

# The QBN CBD Place Plan Report

June 2020

Conceptual visualisations are for illustrative purposes only.

BY:



FOR:







# WELCOME TO COUNTRY

“ We pay our respect to the Traditional Custodians of the Queanbeyan-Palerang area, the Ngunnawal and the Walbunja peoples on whose land we live and work. We acknowledge that these lands are Aboriginal lands and pay our respect and celebrate their ongoing cultural traditions and contributions to our surrounding region. We also acknowledge the many other Aboriginal and Torres Strait Islander peoples from across Australia who have now made this area their home, and we pay respect and celebrate their cultures, diversity and contributions to the Queanbeyan-Palerang area and surrounding region.

ROBERTSDAY + TURF ”

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RobertsDay  
Level Four, 17 Randle Street Surry Hills NSW 2010  
T: +612 8202 8000  
Roberts Day Pty Ltd, 2018  
ABN 53 667 373 703, ACN 008 892 135  
[www.robertsday.com.au](http://www.robertsday.com.au)





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“

It is the role of Place Makers to encourage everyone to think about what's special in their communities. This can help residents and stakeholders determine where they need to focus their energies, individually and collectively.

PROJECT FOR PUBLIC SPACES

”



# Executive Summary



# Executive Summary

Leveraging off the Queanbeyan (QBN) CBD Master Plan and preliminary place vision, RobertsDay have been engaged by Queanbeyan-Palerang Regional Council (QPRC) to provide detailed place making expertise for the place design and activation of the QBN CBD.

This report will focus on providing detailed analysis, critique and recommendations to inform a series of staged Place-led Tactile Interventions for The QBN CBD. Based on Queanbeyan's opportunities and constraints highlighted within this report, the place interventions are supported by the identified place drivers (derived from council and community feedback) and supportive strategies, tailored to the key themes revealed from our Place Analysis.

Queanbeyan is a diverse and quirky place, with great history and stories, as well as a collection of local heroes associated with Queanbeyan throughout history. We recognise this as an important platform to inform the CBD's Place Strategy and Interventions.

The interventions proposed are aimed at activating places and spaces within the CBD, specifically, the key project areas highlighted by the 2019 Master Plan refresh and QPRC.

This report embeds place making into the design process to align with worlds best practice, creating a diverse, resilient and activated CBD that locals and visitors will love and enjoy.

By illustrating the major benefits of place making within this report, we conclude that the CBD has immense potential to establish itself as a safe and inclusive place for a diverse community, facilitated by a spectrum of experiences.





# The Value of Place

## OUR PLACE MAKING PHILOSOPHY

Place making is a collaborative and multi-disciplinary process which focuses on people and draws from a place's unique qualities. It creates great places which are loveable as well as liveable, and ensures that cities and communities are equipped for the future. Loveable places are more authentic, more meaningful, and more resilient, because they support socially sustainable communities.

Place making is about more than design, engagement, programming, or branding, but also consists of how all of these things interlinked and complement one another. Roberts Day's Place Making philosophy is closely aligned with that of Jan Gehl / Gehl Architects (multiple publications) and Project for Public Spaces (The Power of 10).

## THE POWER OF TEN

In addition to the Quality of Place Criteria, The Power of Ten concept by Project for Public Spaces encompasses 10 (or more) things to do at a regional, district and local / place scale. These layered experiences create attraction and attachment. Each place should offer many things to do and activities for people to engage in. An opportunity to sit, contemplate art, touch and play with water, purchase food, play a game, listen to music, people watch, are the kinds of activities that attract people to a place and keep them coming back. These places create a district filled with multiple activities. A great city needs at least 10 such great destinations, each with 10 places and 10 things to do (Project for Public Spaces, Downtown Detroit Place Making Strategy).

## BEYOND THE SOCIAL BENEFITS

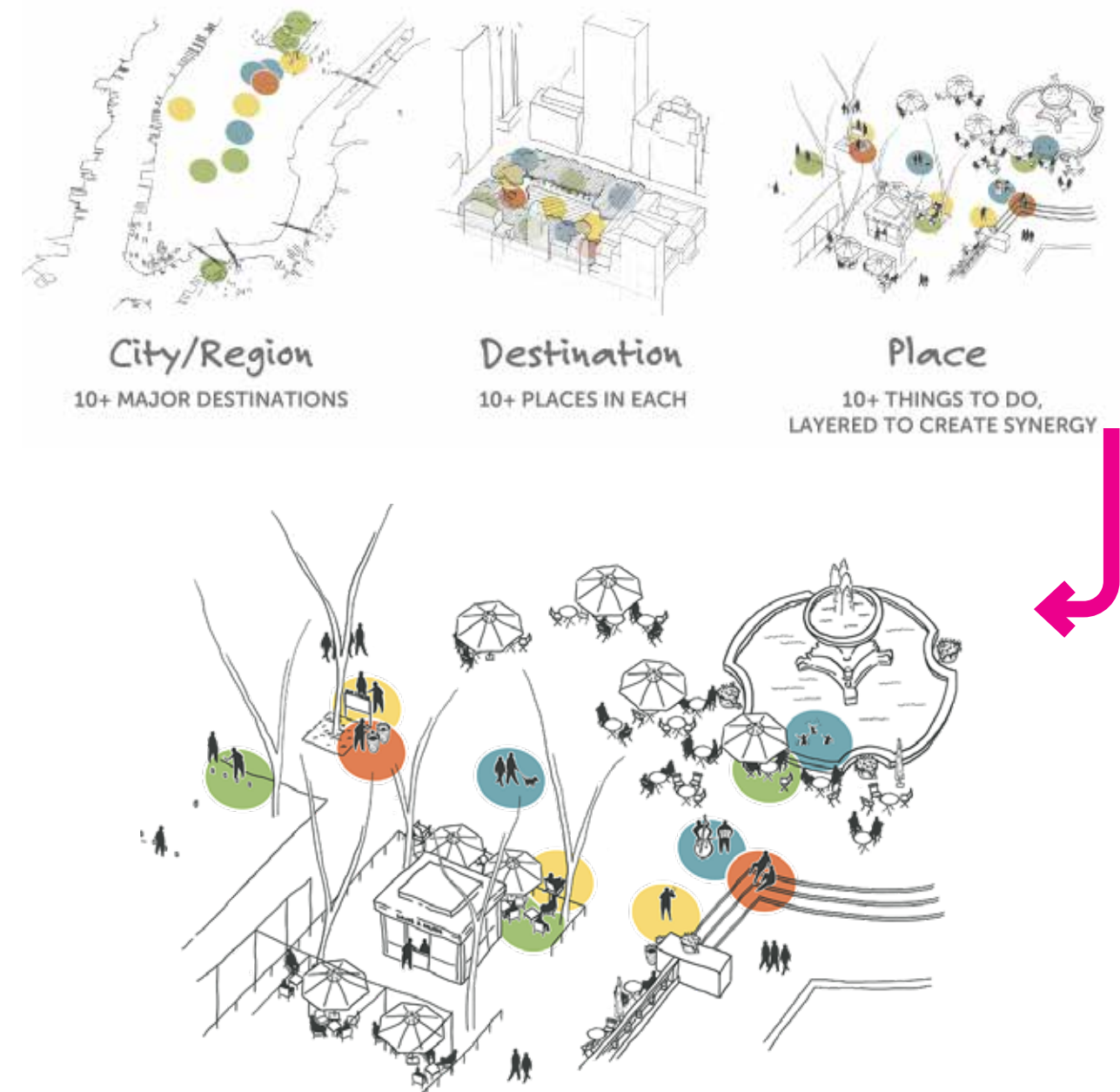
Roberts Day is passionate about delivering Place Plans that achieve successful public life; measured by the number of people and the amount of time they spend in the public realm. However, Roberts Day believes that genuinely successful place making must demonstrate benefits across the board.

In addition to bringing people together and having social benefits; there must also be cultural, environmental and economic benefits. Its only then that we are optimising the value and potential of place making.

## LIGHTER QUICKER CHEAPER

Some of the tactile interventions are Lighter, Quicker and Cheaper (LQC) meaning they are of a moderate cost and high-impact for the short-term. These lower risk experimental interventions (moveable furniture, ping pong tables, parklets, and portable libraries) can become the launching pad for larger, and more long-term work and when combined with more permanent additions, each sub-zone can offer flexibility and a variety of activities.

## POWER OF 10+ HOW CITIES TRANSFORM THROUGH PLACEMAKING

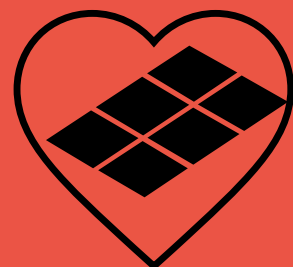


Power of 10 Methodology (Place making, Project for Public Spaces)

# Structure of This Report

## OUR LOVE FOR QBN

This report is structured in a logical format which provides physical and tangible evidence to support the place interventions and their benefits to The QBN CBD at various stages and timeframes over the delivery of the Master Plan. This report lays the foundation for the place interventions by introducing The QBN CBD as a special place, the heart of Queanbeyan / the City. More importantly identifying the big opportunities and the challenges.



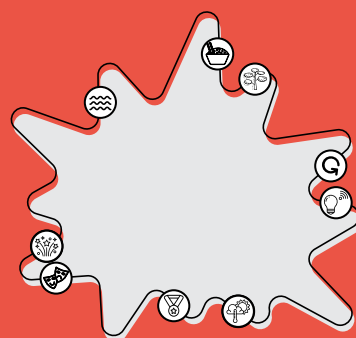
## THE PLACE DRIVERS

From here, we look at Queanbeyan's Point of Difference which is resembled by 3 unique Place Drivers; Local Legends; Multicultural Community and Creative Start Up Culture. These place drivers relate to the QBN CBD's special characteristics that define it as a place. The Place Drivers inform a more detailed analysis of the Strategies.



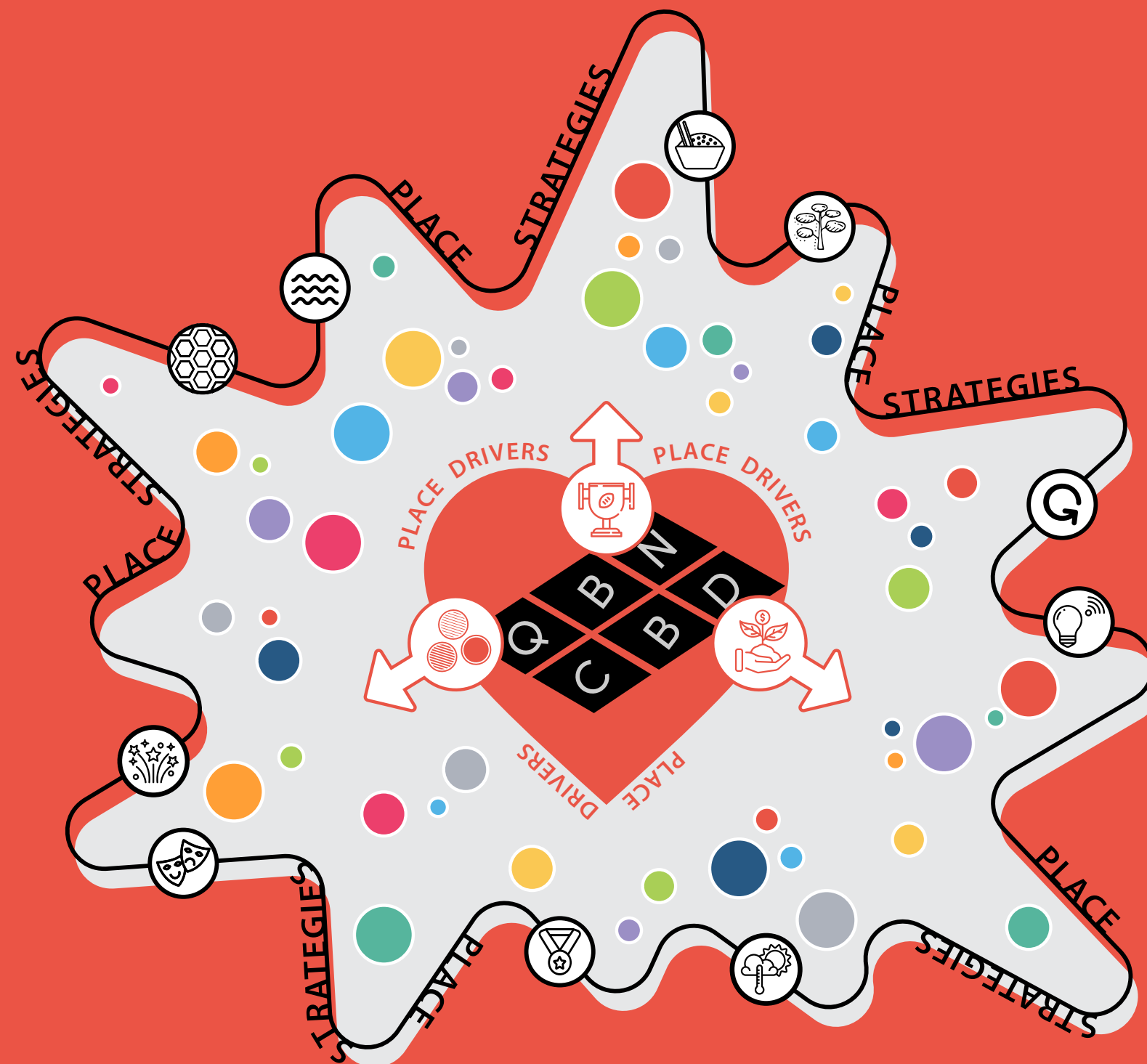
## THE PLACE STRATEGIES

Cities and Places are complex interconnected systems with overlapping layers of information. The Place Strategies are the layers that make Queanbeyan what it is today. They are an extension of the Place Drivers and love for Queanbeyan, a detailed set of layers that make up Queanbeyan. The 10 Place Strategies encompass the Place Interventions, which are a representation of all the layers that need to be considered moving forward in order to relate interventions back to the place, the local character and the challenges.



## THE PLACE INTERVENTIONS

The interventions underpin the Strategies and are represented by the coloured dots in the adjacent diagram. Whether these be big, medium or small interventions, all interventions relate back to Queanbeyan's Place Drivers and have been derived from the 10 Place Strategies, which will provide a well considered and holistic approach to improving liveability, functionality and amenity of the QBN CBD. Each intervention is described in terms of economic, social, environmental and cultural benefits- demonstrating the depth of the Value of Place.







#### Open Streets, Minneapolis (USA)

A free event series that opens streets to people. Hosted by a local nonprofit organisation, each event invites local businesses, artists, community groups, and institutions come out into the street to play. People discover local businesses, use active transportation, view live performances, create art, and make connections with those around them.



“

Attractive public spaces provide room for optional and social activities. Analysis of existing well functioning public spaces throughout the world show that they share common characteristics.

GEHL ARCHITECTS

”

# Opportunities + Constraints



# Constraints

## THE PHYSICAL

Although the QBN CBD has a good structure and established character, investment into the area has been limited or sporadic. Building owners have not taken advantage of the upgrades undertaken by Council, such as the lifestyle precinct of Crawford Street. This limited investment contributes to lower vacancy rates than other competing town centres, which reduces the enjoyability of the CBD.

Walking around the CBD should be easy as it is relatively flat and permeable, however safe pedestrian crossings are limited to the intersections and can take a while to cross. Mid-block crossings are prioritised to cars, which are unsafe for vulnerable pedestrians. Combined with the lack of shade during the summer months, this can make walking the CBD a difficult and unenjoyable experience.

Land around the Queanbeyan River is flood prone. Riverside Plaza is the largest and most prominent section of the CBD that faces the river and ignores the asset on its doorstep with an entirely blank facade. The plaza is inwardly focused and doesn't contribute to the streetscape, character, or vibrancy of the CBD.

## THE NON PHYSICAL

There is a perception of reduced safety in the CBD that reduces peoples willingness to stay longer and visit more often. Poor quality lighting and a reduced night-time economy lowers the passive surveillance that comes with groups of people lingering and enjoying the CBD.

Long term investment and redevelopment in neighbouring town centres in Canberra means that Queanbeyan has struggled to compete for a long time. Changing peoples perception of the CBD will require a long term coordinated vision and combined effort of Council and building owners/businesses.



Foreshore Park without Trees and Canopy



Flooding impact of 2010 at the Leagues Club



Flooding impact of 2010 at Riverside Plaza



Development Sites left abandoned and walled



Mid Block crossing on Monaro Street seems unsafe.



Lack of Shade



Big box retail with dominate blank wall facades and internalised activity



Unsafe through site links



Lack of active frontage and safety adjacent to the foreshore, confusing legibility



# Opportunities

## THE PHYSICAL

Queanbeyan is a large historic country town on the edge of Australia's Capital City, Canberra. This unique point of difference in the region, with a CBD that is situated on the banks of the Queanbeyan River, a key feature of Queanbeyan. The town is steeped in history and heritage architecture, which cannot be replicated elsewhere.

The river is on the doorstep of the CBD and can provide a variety of active and passive recreational spaces for people who live and work in the city. Connecting the river into its context will encourage people to better use it. Most of the CBD streets are lined with fine grain buildings and are not dominated by large big-box retailers or apartment complexes. This provides opportunities for a multitude of active frontages and uses. Monaro Street is an RMS Road and is also identified for transformations under the Spatial Master Plan Refresh.

The gridded layout of the CBD with its network of laneways provides the great bones for future development. The streets are predominantly lined with good scaled building frontages, with limited undeveloped areas, which creates the sense of enclosure and character. Behind these buildings are vast surface car parking that can be re-imagined into a variety of land-uses, including introducing more green spaces into the town centre.

## THE NON PHYSICAL

Queanbeyan has a strong local character which permeates the CBD. The local residents of Queanbeyan are proud of the city's local identity and creates a strong sense of community within the CBD. There is a strong and very old Aboriginal history that can be told within the CBD through a variety of heritage interpretations. There are existing successful events, including the Multicultural Festival, Car Shows, and Sporting Events, that provide life within the CBD. These can be leveraged off to encourage people into the town centre and to stay and linger longer.



Quality trees + Fine Grain Built Form on Monaro Street



Great examples of conserved heritage buildings



Conserved heritage buildings add character & identity



Permeable through site links



Well landscaped foreshore and great vistas



Local events and event spaces



Local Vistas from QEII Amphitheatre (event space)



Car parking - great redevelopment Potential



Local legends and tributes to the famous people of QBN



“

Cultures and climates differ all over the world, but people are the same. They'll gather in public if you give them a good place to do it.

JAN GEHL

”

# Building on Strong Foundations



# Building on Strong Foundations

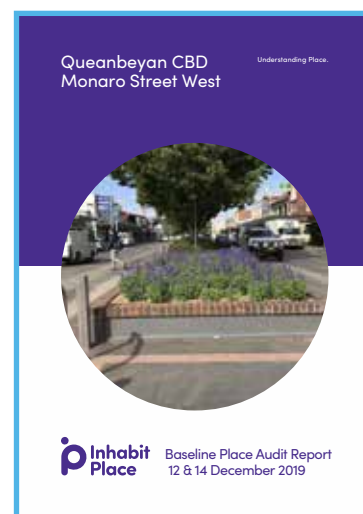
## SPATIAL MASTER PLAN REFRESH 2019 & PLACE ANALYSIS



The Spatial Master Plan sets out a long term vision for the Queanbeyan CBD. The Master Plan outlines a strategic framework for decision making and provides the key principles for urban design and infrastructure for the city.

The plan is built upon three key items - identity, connection, and investment. This realises that the CBD is made up of its community (identity), how its public domain relates to the buildings (connection) and the ongoing need to attract growth and renewal into the city (investment). The Place Plan will take the existing Spatial Master Plan and build upon the work undertaken to provide implementable projects that will fulfil the principles. A Place Analysis was undertaken as part of the Spatial Master Plan in 2019 to understand the physical qualities and activities/experiences in the CBD. A key takeaway from this analysis is that only 1.2% of the streetscape in the CBD provided a vibrant pedestrian experience, with plenty of street life, and visible ground floor function. This area is along the redeveloped Royal Hotel, showing that investment in the area increases the quality of the streetscape and life of the town.

## PLACE AUDITS (X4)



Baseline Place Audits were undertaken for four key areas within the CBD. The reports document data captured by auditors as well as a series of interviews undertaken to understand more a qualitative measure of these spaces, including what people felt in the area, if they felt safe, and what could be improved. Using this understanding of how the spaces are currently used will inform the interventions moving forward.

## THE RETAIL GROWTH STRATEGY



The Retail Growth Strategy outlines a detailed SWOT analysis of the retail scenario in Queanbeyan. Key outcomes from the analysis outline that the lack of choice/variety within the CBD exacerbates the existing threat of competition from retail centres within Canberra and surrounding regions. This coupled with the lack of foot traffic due to limited urban design treatment and public amenity within the CBD has contributed to a vacancy rate of over 11% increasing to around 20% on Monaro St.

This understanding of the challenges faced by the business community has provided value outlining strategies in the CBD Place Plan that can promote growth in Queanbeyan.

## HQ VISION



The new Queanbeyan-Palerang Council Head Quarters building will be a catalyst within the CBD. The HQ building will tie into the existing Bicentennial Hall and provide facilities for Community Meeting Spaces, Smart Hub, Council Shop Front, Cafe, and Commercial facilities. The development includes the first major public square within the CBD, which will front onto The Q Performing Arts centre. This will provide a space for people to linger in the CBD, which is currently lacking. The redevelopment of this block of the CBD will provide opportunities for future change around Crawford Street, including the heritage buildings neighbouring the site.

## THE ENTERPRISE OF PLACE CASE STUDY



RobertsDay and Urban3 undertook an analysis of land productivity within the Queanbeyan CBD. Twelve sites were selected by QPRC for analysis, covering rates revenue and service fees payable to Council on a per-hectare (rather than absolute) basis.

The amount of parking, particularly surface parking, in the CBD was noticeable. It is understood that free parking is valued by the community and its leaders. The analysis undertaken poses questions in relation to parking, such as:

What is currently subsidising this free parking?

Is the balance of surface parking and more productive land right?


What else could the land be used for or transition to, in the short or long term?

If some surface parking were replaced by more productive built form and land uses, what could the additional Council income generated be used for?

These are questions to be considered by Council, as they consider revenue, subsidy and expenditure, and how it relates to the future shape of the CBD.







**PLACE OF RUNNING WATERS:  
THE SPLASH AT HER WEIR  
FASHIONS HER SYLLABLES  
QUEAN-BEY-AN**

**Elizabeth Lawson**



# The QBN Point of Difference

## THE NEED FOR INTERVENTIONS

Queanbeyan (QBN) is a quirky, riverside town on the NSW/ACT border. QBN is recognised for its country roots, celebrated multiculturalism, emerging performing arts scene, local rodeo and national car shows. Queanbeyan is a special place with a great foundation, it's already unique characteristics provide a platform to build upon. Based on preliminary feedback from the Council, development in Queanbeyan is stagnant and local businesses are struggling from the lack of foot traffic and activity. The CBD is currently experiencing 11% vacancy rates and 20% vacancy on Monaro Street (Retail Growth Strategy).

We undertook desktop research into Queanbeyan's competing local centres, in order to ascertain how the Place Strategy can provide a point of difference for The Queanbeyan CBD. The Place Plan looks at building off the gaps, challenges and strengths of Queanbeyan and competing local centres to inform the CBD offering so that people stay, shop, eat, work and play locally.

Of Queanbeyan's working population, approximately one in five people live and work in Queanbeyan. Compared with other competing local centres, Queanbeyan has the third highest local working population (behind Greenway and New Acton. This positive point for Queanbeyan.

It is important to understand what other local centres are offering that Queanbeyan is missing. The identified gaps will feed into and inform the place interventions to create a more comfortable and vibrant QBN CBD. Whilst gaps have been identified, there is opportunity to contribute to the improvement of the QBN CBD through the Place Plan (This Report).

## WHAT MAKES QUEANBEYAN A HOME

Queanbeyan has all the essentials to call it home. These services and amenities include convenience retail, good public open spaces and parks, library, schools, Tafe, a hospital, community centre, Aged Care, transport, childcare, and leisure infrastructure such as sporting clubs and aquatic centres, even diverse F&B offerings and multiple pubs. The River is the main natural attraction, acting as a green / blue ribbon through the CBD. The River offers recreational opportunities, such as walking, cycling, jogging, kayaking and fishing.

## WHY PEOPLE VISIT

People visit Queanbeyan for a number of reasons throughout the year. The CBD is reliant on the visitors to the region to support the success of local businesses. Visitors to the Queanbeyan Palerang Regional Council area account for \$97m gross income (2016). However only a small portion of this is collected in QBN. Reasons for visits to QBN include;

- An extensive calendar year of events and festivals;
- Heritage and cultural experience;
- The Q Performing Arts Centre;
- Showgrounds;
- Queanbeyan River & Foreshore;
- Sports and Aquatics;
- Nationally famous Car & 4WD Scene; and
- TAFE

## WHAT'S MISSING?

Our analysis of competing local / neighbourhood centres showed that Queanbeyan is missing some essential ingredients which will make it a more active and enjoyable place. People will stay longer and spend more money. The Retail Growth Strategy identifies escaping expenditure in the QBN CBD. The largest loss of expenditure for residents were in Fashion/Clothing/Accessories, Meals Out/ Takeaway Market and Comparison Homewares Market. Meaning Queanbeyan residents are going elsewhere for these services. The QBN CBD can recapture expenditure through Place Interventions. A reinvigorated CBD will give people more incentive to spend more money locally and also encourage people to establish new business ventures. A summary of what the QBN CBD is missing, could heighten it's point of difference:

- A Ceremonial Space;
- More cafés, restaurants and bars;
- A Cinema (coming soon);
- Safety at night (coupled with extended trading);
- Pedestrian Experience;
- Walkable streets - shaded, awnings;
- Active Streets - outdoor dining, street trading, living streets/lanes;
- Internalised retail activity;
- High end Accommodation;
- A university presence & student accommodation;
- Walkable Mid Block links connecting blocks;
- No incentive to develop;
- Engaging spaces; and
- An attractive Night time economy

## LESSONS LEARNT

The lessons learnt are derived from our analysis of the competing centres. By investigating what these centres are doing well or have failed to do informs the below list. The key lessons learnt will enable the creation of a holistic strategy, one that responds to the QBN CBD's challenges and builds upon the existing foundations.

- ***Vacant sites are key, they present opportunity to improve the look and feel of the place – people need incentive to develop and invest in the QBN CBD;***
- ***Over supply of car parking (unpaid) can be used to the CBD's advantage, car parking can be converted into Public Open Space or can be built on;***
- ***Cafés and restaurants need incentive for street dining and should understand the benefits of street trading and increased foot traffic to business success;***
- ***Promote live work models in new development to create more opportunities for new businesses to set up shop in and live in Queanbeyan;***
- ***Queanbeyan has a strong existing program of yearly events to build a strong place narrative off;***
- ***A quirky History, needs to be emphasised (cars, celebrities, sport icons, music, heritage, art);***
- ***Other centres provide the major employment Centres, big box and manufacturing. It should be about the fine grain experience to differentiate the offering from the other competing centres;***
- ***Need to encourage street dining and street trading. Get more foot traffic. Make streets more attractive and pleasant; and***
- ***These places are competing, but there is opportunity for Queanbeyan to overtake these centres and provide more unique offerings.***





CREATIVE  
ART &  
CULTURE

CIVIC  
CENTRE  
BRADDON

DICKSON

THE  
'CHINA  
TOWN'

GOV OFFICE

CANBERRA

LAKE  
SIDE  
COMMUNITY

KINGSTON

INDUSTRIAL  
HUB

FYSHWICK

MANUKA

UPSCALE FOOD  
AND  
BEVERAGE

PHILLIP

COMMERCIAL  
HUB

RECREATIONAL  
AND  
RETAIL

GREENWAY

QUEANBEYAN

SPORTS AND PLAY

SUBURBAN  
VILLAGE

GOOGONG

# Town Centre Comparison



**DICKSON**



## LESSONS LEARNT FROM DICKSON?

- China Town is celebrated and identifiable through various elements
- Known and sought after for the best Asian Restaurants in Canberra
- Place Identity is strong, particularly with the emphasis and formalisation of China Town.



**BRADDON**



## LESSONS LEARNT FROM BRADDON?

- Braddon is a great example of an urban village, elements of which the QBN CBD could adopt.
- Alfresco dining and street trading is done very well, making it a great place to visit.
- Mix of retail, F&B, events, markets, good street and built form design.



**CANBERRA**



## LESSONS LEARNT FROM CANBERRA?

- Canberra is the capital of Australia, and a major hub for government agencies and politics.
- Recognises history, war and art through place design and infrastructure.
- Canberra has also a wide range of Festivals.



**NEW ACTON**



## LESSONS LEARNT FROM NEW ACTON?

- Arts and Culture in New Acton is well recognised.
- Sustainable precinct hub with bike hire and innovative built form design
- Has now become a place which is very successful and programmed with events.
- Also the streetscape design and built form provides amenity, making it an enjoyable place



**KINGSTON**



## LESSONS LEARNT FROM KINGSTON?

- Fine Grain works, activates and provides more amenity compared with big boxed retail
- The new development on Kingston Foreshore addresses the waterfront and activates the edge really well. Making it a sought after destination for local diners.
- Queanbeyan needs to take a similar approach.





## MANUKA



### LESSONS LEARNT FROM MANUKA?

- Fine Grain works, activates and provides more amenity compared with big boxed retail, a key reason why Manuka is a chosen destination for eating out and bars.
- Celebrated sport culture, Manuka Oval is a key destination for Cricket and AFL.



## FYSHWICK



### LESSONS LEARNT FROM FYSHWICK?

- Good mix of work and play.
- Not a typical business park, lots of things to do after work and during lunch.
- A major employment centre with a range of events that activate the area outside work hours and on weekends.
- Supportive industries relative to industrial setting.



## PHILLIP



### LESSONS LEARNT FROM PHILLIP?

- A key lesson for Queanbeyan is that it is more compact, less car parking, and can maximise on potential for a better pedestrian experience.
- Other centres provide the major employment Centres, big box and manufacturing. It should be about the fine grain experience to differentiate the offering from the other competing centres.



## GREENWAY



### LESSONS LEARNT FROM GREENWAY?

- Poor streetscape design and internalised activity.
- Need to flip this for Queanbeyan, encourage street dining and street trading. Get more foot traffic. Make streets more attractive and pleasant.
- These places are competing, but there is opportunity for Queanbeyan to overtake Greenway and provide something different.



## GOOGONG



### LESSONS LEARNT FROM GOOGONG?

- New Subdivision so there is a lack of history in the place where people live in terms of character and heritage.
- Lack of Street Trees
- Streetscapes with no identifiable character.





“

Places thrive when users have a range of reasons (10+) to be there. These might include a place to sit, playgrounds to enjoy, art to touch, music to hear, food to eat, history to experience, and people to meet.

”

PROJECT FOR PUBLIC SPACES

# The Place Drivers



# Place Drivers

## PLACE SPECIFIC DRIVERS FOR INTERVENTIONS

We have identified Place Drivers for Queanbeyan based on inherent values that can be built upon to meet the unique goals of the CBD. These values set the QBN CBD apart and will influence positive change towards meeting the following goals:

- *To encourage Queanbeyan residents to “fall in love” with their home*
- *Economic stimulation and investment*
- *Pride of place*

Queanbeyan’s Point of Difference is encapsulated by the Place Drivers; Local Legends; Multicultural Community and Creative Start Up Culture. Ultimately, all place interventions proposed within this Plan (and other future Place Planning) should reinforce these Place Drivers in order to strengthen Queanbeyan’s point of difference and influence change and momentum towards the goals of the CBD.



# A

## Local Legends

There is a strong sense of pride towards the array of local heroes and icons who have left a lasting legacy on a local, national or international stage. **A person’s sense of identity, shaped by their attachment to their local area, has the ability to inspire changes in the way people live, gather and invest.**

### FALLING IN LOVE

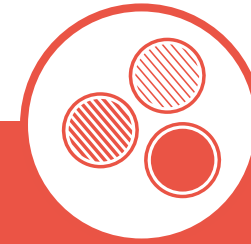
Queanbeyan residents need a daily reminder of the strong attachment they feel towards the Local Legends - because attachment to where you live is as much about human relationships (past and present) as it is about the natural or built environment. 80% of people report an internal pull to visit, revisit and look after places of special meaning/ attachment to them.

### ECONOMIC STIMULATION AND INVESTMENT

Stories of fame and fortune told through meaningful place interventions attract visitors. Redevelopment that embeds these stories will have longevity and success through point of difference.

### PRIDE OF PLACE

21st century interpretation of the Local Legends contributions will encourage residents to rediscover their home; shifting Queanbeyan from a predominantly dormitory suburb to a place to spend evenings and weekends. Pride instils stewardship of existing places and leadership towards future interpretation in the form of arts, signage and events.



# B

## Multicultural Community

**Queanbeyan’s sense of respect and celebration evidenced by the renowned success of the annual Multi Cultural Festival. As Queanbeyan meets and exceeds its goals, it is critical to retain diversity, heritage and range of experiences.**

### FALLING IN LOVE

Building on this annual event will promote consistent community interaction, resource sharing, capacity building and increase visibility of Queanbeyan’s spirit.

### ECONOMIC STIMULATION AND INVESTMENT

**Diverse centres attract a broader market segment (retailers and buyers), boutique offerings and are generally more robust in times of economic downturn or competition.**

A variety of experiences is key to visitors extending their stay from 1 day to 3 nights. The economic return to Queanbeyan resulting from a three night stay are exponential.

### PRIDE OF PLACE

As a resident, it is important to feel accepted and part of your unique community. This level of pride supports grass roots ideas, interventions and general physical improvements.

**A commitment from community leaders that your home will not become generic, homogeneous or overly gentrified gives residents confidence that the point of difference will be nurtured rather than diminished.**



# C

## Creative Start Up Culture

**emerging artists that have gone on to great success. Beyond facilitating early arts; Queanbeyan leads the way in supporting local businesses and community initiatives such as The Queanbeyan Hive.**

### FALLING IN LOVE

**Family focused communities such as Queanbeyan value the ability for the next generation to be inspired and supported in creative and innovative ventures. Supportive infrastructure and programs that facilitate this will encourage families to remain in Queanbeyan to live, work, learn and play.**

### ECONOMIC STIMULATION AND INVESTMENT

**Queanbeyan has the potential to build on its strong leadership to fill a regional gap in the support of entrepreneurs, emerging artists, innovation and tech start-ups looking for affordable, transformational locations.**

### PRIDE OF PLACE

**By prioritising the creative industry, home-grown artists are encouraged to contribute to community revitalisation and activation through teaching, curating and participating in local events, installations and business mentoring.**







“

Good public spaces don't happen overnight, and people do not need to have all the answers at the outset to start improving. The key is to help the space grow incrementally by implementing and evaluating “Lighter, Quicker, Cheaper” (LQC) projects.

PROJECT FOR PUBLIC SPACES

”

# Place Strategies



Local Legends



Events



Arts



Heritage



Multicultural



Lighting



Micro Climate



Paving



Green



Water

## FOUNDATIONS

A number of Strategies are identified and discussed within this section. The Strategies document the tangible, physical evidence of the Place Driver values and the historical traces on the QBN CBD.

The Strategies, when layered, develop foundations for meaningful place interventions and identify gaps for much needed interventions.



# Local Legends



## A Tribute to Queanbeyan's Local Icons

*The strategy leverages off Queanbeyan's local heroes who have left a lasting legacy, by representing Queanbeyan, Canberra, NSW, ACT or even Australia on a local, national or international stage.*

*The Strategy aims to bring to life the home grown heroes and the places that will foster a new generation of home grown talent.*

### SETTING THE SCENE

Queanbeyan's claim to fame is its home grown icons. The city boasts home grown successful athletes, sport stars, Formula 1 legends, Hollywood actors, journalists, writers and pioneers of music and the arts. Queanbeyan ranks highly in terms of the amount of sporting stars produced per capita, compared with other cities/towns in the nation.

The places associated with these icons have become well known for their influence in sporting, community service, commerce and industry, the arts and culture. They represent a wide range of diverse cultural values and moments in time for Queanbeyan and Australia. Bringing these legends to life through place will create a new generation of legends; is the focus of this strategy.

Places and local institutions such as the The Leagues Club, Tennis Club and Seiffert Oval resemble key moments in the town's sporting history, which make Queanbeyan what it is today. Whilst some influential places are located outside of the CBD study area, it is important to consider how this may inform the strategy for the CBD.

This strategy also draws inspiration from "Queanbeyan: City of Champions" by Nichole Overall. A historical account of Queanbeyan which compiles detailed insights/stories into the little known facts about Queanbeyan's local icons.

### THE STRATEGY

In highlighting a strategy for the Local Legends (adjacent diagram), we explore the opportunities to create place based interventions and further build upon the local narrative and Queanbeyan's associated home grown heroes. Place interventions inspired by Queanbeyan's long list of Local Legends will be instrumental in creating a fun, engaging and educational experience throughout the CBD. In addition to this, places that inspire healthy lifestyles and general well-being are also incorporated.

Place interventions will bring these local legends into focus and inspire the people of Queanbeyan to achieve greatness. This will be instrumental in ensuring people are able to utilise their talents and express them. When visitors come to Queanbeyan, they can learn about the talented people that have come from Queanbeyan through place design and interventions.

Additionally, all Local Legend related interventions will need to consider user accessibility in order to improve access for all users, particularly vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible streetscape interventions (via paving, kerbs, seating, thresholds & visual cues etc..)

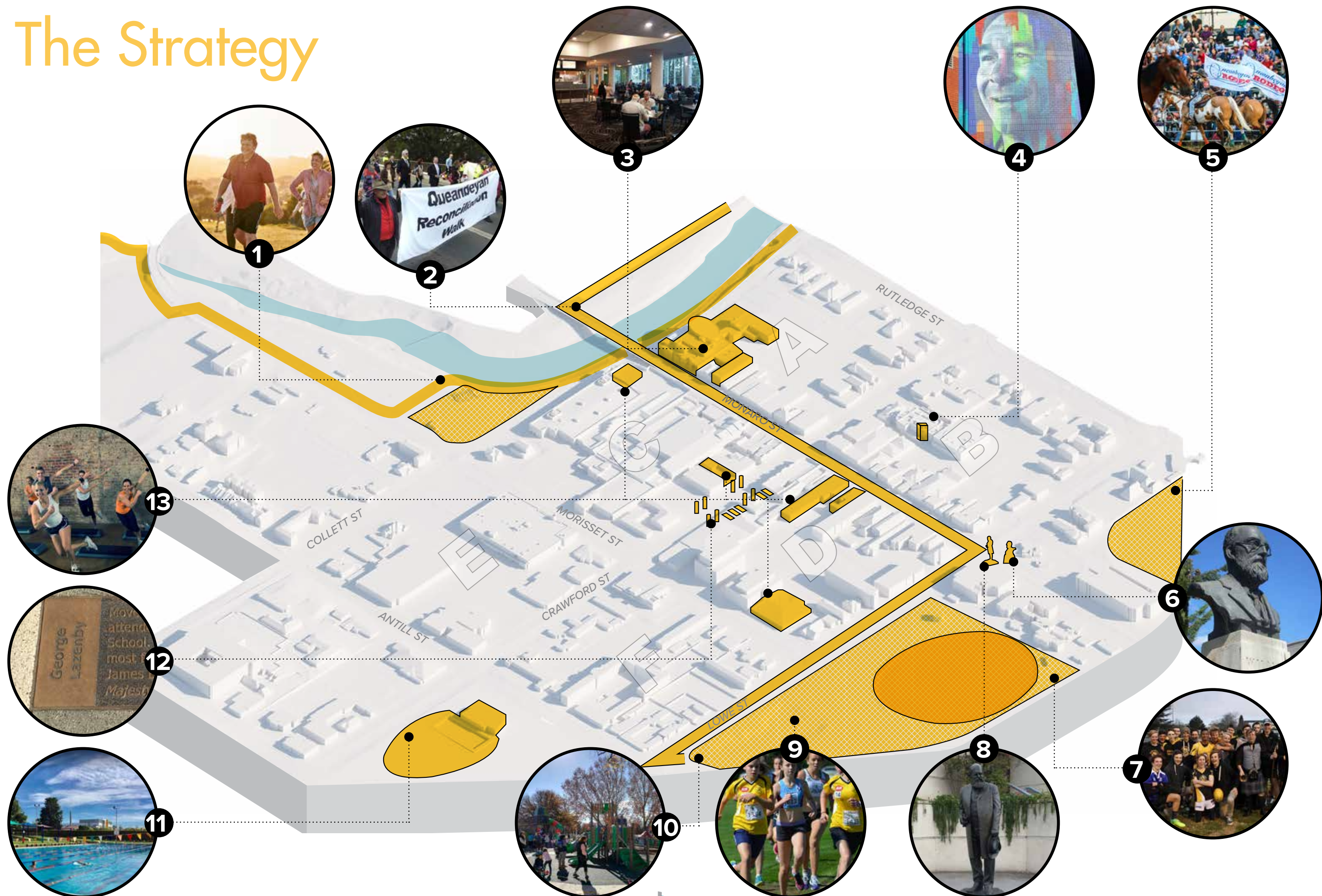
### STRATEGY KEY

- 1 Riverfront Walking / Cycling
- 2 Queanbeyan Reconciliation Walk
- 3 The Leagues Club & Sports Bar (Old Head Quarters of the Canberra Raiders)
- 4 Ricky Stuart Mural
- 5 Queanbeyan Rodeo - Queanbeyan Showground
- 6 William Farrer Statue
- 7 Brad Haddin Oval (Home of Local Cricket and AFL Clubs)
- 8 John Gale Statue
- 9 Little Athletics at Brad Haddin Oval
- 10 Queanbeyan Park Playground
- 11 Queanbeyan Aquatic Centre
- 12 Queanbeyan Honour Walk
- 13 Local Gym / Fitness Clubs





# The Strategy





# Events



## Reflecting the essence of QBN through celebration

*The strategy leverages off Queanbeyan's existing calendar of local and national events.*

*The Strategy aims to embed the events program into Queanbeyan's identity and everyday experience, ensuring Queanbeyan is an active destination all year round.*

### SETTING THE SCENE

Queanbeyan has an extensive program of annual events that attract visitors and tourists from all over the region, state and country. The most popular visitor are domestic overnight visitors accounting for 71% in total revenue, averaging 3 nights stay. Emphasis will be on encouraging visitors to stay longer. These events are highly popular with locals, making it an eventful region to live in and a popular day trip destination. The events on offer are a celebration of Queanbeyan's festive, multicultural, historic and artistic background. From this, we understand that Queanbeyan has a strong place narrative to further build upon.

Hot spots for events are The Showgrounds, QBN Park, the Foreshore, Leagues Club, The Q Performing Arts Centre as well as the Bicentennial Hall.

Queanbeyan is largely popular and well known for holding some of the biggest and best automotive shows in Australia. With people travelling from all over to show their cars at Queanbeyan events.

Showcasing artistic talent, inclusivity and a diverse community, there are a range of events including (but are not limited to) Oktoberfest, QBN Ceilidh, The Multicultural Festival and Festival One. The local Rodeo celebrates Queanbeyan's country roots, whilst the Kanga Cup Soccer Tournament brings together the soccer community of the region. Other popular events include, Music by the River, The Reconciliation March, The Arts Trail, QBN Swap Meet, Christmas in July Markets and Carols in the Park.

### THE STRATEGY

The Strategy explores opportunities to create place-led tactile interventions to further build upon a piece of Queanbeyan's local narrative (Events). By understanding the value of these events to locals and visitors, we can design place interventions which are inspired by Queanbeyan's events calendar and contribute more public art to enhance the Art Trail or the creation of Open Street Events.

Place interventions will be inspired by multiculturalism, reconciliation, ANZAC spirit, arts, sport and car culture. This will be instrumental in ensuring the QBN CBD as a competitive town centre and chosen destination for the region. We aim to ensure that Queanbeyan provides a world class consistent events calendar which bolsters the tourism sector.

Additionally, all Event related interventions will need to consider user accessibility in order to improve access for all users, particularly vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible streetscape interventions (via paving, kerbs, seating, thresholds & visual cues etc.)

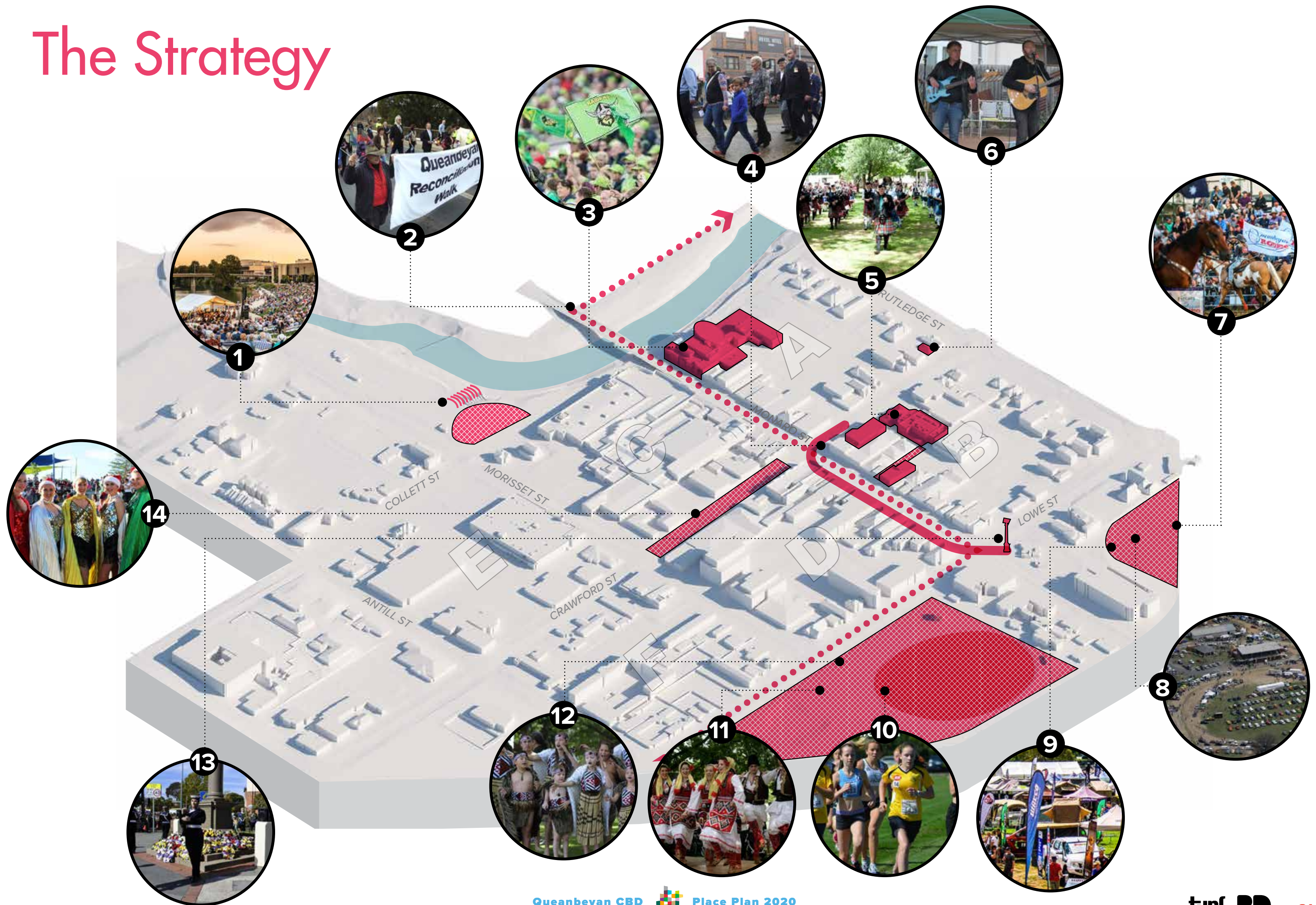
### STRATEGY KEY

- 1 Amphitheater 'Music By the River'
- 2 Queanbeyan Reconciliation Walk
- 3 Game Night @ The Leagues Club
- 4 Start of Anzac March @ RSL Memorial Arcade
- 5 Queanbeyan Ceilidh & Scottish Festival
- 6 The Queanbeyan Hive
- 7 Patches Asphalt Rodeo
- 8 Queanbeyan Swap Meet
- 9 Automotive Shows (x4)
- 10 Little Athletics Championships & Carnivals
- 11 'Multicultural Festival'
- 12 Waitangi Day
- 13 ANZAC Day Ceremony @ The Memorial
- 14 Queanbeyan Christmas Street Party





# The Strategy





# Arts



## Creating a scene for local start up Artists and Performers

*The strategy leverages off Queanbeyan's ties to it's famous local artists, performers and flourishing arts scene.*

*The Strategy aims to raise the profile of local artists and performers by creating a hub for emerging artists.*

### SETTING THE SCENE

Queanbeyan has a strong arts scene. The Arts covers public art, murals, performing arts (plays, musicals and theatre) and music. Within and around the CBD, The Arts overlaps with themes of sporting, events, multi culture and wildlife. The Arts Trail showcases Queanbeyan's offering and links public art and exhibitions within and around the wider LGA.

A significant contributor to The Arts is The Q Performing Arts Centre. Competing with the likes of the Tim Murray Theatre in Red Hill and the Erindale Theatre in Erindale, The Q boasts modern facilities, large theatre, exhibition spaces, function rooms as well as its own calendar of events. With a yearly calendar of shows and performances, The Q's contribution makes QBN an attractive place for performers, musicians, local artists etc.. However this and the amphitheatre at Queen Elizabeth II Park are the only performance spaces.

Other places of importance in Queanbeyan are The Queanbeyan Hive (popular for indoor and outdoor art exhibitions and backyard music gigs) and the Art Society which features more workshop opportunities in east QBN.

Public artworks within the QBN CBD and the surrounds (Sensory Gardens and Queen Elizabeth II Park) feature a variety of themes relative to the City. Such as the Platypus sculpture, Ricky Stuart Mural, Bridge Pylon heritage murals as well as Totem Poles (painted by the Ngunnawal People) and Japanese Tori Gate.

### THE STRATEGY

The Strategy explores opportunities to further enhance Queanbeyan's Arts Scene. Understanding the arts within Queanbeyan as well as the presence of public art within the CBD, informs place interventions which will seek to amplify Queanbeyan's creative offering. The Arts scene in Queanbeyan is strong, however a more dynamic performing arts and creative public art offer is missing. A main goal for the Strategy and Interventions is to deliver places that raise the profile of local emerging and start up artists, performers, musicians and buskers.

A bustling Arts scene would encourage Queanbeyan's famous local artists to be proud of their roots and ties to QBN, and involved in the industry's future development. As the Strategy identifies existing places, the interventions will aim to complement existing places, rather than replicate them. They will stand the test of time seek out the emerging talent and be more engaging, active and playful. We see an opportunity to add to a city-wide Public Arts Trail that is engaging, active and playful. The interventions will do this through more public art that serves dual use through interaction (touch, play, augmented reality, etc.). Places that are remembered and shared bring more people. So it is critical to ensure these places are shared on social media (Instagram and Facebook). Art interventions should be inspired by local history/character, sporting, culture, as well as automotive culture to ensure that Queanbeyan is a hub for artists (local, national and international), makers, creators, art lovers and street artists. Additionally, all Arts related interventions will need to consider user accessibility in order to improve access for all users, particularly vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible streetscape interventions (via paving, kerbs, seating, thresholds & visual cues etc..)

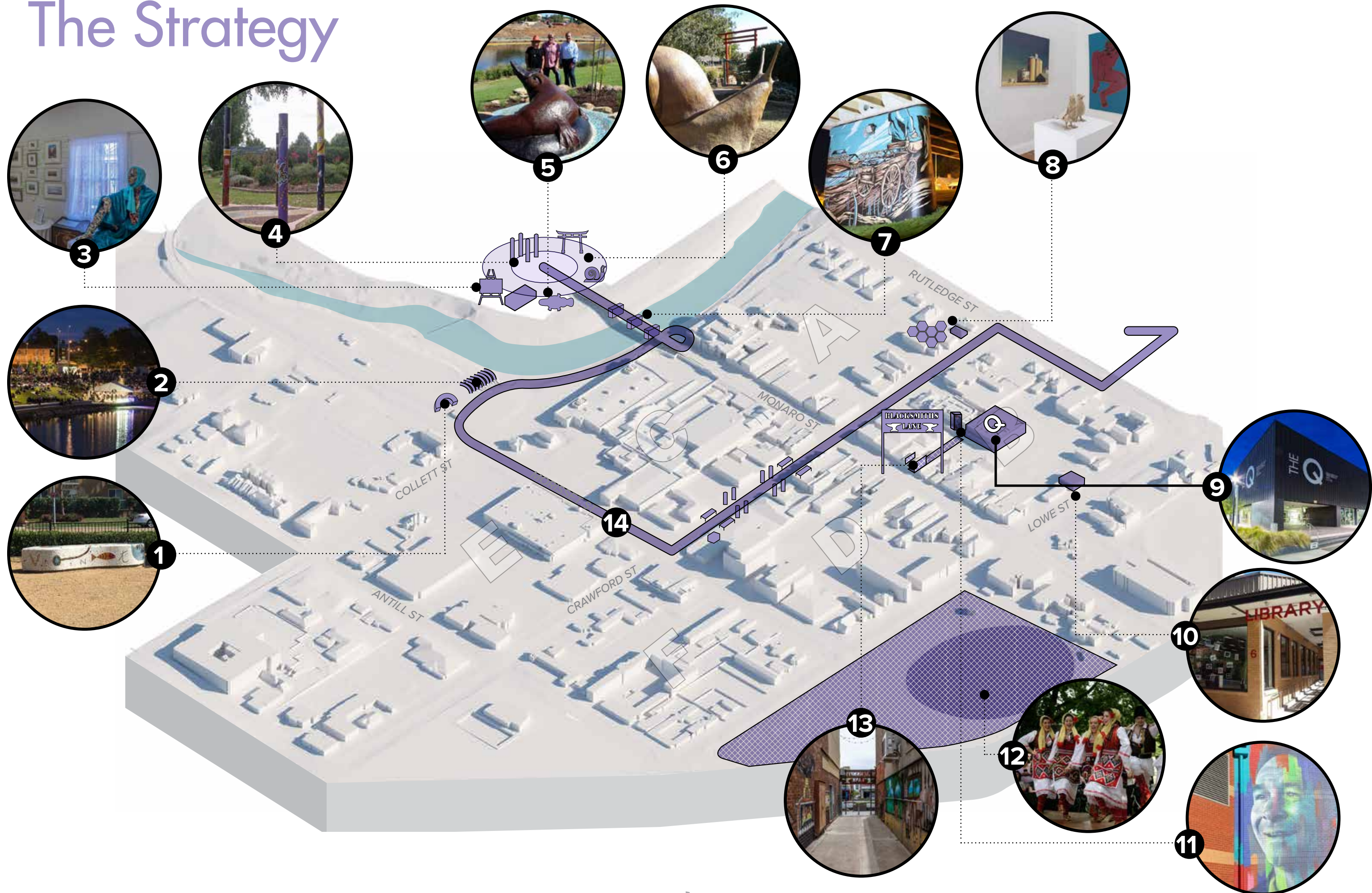
### STRATEGY KEY

- 1 Volunteer Mosaic Seating
- 2 QBN Foreshore Amphitheater
- 3 The Art Society Gallery
- 4 Totem Poles
- 5 Platypus Sculpture
- 6 Japanese Tori Gate & Morty the Snail Statue
- 7 Bridge Pylon Art Mural
- 8 The Queanbeyan Hive
- 9 The Q Performing Arts Centre
- 10 QBN Library
- 11 Ricky Stuart Art Mural
- 12 QBN Park 'Multicultural Festival'
- 13 Black Smith Lane Art Wall
- 14 Previous Art Trail





# The Strategy





# Heritage



## Ensuring Queanbeyan's unique heritage is recognised

*The strategy leverages off Queanbeyan's extensive and deep rooted history and heritage, both Indigenous and European.*

*The Strategy aims to highlight the city's origins and the local character, and amplify the stories through a place intervention narrative.*

### SETTING THE SCENE

The word Queanbeyan is derived from a local Aboriginal word meaning *Clear Waters*. The Ngunnawal and Walbunja Aboriginal groups are the traditional owners of the lands where Queanbeyan exists today. They have lived and occupied these lands since for thousands of years, prior to European settlement. History is not only featured in the exceptional examples of historical architecture, but also in the landscape, particularly the river, which was used by the traditional owners for fishing, hunting, transporting and gathering. It is recognised that Aboriginal heritage is part of Queanbeyan's multi faceted and culturally diverse community, however for the purposes of this Report we have identified Aboriginal Heritage explicitly within the Heritage Strategy, as this is part of Australian history. The Multicultural Strategy refers to the diverse international community that Queanbeyan is home to, and how migration has shaped Queanbeyan to what it is today.

The Queanbeyan Showground site is of strong cultural significance and are of high value to the Aboriginal community. This site was the traditional camping and ceremonial place that was in use before and after European settlement. In the 19th century the site also became associated with gatherings of Aboriginal people for the annual government blanket distribution. The place has demonstrated previous archaeological finds and burials. The showground site is a rare example of a place where large annual gatherings were held involving Aboriginal groups from surrounding districts as far as the coast, the lower Lachlan and the Murrumbidgee Rivers. Since European settlement of Queanbeyan over 180 years ago, the city has amassed a collection of historical buildings and places. The Queanbeyan Heritage walk is a self guided tour that links 26 important locations. The walk extends further north to the Railway Station and south to the Suspension Bridge.

### THE STRATEGY

The Heritage Strategy explores opportunities to create place-led tactile interventions to further enhance Queanbeyan's local narrative. Understanding the heritage and history of the QBN CBD is essential in order to inform place interventions which will contribute to and highlight heritage and Aboriginal cultural values and places of significance. It is also considered important to understand the overlaying stories and song-lines associated with Queanbeyan and particular locations within and around the QBN CBD. These Stories should be embedded into the future development framework. Redevelopment should acknowledge where opportunities have been lost and identify alternative locations for acknowledgement or interpretation.

As the scene is set for interpretation through place elements, Heritage inspired place interventions will contribute to a more resilient community that will value heritage, history of place and Aboriginal culture. We see an opportunity to educate and celebrate the heritage of Queanbeyan, by building on the existing Heritage Trail. Place interventions will be inspired by Queanbeyan's local history (built and natural), embedding Aboriginal & European heritage into the public realm, streetscape and place experience. We aim to ensure the QBN CBD celebrates its history and heritage, so that people can learn about the history of the place design.

It is recommended that an Indigenous Cultural Consultant for the local Aboriginal groups be engaged to determine appropriate references to Aboriginal culture and history of Queanbeyan. Additionally, all Heritage interventions will need to consider user accessibility in order to improve access for all users, particularly vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible streetscape interventions (via paving, kerbs, seating, thresholds & visual cues etc..)

### STRATEGY KEY

- 1 Byrne's Steam Flour Mill and The Mill House on Collet Street
- 2 Queanbeyan River (Aboriginal Site Significance)
- 3 Queanbeyan Reconciliation Walk
- 4 Royal Hotel
- 5 Masonic Temple
- 6 Macedonian Hall/Church
- 7 The Former Fire Station
- 8 Queanbeyan-Palerang Regional Council Chambers
- 9 Queanbeyan Museum
- 10 Queanbeyan Showgrounds (Aboriginal Site Significance)
- 11 Visitors Information Centre
- 12 Boer War Memorial
- 13 Queanbeyan Park
- 14 Queanbeyan Aquatic Centre
- 15 Memorial Rose Garden
- 16 St Stephen's Presbyterian Church
- 17 Furlong House
- 18 Hilbernia Lodge
- 19 Rusten House
- 20 Heritage Walk



# The Strategy





# Multicultural



## Celebrating Queanbeyan's colourful community

*The strategy leverages off Queanbeyan's diverse community and celebrated multiculturalism.*

*The Strategy aims to bring to life the cohesion of many different cultural backgrounds through spaces that are designed for everyone.*

### SETTING THE SCENE

Queanbeyan's diverse culture is well known within the region. Multiculturalism forms a big part of the local community, the local Multicultural Centre has been established in Queanbeyan for over 40 years. The highest percentage of non-Australian ancestries are Irish, Scottish, German, Indian, Filipino, Italian, Macedonian and Greek (42% of all residents). 24.2% of residents were born overseas, with India being the largest birthplace for locals. Queanbeyan has welcomed many migrants to its community since the early 19th century and Gold Rush periods. Today, Queanbeyan hosts a range of supportive facilities, events and spaces that bring people together from diverse cultural backgrounds. Multi-culture is highly valued in Queanbeyan, and people feel proud to be part of it.

Annual events such as the Multicultural Festival, Festival One and Harmony Day are popular in Queanbeyan, as they are inclusive and evoke a strong sense of community. Social Inclusion is important part of Queanbeyan's culture, particularly connecting the community to build and strengthen relationships and networks, whilst addressing exclusion for those who may be marginalised (young people, jobless families with children, people with a disability or learning difficulty, LGBTIQI, homeless, new arrivals, the elderly and Indigenous Australians).

For the past 40 years The Multicultural and Language Centre has provided support services to migrants and refugees settling into Queanbeyan the region. The Centre has had a profound impact on the culture which exists today. It has provided supportive services to new migrants, welcoming them to the community and into Australia. The Bicentennial Hall holds annual Citizenship Ceremony's which welcomes approximately 150-200 new Australian Citizens per year.

### THE STRATEGY

The Multicultural Strategy explores opportunities to create place-led tactile interventions to amplify Queanbeyan's diverse local community and the coming together for many different cultures. It is important through urban regeneration and place interventions that Queanbeyan is not gentrified and loses its charm. Understanding the culture in Queanbeyan is essential to inform place interventions which will contribute to and highlight inclusive spaces.

Culturally inspired placed interventions enable a contribution to a more harmonious and cohesive community. Place interventions will enable learning, understanding and celebration, whilst seeking to express Queanbeyan's charm. We recognise this is alive and well, particularly through Queanbeyan's Multicultural & Language Centre and popular Multicultural Festival. We see an opportunity to educate and celebrate culture further.

Place interventions will be inspired by Queanbeyan's diverse cultures. In order for this Strategy to be successful, these aspects should be integrated into the public realm, streetscape and public space design. We foresee the opportunity for celebratory spaces, for all cultures, ensuring the space is shared and loved by all.

Importantly, through place making, we want to celebrate and educate people on culture, and the fun stuff that comes with living in a diverse community (food, music, traditions, learning, theatre, etc.). Additionally, all Multicultural interventions will need to consider user accessibility in order to improve access for all users, particularly vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible streetscape interventions (via paving, kerbs, seating, thresholds & visual cues etc..)

### STRATEGY KEY

- 1 Public Art 'Japanese Tori'
- 2 Ukrainian/Greek Church
- 3 St Benedicts Community Centre
- 4 Macedonian Hall/Church
- 5 Citizenship Ceremony at the Bicentennial Hall
- 6 Queanbeyan Park 'Multicultural Festival'
- 7 Memorial Rose Garden
- 8 St Stephen's Presbyterian Church
- 9 Local Food Culture (multiple)
- 10 Indian Grocery Store
- 11 Local Food Culture (multiple)





# The Strategy





# Lighting



## Bringing the CBD to life through experiential lighting

*The strategy leverages off Queanbeyan's blank canvas opportunity for more lighting.*

*The Strategy aims to bring the CBD to life through a unique 3D precinct lighting proposal, that covers walls, ceilings, ground-plane and hanging.*

### SETTING THE SCENE

The CBD is limited in terms of lighting, the adjacent plan reflects this. As a result some public spaces, car parks, laneways and through site links within the CBD feel unsafe or unusable at times, particularly at night. Where lighting is featured throughout the CBD, there is inconsistency with what is provided, however this is attributed to ad hoc installation.

There are some examples of feature lighting in the CBD. Of notice are the heritage light posts (Shamrock Lane), as well as some festoon/catenary lighting in Blacksmiths Lane.

Crawford Street features a stretch of new street light posts, which have recently been added to improve the quality of lighting and safety on an active street.

The foreshore / Queen Elizabeth II Park is also well lit with large street lights and supported by CCTV. Poets Lane (off Monaro Street) was found to be limited in terms of lighting. A number of laneways feature unique wall mounted lamps, however we are unsure as to whether they are utilised or operational. Pedestrian arcades such as Cassidy Arcade feature fluorescent tubes and skylights, and create a sense of confinement and an unsafe experience, at night and during the day.

Whilst the CBD features a range of different typologies, Queanbeyan has the foundation to implement a world class lighting strategy to be brought to life, rather than deter people away to different centres. Lighting is an effective short term solution for place activation, and can be used in the interim as a quick win.

### THE STRATEGY

Lighting is one of the most important strategies for Queanbeyan. This strategy is imperative, and should be treated (along with paving) as the base of all layered strategies as lighting contributes to more active, vibrant and safer places. The lighting strategy explores copious potential for a more consistent and coherent precinct-wide activation strategy. Incorporating lighting into all interventions where possible, will enable the creation of an unique experience that differentiates Queanbeyan from other local centres. Future interventions will emphasise this through series of short, medium and long term wins promoting a holistic CBD Lighting Strategy. Temporary, quick win solutions can also potentially lead towards more permanent solutions. Ultimately, we can improve space usability, permeability, way finding, user experience and safety.

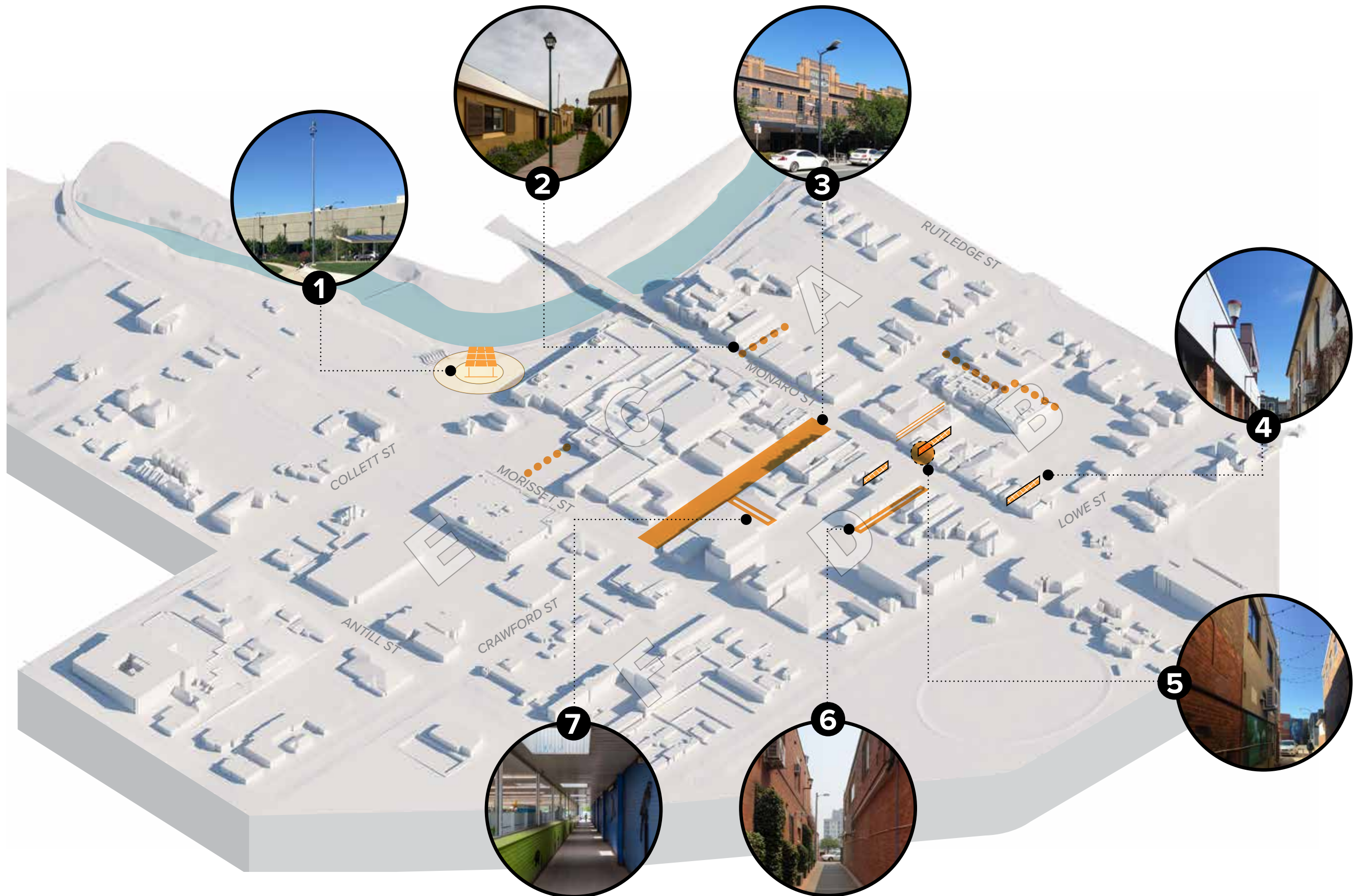
Lighting creates micro & macro destinations, social media sensations and engages people with their surroundings. We see the most significant opportunity to improve lighting within CBD, to create a seamless language, differentiating typologies at various thresholds (laneways, public squares and arcades). The strategy should be designed 3 dimensionally, interventions for paving, walls, projected onto ceilings and columns as well as overhead lighting should be considered. Lighting should be subject to developer contribution and responsibility moving forward. Lighting can also be used for commercial advertising. Where long stretches of black facades or walls exist, lighting should be used to bring inactive facades to life. Additionally, all lighting interventions will need to consider user accessibility to improve access for all users, particularly for vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible streetscape interventions (via paving, kerbs, seating, thresholds & visual cues etc..)

### STRATEGY KEY

- 1 Solar Powered LEDs in QEII Park
- 2 Laneway Lamp Posts (Shamrock Lane)
- 3 New Street Lights (Crawford Street)
- 4 Wall Mounted Lamps (Tom Donoghoe Walk)
- 5 Festoon / Catenary Lights (Blacksmiths Lane)
- 6 Wall Mounted Lamps (Poets Lane)
- 7 Skylight in Arcade (Salvos)



# The Strategy







# Micro Climate



## A comfortable pedestrian experience

*The strategy leverages off Queanbeyan's seasonal climatic conditions and the need for appropriate micro climate measures.*

*The Strategy aims to encourage people to walk and cycle by creating a comfortable CBD that it can be enjoyed all year.*

### SETTING THE SCENE

Queanbeyan CBD is considered a very uncomfortable place to walk through due to the lack of shade, shelter and canopy cover. Intersections are difficult to cross due to the significant urban heat island impacts which make commuting via car the obvious choice. Access to sunlight during winter can be very difficult to benefit from due to the presence of evergreen tree species. Deciduous trees are very necessary for CBD's micro-climate.

The adjacent diagram shows the locations of awning structures in the CBD (blue line). There is a lack of awning features which makes commuting by foot more difficult. For Blocks A-F (as shown in the Master Plan) there is approximately 5,000m (linear) street frontage. However only 31% (1,578m) of this street frontage is sheltered.

Tree canopy is also fairly inconsistent and somewhat lacking, as also shown in the adjacent diagram. Minimal tree canopy, heat absorbing ground cover and large expansive surface car parking areas create a very harsh heat island.

The adjacent diagram also considers and highlights pedestrian desire lines, in relation to shade and awning structures.

### THE STRATEGY

The Micro Climate strategy explores opportunities to create comfortable and usable public realm. Tactile interventions to improve Queanbeyan's micro climate will focus on reversing typical behavioural patterns and encourage walking and cycling, without the need to rely on cars and air-conditioning. The goal is to ensure people do not notice climatic conditions, so understanding the challenges of Queanbeyan's micro-climate will inform a more resilient and climate proof CBD. It is recommended that these interventions be incorporated into an overall Climate Strategy.







Climate interventions will contribute to more usable public realm and streetscape. With more foot traffic on the streets, more exposure will be given to the local businesses who will benefit from an enhanced micro climate and more utilised streetscape.

By suggesting these future improvements, we see an opportunity to improve Queanbeyan's urban heat island, to plant more deciduous tree species and create a greener CBD.

Place interventions should consider how and when spaces are to be used, as well as the key pedestrian desire lines and movement networks. These should be addressed initially and integrated with paving and greenery strategies to improve streetscapes.

Additionally, all Micro-Climate interventions will need to consider user accessibility to improve access for all users, particularly for vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible streetscape interventions (via paving, kerbs, seating, thresholds & visual cues etc..)

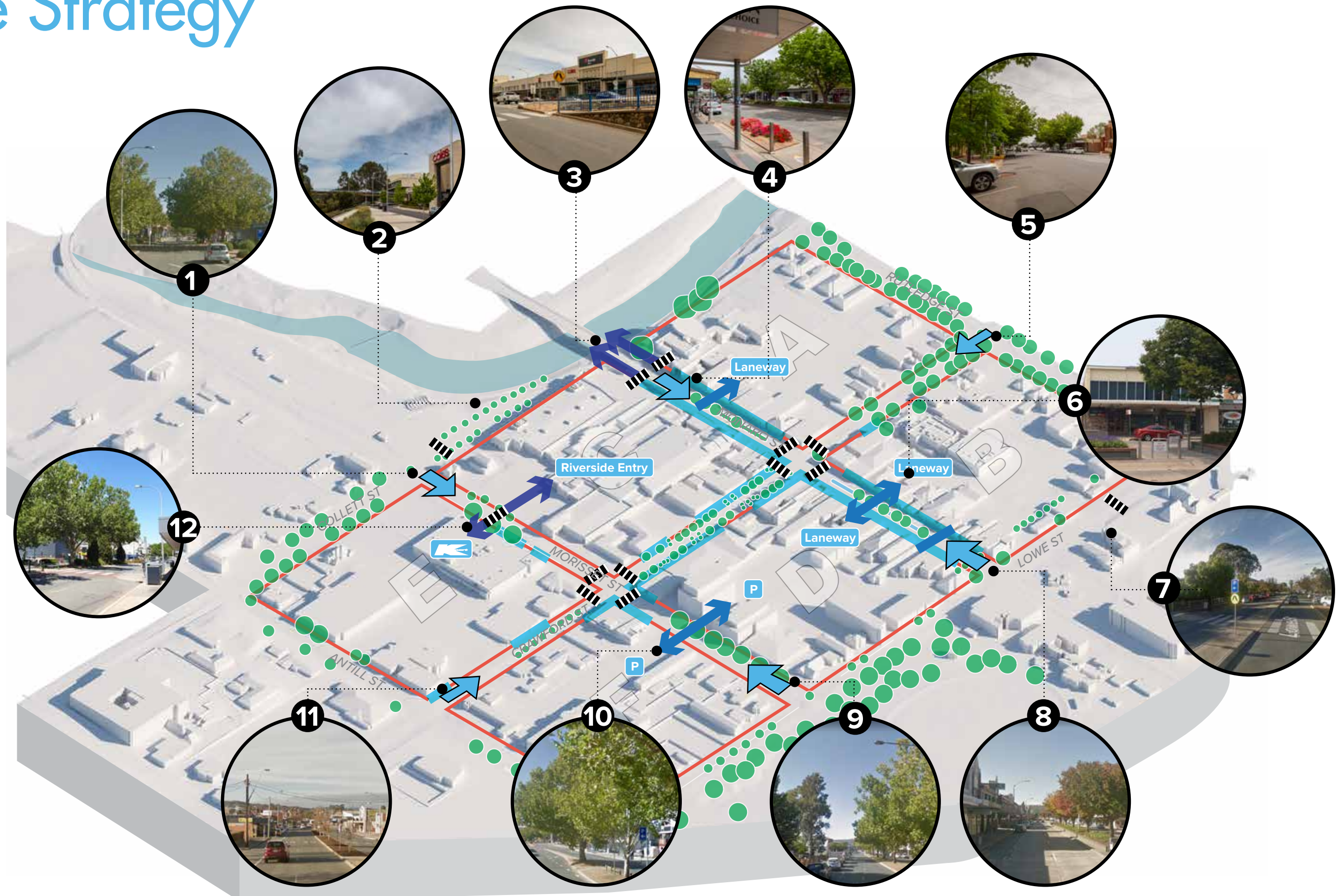
### STRATEGY KEY

- 1 Morisset Street looking South-west
  - 2 Collett St
  - 3 Pedestrian Crossing on Monaro St Connecting to the Bridge
  - 4 Monaro Street looking South-west
  - 5 Crawford Street looking North-west
  - 6 Mid-block Crossing on Monaro St
  - 7 Pedestrian Crossing on Lowe St
  - 8 Monaro Street looking North-east
  - 9 Morisset Street looking North-east
  - 10 Mid-block Crossing on Morisset St
  - 11 Crawford Street looking South-east
  - 12 Pedestrian Crossing on Morisset St
-  Street Trees
  -  Awnings
  -  No Awnings
  -  Pedestrian Crossing
  -  Pedestrian Desired Crossing
  -  Mid-block Crossing





# The Strategy





# Paving



## Paving the way for permeability & way finding

*The strategy leverages off Queanbeyan's need for a more connected and holistic network.*

*The Strategy aims to create a cohesive paving language, improving way finding, permeability and experience within the CBD.*

### SETTING THE SCENE

The QBN CBD features several different paving typologies. The adjacent diagram highlights the fragmented and inconsistent network. Crawford Street features the most diverse paving with 5 differing patterns/typologies. The most dominant form of paving are the standard concrete slabs which cover majority of the CBD's foot paths (#1). Concrete is sometimes fragmented by stretches of asphalt (#7) and concrete pavers of smaller and larger size.

Along Crawford Street, between Monaro and Morisset Streets, new white and grey pavers have been laid (#5). Intersections also feature this new paving type which seems to work well in creating a better pedestrian environment. However, this paving cannot be maintained or cleaned due to quality of material and porous characteristics. As such, it doesn't serve as a quality paver for a main street. Along Crawford St, asphalt (#7) appears on the eastern side of the street, with a mixture of concrete (#1) and new paving (#5) on the western side of the street. Further south along Crawford St, there is use of red brick heritage paving (#3), adjacent to particular heritage items constructed of a similar red brick. This continues through the laneways either side of the Bicentennial Hall.

Along Monaro Street there is pattern featured of reddish stone perimeter and dark grey pavers (#2). Two styles not featured anywhere else is the use of concrete paving with red brick pattern squares (#6) on Morisset Street, towards Queanbeyan Park and stretch of red and darker coloured brick paving (#4) adjacent to the Telstra Building on Lowe Street.

### THE STRATEGY

Paving is another critical strategy, that requires significant attention, given the gaps identified. The Paving Strategy explores the opportunity to improve Queanbeyan's permeability, connectivity and way finding. Paving also underpins many of the other layered and connected strategies. It is a canvas for all other strategies to be considered and overlaid. Copious opportunities associated with paving are highlighted by the need for a more holistic and connected network, integrated with elements of heritage, green, arts, culture and lighting. Paving interventions can also demarcate character zones and evoke an experience or celebrate moments. When it comes to walking and exploring our surroundings, we tend to forget how important paving is. Paving makes walking more enjoyable, more meaningful and more legible, it also helps us understand references to places and history and more importantly, where we are going. It influences comfortability of walking environments and a sense of safety and direction.

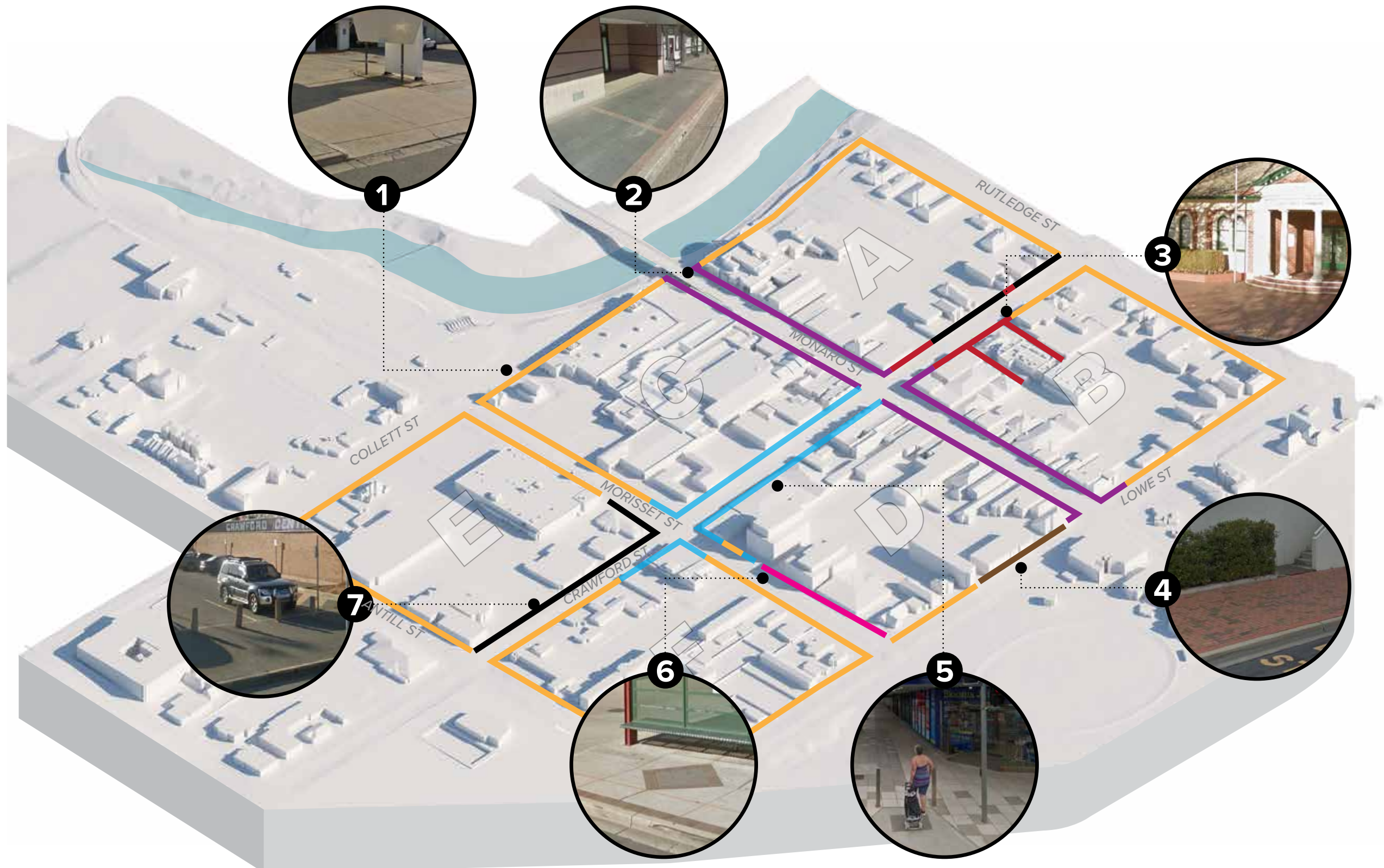
Understanding the current conditions of paving throughout the CBD will have a significant impact on informing the interventions. A seamless Paving Strategy will create a stronger connection between destinations and transform an illegible and confusing network into a CBD that people enjoy walking, cycling and lingering in. We see opportunities to reduce the CBD's urban heat island, tell stories and be educational (where appropriate), whilst also being accessible, interactive and fun. Paving can be illuminated at night or incorporate greenery to enhance experience. Additionally, all Paving interventions will need to consider user accessibility to improve access for all users, particularly for vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible streetscape interventions (via paving, kerbs, seating, thresholds & visual cues etc..)

### STRATEGY KEY

- 1 Aggregate Concrete
- 2 Charcoal Concrete Units with Red Tiles for Edge Line
- 3 Brick in Red
- 4 Pattern with Red and Grey Brick
- 5 Pattern with White and Grey Concrete Units
- 6 Diamond Shaped Tiles on White Concrete Units
- 7 Asphalt



# The Strategy





# Green



## The greenest local centre in the region

*The strategy leverages off Queanbeyan's existing green grid network consisting of parks and tree canopy.*

*The Strategy aims to encourage people to walk and spend more time outside via a connected green grid, which will traverse through laneways and flow into new CBD green spaces.*

### SETTING THE SCENE

The QBN CBD features a range of tree species and tree lined avenues, which are fragmented and disjointed. This has an impact on the severity of the urban heat island effect (UHI) in warmer months. Commuting through the CBD on foot is uncomfortable and often avoided, meaning local businesses don't get the foot traffic and exposure to sustain their business. Improved streets and street redesign projects which produce more pedestrianised outcomes have been linked to an increase in retail spending of up to 300% for local businesses and an increase in lingering activities of up to 600% compared with the previous design (New Road Brighton, UK - Gehl Institute). The lack of tree canopy within Blocks A-F (as shown in the Master Plan) becomes apparent in the adjacent diagram. These areas are dominated by hard stand surfaces. Some streets have limited available space for street planting. Median strips along Lowe, Monaro and Morisset Streets creates opportunity for softer ground covers, planting and tree planting, complementing other shade elements (awnings). It is considered that median strips be utilised to their full potential to create tree lined avenues and a continuous shade canopy that stretches over the entire road reserve.

More recently, new Ornamental Pear (deciduous) trees have been planted at Queen Elizabeth II Park. Other deciduous trees found within the CBD are the Pin Oak, London Plane, Crepe Myrtle, Oak Tree, and Kurrajong (semi-deciduous). The remainder of trees found in the CBD are evergreen, unlike deciduous trees, evergreens do not shed foliage in winter months to let through winter sun. Deciduous trees are vital for the QBN CBD's micro climate. A variety of green spaces add to the existing Green Grid of the CBD, however they only appear outside of the project area / on the periphery of the CBD.

### THE STRATEGY

The Green Strategy explores the opportunity for place interventions to improve QBN's green network, consisting of tree canopy and green space. A seamless green network will provide high quality access to/from all existing and future green spaces. The improved network will enable stewardship for residents, who will take ownership and take care of these green spaces. The green grid doesn't just consider parks and trees, but vertical planting/gardens, roof terraces and hanging greenery. It is recommended that the interventions improve pedestrian experience and comfort, whilst contributing to an improved micro-climate. Place interventions will need to address the intended outcome of getting people out and walking more, further and more comfortably. We want people to spend more time and money at pubs, restaurants, cafés and local shops as opposed to internal shopping centres, benefiting the local economy and street activation.

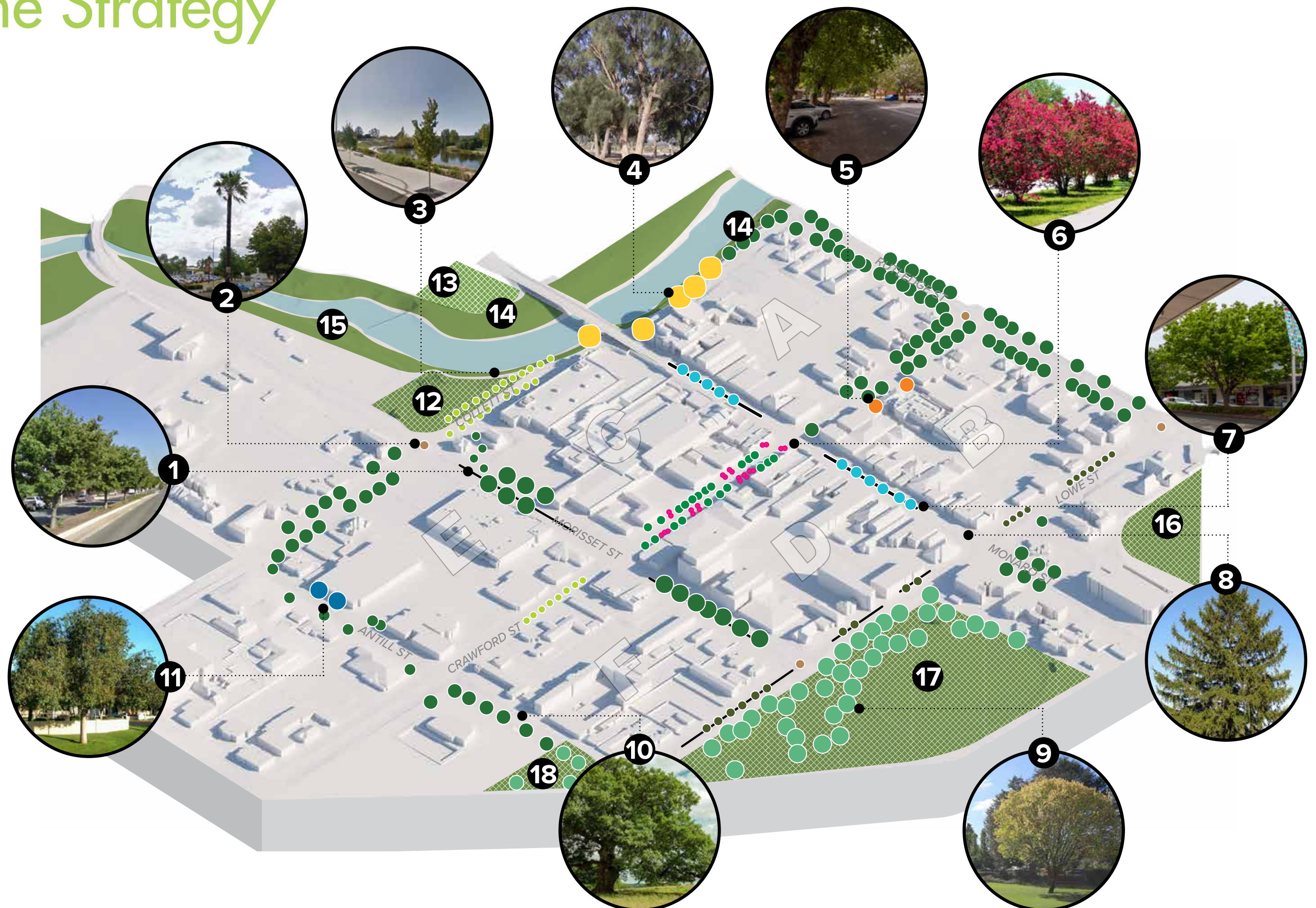
Another key opportunity is to promote opportunities for new green spaces (within Blocks A-F) and consider how to incorporate Water Sensitive Urban Design (WSUD). It is essential to note the nature of climatic differences. With this in mind, tree species, planting and landscape (ground cover & WSUD) should be selected to not only make the QBN CBD appear greener, but also to complement micro-climate. Green interventions will contribute to a more comfortable and delightful walking environment. Place interventions for landscape and specie selection should also consider referencing Aboriginal and native species. Additionally, all Green interventions will need to consider user accessibility to improve access for all users, particularly for vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible streetscape interventions (via paving, kerbs, seating, thresholds & visual cues etc..)

### STRATEGY KEY

- 1 Pin Oaks on Crawford Street
- 2 Palm Trees (in roundabouts)
- 3 Ornamental Pear Trees
- 4 Sheoaks
- 5 Large Feature Plane Trees
- 6 Crepe Myrtle Feature Trees
- 7 Japanese Elm Trees
- 8 Conifers
- 9 Park Trees
- 10 Large Plane Trees & Oak Trees
- 11 Kurrajong Trees
- 12 Queen Elizabeth II Park
- 13 Sensory Gardens
- 14 Queanbeyan Riverbank
- 15 Queanbeyan River Riparian
- 16 Queanbeyan Showground
- 17 Brad Haddin Oval (Town Park, Central Park)
- 18 Queanbeyan Memorial Rose Garden



# The Strategy





# Water



## Bringing water back into the CBD

*The strategy leverages off the CBD's river front doorstep and the place opportunities associated with this. The Strategy aims to make water a key element in the CBD so that the River becomes a more widely utilised destination, formalising education and recreation opportunities.*

### SETTING THE SCENE

The CBD is encompassed by the Queanbeyan River to the east and south. The Googong Dam feeds into the QBN River. The river forms a large part of Queanbeyan's local identity and is deeply rooted within the city's history. Historically, the River was used for fishing and gathering by the traditional owners. It then became the main water source for the towns and farming industry of the Region.

The topography naturally slopes south-eastwards towards the low lying river area, making the CBD area highly flood prone. The CBD has been flooded approximately 18 times (Queanbeyan Museum - Timeline) since records have been kept (1820). Significant floods of 1925, 1975 and 2010 saw severe implications such as the destruction and damage to infrastructure, buildings, businesses, homes and public spaces. River-fronts are great places for activation and public amenity and ideal locations for place making, however the Queanbeyan river front interface is dominated by blank walls and non active building facades ("unfriendly" facades) which account for approximately 74% of the entire CBD / River interface.

QBN CBD experiences some river-front events which take place in Queen Elizabeth II Park. Some past events which no longer take place on the river include Catch a Carp, QBN Regatta and River Festival. The river is popular for informal recreation, such as fishing (permit required), kayaking and walking/cycling, dog walking along river edge. The introduction of the weirs may have impacted fish migration, so fishing may be somewhat limited near the CBD. There is a small water play area with water jets in QEII Park, co-located with the playground, turf amphitheatre, toilet facilities and a ping pong table. This makes QEII a big destination for families. The park is irrigated utilising solar power collected on site.

### THE STRATEGY

The Water Strategy explores opportunities for place based interventions to improve the QBN CBD's connection to water and formalise of river recreation. In turn, this will make the River a great destination. We see an opportunity to improve the CBD / River front interface and activate this entire edge by embedding mandatory development controls for all future development adjacent to the river. Future development should maximise on key vistas and sight lines to the water. However given the immediate fall of land on the banks of the river, this may not be possible. Understanding the conditions of the river interface, key vistas and activation opportunities will enable the creation of a destination for QBN River and improve overall user experience. We need to consider flood prone areas, ensuring that the CBD can mitigate the potential risk of future flash floods.

There is also the opportunity to provide educational and learning experiences (via guided tours, conservation) and formalised recreational opportunities. In order to improve the overall experience of water in QBN, it is essential to increase safety through various Crime Prevention through Environmental Design (CPTED) initiatives, lighting and flooding mitigation. Recreation, learning and disaster mitigation will lead to a more resilient and informed community who values the river as a City Asset. Revisiting past events or the creation of new river events will complement the Events Strategy. Platypus habitats are an important part of the local character, so recreation shouldn't interfere, but place interventions that educate or inform should be incorporated where possible. Additionally, all Water interventions will need to consider user accessibility to improve access for all users, particularly for vulnerable pedestrians. This can be done through accessible way finding, signage, and more accessible interventions (via paving, kerbs, jetty's, ramps, railing, seating, thresholds & visual cues etc..)

### STRATEGY KEY

- 1 Queanbeyan River Weirs
- 2 Queanbeyan River Festival (ran from 2014 to 2016)
- 3 Queanbeyan Regatta (replaced by River Festival since 2014)
- 4 Platypus Habitat
- 5 Kayaking in QBN River
- 6 Fishing in QBN River (with permit)
- 7 Solar Powered irrigation at Queen Elizabeth II Park
- 8 Water Play at Queen Elizabeth II Park
- 9 Flooding Impact in Queanbeyan Town Centre

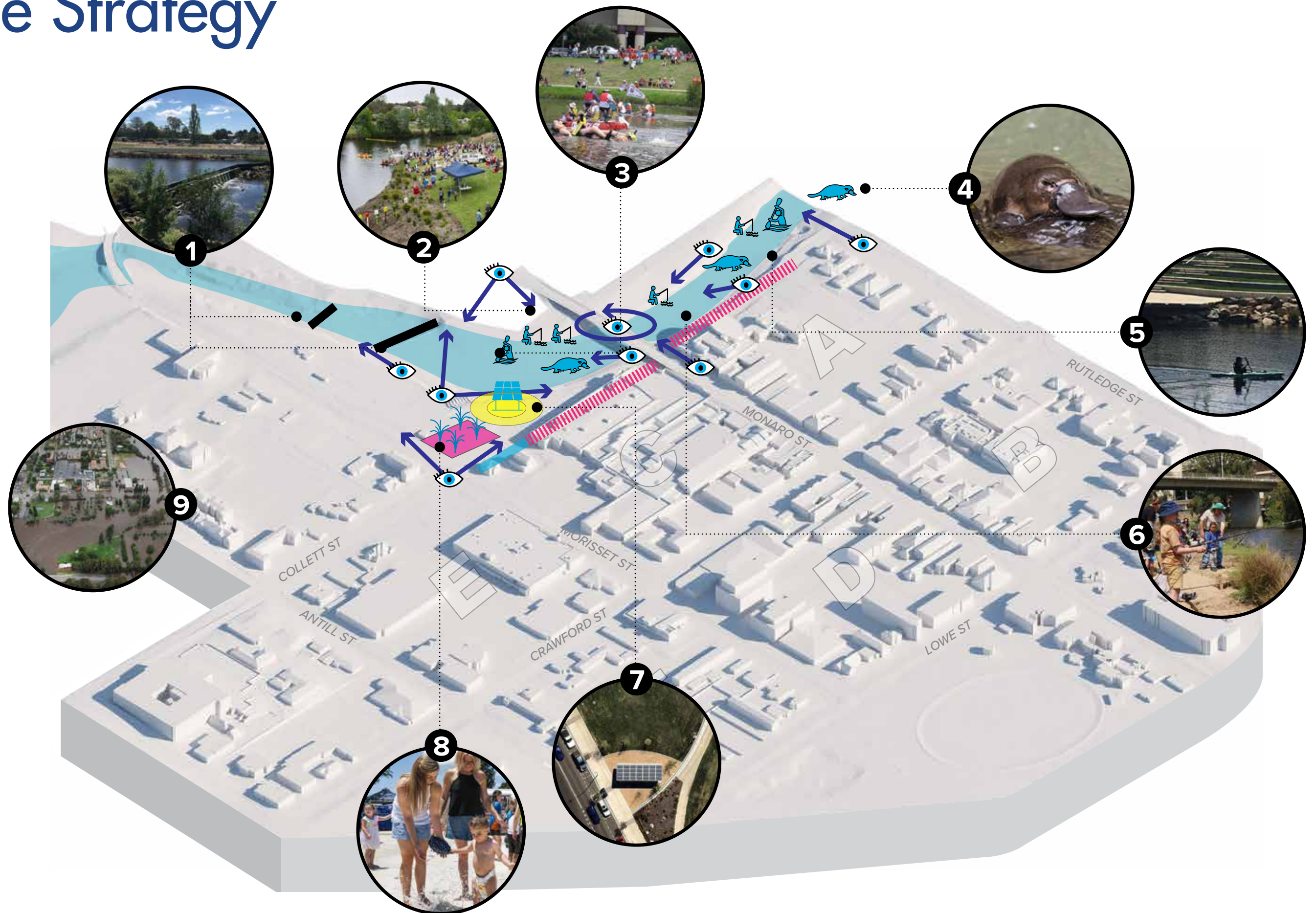
 Active Riverfront Frontage

 Non-active Riverfront Frontage (ie. car park, building services)

 River Vistas



# The Strategy





“

Although a Lighter, Quicker, Cheaper approach is not for every situation, it can be a creative, locally-powered alternative to the kind of capital-heavy and top-down planning processes that so often yield end results that are completely detached from the needs and desires of the communities they are meant to serve.

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PROJECT FOR PUBLIC SPACES

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# Project Area

# Tactile Interventions



# The Priority Project Areas

## PROJECT AREA LOCATION PLAN

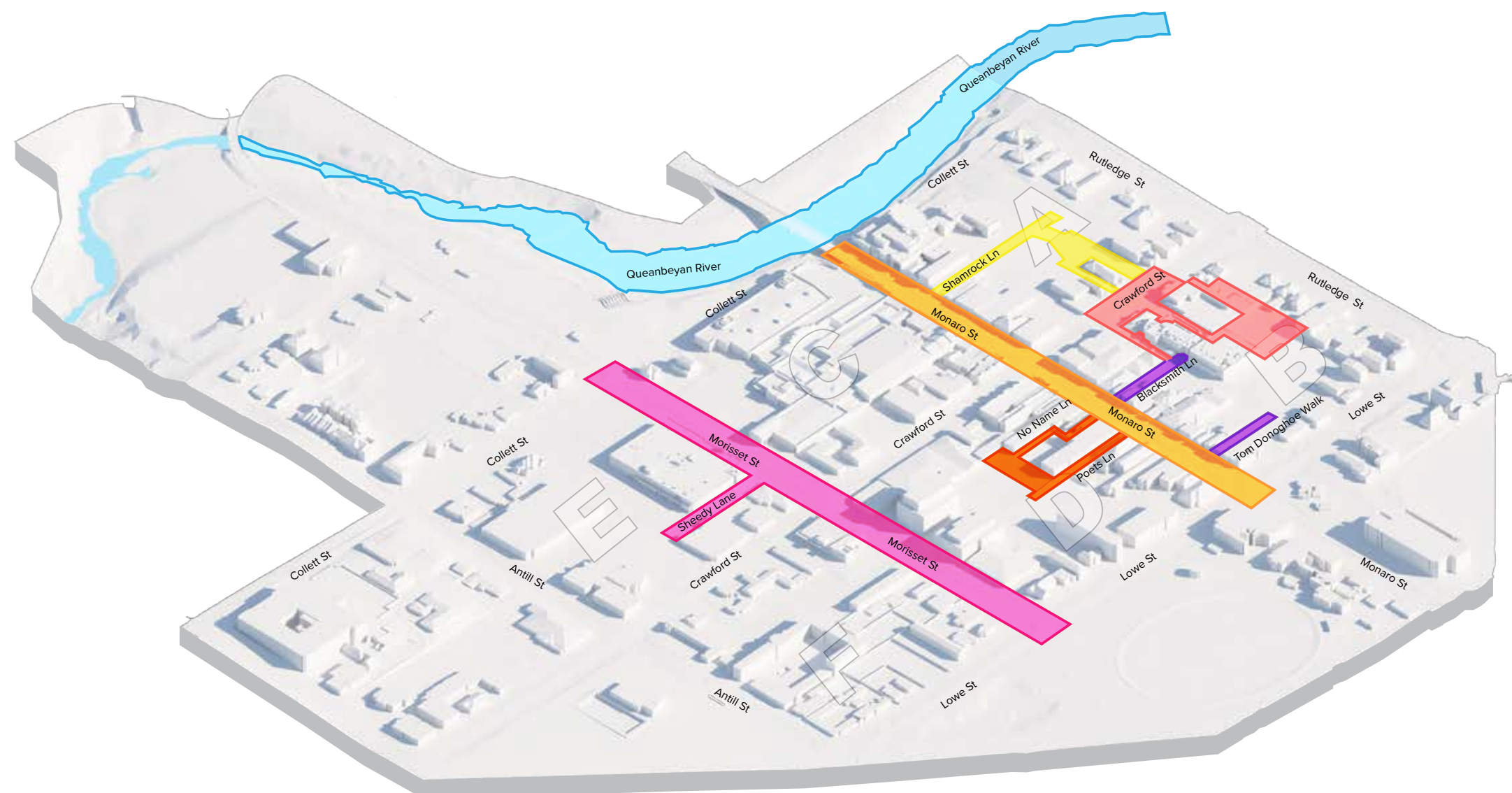
The seven (7) identified Key / Priority Project Areas stem from the approved CBD Spatial Master Plan Refresh 2019 report prepared by Hames Sharley. We will focus on identifying each project area individually, accompanied by a set of place interventions which have derived from the previously mentioned Place Strategies. Inspirational imagery will also depict the intent of the interventions as well as a Place Matrix table detailing relevant strategies, time frame of delivery and overall benefit of each intervention to social, cultural, economic and environmental factors.

Whilst each project area is discussed individually, place interventions have been designed to create a holistic precinct program that connects project areas to one another and creates legibility and a string of experiences.

A Detailed Paving and Lighting Plan are featured in the Policy to Place Section of this Place Plan Report, see Pages 114 - 121 for more details. Both plans establish a hierarchy of streets, laneways and places within the QBN CBD that have an applicable Kit of Parts relating to specific materiality and palettes for key interventions.

### KEY

- Project 1 Area - The Leagues Club
- Project 2 Area - The HQ
- Project 3 Area - The Lanes
- Project 4 Area - Creative Hub & Lanes
- Project 5 Area - Morriset Street & Lanes
- Project 6 Area - Monaro Street
- Project 7 Area - River Loop Walk







#### Bryant Park, New York City

Within Bryant Park, there is a multitude of places, constantly changing with the time of day and year. The programming for the space is under constant review and refinements are made regularly in how the park is managed. The park is transformed into a Winter Wonderland in cooler months and a place to catch Vitamin D in warmer months. The park is popular even when events are not taking place, due to the Lighter Quicker and Cheaper (LQC) initiatives with portable libraries and movable furniture.



# Project 1 The Leagues Club

## WHAT'S HERE

Priority Project Area #1 comprises of new dedicated public realm / plaza space within Block A adjacent to the Leagues Club and future development. It incorporates Shamrock Lane, an existing shared vehicle access point from Crawford Street as well as a future potential pedestrian only access link in the place of 262 Crawford Street.

## THE SPATIAL MASTER PLAN VISION

The 2019 Spatial Master Plan Refresh envisions a Shamrock Lane to be the main connector from Monaro Street, feeding directly into the new public plaza area with various community facilities. Possible new commercial development is supported by new access and movement points which are separate to key pedestrian connectors from Crawford Street. These links will enable place activation within Block A.

## THE OPPORTUNITY

The advantage of this Project Area is its location, being on the river front, proximity to the future Leagues Club redevelopment as well as availability of land for regeneration (existing at grade car park). With the incorporation of potential aged care, there may be opportunity to accentuate Shamrock Lanes quaint character and design spaces to encourage activity from future residents. The proposed redevelopment of the 262 Crawford Street site will open up opportunities for a wide, active play lane.

## RELEVANT STRATEGIES

The Leagues Project Area, features overlapping Place Strategies, particularly, events local legends, lighting and arts.

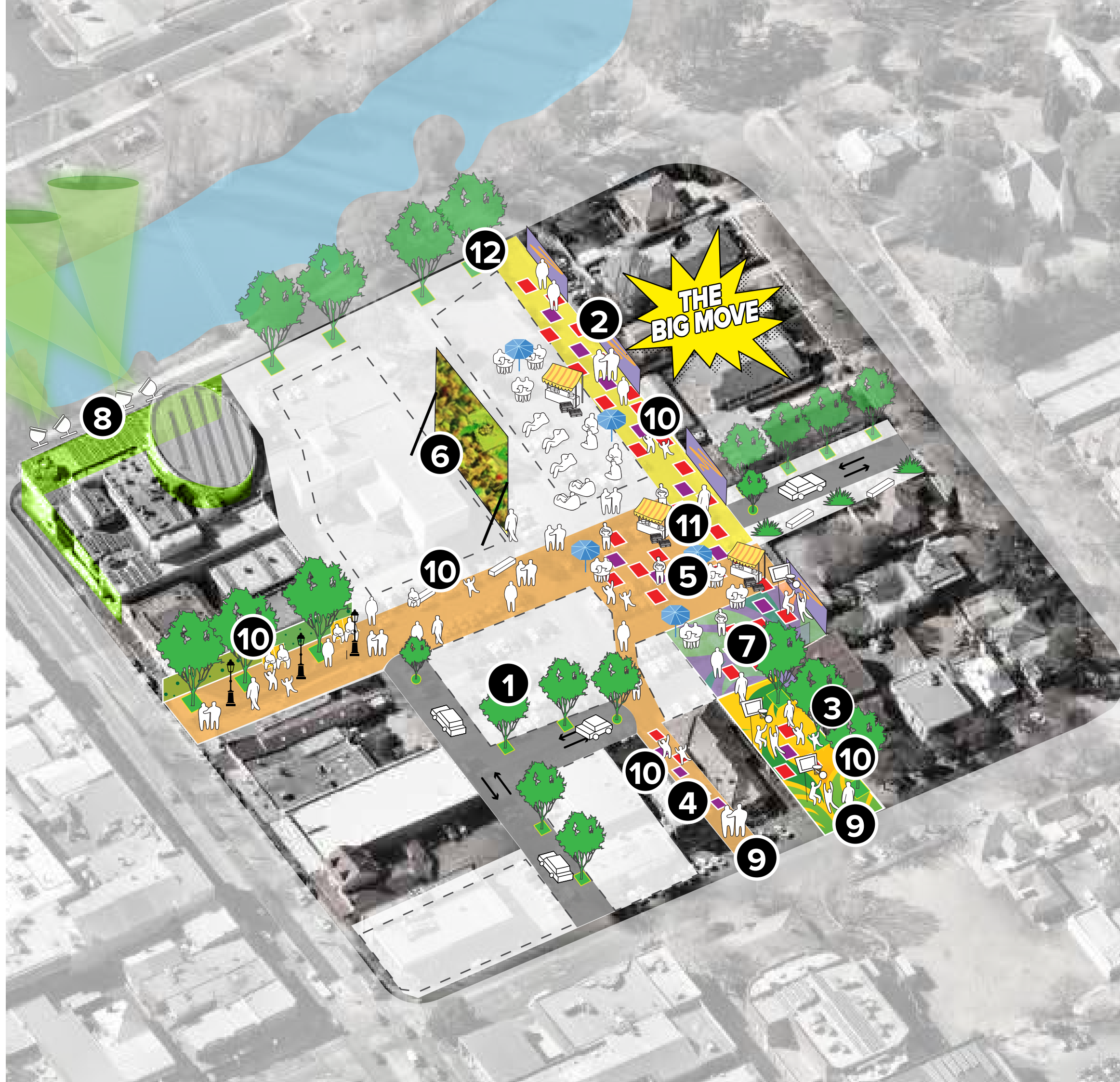








# Place Plan



# Intervention Matrix

## STRATEGY KEY

● Local Legends  
● Events  
● Arts  
● Heritage

● Multicultural  
● Lighting  
● Micro Climate  
● Paving

● Green  
● Water

Q Quick Wins  
 M Medium Term Interventions  
 L Long Term Interventions

Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
1 Car Park Public Art Events		Q	-	Gathering opportunity for all ages, socio-economic and multi cultural backgrounds attracting individuals, groups.	Discourages vandalism through stewardship and prepares the community for the transition from car park to future development land use.	Potential for events contributing to art community group socialisation and raises Queanbeyan's historic profile as being a cultivator of artists.
2 Site Specific Art Murals		M	-	Contributes to the Arts Trail, which encourages walking, gathering and informal activation.	-	Contributes to the arts branding of Queanbeyan and supplements the Arts Trail.
3 Informal Laneway Sport Opportunities		Q	-	Power of Free- social gathering and right to occupy with no purchase obligation	Focusing active, sports- inspired interventions along the north- south axis towards the River reinforces the secondary activation circuits and the health & recreation role of the Riverfront.	Adds a sporting overlay to the interactive, high tech, arts and culture scene
4 Historical & Educational Stories (Augmented Reality)		M	Contributes to the overall CBD Augmented Reality Attraction; contributing to app downloading and tourism.	Brings like-minded residents and visitors together physically and via a social media platform (app conversation mechanism)	Creates knowledge and raises awareness to the ecosystem and sustainability of Queanbeyan. These AR points can be used for educational purposes.	Celebrates the cultural diversity and heroism of Queanbeyan (Local Legends)
5 Leagues Club Restaurant Game Day Pop-Ups		M	Addresses the lack of spend at Club restaurants on game day. Increases CBD revenue generation without introducing competition, ie. non-local food truck or market stalls.	Returns Queanbeyan Game Day to the community and to families as a free social event. Increases nighttime activity and perception of safety.	Pop-up restaurants are fine but this would be an ongoing activation within a public space as per the Master Plan.	-
6 Game Day Projection		Q-L	Increases and broadens audience and patrons on Game Day.	Returns Queanbeyan Game Day to the community and to families as a free social event. Increases nighttime activity and perception of safety.	Pop-up restaurants are fine but this would be an ongoing activation within a public space as per the Master Plan.	-
7 Augmented Reality Photo with the Pro's		Q	Revenue and tourism created by downloading an app that allows the user to plug into the Queanbeyan Augmented Reality Attraction. This location will allow for an AR photo with local sporting icons of Queanbeyan.	-	-	Adds a sporting overlay to the interactive, high tech, arts and culture scene
8 Leagues Club Light Show - Raiders		Q	Contributes to the Queanbeyan arrival experience from the Monaro Street bridge, potentially attracting visitors to stop, photograph, post to social media and lengthen their stay.	Improved lighting on the Riverfront improves perception of safety.	Improved lighting on the Riverfront improves perception of safety without unduly impacting on the wellbeing of the nocturnal platypus.	Could stimulate a localised "Vivid Festival" and encourage curated light shows.
9 Heritage Paving		L	Informative and experiential ground plane promotes exploration of the CBD - translating to increased activation and economic activity.	Stimulates conversations about local history and instills collective sense of pride/ownership.	-	Integrated text in paving. Inserts/segments of brick paving (terracotta) at key heritage locations to contrast with new charcoal / white field of paving.



# Intervention Matrix

## Cont.

STRATEGY KEY

Local Legends

Events

Arts

Heritage

Multicultural

Lighting

Micro Climate

Paving

Green

Water

Q Quick Wins

M Medium Term Interventions

L Long Term Interventions

Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
10 Street Furniture	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	L	Developer opportunity to widen Shamrock Lane. Street furniture is offered across the new public realm environment, it will include fixed and moveable seating. Moveable furniture could be provided by Leagues Club and brought out on Game Day etc.	Proposed seating personalises the space and makes it more human-scale and friendly.	Utilising existing infrastructure where applicable.	Respecting the legacy of laneway upgrades by others.
11 Leagues Club Paving	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	L	Feature paving (refer paving plan - Destination Place) contributes to creating unique and iconic destination. Lighting to frame the edge of feature paving (the units with footprints) to improve their night presence and activation (night economy).	Embedded footprints of local sporting legends are interactive, stimulate conversation and celebrate local achievement	Quality pavement with integrated lighting improves CPTED outcomes.	Paving to include footprints of local sporting legends.
12 Laneway Extension	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	L	Permanent consideration of this laneway as the key north- south river connection will save money on new infrastructure, enabling money to go to place interventions and riverfront activation measures	Creates a logical extension of laneways running E-W, connecting the internal space of Block A, as well as Crawford Street to the River and visa versa. The extension of this laneway creates a more pedestrian friendly environment and extends a key pedestrian desire line. It builds upon the strong pedestrian permeability from Crawford Street.	Utilises an existing vehicle access point and converts it to potentially a one way street or pedestrian only laneway.	Respecting the legacy of laneway upgrades by others.
13 Ensuring the CBD is Accessible - CBD Wide (Way-finding, Signage, Streetscape & Public Realm design)	<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	Q-L	Accessibility ensures all people, have access to all places, amenities, goods, services and infrastructure. Accessibility means everyone is catered for. The local economy, particularly local businesses can benefit from City Wide Accessibility Interventions, and the incorporation (where possible of universal access principles) in each intervention.	Accessibility is really important social connector, as it allows all people to meet and congregate within the public realm without limitations and restrictions, particularly to minority groups and vulnerable pedestrians. This ensures we are all socially connected feel part of the QBN community, no matter who we are and where we come from.	Accessibility is also really important to the environment and our connectedness to the natural amenity QBN has to offer. Ensures everyone has access to nature, education and conservation. We want everyone to be a part of QBN's environmental and sustainable aspirations, and for everyone to be feel like that can contribute to making QBN a greener and more sustainable CBD.	QBN has supported minority groups and vulnerable people for some time, it is part of QBN's culture to be inclusive and considerate of minorities. QBN is diverse socially and culturally, accessible interventions are critical for QBN to maintain and strengthen its cultural identity and being celebrated as a place for everyone.

THE BIG MOVE





Conceptual visualisations are for illustrative purposes only.





# Project 2 The HQ

## WHAT'S HERE

Priority Project Area #2 comprises of new civic square behind the new HQ building, the HQ Building forecourt and potential pedestrian plaza, Megan Stills Court and linked foyers and pedestrian connectors. Project Area 2 is directly connected to Project Area 3 (Blacksmiths Lane and Tom Donoghoe Walk).

## THE SPATIAL MASTER PLAN VISION

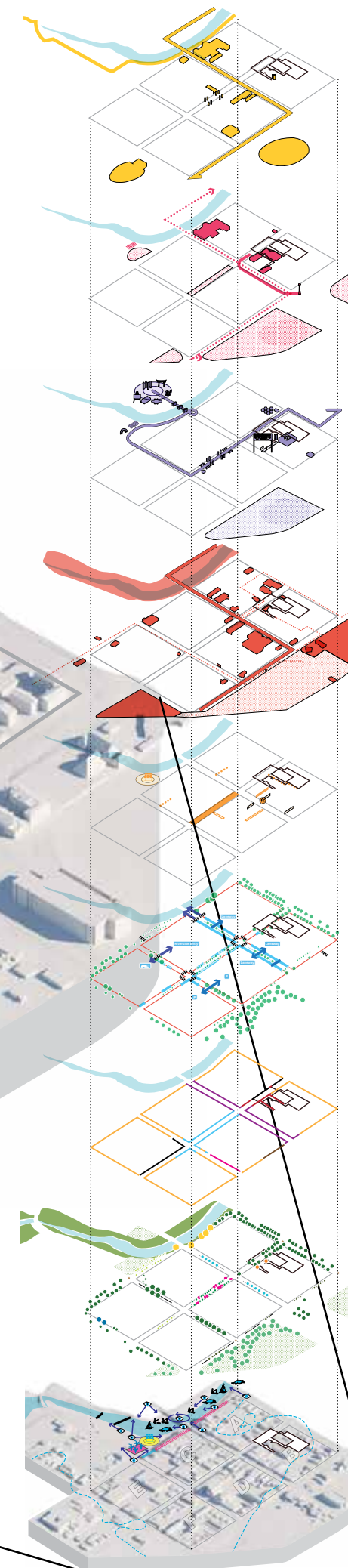
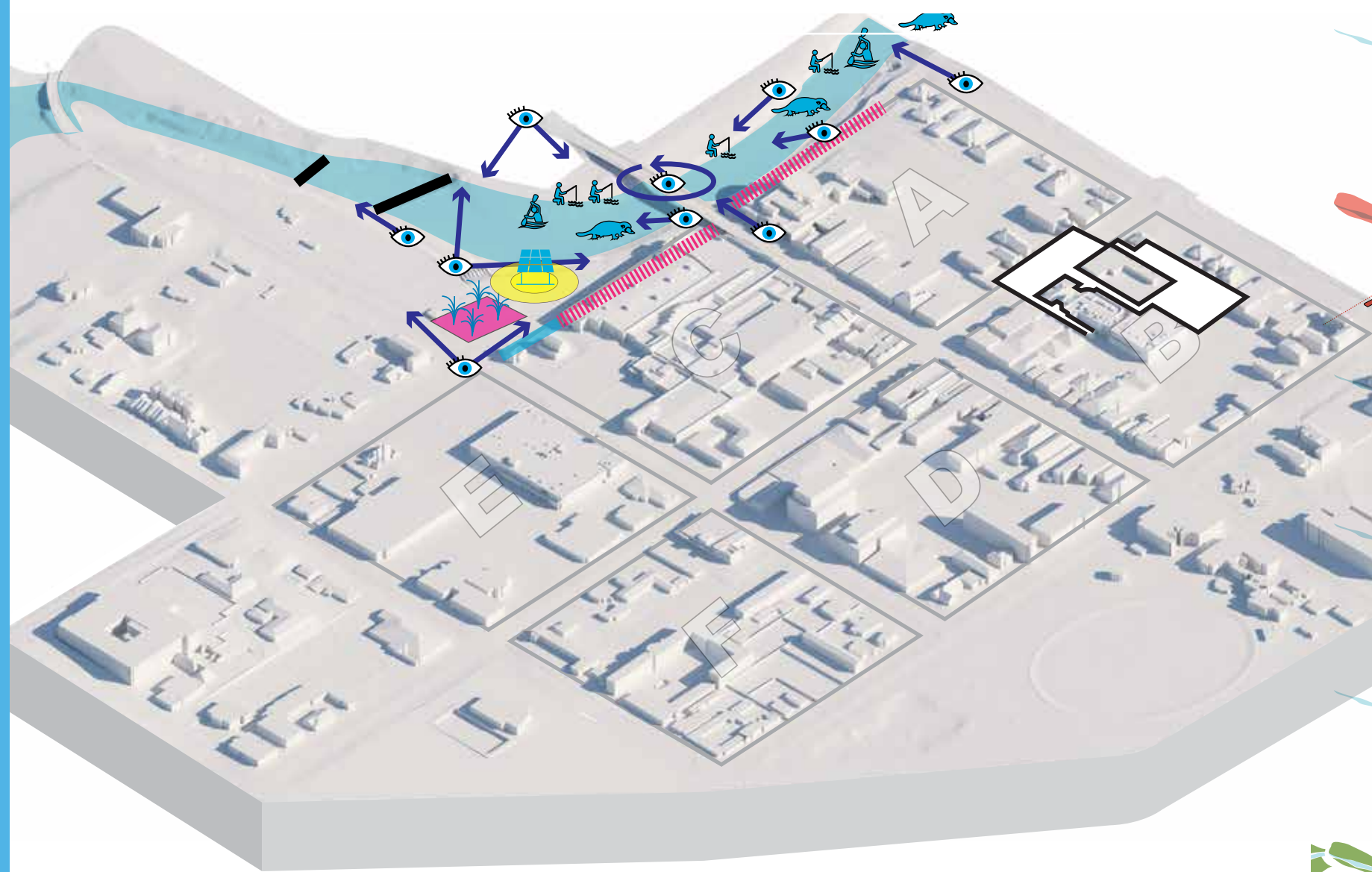
The 2019 Spatial Master Plan Refresh envisions a new public square behind the HQ Building, and adjacent to the Q Performing Arts Centre. Crawford Street is seen to be improved and more pedestrianised including a civic refuge with parklets and a new public realm foyer in the forecourt of Council's new HQ and the Council Chambers. There are multiple linking foyers and pedestrian connectors which are considered key in connecting Crawford Street to the new Civic Square.

## THE OPPORTUNITY

The advantage of this Project Area is its location, being adjacent to the new HQ Building and The Q Performing Arts Centre. This project area is set for big changes, and has so much potential to building up the presence of the Arts and the availability of land for regeneration (existing car park). The linking connectors have also opportunity to be embellished and contribute to pedestrian experience like no other. The shared zone of Crawford Street is critical. Equally as important is the remainder of Crawford Street, Queanbeyan's Eat Street. It is recognised that Crawford Street is deserving of it's own Priority Project Area.

## RELEVANT STRATEGIES

The HQ Project Area, features overlapping Place Strategies, in particular paving, arts, heritage, lighting, green and micro-climate.







Conceptual visualisations are for illustrative purposes only.



# Place Plan





# Intervention Matrix

## STRATEGY KEY

- Local Legends
- Events
- Arts
- Heritage

- Multicultural
- Lighting
- Micro Climate
- Paving

- Green
- Water

- HQ Delivered with HQ Building
- Q Quick Wins
- M Medium Term Interventions
- L Long Term Interventions

Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
1 Column Illumination		HQ	Performance attractor- point of difference Instagram moment.	Improves safety and nighttime activity.	-	Cultural heart doubles as art/ sculpture.
2 Soffit Advertising Projection		HQ	Performance/ event advertising- revenue generator.	Improves safety and nighttime activity.	-	Creative billboard and opportunity for amateur light show curation.
3 Activate The Q Ground Floor, Active Sleeve to Car Park & Outdoor Dining Plaza Activation		HQ	Extends hours/ diversity of use for The Q (leveraging the veranda). Green trellis contributes to the green brand of Queanbeyan, is attractive and can be low investment/ low maintenance The restaurant will be more attractive with generous outdoor dining. Opportunities for outdoor dinner theatre, outdoor cinema etc.	Encourages different users groups to mingle, merge, activate and engage People are more likely to linger in an intimate space with a sense of enclosure, activation and greenery. A completely public and free edge to the Plaza will reduce perception/ 'pressure to pay' (ie, restaurant, ticketed events etc) Extends the Plaza hours of activation. Frees up the western pedestrian portal for genuinely free public access and encourages extended movement across the CBD rather than limited, nodal activity.	Promotes passive ventilation systems Future- proofs and promotes a behavioral mind-shift towards car park redevelopment/ rationalisation and sustainable transport. Sleeving could be in the form of sustainable, green trellis or similar. Creates additional shaded edge Address promotes stewardship of the Plaza. Activation improves safety.	Breaks down perceived socio- economic barriers and contributes to a genuinely equitable community space.
4 Christmas Carols (Hologram)		M	Extends performance opportunities beyond the physical area. These events can be live concerts, shows or events.	Encourages different users groups to mingle, merge, activate and engage	-	-
5 Opening Act Plaza Performances		M	Supports and enhances the main performance without creating a competing venue. Provides a diverse and accessible/ free offer.	Encourages a variety of socio- economic groups to participate	Creates a welcoming and inclusive space.	Supports Queanbeyan's commitment to the emerging and amateur Arts community; promoting Queanbeyan as a local and regional creative start up centre.
6 Ceremonial Sandpit		HQ	Creates a second revenue generating venue/ space to complement the Q Bldg indoor space.	Provides an Indigenous gathering place in the heart of the CBD	Design of the sandpit will consider a translucent, removable cover to reduce maintenance, vandalism and promote stewardship of the urban environment.	Creates a purpose- built location for Indigenous ceremonies - celebrated with a prominent location. Design development in collaboration with local Indigenous Community.
7 Crawford St Forecourt & Shared Zone Paving (refer to Paving Plan Pg 115)		HQ	Continues the Eat Street 'brand and identity' established through the recent paving upgrades along Crawford Street; encouraging investment	Becomes a special destination on Crawford St - an iconic place to meet people and experience the CBD	Incorporate permeability into the pavement detailing to minimise runoff and increase urban water infiltration	Unit size and shape could be modified to acknowledge HQ as a 'special' segment of street, whilst recognising paving styles done along Crawford Street
8 Movable Furniture		HQ	Flexibility of spaces, adaptable to changing program and needs and allows for dynamic programming - movable seating for cafes, pop-up library, etc.	Movable seating makes a statement about trust and confidence in the local community. Garema Place is a good local precedent (Canberra CBD) that was very successful (60 pieces were provided - none stolen)	Allows people to shape their environment to suit needs - e.g. individuals or large groups can choose to move their furniture into the sun or shade.	Multi- functional to support a range of event and gathering configurations and needs. Promotes genuine equitable and shared use of the space.



# The HQ Civic Plaza



Conceptual visualisations are for illustrative purposes only.



# The Q Interface





# Intervention Matrix

## Cont.

### STRATEGY KEY

- Local Legends
- Events
- Arts
- Heritage

- Multicultural
- Lighting
- Micro Climate
- Paving

- Green
- Water

- HQ Delivered with HQ Building
- Q Quick Wins
- M Medium Term Interventions
- L Long Term Interventions

Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
<b>9</b> <b>Water Feature</b>		L	Water feature for flexibility of program, and to minimise maintenance/running costs. Potentially motion activated, or at least programmed for functioning only during active times. Interactive water will encourage people to stay and be a visual feature at night - stimulating surrounding economic opportunity.	Instagrammable Place that will create a destination and social meeting place.	Cooling of pavements reduces heat island effect in warmer months.  Potential for water harvesting and reuse.	Potentially programmable lighting and jet sequence to reflect dynamic events program (e.g. Raiders colours on game day, Wiggles colours when they have a performance in the Q Bldg).
<b>10</b> <b>North South Shared Zone Treatment</b>		Q	This primary connection between Crawford St and The Q ties in with Crawford St materiality and tones for way-finding / legibility between these two key economic destinations. Quality, small scale unit paving (i.e. setts or similar) in shared zone will be robust and hard-wearing with minimal ongoing maintenance and long life cycle.	Quality laneway treatment improves CPTED* outcomes and activation potential. Continuity of paving combines with legibility of desire line to optimise CPTED* outcomes and activation.  * Crime Prevention Through Environmental Design.	Promotes modal shift and behavior changes by creating pedestrian priority and contributing to the active transport movement network. Incorporate permeability into the pavement detailing to minimise runoff and increase urban water infiltration	Incorporation of Indigenous Knowledge & Bush Foods Walk to the lane edge contributes cultural meaning and further reinforces a pedestrian friendly environment. Design development in collaboration with local Indigenous Community. Art facade makes cultural contribution to the public realm.
<b>11</b> <b>Green Space</b>		L	Primary 'green' is a gently sloping lawn (max. 2.5% cross fall) with edges raised for informal seating.	Lawn flush with paving where appropriate (e.g. along the Q building edge) for equal access. Important for the building program to contribute activation to the Plaza and Green Spaces.	Large lawn maximises soft landscaping to the space, reducing heat island effect and increasing water infiltration.	Adaptable for a range of cultural needs - from performances and events to informal active play. Promotes genuine equitable and shared use of the space.
<b>12</b> <b>Vertical Screening Devices &amp; Trellis Awnings (Greening, Play or Active Shipping Container Building)</b>		Q	Improved visual amenity and environmental comfort translates to increased visitation and longer duration of stay; which in turn translates to economic stimulation. Active Shipping container will provide economic activity for the Plaza and also include potential for rentals or hire services.	Climbing plants contribute visual greening and shade/cooling - creating habitable social edges to the space. Trellis will extend the climbers horizontally to create shaded footpaths with dappled light.	Large trees located in deep soil areas. Greening on structure predominantly lawn and climbing plants in raised planters. Shade is provided along all edges of the Plaza through attached Trellis Awning structures to The Q Building, The new Active Shipping Container Bar & Vertical Play Structure.	Potential for canopy structures to incorporate textiles with historical relevance to the area (e.g. was there a particular material or type of weave most common in local production?).
<b>13</b> <b>Mini Public Plazas at HQ Forecourt</b>		HQ	Result in higher revenues by increasing foot traffic and encouraging people to stay in the area longer.	They create new mini-public plazas and mini-parks that attract people.	They emphasise the pedestrian experience by making streets more beautiful and walkable. They enhance safety by slowing traffic and increasing "eyes on the street."	Offer other benefits and change how people view and use public space.
<b>14</b> <b>Bicentennial Blvd Artist Walk &amp; Tribute Wall</b>		Q	Acting as the gateway this walk which integrates lighting, public art and a history of QBN local artists, will draw people through the laneways to cafes and restaurants adjacent to the square.	Using lighting, imagery, hand prints in concrete, props in Perspex boxes the Artist Walk and Tribute Wall will bring Bicentennial Blvd to life, creating a fun and engaging through site link.	Enhances safety by slowing traffic and increasing "eyes on the street."	Creating a gateway to the The Q and Civic Plaza via Bicentennial Blvd. The Artist Walk will pay tribute to QBN's famous local artists, through fun and engaging displays. (whether digital or print).
<b>15</b> <b>Ensuring the CBD is Accessible - CBD Wide (Way-finding, Signage, Streetscape &amp; Public Realm design)</b>		Q-L	Accessibility ensures all people, have access to all places, amenities, goods, services and infrastructure. Accessibility means everyone is catered for. The local economy, particularly local businesses can benefit from City Wide Accessibility Interventions, and the incorporation (where possible of universal access principles) in each intervention.	Accessibility is really important social connector, as it allows all people to meet and congregate within the public realm without limitations and restrictions, particularly to minority groups and vulnerable pedestrians. This ensures we are all socially connected feel part of the QBN community, no matter who we are and where we come from.	Accessibility is also really important to the environment and our connectedness to the natural amenity QBN has to offer. Ensures everyone has access to nature, education and conservation. We want everyone to be a part of QBN's environmental and sustainable aspirations, and for everyone to be feel like that can contribute to making QBN a greener and more sustainable CBD.	QBN has supported minority groups and vulnerable people for some time, it is part of QBN's culture to be inclusive and considerate of minorities. QBN is diverse socially and culturally, accessible interventions are critical for QBN to maintain and strengthen its cultural identity and being celebrated as a place for everyone.





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# The HQ + Bicentennial Hall Forecourt



Conceptual visualisations are for illustrative purposes only.

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# The Shared Street



Conceptual visualisations are for illustrative purposes only.



# Project 3 The Lanes

## WHAT'S HERE

Priority Project Area #3 comprises of Blacksmiths Lane and Tom Donoghoe Walk Laneway. Project Area 3 is directly connected to Project Area 2 (via Megan Still Court) and car park adjacent to The Q Performing Arts Centre.

## THE SPATIAL MASTER PLAN VISION

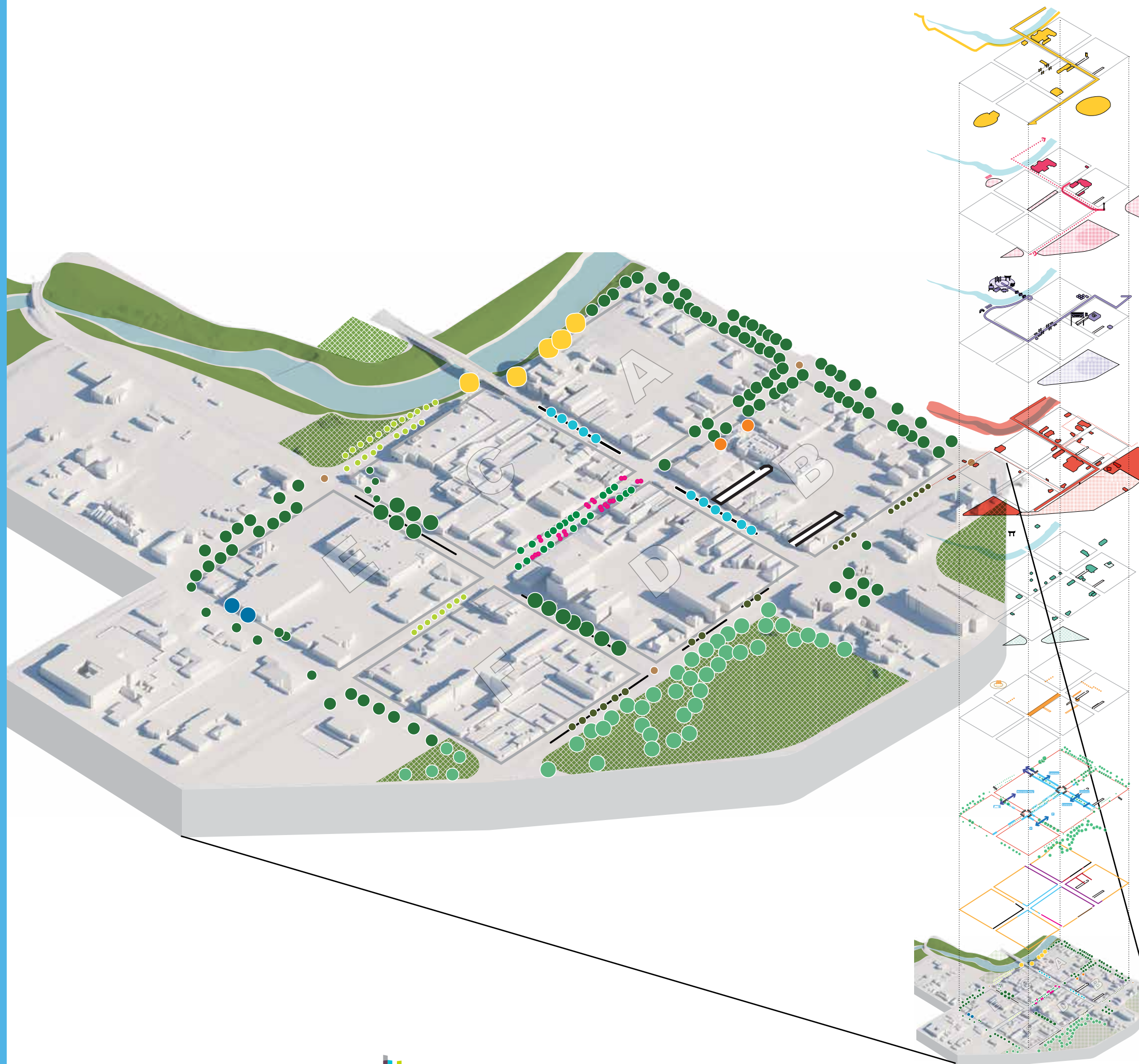
The 2019 Spatial Master Plan Refresh envisions activated laneway precincts for both Blacksmiths Lane and Tom Donoghoe Walk.

## THE OPPORTUNITY

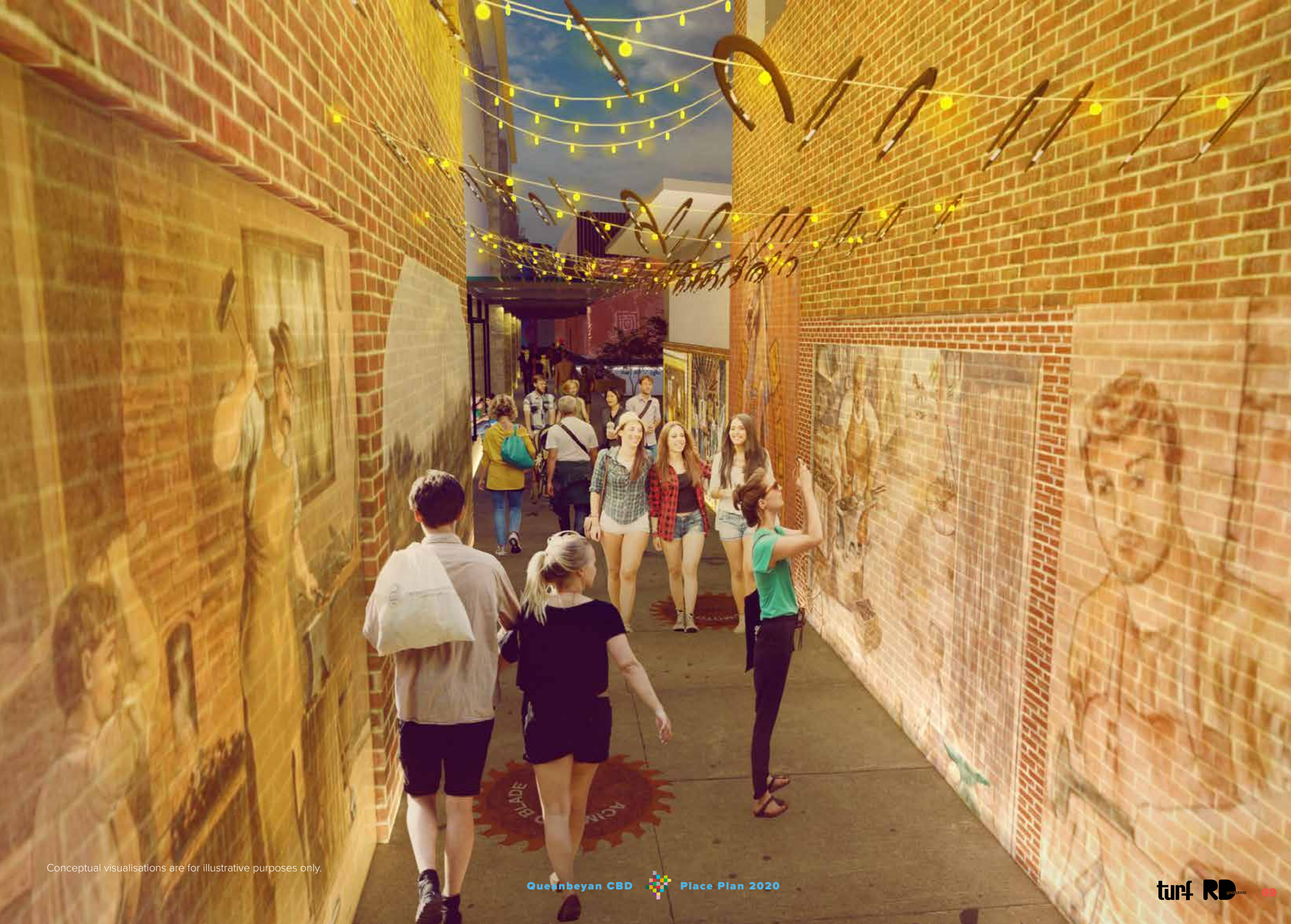
The advantage of this Project Area is its existing character to build upon further (particularly Blacksmiths Lane), being quite urban and artistic. Blacksmiths Lane already has evidence of a strong urban place narrative, relative to the regions industry of blacksmithing, and metal works. The feature sign, art work and catenary lighting further add to the urban character. Tom Donoghoe Walk is slightly different and features more green elements, even vertical greenery, however the opportunity is that it is open for interpretation.

## THE OPPORTUNITY

The Lanes Project Area, feature all overlapping Place Strategies (excluding water).







Conceptual visualisations are for illustrative purposes only.



# Place Plan





# Intervention Matrix

## STRATEGY KEY

Local Legends  
Events  
Arts  
Heritage

Multicultural  
Lighting  
Micro Climate  
Paving

Green  
Water

Q Quick Wins  
M Medium Term Interventions  
L Long Term Interventions

Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
1 Blacksmiths Lane Heritage Paving		L	Increases vibrancy of the public domain – encourages further investment around this new public asset	Brings people together through storytelling and encourages exploration of the CBD laneways	Consistent with the industrial character, there will be no greenery within this laneway.	Tools for forging the metal could be embedded into in situ concrete paving – accompanied by embedded steel information plaques.
2 Blacksmiths Lane Public Art		Q	Public Art opportunities provide income as well as inspiring future economy of local artists	Additional wall art could be created to further explore the Blacksmiths history.	Creates a welcoming and engaging space	Supports Queanbeyan's commitment to the emerging Arts community; promoting Queanbeyan as a local and regional creative start up centre.
3 Blacksmiths Lane Paving Lighting		L	Increases vibrancy of the public domain – encourages further investment around this new public asset.	Improves real and perceived safety at night, encouraging all ages and abilities to explore the QBN CBD.	-	-
4 Additional Blacksmiths Lane Catenary Lighting		M	Provides critical infrastructure for hosting paid and/ or sponsored events.	Supports a range of night-time events and passive occupation of the QBN CBD	Thoughtfully designed lighting could illuminate the laneway elements as features at night whilst also minimising light pollution to encourage a range of redevelopment uses	Becomes part of a CBD- wide creative lighting brand and challenge for future redevelopments
5 Blacksmiths Lane Hanging Horseshoes		Q	Creates instagrammable place and opportunity for driving tourism.	Brings people together through storytelling and encourages exploration of the QBN CBD laneways	A canopy of thousands of salvaged horseshoes threaded through steel wire cable could be suspended high above the lane demonstrating reuse and recycling	Opportunity to understand the types of objects that were created here and celebrate this history in an engaging way
6 Laneway Events		M	Events that use the QBN CBD laneways as a circuit will encourage shops to open later and increase expenditure (residents and visitors)	Supports Queanbeyan's annual event calendar and ensures that there are frequent, intimate events on offer	Safe connector to Events elsewhere in the CBD	Creates the opportunity for smaller events to occur where larger venues may be cost prohibitive or would feel empty
7 Tom Donoghoe Green Lane		Q	An instagrammable moment that will draw crowds, attract visitors and encourage privately funded improvements to leverage the popularity	Increased greenery contributes to improved health and well-being of CBD population.	Species diversity in plant selection will make positive contribution to urban ecology	Plant selection will include seasonal flowering and deciduous species to celebrate the seasons and create vibrant public domain experience.
8 Tom Donoghoe Walk Lighting Elements		Q	Potential to use consistent lighting elements – upgrade to something more contemporary and engaging. e.g. big glass ball wall lights & neons or LEDs under or over green wall.	Create an active atmosphere to the lane	Complements the hanging greenery shining down onto creepers. Upgrade existing wall lighting with more contemporary fittings. Large glass balls combine with wall wash LEDs to illuminate the facade greenery and ground plane	Becomes part of a CBD- wide creative lighting brand and challenge for future redevelopments
9 Open Jointed Concrete Paving		M	-	Increased greenery contributes to enhanced greening of the QBN CBD.	Will make positive contribution to urban ecology and reduced heat island. Greenery in paving will need to withstand cold temperatures and minimal sunlight.	-





# Intervention Matrix

## STRATEGY KEY

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- Events
- Arts
- Heritage

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Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
10 Embellishment of Connecting Lane		Q	The connection between Blacksmiths Lane and Tom Donoghoe Walk should be treated in a way that resembles a seamless link between the two lanes. This will help improve way-finding / legibility between these two key destinations.	Quality laneway treatment improves (whether that is a few plants or flower boxes), CPTED outcomes and activation potential. Combines with legibility of desire line to optimise CPTED outcomes and activation, particularly interfacing the car park and a blank facade.	Promotes modal shift and behavior changes by creating pedestrian priority and contributing to the active transport movement network.	Will enable the creation of a Cultural Hub that is linked via interesting and enjoyable lanes.
11 Ensuring the CBD is Accessible - CBD Wide (Way-finding, Signage, Streetscape & Public Realm design)		Q-L	Accessibility ensures all people, have access to all places, amenities, goods, services and infrastructure. Accessibility means everyone is catered for. The local economy, particularly local businesses can benefit from City Wide Accessibility Interventions, and the incorporation (where possible of universal access principles) in each intervention.	Accessibility is really important social connector, as it allows all people to meet and congregate within the public realm without limitations and restrictions, particularly to minority groups and vulnerable pedestrians. This ensures we are all socially connected feel part of the QBN community, no matter who we are and where we come from.	Accessibility is also really important to the environment and our connectedness to the natural amenity QBN has to offer. Ensures everyone has access to nature, education and conservation. We want everyone to be a part of QBN's environmental and sustainable aspirations, and for everyone to be feel like that can contribute to making QBN a greener and more sustainable CBD.	QBN has supported minority groups and vulnerable people for some time, it is part of QBN's culture to be inclusive and considerate of minorities. QBN is diverse socially and culturally, accessible interventions are critical for QBN to maintain and strengthen its cultural identity and being celebrated as a place for everyone.





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# Project 4 Creative Hub + Lanes

## WHAT'S HERE

Priority Project Area #4 consists of Block D's existing at grade car park connected via Poet's Lane and No Name Lane. Project Area 4 is directly connected to Project Area 6: Monaro Street via Poets Lane and No Name Lane as well as Project Area 5: Morisset Street, via a pedestrian and vehicular connection.

## THE SPATIAL MASTER PLAN VISION

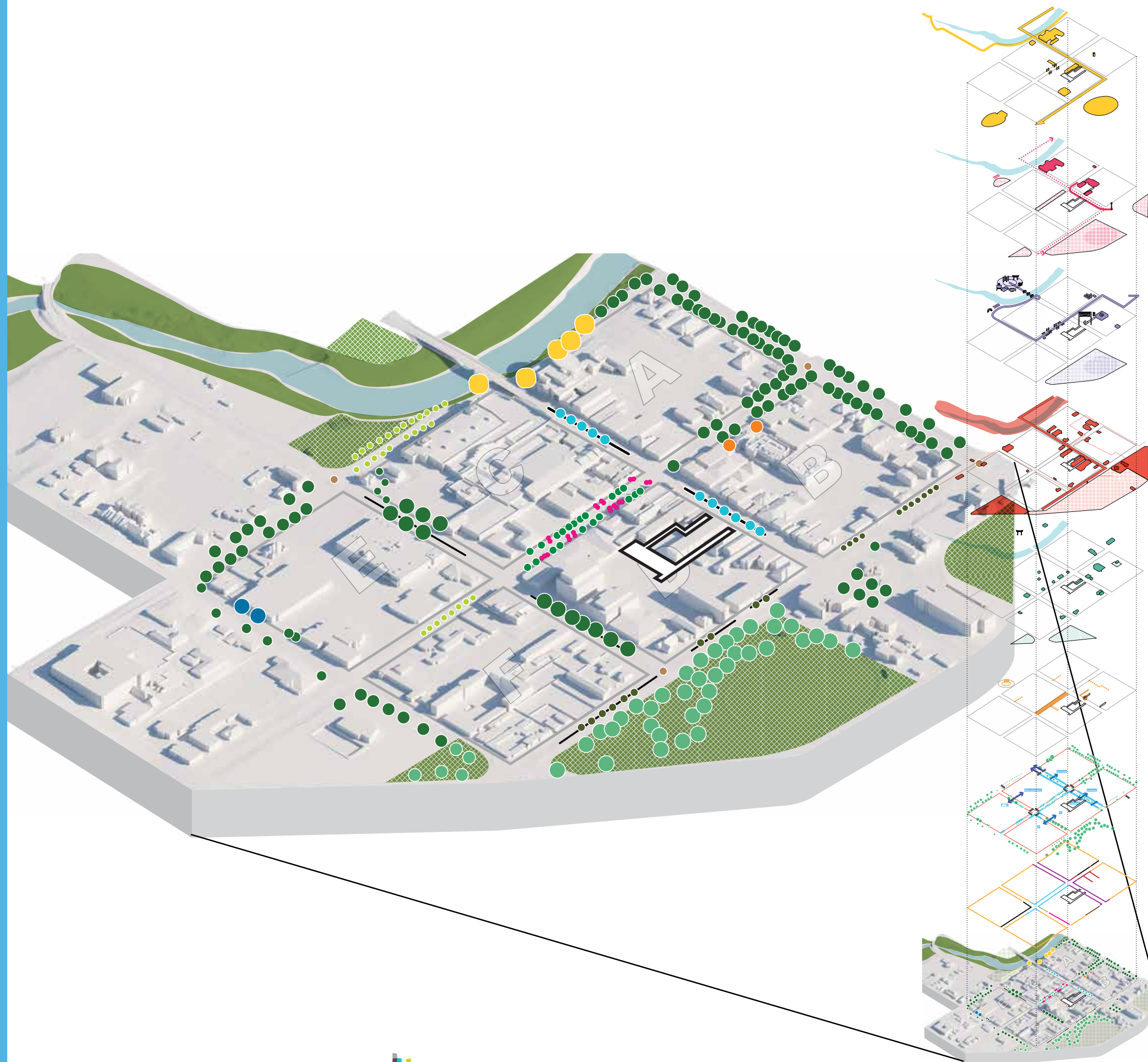
The 2019 Spatial Master Plan Refresh envisions active lanes for both Poets Lane and No Name Lane. Whilst for the space inside Block D, a multi level car park and future mixed use hub, with a new public square is also envisioned. We fully support the vision of the Master Plan, to deliver this new project area we propose the following set of recommendations.

## THE OPPORTUNITY

The advantage of this Project Area is that it is a blank canvas and quite a significant area to work with. There is a big opportunity here to build upon Queanbeyan's third Place Driver, Creative Start Up culture.

## RELEVANT STRATEGIES

The Creative Start Up Project Area, features all overlapping Place Strategies, except for Water.





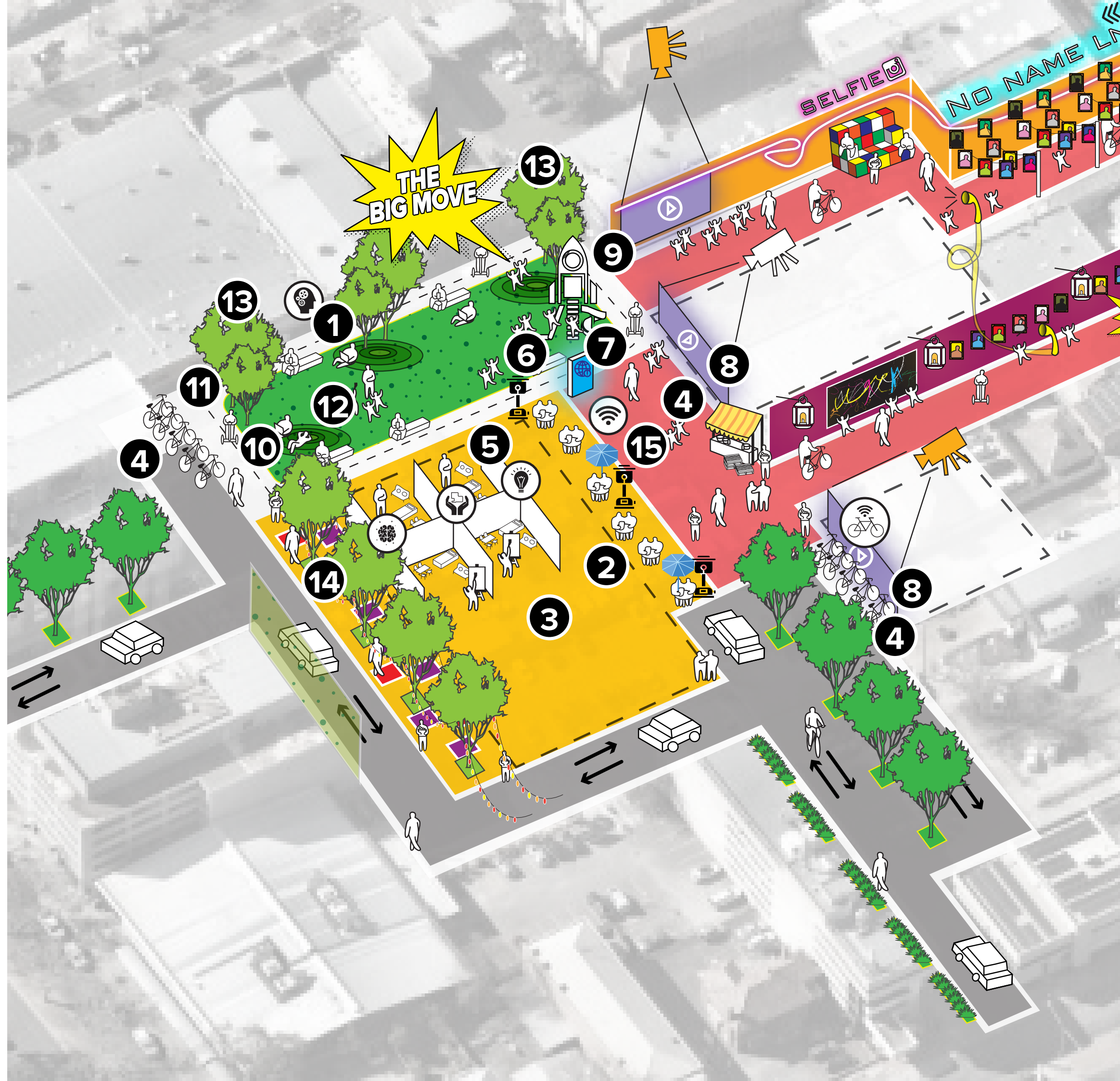


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# Place Plan





# Intervention Matrix

## STRATEGY KEY

- Local Legends
- Events
- Arts
- Heritage

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- Lighting
- Micro Climate
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- M Medium Term Interventions
- L Long Term Interventions



Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
1 <b>The Northern Green Plaza</b>		L	The plaza will create a rear 'frontage' to open space encouraging investment/ redevelopment between the plaza and Crawford Street.	Relocation and orientation optimise connectivity to No Name Lane and the arcade improving safety and way finding.	As part of the long term 'Green Network / Grid' strategy, a plaza space is reorientated to create better solar access.	Plaza space has opportunities for informal performance and busking and contribute to more opportunities to cater for busking and street performance.
2 <b>Retail &amp; Workshop Active Ground floor of Multi Level Car Park</b>		Q-M	Whilst meeting car parking requirements, the ground floor will provide affordable creative start- up space in the form of co-working space, tailored shipping container shops or a mix.	The collaborative consumption model encourages a community share model where tools, facilities and ideas are shared; working towards a common goal of innovation, entrepreneurship and support.	Multi- purpose/ mixed use models reduce resource drain of new construction and redundant production whilst stimulating innovation and general awareness. Shipping containers for reuse.	-
3 <b>Off-Peak Event Space</b>		Q	Similar to the Miami Design District commuter car park model; the first floor of the car park could be a source of revenue outside parking peak hours. A quirky, sought after event space branded towards artists/ creatives/ innovators.	A completely unique event space with integrated storage, heating for winter and shade for summer.	A purpose built adaptive car park future-proofs the facility anticipating modal shift and reduced car parking requirements.	This controlled venue could create a cult following for exclusive events such as fashion shows, weddings, charity galas and cocktail and dinner parties.
4 <b>Innovation Showcase</b>		M-L	The plaza and associated public realm provides the opportunity to pilot and/ or showcase new products in a real- world context (e.g. a temporary installation of 'smart' urban furniture, or test riding the latest urban mobility products. Private companies can apply to have short-term pop-ups of their products.	Visitors will be drawn to this interactive demonstration area to share ideas, experiences and promote innovation.	Innovation focused on smart technology and green transport provides inherent environmental benefits in addition to raising awareness.	Supports Queanbeyan's commitment to the emerging creatives and the entrepreneurial spirit promoting Queanbeyan as a local and regional creative start up centre.
5 <b>Artists In Residence on Ground and first floor</b>		L	Affordable, shared artists housing opportunities. Potential to be managed by Tourist Hotel (existing and proximate hotel operator)	Supports partnerships with housing innovators and addresses the creative housing crisis.	Reduces carbon footprint.	Celebrates Queanbeyan's rich history of artists/ creatives by supporting the next generation of budding artists.
6 <b>Outdoor Heating (fixed or movable)</b>		Q	Allows businesses to operate alfresco dining in winter, they can utilise fixed or movable heating devices from a shared storage area. Ensures comfort for customers.	People will gather around places that are warm, visitors will be drawn to use these spaces, particularly the The Green Plaza area.	Will create a warmer micro-climate in winter.	-
7 <b>Digital Multi Media / Real time News feed</b>		Q	-	People can stay informed about live updates on world wide events and news, whats happening in QBN, developments in world science, news, trends, weather and even How To Tutorials.	-	Creates a more informed and innovative cluster community.
8 <b>Artist Projection in Laneway</b>		Q	Broadens the potential audience that may purchase tickets at The Q Performing Arts Centre and provides the opportunity for advertising revenue from other Queanbeyan/regional events and shows.	People can stay informed about live updates on what's happening at The Q and other venues. People will come to watch a live feed of artwork being created. Could be used for educational purposes (tutorials, How To's and world innovation trends).	-	Creates a more informed and innovative cluster community. People could watch a live feed from a artist in residence commencing a new artwork or painting, or manufacturing something.



# Intervention Matrix

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Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
9 Next Generation Tree House		L	An iconic centerpiece for the CBD that attracts investment.	A new place for young families to meet in the city.	Structure to utilise sustainable and recycled materials, and showcase the latest in green technologies (e.g. solar/wind energy generation for feature lighting)	Diversifies demographic actively visiting CBD on a regular basis (young families).
10 Series of Canopy Structures		M	Creates comfortable places of respite in the public domain to encourage people to stay and play.	Creates a series of micro-spaces for group gatherings.	Structures create ephemeral waterfalls in rain events, and capture stormwater for re-use.	Connects people with natural processes in an innovative urban context.
11 3m Circulation Space & Circuit Track for Robotics and Mobility Testing		Q	Encourages program and use by a range of user groups.	Spatially unifies the place, framing a common centre.	Provides circulation necessary, whilst maximizing central green (to address heat island effect and maximise water infiltration (WSUD)).	Creates a stage set for public activity / exhibition.
12 Play Berms / Mounds & Bleacher Seating		Q-M	Dynamic edge supports activation / exchange.	The mounded lawn edge folds down as low seating/ bleachers, berms, ramps, etc. to allow for a range of informal uses.	Creates diversity in the ground plane.	-
13 Tree Clusters		M-L	-	Shaded places for gathering.	Contributes shade and seasonal variation to the public domain. Also supports urban ecology.	-
14 Feature Paving, Lighting and Canopy		M-L	Contributes to creating an iconic destination	-	Low energy use and smart lighting to be considered (i.e. motion activated to reduce consumption in low-activity periods)	-
15 Wifi Hot spot		Q	Encourages people to spend more time in the public domain	Creates a welcoming and equitable public domain experience	-	Facilitates exchange of ideas and information
16 Ensuring the CBD is Accessible - CBD Wide (Way-finding, Signage, Streetscape & Public Realm design)		Q-L	Accessibility ensures all people, have access to all places, amenities, goods, services and infrastructure. Accessibility means everyone is catered for. The local economy, particularly local businesses can benefit from City Wide Accessibility Interventions, and the incorporation (where possible of universal access principles) in each intervention.	Accessibility is really important social connector, as it allows all people to meet and congregate within the public realm without limitations and restrictions, particularly to minority groups and vulnerable pedestrians. This ensures we are all socially connected feel part of the QBN community, no matter who we are and where we come from.	Accessibility is also really important to the environment and our connectedness to the natural amenity QBN has to offer. Ensures everyone has access to nature, education and conservation. We want everyone to be a part of QBN's environmental and sustainable aspirations, and for everyone to be feel like that can contribute to making QBN a greener and more sustainable CBD.	QBN has supported minority groups and vulnerable people for some time, it is part of QBN's culture to be inclusive and considerate of minorities. QBN is diverse socially and culturally, accessible interventions are critical for QBN to maintain and strengthen its cultural identity and being celebrated as a place for everyone.





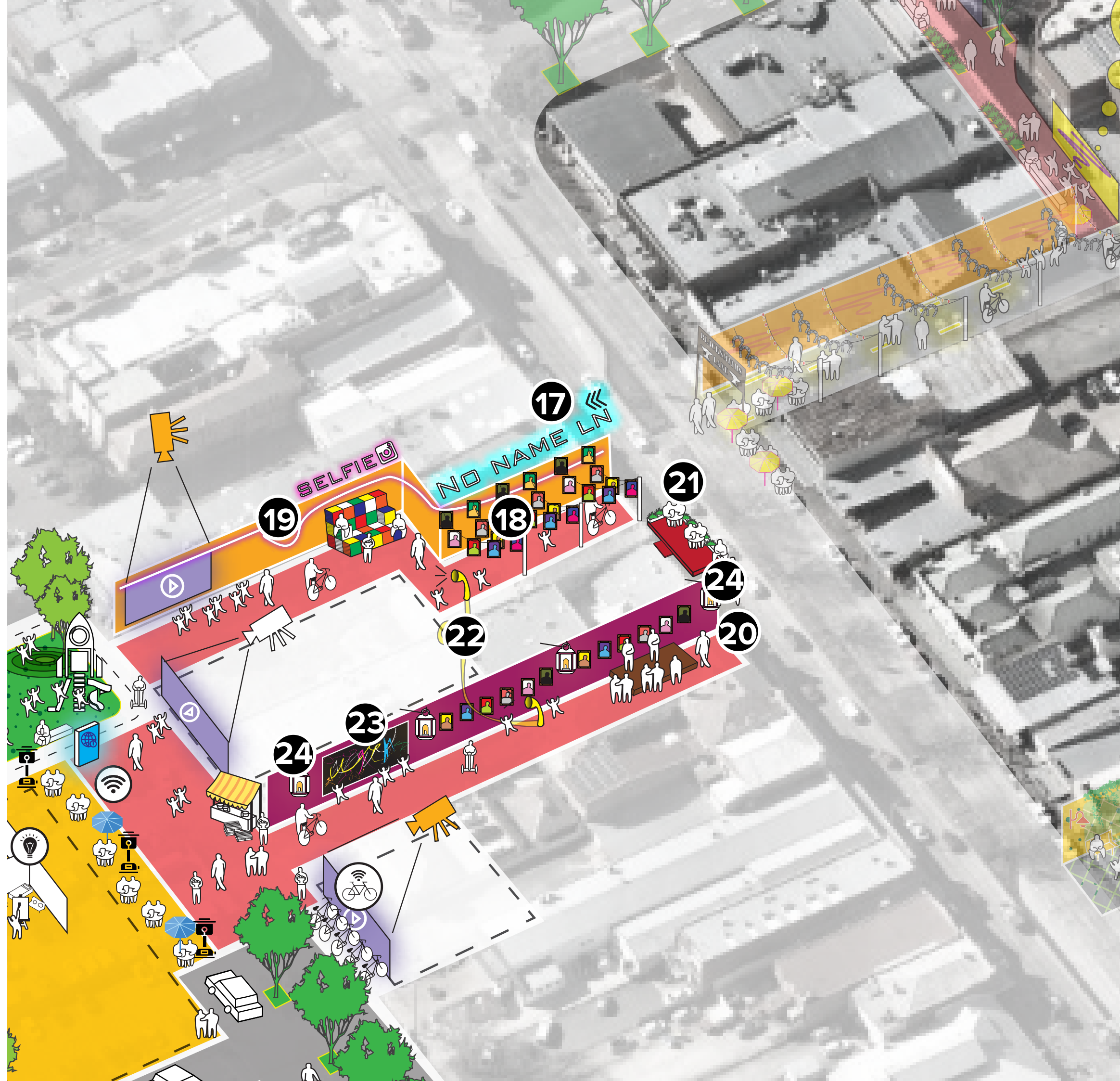


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# Place Plan





# Intervention Matrix

## STRATEGY KEY

- Local Legends
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Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
17 No Name Lane Neon Sign & Lighting		Q	Could be designed by local glass artists, support local businesses. Increases vibrancy of the public domain – encourages further investment around this new public asset.	No Name Lane will become a highly popular gathering place with its own unique identity. Neon signs and laneways are loved, and shared on social media.	Improves safety at night through Crime Through Environmental Design (CPTED) principles.	Will contribute to the CBD's integrated lighting and art strategy, which will improve the cultural identity of this part of the CBD which is very much focused on creativity and innovation culture. Promotes safety at night and sense of stewardship.
18 No Name Lane Anonymous Hanging Gallery		Q	Increases vibrancy of the public domain – encourages further investment around this new public asset.	Socially, it will also double as an outdoor exhibition space for local creatives to showcase works, creations and inventions.	-	A laneway of many unknown faces will have wacky and hipster vibe. Wall art could explore historical influential faces of QBN.
19 No Name Lane Interactive Portrait Selfie Art/ Seating		Q	Encourages increased footfall benefiting local businesses within the area's streets, laneways and arcades.	Brings people together through experience and encourages exploration of the CBD laneways and engagement within the Public realm. These can be fun and could be themed. Places are shared on social media will attract more people.	Improves safety at night through CPTED principles.	Will make a positive contribution to pedestrian experience.
20 Poets Lane Poetry Slam Champion Trail		M-L	Work with surrounding local venues like the Tourist Hotel to host these events, either in the pub or in Poets Lane, or use the Plaque to bolster event and make it a regional competition known to Queanbeyan.	Encourages exploration of the CBD laneways.	Improves safety at night through CPTED principles and night time economy, activation.	Embeds Poet Slam Competitions into QBN culture, immortalizing champions like Omar Musa with a plaque in Poets Lane.
21 The QBN Mobile Parklets - CBD Wide		Q	Parklet to be moved around to various venues during the day (cafes), and at night (pubs and restaurants). The parklet could also be moved to outside the Tourist Hotel for Poet Slam events and other locations for local Reading and writers groups. Parklets will increase economic activity of adjacent business.	Engages people in the public realm, and becomes a social meeting place and gathering space outside cafes, restaurants and pubs. Promotes social behaviour and creates more eyes on the street at night.	Improves safety at night through CPTED principles. Can be solar powered for lighting and smart technologies.	Promotes safety at night and sense of stewardship
22 Poetry Anonymous Interactive Speaking Tube		M	-	Engages people in the public realm. People will stop and engage. The idea is that someone can have a conversation with a random person from Poets to No Name Lane and vice versa.	-	Ties into the overall theme of the lanes, expression, speech and poetry of Poets Lane as well as the anonymity of No Name Lane.
23 Poets Lane Chalkboard		Q	A Lighter Quicker Cheaper intervention which is affordable, fun and effective, particularly on hoarding signs for development sites (Monaro Street).	Engages people in the public realm. People can write on the wall and have the freedom to write short stories which will exist temporarily.	-	-
24 Poets Lane Historical Lanterns		Q	-	Lantern to be vandal resistant, appropriate to public domain context.	Warm LED with low wattage will reduce the amount of electricity generated, safer than traditional oil lanterns.	Reminiscent of gas street lamps of yesteryear and poetry/telling stories. Contributes to individual laneway character and every laneway having a unique lighting intervention that contributes to the CBD wide Lighting Strategy.



# Project 5 Morisset St + Sheedy Ln

## WHAT'S HERE

Priority Project Area #5 consists of Morisset Street and Sheedy Lane. Project Area 5 is not directly connected to any other Project Areas. The closest Project Area is 4: Creative Hub + Lanes.

## THE SPATIAL MASTER PLAN VISION

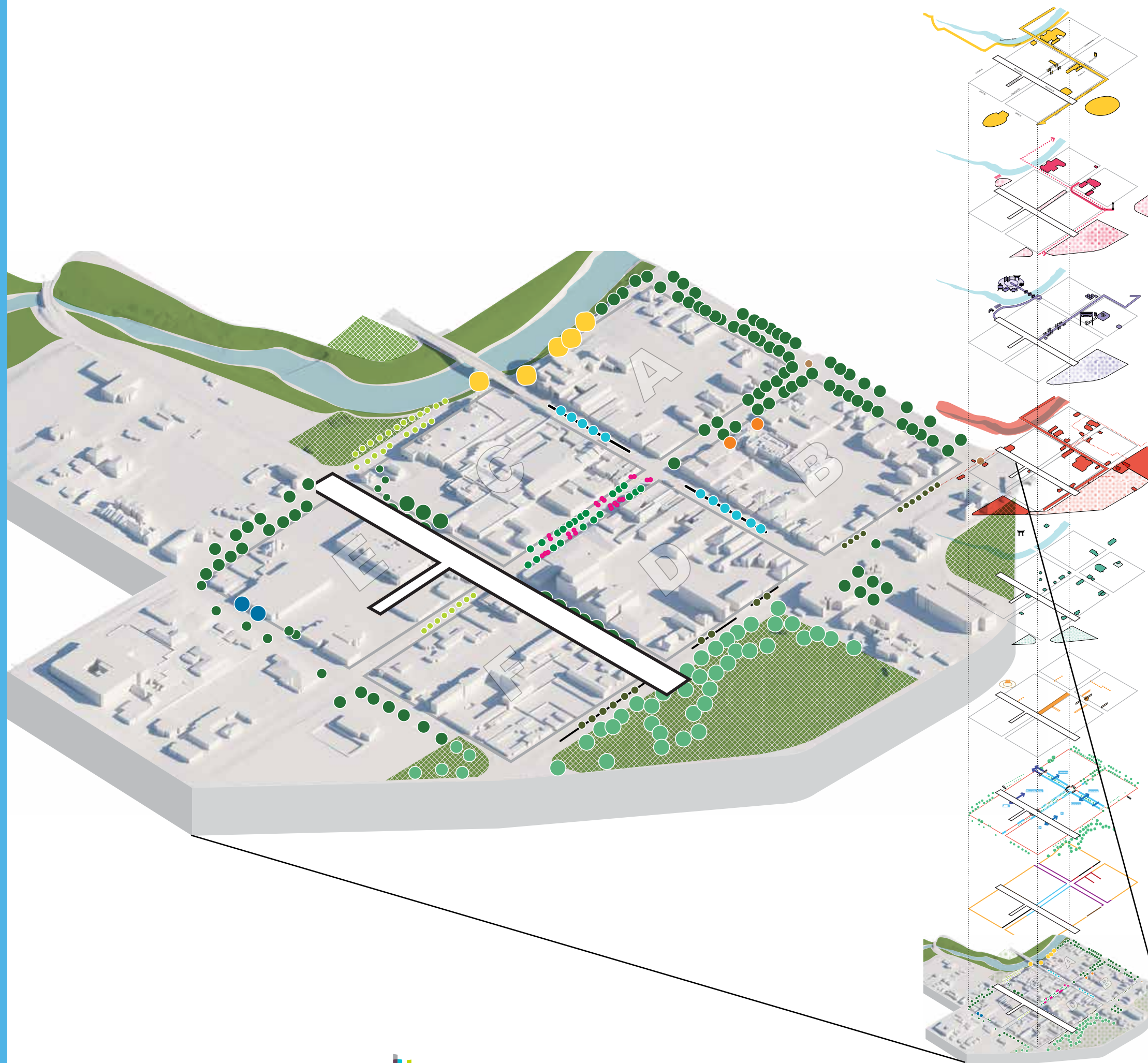
The 2019 Spatial Master Plan Refresher envisions an some activity for Sheedy Lane, being adjacent to the new cinema complex and car parking. Project Area 5 also envisions a river boulevard for Morisset Street. Morisset Street will be transformed to create a stronger green link between Town Park and Queen Elizabeth II Park / The Queanbeyan River. We fully support the vision of the Master Plan, to deliver this new project area we propose the following set of recommendations.

## THE OPPORTUNITY

The advantage of this Project Area is that Morisset Street provides a good foundation for creating a stronger green link from park to river. The blank facades on Morisset Street also allow for more opportunities to activate and bring to life through public art and lighting. The Indian grocer on Morisset provides a cultural anchor to the street and encourages more diverse retail offer.

## RELEVANT STRATEGIES

The Morisset Street Project Area, features all the overlapping Place Strategies as seen adjacent, such as green, water, lighting, paving, micro-climate, multi-culture, heritage, arts and local legends.





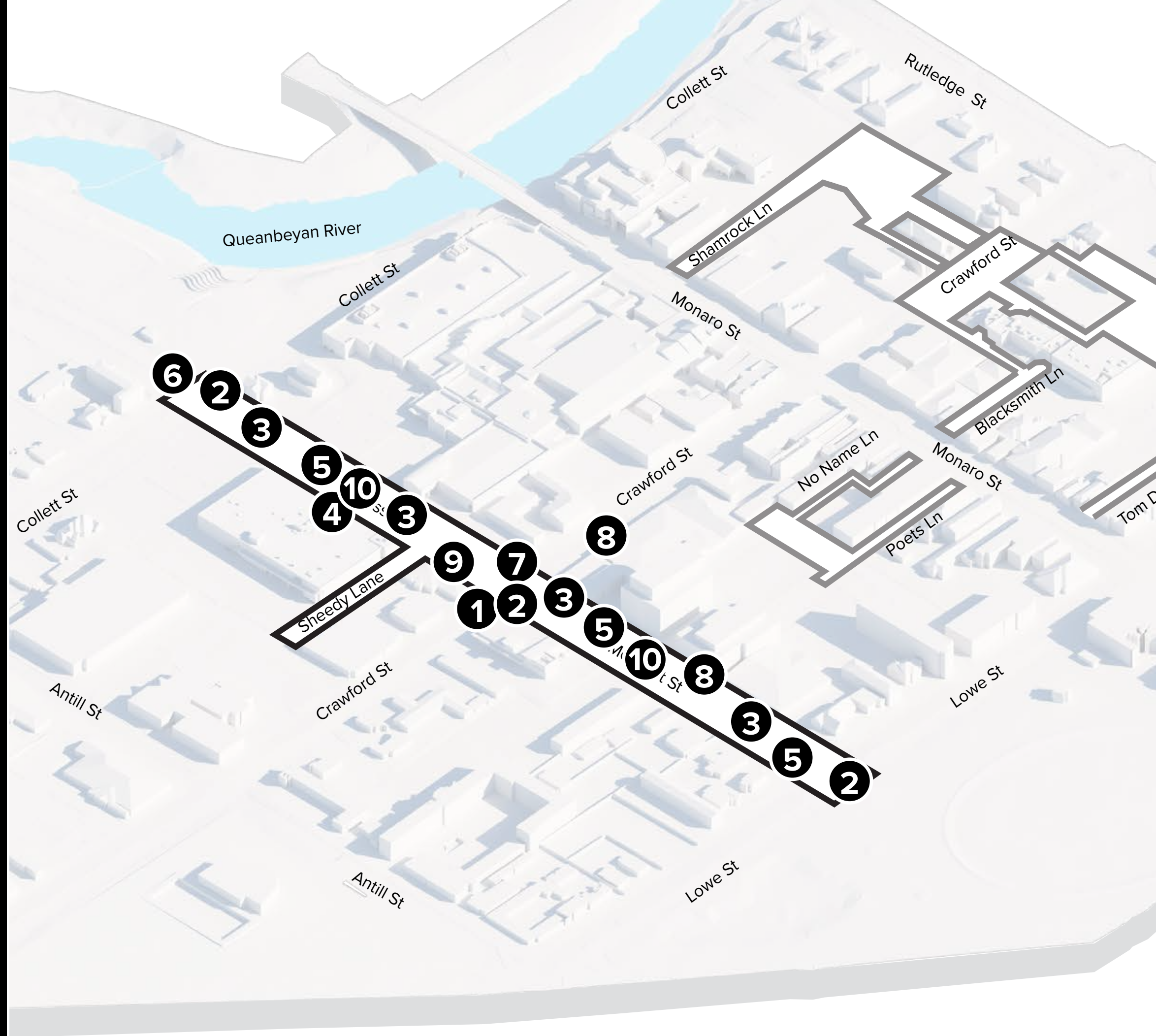


#### Grand Lane, Perth

Just off a busy road in the Perth CBD, a service lane was transformed into a new shared pedestrian laneway with popular eateries, alfresco dining, catenary lighting and public art. The laneway allows for after hours service access. It has been used for impromptu pop up laneway concerts. The laneway has transformed the way people think about and use laneways in Perth. A great precedent for Sheedy Lane, particularly with incorporating special place specific elements like the new cinema, and nearby Indian Super Market.



# Place Plan





# Intervention Matrix

## STRATEGY KEY

- Local Legends
- Events
- Arts
- Heritage

- Multicultural
- Lighting
- Micro Climate
- Paving

- Green
- Water

- Q Quick Wins
- M Medium Term Interventions
- L Long Term Interventions

Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
1 Material Change at Key Crossings		M	Slows traffic - increases awareness of surroundings (including retail offering).	Improves pedestrian priority in the CBD.	-	Encourages a culture of pedestrian priority. Opportunity for the pavement treatment to integrate cultural layers of meaning (historical or cultural references in paving, local stone, etc.)
2 Native planting at key intersections		Q	Feature trees and flowering native understorey planting brings vibrance and seasonal variation to the busy intersections, generating more foot traffic and giving more exposure to local businesses nearby.	Creates a more legible and memorable experience, a talking point of seasonal change.	Brings diversity to the landscape experience.	Opportunity to engage with Indigenous culture (e.g. 6 seasons landscape).
3 Additional street tree planting for continuous canopy		Q	Increased canopy cover improves environmental comfort, encouraging more active transport (walking/cycling). This will stimulate economic activity in the street.	Improves environmental comfort, to support outdoor social activity.	Light canopied native tree planting to reinforce the 'living street' experience; providing dappled shade in summer and solar access in winter. Native species support native fauna and augment biodiversity. A green connection between Town Park and Queen Elizabeth II Park / the Queanbeyan River.	Opportunity for native tree selection in consultation with the local Aboriginal community. NOTE: species selection must satisfy the functional requirements of shade and solar access in winter. Infill with existing species where appropriate.
4 Understorey planting to verges & median		Q	Brings vibrance to the public domain, encouraging people to spend time in the CBD.	Native planting to verges (max. height 0.6m) improves buffer between street and pedestrians. A better streetscape experience.	Native planting supports local native fauna, is resilient to local climate, and low maintenance.	Opportunity to engage with Indigenous culture (e.g. 6 seasons landscape).
5 Lighting Art Element in trees at pedestrian nodes		Q	Celebrating key nodes with lighting will contribute to increased activation and economic activity.	Feature lighting at key nodes improves sense of welcome and safety.	Energy efficient / solar powered lighting to be a key consideration.	Opportunity for lighting to be programmable to connect with cultural events. e.g. coloured LED's - green on Raiders game day, red green white (Christmas)
6 'Living' Public Art in Morisset St roundabouts		L	Opportunity to create an iconic brand for the CBD through site-specific art that is genuinely connected to the landscape and celebrates the seasons. This will provide a key link within the local Arts Trail - creating economic and tourism benefits. Brand Queanbeyan as an artistic leader.	Creates a unique, abstract talking point and memorable experience of place that is connected with the landscape.	A dynamic series of pieces that engages with the living landscape (e.g. a structure that supports the vertical growth of a climbing plant mix that flowers in different colours in different seasons).	Public Art element in the central roundabouts at each end that speaks to the living street experience. Brief may be for an element that changes colour with temperature, or moves with the wind, or celebrates rain with ephemeral water feature...etc.).
7 Scramble intersection - Morisset & Crawford		M	Slows traffic - increases driver and pedestrian awareness of surroundings (including retail offering).	Improves pedestrian priority in the CBD.	Creates safer, more pleasant and user-friendly environment for pedestrian in the CBD.	-
8 Repurpose Bus Stop as Outdoor Library		M	Opportunity to integrate community enterprise (e.g. co-op coffee shop, affordable pop-up retail for arts & crafts). Pop-ups can respond to events calendar.	Becomes a unique social hub in the public domain for exchange of ideas and information.	Integration of potted plants and climbers on the structure to connect with living street experience.	Opportunity for local people to be seen and heard, and exchange ideas.



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Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
9 The QBN Mobile Parklets - CBD Wide		Q	Parklet to be moved around to various venues during the day (cafes), and at night (pubs and restaurants). Parklets will increase economic activity of adjacent business.	Engages people in the public realm, and becomes a social meeting place and gathering space outside cafes, restaurants and pubs. Promotes social behaviour and creates more eyes on the street at night.	Improves safety at night through Crime Prevention Through Environmental Design (CPTED) principles.	Promotes safety at night and sense of stewardship
10 Ground Cover Feature Lighting		Q-M	Create a more vibrant night light and experience, people will come to Queanbeyan for events and the nightlife which will be supported by its unique lighting. Local businesses will benefit from a more safer and more vibrant nightlife.	Feature lighting at key nodes improves sense of welcome and safety.	Energy efficient / solar powered lighting to be a key consideration.	Opportunity for lighting to be programmable to connect with cultural events. e.g. coloured LED's - green on Raiders game day, red green white (Christmas)
11 Ensuring the CBD is Accessible - CBD Wide (Way-finding, Signage, Streetscape & Public Realm design)		Q-L	Accessibility ensures all people, have access to all places, amenities, goods, services and infrastructure. Accessibility means everyone is catered for. The local economy, particularly local businesses can benefit from City Wide Accessibility Interventions, and the incorporation (where possible of universal access principles) in each intervention.	Accessibility is really important social connector, as it allows all people to meet and congregate within the public realm without limitations and restrictions, particularly to minority groups and vulnerable pedestrians. This ensures we are all socially connected feel part of the QBN community, no matter who we are and where we come from.	Accessibility is also really important to the environment and our connectedness to the natural amenity QBN has to offer. Ensures everyone has access to nature, education and conservation. We want everyone to be a part of QBN's environmental and sustainable aspirations, and for everyone to be feel like that can contribute to making QBN a greener and more sustainable CBD.	QBN has supported minority groups and vulnerable people for some time, it is part of QBN's culture to be inclusive and considerate of minorities. QBN is diverse socially and culturally, accessible interventions are critical for QBN to maintain and strengthen its cultural identity and being celebrated as a place for everyone.







# Place Plan





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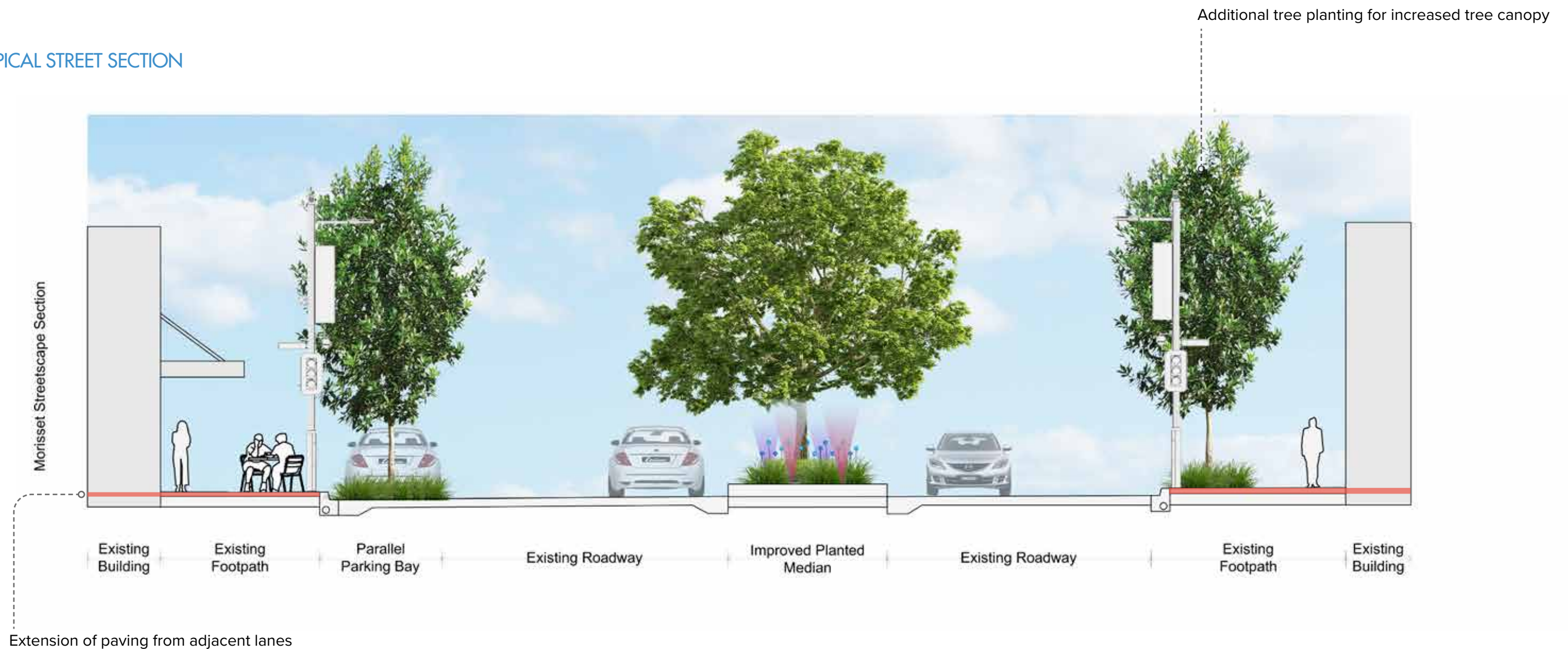
Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
<b>12</b> <b>Pedestrianised Sheedy Lane (One Way)</b>		L	Reduced car activity increases opportunity for street activation / retail.	Pedestrian priority environment creates a friendlier, more social street.	Reduced priority for car movement encourages healthier, more environmentally friendly active transport modes (walking/cycling)	Supports a healthier, more social CBD experience.
<b>13</b> <b>George Lazenby 007 Tribute Wall + Augmented Reality</b>		Q	Contributes to the overall CBD tech-tour attraction; contributing to app downloading and tourism. Creates synergies and raises awareness to Queanbeyan's famous artists and performers	Brings like-minded residents and visitors together physically and via a social media platform (app conversation mechanism)	Creates knowledge and raises awareness to the ecosystem and sustainability of Queanbeyan. These AR points can be used for educational purposes and provides a fun and engaging experience	Celebrates The Arts of Queanbeyan, particularly a international actor George Lazenby and his role in the 007 movie: On Her Majesty's Secret Service (1969).
<b>14</b> <b>Sheedy Lane Events Calendar</b>		M	Promotes the venue to a broad range of users, and helps stimulate year-round economic activity.	Brings like-minded people together and stimulates year-round interest.	Events can include environmentally focused themes. e.g. one annual event could be a short film festival on environmental issues of a chosen theme.	Becomes an important hub for the community and expression of local and global culture.
<b>15</b> <b>Sheedy Lane Catenary Lighting</b>		Q	Brings visual interest at night (night economy)	Supports activation after dark	LED lighting for low energy consumption	Festoon lighting contributes to achieving film theming.
<b>16</b> <b>Sheedy Lane Paving QBN Walk of Fame</b>		M	Becomes an attraction for the city	Interactive and playful	Refrain from dark colours in paving to reduce urban heat island. Ensure plaques are not reflective.	Celebrates local people and builds a culture of pride and success.
<b>17</b> <b>Sheedy Lane Movie Props &amp; Planters</b>		Q	The streetscape is treated like a set design, inspired by hit movies of the past and present. Major blockbusters are promoted in the public domain as an immersive experience.	Sheedy lane becomes a dynamic talking point of the city - in a constant state of change. People have the opportunity to engage with the street prior to a movie, get a photo taken with props.	-	With a focus on the performing arts, this becomes a place for performers and fans to celebrate their craft and engage with current events.
<b>18</b> <b>Sheedy Lane Movie Trailer Projection</b>		Q	Blank building facade projects current and upcoming movie trailers in the public domain, engaging passersby that may otherwise miss seeing a movie of interest. Trailers provide an ongoing source of content at no additional cost to the cinema operator.	Projection set up could also be used for other entertainment purposes, e.g. visual effects as the backdrop to live music performances in the lane.	-	Celebrates and promotes performing arts culture in the city.
<b>19</b> <b>Sheedy Lane Art Mural</b>		Q	Encourages exploration of the CBD lanes.	Creation of an instagrammable place and social meeting destination. Meeting at the mural before a movie at the local cinema.	-	Continues the culture of wall art already established in the CBD.
<b>20</b> <b>Advertising / Neon Light Boxes</b>		M	Artful and engaging form of advertising	Instagrammable moment	-	Supports / promotes the performing arts industry.





# Morisset St Proposed Structure

TYPICAL STREET SECTION



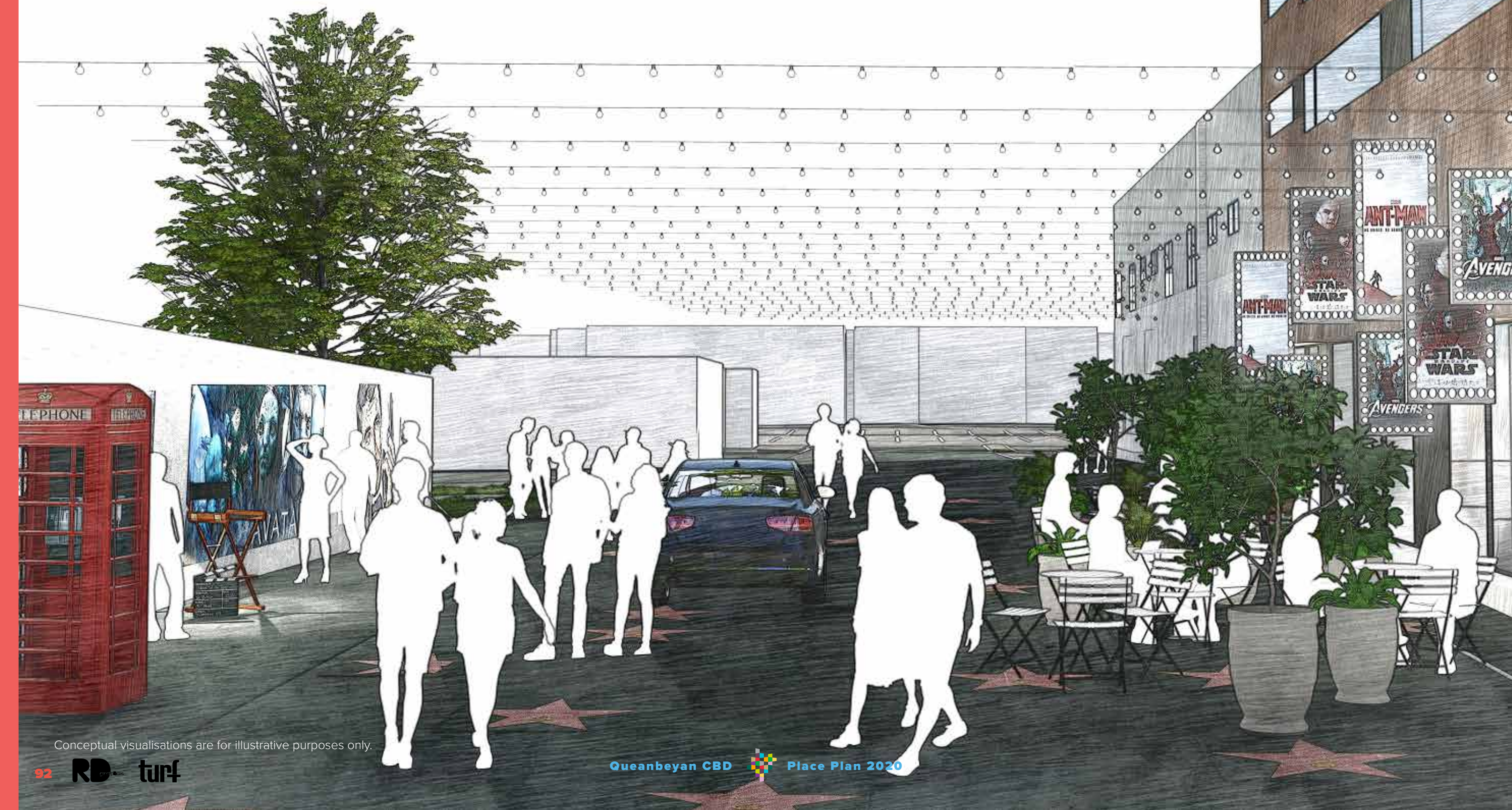


MORISSET STREET PLAN VIEW





# Sheedy Lane Proposed Structure



Conceptual visualisations are for illustrative purposes only.







# Project 6 Monaro St

## WHAT'S HERE

Priority Project Area #6 consists of Monaro Street. Project Area 6 is the seam that binds together multiple Project Areas, including Area 1, 2, 3, and 7. Therefore it is considered that Monaro Street is a critical project area that will tie many interventions and strategies together.

## THE SPATIAL MASTER PLAN VISION

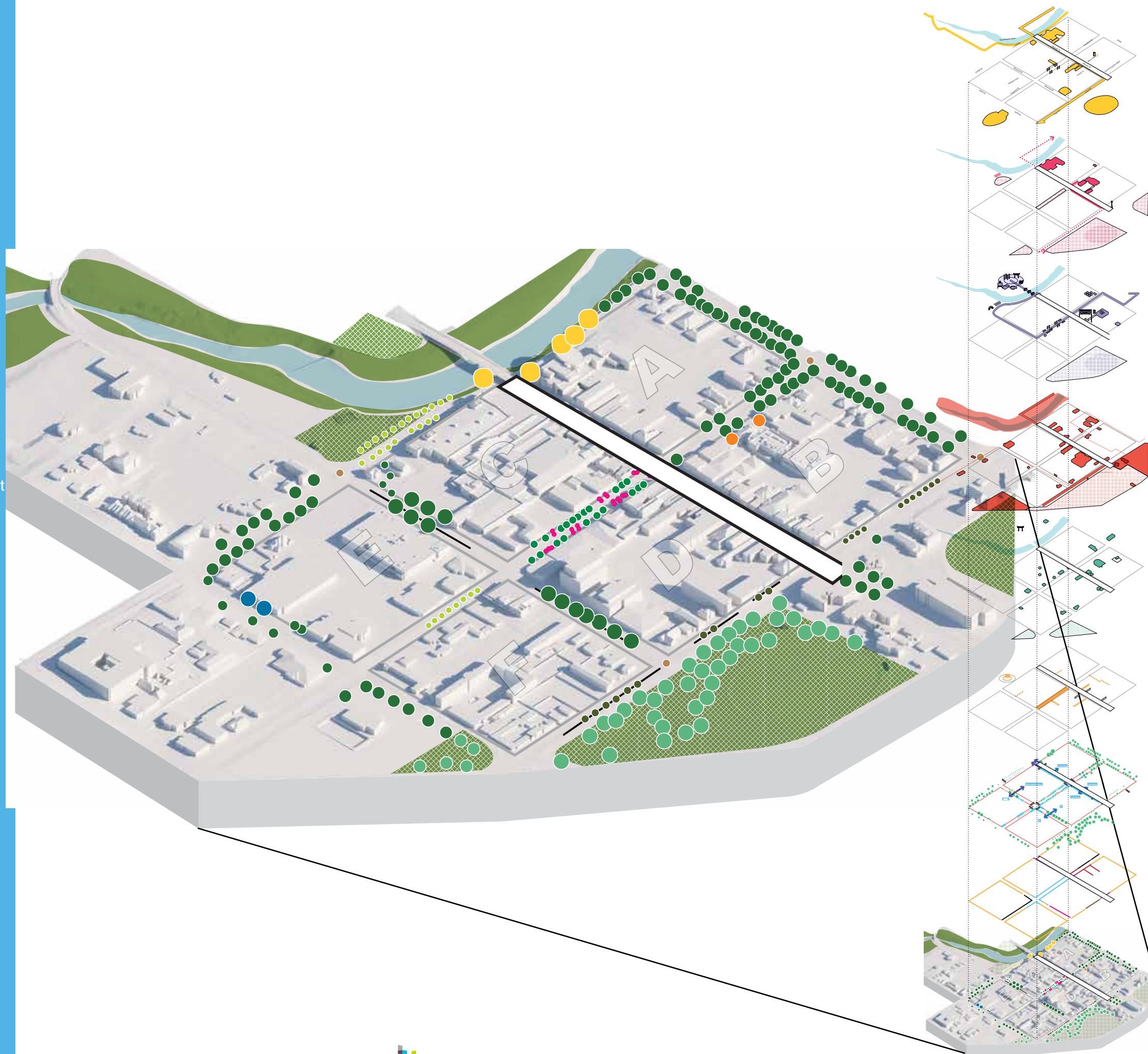
The 2019 Spatial Master Plan identifies Monaro Street as Queanbeyan's main street, and RMS road. This aside, it envisions that Monaro Street has a place function, and not to focus solely on movement and transport. We fully support the vision of the Master Plan, to deliver this new project area we propose the following set of recommendations.

## THE OPPORTUNITY

The advantage of this Project Area is that Monaro Street already provides a decent pedestrian experience, and there are some really good foundations to work from. There is more fine grain retail on Monaro Street than Crawford, making it ideal to pedestrians. There is a strong opportunity also to create a balanced approach between place and function by making Monaro Street more attractive for people and encourage foot traffic and more retail activity. The existing tree canopy on Monaro is supported by awnings and provides some shade. Laneways create a great experience and break up the form, another strong point. The challenge however is to deal with high vacancy rates through place interventions.

## RELEVANT STRATEGIES

The Monaro Street Project Area, features all overlapping Place Strategies, except for water.



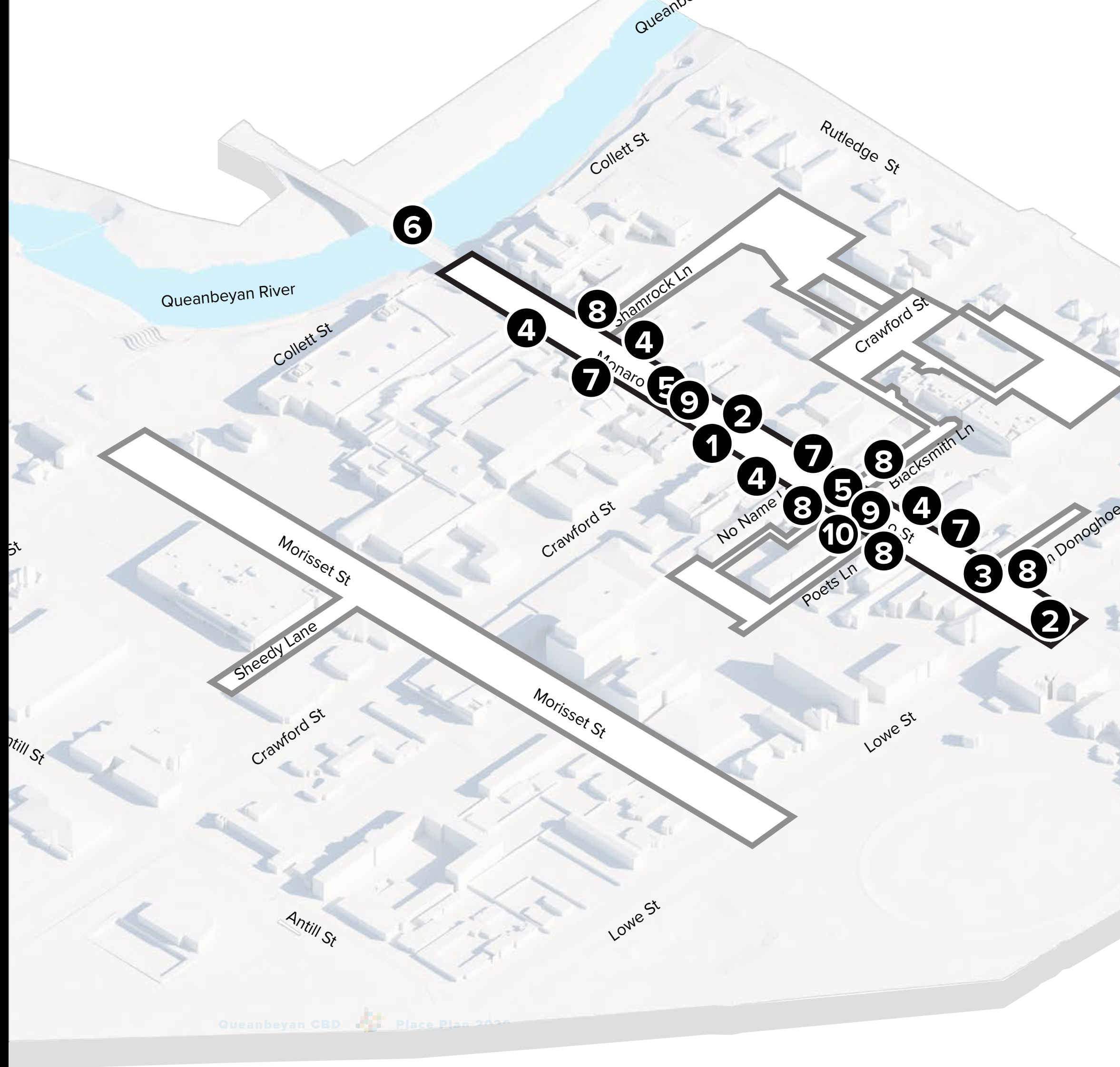




Conceptual visualisations are for illustrative purposes only.



# Place Plan





# Intervention Matrix

## STRATEGY KEY

● Local Legends  
● Events  
● Arts  
● Heritage

● Multicultural  
● Lighting  
● Micro Climate  
● Paving

● Green  
● Water

Q Quick Wins  
 M Medium Term Interventions  
 L Long Term Interventions

Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
1 Material change at key crossings		M	Slows traffic - increases awareness of surroundings (including retail offering).	Improves pedestrian priority in the CBD.	-	Encourages a culture of pedestrian priority. Opportunity for the pavement treatment to integrate cultural layers of meaning (text in paving, local stone, etc).
2 Seasonal planting at key nodes		Q	Heightened visual interest at key economic nodes (e.g. entry to Riverside Plaza) .	Creates a more legible and memorable experience, a talking point of seasonal change.	Brings diversity to the landscape experience.	Opportunity to engage with Indigenous culture (e.g. 6 seasons landscape).
3 Additional street tree planting for continuous canopy		Q	Increased canopy cover improves environmental comfort, encouraging more active transport (walking/cycling). This will stimulate economic activity in the street.	Improves environmental comfort, to support outdoor social activity.	Deciduous tree planting; providing dappled shade in summer and solar access in winter.	Augmenting of existing species to reinforce existing character (e.g. Zelkova serrata in central median).
4 Understorey planting to verges & median		Q	Brings vibrance to the public domain, encouraging people to spend time in the CBD.	Eclectic mix of native and exotic species reinforces multicultural connections.	Mix of native and exotic species contributes to local biodiversity and environmental resilience.	Opportunity to engage with multicultural community through species selection. e.g. exotic deciduous street tree species that provide summer shade and winter sun.
5 Fairy lights in Trees		Q	Celebrating key nodes with lighting will contribute to increased activation and economic activity.	Feature lighting at key nodes improves sense of welcome and safety.	Energy efficient / solar powered lighting to be a key consideration.	Opportunity for lighting to be programmable to connect with cultural events. e.g. coloured LED's - green on raiders game day, red green white at Christmas, etc.
6 Monaro St Bridge Cascading Planters		L	Visually striking northern entry to the CBD. Attached to existing structure (low cost installation and no modification of bridge). Hardy species ensure minimal ongoing maintenance.	Enhanced bridge-crossing experience, for pedestrians and motorists. Visual feature when viewing from river banks.	Planting along the bridge creates green link across the river.	Plants could include flowering perennials that celebrate the seasons.
7 Outdoor entertainment areas		L	Opportunities for outdoor seating increases seating capacity for F&B businesses.	Important intervention for streetscape activation.	Integration of greening as buffer to street..	Contributes to a cultural shift. Building an appreciation of liveable and loveable streets.
8 Laneway Paving to Shared Zone		Q	Highlighting way-finding / legibility between these two laneway and main street economic destinations. Quality, paving with minimal ongoing maintenance and long life cycle.	Quality laneway treatment improves CPTED outcomes and activation potential. Continuity of paving combines with legibility of desire line to optimise CPTED outcomes and activation.	Promotes modal shift and behavior changes by creating pedestrian priority and contributing to the active transport movement network.	Introduces the identity of each laneway by paving to the kerb or start of shared zone. Becomes a cultural space that celebrates the identity of each laneway.
9 Ground Cover Feature Lighting		Q-M	Celebrating key nodes with lighting will contribute to increased activation and economic activity.	Feature lighting at key nodes improves sense of welcome and safety.	Energy efficient / solar powered lighting to be a key consideration.	Opportunity for lighting to be programmable to connect with cultural events. e.g. coloured LED's - green on Raiders game day, red green white (Christmas)



# Intervention Matrix

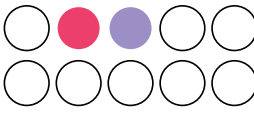

## STRATEGY KEY

- Local Legends
- Events
- Arts
- Heritage

- Multicultural
- Lighting
- Micro Climate
- Paving

- Green
- Water

- Q Quick Wins
- M Medium Term Interventions
- L Long Term Interventions

Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
10 The QBN Mobile Parklets - CBD Wide		Q	Parklet to be moved around to various venues during the day (cafes), and at night (pubs and restaurants). Parklets will increase economic activity of adjacent business.	Engages people in the public realm, and becomes a social meeting place and gathering space outside cafes, restaurants and pubs. Promotes social behaviour and creates more eyes on the street at night.	Improves safety at night through CPTED principles.	Promotes safety at night and sense of stewardship
11 Ensuring the CBD is Accessible - CBD Wide (Way-finding, Signage, Streetscape & Public Realm design)		Q-L	Accessibility ensures all people, have access to all places, amenities, goods, services and infrastructure. Accessibility means everyone is catered for. The local economy, particularly local businesses can benefit from City Wide Accessibility Interventions, and the incorporation (where possible of universal access principles) in each intervention.	Accessibility is really important social connector, as it allows all people to meet and congregate within the public realm without limitations and restrictions, particularly to minority groups and vulnerable pedestrians. This ensures we are all socially connected feel part of the QBN community, no matter who we are and where we come from.	Accessibility is also really important to the environment and our connectedness to the natural amenity QBN has to offer. Ensures everyone has access to nature, education and conservation. We want everyone to be a part of QBN's environmental and sustainable aspirations, and for everyone to be feel like that can contribute to making QBN a greener and more sustainable CBD.	QBN has supported minority groups and vulnerable people for some time, it is part of QBN's culture to be inclusive and considerate of minorities. QBN is diverse socially and culturally, accessible interventions are critical for QBN to maintain and strengthen its cultural identity and being celebrated as a place for everyone.







# Monaro St Proposed Structure

## TYPICAL STREET SECTION





MONARO STREET PLAN VIEW





# Project 7 River Loop Walk

## WHAT'S HERE

Priority Project Area #7 comprises of a River Loop. The River Loop Walk extends from the new footbridge to the iconic Queanbeyan Suspension Bridge and encompasses the eastern end of the CBD, Queen Elizabeth II Park and the Caravan Park.

## THE SPATIAL MASTER PLAN VISION

The 2019 Spatial Master Plan Refresh envisions more users and recreational activities around the Queanbeyan River, creating healthier lifestyles and more vibrant community, increasing economic activity in the QBN CBD.

## THE OPPORTUNITY

The advantage of this Project Area is its existing character and recently finished river loop footpath. The most picturesque place in Queanbeyan, requires further intervention to sustain longer visits and more activity. The river loop and interface has many opportunities to build upon. The River is a major destination for Queanbeyan and an important part of Queanbeyan's place narrative. There are strong opportunities here to improve lighting, public art and greening.

## RELEVANT STRATEGIES

The River Loop Project Area, feature all overlapping Place Strategies (excluding paving and multi-culture).

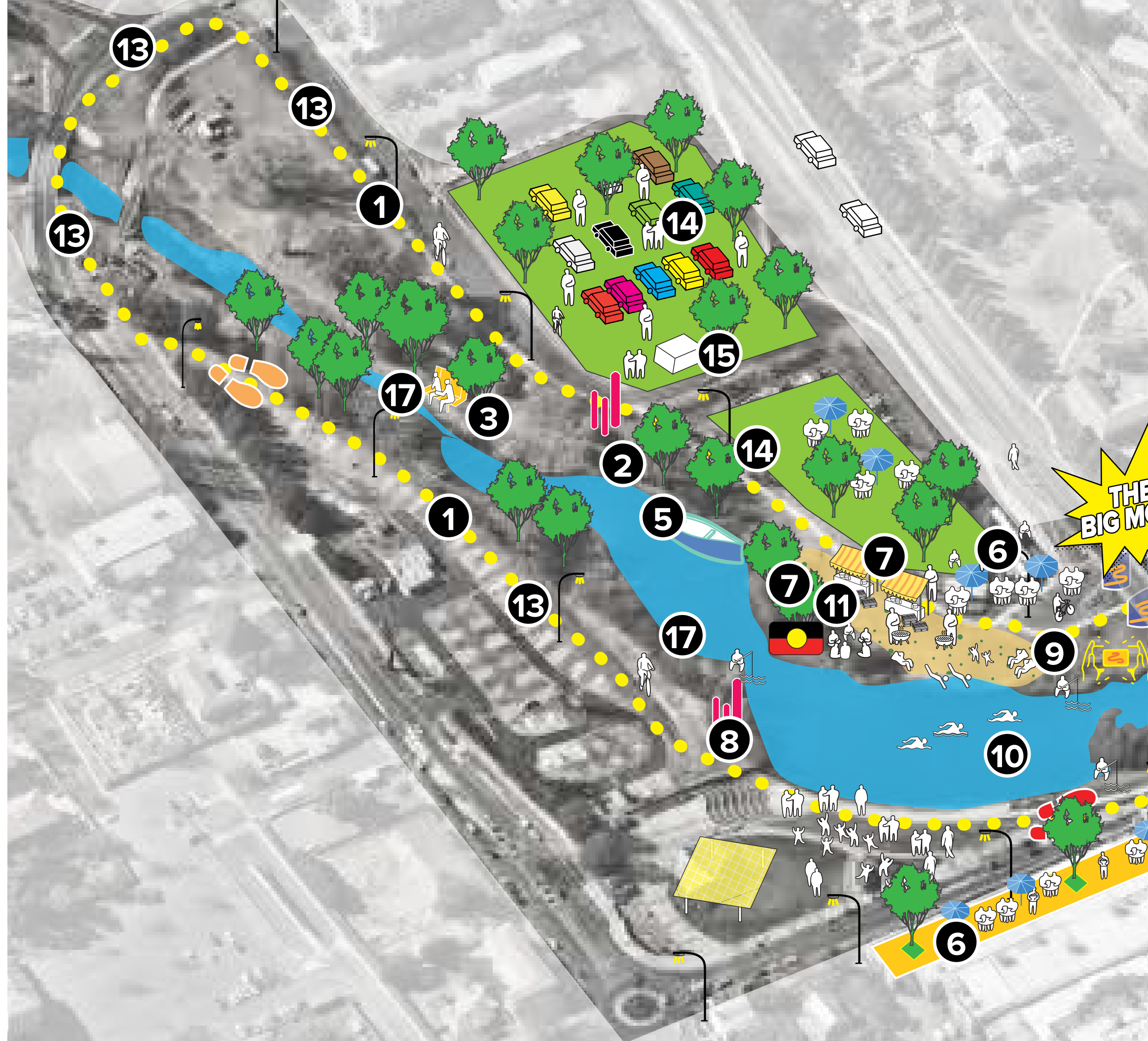




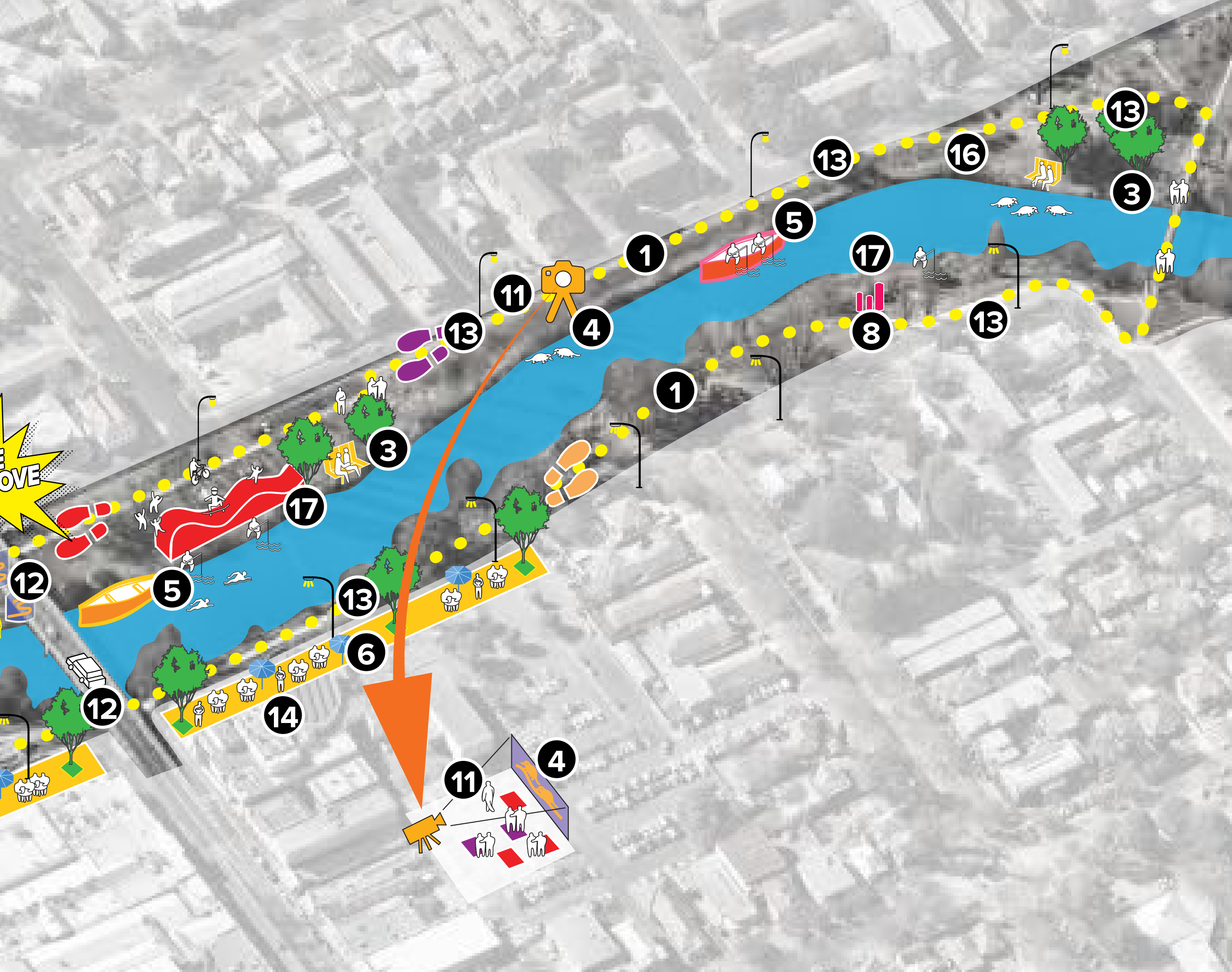




# Place Plan









# Intervention Matrix

## STRATEGY KEY

- Local Legends
- Events
- Arts
- Heritage

- Multicultural
- Lighting
- Micro Climate
- Paving

- Green
- Water

- Q Quick Wins
- M Medium Term Interventions
- L Long Term Interventions

Intervention	Strategy	Timing	Benefits			
			Economic	Social	Environment	Cultural
1 Multi Purpose Recreation Loop		L	The majority of the loop exists and minor supplements/ variations are required to create an event opportunity.	Diversity of path connections encourages use by a wider cross-section of the community (mounded bike trails, runners creating a range of different exercise circuits, etc.	Primary route follows minimal impact route for local flora & fauna. Secondary routes provide more intimate experiences with nature.	-
2 River Explorer Trails		Q	A community asset that will elevate the sense of belonging and pride of place. Economic benefits will result as the place becomes more activated.	Layers of history and culture enrich local connections to place. Integrated into the recreation loop shared with walking, cycling, skating to encourage diversity of users and times of use- increased activation.	Trails and interpretive elements educate community about local ecology. Trails designed to minimise impact on ecology. Art and signage strategy should also incorporate educational signage for ecological communities, platypus and/ or heritage.	Range of trails educate people about the local culture – indigenous, European, and multicultural society of today. Educate and raise awareness of Queanbeyan's rich history.
3 Seating and Rest Stops		Q	Encourages people to stay and play in the public domain – directly resulting in increased average spend.	Increased opportunities for social engagement.	Strategic locations optimise opportunity to engage with natural assets, whilst minimising impact.	The seating and rest elements themselves can be designed as an expression of the local community's history and culture.
4 Remote Platypus Monitoring & Viewing		Q	Creation of a platypus video monitoring system and app viewer could be marketed and will attract national visitors to Queanbeyan.	Limiting the 'view shed' to key locations within the CBD would encourage national visitors with shared interests to gather in shared locations.	Next generation digital stewardship of the platypus that can be achieved remotely to avoid disturbances.	Contributes to the Indigenous Cultural Link.
5 Sculptural Boat Art / Seating - Artist Partnerships		L	Boat sculptures that are also seating increase patronage to Riverbank cafe. Attracts visitors to stop, photograph, post to social media and lengthen their stay.	Creates the opportunity for art partnerships where local artists, schools, RSL, community groups can collaboratively design/ construct a 'boat artwork.'	The "boat artwork" could also incorporate educational signage for ecological communities, platypus and/ or heritage.	Encourages local artists to return and contribute to the creation of a 'boat artwork' featured along the Riverfront. Contributes to, and expands, the Queanbeyan Arts Trail.
6 Riverfront Activation Development Controls		M	Realisation of development controls for public domain and built form increase land values, attract investment and encourage competition. Contributes to the Queanbeyan arrival experience.	Physical activation measures improve safety, interaction and contribute to an 18/7 economy.	Improved lighting on the Riverfront improves perception of safety without unduly impacting on the wellbeing of the nocturnal platypus.	-
7 Bush Tucker & Multicultural Community Produce Garden		M	The Riverbank Cafe would be marketed as an "eat local" icon with the added attraction of local bush tucker. People will be encouraged to eat local offer, learning and sharing from indigenous and wider community.	A monthly event to support the annual Riverfront events that is multi cultural and attracts all ages. Seasonal walk and talk events with Elder Tour guides. Opportunity for additional multicultural benefits - other plantings	Education and stewardship regarding local bush tucker cultivation.	Education regarding local bush tucker cultivation and application in cooking. Culturally binding intervention that has the opportunity to bring many cultures of Queanbeyan together and learn from each other.
8 Flood Event Marker Art		Q	Major flood events would be documented on the bridge and as a sculptural element through the CBD encouraging tourism across the CBD.	-	Raises awareness of local hydrology, climate change and environment.	Raises Queanbeyan's art brand.





9 Queanbeyan Beach & Kayak Launch		Q	Increases visitors and tourists, and potential for Council to directly hire equipment, or tender it out.	Family friendly and free social gathering space. Great social gathering space and new destination for locals and visitors.	Potential environmental impacts (e.g. habitat disturbance) to be well understood, protected against, and potentially incorporated as educational features of the Kayaking experience.	Opportunity to showcase kayak making/ launching techniques.
10 Swimming		Q	Supports a popular recreation activity in the CBD – increased spend in the CBD results.	A family friendly and free social activity.	Increased environmental consciousness in the community (i.e. river health).	A new appreciation of the River as a valuable community asset.
12 Bridge Pylon Art Augmented Reality Stories		M	Contributes to the overall CBD Augmented Reality offer and Queanbeyan Arts Trail; contributing to app downloading and tourism.	Brings like-minded residents and visitors together physically and via a social media platform (app conversation mechanism).	Educational AR experiences could provide knowledge and raise awareness to the ecosystem and sustainability of the Queanbeyan River or provide historical accounts of Queanbeyan. These AR points can be used for educational purposes.	Celebrates the cultural diversity and heroism of Queanbeyan (Local Legends).
13 Riverside Lighting		M	Support night activation / economy.	Increased number of hours the public domain can safely service the community.	Motion sensor Smart LEDs – lighting level increases when movement detected. Reduces energy consumption. Potential impacts on wildlife need to be appropriately managed.	Improved sense of safety in the QBN CBD at night.
14 Events Program & Car Shows		M-L	Supports local economy and place activation of the eastern park.	Keeping events alive and social interaction & strong sense of community within QBN particularly the car scene and local, national car enthusiasts.	Less impact from cars on showgrounds (Aboriginal Significant Site) and QBN Park.	Continuing to keep the event culture of QBN alive with an alternative location. Providing more gathering spaces for cultural events.
15 Storage for Events		Q	Providing council owned storage for big events, for marquees, speakers, lighting, PA systems, furniture etc. So that council, and private community groups can have access to these necessities, improving event productivity and efficiency in management. Saves time and money.	Assist in the creation of social activities and events.	-	Allows the event scene in QBN East to thrive and attract potential events, especially with on-site storage and secured equipment.
16 Platypus Viewing Platform		M	A Platypus Viewing Deck will attract national visitors to Queanbeyan.	Would encourage national visitors with shared interests to gather in shared locations.	Next generation stewardship of the platypus that can be achieved, can also be used for habitat monitoring and education / conservation and breeding.	Celebrates local flora and fauna, becomes part of QBN's identity.
17 Series of Riverbank Jetty's / Pontoons		M	Will attract visitors to Queanbeyan and the foreshore, and encourage activities like fishing and picnicking. The local businesses will benefit from increased user activity for the river foreshore area.	A new social gathering space for people picnicking, families, people fishing and hanging out by the river.	There is the opportunity to introduce an en extended program involving traditional indigenous fishing education as well as education on fishing, habitat conservation and information on local wildlife.	Will become part of Queanbeyan's identity and create more of a destination for people working locally, to spend more time by the river.
18 Ensuring the CBD is Accessible - CBD Wide (Way finding, Signage, Streetscape & Public Realm design)		Q-L	Accessibility ensures all people, have access to all places, amenities, goods, services and infrastructure. Accessibility means everyone is catered for. The local economy, particularly local businesses can benefit from City Wide Accessibility Interventions, and the incorporation (where possible of universal access principles) in each intervention.	Accessibility is really important social connector, as it allows all people to meet and congregate within the public realm without limitations and restrictions, particularly to minority groups and vulnerable pedestrians. This ensures we are all socially connected feel part of the QBN community, no matter who we are and where we come from.	Accessibility is also really important to the environment and our connectedness to the natural amenity QBN has to offer. Ensures everyone has access to nature, education and conservation. We want everyone to be a part of QBN's environmental and sustainable aspirations, and for everyone to be feel like that can contribute to making QBN a greener and more sustainable CBD.	QBN has supported minority groups and vulnerable people for some time, it is part of QBN's culture to be inclusive and considerate of minorities. QBN is diverse socially and culturally, accessible interventions are critical for QBN to maintain and strengthen its cultural identity and being celebrated as a place for everyone.



66

Put into practice, place making seeks to:

- Build or improve public space,
- Spark public discourse,
- Create beauty and delight,
- Engender civic pride,
- Connect neighbourhoods,
- Support community health and safety,
- Grow social justice,
- Catalyse economic development,
- Promote environmental sustainability,  
and of course
- Nurture an authentic 'sense of place.'

The list could go on..

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SUSAN SILBERBERG



# Implementation



# Place to Policy

Implementation of this Place Plan is reliant upon Government leadership, private developers, local and national partnerships, grass roots community action and changes to policy.

The primary purpose of the Place Plan is to provide a framework and design brief for all collaborators. However, we also provide a high level overview of policy consideration and/ or amendments that are recommended to facilitate the realisation of the Place Drivers.

This section outlines policy recommendations applying to Land Use and Development Controls including the LSPS, LEP, DCP, RMS standards, contributions plans and policies.

Council will determine the appropriate mechanism for the control. This document generally lists the proposed controls in order of priority to assist in allocation.

Policy and Licensing is also addressed in order to facilitate the outcomes, particularly in relation to events, that are outlined within this Place Plan.

## DISCUSSION

It is important to future- proof Queanbeyan's CBD, assuming organic maturation over a number of years. To this end, it is important for the planning policies to allow flexibility.

Preferred land uses such as cafés and other active uses may not be viable in all priority areas on day one of redevelopment. However, land use zoning or short term market viability should not limit the ultimate vision for the Queanbeyan CBD. Similarly, the ultimate vision should not result in short term vacancies or impracticable land use requirements.

## PROPOSAL

A Sunset Clause should be provided that restricts land uses in critical activation areas after a certain amount of time has passed or after a threshold/ trigger is reached such as population or infrastructure delivery.

This could allow surface parking or ground floor residential/ office to occur for the next 10 years but restrict it after that; once basement car parking and a cafe culture is viable.

## DISCUSSION

Development incentives are required in the QBN CBD. Private developers will be required to assist in the delivery of many public realm improvements and interventions.

All development uplift should be matched by a public benefit offering that adds value to the development and the CBD.

Consider the yield/productivity of public benefits as a factor in calculating the appropriate development concessions to offer in exchange.

## PROPOSAL

A statutory document, including a locational map, should identify a number of critical public benefits to be delivered as part of future redevelopments. This could include infrastructure upgrades, open space, additional streets, lanes, public realm embellishments, curated art strategy or events program.

For example if planting mature trees along a street adds value to properties along that street, this should factor favourably into concessions allowed. Conversely if a public benefit does not actually deliver much value to surrounding properties, it could be considered worthy of less concessions.

This would deliver a double dividend to the community: more rateable property (through development concessions), and more valuable property from the public benefit. The value of various public benefits proposed could be drawn from precedents.

Design quality could also be a factor, reflecting that density is not the only predictor of value, and also guarding against undesirable higher density outcomes in the CBD.

The map would also identify development sites that would be given development uplift or relaxation of baseline development controls equivalent to the value of the public benefit plus reasonable incentives.

This document and map facilitates this exchange as a transparent initiative whereby the community understand the base development height, maximum uplift height and their community benefit.

A DCP or Clause 4.6 of an LEP could address this proposed control. A similar approach was taken in the Canada Bay Council LEP for Rhodes East in 2017.



## DISCUSSION

In order to attract, retain and establish a unique market offering for creative start ups and emerging artists; Queanbeyan needs to provide affordable housing for creatives and key workers.

In considering affordable housing, consider loosening restrictions or requirements that are unproductive.

## PROPOSAL

Residential code leniencies are required to attract investment into a Creative Affordable Housing Crisis Response. Similar to Build To Rent models or the Nightingale Model (affordable, communal housing); relaxations on the Apartment Design Guide are necessary to provide affordable housing to community members contributing to the creative culture.

This model must be accompanied by criteria for establishing genuine candidates.

Relaxations might include communal kitchens, workspaces and smaller (but safe) habitable areas. However, it is understood that ground level residences would remain prohibited due to flood safety issues and be non- negotiable.

A typical example is minimum parking requirements. They can add \$10,000 to \$50,000 cost per dwelling depending on their format and location, whether they are desired by residents or not.

To safeguard quality, invest in more effective substitutes (cycle parking, public transport) which can also address other identified objectives (such as modal shift).

## DISCUSSION

Queanbeyan CBD would benefit from friendly competition that would force retail, food and beverage and office owners to lift their game.

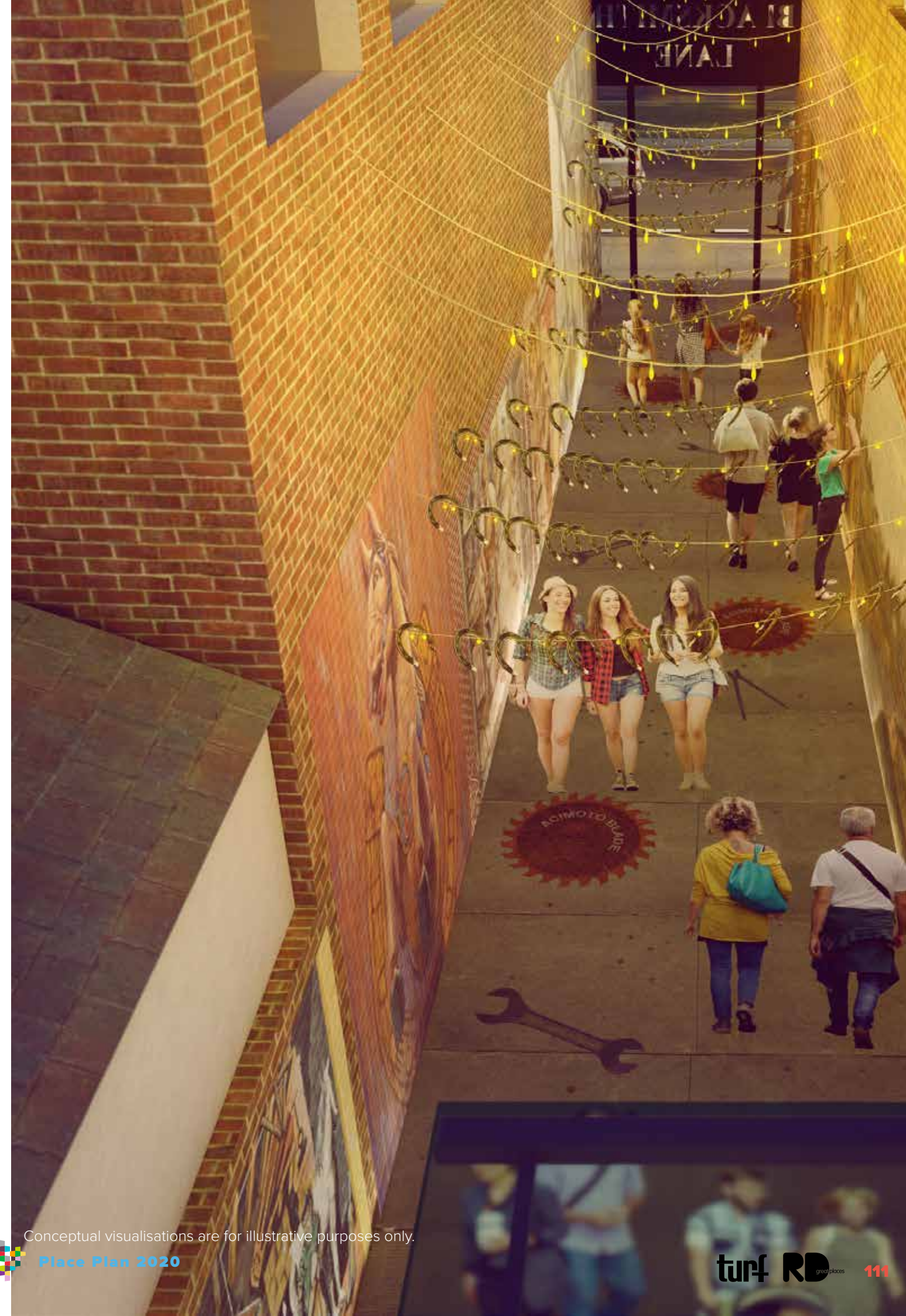
## PROPOSAL

It is proposed that Queanbeyan establish a Chamber of Commerce or equivalent to establish guidelines, standards and collaborate to improve the economic positioning and brand of the CBD.

## PROPOSAL

Building on the above proposal, it is recommended that an Outdoor Dining Agreement is established as a requirement that may include items such as:

- **Minimum number of outdoor tables and chairs**
- **Fabric serviettes**
- **Silver cutlery**
- **Evening lighting strategy**
- **Umbrella shade structure guidance**
- **Planting guidance**
- **Active Frontage Control**
- **River front Activation Development Controls**
- **CBD Place Plan Exemption/ Relaxation- traffic management plans etc.**



Conceptual visualisations are for illustrative purposes only.



# Place to Policy

## ACTIVATED FRONTAGES

### DISCUSSION

This Place Plan will inspire redevelopment and investment. It is critical that redevelopment is guided to provide a sliding scale of built form activation to the street frontage.

Active Frontage Controls apply to all land uses. As an example, commercial ground floor can and should have active frontages in key areas where aspirational vibrant retail shopfronts are not viable currently and/ or into the future.

### PROPOSAL

A CBD Active Frontage Plan should allocate Active, Friendly and Mixed Frontages with corresponding controls similar to the following items.

An additional layer of activation controls should be applied to the River front in order to emphasise the responsibility that these buildings (and the immediate public domain) have to public activation and the Queanbeyan brand and entry experience.

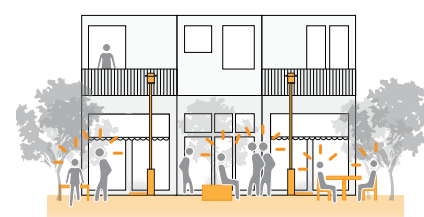
River front activation controls may include, but not be limited to:

- **Building transparency and permeability requirements**
- **Facade design excellence requirements (at and above ground floor)**
- **Outdoor areas/ public address and engagement above ground**
- **Regular events calendar including facade projections, art and activities**
- **High standard and consistent approach to the public realm treatment within public front setbacks**
- **Access and service limitations**

### ACTIVE

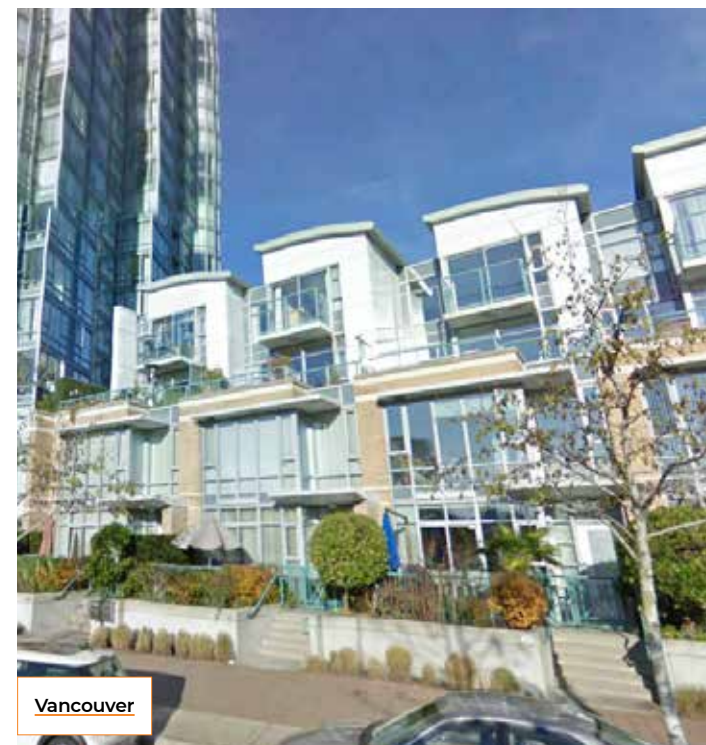


Miami Design District



- **Small units with many doors (approximately 15-20 doors per 100m)**
- **Uses are highly varied and include shops, cafés, bars, fruit/ veg markets and community centres focused around the Station, Bella Vista Beach, Town Park, Main Street and primary desire lines like the Green Walk**
- **Visual richness in facade details to engage the pedestrian**
- **Primarily vertical facade articulation**
- **Ins and outs (horizontal and vertical articulation of facades)**
- **Vehicle access and servicing zones prohibited**
- **Integrate signage with unit design**

### FRIENDLY



Vancouver

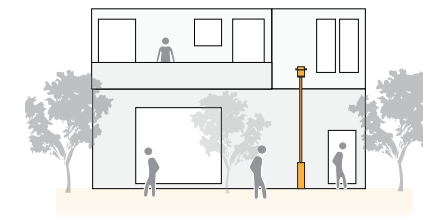


- **Relatively small units (approximately 10-14 doors per 100m)**
- **Predominantly allocated to the Central Boulevard and riparian frontage for the purpose of activation and surveillance**
- **A less varied and concentrated mix of uses than 'active facades' and including visually dynamic facades for residential lobbies, communal gyms, open spaces, laundromats and innovative uses such as boutique shared workspaces for artists, or small business hotdesk collaboratives spaces.**
- **Few blind and passive units**
- **Facade relief**
- **Limited vehicle access and servicing via tight, recessed openings**
- **Integrate signage with unit design**

### MIXED



Caixa Forum, Madrid



- **Large and small units (approximately 6-10 per 100m)**
- **Some blank walls and passive units embellished with facade art or greenery**
- **Modest facade relief**
- **Vehicle access and servicing permitted and mixed in with large footprint active uses such as workshops, design studios and exhibition space**
- **Integrate signage with unit design**



## BUILT FORM

### CONTINUED PROPOSAL

Not all built form delivers the same productivity outcomes, obviously, but also different built form at the same density can deliver different outcomes. Look to relevant precedents to focus on productive built form – with typologies filtered or adjusted to ensure they are true to the desired character.

Similarly, recognise that desirable built form outcomes are not delivered in a vacuum. What other elements, especially in the public realm, can improve chances of an appealing and productive built form outcome?

## HEIGHT & SETBACKS

### DISCUSSION

We understand that there is a disconnect between the Queanbeyan community's expectations of development extent (height and setbacks) within the CBD and development footprint viability.

We understand the community's desire to keep the green character.

### PROPOSAL

Where a developer can demonstrate an improved development, and open space or public benefit outcome, the developer can build into setback zones but must:

- *Reallocate the setback open space to a single consolidated open space that contributes to the public realm, or*
- *Demonstrate landscape replacement strategy in the form of vertical greenery and/ or podium or rooftop green space, and*
- *Adhere to the floorspace limitations even if that means not achieving the upper limit height*

## MATERIALITY & PLACE PALETTE

### DISCUSSION

The public realm interventions within this document are integral to the ability to reach Queanbeyan CBD's goals and deliver the Place Drivers.

### PROPOSAL

The public realm palette (hardscape and landscape) proposed within this Place Plan should be adopted.



# Place to Policy

## RMS ROAD - MONARO STREET

### DISCUSSION

In order to activate the entirety of the CBD, we must improve the pedestrian environment and encourage people to walk further. The Crawford Street intersections at the corner of Monaro and Morisset Streets are critical north/ south connections as well as key to the success of Crawford Street as an active, fine grain eat street.

### PROPOSAL

Consistent with Movement and Place principles, explore coordination of signals to enable improved pedestrian experiences at the intersections along Monaro Street including but not limited to:

- ***A full scramble crossing***
- ***Raised threshold intersection treatment***
- ***Verge bulb- outs***
- ***Increased pedestrian crossing time***

## MONARO STREET BRIDGE

### DISCUSSION

Community, residents and investors need to see a demonstration that the CBD is changing and that economic revitalisation is underway. A large part of this is re-branding and increasing Pride of Place. The main entry into the CBD is via Monaro Street Bridge. This Bridge is also highly visible from the key open space of Queen Elizabeth II Park.

### PROPOSAL

Attach light weight greenery to the external faces of the Monaro Street Bridge. Structure, species and extent will not impact on RMS operations or maintenance.

## POLICY AND LICENSING

### DISCUSSION

In order to accelerate and encourage redevelopment and activation/ intervention leadership; all planning and operational controls need to be simplified and/ or removed within the CBD to facilitate and encourage land owner, business owner and developer- led events.

### PROPOSAL

Where a CBD 'Project' or Place Intervention has been specified, the proponent would receive exemption, expedition and/ or relaxation of requirements such as traffic management plans, licenses and the like.

Analyse planning requirements, especially those that can be waived, to understand which offer least benefit to Council's fiscal position. Focus on renouncing these on a case by case basis, particularly where they are rendered unnecessary or incompatible with the place intervention proposed by the Place Plan.

## CAR PARKING & ADAPTIVE REUSE

### DISCUSSION

We understand Queanbeyan's current commitment to retain free parking within the CBD. It is also acknowledged that there is significant surface parking in the CBD that would have a higher value as an alternative land use.

### PROPOSAL

Promote the redevelopment of car parks as mixed use developments encompassing the existing amount of parking and/ or as public open space accompanied by a modal shift strategy or car parking replacement allocated in close proximity.

Free parking is driven by political forces. Ideally, you'd recognise the opportunity cost of providing free surface parking in place of a more productive land use... and what the resultant Council revenue could be used for.

The argument isn't whether or not to have free parking, it is to have free parking or enjoy more revenue to invest in services for the community. This would start with a demonstration based on precedent and local revenue projections, then finding a pilot site (less "essential" parking) and progressing from there.





Conceptual visualisations are for illustrative purposes only.

Queenbeyan CBD



Place Plan 2020

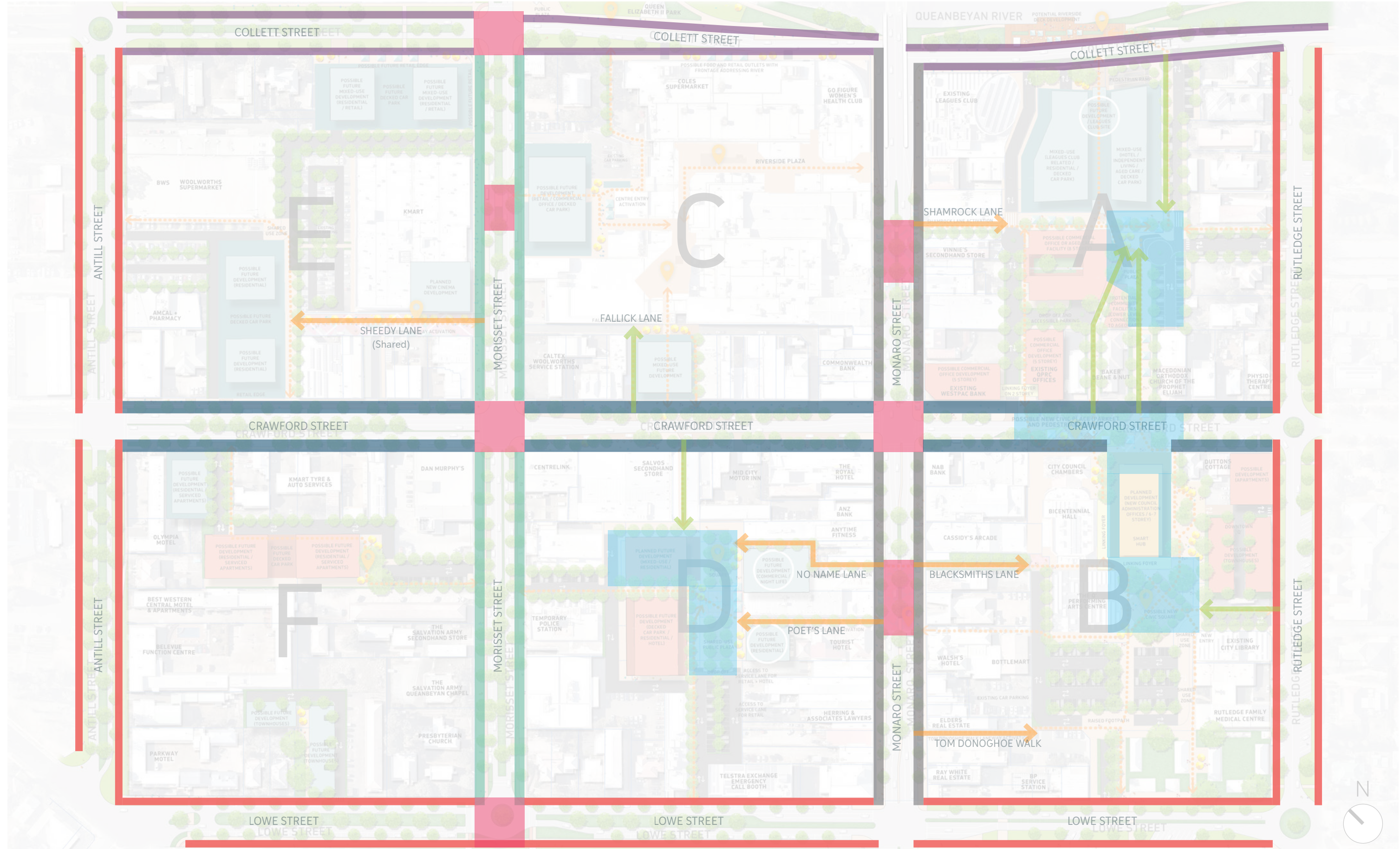
turf RD gr. of places 115



# Paving Plan

## PAVEMENT STRATEGY KEY






- Monaro Street
- Morisset Street
- Crawford Street
- Collett Street
- Secondary Street
- Shared Laneway
- Special Laneway
- Thresholds & Intersections
- Destination Places



\*Note: laneway pavements extend into intersecting streets as shown








# Paving Kit






Street	Image	Material	Finish	Dimension	Layout / Pattern / Coursing	Additional Info.
Monaro St		<p>Charcoal stone unit paving with in-situ concrete banding.</p> <p>Stenciled reliefs and bronze inserts in concrete</p> <p>Retention/re-use of existing dark unit paving (with red banding/header courses removed) Up-cycling of existing pavement reduces cost and material wastage.</p>	<p>Stone: Flamed (to match existing)</p> <p>Concrete: Lightly honed</p>	<p>Stone: Variable sizes (to match existing)</p> <p>Concrete: Banding thickness to replace existing red.</p>	<p>Stretcher bond unit paving (to match existing).</p> <p>Concrete banding to replace existing red paving bands, and the middle course of each dark segment (there are 13 courses between red bands, so the 7th course to be replaced with concrete). As a result, banding interval will be halved for stronger visual effect (double the current banding)</p> <p>Replace red header course to edges with charcoal stone.</p>	<p>Stenciled reliefs and bronze inserts in concrete tell the <b>story of Queanbeyan</b> (historical information, key dates, events, imagery).</p> <p>Chronological order down street, starting from river (allowing the story to extend further over time)</p>
Morisset St		<p>In situ Concrete Paving, with local stone aggregate</p> <p>Stenciled reliefs and bronze inserts in concrete</p>	<p>Honed to expose aggregate</p>	<p>In situ concrete paving intervals to engineers specification.</p>	<p>Feature paving elements at approx 10m intervals to full length of street between Lowe St and Collett St intersections</p>	<p>Stenciled reliefs and bronze inserts in concrete tell the story of the land (integrate native fauna footprints, local endemic plants &amp; Indigenous people's history prior to establishment of QBN).</p>
		<p>Bronze creatures embedded into concrete</p>	<p>Polished</p>	<p>Variable (10-30cm)</p> <p>Elements no larger than a footprint (to remove slip risk)</p>	<p>Feature paving elements at approx 10m intervals to full length of street between Lowe St and Collett St intersections</p>	<p>-</p>
Crawford St 'Lifestyle Precinct'		<p>Natural stone to match existing unit pavers.</p> <p>Suggested (pending colour testing): Sam the Paving Man Grey: Sesame Grey (or equal) White: Samson White (or equal)</p>	<p>Bush Hammered</p>	<p>Match Existing</p>	<p>To match existing pattern</p>	<p>Eat Street (Crawford Street) pavement to match existing pavement treatment along Crawford St (pattern &amp; colour), but is a harder wearing material to reduce maintenance and increase longevity.</p>
Collett St		<p>Match existing</p>	<p>To match existing finish</p>	<p>To match existing dimension</p>	<p>To match existing pattern</p>	<p>Retain and continue paving pattern established by new park works. Reflect this in any new works opposite side of street.</p>



# Paving Kit

Street	Image	Material	Finish	Dimension	Layout / Pattern / Coursing	Additional Info.
<b>Secondary Street</b> Lowe Street, Rutledge Street & Antill Street		In-situ Concrete Paving	Brushed finish  Brush after tooling for consistent finish from edge to edge	Increase path width to 2m wherever possible (to allow two pairs of people to comfortably pass each other)	-	-
<b>Laneway - shared &amp; pedestrian</b> Future shared & other areas		Hard wearing natural stone. Colour to match existing unit pavers on Crawford St.  Suggested (pending colour testing): Sam the Paving Man Grey: Sesame Grey (or equal) White: Samson White (or equal)	A range of finishes in a random mix gives texture to the ground plane: - Bush Hammered (80%) - Exfoliated (20%)	150mm x 300mm  Varies. Thickness must be appropriate to loading (pedestrian / vehicular).	Random mix of colours & finishes in offset stretcher bond pattern perpendicular to path of travel (as pictured)	The unit paver size should predominantly be smaller than major streets to establish hierarchy.  Alternative site-specific proposals for laneways will be assessed for their design merit in the context of new development, but must as a minimum be of equal hardness and low maintenance.
<b>Special Laneway (Shared)</b> Sheedy Laneway		Asphalt paving, with white concrete stars and bronze inserts.  White aggregate and cement to achieve white stars.	Concrete: Zero to minimal aggregate exposure.  Hand prints pressed into the stars	Stars 600x600mm dimension	Stars located randomly in a 600mm x 600mm grid matrix.	'Stars' considered for the walk of fame are specific to the performing arts industry and have a meaningful connection with the city.
<b>Special Laneway</b> No Name Lane, Poets Lane		'Hamlet' brick paver.  Austral Bricks Primary Colour: Blue Banding Colour: Sepia	-	230x76x65mm	Stretcher bond - long edge aligned with path of travel (as pictured)  Banding: Double row, stack bonded, long edge perpendicular to path of travel.	Combination of brick colours and pattern inspired by the Royal Hotel facade.
<b>Special Laneway</b> Tom Donoghoe Walk		In-situ concrete (refurbish existing)	Scoring of segments in random directions (as pictured)	Cut 100mm x 300-600mm segments into the concrete paving. Long edge aligned with path of travel.	New segments to achieve min 20% permeability of ground plane	Ensure accessible path of travel retained when cutting into pavement (focus cutting to edges).



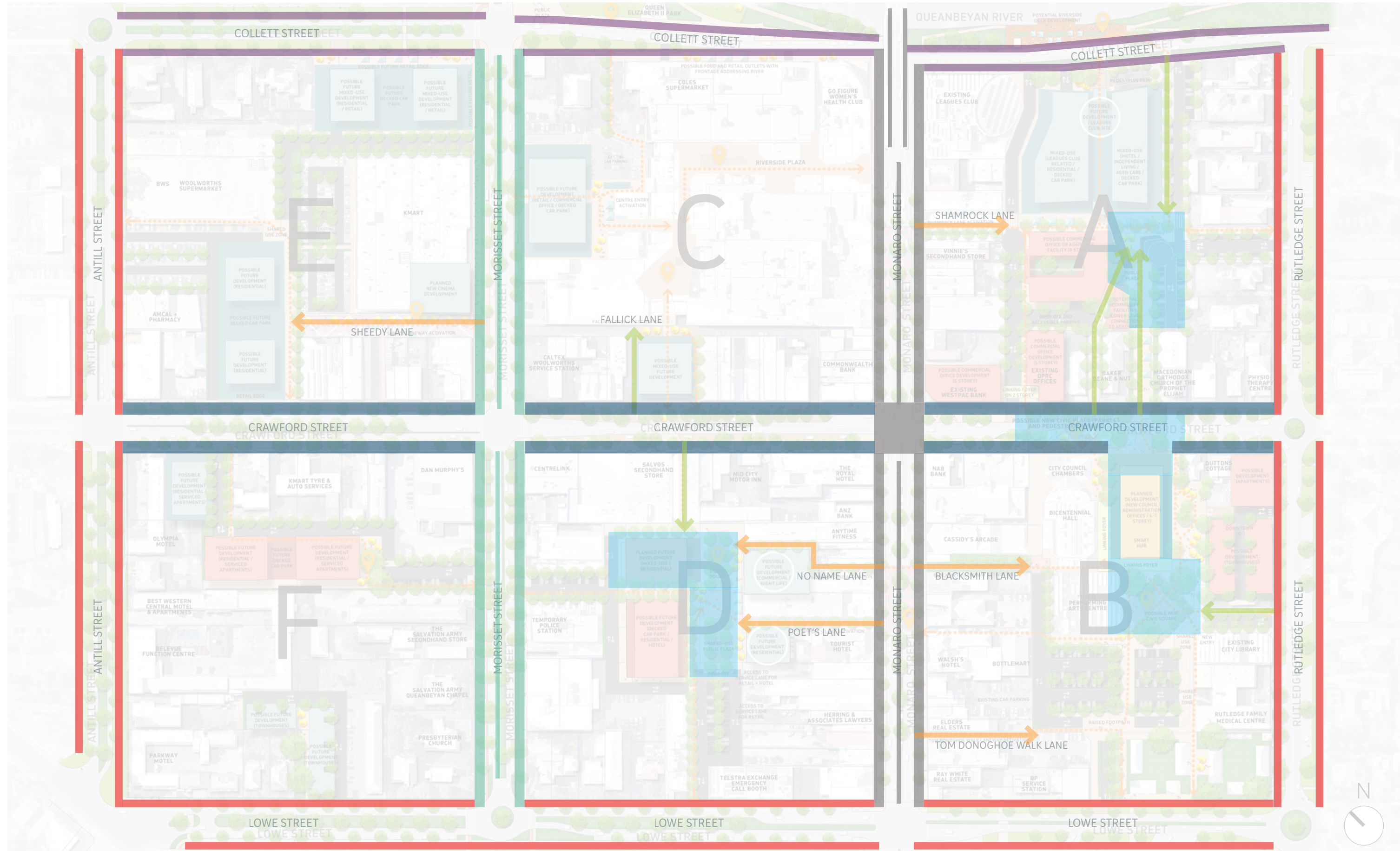
Street	Image	Material	Finish	Dimension	Layout / Pattern / Coursing	Additional Info.
Special Laneway Blacksmiths Lane		In-situ concrete paving, with steel tools for forging metal and information plaques embedded flush with the surface (as pictured).	Honed to expose aggregate	In-situ concrete paving intervals to engineers specification.	One embedded element on average every 3m, randomly located for informal outcome.	-
Special Laneway Shamrock Lane		Retain existing	-	-	-	This laneway is considered a legacy lane, and is to be retained.
Thresholds & Intersections Monaro, Morisset, & Crawford St		SHORT-TERM  Painting	Hard wearing paint finish diversity of colours/ patterns for visual effect.	-	Varies	Scrambling intersection & threshold treatments to slow traffic and increase pedestrian priority.
		LONG-TERM  Hard wearing natural stone. Colour to match existing unit pavers on Crawford St.  Suggested (pending colour testing): Sam the Paving Man Grey: Sesame Grey (or equal) White: Samson White (or equal)	A range of finishes assists with traffic calming and adds texture to the ground plane: - Bush Hammered - Exfoliated - Split (where appropriate)  Split paving used where there is not a pedestrian desire line across road.	100mm x 100mm setts  Thickness appropriate to vehicular loading.	Offset stretcher bond pattern. Coursing perpendicular to roadway movement direction	-
Destination Places e.g. Creative Hub, HQ, Leagues Club		Hard wearing natural stone. Colour to match existing unit pavers on Crawford St.  Suggested (pending colour testing): Sam the Paving Man Grey: Sesame Grey (or equal) White: Samson White (or equal)	A range of finishes gives texture to the ground plane: - Bush Hammered - Exfoliated - Sand Blasted - Split (where appropriate)	Varies. Larger format than laneways. 300-600mm units.  Thickness must be appropriate to loading (pedestrian / vehicular).	Unique site-specific paver shape/pattern to be developed (example pictured).	Alternative site-specific proposals for destination places will be assessed for their design merit in the context of new development, but must as a minimum be of equal hardness and low maintenance.  The Crawford Street Shared Zone pavement will be consistent with the HQ forecourt pavement. The pavement is suitable for vehicular travel.



# Lighting Plan

## LIGHTING STRATEGY KEY






- Monaro Street
- Morisset Street
- Crawford Street
- Collett Street
- Secondary Street
- Shared Laneway
- Special Laneway
- Destination Places



\*Note: laneway pavements extend into intersecting streets as shown









# Lighting Kit





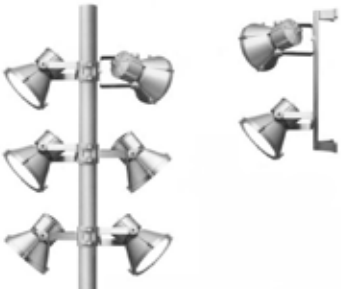
Street	Image	Lighting Type	Location	Dimension / Setout	Additional Info.
Monaro St		<p>Multifunction light pole.</p> <p>Pole to include:</p> <ul style="list-style-type: none"> <li>- Vehicle light arm</li> <li>- Pedestrian lighting</li> <li>- Banner arm (for CBD event promotions)</li> <li>- Traffic lanterns attached</li> <li>- Street signage attached</li> <li>- Flower pot ring</li> <li>- Bike rack / litter bin at base (alternating)</li> </ul>	- Back of kerb	As required to meet lighting standards	<p>Potential additional features:</p> <ul style="list-style-type: none"> <li>- Weather station</li> <li>- Smart lighting</li> <li>- Public WiFi</li> <li>- 5G Multipod</li> <li>- EV charging</li> <li>- Solar powered</li> <li>- CCTV</li> <li>- Smart vehicle parking</li> </ul> <p><a href="https://multipole.com.au/">https://multipole.com.au/</a> (or equal)</p>
		Fairy lights in understorey planting and tree canopies	<ul style="list-style-type: none"> <li>- Central median</li> <li>- Bridge balustrade (attached to outside within new planters to minimise tampering)</li> </ul>	A continuous 'constellation' of lights.	Option to embed 'fairy lights' in paving to create a seamless stream. The Monaro St / Crawford St intersection to be a field of lights in paving (celebrating the intersection of these main streets)
Morisset St		<p>Multifunction light pole.</p> <p>Pole to include:</p> <ul style="list-style-type: none"> <li>- Vehicle light arm</li> <li>- Pedestrian lighting</li> <li>- Banner arm (for CBD event promotions)</li> <li>- Traffic lanterns attached</li> <li>- Street signage attached</li> <li>- Flower pot ring</li> <li>- Bike rack / litter bin at base (alternating)</li> </ul>	Back of kerb	As required to meet lighting standards	<p>Potential additional features:</p> <ul style="list-style-type: none"> <li>- Weather station</li> <li>- Smart lighting</li> <li>- Public WiFi</li> <li>- 5G Multipod</li> <li>- EV charging</li> <li>- Solar powered</li> <li>- CCTV</li> <li>- Smart vehicle parking</li> </ul> <p><a href="https://multipole.com.au/">https://multipole.com.au/</a> (or equal)</p>
		Eclectic lighting art feature in the central median, including multicoloured LED uplighting to tree canopies	Central median	<p>Continuous along street between Lowe St and Collett St.</p> <p>Includes multicoloured LED under each tree canopy (additional trees to be planted wherever possible to maximise street greening, and concrete medians replaced with planting)</p>	Uplights concealed from view within new median understorey planting
Crawford St 'Lifestyle Precinct'		<p>Vicpole Non Standard Tapered Round column and Gerard Oblic luminaire.</p> <p>Also, Fairy lighting to the vegetation as per Monaro St.</p>	Back of kerb	Consistent with existing	<a href="http://www.vicpole.com.au/">http://www.vicpole.com.au/</a>



# Lighting Kit

Street	Image	Lighting Type	Location	Dimension / Setout	Additional Info.
Collett St		To match existing (installed with park upgrade)	- Back of kerb (street lighting) - Within parkland (multi-luminaire pole)	-	Smart lighting along the river bank will minimise disturbance to wildlife, whilst improving passive surveillance and safety outcomes for pedestrians.
Secondary Street Lowe Street, Rutledge Street & Antill Street		To match existing	- Back of kerb (street lighting)	-	-
Laneway - shared & pedestrian Future shared & other areas		Post top lighting or wall mounted  Contemporary, minimalist design allows for application in all built form and public domain contexts.  (Bega lighting products pictured)	Varies	-	The range of lane widths and built form interfaces throughout the CBD will require site-specific lighting design/selection.  Wall mounted light installations are most commonly used for laneways or narrow streets for both street and pedestrian lighting where poles cannot be installed and to reduce clutter.  Application of wall mounted luminaires should consider the urban design impact on the streetscape and mounting surface (including heritage considerations)  Alternative site-specific proposals for laneways will be assessed for their design merit in the context of new development, but must as a minimum be of equal hardness and low maintenance.
Special Laneway Sheedy Laneway		Festoon lights	Overhead (full width of lane).	Festoon lights arranged in a wave of smaller lights in squares, framed with larger festoons to the edge, subtly referencing movie film. 	
Special Laneway No Name Lane		Neon lighting	Gateways: Entry signage "No Name Lane" across lane at both ends.  Walls: assortment of playful neon signs along length of lane.	At the start and end of the laneway, overhead.	



Street	Image	Lighting Type	Location	Dimension / Setout	Additional Info.
Special Laneway Poets Lane		Lantern.  Warm white LED lighting, reminiscent of gas street lamps of yesteryear.	Wall mounted	-	Lantern to be vandal resistant, appropriate to public domain context.
Special Laneway Tom Donoghoe Walk		Upgrade existing wall lighting with more contemporary fittings. Large glass balls combine with wall wash LEDs to illuminate the facade greenery and ground plane.	-	-	-
Special Laneway Blacksmiths Lane		Catenary lighting (integrated with suspended horseshoe art element).  Narrow angle spotlights also integrated into catenary wires, located above feature elements in paving to highlight.  Dim Wall Wash (highlighting wall artwork).	-	-	-
Special Laneway Shamrock Lane		Retain existing post top lighting.	Centrally aligned in lane.	-	-
Destination Places e.g. Creative Hub, HQ, Leagues Club		Multi-luminaire lighting (post top and/or wall mounted) provides maximum flexibility in area illumination.  Bespoke feature lighting embedded in paving is also appropriate at destination places (design to be coordinated with adjacent major development works).	Varies	-	Alternative site-specific proposals for destination places will be assessed for their design merit in the context of new development, but must as a minimum be of equal hardiness and low maintenance.



# Future-Proofing

Beyond the scope of this Place Plan, focusing on the Priority Projects identified within the Spatial Master Plan Refresh; there needs to be wider application of the principles behind the Place Plan interventions. As QBN CBD successfully matures, the CBD needs to be future-proofed for these principles to expand across the broader area.

This section provides a framework for consideration relating to the:

- *Holistic and complimentary identities of the street and laneway connections; and*
- *Open space strategy to accommodate increased visitation, activations and population growth over time.*

The range of north/south connections through CBD need to each offer something unique to the city.

## POTENTIAL THEMES TO EXPLORE

- Local Indigenous History
- Local Flora and Fauna
- Local Heritage
- Local Sporting Culture
- Local Artists
- Any others?

## EXPERIENTIAL

- Width of streets/lanes
- Access to sunlight
- Seasonal variation
- Day / Night

## KEY LAYERS

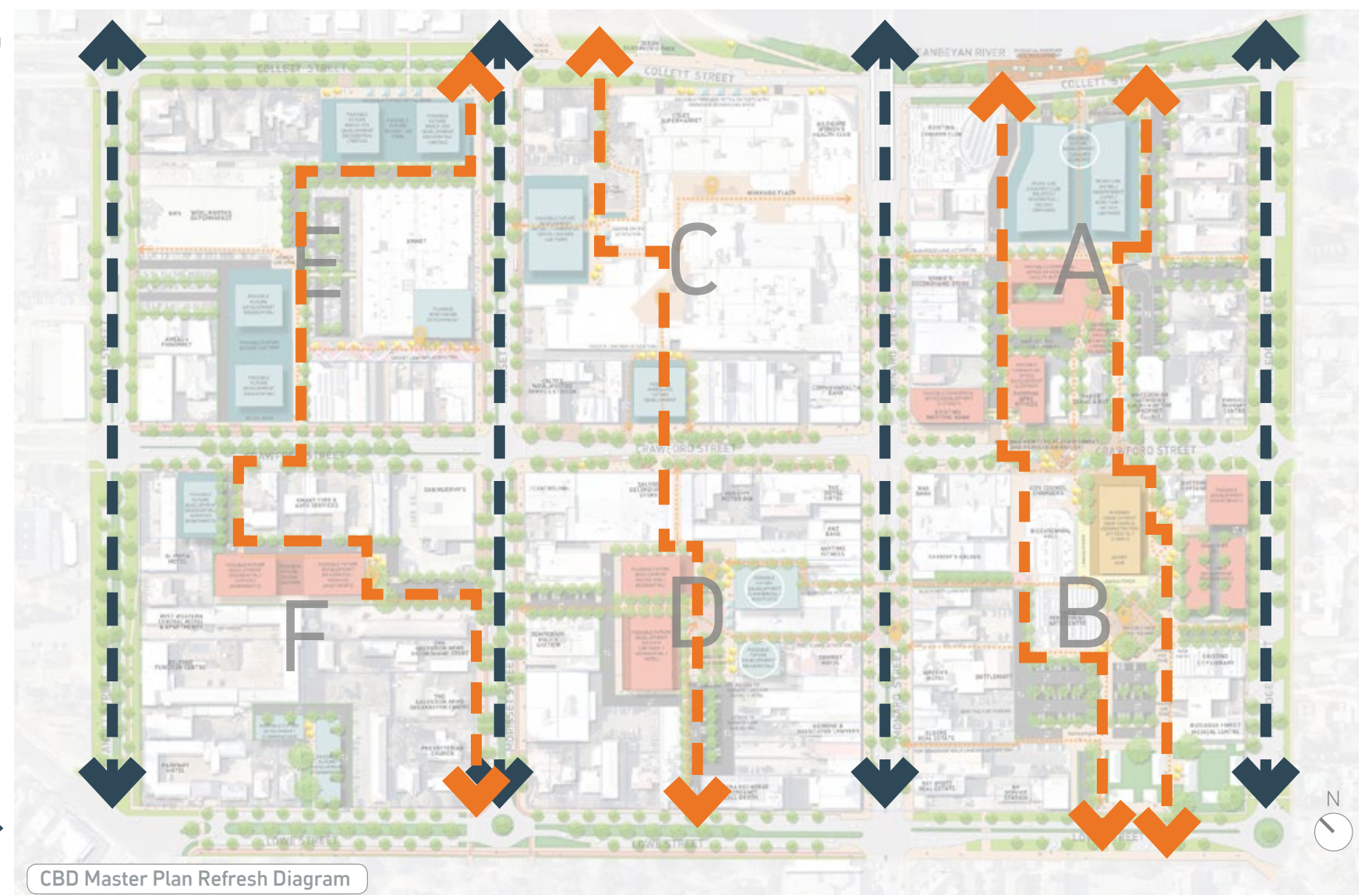
- Tree canopy
- Understorey
- Ground Plane (Paving/Lawn)
- Street Furniture
- Water
- Art / Activation



STREETS



LANES / PEDESTRIAN WALKS



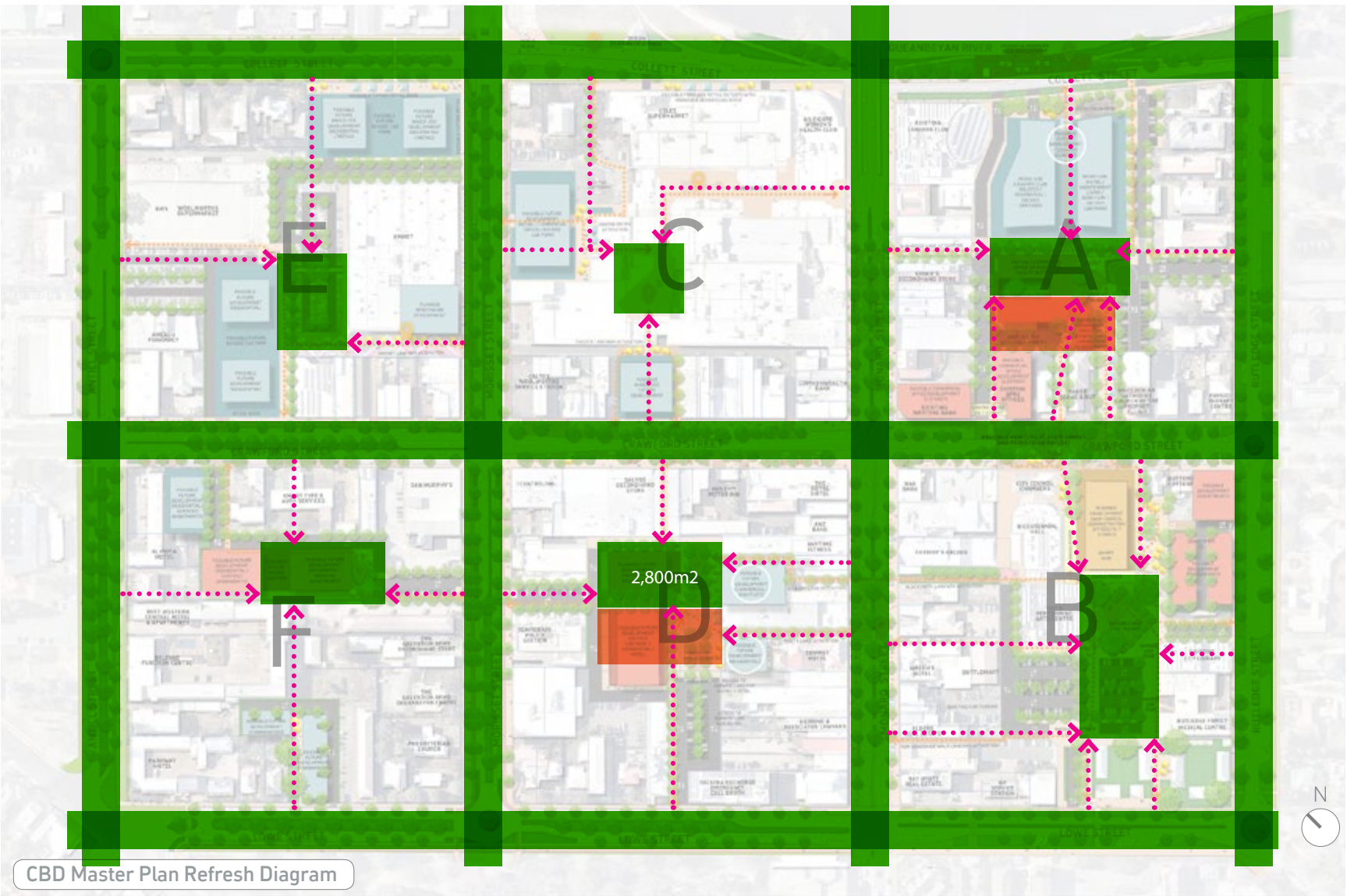


The CBD is bookended by the significant green spaces of showground to the south and river to the north.

What opportunities are there for creating a green destination for each city block?

PRINCIPLES

- Bring green space & water to the CBD doorsteps
- Even distribution & hierarchy of spaces
- Maximise visibility / direct connection to green spaces from adjacent streets
- A well-proportioned green heart for each block
- Maximise solar access (may require tweaking of building footprints where ownership allows)





## OPEN SPACE BENCHMARKING

An important part of the Place Plan process was to understand the QBN CBD's Point of Difference, other centres' advantage and the Place Drivers to achieve the goals of the CBD.

There is the opportunity for greenery to be another point of difference as the CBD develops into the future. The community values local greenery and the place benefits of quality, diverse, well located open space and greening are economic, social, environmental and cultural.

The analysis opposite shows the percentage of open space provided in a range of proximate and/ or competing urban centres. This analysis intentionally excludes peripheral open spaces because of the value placed on urban open spaces on the doorstep of entertainment and employment with the CBD. Urban open space is viewed as complimentary not competition.

The following page illustrates Queanbeyan's open space deficit as well as a strategy to become known as the greenest urban area.

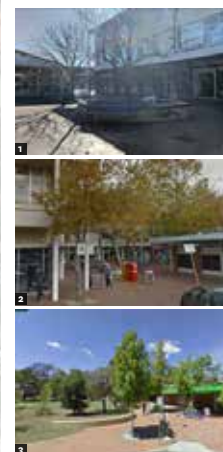
GREEN SPACE ANALYSIS - PEFERERAL OPEN SPACE EXCLUDED FROM THIS STUDY

### DICKSON



**OPEN SPACE**  
**1.6%**

STUDY AREA  
156,000M<sup>2</sup> - 15.6HA  
TOTAL OPEN SPACE  
2,500M<sup>2</sup>



GREEN SPACE ANALYSIS - PEFERERAL OPEN SPACE EXCLUDED FROM THIS STUDY

### TUGGERANONG / GREENWAY



**OPEN SPACE**  
**1.9%**

STUDY AREA  
548,000M<sup>2</sup> - 54.8HA  
TOTAL OPEN SPACE  
10,500M<sup>2</sup>



GREEN SPACE ANALYSIS - PEFERERAL OPEN SPACE EXCLUDED FROM THIS STUDY

### MANUKA



**OPEN SPACE**  
**2.6%**

STUDY AREA  
45,000M<sup>2</sup> - 4.5HA  
TOTAL OPEN SPACE  
1,200M<sup>2</sup>



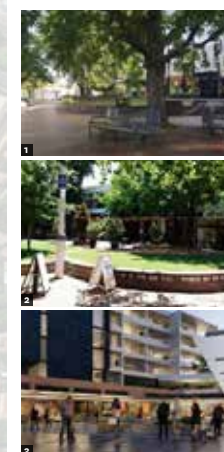
GREEN SPACE ANALYSIS - PEFERERAL OPEN SPACE EXCLUDED FROM THIS STUDY

### KINGSTON



**OPEN SPACE**  
**5.9%**

STUDY AREA  
49,000M<sup>2</sup> - 4.9HA  
TOTAL OPEN SPACE  
2,900M<sup>2</sup>







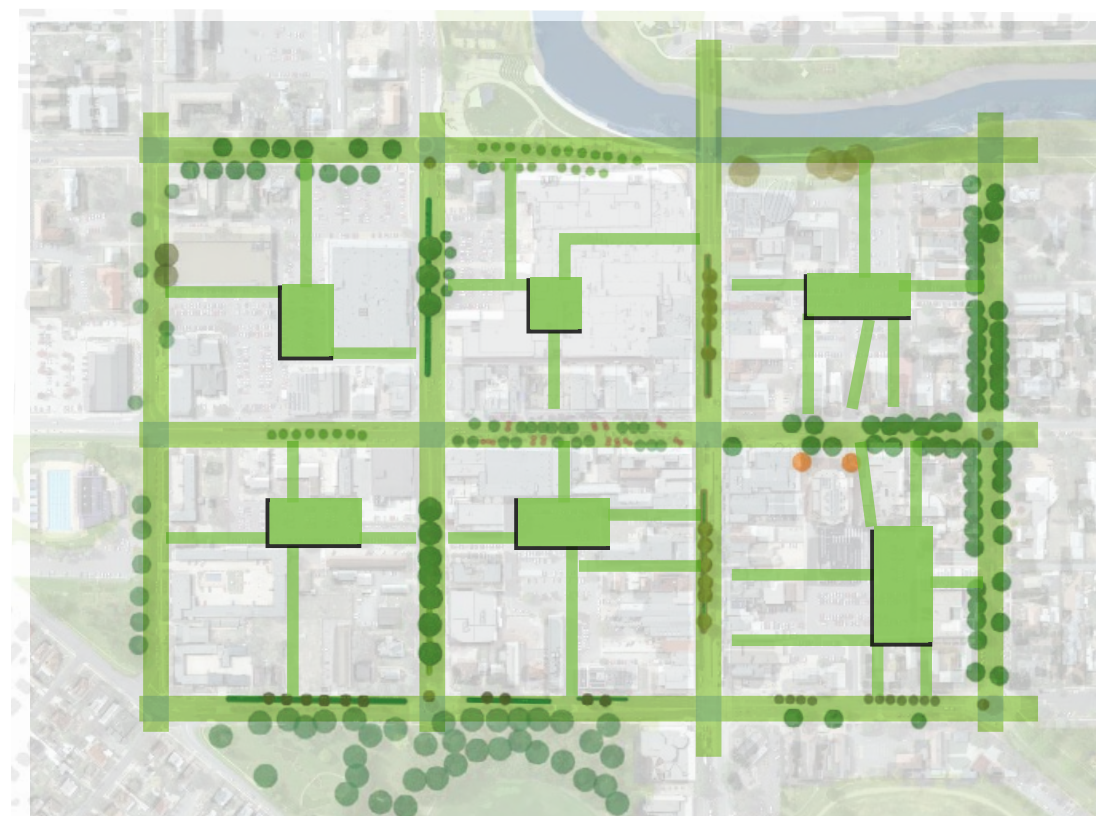
## OPEN SPACE 0%

STUDY AREA  
300,000M<sup>2</sup> - 30HA  
TOTAL OPEN SPACE  
0M<sup>2</sup>



## OPEN SPACE 6.5%

STUDY AREA  
300,000M<sup>2</sup> - 30.0HA  
TOTAL OPEN SPACE  
19,500M<sup>2</sup>



EXISTING TREE LAYER EXTRACTED FROM 'QBN CBD SPATIAL MASTERPLAN'



# Partnerships

Roberts Day and Council have worked closely to identify a range of critical partnership and/ or champions that should contribute to, or take the lead on, delivering the Place Plan interventions.

The true success of this Place Plan will be demonstrated by the community, independent and/ or develop led interventions that occur over time. Council has initiated this transformation but it will require a great number of people to implement and maintain it into the future.

TO BE  
PREPARED IN  
COLLABORATION  
WITH COUNCIL





Conceptual visualisations are for illustrative purposes only.





**RD**  
great places

**turf**

**QPRC**

