QPRC

Renew 2620
A STRONGER, SMARTER QUEANBEYAN

QUEANBEYAN CBD SPATIAL MASTER PLAN

Summary Report 2019

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"By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities."

– Socrates

PART A
OVERVIEW

OVERVIEW

Introduction

The 2019 Spatial Master Plan is an update of the original 2009 Queanbeyan CBD Master Plan with a fresh perspective that recognises the social, economic and digital changes that have occurred over the past 10 years. It sets creative principles for infrastructure and urban design to deliver a city that is both welcoming and prosperous. The goal of the Master Plan is to provide a strategic framework for decision making, urban design and redevelopment.

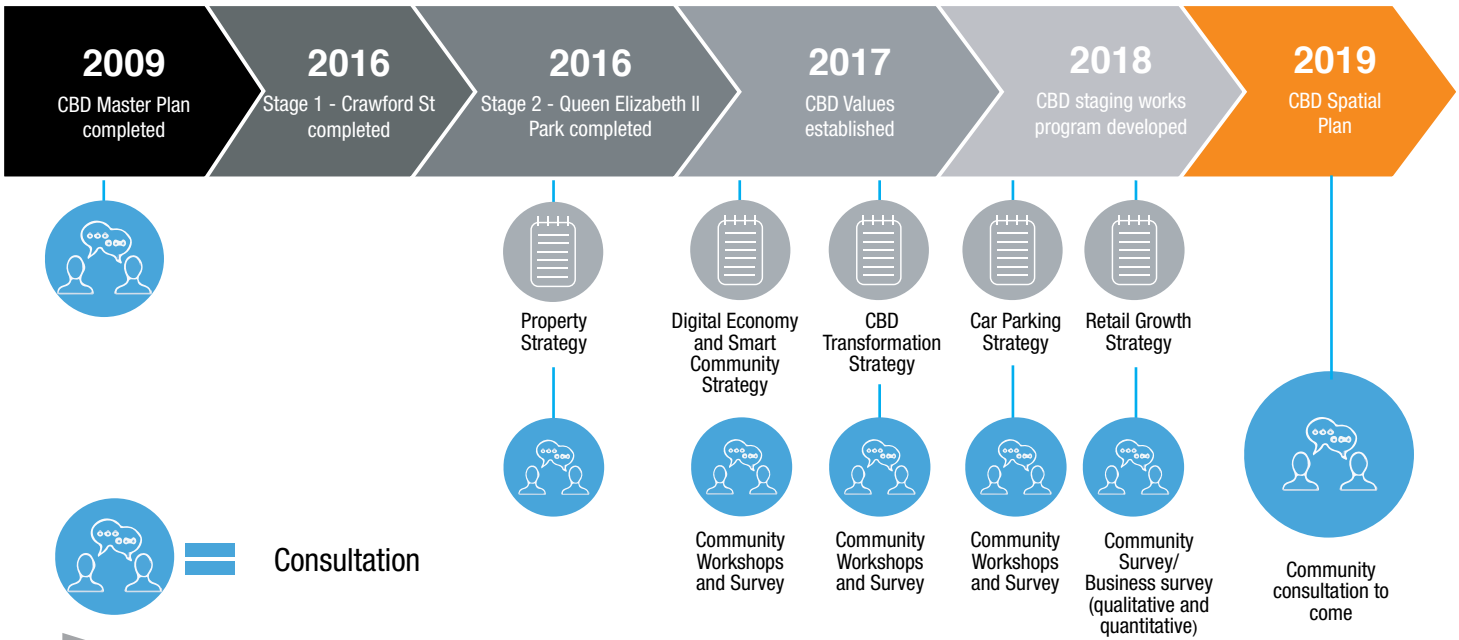
The refreshed Master Plan is based on the three strategic pillars of the 2017 Queanbeyan CBD Transformation Strategy.

The Master Plan respects and reflects the city's rich history and the emerging trends of the digital economy and smart technology. Placemaking will also have a fundamental role in renewing the city by transforming spaces and places with a diverse range of activities.

This plan relies on the considerable body of work and the community consultation that has taken place in 2018-19. A variety of related Council strategies have helped to set the context of what is important to the people and the future of the city of Queanbeyan.

Consultation

Community consultation has been, and will continue to be, a key part of developing the Queanbeyan CBD. The diagram below shows the consultation that has occurred since the original Master Plan development.



Vision, Values and Priorities

Residents, ratepayers, business owners and other stakeholders identified a vision, values and key priorities for the Queanbeyan CBD through a range of community engagement activities.

VISION

Queanbeyan – a contemporary city with a country heart

VALUES

- A compact, connected and caring community.
- Lively and inviting streets and spaces.
- Connected to nature.
- Culturally expressive.
- Energetic economy.

PRIORITIES

- An identifiable heart.
- A dynamic retail offer.
- A significant cultural/civic precinct.
- Lifestyle elements that attract city living and support entertainment and amenity.
- A vibrant night time economy.
- A quality public realm to connect people with the built environment, its streetscapes, parklands and the river.

Challenges and Solutions

	Challenge	Solution
1 Streetscape	Lacks a clear and cohesive identity.	Create an integrated and cohesive streetscape network.
2 Monaro Street Through Traffic	High volume of noisy traffic and road layout that impedes pedestrian movement.	Traffic calming in Monaro Street.
3 Market Demand	Minimal growth capacity in retail activity.	Balance retail activation strategies with the identified market demand to create vibrancy.
4 Streets, Precincts and Lanes	Streets and Laneways lack identity and pedestrian amenity.	Develop a Streets, Precincts and Laneways Place Strategy.
5 CBD Market	CBD lacks a point of difference.	Create diversity and 'a point of difference' through themed and curated placemaking.
6 Shopping Precinct	Poor pedestrian connectivity between shopping precincts with uncoordinated open lot parking.	Connect, integrate and develop the shopping precinct.
7 CBD, River & Parks	Poor pedestrian connection to river and parks.	Link the CBD to the river and local parks through a green cultural trail.

CONCEPT ONLY

PART B
BLOCKPLANS

BLOCKPLANS

Block Images

The streetscapes and block plans in the Queanbeyan CBD Spatial Master Plan create a visual representation of a pedestrian-friendly and walkable environment. They guide the redevelopment of the public realm and the establishment of development opportunities.

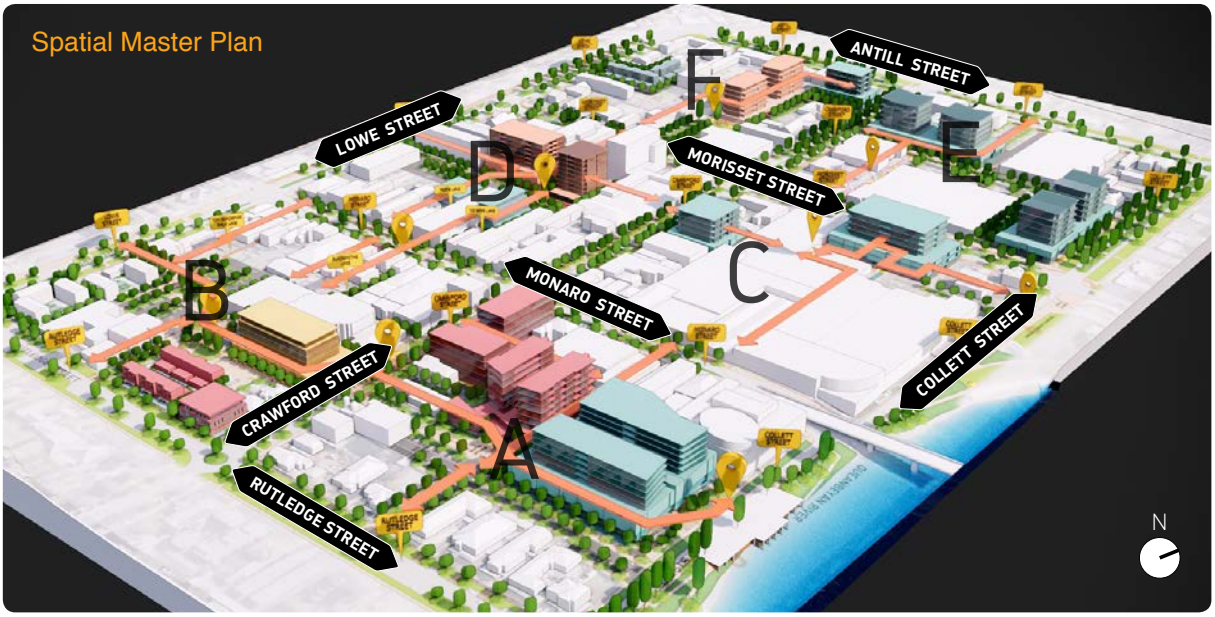
One of the key goals of the Master Plan is to increase workers and residents in the CBD. This will help to restore retail activity and grow a café culture and other lifestyle opportunities in the city. It can be achieved by repurposing some Council assets such as car parks, into decked parking and new public realm. Together with connecting the CBD parks to the river through green pedestrian corridors, this work will provide a place that prioritises people.

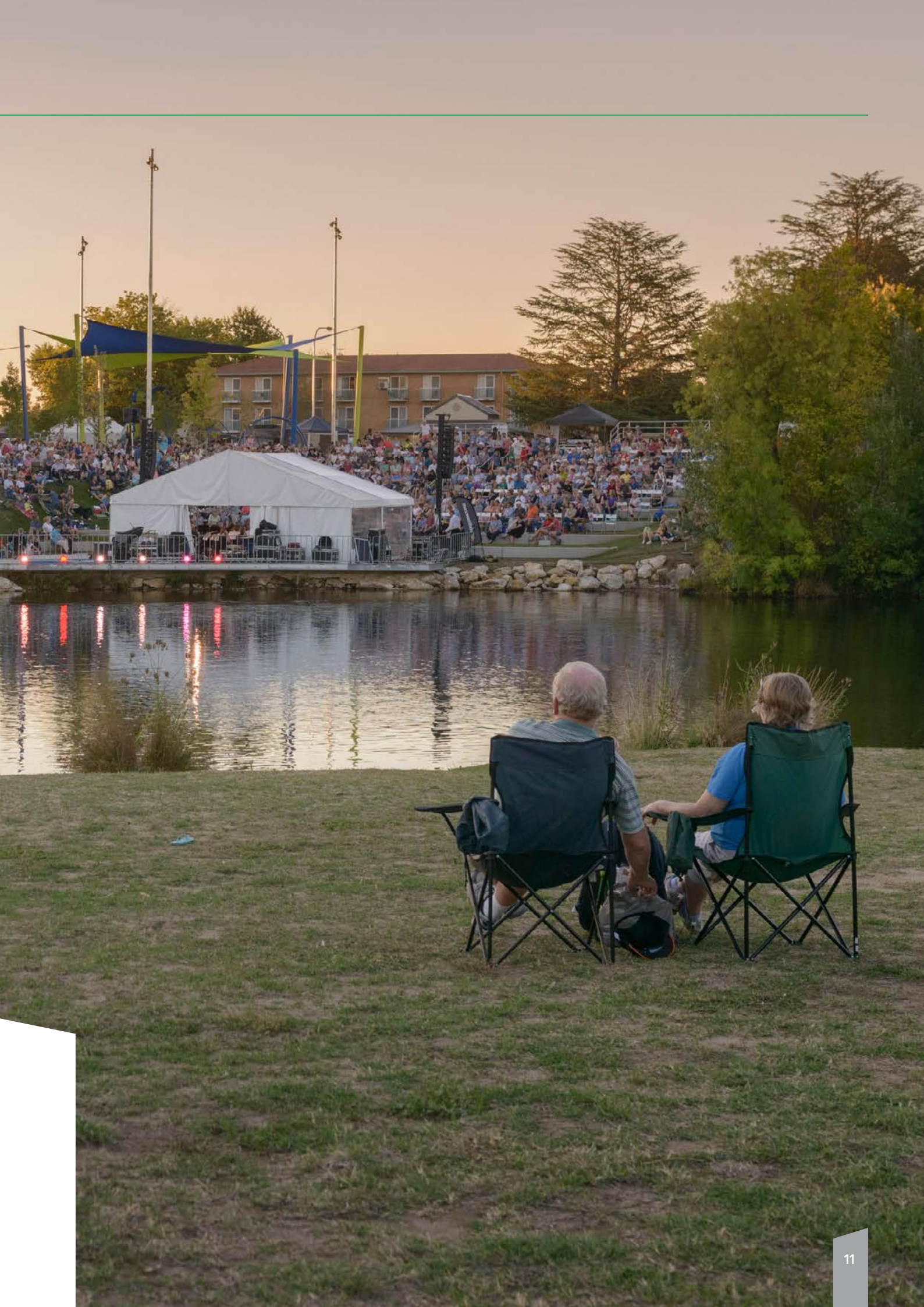
The following pages show block images that depict the new design for the Queanbeyan CBD. They illustrate where new developments may occur. For example, block B depicts Council's planned redevelopment of its Head Office and Smart Hub in Crawford Street and the potential for serviced apartments and town houses on the adjacent sites in Rutledge Street, subsequently vacated by Council. The block maps colour code sites (shown in the legend below) to differentiate between Council-owned and privately-owned property. The heights, uses and setbacks are in line with the Local Environmental Plan and Development Control Plan..

Legend

- Possible public / private development on council-owned property
- Possible private development on private-owned property
- Existing and planned future civic buildings on council-owned property

Except for the new Council Head Office and Smart Hub and the decked car park in Morisset St car park shown as 'Planned Development', no other 'Possible Developments' are confirmed. They are simply concepts proposed in the Master Plan based on contemporary urban design principles, economic and social objectives, and a desire to see the CBD transform into a vibrant social and commercial centre.



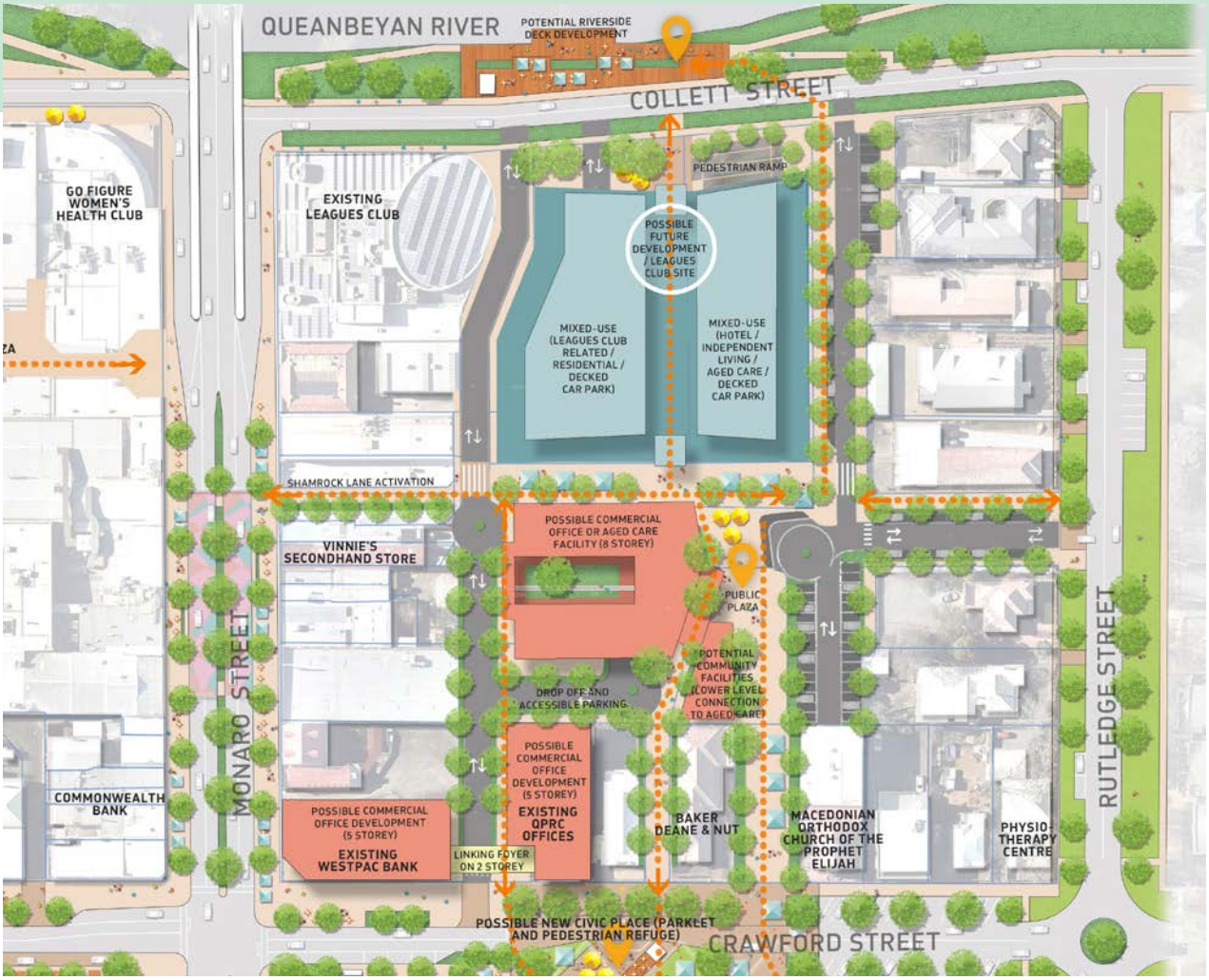


BLOCKPLANS

Key Block Plan "A"

Key Moves

- New **pedestrian connectivity** throughout the block
- **Activated Laneways** including Shamrock Lane
- New **pedestrian refuge** across Monaro St adjacent to Shamrock Lane
- **Widening and refurbishment of footpaths** on Monaro St and Crawford St
- New **pedestrian refuge and parklet** across Crawford St
- Possible sites for **commercial/office and aged care facility**
- Possible site for new **Community Centre facility**
- Possible **redevelopment of Leagues Club precinct** to complement new public plaza
- Possible **riverside deck development** on the Queanbeyan River to host events
- Possible **Crawford Street Civic Plaza** adjacent to Council Head Office and Smart Hub
- **Onsite parking** with those possible new developments



People gathering places

Mid-block pedestrian links

Possible public/ private development on Council-owned property

Possible private development on private-owned property

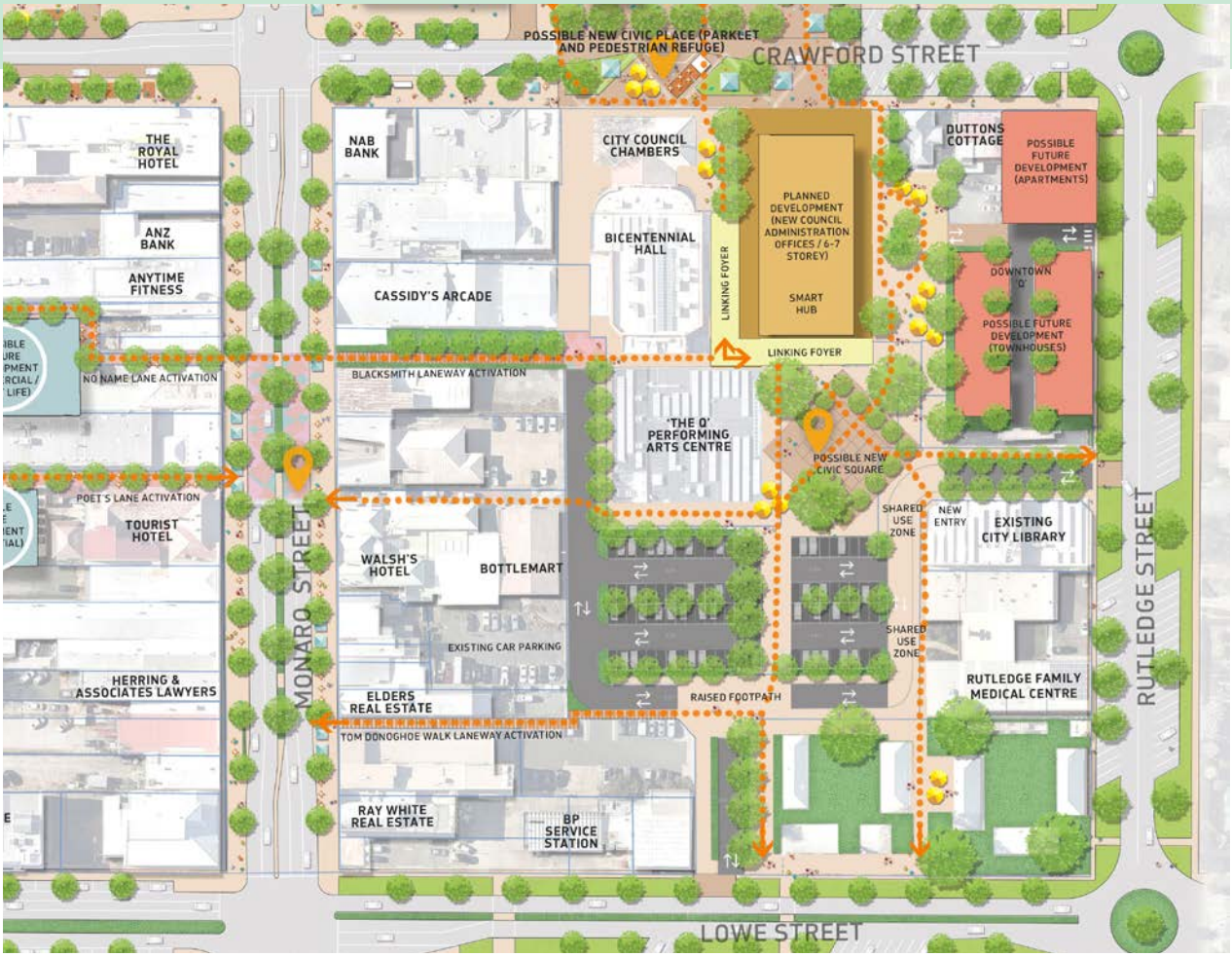
Existing and planned future civic buildings on Council-owned property

N

Key Block Plan “B”

Key Moves

- New **Council Head Office including Smart Hub, co-working space and public foyer,** linking the building to The Q, Bicentennial Hall and new civic square
- New **parklet and pedestrian refuge** in front of Council Head Office for events/activity
- New **Civic square** adjacent to The Q for hosting events
- Possible redevelopment of Council-owned property along Rutledge St including **serviced hotel apartments and terraced townhouses**
- Possible refurbishment and re-purposing of old fire station and Dutton’s cottage into **cafe/gallery or commercial space**
- New **pedestrian connectivity** throughout the block
- **Activated laneways** including Blacksmiths Lane and Tom Donoghoe Walk
- New **pedestrian refuge** across Monaro Street adjacent to Blacksmiths Lane
- **Widening and refurbishment of footpaths** on Monaro and Crawford St
- Possible **Crawford Street Civic Plaza** adjacent to **Council Head Office and Smart Hub**

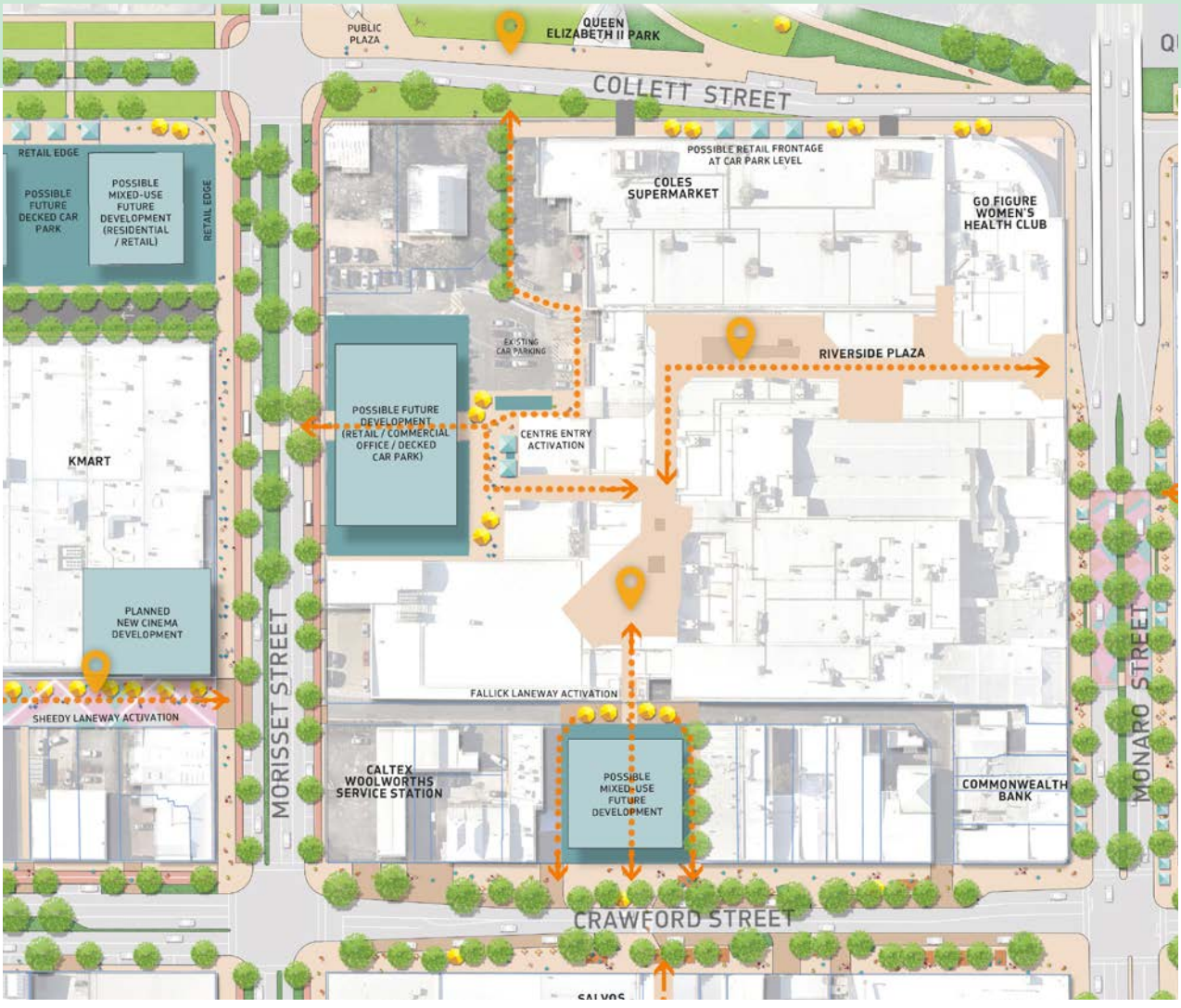


BLOCKPLANS

Key Block Plan "C"

Key Moves

- New **pedestrian connectivity** throughout the block
- **Activated laneways** including Fallick Lane
- New **pedestrian refuge across** Monaro St in front of Riverside Plaza leading to Blacksmiths Lane
- **Widening and refurbishment of footpaths** on Monaro St
- Possible **development of Riverside Plaza car park south and north**
- Possible **retail frontage along Riverside Plaza** underground car park level facing Queanbeyan River
- Possible **mixed use future development** on current vacant block on Crawford St
- New **access into Riverside Plaza** from Crawford St



People gathering places

Mid-block pedestrian links

Possible public/ private development on Council-owned property

Possible private development on private-owned property

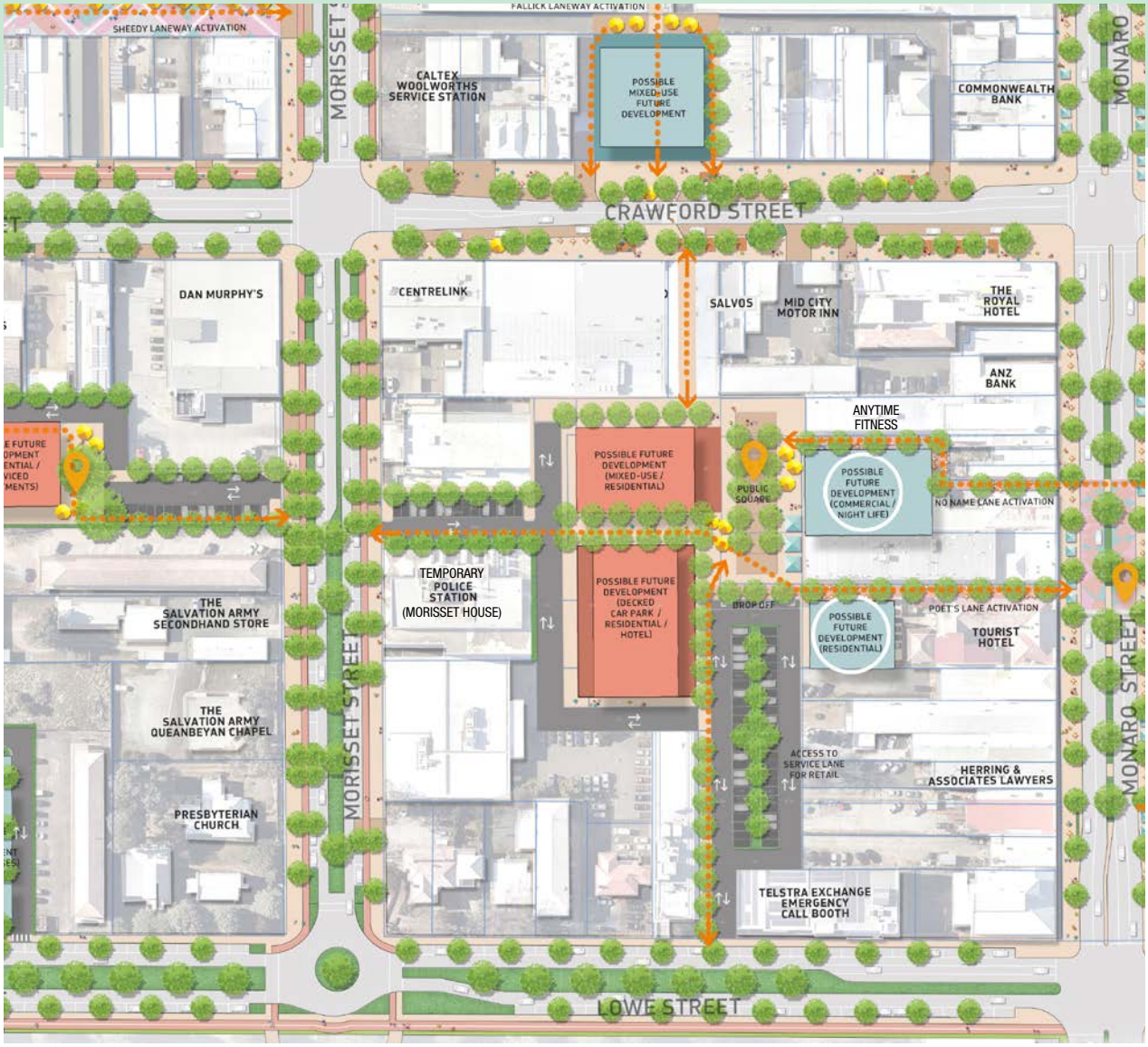
Existing and planned future civic buildings on Council-owned property

N

Key Block Plan “D”

Key Moves

- New **public square** to host events and socialise
- New **pedestrian connectivity** throughout the block
- **Activated Laneways** including Poets Lane and unnamed lanes
- New **pedestrian refuge** across Monaro St leading to Blacksmiths Lane
- **Widening and refurbishment of footpaths** on Monaro St
- Possible **commercial/residential developments** to activate the rear of Monaro St properties
- Possible **decked car park with residential apartments/hotel offering above**



People gathering places

Mid-block pedestrian links

Possible public/ private development on Council-owned property

Possible private development on private-owned property

Existing and planned future civic buildings on Council-owned property

N

BLOCKPLANS

Key Block Plan “E”

Key Moves

- **Activation of Sheedy Lane** adjacent to cinema, Kmart and Woolworths car parks
- Possible future **mixed use/commercial/ residential/decked car park developments** on private land creating new commercial street frontage opportunities

People gathering places

Mid-block pedestrian links

Possible public/ private development on Council-owned property

Possible private development on private-owned property

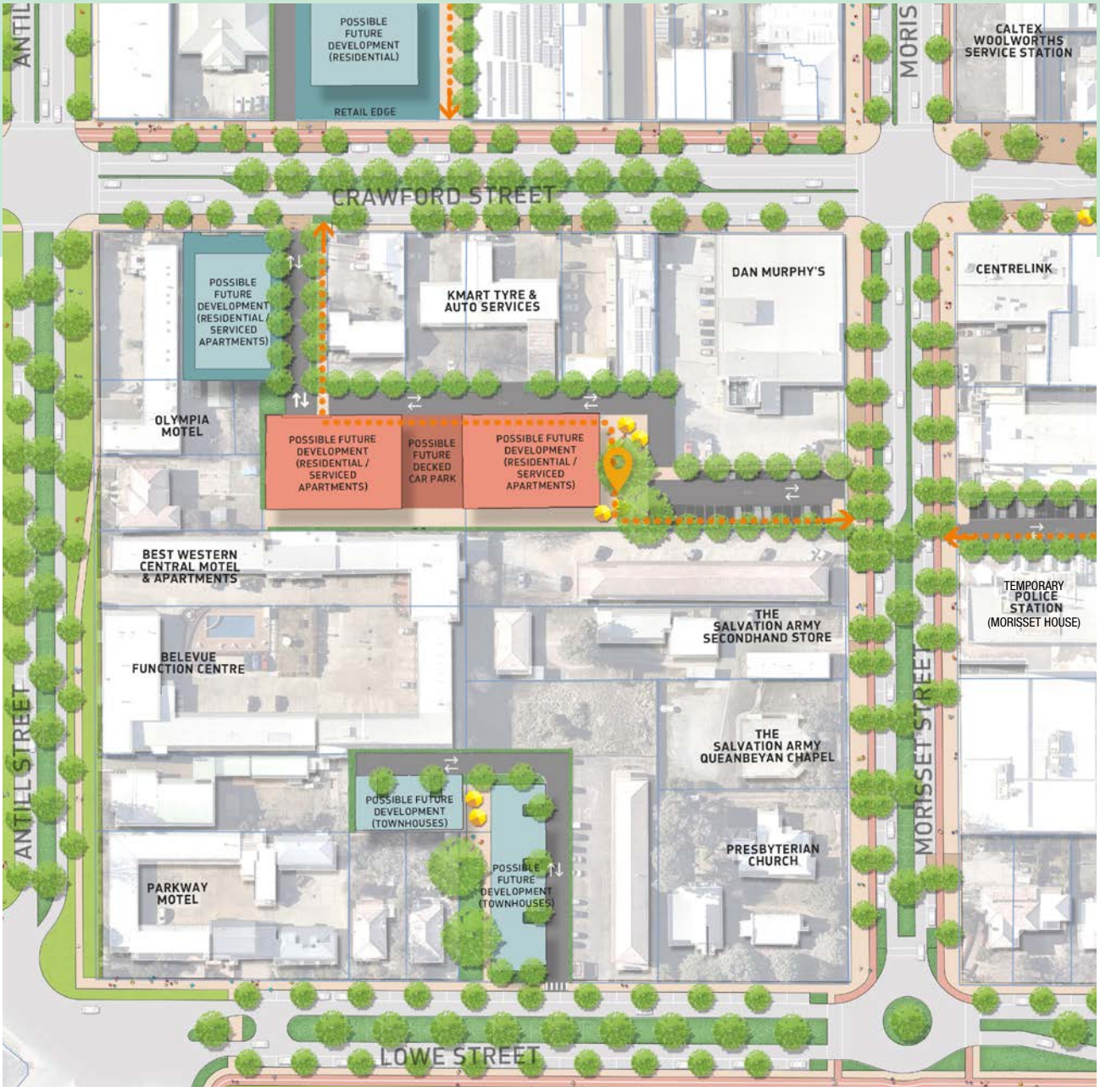
Existing and planned future civic buildings on Council-owned property

N

Key Block Plan “F”

Key Moves

- Possible new **decked car park** in Crawford St car park
- Possible new **residential developments**
- Mid-block **pedestrian connections**



People gathering places

Mid-block pedestrian links

Possible public/ private development on Council-owned property

Possible private development on private-owned property

Existing and planned future civic buildings on Council-owned property

N

CONCEPT ONLY

PART C
STREETSCAPES

STREETSCAPES

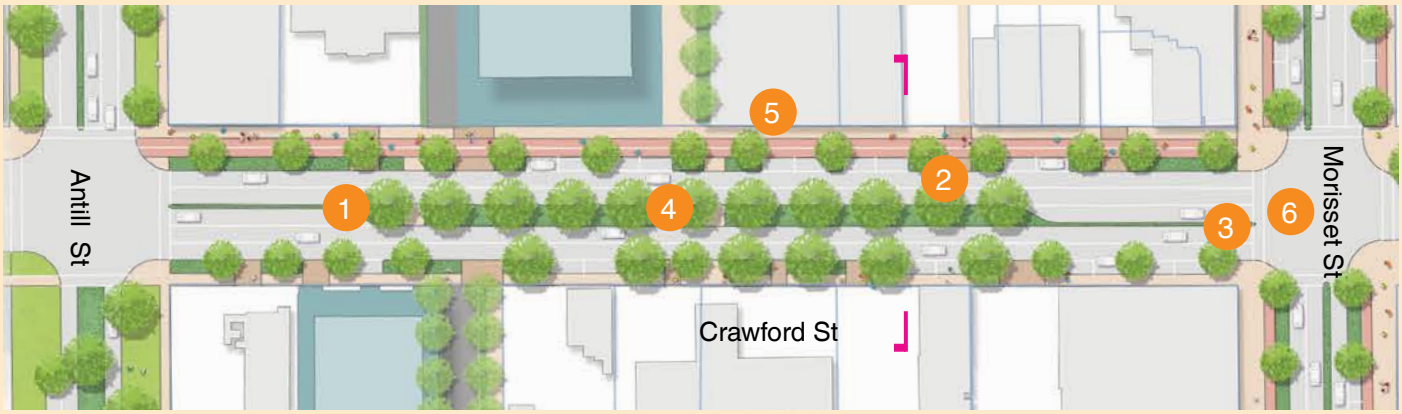
Welcome
Crawford north

Crawford north is the northern entry into the Queanbeyan CBD. The design features aim to make a welcoming entry, begin to slow traffic speeds before reaching the CBD, and provide safe pedestrian and cycle environment. Key design moves include:

1. Widening the median for street trees and planting
2. Planting street trees on the verge between parking bays.
3. Use large street trees that shade the footpaths and arch across the road
4. Pedestrian crossings to assist east/west movement between additional parking and supermarket
5. Providing a separated shared path on the eastern verge for cyclists
6. Modify the traffic signals at Morisset St and Crawford St to favour pedestrians and cyclists

Street tree planting in the median and verge to frame the street.

A separated shared path



Eat Street
Crawford central

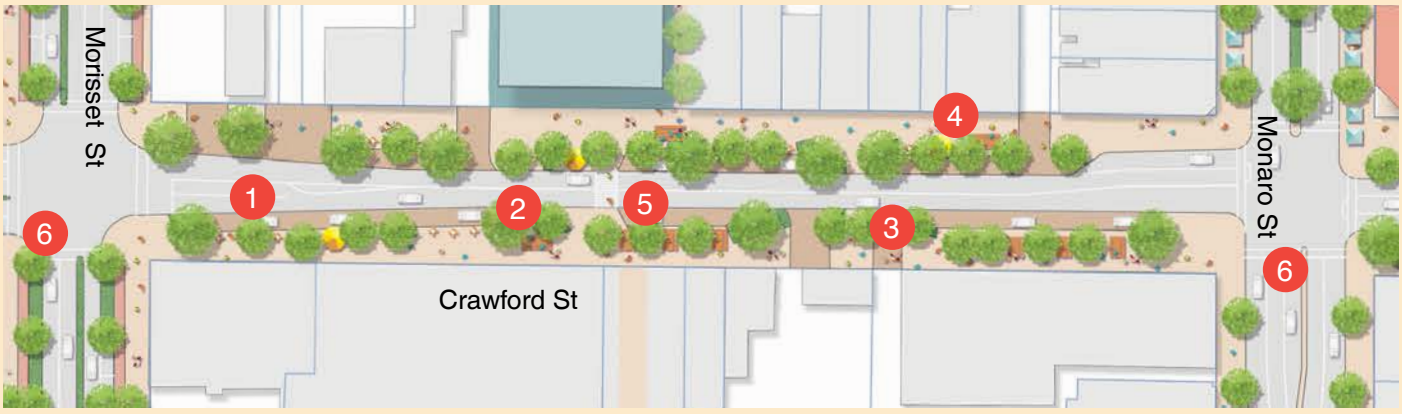
Crawford central has been recently upgraded. With a few additional features to improve pedestrian movement, features to encourage people to stop and stay, and a layer of programming, Crawford St will come to life. Key design moves include:

1. Close the street for regular festivals, events, and markets
2. Provide power outlets to support food trucks (until more restaurants open up)
3. Encourage alfresco dining
4. Place picnic tables and umbrellas and bike parking in the street to welcome people to stop and stay.
5. Install a pedestrian crossing mid block
6. Modify the traffic signals at Morisset St/Crawford St and Monaro/Crawford Sts to favour pedestrians and cyclists

More furniture to support eat street activities

Regular food trucks and pop-up stall events

Street parties and festive events



STREETSCAPES

Recognisable Heart

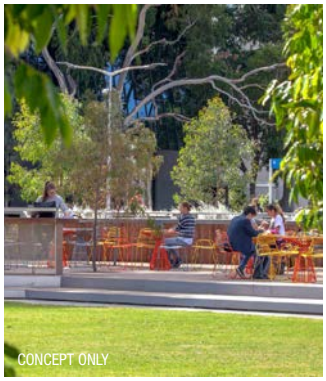
Crawford south

Crawford south becomes the recognisable heart of the Queanbeyan CBD, announcing the 'front door' of the Cultural and Civic Precinct. The street will be narrowed to create plaza that can support daily activity and special events. The key design moves include:

1. Create a plaza space as an identifiable heart with civic and cultural function
2. Provide a raised shared space with a reduced traffic speed limit
3. Narrow the roadway with a lane in each direction
4. Reconfigure angled parking to minimise loss of parking
5. Relocate access to Rutledge car park to reduce conflict between vehicles and pedestrians. Provide a pedestrian connection through to river
6. Retain taxi rank and bus stop

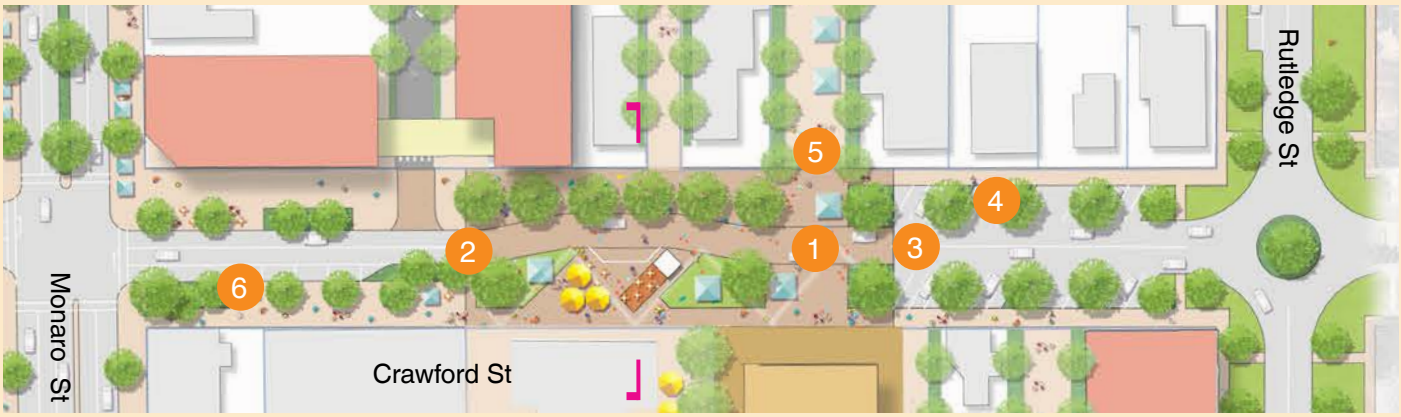
Civic quality

Feature lighting



Space for people to congregate

Shared space with pedestrian priority



Main Street
Monaro St

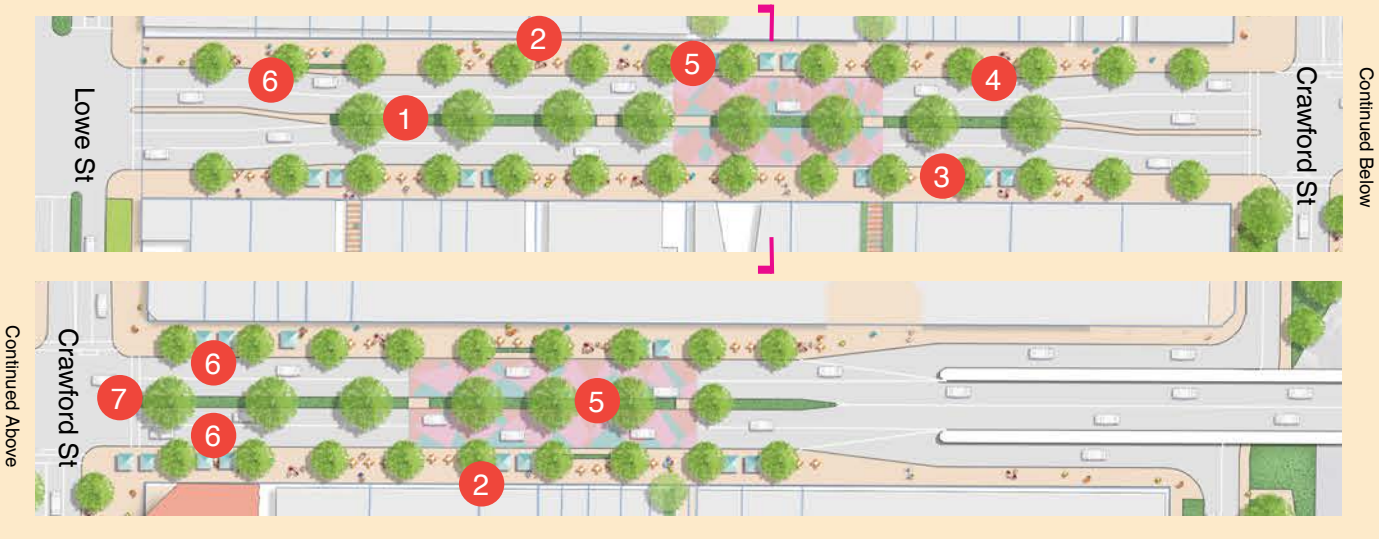
Monaro St is Queanbeyan's main street. Although classified as a State Road, NSW Road and Maritime Services (RMS) recognises Monaro St should also have a 'place' function and not focus solely on the movement of traffic. The RMS is supportive of a balanced approach which considers both place and movement of Monaro Street to make it a more attractive street for people and encourage more retail activity. Key design changes include:

1. Remove raised median garden bed, reduce width of the median and plant with large street trees
2. Widen verges to accommodate street trees, space for alfresco dining
3. Provide small public spaces which welcome people to stop and stay
4. Maintain a pedestrian pathway along the building edge, under the awning
5. Provide mid-block pedestrian crossing points aligned with laneways and intersections
6. Create an outer lane clearway with on-street parking at non-peak times (arrangements are subject to future modeling)
7. Improved traffic light sequencing to favour pedestrians

Active frontages

Street trees

Small public places



STREETSCAPES

River Boulevard

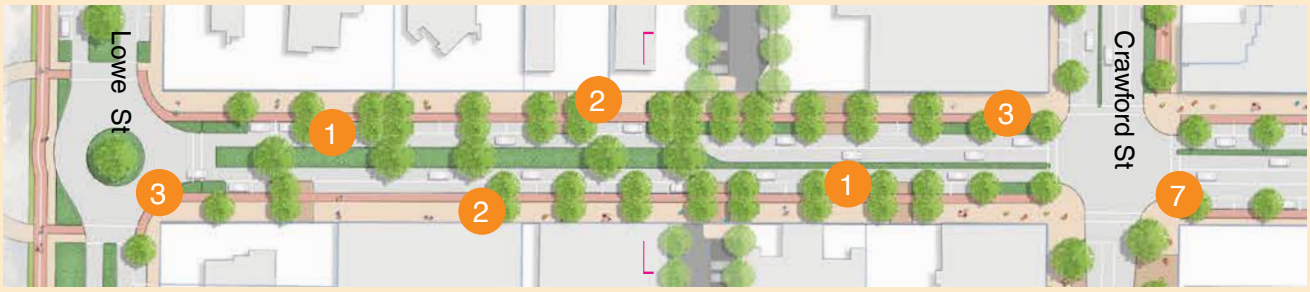
Morisset St

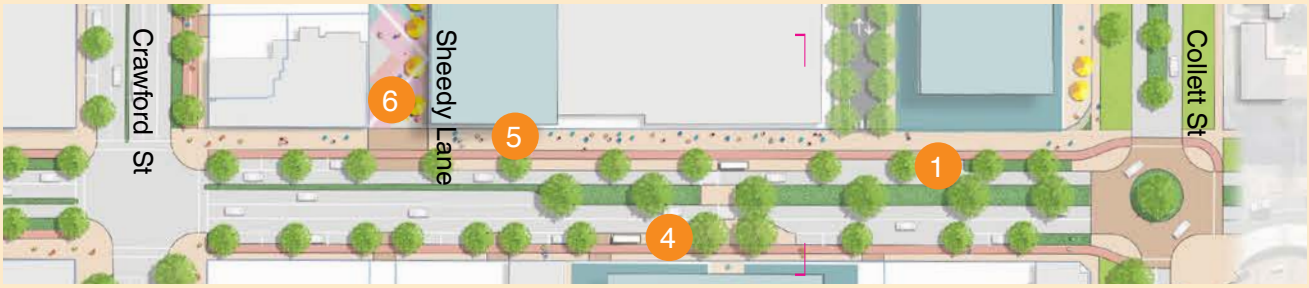
Morisset St is an important green link between Queanbeyan Park and Queen Elizabeth II Park and the Queanbeyan River. Morisset St will be transformed into a tree-lined boulevard for pedestrians and cyclists. The street will become a living system capturing and treating storm water while passively watering the street tree plantings. The verges will be activated by water elements, lawns, planting and seating. Key design changes include:

1. Reduce street to one lane in each direction
2. Widen verges for street trees and space for alfresco dining
3. Provide designated cycle paths that connect to the broader network
4. Provide small public spaces which welcome people to stop and stay
5. Widen footpath in front of new cinema to accommodate crowds
6. Develop Sheedy Lane with cheap eats with murals and road paint
7. Improved traffic light sequencing to favour pedestrians

Visit Sheedy Lane before a movie

Cycle paths





Park Edge
Lowe St

Lowe St will be transformed into a tree-lined boulevard for pedestrians and cyclists. Key design changes include:

1. Provide designated cycle paths that connect to the broader network
2. Street trees on the verge and median

Greenery is maximised throughout the streetscape

CONCEPT ONLY

PART D
ARTIST'S IMPRESSIONS

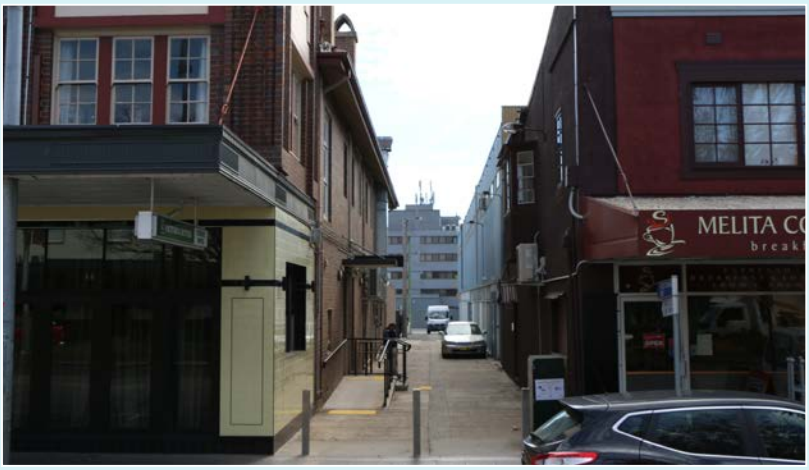
The following artist's impressions are concepts.

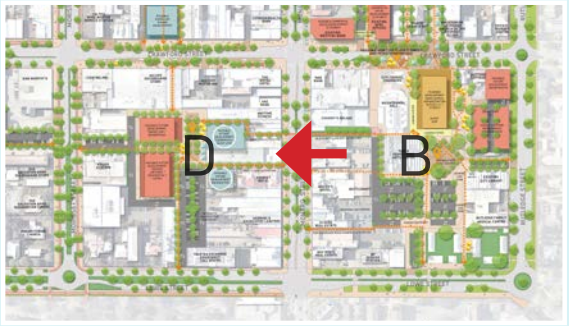
ARTIST'S IMPRESSION

Laneway Activation

Poets Lane fronting on to Monaro St

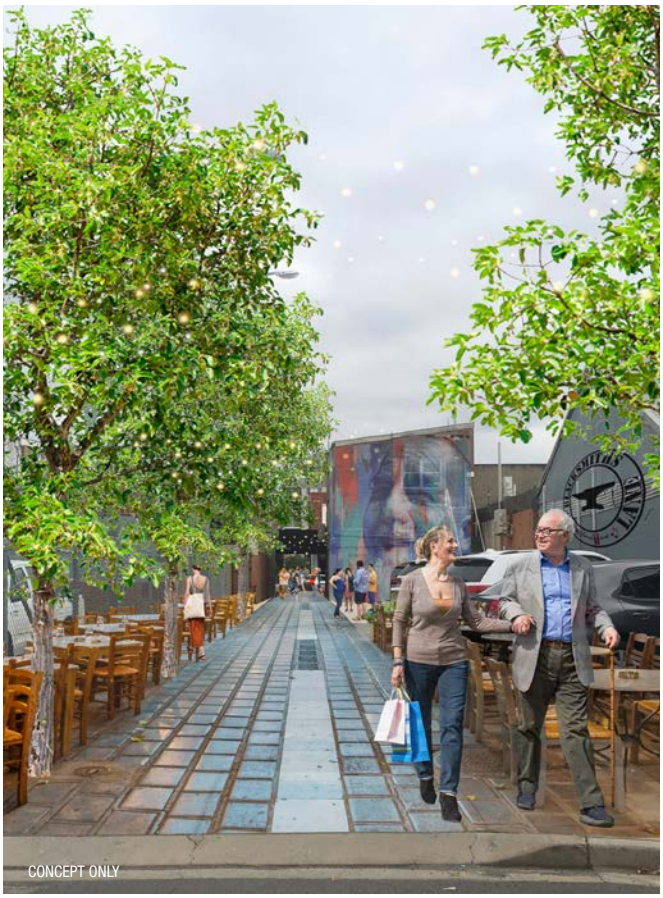
Support new block 'D' development through activation of Poets Lane connection: opening up retail and food and beverage frontages along Poets Lane and Monaro St, new lighting, seating and bike parking options, street trees and planters, and public art.





Laneway Activation
Blacksmiths Lane

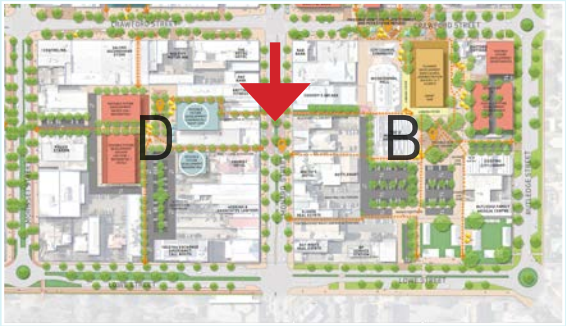
Support new block ‘B’ development through activation of Blacksmiths Lane connection: opening up retail and food and beverage frontages along Blacksmiths Lane and Monaro St, new lighting, seating and bike parking options, street trees and planters, and public art.



ARTIST'S IMPRESSION

Start-Up Precinct
Monaro St

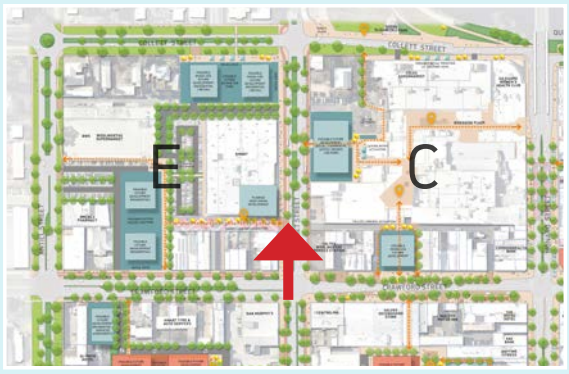
Support new block 'B' and 'D' development through activation of Monaro St 'Start-Up Precinct': opening up retail and food and beverage frontages, widening footpaths to include alfresco/pocket park, widening outer road lane to support safe cycling access, new lighting, seating and bike parking options, street trees and planters to provide shade and promote lower traffic speeds, and new wayfinding and public art.



Art Precinct

Corner of Sheedy Lane and Morisset St

Support new block ‘E’ development through activation of Sheedy Lane connection: opening up approved cinema frontage on to Sheedy Lane and Morisset St, new lighting, seating and bike parking options, space for pop-up events, food trucks and coffee carts, new street trees and planters to provide shade and promote lower traffic speeds, and new wayfinding and public art.



ARTIST'S IMPRESSION

Civic Precinct
Crawford St

Support new block 'A' and 'B' development through activation of Crawford St 'Start-Up Precinct' and 'Civic/Cultural Precinct': opening up retail/commercial and food/beverage frontages along Crawford Street, widening footpaths to include alfresco/pocket park, condensing road width to provide new pedestrian refuge and parklet across Crawford St, new lighting, seating and bike parking options, st trees and planters to provide shade and promote lower traffic speeds, and new wayfinding.

Riverbank Activation

Collett St Roundabout

Support new block ‘C’ and ‘E’ development through activation of Collett St roundabout: improved surface finishes to support equality of access, widening of footpaths to include alfresco/pocket park for pop-up events and food carts, new lighting, seating and bike parking options, street trees and planters to provide shade and promote lower traffic speeds, and new wayfinding/signage.

ARTIST'S IMPRESSION

Riverbank Activation

Concept of a floating deck on Queanbeyan River

Support new block 'A' development through activation of Queanbeyan River edge: opening up retail/commercial and food/beverage frontages along Collett Street, potential new floating deck on Queanbeyan River for pop-up events and community activities, new lighting, seating, bike parking and cycling access options connecting into the river park trails, new tower development capitalising on river views and new wayfinding/signage.

IMPLEMENTATION

Implementation Timeline

The redevelopment of the CBD will staged over the next 10 years. Stages 1-3 have been endorsed by Council and are included in the Delivery Program 2018-21. The sequencing of stages may change based on grant or redevelopment opportunities.

Stage	Works	Year Funded
STAGE 1: RIVER WALK AND SMART CITY	• River walk • CBD smart city infrastructure including free wifi, CCTV, smart parking & lighting, environmental sensors • Low level pedestrian bridge upgrade • Refurbishment of the Queanbeyan Riverside Caravan Park	2018 - 2019
STAGE 2: LOWE CAR PARK	• Mixed use redevelopment – commercial and residential • Redevelop Council Head Office including a Smart Hub and co-work hub • Integrate new smart public realm and civic square	2019 - 2021
STAGE 3: MORISSET CAR PARK	• Decked car park including smart parking and some commercial • Integrate new smart public realm • Theme and beautify laneway connectors	2020 - 2021
STAGE 4: RUTLEDGE CAR PARK	• Mixed use redevelopment, commercial and residential • Integration of new smart public realm • Theme and beautify laneway connectors	2021 - 2022
STAGE 5: MONARO CORRIDOR	• Widening and refurbishment of footpaths • Expansion of lighting, seating and planting • Modification of pedestrian refuges including new parklets on footpaths • Reduction of median strip (pending further traffic modelling) • Refurbishment of bitumen pavement • Re-phasing traffic controls (pending further traffic modelling) • Slowing CBD traffic to 40kph	2022 - 2023
STAGE 6: CRAWFORD CAR PARK	• Decked smart car park	2024 - 2025

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