

Bungendore Community Meeting



Agenda

- Welcome from the Mayor
- Water restrictions
- Rates harmonisation
- Community events
- Local Strategic Planning Statement
- Project update
 - Bungendore Structure Plan
 - North Elmslea Planning Proposal
 - South Bungendore Stormwater
 - Sports Hub
 - New Roundabout
 - Off-street car park
- Items submitted by community



- Reduce consumption by 25% annually
- Fact sheet shows specific restrictions
- Focus on education
- Daily target usage = 1,060kl
- Actual daily usage (w/e 29 Nov) = 1,368kl

- Harmonise rating structure by 30 June 2020
- Council considered affordability, service pricing, rates benefit and several rates structures - two options to progress for further examination
- Community Reference Panel to provide input (incl Braidwood Community Association). Can self nominate (closed 24 November)
- Wider public exhibition February-March
- Adopt preferred structure in April
- Exhibit Revenue Policy April-May
- Adopt Revenue Policy June
- First rates notice of new structure – 1 August 2020
- Also consider – rate peg and new valuations



**A VERY VERY MERRY
COMMUNITY
CHRISTMAS
PARTY
2019**

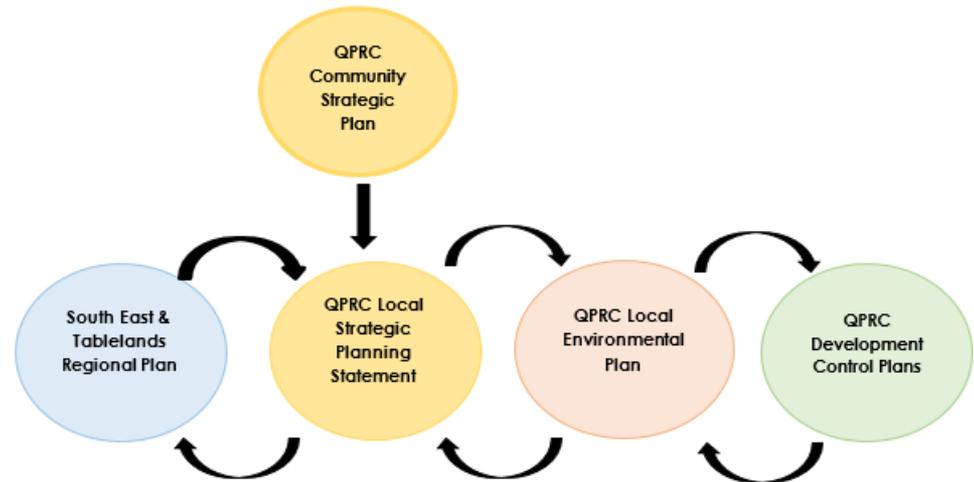
**BUNGENDORE
7 DECEMBER
MAJARA STREET**

5-8PM

**HOME GROWN ENTERTAINMENT
SELECT FOOD AND WINE
FREE FAMILY ACTIVITIES
TRADITIONAL CAROLS
SPECIALITY ACTS INCLUDING
SPECIAL GUEST SANTA**

Local Strategic Planning Statement (LSPS)

- LSPS consolidates CSP vision, land use, infrastructure and structure plans
- LEP administrative review underway
- Community input early 2020
 - LEP
 - LSPS
 - Rates



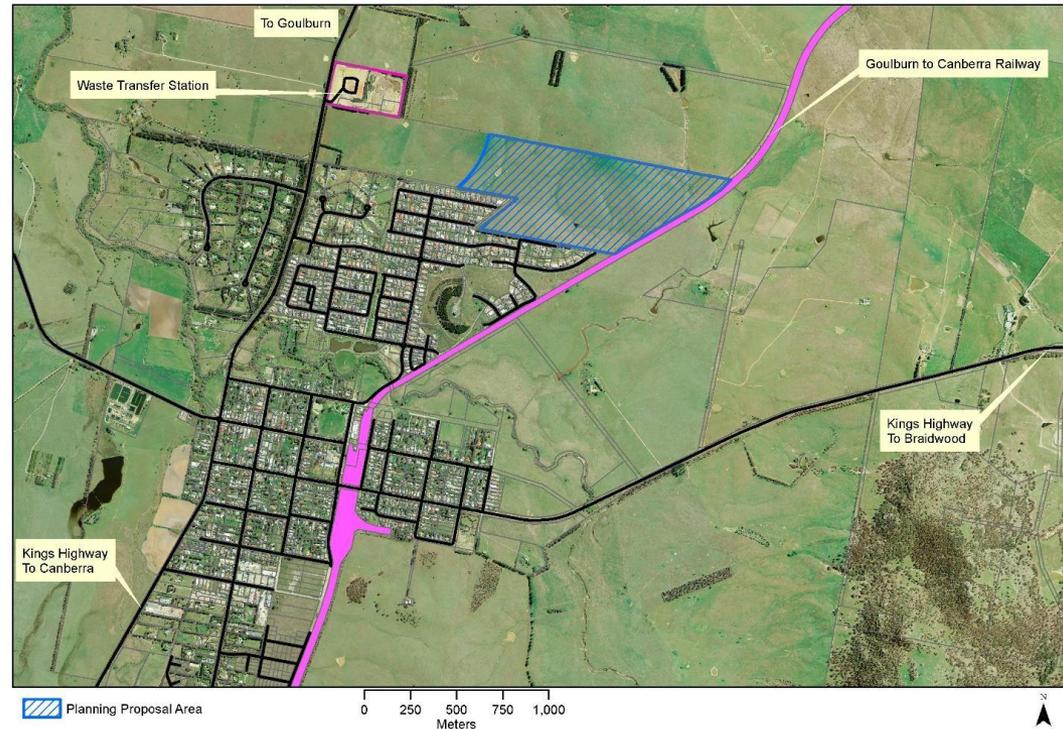
Bungendore Structure Plan

- Considers growth scenarios for Bungendore, inc water supply.
- What's happened: Consultation completed – 70 submissions.
- What's next: Councillor workshop, report to Council on 18 December.



North Elsmlea Planning Proposal

- Proposes 309 lots (stage 1) and 100+ lots (stage 2)
- What's happened: Initial Council support December 2014. Planning Proposal progressed – 8 investigations



- What's next: On exhibition until 16 December. Community meeting 12 December.

Bungendore floodplain works

- What's happened: Grant funding announced
- What's next: The project will address the issues of limited conveyance capacity and friction at the confluence of the Turallo, Halfway and Millpost creeks. The first stage of works includes the removal of dense vegetation, creek re-shaping, and rehabilitation of the confluence area, channel bed and banks.



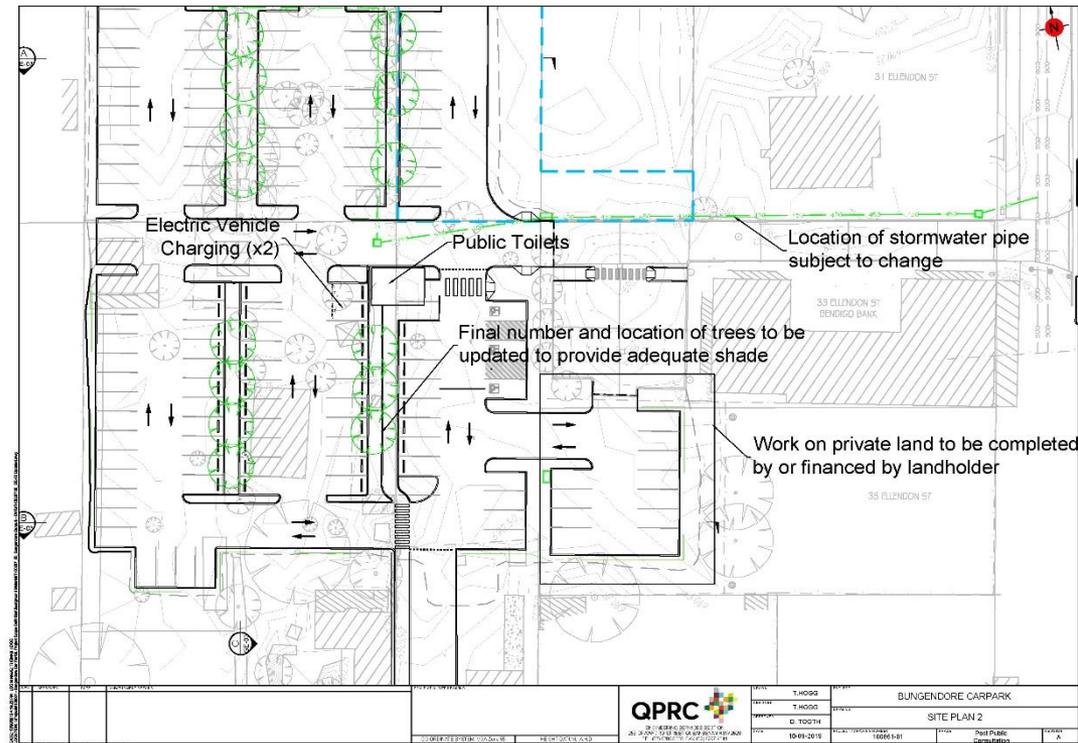
Bungendore Roundabout

- What's happened:
Design being finalised and tender being prepared
- What's next: Call for tenders. Early works in 2020. Major construction after Anzac Day



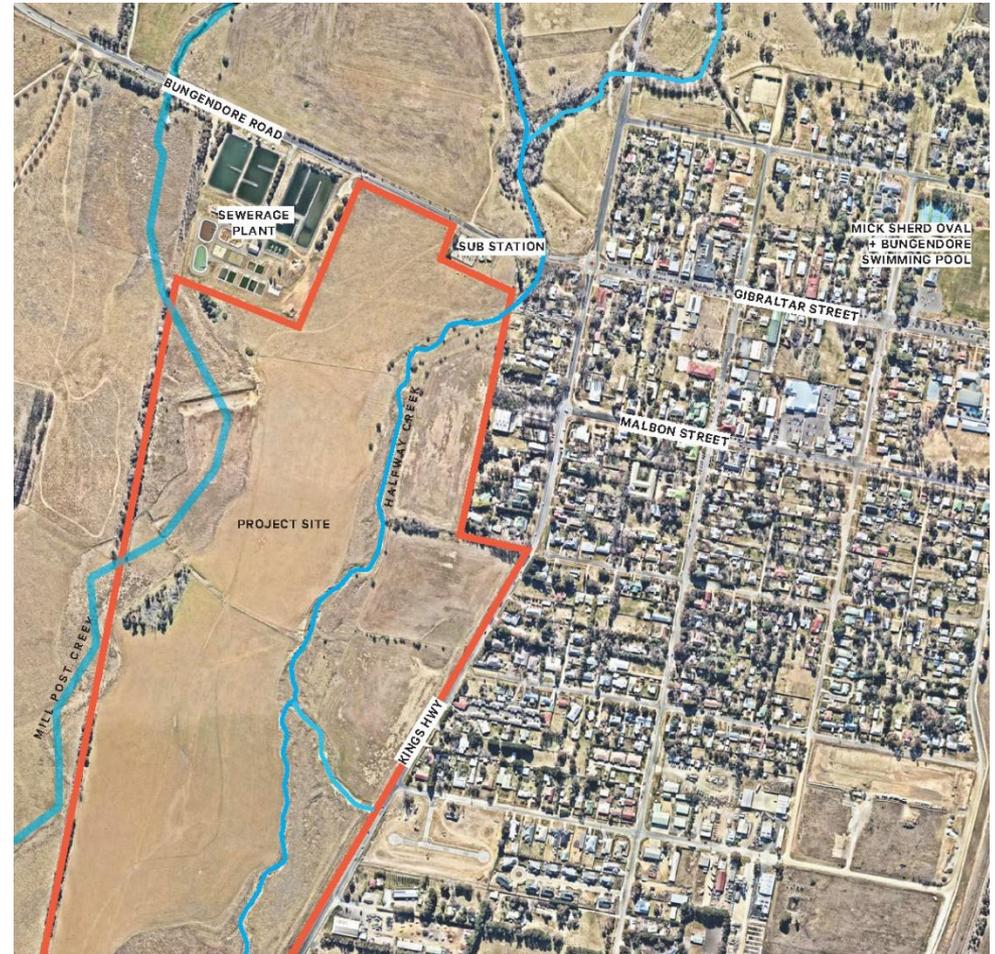
Bungendore Car Park

- What's happened: Concept design adopted. Now includes additional access, smart infrastructure, public amenities, extra vegetation
- What's next: Finalise design and call for tenders



Bungendore Sports Hub

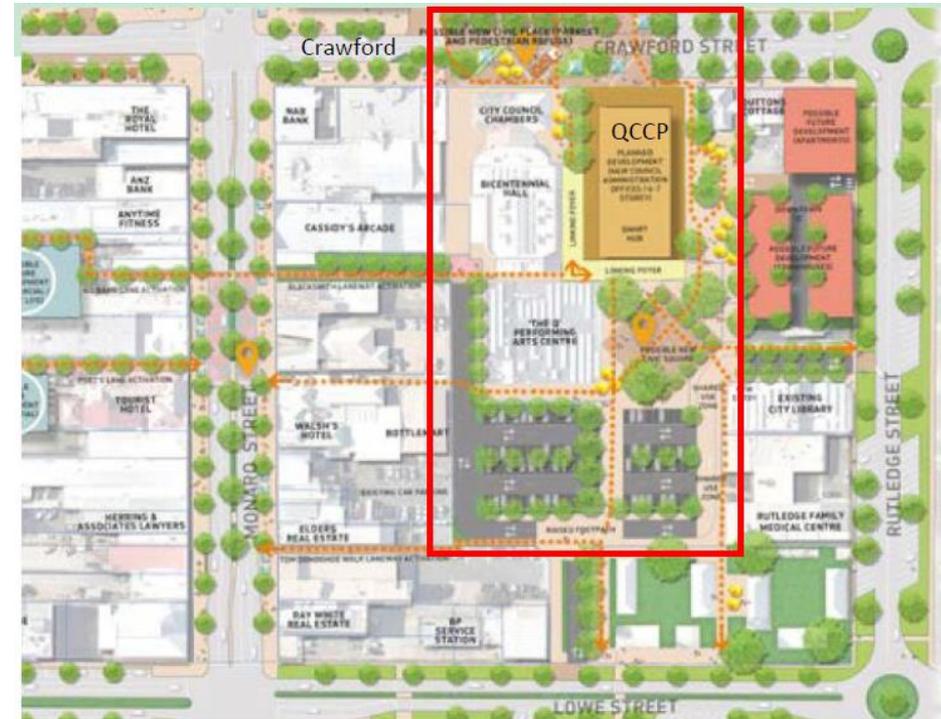
- What's happened: All preliminary design work is complete and documentation will soon be ready to lodge the DA
- What's next: Land acquisition process and lodge DA





Catalyst

- Civic and Community hub
- Activation and increased usage
- Economic advantage to city, conferences, meetings
- Releases adjacent properties (Rutledge) for redevelopment
 - Serviced hotel apartments
 - Café
 - Reception rooms
 - Terraced housing



What's happened – what's next?

- Business case and concept design on exhibition (closed 29 November)
 - Feedback and report to Council
 - Development Application to be submitted
 - Cost: \$74m
 - Funding source – loans, property sales, contributions
- 

Concept and design

- Two towers 3 & 5 levels
- 1450m²(1 level) community /meeting space
- 2050m²commercial space (1 level gov't office, ½ level commercial & start up)
 - Sale of strata
 - Incubation
 - Co work
 - Available initially for rental return then for future growth



- 4000m² Council administration incl shopfront
- Public library (integrating service desk & staff areas into HQ)

Queanbeyan Civic and Cultural Precinct QPRC



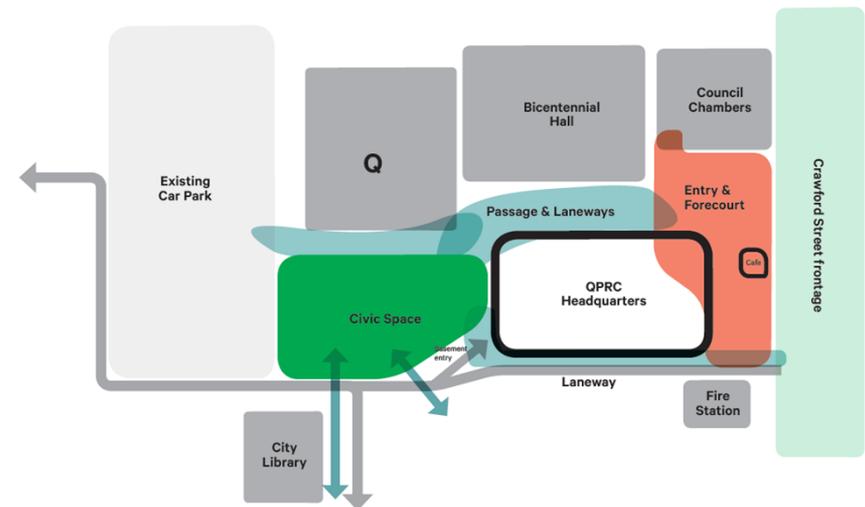
Concept and design

- Gallery integrating QHQ, Bicentennial Centre & the Q theatre buildings & function
- 100 carspace office and public basement parking
- Rooftop garden



Use/cost

- Community/ cultural – 40%
- Commercial – 20%
- Council – 40%



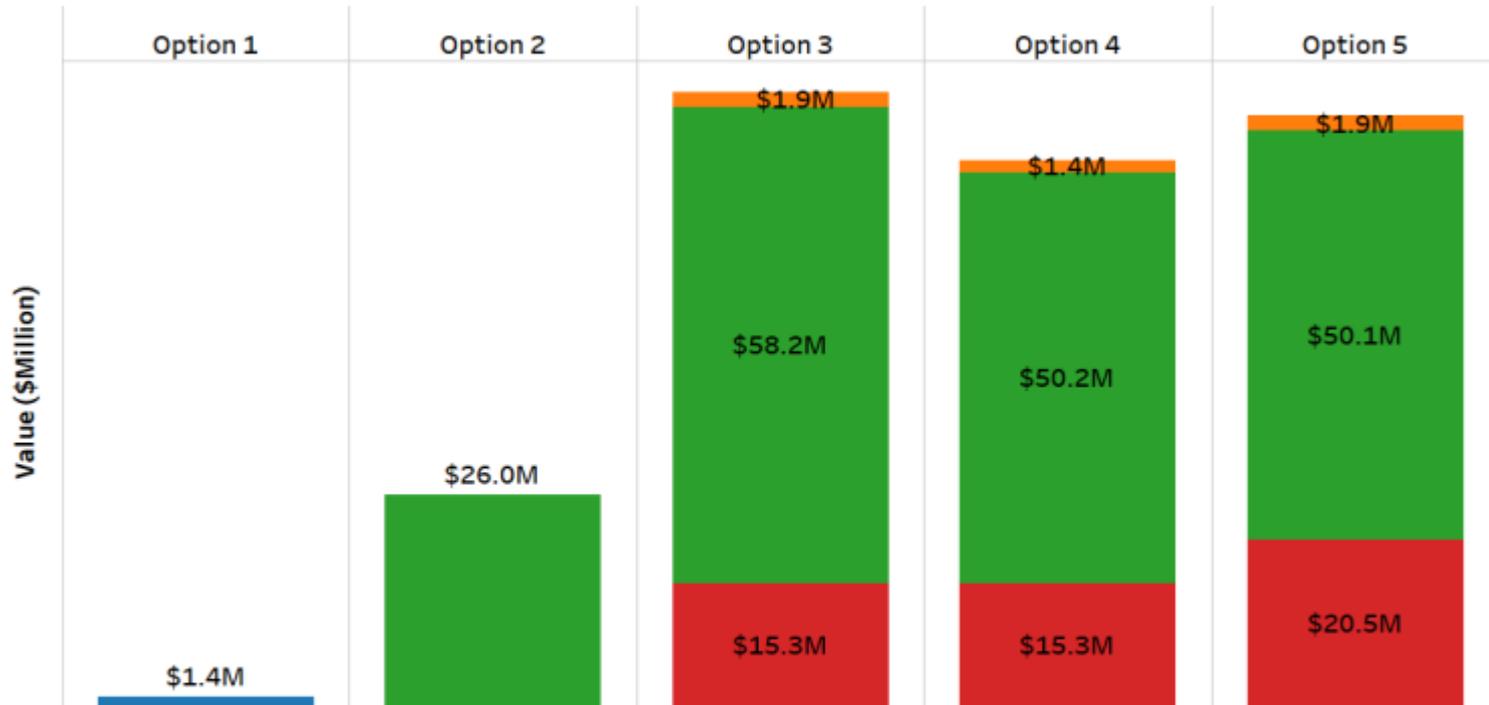
Queanbeyan Civic and Cultural Precinct QPRC



Benefits	
Community	<ul style="list-style-type: none">• Democracy, gathering, meeting, reception, performance spaces• Smart public domain & parking• Sympathetic to adjacent heritage & materials endemic to QBN• Improved interaction with and access to staff• Activate civic square, Crawford St, retention of significant trees
Business	<ul style="list-style-type: none">• Office workers, smart hub activation, start-ups, meeting/collaboration space, on line education, retail• Site/s redevelopment catalyst for CBD transformation• (potential) NSW office presence
Culture	<ul style="list-style-type: none">• New foyer, gallery to Bicentennial and The Q• Integration of QHG with chamber, conference & performance space• Civic receptions, break out space, exhibition space• (potential) library integration, common reception, meeting, lifts amenities
Council	<ul style="list-style-type: none">• Consolidate staff from 11 building to contemporary ABW HQ• Room for expansion and integration• Integrated use of meeting rooms to support conference use• Efficient use of solar access, energy, water, movement & meeting• Community and QPRC secure car parking• Buildings with strong civic presence.

Financial Executive Summary

Chart 10 Final Funding Sources by Option



Funding Components

- Grant Funding
- Additional Borrowings
- Internal Cash
- Property Sales and Related Development Proceeds

- Re the proposed Bungendore Sports Hub
 - How much water will the hub consume per annum?
 - Assuming that water will be sourced from the adjacent water treatment facility, will there be enough to cover the needs of the facility?
 - Will the new playing fields be watered consistently even during drought and stage 1/2/3 water restrictions?
 - Has any consideration been given yet to dust mitigation strategies when the work commences? Many houses along Mologlo St will be impacted if this isn't handled properly