



19 Gibraltar Street Facts and ideas

Background

Council purchased 19 Gibraltar Street for \$1.3 million for a new office in Bungendore. We used funding from the NSW Government compensation as our existing offices in Majara Street were going to become the new Bungendore High School.

Following the change of location for the new high school, Council have signed a Deed of Settlement that will see the return of our Majara Street office to Council. The costs of this relocation back to Majara Street are included in the compensation claim.

However the cost of purchasing 19 Gibraltar Street has to be funded by its sale or from Council's general fund, and will need to be completed by 2030.

What does the Place Plan say?

The Bungendore Place Plan was developed to help guide the look and feel of central Bungendore in the future. Your feedback said that you:

- Enjoy shopping, living and being social in Bungendore
- Think there is a good selection of activities to do in town, but not enough public amenities
- Want to see temporary activities in vacant buildings and on vacant lots until they are developed
- Want empty lots to be developed to provide active frontages that contribute to the identity and function of a vibrant town centre
- Want the town to keep its heritage / village feel
- Want better pedestrian safety and more foot traffic in town to support local businesses

What other factors are we considering?

Zoning

- The land is currently zoned E1 Local Centre. This means it can be used for things like commercial premises, hotels, shop-top living, childcare centres, retail, hospitality and offices.



Economic needs

- A consultant is completing an Economic Land Needs Analysis for Bungendore. This basically looks at the type of land zoning in an area and its economic make up. It identifies opportunities and requirements for new employment land.
- Bungendore is a growing town centre, however many of its residents work across the border and the bulk of retail and hospitality trade occurs on weekends (from locals and tourists).
- To shift this dynamic Bungendore needs more businesses based in the town that employ more people.
- 33% of Bungendore residents' expenditure is with local businesses, compared to a statewide average of 39%. The top locations for Bungendore residents to spend are Fyshwick, Canberra Airport retail precinct and Canberra CBD.

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What could we do?



Sell the land as is

Considerations

- We would not sell for less than \$1.3m. Any profit would go into the property reserve
- Funds in the property reserve could be used to purchase other property or complete other projects in Bungendore
- Money from the sale would be used to pay for the original purchase
- We expect a purchaser would develop the site faster than Council would be able to
- The sale of the site could provide space for retail, hospitality or other services in Bungendore
- There is an approved development application for the site

- A developer would be under no obligation to build the approved DA
- Particularly if they choose not to build the approved DA, it may be some time before construction happens on the site
- Other than the planning controls, Council cannot dictate what is built on the site

Subdivide and sell as 2 or 3 lots

Considerations

- We would not sell for less than \$1.3m. Any profit would go into the property reserve
- Funds in the property reserve could be used to purchase other property or complete other projects in Bungendore
- This may provide space for retail, hospitality, office space, or other services in Bungendore, depending on what is developed
- Money from the sale would be used to pay back for the original purchase
- We expect a purchaser would develop the site faster than Council would be able to
- Selling as 2 or 3 lots may be more viable

- It may be some time before construction happens on the site
- The current approved DA could not proceed
- Other than the planning controls, Council cannot dictate what is built on the site

Temporarily use for pop-up stalls, markets and/or food trucks

Considerations

- This would temporarily activate the lot in the centre of town (which aligns with goals from Bungendore Place Plan)

- We would need to find funding to make the space safe for this activity, potentially around \$50,000-\$70,000
- We would need to consider whether this could delay permanent solutions

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What could we do?



Council develop the site, construct the approved DA, sell or lease the new building

Considerations

- This could provide space for retail, hospitality, office space, or other services in Bungendore
- Provided we were able to secure funding, this would ensure that the site is developed

- We are likely to take longer to develop the site than a private company would
- Council (and ratepayers) would need to source significant funds from general funds or loan to construct the building, estimated at around \$15m
- We may not be able to recoup the costs of the development, through selling or leasing the new building
- We may not receive additional funds to go to property reserve or proceed with other projects in Bungendore (like stage two of the Bungendore car park)
- We would need to use general Council funds to pay back the original purchase

Establish a park with gardens, market areas, trees, seating, pedestrian access, and lighting

Considerations

- Provides a community and green space in the centre of town
- Council (and ratepayers) would need to find funds to construct, maintain, and budget for depreciation. Construction costs are estimated at upwards of \$600,000.
- It is quite a small lot for a town park. This may not be suitable in the long term
- A town park doesn't address other long term benefits to Bungendore in terms of bringing more workers into town centre
- We would need to use general Council funds to pay back the original purchase
- Spending money on this project could limit our ability to proceed with other projects in Bungendore (like stage two of the Bungendore car park)
- This would not provide any additional retail, hospitality, office space, or other services in Bungendore

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What could we do?

What is stage two of the Bungendore Car Park?

Stage one of the Bungendore Car Park was completed in 2021 and includes 50 off-street car parks.

Stage two includes construction of public toilets, installation of EV charging stations and another 48 car spaces with pedestrian access to Gibraltar Street. This will improve parking during events and on weekends.

This project is yet to be funded and requires further land acquisition, electrical substation upgrades, and Council approval.



Have your say

Submissions can be made:

- By completing the survey at yourvoice.qprc.nsw.gov.au/19-gibraltar-street-bungendore
- By email to council@qprc.nsw.gov.au referencing "19 Gibraltar Street Bungendore feedback" in the subject line
- By mail to PO Box 90, Queanbeyan NSW 2620
- Delivering a letter in person to one of our offices



Scan the QR code
to go to Your Voice