

THE NEW EDWARD STREET CAR PARK

Taking Bendigo to a higher level

EDWARD STREET CAR PARK COMPLEX RESERVED PARKING EXPRESSION OF INTEREST FORM

Approximately 100 long-term reserved parking spaces will be available from mid-2012 at the new car park complex in Edward Street Bendigo (diagonally opposite the Target building). The facility is designed to provide secure, convenient and affordable under-cover parking in Bendigo's CBD.

2012 indicative rates are based on two access requirements:

- Monday to Friday, during hours of operation – \$125 per month
- 24 hour access, 7 days per week – \$150 per month

Patrons will be forwarded an 'in advance' tax invoice at the start of each month, with payments to be made either in person at City of Greater Bendigo main office, via direct debit or BPay.

To express your interest in a reserved car park at the Edward Street Car Park Complex, please complete the form opposite and return it to Parking and Animal Service Unit, City of Greater Bendigo:

- by post
PO Box 733, Bendigo, VIC 3552;
- hand delivered to
195-229 Lyttleton Terrace, Bendigo; or
- via fax on (03) 5434 6209.

Allocations will be made on a first-come-first-served basis and for all enquiries, please contact the Parking and Animal Services Unit on 5434 6000.



Business name:

Contact person:

Contact number:

Email address:

Number of spaces required:

Please specify access for the number of spaces specified above:

24 hour access

Monday-Friday (business hours access)

Signature: Date:



Above (left to right): Mayor Rod Fyffe, Craig Niemann (CEO, City of Greater Bendigo), Julie Elliot (Chair, State Trustees), Tony Fitzgerald (Managing Director, State Trustees) and Victorian Government Treasurer Hon. Kim Wells.

The Edward Street Car Park Complex is moving ahead in all aspects of the project. Construction is on target for a mid 2012 opening with the building now standing at two levels and all groundworks completed.

Victorian Treasurer Hon. Kim Wells was in Bendigo in August to officially co-sign State Trustee's commercial tenancy lease for the majority of the complex's ground floor. Twenty five staff are relocating from Melbourne to Bendigo to work in the new office. Approximately 75 new positions will be created and recruited locally in early 2012 to manage their regional operations. Attracting State Trustees as the anchor tenant not only underpins the financial viability of the car park development but also provides significant ongoing economic and social benefits for the region.

The new building will comprise 418 parking spaces, approximately 1,800 square metres of ground level commercial space. The facility includes lifts and stair access, bike parking, public toilets with baby change facilities and roof top shade structures. The main pedestrian entrance is off Edward Street and vehicle access will be from Queen Street.

The new car park will also feature a mix of both short and long-term parking options with over 300 bays providing free parking for the first 1.5 hours.

Expressions-of-Interest are now being taken for the 100 reserved parking spaces in the complex. An application form is included in this project bulletin and spaces will be allocated on a first-come-first-served basis.

The City is also planning and undertaking a number of related works in the vicinity of the Edward Street Car Park Complex project over the next few months. These include footpath reconstructions, kerb and channel works, street lighting, tree planting, creation of linkages and lane upgrades.

For the past 10 years car parking has been identified by residents, through the annual Community Satisfaction surveys, as a major area that needs improvement. The Bendigo Traders Association has also long identified improved parking as its number one priority for the CBD.

The key objectives of the proposed development are to:

- Provide short-term and all-day parking options for employees and patrons of the Bendigo CBD;
- Relieve pressure on parking in residential streets, schools and churches surrounding the Bendigo CBD;
- Encourage an "active" street-level frontage to the car park complex (ground-floor tenancies);
- Be financially viable for the City of Greater Bendigo; and
- Stimulate continued development of the Bendigo CBD.

INDICATIVE TIMELINE FOR THE PROJECT

December 2010	Major Tenant (pre-commitment) secured	Completed
February 2011	Planning approvals	Completed
February 2011 – April 2011	Design development and documentation to tender stage	Completed
March 2011 – May 2011	Expression of Interest and tender phase	Completed
July 2011	Council decision to proceed with construction	Completed
from August 2011	Construction	In progress
from February 2012	Remaining tenant secured and announced	In progress
Mid 2012	Car park and office opens	

For more information contact Rachel Lee at the City of Greater Bendigo on 5434 6000 or r.lee@bendigo.vic.gov.au



195-229 Lyttleton Terrace
PO Box 733, Bendigo Vic 3552

T: (03) 5434 6000
TTY: (03) 5434 6460
F: (03) 5434 6200
E: requests@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au

JULY 2011



AUGUST 2011



OCTOBER 2011



NOVEMBER 2011



MID 2012



CONSTRUCTING THE NEW EDWARD STREET CAR PARK COMPLEX LOCALLY

Bendigo company, Ausform Pty Ltd has been appointed a \$5 million plus sub-contract to build the main concrete structure (skeleton) for the Edward Street Car Park project. Ausform has been in operation for fifteen years and employs a local team of about fifty engineering, trade and administrative personnel.

Above (from left to right): Monthly progress photos – July, August, October, November 2011.

REMAINING COMMERCIAL SPACE

Expressions of interest for the remaining commercial space will close shortly. Bendigo property agents DCK and Tweed Sutherland First National have been jointly appointed to manage enquiries.

For more information contact:
Tom Harrop (Tweed Sutherland) 5440 9500
or Rob Ketterer (DCK) on 5440 5000.

Right: Local agents Rob Ketterer (DCK) and Tom Harrop (Tweed Sutherland) with Project Director, Stan Liacos.



CITY WORKS

The City of Greater Bendigo is taking the opportunity to undertake a number of works within the Central Business District over the next twelve months. These include:

Queen Street between Edward and Mitchell Streets – November 2011

Footpath reconstruction on the west side near Medicare includes asphalt with bluestone banding. These works will be similar to those undertaken on the opposite side of the road and will include the removal of the existing land nature strip and construction of a full width footpath and additional street tree planting.

Hargreaves Street between Edward and Short Streets – February 2012

Footpath reconstruction on the east side near the Rivers store and includes asphalt with bluestone banding. These works will replace the existing concrete footpath which is in poor condition. The condition of the kerb and channel is also being reviewed as part of this project.

Edward Street Car Park Complex (Streetscape) – April 2012

Footpath works will include bluestone paving with asphalt in Edward, King and Queen Streets, installation of new street trees and street lighting. Associated road works will also be required with installation of pedestrian crossings at roundabouts.

Mitchell Street at Hargreaves Street Bus Shelters – to be confirmed

Plans are being prepared for community consultation in relation to improved bus stops in Mitchell Street. These plans are being developed to provide better facilities for bus users and address issues raised by local businesses.

Fauls Walk – December 2011

Upgrading of this laneway between Queen and King Streets is part of a program of lane upgrades in the CBD and follows on from the successful works in the laneway between Bath Lane and Hargreaves Street.

VRI Park at the Bendigo Railway Station – December 2011

The VRI Park near the railway station will be redeveloped to provide a better linkage between the station and the CBD. These improvements will also include an upgrade to the open space for visitors, CBD shoppers and workers.