

## REPORTS TO COUNCIL - ITEMS FOR DETERMINATION

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback (Ref: ; Author: Tegart/Tozer)**

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**File Reference:** 100625

**Summary**

Following the public exhibition of the Queanbeyan Civic and Cultural Precinct (QCCP) concept design and detailed business case, a summary of community and staff feedback is presented to Council for consideration. Staff have responded to the feedback provided and have suggested recommendations where required. Many of the suggestions put forward during the consultation period will be considered during the detailed design phase of the project.

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**Recommendation**

**That Council:**

- 1. Note the feedback received during the public exhibition of the Queanbeyan Civic and Cultural Precinct concept design and business case.**
  - 2. Proceed with the development application, with a number of matters raised during the exhibition period to be further considered during the detailed design process.**
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**Background**

At its meeting on 23 October, Council resolved to

- 1. Note the report on the Queanbeyan Civic and Cultural Precinct, including the QPRC head office.*
- 2. Endorse the concept, uses, business case, and the plan of subdivision for the Queanbeyan Civic and Cultural Precinct and head office building shown as Option 5.*
- 3. Place the design and business case on public exhibition, and report back to Council with feedback.*
- 4. Lodge a Development Application for the Queanbeyan Civic and Cultural Precinct.*
- 5. Submit a capital expenditure report for NSW Office of Local Government and NSW Treasury Corp, to enable the raising of debt as outlined in the report.*

While Council endorsed option 5 as its preferred option at the October meeting, all options were presented to the community for consideration, together with pros and cons. The options included:

- OPTION 1: Do absolute minimum to existing inadequate facilities
- OPTION 2: Refurbish existing inadequate facilities
- OPTION 3: Build all identified functionality for new building
- OPTION 4: Reduced version of Option 3
- OPTION 5: Reduced version of Option 3 with a library included

## 9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback (Ref: ; Author: Tegar/Tozer) (Continued)

Summary Comparison of Options	Option 1	Option 2	Option 3	Option 4	Option 5
<b>List of Pros</b>					
Increase public perception of the CBD leading to increased foot traffic, spending and investment.			●	●	●
Creation of a clear civic and public space within the CBD.			●	●	●
Increased workforce in the CBD increasing the retail spend.			●	●	●
Increased community spaces within the CBD allowing community groups to thrive			●	●	●
Unlocks land for further development within the CBD			●	●	●
Increased cultural offering within the CBD			●	●	●
Increased hire of performing arts spaces and other venues increasing revenue			●	●	●
Increased staff productivity due to improved work environment and centralised staff			●	●	●
Centralised location for all QPRC services			●	●	●
Provides growth space for the QPRC workforce					●
A new accessible public library					●
No capital expenditure required from QPRC	●				
High nett present value			●	●	●
<b>List of Cons</b>					
Continued negative perception of the CBD further supressing investment	●	●			
Increased maintenance costs on end of life assets including the requirement in the short term for major reactive maintenance works	●	●			
Inherent uncertainty of the level of required maintenance needed on the assets to ensure safe operation	●	●			
Increased liability risk resultant from non-Disability Discrimination Act compliant facilities	●	●			
Diminished cultural offering and diversity of the local government area	●	●			
Foot traffic within the CBD remains unchanged resulting in continued escaped expenditure from the CBD	●	●			
No consideration of future growth of the QPRC	●	●			
Not providing accommodation expected in a modern workplace increasing staff absenteeism, decreasing staff morale and making it harder to attract and retain staff	●	●			
The workforce is still split geographically decreasing productivity	●	●			
Large capital expenditure required from QPRC		●	●	●	●

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback (Ref: ; Author: Tegart/Tozer) (Continued)**

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After conducting a detailed analysis and financial assessment of each option, Option 5 is Council's preferred option as it demonstrates value for money to QPRC and the community.

Option 5 is a reduced version of Option 3 which included all identified functionality. Option 5 differs from Option 3 in the following ways:

- inclusion of a new library in lieu of retaining the existing library
- reduction of the building by half a floor
- full deletion of the business centre area
- reduction of the community and breakout space area by approximately 15%
- increase of the commercial lettable area to external operators / tenants
- increase of the QPRC administration and office space by approximately 5% to allow for future expansion of the workforce
- reduced Council support area due to the retention of the existing Council Chambers.

**Implications*****Engagement***

Council placed the QCCP concept design and detailed business case on public exhibition between 28 October and 29 November. During this period, the following activities were undertaken to promote the project:

- Documentation on Council's Your Voice engagement hub
- Documentation available at Council's Customer Service Centres and Libraries
- Media release
- Coverage by regional TV and radio stations
- Included in Council's fortnightly advertisement in Queanbeyan Age/Chronicle, Braidwood Times and Bungendore Weekly
- Mentions in the Mayor's Column in local newspapers
- Coverage in QPRC News which is delivered to 30,000 households
- Various social media posts
- Distribution via various e-newsletter lists, including economic development list and general Council e-newsletter subscribers
- Information stall in Riverside Plaza on 7-8 November (approx. 100 interactions)
- Community information session on 20 November
- Discussion at Council's Community Meetings on 19 November (Braidwood), 26 November (Queanbeyan) and 3 December (Bungendore – after comments had closed).
- Staff information sessions and staff-focused content

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback (Ref: ; Author: Tegart/Tozer) (Continued)**

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Council received 37 submissions, nine of these were from internal stakeholders. The general feedback received during the community information sessions and at the information stall in the Riverside Plaza were positive when matters such as parking, financing etc were explained.

A number of matters raised during the consultation period will be further considered during the detailed design. These include, but are not limited to:

- Use of solar panels
- Electronic charging points for vehicles
- Provision of pedestrian access from basement car park to area closer to The Q
- Inclusion of additional disabled car parks near public domain area
- Feasibility and impact of rainwater harvesting infrastructure
- Relocation of the Farrer Memorial in Farrer Pl
- Inclusion of Aboriginal artwork in public domain and building
- Further consideration of external treatments
- Development of an engaging and active public domain area
- Traffic movements around the QCCP

The community will have further ability to provide input on the design and planning elements as the project progresses through the development application phase. The DA will ultimately be assessed by the Joint Regional Planning Panel.

***Financial***

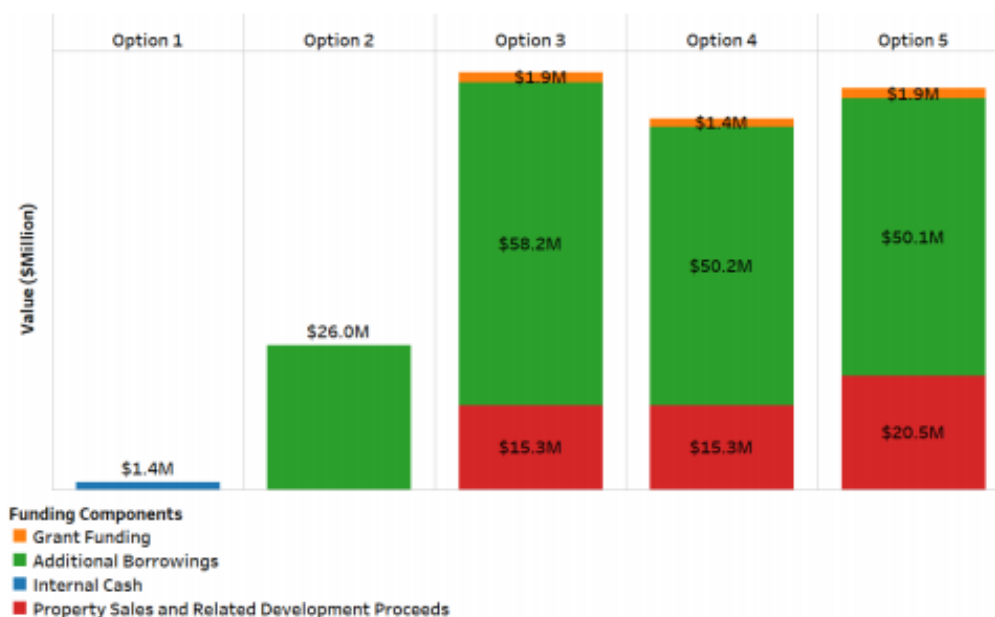
The cost of Option 5 is expected to be around \$74m and will be funded via a combination of loans, property sales, development contributions and grants.

The financing strategy incorporates a combination of different funding sources under each option. The initial funding required for the initial construction cost of Options 2, 3, 4 and 5 would be predominantly obtained from additional borrowings, supplemented by the maximum grant funding available under each option. Additional funding is available from the proceeds of sales of space within the new precinct (to the NSW Government) and the proceeds from sales of key QPRC CBD owned properties “unlocked” once the Queanbeyan-based QPRC staff are relocated to the new precinct, including related local planning agreement and development application proceeds from key developments.

The chart and table below from the business case illustrated the capital funding and servicing of debt:

## 9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback (Ref: ; Author: Tegar/Tozer) (Continued)

**Chart 10 Final Funding Sources by Option**



## Core assumptions - capital and funding

Assumption	Option 1	Option 2	Option 3	Option 4	Option 5
Initial Capital Cost	\$1.4m	\$26m	\$75.4m	\$66.9m	\$72.5m
Initial Capital Cost – escalation (% p.a.)	3.675%	3.675%	3.675%	3.675%	3.675%
Construction Start Date	Jul-20	Jul-20	Jul-20	Jul-20	Jul-20
Construction Completion Date	Dec-21	Dec-26	Dec-21	Dec-21	Dec-21
Maximum Initial Borrowing	-	\$26m	\$73.5m	\$65.5m	\$70.6m
Borrowing term	-	20 yrs	20 yrs	20 yrs	20 yrs
Fixed Interest Rate over Life (% p.a.)	-	2.5%	2.5%	2.5%	2.5%
Debt Service	-	P&I	P&I	P&I	P&I
Grant Funding (all received upfront)	-	-	\$1.9m	\$1.4m	\$1.9m
Property sale, LPA and DA proceeds (received at construction completion)	-	-	\$15.3m	\$15.3m	\$20.5m

## Core assumptions - operating

Assumption	Option 1	Option 2	Option 3	Option 4	Option 5
Merger savings – FTE (p.a. recurring)	\$1.3m	\$1.3m	\$1.3m	\$1.3m	\$1.3m
Merger savings – Procurement (p.a. recurring)	\$0.5m	\$0.5m	\$0.5m	\$0.5m	\$0.5m
Merger savings – Service review (p.a. recurring)	\$0.25m	\$0.25m	\$0.25m	\$0.25m	\$0.25m
Merger savings – escalation (% p.a.)	3%	3%	3%	3%	3%
Rental Income – Lettable Areas	-	-	\$0.7m	\$0.4m	\$0.3m
Occupancy Rate – Lettable Areas	-	-	80%	80%	80%
Rental Income – escalation (% p.a.)	-	-	3%	3%	3%
Building Savings / (Additional Costs) vs Current	(\$0.2m)	(\$0.5m)	\$0.3m	\$0.3m	\$0.3m
Building Savings / (Additional Costs) – escalation (% p.a.)	10%	5%	3%	3%	3%
Attribution (% of Debt Service)	-	25%	25%	25%	25%

9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback (Ref: ; Author: Tegart/Tozer) (Continued)

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**Conclusion**

The community feedback shown in the attachment should be considered by Council as the project progresses to detailed design.

**Attachments**

Attachment 1	Queanbeyan Civic and Cultural Precinct - summary of submissions (Under Separate Cover)
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# Queanbeyan Civic and Cultural Precinct

## Executive Summary of engagement report:

Council placed the QCCP concept design and detailed business case on public exhibition between 28 October and 29 November. During this period, the following activities were undertaken to promote the project:

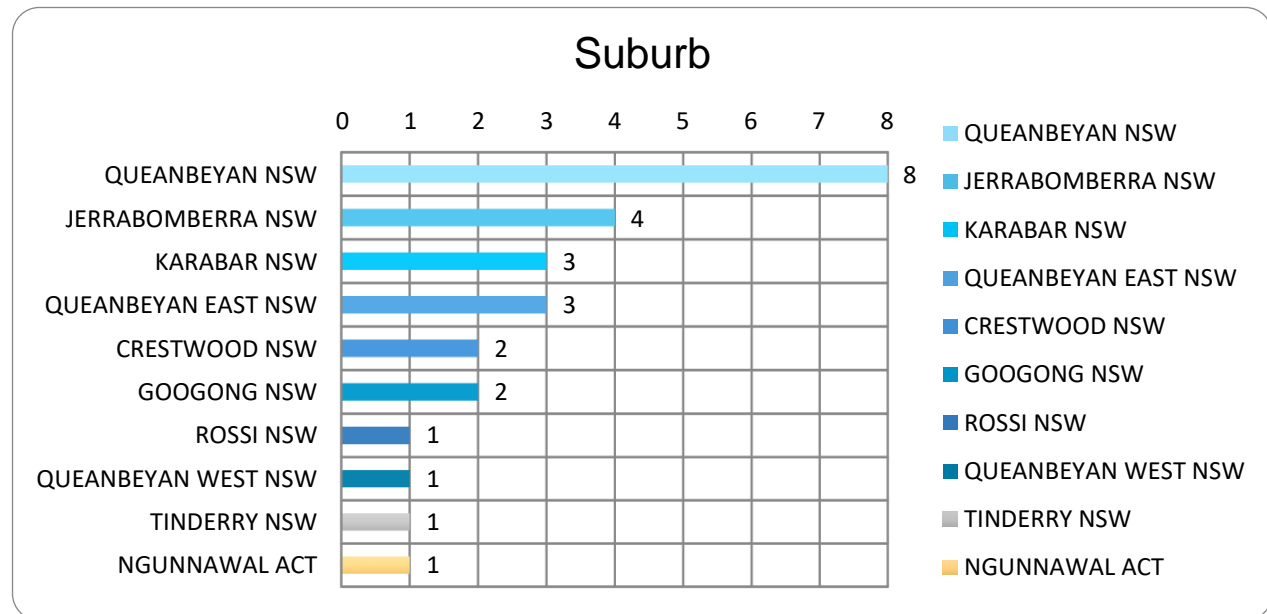
- Documentation on Council's Your Voice engagement hub
- Documentation available at Council's Customer Service Centres and Libraries
- Media release
- Included in Council's fortnightly advertisement in Queanbeyan Age/Chronicle, Braidwood Times and Bungendore Weekly
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- Staff information sessions and staff-focused content

## Participation in engagement:

During the period, Council received 37 submissions, nine of these from internal stakeholders. On 7-8 November, Council had an information stall in the Riverside Plaza where the plans were on display. During these two days, Council staff spoke with around 100 members of the public.

During the exhibition period, 1,090 people visited the Your Voice project page, with 1,230 document downloads and 264 photo views. The majority of visitors directly accessed the page, while Facebook, Council's website and the email notification generated from the Your Voice website were the other main traffic sources.

The majority of submissions came from residents living in the Queanbeyan area.





## Comments received:

### Community submissions

Submitter:	Submission:	Council response	Recommendation
1	Only that I'm super excited about all the potential changes in the region, it's exciting to hear there's a refresh in the works! Thank you!	Noted	
2	I am pro development in the CBD. Current Council buildings do not appear to meet modern standards e.g a series of small standalone buildings that are not effective use of land. They may have some heritage value but essentially they are a waste of space in a prime location.	Noted	
3	I am in favour of improvement, I just need to know what it is?	A summary of the proposed Precinct, including the concept designs and business case, can be found at <a href="https://yourvoice.qprc.nsw.gov.au/queanbeyan-civic-and-cultural-precinct">https://yourvoice.qprc.nsw.gov.au/queanbeyan-civic-and-cultural-precinct</a>	
4	<p>Please allow enough room for car-parking movement. Please don't use the minimum car space guidelines as this doesn't allow enough room for most cars to manoeuvre.</p> <p>Bike storage area not to be in the weather, protected, with change rooms handy.</p> <p>Solar cells on the main roof.</p> <p>Battery car re-charging area, including quick charge facility.</p>	<p>Car parking will be designed to meet Australian Standards, which includes additional area around disabled parking spaces.</p> <p>Undercover and secure bike storage will be provided. Bike storage will be available to the public as it is at the Collett St car park (near the bus interchange). Staff/building occupants will have access to end of trip facilities within the building. There will be public toilets within the public domain area.</p> <p>The project will target a 5 Star Green Star Design and As Built certification from Green Building Council of Australia. Solar photo voltaic system will be considered during detailed design as component of achieving the 5 Star certification.</p> <p>Electronic charging points will be considered during the redevelopment of Queanbeyan's CBD parking spaces, including the parking provided as part of this proposal. Council plans to construct a decked car park in the Morisset St car park, which would consider electronic charging points. This development is unable to proceed until the NSW Police vacate Morisset House and relocate back to the site of the former Police Station.</p>	Consider electronic charging points during detailed design.
5	Very much support in principle making spaces available to the	Noted	

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**

**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	community for education sessions and the like.		
6	Reducing the traffic flow along Monaro street to single lane is not in the interest of local businesses nor in the interest of rate payers who wish to shop or pass through the township. This is also detrimental to tourism. Traffic flow should be enhanced with the ring road opening to allow the town centre to remain an appealing modern country destination. I already am doing everything to stay out of Queanbeyan CDB and this will ensure I keep doing so along with others.	While not related directly to this project, Council is progressing plans to reduce the speed limit on Monaro St to 40km/h. If supported by the RMS, this would not become effective until after the Ellerton Drive extension is open. Council has also applied for a \$10m grant for upgrades to Monaro St. While designs have not yet been finalised, initial considerations include the installation of a clearway along Monaro St which would enable two lanes of traffic during peak hours, reducing to one lane with on-street parking during quieter times. These plans are yet to be developed and will involve engagement with the community and local businesses.	
7	The overall plan looks good but it needs more parking and there should be a carpark exit close to The Q for easy access (particularly for rainy weather). The plan states that there will be a net loss of 27 car spaces - this is a bad outcome and doesn't future proof Queanbeyan, especially since car spaces are lost in the previous upgrade of Crawford Street. The plan should be changed so that there is a net increase in car spaces (underground) to future proof Queanbeyan. Thanks for the opportunity to comment.	The overall number of car parks in the area will increase. Currently there are 172 car parks in the Lowe car park. Under the proposed plan, 40 of these would be removed to allow for the development of the civic square, leaving 130 spaces above ground. In addition, the basement car park will include a total of around 100 car parks. Of this, approximately 35 would be allocated to the NSW Government tenant and about 65 of these would be publicly available.  Providing access from the basement car park close to The Q for pedestrians will be considered during detailed design	Consider the provision of pedestrian access near The Q from the basement car park.
8	This appears to be a modern & fine development for the 21st century. I am sure it will provide a suitable working environment whilst catering for the public. On the site maps does the term "amenities" refer to public toilets? These are essential as are sufficient disabled parking places.	Accessible (disabled) public toilets are located in the public domain (Civic Square) area in front of The Q.  The number of disabled car park spaces provided will reflect those required by the Queanbeyan Development Control Plan 2012. Development of detail design will look to provide at additional disabled car parks adjacent to the public domain area.	
9	I feel the issue of car parking is likely to be a huge problem given the new design for the Civic & Cultural Precinct. The FAQs page says 40 parking spaces will be removed, while "65 {new spaces} will be available for staff and public use out of business hours". I'm not sure what that wording means exactly, but I take it to mean that the 65 spaces will be available to the public only outside of business hours, while presumably reserved for council staff during business hours. In other words, a loss of 40 spaces during the times when it would be most in demand. If I have misinterpreted,	The overall number of car parks in the area will increase. Currently there are 172 car parks in the Lowe car park. Under the proposed plan, 40 of these would be removed to allow for the development of the civic square, leaving 130 spaces above ground. In addition, the basement car park will include a total of around 100 car parks. Of this, approximately 35 would be allocated to the NSW Government tenant and about 65 of these would be publicly available.	

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**  
**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	<p>then perhaps you need to change the wording on the document to say exactly what you mean.</p> <p>If I am correct in my interpretation, it raises another issue. With public parking spaces declining as they are progressively replaced by buildings (such as this and the new theatre and the development planned for Morriset car park behind the Tourist Hotel), I have the suspicion that it is a slow but deliberate move toward paid parking. My personal feeling is that would be the death knell for Qbn shopping --- people would simply discard Qbn for alternate locations like Tuggeranong, Civic and DFO. Even without pay parking, making parking more limited and more difficult could well have the same effect.</p>	<p>The operation of the car park has not been finalised, however it is envisaged a number of car spaces will be reserved for Council vehicles during business hours as a minimum. The remainder of the spaces would be on a first in, first served basis with staggered time limits to allow some high turnover spaces and some with longer stay limits.</p> <p>Council remains committed to not introducing paid parking in Queanbeyan. This is one advantage that sets us out from the ACT and there are no plans to introduce this. Council adopted the Queanbeyan Car Parking Strategy in 2018. The Strategy recommends the concept of having short stay car parking close to shops and businesses in the CBD to encourage turnover, with all day parking located on the perimeter of the CBD.</p>	
10	<p>I used to live in Queanbeyan and am desperately hoping to live there again soon. The thing I love about Queanbeyan is the community feel. One thing that is lacking is some sort of central 'gathering area' perhaps with cafes and outdoor eating spaces. The Precinct will be a chance to include this and make the area a central focal point for residents. Well done QPRC.</p>	Noted	
11	<p>The designs for the civic and cultural precinct do not respect Queanbeyan's heritage and culture. The designs are pretentious and outlandish and will look ridiculous amongst the heritage buildings and designs. The council is trying to make Queanbeyan something it is not and has already ruined the Main Street by attempting to make it more cosmopolitan. It doesn't respect that there have been many generations raised in Queanbeyan and there is a strong attachment to the country feel of the town and this monstrosity of a building will just destroy that!</p>	<p>The architect firm which developed the concept took Queanbeyan's heritage, including the adjacent heritage-listed buildings (Council Chambers, Old Fire Station and Dutton's Cottage), into consideration during the concept design phase as reflected in the masonry elements on the ground and mezzanine levels. The building line is also set back at the two lower levels creating the forecourt and encouraging the visibility of the adjacent heritage buildings.</p>	
12	<p>Council is to be commended on the proposed new QPRC Head Office and Smart Hub. In the fullness of time, it will be a benchmark civic and cultural precinct.</p> <p>On balance I think option 5 is the optimal choice. It sacrifices business/conference area and the community and breakout space but adds a library under the one roof. Should libraries ever fall out of favour, given advancing technology, then this space could be given back to its original purpose.</p> <p>I note from the "Preliminary Design Concept Report" that no provision has been made for rainwater harvesting and stormwater retention. These facilities should be added to the design for the</p>	<p>The project will target a 5 Star Green Star Design and As Built certification from Green Building Council of Australia, which includes elements such as (energy, transport, materials, management, water, indoor environment quality and land use and ecology)</p> <p>Council will consider the feasibility and impact rainwater harvesting infrastructure would have on the overall design/layout of the precinct during the detailed design.</p>	<p>Consider inclusion of rainwater harvesting infrastructure in detailed design</p>

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**  
**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	<p>following (but not limited) reasons;</p> <ul style="list-style-type: none"> <li>• According to the Bureau of Meteorology average annual rainfall for Queanbeyan is 594 ml per annum. Within the proposed built environment, for every square metre of roof area and millimetre of rainfall, it is possible to harvest one litre of water. To illustrate further, a roof area of 5,000 m<sup>2</sup> in Queanbeyan would yield 2,971,500 litres (2.9 megalitres). In not utilising rainwater harvesting how much water will the new Head Office and Smart Hub waste every year, in this the driest continent on earth?</li> <li>• Rainwater harvesting can be utilised as; <ul style="list-style-type: none"> <li>o water for the rooftop garden and surrounding landscape</li> <li>o "grey water" for toilets, handwashing etc.</li> <li>o reduced reliance on town water from Googong dam</li> <li>o cost reduction of town water supplied by Icon Water</li> <li>o control measure for stormwater retention and lessening of infrastructure provisions</li> <li>o Independent car washing facility (with car parking for over 100 vehicles this could be a revenue source)!</li> </ul> </li> </ul> <p>Additional points to consider:</p> <ul style="list-style-type: none"> <li>• Council buildings harvest renewable energy through the installation of solar panels, so why not harvest rainwater, which is an even more precious resource?</li> <li>• Areas within the LGA are currently subject to water restrictions. The utilisation of rainwater harvesting in the new HO and Smart Hub presents an opportunity for QPRC to demonstrate to the broader community the importance of conserving water. It would also give wide-ranging credence to QPRC's sustainable objectives.</li> </ul>		
13	<p>Once the heavy vehicle traffic is diverted onto Ellerton Drive and the main street becomes less noisy and more congenial to be in commercial activity will improve markedly. There are already some interesting little shops springing up that have the right idea such as the Lions Club Bookshop. Such businesses attract people. Queanbeyan has the chance to become a major cultural and business centre due to the many different backgrounds of its citizens and their varied skill set. I am sorry I don't have time to peruse the whole document but I am confident that Queanbeyan has a great future and the Council should embrace all these plans with gusto.</p>	Noted	
14	<p>I wrote to the Mayor on 4 March 2019 about moving the Farrer Memorial in Farrer Place to a new location in the CBD and received a favourable response from him. I am wondering whether any provision has been made in the plans for the Civic and Cultural Precinct to situate the memorial within it. It would seem to be an ideal location for such an important memorial and artwork. As the</p>	<p>This and war memorial relocation has not yet been considered, but can be put forward as a suggestion.</p>	<p>Council consider the relocation of the Farrer Memorial during the detailed design.</p>

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**

**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	memorial would need to be placed in a secure position, it could for example be placed in the new foyer or gallery of the Bicentennial Hall or on the ground floor of the new Council office building in a spot where it could easily be visible from outside.		
15	The area should work towards a lively approach. Future proofing the area with reliable solid business which allow small business to grow. They are should be accessible, good parking, open, light and useful. Effort should be put into marketing the area, take note from Campbell and George which is the new eatery at the bowls club.	The CBD Transformation Strategy focuses on activating the Queanbeyan CBD and the Queanbeyan Civic and Cultural Precinct is the first step in the overall plan to bring more workers and residents to the CBD to activate the area. Council has attempted a number of marketing initiatives across the CBD, however there has generally been poor take up. Council will continue to work with businesses to promote what we have to offer in Queanbeyan.	
16	If the funding is primarily loaned, why not make the new parking require payment - even if it's a small amount. As QPRC are responsible for looking after an ever expanding Queanbeyan (among other towns) it is logical to increase the size and update their working space. To claim it's a "cultural precinct" is hardly relevant in my view.	Council remains committed to not introducing paid parking in Queanbeyan. This is one advantage that sets us out from the ACT and there are no plans to introduce this. Council's Transport Rangers will continue to patrol the CBD and issue infringements where appropriate.  The cultural precinct is suitable due to the links between the building itself and the Bicentennial Hall, The Q, ability to hold functions and conferences and the development of the civic square area which could be used for cultural activities.	
17	Great idea - HOWEVER I feel the name 'CIVIC and Cultural Precinct' may cause confusion as it is too similar to the Canberra's 'Civic' name. I may not be aware of the reasoning behind the name??? but I thought this needs to be raised for consideration - as we already need to emphasise the difference between QBN and CBR - why confuse the matter further?? Why can't we name it 'Queanbeyan Cultural Precinct' and just leave it at that? #2620 PROUD	"Civic" is included to reflect the municipal and public administration aspects of the precinct. Civic is derived from the Latin word civis or citizen.	
18	I support the general intent of the proposal, however I don't believe the current design proposal is in keeping with the surrounding heritage buildings. I'd strongly recommend incorporating some heritage inspired design elements that tie in the new building to the older buildings nearby.	The architect firm which developed the concept took Queanbeyan's heritage, including the adjacent heritage listed buildings (Council Chambers, Old Fire Station and Dutton's Cottage), into consideration during the concept design phase as reflected in the masonry elements on the ground and mezzanine levels. The building line is also set back at the two lower levels creating the forecourt and encouraging the visibility of the adjacent heritage buildings.	
19	Posters look just like Canberra. It would be great if we could do	During the detailed design of the project, in particular	

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**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	something that would be unique to Qbn - that would attract more interest. Maybe some verandas? Aboriginal art or artwork that makes the buildings blend into the environment more	the public domain, Council will take input from local Aboriginal representatives and wider local community along with Council's Team Leader, Culture, Arts and Museum.	
20	Is there going to be any provision made in the new building (s) for the Queanbeyan Seniors?	Council staff will be meeting with representatives of the Queanbeyan Seniors Association, however it is envisaged that Queanbeyan Seniors will be provided with their own premises and not be located in a 'community centre' type arrangement where they share the room with other users	
21	<p>'The following are general comments and questions from the community at the pop-up information stand held in Riverside Plaza 7-8 November 2019. 90 people engaged with the stand and staff across the two days.</p> <ol style="list-style-type: none"> <li>1. Where is this in relation to The Q?</li> <li>2. Where is this in relation to the Morisset St car park and proposed multi storey decked car park</li> <li>3. Where is the new residential in the CBD?</li> <li>4. Will the old fire station and Dutton's Cottage be retained?</li> <li>5. Will all staff be in the new building?</li> <li>6. Temporary car park is a waste of money</li> <li>7. Like the new park at the river and updated caravan park</li> <li>8. Suggest brick cladding to concrete columns at ground level to match heritage buildings</li> <li>9. Will there be a restaurant in the building?</li> <li>10. Building is too modern</li> <li>11. Too much like Canberra</li> <li>12. Why is it called Civic, trying to be the same as Canberra</li> <li>13. Concern that rates are too high: how can water and sewer afford to contribute to repayments: must have too much money and therefore rates are too high</li> <li>14. I support either option 4 or 5</li> <li>15. Consider how hot the glass will be and how sun will in in workers' eyes too much glass to clean</li> <li>16. Don't like how tall it is - should be the same height on both sides, but smaller</li> <li>17. it's a tick from me!</li> <li>18. included aboriginal art on the columns and in the pavers of the forecourt</li> </ol>	<ol style="list-style-type: none"> <li>1. The new building and civic square would be located next to The Q. The new building is on the same footprint as the former Council administration building at 257 Crawford St.</li> <li>2. The Morisset St car park is located behind the Royal Hotel. Access to this area would be via the laneways linking the car park areas.</li> <li>3. Council has received an unsolicited proposal from Downtown Q for a number of Council-owned properties along Rutledge St. The proposal includes a mixed use residential and commercial development</li> <li>4. Yes – these buildings are heritage listed and will be retained.</li> <li>5. All Queanbeyan-based office staff will be located in the new building, apart from a small number who will remain at the Queanbeyan Depot. Council is required to maintain staffing numbers at Braidwood and Bungendore</li> <li>6. Noted</li> <li>7. Noted</li> <li>8. External treatments will be considered as the design progresses</li> <li>9. Space has been allocated for commercial use on the ground floor. The exact use of this has not been determined as yet.</li> <li>10. The architect firm which developed the concept took Queanbeyan's heritage, including the adjacent heritage listed buildings (Old Council Chambers, Old Fire Station and Dutton's Cottage), into consideration during the concept design phase as reflected in the masonry elements on the ground and mezzanine levels. The building line is also set back at the two</li> </ol>	

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**

**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
		<p>lower levels creating the forecourt and encouraging the visibility of the adjacent heritage buildings.</p> <p>11. See comment above</p> <p>12. "Civic" is included to reflect the municipal and public administration aspects of the precinct. Civic is derived from the Latin word civis or citizen.</p> <p>13. Council's water and sewer businesses make contributions to the overall running of Council as they use these services. These costs are factored into the water and sewer budgets</p> <p>14. Noted</p> <p>15. The building's façade includes louvres of different orientations dependent on the aspect of the elevation which will shade the glass and occupants from direct sunlight.</p> <p>16. Noted</p> <p>17. Noted</p> <p>18. During the detailed design of the project, in particular the public domain, Council will take input from local Aboriginal representatives and wider local community</p>	
22	<p>I definitely see the need for a new headquarters BUT why does it have to be so modern, it is a big monstrosity over-towering all the other buildings within the vicinity. We are not a modern city, why as I've said before can't you build something within keeping of all the other heritage looking buildings and houses that we have left in Queanbeyan. Don't make us out as something that we're not. I hate how one of the drawings hangs over the beautiful original council chambers. We need to look more like places like Bowral, Bungendore etc. I'm so disappointed that we could come up with something so out of character to our town.</p>	<p>Preference has been given to a taller building rather than one with a greater footprint with lower height to provide maximum public domain and car parking to the community.</p> <p>The architect firm which developed the concept took Queanbeyan's heritage, including the adjacent heritage listed buildings (Old Council Chambers, Old Fire Station and Dutton's Cottage), into consideration during the concept design phase as reflected in the masonry elements on the ground and mezzanine levels. The building line is also set back at the two lower levels creating the forecourt and encouraging the visibility of the adjacent heritage buildings.</p>	
23	<p>I think that the rationalisation of council properties in the CBD is a good thing, centralising staff and services, and limiting unnecessary spending on other properties council use.</p>	Noted	
24	<p>I think this is great, I love the roof top Gardens it is very appropriate to our era and hosts good space for community, nature and use of industrial space. I suggest solar panels could be used in some areas and could power displays/information boards or history/photographs projected on pavements or buildings. Shade?</p>	<p>The project will target a 5 Star Green Star Design and As Built certification from Green Building Council of Australia, which includes elements such as (energy, transport, materials, management, water, indoor environment quality and land use and ecology).</p>	

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**

**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	Also Perth in particular hosts outdoor family events using large screens for movies where people bring picnics. It is very effective and welcoming. I am so excited for this and look forward to offering a hand in marketing or events/guest services, even as a volunteer.	Outdoor screenings and 'vivid' style displays or events are being considered.	
25	<p>My one real criticism is the relocation of the library - again. The current facility is great and has only just had a complete refurb. It allows for community space (downstairs) which doesn't impact any library users that require the peace and quiet (think of noisy children's groups; chatty sewing groups, etc). I also think that when a library is enclosed in a bigger administrative building, it is not as inviting for visitors. It looks like a smaller space than the current one (although I'm not certain of this), and I worry that it will not cater to the activities that our current library does so well at present.</p> <p>The public square out the front of the Q could be a bit smaller and thereby allowing several more car spaces which would be best for disabled access parks - being closer to the entry of the Q.</p> <p>The access to the basement parking is not well thought-out ... if you enter the basement car park only to find that it is full, you will need to exit back out onto Rutledge to then re-enter the street level parking off Lowe. If the access was from the existing car park, then the flow of traffic would be better for all concerned. There also need to be an increase in the number of all-day parking spaces as many people who will be working in that vicinity will otherwise have difficulty in finding suitable parking.</p> <p>Lastly, will the roof top garden area will be accessible to the public or only to the building's staff?</p>	<p>The current library is not purpose built and has problems for people with accessibility difficulties. The proposed area is similar in size to the current collection space, but is more efficient in terms of staff space. The newly refurbished furniture will be reused in the new facility.</p> <p>It is common for Council's administration building to also accommodate its library.</p> <p>Development of detail design will look to provide at additional disabled car parks adjacent to the public domain area.</p> <p>The entry/exit ramp is located in the highest location possible to minimise impact of flooding to the basement. Motorists can enter the Lowe surface car park from Rutledge and Lowe Sts.</p> <p>The roof top garden will be available for staff use, and for hire and events.</p>	
26	<p>The need for a new Headquarters building that will accommodate the current and future needs of the QPRC is clear. However the existing proposal raises some concerns. The artist's impression of the proposed building seems to be unsympathetic to the heritage status of the two existing adjacent buildings, namely the current Council Chambers and the old Fire Station. We note the Consultants' Report concludes that the building designers have successfully addressed the heritage issue, but nonetheless the glass edifice does seem to overpower the adjacent buildings. Our other concerns deal with the financials, the time frame, sale and tenancy arrangements and the risk mitigation. Each of these is dealt with below:</p> <p>Financials</p>	<p>See previous comments on design.</p> <p><b>Financials</b></p> <p>The return on sales is based on independent valuations of the properties. These properties are yet to be sold and before that is to occur, updated valuations will be provided. In preparing these valuations, the valuer considered the current market activity and other factors.</p> <p>Should the sales return income less than expected, the shortfall would be covered by loan and be serviced by the other income streams allocated to</p>	



**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**  
**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	<p>The funding of the project assumes a level of return from sale of property in the vicinity of \$20M, but the basis on which this estimate was determined is not clear. As the QPRC has stated there is little land available in the CBD for development and consequently expected return on sales have no comparable properties on which to base these estimates. If the return on sale is less than estimated from where will the funding shortfall be sourced?</p> <p>It has been stated that loan repayments will be covered in part by the rental returns, but no details have been provided of the level of rental expected. How will the repayments be met if the rental received is below expectations or if tenants cannot be secured? We note that proposed borrowings will be within the government's accepted debt ratios, but we are also aware that additional significant borrowings will be required for the new STP. We understand that the present council has stated that they will not be seeking an SRV to cover the repayment of these debts; but has consideration be given to the impact of cost blow-outs and less than expected returns on sale of property, which could lead to increased borrowings and consequently increased repayment commitments. There is also no guarantee that future Councils, which will be dealing with this large level of borrowings, will not seek a SRV.</p> <p>Timeframe</p> <p>The proposed timeframe seems to be rather unrealistic. As we understand it, the DA has not yet been completed for submission to the JRPP. Our limited experience with the JRPP, namely through the Gilmore Road proposed recycling centre, suggests these processes can take years rather than months. The tight timeline represents a significant risk to the integrity of the project management.</p> <p>Sale of properties</p> <p>The QRRA has always had reservations about the unsolicited proposal from Downtown Q. The documents state that the QPRC will go to tender for the tenancies, but the same process has not been followed for the sale of the properties to Downtown Q. Why is it appropriate to go to tender for tenancies but not for sale? Expectation new building will attract 'business' activity and tenancies</p> <p>The objective of the QPRC'S vision for the new headquarters and the drawback it will represent for new business to move into the CBD is understandable. However, given the slowing economy and</p>	<p>repaying the loan</p> <p>Rental income is based on 80% occupancy which is a conservative estimate. The rental/m2 is lower than the current Canberra market which will be used as an incentive to attract tenants.</p> <p>Council is not considering a Special Rate Variation to fund this project. Future Councils could elect to seek a Special Rate Variation for any purpose, and appropriate community engagement will be undertaken at that time.</p> <p>The \$74m budget includes industry standard rate of 5% as allowances for contingencies and escalation allowances.</p> <p><b>Timeframe</b></p> <p>The development application for the waste facility on Gilmore Rd was delayed due to the applicant being required to provide more information to address the concerns of submitters.</p> <p>As Council is much more familiar with the development application process, it is expected that sufficient information will be included with the original development application and any further information will be provided as soon as possible. The initial assessment will not be undertaken by Council staff.</p> <p>Council has allowed up to six months in the project timeline for the development application to be processed.</p> <p><b>Sale of properties</b></p> <p>The unsolicited bid has been progressed in line with Council's Unsolicited Proposals Guide which was developed based upon the NSW Council Guide for Submission and Assessment of Unsolicited Proposals (January 2012). Council's Guide can be found at <a href="https://www.qprc.nsw.gov.au/Resources-Documents/Adopted-QPRC-policies">https://www.qprc.nsw.gov.au/Resources-Documents/Adopted-QPRC-policies</a></p> <p>Council has undertaken a number of studies to</p>	

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**  
**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	<p>the current vacancy rates in the CBD, we believe the assumptions regarding potential tenants are somewhat optimistic. For example, previous expectations that NSW Police would rent space in the original HQ plans proved to be unfounded.</p> <p>The Reserve Bank and commentators have stated that monetary policy (i.e. interest rates and QE) have almost reached the limit of their effectiveness as an economic stimulation measure and that the government's recent announcement of infrastructure spending is too little, too late. So the prospect of economic growth and therefore an increase in demand is less than positive.</p> <p>Furthermore, we question whether the QPRC should be competing with the private sector in the commercial rental space. There is a danger that the Council's foray into the commercial rental market will both crowd out new players and/or cause existing players to fail, which will have the effect of reducing confidence in the overall market.</p> <p><b>Risks and Mitigation</b></p> <p>Frankly, the Risk and Mitigation section seems to be little more than a 'tick the box, we've done that' exercise and provides no details of the action that could be taken in the event the potential risks eventuate.</p> <p>The mitigation steps identified simply reflect what is standard good project management and administration. One would expect no less on a project of this magnitude. It is normal practice for there to be:</p> <ul style="list-style-type: none"> <li>• A suitably qualified project team;</li> <li>• A master programme for the overall project;</li> <li>• Clearly defined and documented scope management processes (anyone who has been involved in large projects is aware of the danger of 'scope creep');</li> <li>• Appointment of a suitably qualified architect to prepare DA submission – this is self-evident</li> <li>• DA process to commence early (of course- this is also self-evident – surely this is the first step in the formal approval process);</li> <li>• A suitably qualified property and commercial manager;</li> <li>• A suitably qualified Head Contractor; and</li> <li>• Early negotiations with other parties such as NSW government, other potential tenants and purchasers of land sales.</li> </ul> <p><b>BUT</b> what the mitigation actions do not identify is what happens when:</p> <ul style="list-style-type: none"> <li>• DA approval is delayed;</li> <li>• Tenants, either NSW Government or commercial, are not secured;</li> </ul>	<p>develop the CBD Transformation Strategy, CBD Spatial Business Plan and Queanbeyan Retail Strategy. All of these plans and strategies highlight the issues faced in the Queanbeyan CBD. The QCCP and subsequent development of Council-owned properties along Rutledge St, along with some other proposed developments, will deliver additional employees and residents to the Queanbeyan CBD, in turn driving further economic growth.</p> <p>The Heads of Agreement with the NSW Police was executed by the parties and a lease prepared. It did not progress due to the Police Commissioner reconsidering the location of the new station.</p> <p>The Queanbeyan CBD does not currently have any A Grade office space capable of attracting State or Federal Government departments. Council has received a number of requests for office space within the CBD, however has been unable to assist as current space is not large enough, or of suitable quality to prospective tenants.</p> <p>The building has been designed to allow Council to remove floors up until the time construction commences. This is something for Council to consider as the project progresses if no firm commitment has been made by the Government tenant.</p> <p><b>Risk and mitigation</b></p> <p>All those elements form part of the project plan.</p> <p>If the development application is delayed, the detailed design process can continue and overlap with DA process to minimise impact of any delays. The decision to award a construction contract can then be taken based on known costs, debt raising, tenancies, sales and the like.</p> <p><b>Tenancy – see above</b></p> <p><b>Sale – see above</b></p>	

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**  
**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	<ul style="list-style-type: none"> <li>• Strata sale of a level to the NSW Government does not proceed (recall the previous failure with the NSW Police);</li> <li>• Expected rental returns are not realised;</li> <li>• Heads of agreement with Downtown Q and others for sale of land is not executed on time and the quantum is less than expected; and</li> <li>• Returns on Sale of property is less than estimated;</li> </ul> <p>Even though there is a comment regarding a contingency if grant funding is not realised, no details about just what this contingency is and from where the funding shortfall will be sourced, are provided. Even worse as mentioned above, there are no identified contingency plans if other risks materialise.</p>	<p><b>Rental</b> – see above, conservative</p> <p>Should the HoA sale or grants not be realised, provision has been made to borrow loans for that gap, and recover through later property sales.</p> <p>Council's Project Framework includes risk identification assessment and mitigation process.</p>	
27	<p>I would like to see this building reflect some cultural elements in the design through the use of a public art mural on the back wall of the middle service tower which is currently shown as a blank concrete facade - which is exactly what we are trying to move away from as part of the Queanbeyan Place Plan and the CBD Spatial Master Plan.</p> <p>A mural such as a climbing vine creeping up the wall to the roof top garden would be the type of thing that could enhance this facade and contribute to a more positive look for the civic cultural centre</p>	<p>Comments noted and supported. The development of an engaging and active public domain area is a priority of Council and will be progressed in partnership with Council's Business and Innovation team during the detailed design phase.</p>	
28	<ol style="list-style-type: none"> <li>1. The most expensive, \$74 million, should not be considered as the QPRC is already heavily loan indebted into the future. I would suggest the least expensive option available.</li> <li>2. The newly re-furnished library should not be moved and /or later possibly sold as excess to ratepayer requirements, as an independent building, that has been recently re-furnished is definitely a boon for ratepayers.</li> <li>3. Rather than try to reconstruct a Queanbeyan CBD over time, an all-out development will cause mass disruption to the CBD for extended times, and discourage people from visiting Queanbeyan CBD.</li> <li>4. The seemingly lack of top dollar that QPRC will receive by working with a real estate connected firm, that will "assist" the CBD development has been an exercise in numerous closed meetings and not much information about the company that will be developing the CBD. Why has there been so much seeming emphasis on no public tendering of ratepayer prime CBD assets, and so many closed meetings, where public information has been very limited? After a few years, the majority of ratepayers are still not aware that a major Queanbeyan Real Estate firm is behind the unsolicited consortium proposal that was accepted by council in its</li> </ol>	<ol style="list-style-type: none"> <li>1. The Business Case highlights five options. The cheapest is to do 'nothing'. This does not address any of the issues being confronted in the Queanbeyan CBD and is not supported by Council.</li> <li>2. The current library is not purpose built and has problems for people with accessibility difficulties. The proposed area is similar in sizes to the current collection space. The newly refurbished furniture will be reused in the new facility. It is common for Council's administration building to also accommodate its library.</li> <li>3. Disruptions come with progress and Council will work with contractors and developers to minimise disruptions where possible.</li> <li>4. The unsolicited bid has been progressed in line with Council's Unsolicited Proposals Guide which was developed based upon the NSW Council Guide for Submission and Assessment of Unsolicited Proposals (January 2012). Council's Guide can be found at</li> </ol>	

## 9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback

### Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)

Submitter:	Submission:	Council response	Recommendation
	<p>administration phase, as were also expensive architectural designs for a new administration building.</p> <p>5. Why should the regional areas, outside Queanbeyan CBD, be responsible for helping to pay back the \$74 million for a huge Queanbeyan administrative building?</p> <p>6. With an amalgamated regional council, why are most of the very expensive QPRC expenditure projects Queanbeyan-centred?</p> <p>7. QPRC seems to be often relying on government grants for ever more escalating regional projects, so how will we survive when the grants dry up? We were supposedly formed so the amalgamated council could better organise and care for our region, but it seems we are rapidly depleting our monetary reserves, so we can own all the shiny and new amenities that the council desires, but not necessarily needs for its primary functions, and ratepayers are being led into future of possibly long-term monetary problems, or imbalances. If unforeseen future monetary problems occur, we will have little room to adjust, rather to float yet larger future loans.</p>	<p><a href="https://www.qprc.nsw.gov.au/Resources-Documents/Adopted-QPRC-policies">https://www.qprc.nsw.gov.au/Resources-Documents/Adopted-QPRC-policies</a></p> <p>These matters have been considered in closed session as they are Commercial in Confidence. The agreement with the DowntownQ consortium has been well publicised.</p> <p>5. The redevelopment of the Queanbeyan administration building has been a long-term project, dating back to as early as 2012 prior to the merger of Queanbeyan and Palerang councils. Loan payments are met by merger and others savings, without impact on other regional services. Council's funding for roads, sportsfields, water and sewer etc will not be reduced because of this project.</p> <p>6. As stated above, the redevelopment of the Queanbeyan administration building, upgrade of the Queanbeyan Sewage Treatment Plant and Ellerton Drive extensions were all being progressed before the merger in 2016. That being said, significant projects are being undertaken across the region, including the sealing of Nerriga Rd, construction of the Bungendore Sports Hub, Braidwood Waste Transfer Station, Bungendore Flood Plain works and many more projects.</p> <p>7. Grant funding is used to fund high priority infrastructure projects that Council would be unable to fund through rates revenue, fees and charges or loans. Grant funding has allowed Council to progress a number of projects that would not have been able to commence at this stage. Grant funding is generally not obtained for operational tasks.</p>	

## Staff submissions

Submitter:	Submission:	Council response	Recommendation
1	<p>It looks really well thought out. I like the idea of a social space outside in the courtyard area. Focus on sustainability - green power across the board permeable pavers in courtyard to water gardens etc. Lots of green space please! Staff and community need places to meet outside as well as inside! If you can make this a shining example of a green building (self-</p>	<p>The project will target a 5 Star Green Star Design and As Built certification from Green Building Council of Australia, which includes elements such as (energy, transport, materials, management, water,</p>	

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**

**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	sufficient would be amazing) it will be a shining example of future planning for Queanbeyan and surrounds.	indoor environment quality and land use and ecology)	
2	It look great - functional modern and usable. It will be very important to get the outside public space right as well	The development of an engaging and active public domain area is a priority of Council and will be progressed in partnership with Council's Business and Innovation team during the detailed design phase.	
3	100 car spaces 65 for the public and probably 10 pool cars so 25 available for staff?	The basement car park will include parking specifically for the NSW Government tenant and then a further approx. 65 car parks for public/staff use. Some spaces will be made available for pool cars.	
4	Looks great. I understand the additional space for growth for QPRC staff which will be commercial lettable space is planned for the top floor of the larger tower. I think it might make more sense if this additional space is closer to the offices built for our immediate staff needs. This means that when growth requires staff to go into this space they won't be separated by two/three storeys from all the other QPRC staff. This would mean the NSW Govt tenants would occupy the top two storeys. Also it would be great if you can access the showers without having to come through the main entry. Access from the bike storage area. This might be in the plan but can't see if it is clearly.	Correct – expansion will be moved to level 3  Bike storage has been moved to public domain with convenient access to rear of building for occupants	
5	I think it looks terrific and I can't wait to use it. This will be something that QPRC will be very proud of! :)	Noted	
6	Comment raised during staff drop-in session: 1st - Duty officers who will be on the ground floor are often junior and trainee staff. In the current arrangement these staff seek advice and assistance from more experienced staff and managers multiple times a day. We wouldn't want these staff to feel isolated on the ground floor but it would also be difficult to be up and down the stairs/lift ten times a day. 2nd - Car parking needs to be guaranteed for pool cars	The focus needs to be on the customer. In cases where training, or guidance is required, the trainee could either have a more experienced officer on the ground floor with them, or could call/skype with the experienced planner as required. Having duty planners travel up and down lifts to see customers would not align in with Council's customer service standards.  Dedicated car parks will be allocated for pool vehicles.	
7	I think calling it QCC precinct is going back to old times	QCCP stands for Queanbeyan Civic and Cultural Precinct.	
8	<b>Comment on Queanbeyan Civic and Cultural Precinct:</b> Thank you for the opportunity to comment on the Queanbeyan Civic and	1. Car spaces actually increase in Lowe car park area. The provision of car	

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**  
**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	<p>Cultural Precinct Design.</p> <p>I think the design and concept are exciting for Queanbeyan and have potential to revitalise the CBD especially the activation of the public spaces.</p> <p>The plan is bold and it's good to see Council leading a bold initiative that benefits the whole community.</p> <p>The links to the cultural aspects are especially positive for supporting arts and cultural and providing many opportunities for Queanbeyan to host conferences, events, meetings and in general re-invigorate the town centre for community. As a rate payer this feels like a good investment.</p> <p>I have a couple of specific areas for feedback that may be suitable for consideration as you move into DA stage:</p> <ol style="list-style-type: none"> <li>1. I don't fully agree with the Parking statistics on page 30 of the Appendix A. The gain/loss of parking for Lowe St is 31 positions including 4 mobility parking spaces and 3 short-term parking spots. With access requirements these mobility parking spaces would need to be re-located and most likely the remaining area of Lowe St Car Park is best area – that section of car-park cannot remain without mobility parking bays. General Access parking therefore is further restricted. While it's acknowledged that 103 spaces are being provided in the new basement area this would not fully account for the number of vehicles the new Civic and Cultural Precinct area is going to generate from office staff, meeting rooms, conference facilities and visitors to the halls and theatre. The parking impact of the development is still not adequately accounted for in the documentation and we may see impacts on the surrounding streets that will need to be managed/considered.</li> <li>2. The potential impact of parking on the surrounding streets is concerning as two of the surrounding streets are school zones - Lowe Street and Rutledge Street and these streets already generate specific and concentrated traffic at a school zone time which can also be when workers will be arriving at the new civic centre. Please consider reviewing the impact in relation to the operation of the existing school zones.</li> <li>3. The school zones and surrounding churches in this area already generate particular traffic (eg funerals at the churches, assembly times at the school, pick up and drop off at the school) – the existing Lowe Street car-park is often used to support the generated traffic from these venues/locations – eg. Recent counts of pedestrian activity of the pedestrian crossing on Lowe Street in the St Greg's school zone saw 230 pedestrian use the crossing from 8-9am and 181 pedestrians cross from 2.30-</li> </ol>	<p>spaces, including disabled spaces, will be in accordance with the Queanbeyan Development Control Plan 2012. On-street car parking will remain on Crawford St.</p> <ol style="list-style-type: none"> <li>2. Noted, consideration will be given to minimise the impact on surrounding schools and if required increased education with schools and parents will be considered.</li> <li>3. Comments noted</li> <li>4. Measures such as restricting right turns during certain hours will be considered during the detailed design.</li> <li>5. Comments noted and will be considered</li> <li>6. Noted, consideration will be given to the impact of increased cycling facilities in the CBD.</li> <li>7. Suggest meeting invitations provide advice on car parking and suggest they use long-term parking options on perimeter of CBD.</li> <li>8. The original plan (adjacent to The Q) included end of trip facilities in the basement, however they have been incorporated on the ground flood to allow additional car parks.</li> <li>9. Council has adopted its Integrated Transport Strategy which considers bicycle linkages throughout the local government area.</li> </ol>	

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**

**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	<p>3.30pm – the majority were crossing to the car park on Lowe Street.</p> <p>4. The entrance and exit for the basement carpark is onto Rutledge Street. Limiting the exit routes for this traffic may mean some safety considerations need to be given to where the access comes out on Rutledge Street. At the moment there is a pedestrian refuge on Rutledge Street for vehicles turning right out of the Lowe St car park access and turning out of this access can be challenging in balancing the pedestrian refuge activity (which can is often used by school children from QPS that walk down lane-way and cross at refuge) with oncoming traffic in both directions.</p> <p>5. There is documented experience of parking from a Civic building impacting Queanbeyan streets – the NSW Government Offices on Lowe Street. This office is located right next to the Queanbeyan Showground but employees from this building have reported to Council they don't park in the Showground as it is seen too inconvenient and far away. Instead they park on Lowe Street, Campbell Street, George Street and Cameron Road. Strategies and incentives would need to be considered to encourage off-street parking such as the Showground or Bus Interchange such as a link bus from these parking areas to the Civic Office.</p> <p>6. Please give further consideration to reviewing the pedestrian facilities on the surrounding streets - for example – on Crawford Street the Civic Precinct may attract extra pedestrians crossing from Rutledge Street car park – additional pedestrian facilities may be required here. Along with consideration and enhancements of pedestrian facilities on Rutledge and Lowe Street.</p> <p>7. One of the rationale for the project is meeting rooms and conference facilities are difficult to source and booking of current rooms are at capacity. I have tried a couple of times this year to coordinate regional meetings in Queanbeyan and have struggled with venues. These meetings have all generated parking with meeting participants travelling from all over the region. While the new offices appear excellent for meeting facilities this function also has ability to generate additional parking that needs to be considered.</p> <p>8. I was pleased to note 'End of Trip' facilities included in the design and alternate transport options are certainly worth encouraging to reduce vehicle/parking impacts. However, because the facilities are on the Ground Level I wonder if people will feel embarrassed about being on show and out to the public</p>		

**9.12 Queanbeyan Civic and Cultural Precinct - Community Feedback**

**Attachment 1 - Queanbeyan Civic and Cultural Precinct - summary of submissions (Continued)**

Submitter:	Submission:	Council response	Recommendation
	<p>in their travel outfits and not encouraged to use them. I've seen 'End of Trip' facilities in basement car parks work quite successfully.</p> <p>9. If cycling is to be encouraged for the new Civic Precinct would suggest consideration to dedicated cycling facilities be given to the surrounding streets.</p>		
9	A mural on the centre/services tower would be great	Comments noted and supported. The development of an engaging and active public domain area is a priority of Council and will be progressed in partnership with Council's Business and Innovation team during the detailed design phase.	