9.1 QPRC Head Office and Smart Hub Community Consultation Feedback
Attachment 2 - QPRC Head Office and Smart Hub / Staff Consultation Submissions (Continued)**

	<p>It sits perfectly alongside The Q, which is currently somewhat lost and creating a cultural heart in the CBD gets my support.</p> <p>My concerns are about Queanbeyan's 'Country Living' component being lost to 'City Benefits', i.e. I would hate to see Queanbeyan become a generic, homogenized place. While I believe it is important to move forward and embrace innovation, and see wonderful opportunities opening up, I think it needs to be done sensitively and not lose sight of the past. For example, I would hate to see the trees on Rutledge and Crawford Streets go, as well as the wide streets and angled parking. (While underground parking provides necessary solutions these types of car parks are soulless spaces). Lets not lose the heritage, let's not lose the 'country' aspect... old / new creates a good balance, as does rustic / polished; natural / man-made and so on. I hope it will be a lovely fusion.</p>	
7	<p>"Biophilic cities are cities of abundant nature in close proximity to large numbers of urbanites. Biophilic cities value residents innate connection and access to nature through abundant opportunities to be outside and to enjoy the multisensory aspects of nature by protecting and promoting nature within the city."</p> <p>http://biophiliccities.org/</p>	Comments noted and will be incorporated where feasible and possible.

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

27 SEPTEMBER 2017

ITEM 9.1 QPRC HEAD OFFICE AND SMART HUB COMMUNITY
 CONSULTATION FEEDBACK

ATTACHMENT 3 QPRC HEAD OFFICE AND SMART HUB COMMUNITY
 CONSULTATION REGISTER - DROP IN SESSIONS



Community Consultation Register

Key issues raised in Community Consultation Sessions 27 July 2017 & 29 July 2017

Date	27 July 2017 & 29 July 2017
Time	5pm to 7pm & 11am to 1pm
Location	Community Room, Queanbeyan Library
Project Name	QPRC Head Office and Smart Hub
Project No.	3002597
Facilitators	Eamon O'Donoghue (COX) Sophie Olsen (SMEC) Michael Damo (Council) Ricky Tozer (Council, Thurs only)

No.	Topic	Details	Action Required
1	Parking	<p>Currently there is insufficient parking for churches (particularly during funerals), doctor's surgery (particularly accessible), school drop offs, parking for The Q</p> <p>Ensure there is no reduction to the availability of parking</p> <p>Underground parking should not be paid parking</p> <p>Introducing additional uses into the precinct shouldn't replace existing public parking with private parking</p> <p>Ensure a clear accessible pedestrian path is retained from temporary parking to the churches, schools. Should consider lighting.</p>	<p>Review options for temporary parking. Review wider parking strategy in connection with the Showground.</p> <p>Raise with Council for direction</p> <p>Inform community that private parking station is not planned to replace public free parking</p> <p>Incorporate planning for pedestrian access during construction and final design</p>
2	Site Selection	<p>Have other locations been considered?</p> <p>Why relocate the building from the current site</p> <p>Has the building been designed around the tenant</p> <p>Impact on Walsh's Hotel and Bottle Shop</p> <p>Impact on other businesses with rear lane access</p> <p>Has renovating the current building been explored as an option?</p> <p>Why acquire more land?</p>	<p>Discuss in SEE background to demonstrate consideration of other sites and the constraints of 257 Crawford Street</p> <p>When Lowe Street entry is closed, site fencing to include directions to access businesses fronting Monaro Street.</p> <p>Consultation with business owners to assist with alerting customers to change in access arrangements.</p> <p>Signage to assist with wayfinding</p>
3	CBD Revitalisation	<p>Location of plaza and development removes focus from Monaro Street</p> <p>Focus should be on traffic calming Monaro Street</p> <p>Change of access / closure of Lowe Street should ensure that these properties can be redeveloped to a higher density in the future</p>	
4	Funding	How will the building be funded?	
5	Staging	Staging to consider parking and access (pedestrian and vehicle)	
6	History of land dedication	History of dedication to Council of rear of lots fronting Monaro Street in 1960s/1970s	
7	Heritage	Properties on the corner of Rutledge Street and Crawford Street should be Heritage listed.	
8	Architectural presentation	<p>Would like to see a modern building/modern finishes</p> <p>Roof design should be considered – particularly how the roof looks from other (future) 6+ storey buildings in the precinct</p>	



Community Consultation Register

Key issues raised in Community Consultation Sessions 27 July 2017 & 29 July 2017

Date 27 July 2017 & 29 July 2017
Time 5pm to 7pm & 11am to 1pm
Location Community Room,
 Queanbeyan Library
Project Name QPRC Head Office and Smart
 Hub
Project No. 3002597
Facilitators Eamon O'Donoghue (COX)
 Sophie Olsen (SMEC)
 Michael Damo (Council)
 Ricky Tozer (Council, Thurs only)

9	Building Height	Would like to see a higher building/increase to the height limit considered to create an increase scale of development in CBD	
10	Senior Citizens Centre	Relocation of the use to suitable alternate location	Endorsed by Council.
11	Smart Hub	Will this provide businesses with an "address" for postage/ABN	
12	Streetscape/View corridors	Ability to improve view corridor through open plaza to the church Demolishing 257 Crawford will leave a gap in the streetscape Changes may need to be considered to The Q to ensure the building addresses the new plaza	
13	Public Plaza	Who will use the plaza? Is there sufficient demand for another open space? Can the plaza incorporate an outdoor forecourt for The Q e.g. amphitheatre or space for activation by theatre groups Can the plaza incorporate an outdoor noticeboard for community events/The Q	
14	Groundwater	Basement seepage, groundwater take	May require NSW DPI / Office of Water Approval under the Water Management Act (Integrated Development trigger)
15	RSL	Maintain access to the RSL	
16	Sale of Rutledge Street properties	Queries regarding the process / transparency	

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

27 SEPTEMBER 2017

ITEM 9.3 MERGER BUDGET

ATTACHMENT 1 MERGER BUDGET - JULY 2017

1. Costs (input sheet)

1.1 ICT Costs	Year 1 Fin Yr (16/17) \$ '000	Year 2 Fin Yr (17/18) \$ '000	Year 3 Fin Yr (18/19) \$ '000	Year 4 Fin Yr (19/20) \$ '000	Year 5 Fin Yr (20/21) \$ '000	Year 6 Fin Yr (21/22) \$ '000	Year 7 Fin Yr (22/23) \$ '000	Year 8 Fin Yr (23/24) \$ '000	Year 9 Fin Yr (24/25) \$ '000	Year 10 Fin Yr (25/26) \$ '000	Total Actual \$ Value \$ '000	Total NPV \$ Value \$ '000
1. ERP (records, regulatory, financial, GIS, asset, HR)	848	2,020									\$ 2,868	\$2,458.98
2. Live Streaming	37										\$ 37	\$33.79
3. Federated network (Telstra) *	130	250									\$ 380	\$327.22
4. Systems PM											\$ -	\$0.00
5. Revupap	90	19									\$ 109	\$97.84
6. Website	56										\$ 56	\$51.51
7. ICT Strategy and digital transition projects	67										\$ 67	\$61.49
8. DocuSign	20										\$ 20	\$18.26
9. Google	2	12									\$ 13	\$11.36
10.											\$ -	\$0.00
Total - ICT Costs	\$ 1,261	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,551	\$ 3,060

1.2 Workforce Restructure Costs	Year 1 Fin Yr (16/17) \$ '000	Year 2 Fin Yr (17/18) \$ '000	Year 3 Fin Yr (18/19) \$ '000	Year 4 Fin Yr (19/20) \$ '000	Year 5 Fin Yr (20/21) \$ '000	Year 6 Fin Yr (21/22) \$ '000	Year 7 Fin Yr (22/23) \$ '000	Year 8 Fin Yr (23/24) \$ '000	Year 9 Fin Yr (24/25) \$ '000	Year 10 Fin Yr (25/26) \$ '000	Total Actual \$ Value \$ '000	Total NPV \$ Value \$ '000
1. Structure transition (voluntary redundancies, recruitment, salary system etc)	1,095										\$ 1,065	\$972.60
2. Workforce strategy	87	41									\$ 128	\$113.26
3. Change management											\$ -	\$0.00
4. Survey	15										\$ 15	\$13.33
5. Leadership development		225									\$ 225	\$205.48
6. Organisation culture diagnostics		100	100								\$ 200	\$174.73
7. Performance Evaluation Tool		225									\$ 225	\$205.48
8. Workforce Planning Tool		105									\$ 105	\$95.89
9.											\$ -	\$0.00
10.											\$ -	\$0.00
Total - Workforce Restructure Costs	\$ 1,167	\$ 696	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,962	\$ 1,781

1.3 Other Transition Costs	Year 1 Fin Yr (16/17) \$ '000	Year 2 Fin Yr (17/18) \$ '000	Year 3 Fin Yr (18/19) \$ '000	Year 4 Fin Yr (19/20) \$ '000	Year 5 Fin Yr (20/21) \$ '000	Year 6 Fin Yr (21/22) \$ '000	Year 7 Fin Yr (22/23) \$ '000	Year 8 Fin Yr (23/24) \$ '000	Year 9 Fin Yr (24/25) \$ '000	Year 10 Fin Yr (25/26) \$ '000	Total Actual \$ Value \$ '000	Total NPV \$ Value \$ '000
1. Reviews and Strategies (assets, customer, finance, pricing, procurement, risk, ser	109										\$ 109	\$95.54
2. Strategy (CSP, Resourcing)	20										\$ 20	\$18.26
3. Transition project management/CAMMS collaboration/service deep dive	398	762									\$ 1,130	\$971.89
4. PMO float and training	100										\$ 100	\$90.90
5. PMO (projects)											\$ -	\$0.00
6. Branding and image (incl signage, uniforms)	112	2									\$ 114	\$103.90
7. Communications	12										\$ 12	\$10.59
8. Community engagement	235	28									\$ 263	\$237.57
9. Taxation	15										\$ 15	\$13.70
											\$ -	\$0.00
Total - Other Transition Costs	\$ 970	\$ 792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,762	\$ 1,546

Note 1: Federated network costs (connecting offices in towns) are \$290k per year
Note 2: VRs funded from ELE reserve

Total Costs BR Model \$ 7,275
QPRC Transition budget \$ 9,072
Integrity check for variation \$ 1,797