

Tuggeranong Laneways

Landscape Concept Plan

Tuggeranong Laneway

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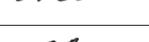
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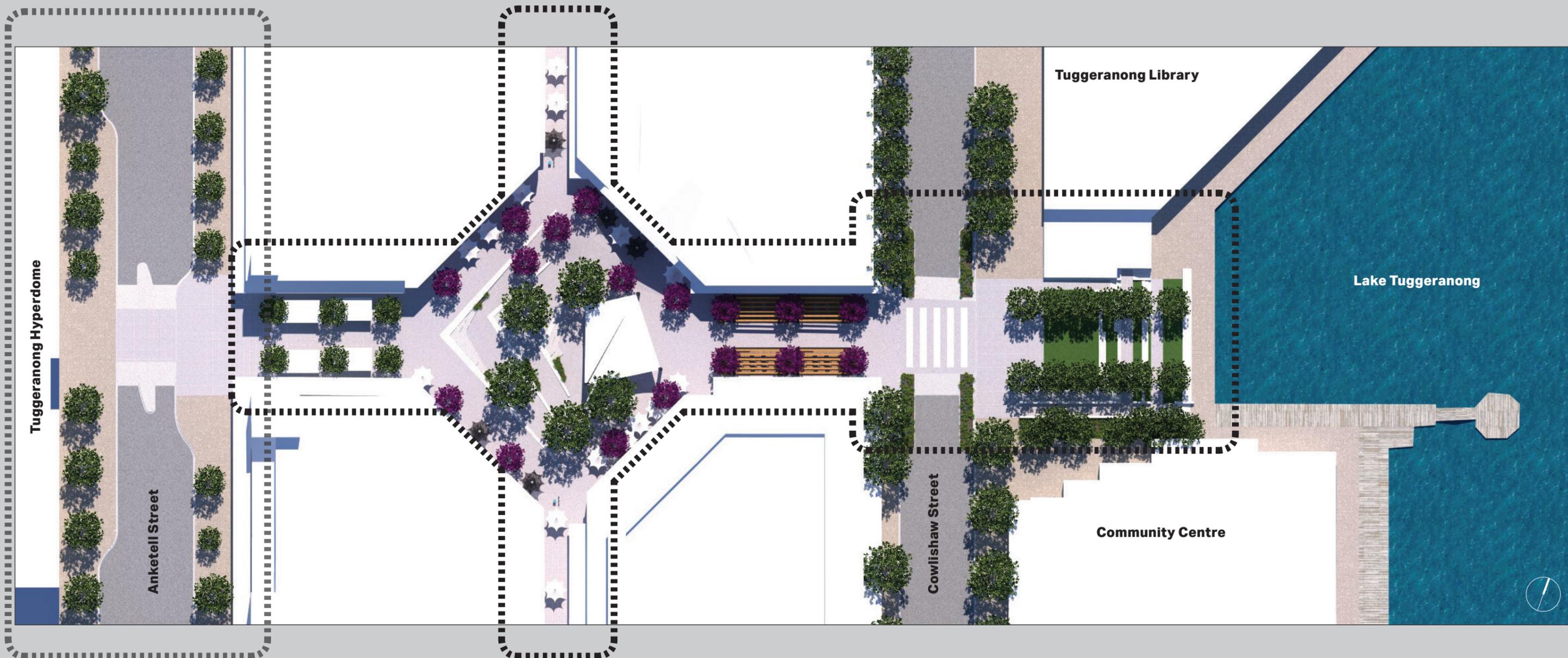
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Quality Information

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Rev	Revision Date	Details	Authorised	
			Name/Position	Signature
A	14/03/2018	Draft for Community Meeting	Hayden Rosser	
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C	03/04/2018	Amendments	Hayden Rosser	
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Tuggeranong Hyperdome

Anketell Street

Tuggeranong Library

Lake Tuggeranong

Community Centre

Cowlshaw Street

Anketell Street Upgrade

The location of the Anketell Street upgrade project is next to the Laneways project location and is being undertaken by another consultant team. The objectives of the upgrade are to improve the public domain, associated infrastructure and active travel functionality of the Tuggeranong Town Centre to make it an inviting place for people to visit and interact in.

Tuggeranong Town Square and Laneways to the Feasibility Study and Concept Plan

The objective of this project is to revisit the Town Square design and deliver a feasibility study and concept plan for a future public space that has relevance and will endure over time in a changing Town Centre and one that is consistent with the objectives of the Tuggeranong Town Centre Master Plan.

The vision is for a cohesive design concept for a high quality public realm from Anketell Street to Lake Tuggeranong foreshore; one that integrates urban design, landscape, sustainability and technical requirements. A Key design features include physical and visual connection with the surrounding context, in particular Lake Tuggeranong and Anketell Street; accessible, functional and attractive spaces with features that draw people into the square; provide opportunities for commercial and community activities.

North-South Entry Lanes

Existing Condition: Currently cluttered with raised planter beds and poor paving surfaces.

Proposed Changes: Remove planter beds and provide an area central to the space for outdoor dining and cafe seating.

Town Square Entry from Cowlshaw Street

Existing Condition: Currently cluttered with raised planter beds, trees, shrubs, grass, furniture and paving in poor condition.

Proposed Changes: Remove planter beds and provide an area central to the space for outdoor dining and cafe seating. Allow for emergency service and event access consistent with relevant Standards



Town Square Entry from Anketell Street

Existing Condition: Entry forecourt has been decluttered and recently upgraded with new trees, paving, furniture and lighting feature.

Proposed Changes: Where adjacent tenancies propose alfresco or outdoor dining, remove and re-allocate furniture. New paving to complement and be integrated with Anketell Street surface treatments to provide a consistent ground plane to the lake edge. Opportunity to enhance the existing lighting feature.

Town Square

Existing Condition: The internal courtyard of the Town Square consists of trees, shrubs and grass in poor condition; damaged and deteriorating walls, uneven and damaged paving surfaces, poor lighting conditions, a derelict water feature and unmaintained street furniture.

Proposed Changes: Remove all existing elements; trees, hard surfaces and walls, to create an open community space suitable for everyday use and well as programmed events. The space will be designed to attract people and support the commercial tenancies.

Cowlshaw Street Crossing

Existing Condition: Standard at-grade pedestrian crossing.

Proposed Changes: Raised pedestrian crossing with paving that complements the adjacent verge.

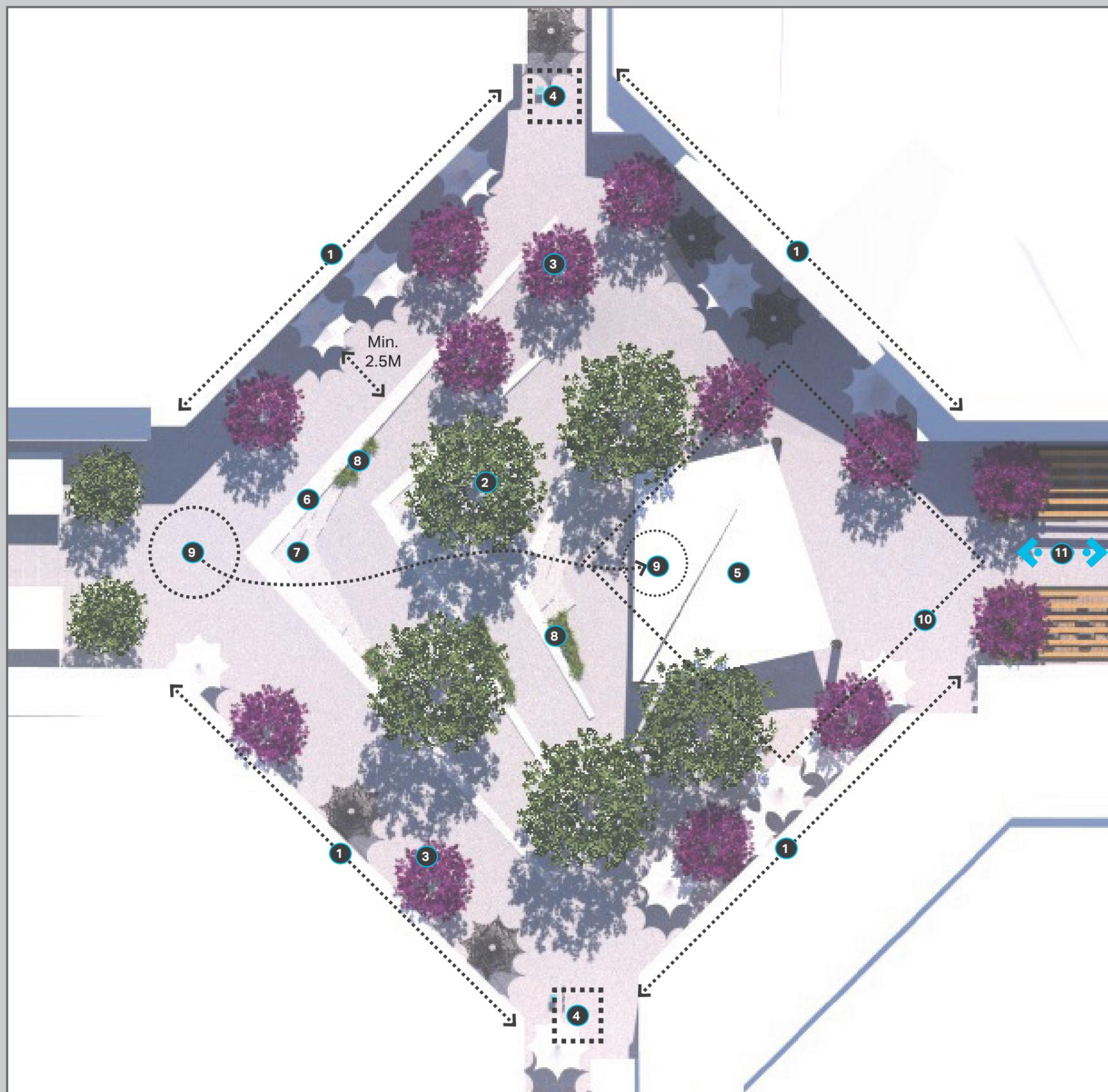
Terraced Park

Existing Condition: Large open plaza space with little shade, memorial fountain to northern edge, with ramp access to lake edge.

Proposed Changes: Create a continuous link from the Town Square to the lake edge, with compliant accessible ramps and informal link for cyclists. Provide grassed terrace area with shade and seating opportunities with a view overlooking the lake. Opportunities exist for a cafe/kiosk on the northern edge.

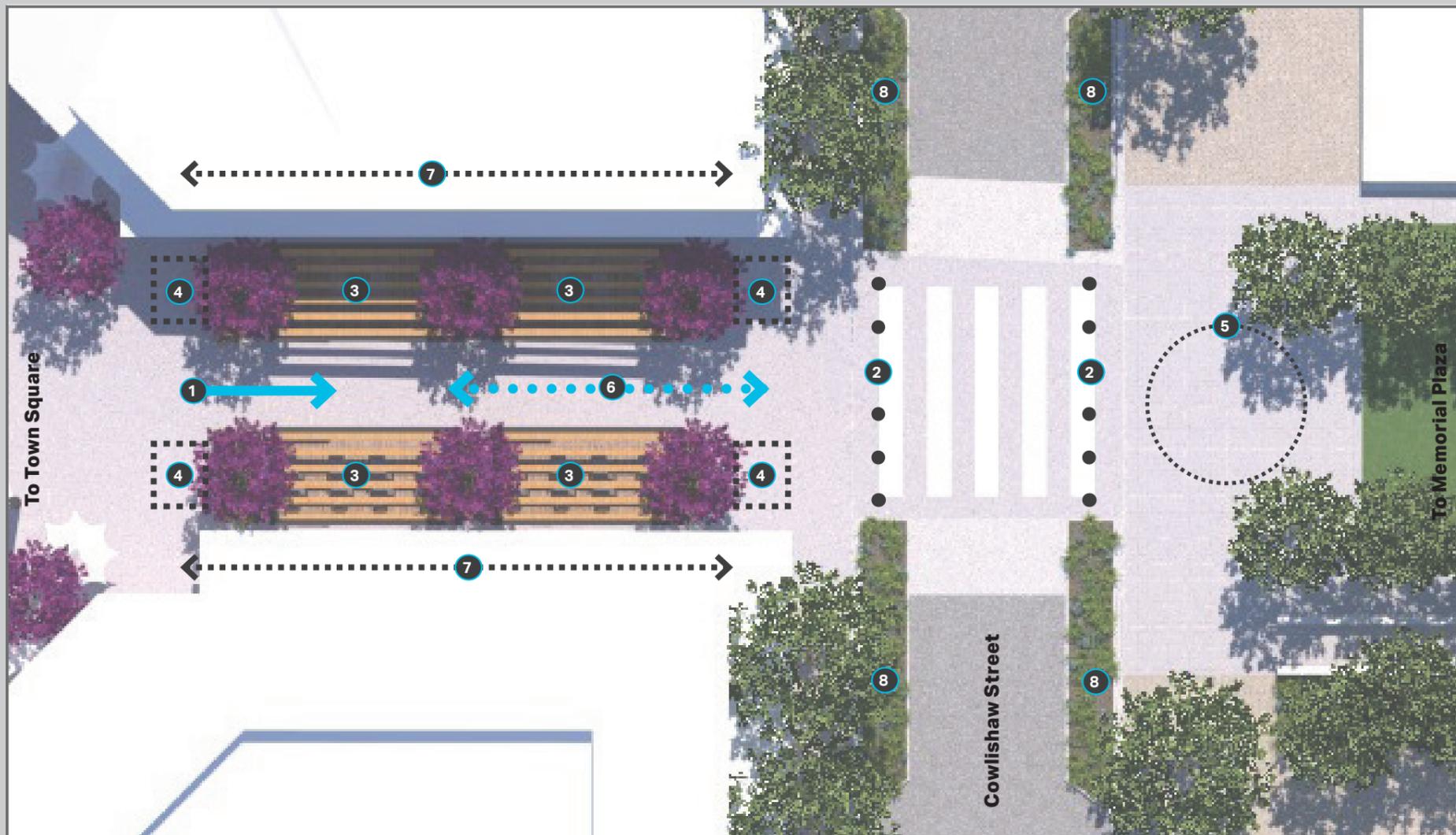


1	unobstructed view to Lake Tuggeranong
2	existing trees to be retained
3	potential shelter locations to accommodate adjacent commercial tenancies as required. New shelters to be part of a DA undertaken by the commercial tenancies. Existing seating to be relocated within close proximity
4	locations for street furniture, bike racks, bin enclosures; specific locations to be confirmed at future detailed design
5	potential for new surface level community responsive and commissioned artwork
6	clear entry and pedestrian access to/from Town Square, restricted vehicle access constructed to relevant standards
7	new paving to merge with existing paving

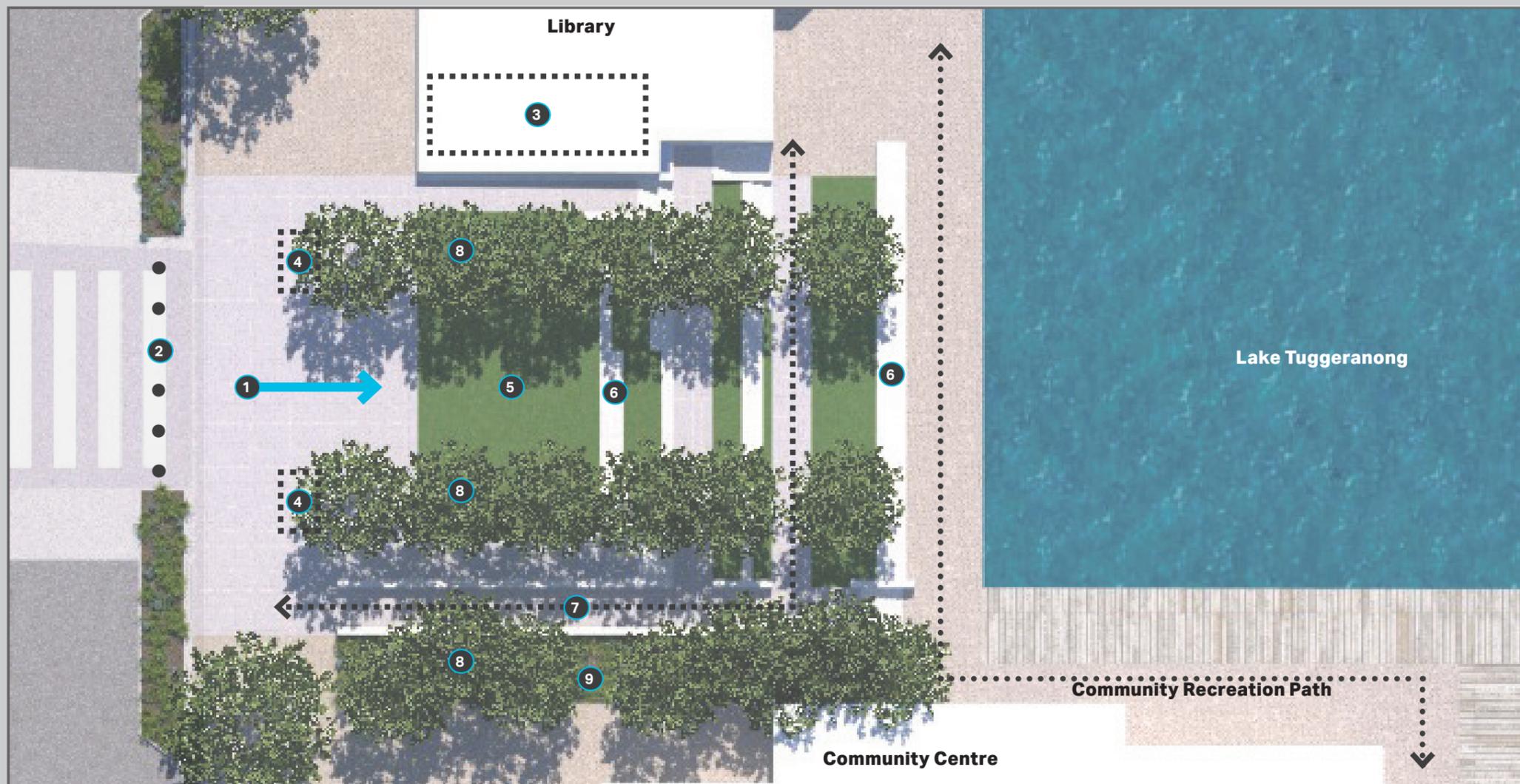


- 1 alfresco dining edge (3m adjacent shop front + 4m alfresco + 2.5m pedestrian circulation)
- 2 new informally placed large trees closer to the centre of the space
- 3 new informally placed smaller trees to outer edges of the space; relationship to tenancies to be considered
- 4 locations for street furniture, bike racks, bin enclosures; specific locations to be confirmed at future detailed design stage
- 5 removable shade sails for seasonal solar access. Potential to be used for catenary lighting other times. Posts may be used as community poster poles

- 6 low height seating walls to create a small amphitheatre for events, (max. 450mm)
- 7 stairs to provide pedestrian access through the square centre
- 8 small WSUD rain gardens
- 9 pop jet fountain water feature which cascades down walls to lower collection point
- 10 event space 20mx20m (400m2 clear area) with power and water available
- 11 emergency service and event vehicle access to relevant standards



1	unobstructed view to Lake Tuggeranong
2	restricted access operable bollards
3	Potential new shelter locations to accommodate adjacent commercial tenancy requirements. New shelters to be part of a DA undertaken by the commercial tenancies
4	locations for street furniture, bike racks, rubbish bins, seats; specific locations to be determined
5	opportunity for community responsive and commissioned artwork
6	clear entry and pedestrian access to/from Town Square, emergency service and event vehicle access to be constructed to the relevant vehicle bearing standards
7	undercover pedestrian thoroughfare (3.5M)
8	WSUD rain gardens



1	unobstructed view to Lake Tuggeranong
2	restricted access operable bollards
3	opportunity for cafe/kiosk
4	locations for street furniture, bike racks, rubbish bins, seats; locations to be confirmed
5	irrigated turf terraces with potential to use lake water
6	bleacher terraced seating
7	accessible route
8	tightly planted shade trees
9	WSUD rain garden





Tree planting arrangement within the Town Square and laneways will reinforce the direct line of sight and central pedestrian access from Anketell Street to the lake edge. Taller and narrower trees will be arranged formally along the edges of the main view corridor with the exception of the town square, where the tree layout will be informal. In the central area broader trees with dense canopies are proposed. All trees will be deciduous to maximise seasonal comfort for people using the square.

Good example of species (but not final) include:
Town Square: *Lagerstroemia indica*, *Zelkova serrata*
Laneway Trees: *Zelkova serrata*
Memorial Plaza: *Lagerstroemia indica*

Shrub Planting will be concentrated within the WSUD identified locations. Landscaping in the rain gardens will use plants suitable for use in an area which is may sometimes be under water for short periods of time.

The list provides examples of the range and type of suitable plants. This is not a definitive list but shows species likely to thrive and character of the final design.

Code	Botanical Name	Common Name	Height (m)	Spread (m)	Plants/m ²
CAR app	<i>Carex appressa</i>	Saw Sedge	1	0.8	5
FIC nod	<i>Ficinia nodosa</i>	Knobbly Club Rush	0.8	0.8	5
JUN usi	<i>Juncus usitatus</i>	Common Rush	1.1	0.8	5
LOM tan	<i>Lomandra tanika</i>	Tanika Mat Rush	0.6	0.6	4
POA sie	<i>Poa sieberiana</i> 'Aranda'	Blue snow tussock	0.3	0.3	5
STY gla	<i>Stypandra glauca</i>	Nodding Blue Lilly	1	0.5	5

All species to be planted will be selected for resilience and proven success in the local context.

Paving materials for paths and hard surfaces will be of simple, robust, and durable materials that complement the paving treatments of in Anketell Street. Wherever possible road thresholds will be raised pavements that incorporate decorative features to highlight the pedestrian priority.

Walls will be of simple, robust, and durable forms, to complement the style of walls used elsewhere in Tuggeranong Town Centre and the local area. Opportunity exists to use natural stones and rocks where this is more desirable.

Street furniture will be consistent with the furniture style on Anketell Street. Furniture will be arranged to minimise clutter and maintain clear and safe access for passing pedestrians. Seating will be diverse in style and form to allow for

the widest range of users. Seating with back and arm rests to be incorporated as well as flat bench seating that encourages people interacting; the walls of the square may also be used as seating. The shade structure with removable sails will provide shade in summer; poles could have other uses, for example for posters and infrastructure for community events.

Lighting proposed will be to the relevant standards for safety, security and technical requirements and with relationship to adjacent alfresco dining to be carefully considered. Options for decorative lighting that creates a pleasant ambience and attracts people will be explored. Specific locations and details of lighting will be developed at future detailed design.

Turf areas have been located at the lake edge. This will ensure the right light for good growing conditions throughout the year and will help draw cool air from the lake through to the square in hot weather. The design encourages sitting and enjoying the lakeshore and discourages desire lines forming. Positioned 80 metres from Town Square at the lake edge this grassy space will be accessible and functional. In this location lake water may be a feasible option for subterranean irrigation.

Additional services for inclusion include tap watering points, power outlets for events and future water feature, additional WIFI data services, additional power for lighting, power for irrigation, water for irrigation.

Tuggeranong Laneways