

# Queanbeyan Community Meeting



- Welcome from the Mayor
- Water restrictions
- Rates harmonisation
- Local Strategic Planning Statement
- Community events
- Project update
  - Queanbeyan Civic and Cultural Precinct
  - Ellerton Drive extension
  - Old Cooma Rd duplication
  - Burra s bends
  - South Jerrabomberra
  - Caravan Park
  - Proposed Memorial Park
  - Smart City infrastructure
- Items submitted by community

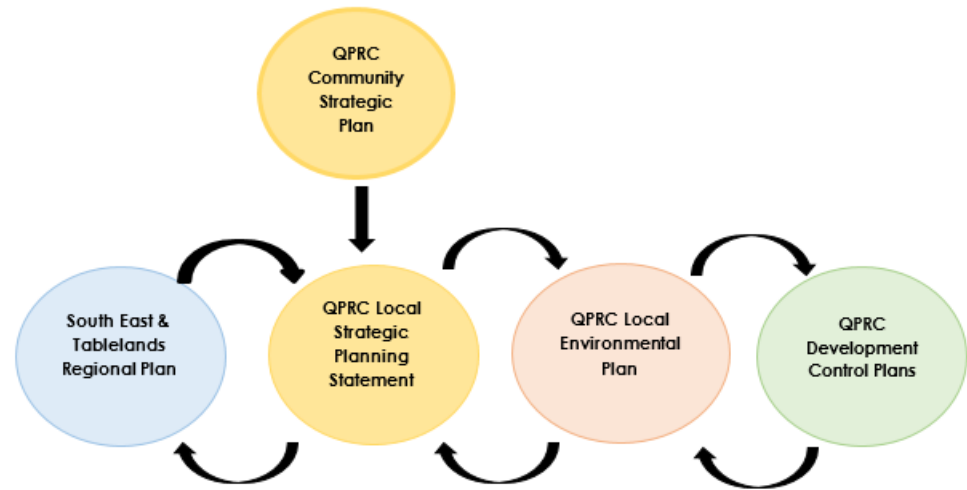


- Introduced to Braidwood (Level 2) and Bungendore (Level 1)
- Queanbeyan/Googong not on water restrictions
- Supply from ACT – advice from Icon Water
- Follow permanent water conservation measures

- 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

# Local Strategic Planning Statement QPRC

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





A green poster for the Christmas Street Party. It features two large brown antlers at the top, surrounded by white snowflakes and bokeh lights. The text 'QUEANBEYAN' is on the left and '14 DECEMBER' is on the right. The main title 'CHRISTMAS STREET PARTY' is in large white letters, with a red heart replacing the 'T' in 'STREET'. Below it, a red banner says 'IN THE CRAWFORD STREET LIFESTYLE PRECINCT'. At the bottom left, it says 'Proudly supported by ROYALHOTEL' with a small crown icon over the 'Y' in 'ROYAL'.

QUEANBEYAN 14 DECEMBER

# CHRISTMAS STREET PARTY

IN THE CRAWFORD STREET LIFESTYLE PRECINCT

Proudly supported by  
**ROYALHOTEL**

## 5.30-9pm

LIVE ENTERTAINMENT  
RIDES  
MOUTH-WATERING STREET FOOD  
SELECTION OF LOCAL WINES

For more information visit  
[www.qprc.nsw.gov.au/events](http://www.qprc.nsw.gov.au/events)



**19 DECEMBER FROM 6PM**

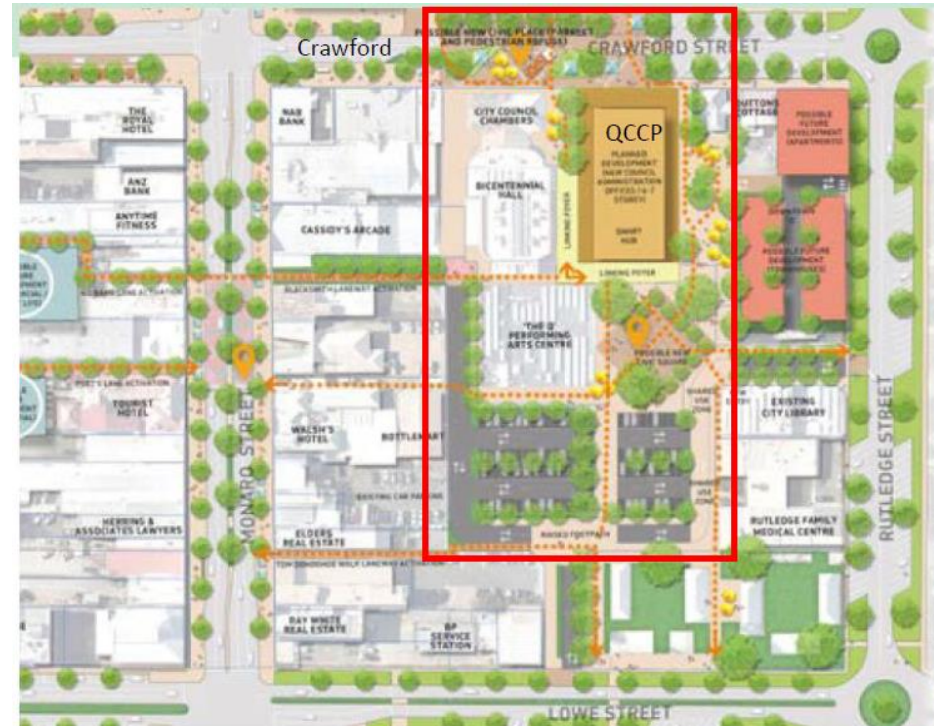
Santa  
Traditional carols  
Live entertainment  
Songs from community groups,  
school performers and local stars.

Pack a picnic dinner and join the  
community for the ultimate Christmas  
sing along experience.

For more information visit [www.qprc.nsw.gov.au/events](http://www.qprc.nsw.gov.au/events)

## 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
- Feedback and report to Council
- Development Application
- Cost: \$74m
- Funding source – loans, property sales, contributions



## Concept and design

- Two towers 3 & 5 levels
- 1450m<sup>2</sup>(1 level) community /meeting space
- 2050m<sup>2</sup>commercial 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



- 4000m<sup>2</sup> Council administration incl shopfront
- Public library (integrating service desk & staff areas into HQ)

# Queanbeyan Civic and Cultural Precinct QPRC

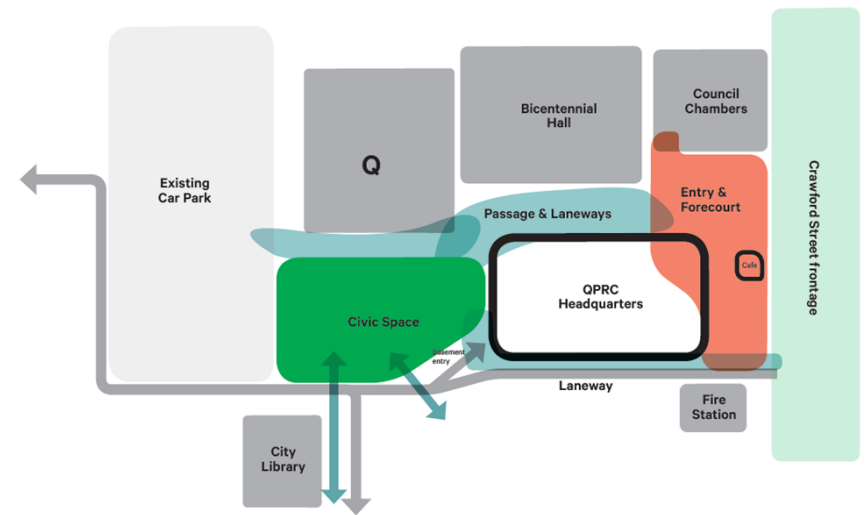


## Concept and design

- 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

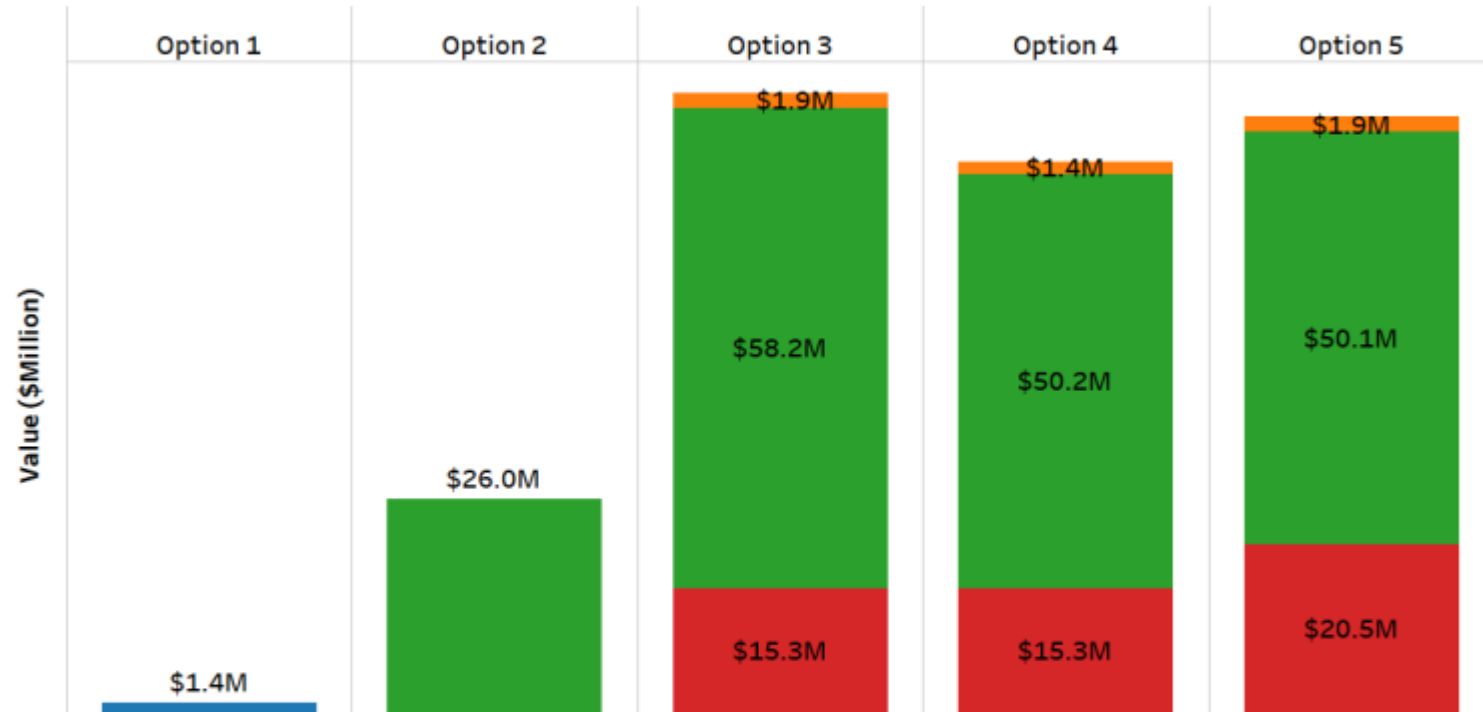
Benefits	
<b>Community</b>	<ul style="list-style-type: none"><li>• Democracy, gathering, meeting, reception, performance spaces</li><li>• Smart public domain &amp; parking</li><li>• Sympathetic to adjacent heritage &amp; materials endemic to QBN</li><li>• Improved interaction with and access to staff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





## Financial Executive Summary

**Chart 10 Final Funding Sources by Option**



### Funding Components

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

## Ellerton Drive extension

**What's happened:** 70+% complete. Bridge now spans gap

**What's next:** Complete bridge and progression road construction



## Old Cooma Rd duplication

**What's happened:** 80% of earthworks complete, 40% of road pavement complete

**What's next:** Traffic moved to northbound carriageway.  
Completion late 2020



## South Jerrabomberra

### **What's happened:**

Tenders closed for construction of Environa Dr

**What's next:** Assess and award tender. Relocate gas main on Tompsitt Dr in March 2020





## Burra s bends

### **What's happened:**

Acquisitions almost complete,  
bird surveys start soon.

**What's next:** Vegetation  
clearing, establish site.  
Construction early 2020



## Caravan Park

### **What's happened:**

Underground services complete, solar lights operational. Tree planting complete and weeds along river removed.

**What's next:** Access constructed. Site levelled and recommissioned.



## Proposed Memorial Park

### **What's happened:**

Environmental and social studies complete. Ground water monitoring ongoing

**What's next:** Finalise ground water assessment. Community engagement in 2020





## Smart City Infrastructure

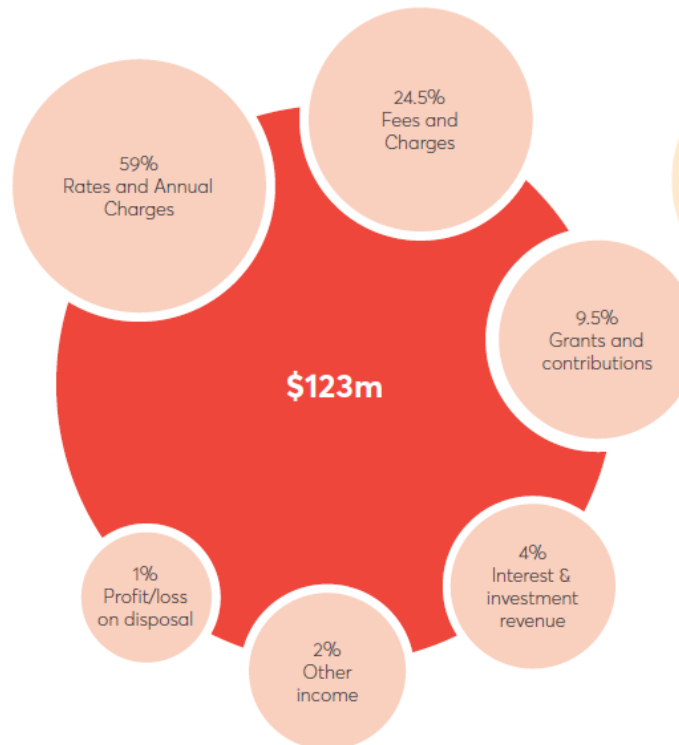
**What's happened:** Project complete. Parking, public WiFi, environmental sensors installed



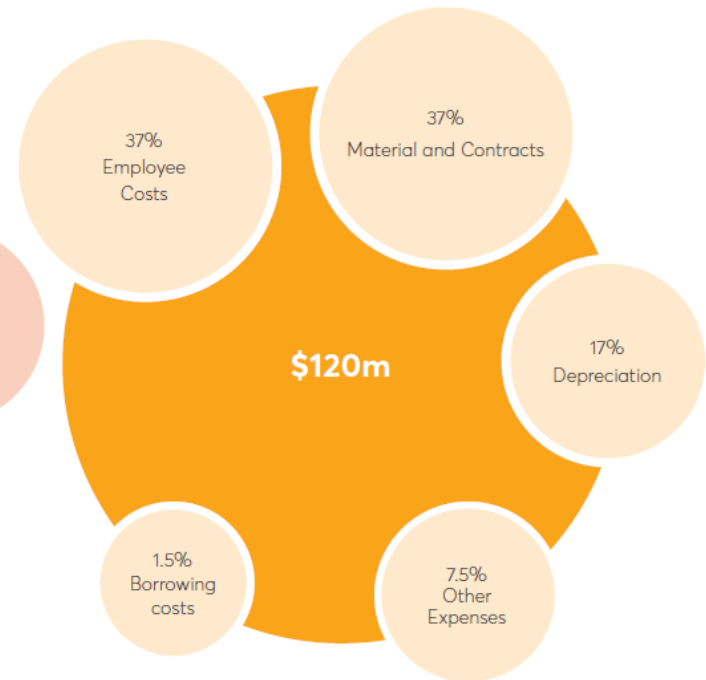


Opex + Capex:  
from \$200 to  
\$250m

Sources of Operating Income 2019-20



Areas of Operating Expenditure 2019-20



# QPRC budget

## Asset Growth:

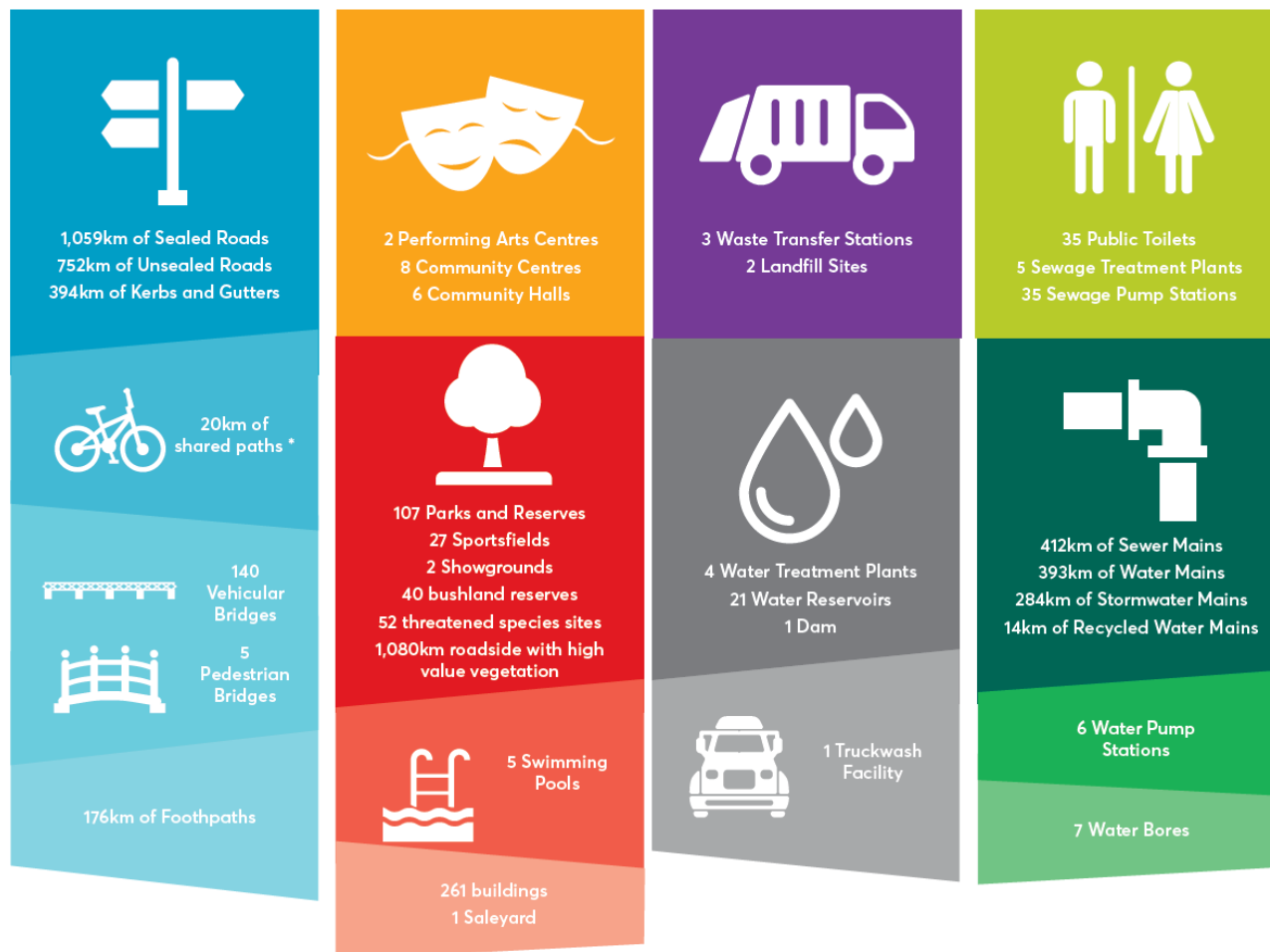
- Gifted \$30m+
- Grants \$100m+

## Asset ratios:

- >100% renewal
- <100% M&R

## Impact ratios:

- depreciation
- ORR



- Speed limit – Gilmore Rd
- General Council expenditure
- Council's plans for the provision of services for specific groups in the community such as children, young people, older people, people with disabilities, Indigenous people and people from culturally diverse backgrounds, with particular reference to older people
- As a regional city with 40000 plus strong community I think Queanbeyan should have its own version of PCYC which can provide various indoor activities to the residents of the city....As Queanbeyan has plenty of parks and swimming pools for the. Summer time it a bit sad not to have a place which affordable to access for everyone in the winter as well.