



Ordinary Meeting of Council

23 May 2018

UNDER SEPARATE COVER

ITEM 12.4 ATTACHMENTS

**QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL**

ATTACHMENTS – 23 May 2018 Page i

Item 12.4	Queanbeyan CBD Transformation Stage 1 to 3, Head Office and Smart Hub	
	<i>Attachment 1</i>	<i>Office Site Options</i>2
	<i>Attachment 4</i>	<i>QCBD Stages</i>4
	<i>Attachment 5</i>	<i>QCBD Financials</i>6

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

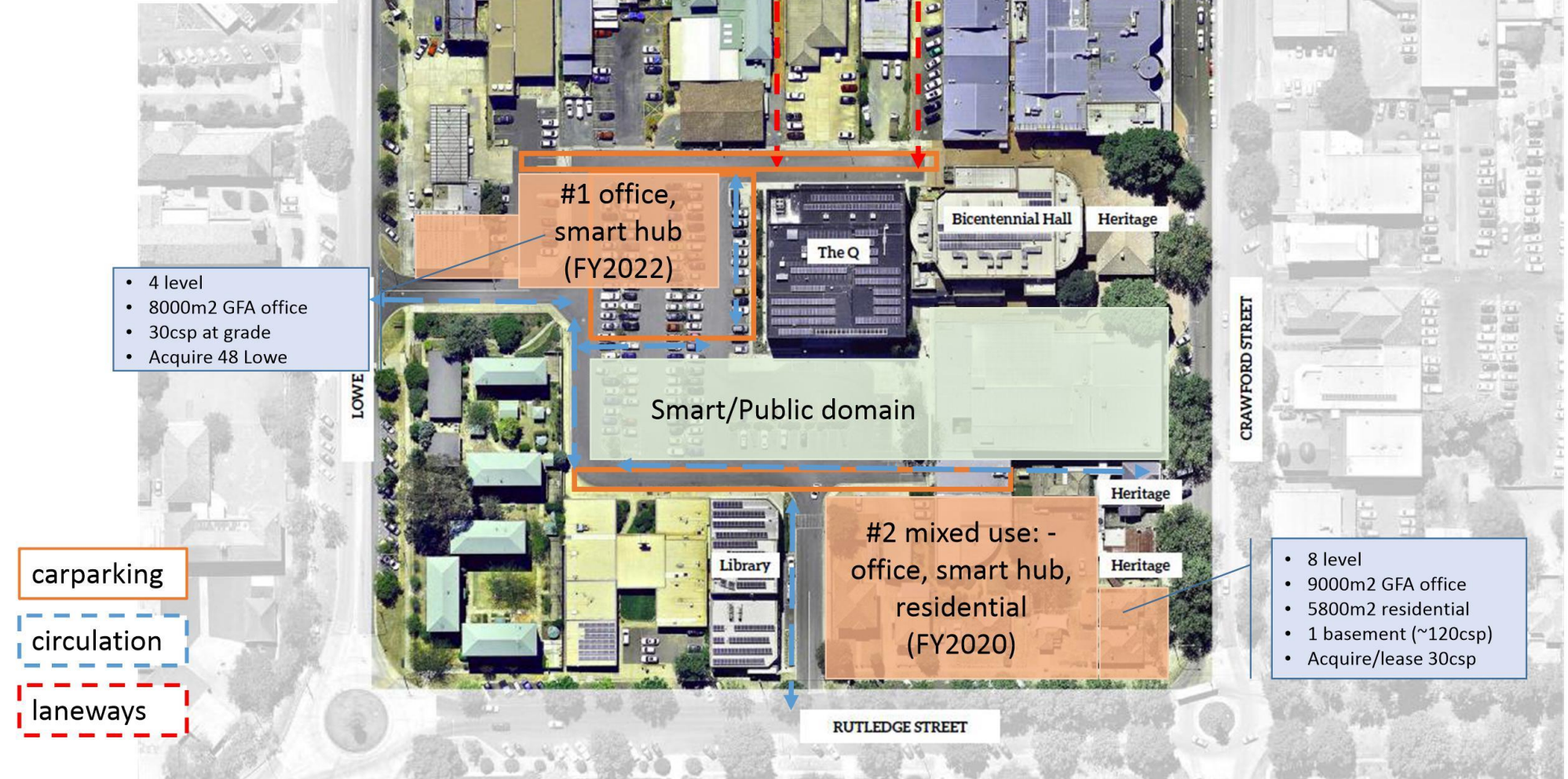
23 MAY 2018

ITEM 12.4 QUEANBEYAN CBD TRANSFORMATION STAGE 1 TO 3, HEAD
OFFICE AND SMART HUB

ATTACHMENT 1 OFFICE SITE OPTIONS

Options:

- 50 Lowe
- 10-16 Rutledge



- 4 level
- 8000m2 GFA office
- 30csp at grade
- Acquire 48 Lowe

- 8 level
- 9000m2 GFA office
- 5800m2 residential
- 1 basement (~120csp)
- Acquire/lease 30csp

carparking

circulation

laneways

QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

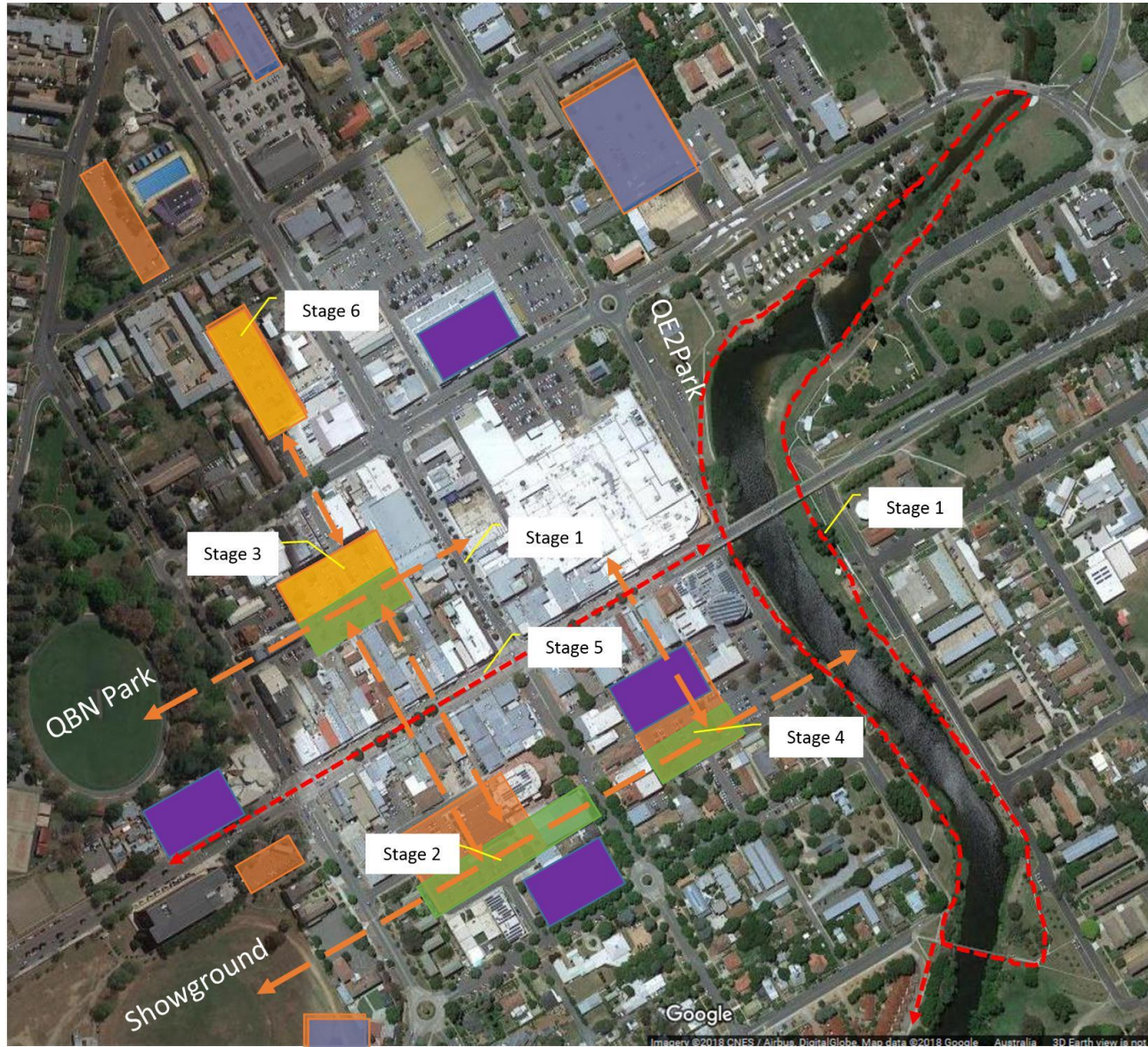
23 MAY 2018

ITEM 12.4 QUEANBEYAN CBD TRANSFORMATION STAGE 1 TO 3, HEAD
OFFICE AND SMART HUB

ATTACHMENT 4 QCBD STAGES

QCBD:
 Smart city
 Carparks
 Public Domain

- Existing carparks
- Smart, Timed, Decked carpark
- Untimed, Grade carpark
- Developments
- Smart Domain
- Pedestrian
- Cycle/Path



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

23 MAY 2018

ITEM 12.4 QUEANBEYAN CBD TRANSFORMATION STAGE 1 TO 3, HEAD
OFFICE AND SMART HUB

ATTACHMENT 5 QCBD FINANCIALS

QCBD Transformation Civil Works

Project	Description	Current DP				Total
		FY19	FY20	FY21	FY22	
100882	QCBD - smart city	0.931				0.931
100983	River Walk	1.315				1.315
100896	Rutledge carpark/walkway	1.597				1.597
100895	Crawford Pedestrian Corridor	1.030				1.030
100881	QCBD civic plaza - Rutledge		2.060			2.060
100265	Admin Building/Smart hub		13.249	15.450		28.699
100150	Low Pedestrian Corridor		1.030			1.030
100885	Morisset (Collett/Lowe)			1.030		1.030
101218	Monaro			2.575		2.575
100857	Low carpark			5.150		5.150
		4.873	16.339	24.205	-	45.417

grant	4.821
rates	2.627
reserve	2.060
land	2.060
loan	33.849

Project	Description	Proposed DP				Total
		FY19	FY20	FY21	FY22	
100882	QCBD - smart city	0.931				0.931
100983	River Walk	1.315				1.315
100896	Rutledge carpark/walkway	1.597				1.597
100895	Crawford Pedestrian Corridor	-				-
100881	QCBD civic plaza - Rutledge	-	2.060			2.060
100265	Head office (6000m2)			25.000		25.000
	Smart hub			7.000		7.000
	Extra office level tenancy (3000m2)			10.000		10.000
	Low public domain		3.500			3.500
100150	Low Pedestrian Corridor			1.030		1.030
100885	Morisset (Collett/Lowe)			-		-
101218	Monaro			-	TBD	-
100857	Low carpark			-		-
	Morisset carpark		7.000	7.000		14.000
	Morisset public domain				2.500	2.500
		3.843	12.560	50.030	2.500	68.933

grant	2.246
rates	1.597
reserve	
land	2.060
loan	63.030