

# Queanbeyan-Palerang Regional Council Office Building

Public Realm & Landscape

PLANNING APPLICATION

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This planning document has been prepared by Oxygen Landscape Architects who are accredited with the Queanbeyan-Palerang Regional Council. This project has been categorised as a “Category 2” Landscape Development under the Queanbeyan DCP.

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Prepared For —  
**Queanbeyan-Palerang Regional Council**

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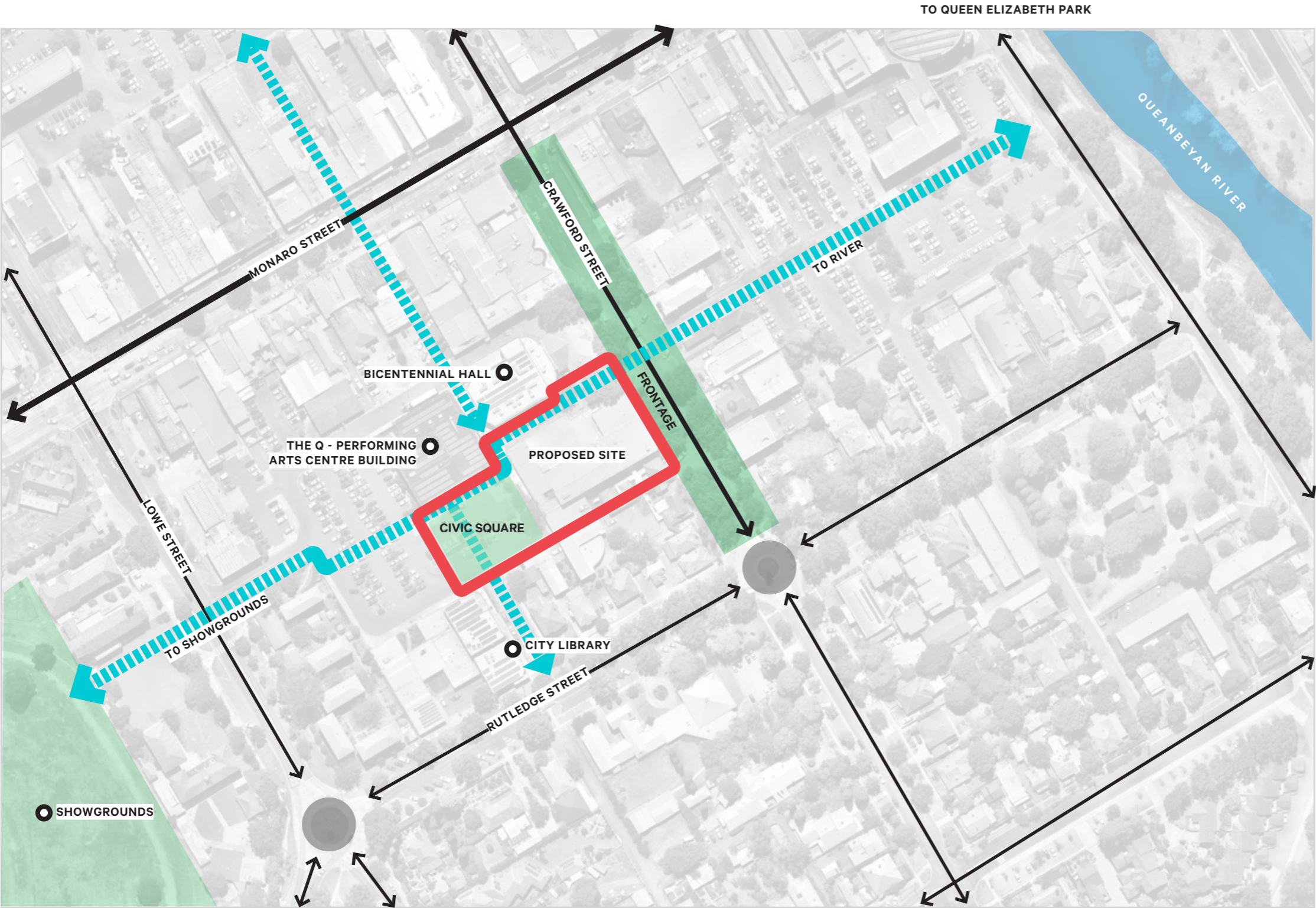
**COX**

Issue —  
**Planning Application**

Author —  
**Oxygen**

Project —  
**19.011**

# Context



## Site Context

- The QPRSC HOSH site is located off Crawford Street with prominent street frontage and good connectivity to the CBD and River Park.
- The rear of the site backs on to the large public carpark, forming strong connections to the City Library and Showgrounds.
- The site lends itself to become the new civic destination of Queanbeyan, combining heritage, arts, culture, business and a high quality public realm.

# Site



- 1 Crawford Street view
- 2 City Council Chambers
- 3 View looking south west towards the Q
- 4 Q main entrance and carpark

# Tree Assessment & Protection

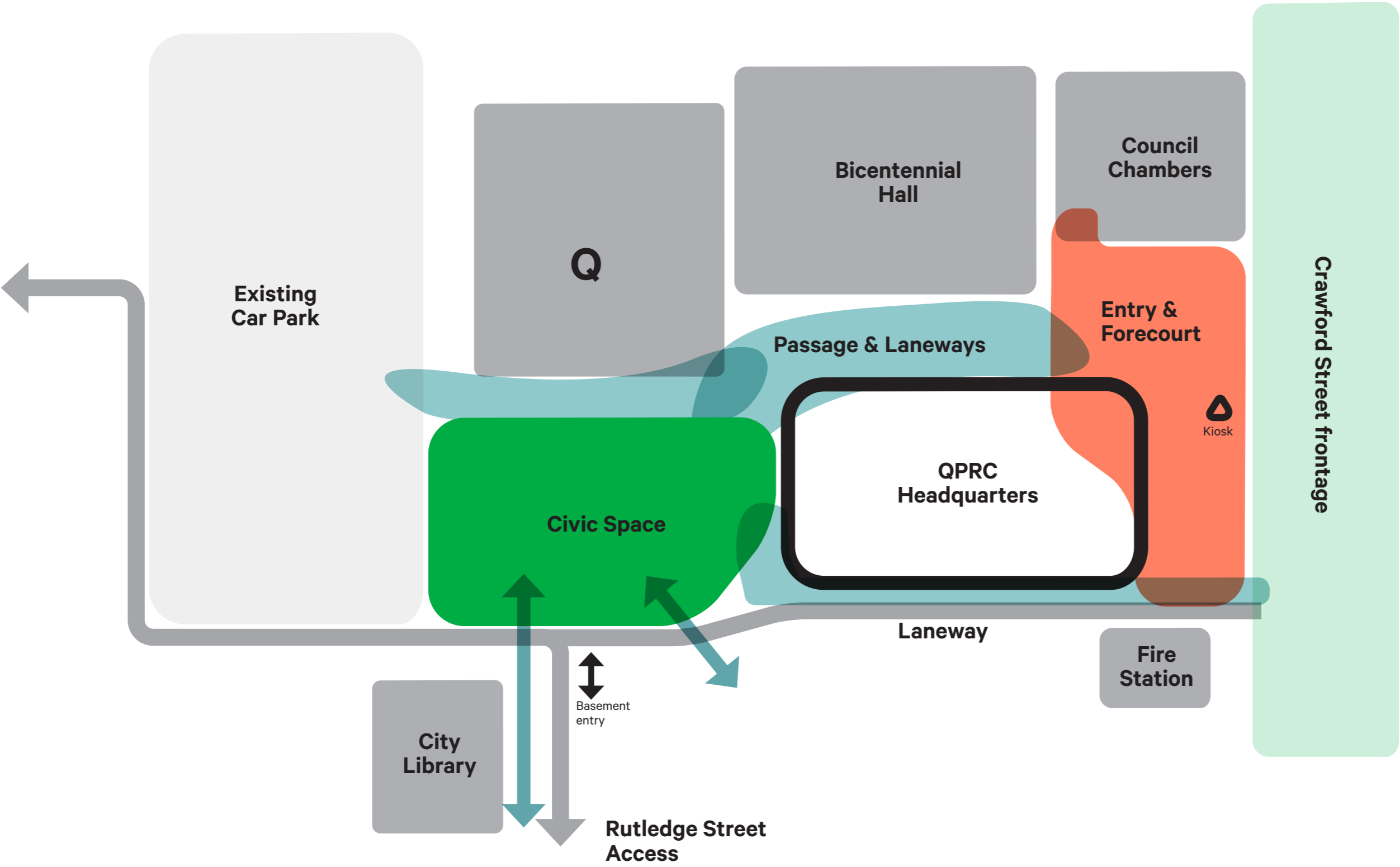


No.	Species	Status
01	<i>Platanus acerifolia</i> Plane Tree	Maintain + Protect In accordance with AS 4970
02	<i>Pyrus sp.</i> Pear Tree	Proposed for removal
03	<i>Quercus Pallustris</i> Pin Oak	Maintain + Protect In accordance with AS 4970
04	<i>Quercus Pallustris</i> Pin Oak	Maintain + Protect In accordance with AS 4970
05	<i>Quercus Pallustris</i> Pin Oak	Maintain + Protect In accordance with AS 4970
06	<i>Quercus Pallustris</i> Pin Oak	Maintain + Protect In accordance with AS 4970
07	Ornamental tree Species TBC	Proposed for removal
08	Ornamental tree Species TBC	Proposed for removal
09	Ornamental tree Species TBC	Proposed for removal
10	Ornamental tree Species TBC	Proposed for removal
11	Ornamental tree Species TBC	Proposed for removal
12	Ornamental tree Species TBC	Proposed for removal

Note:  
Tree Protection Zones (TPZ's) must be provided for all trees identified for retention. TPZ's must be in accordance with AS 4970 and it is recommended that a qualified Arborist be engaged to oversee all works in close proximity to existing trees. It is noted that new works are required within the TPZ of existing trees and all construction details should be approved by Council and Arborist prior to construction commencing.

Any pruning of trees must in accordance with AS 4373, *Pruning of Amenity Trees*.

# Public Realm



# Principles + Design Intent



## Civic Heart

A new public space and urban heart.



## Accessible & Inclusive

An inclusive environment where everyone feels welcome.

An accessible public realm that is comfortable for people of all ages and walks of life.



## Dynamic

Flexible spaces that allow for events, markets and day to day activities to occur.

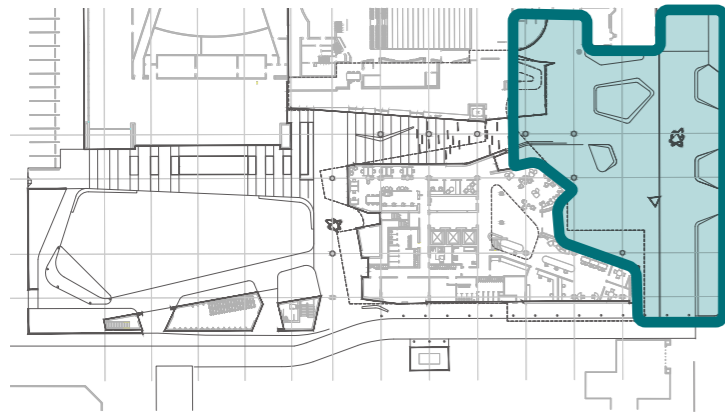


## Celebrate Local

Celebrate cultural heritage, recognising the importance of story telling and art.

Create a public realm that the community can be proud of.

# Entry & Forecourt

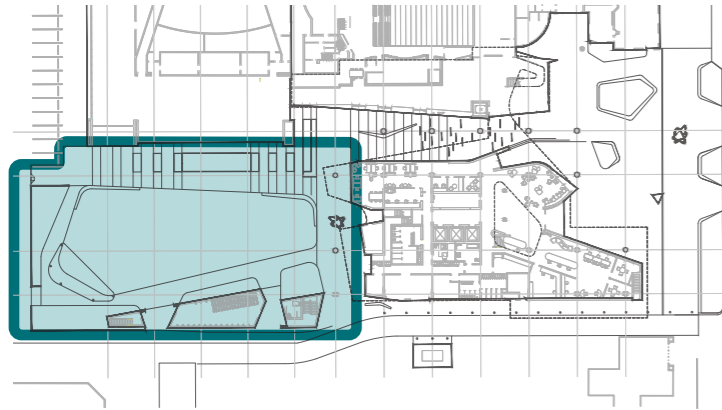


## Desired Character

- Complementary to adjacent heritage
- Maintain and celebrate the existing large tree
- Functional for pick-up and drop-off
- Welcoming and inviting
- Provides identity and character for the new building
- Opportunity for Ngunnawal interpretation to water feature, public art and planting



# Civic Space

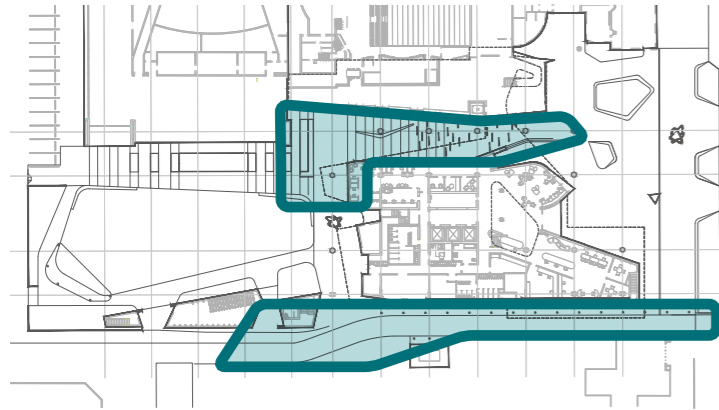


## Desired Character

- New forecourt and frontage to the Q
- Flexible and open, providing spaces for events and recreation
- Soft greening to balance existing carpark
- Comfortable year round with summer shade and winter sun
- Protection and buffer from vehicle movement
- Allow for movement through
- Opportunity for Ngannawal interpretation to arbour, retaining walls, signage and public art

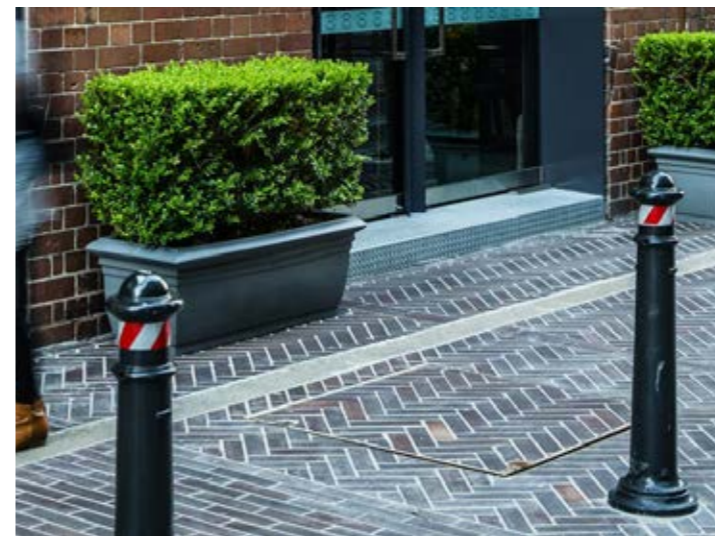


# Passage & Laneways

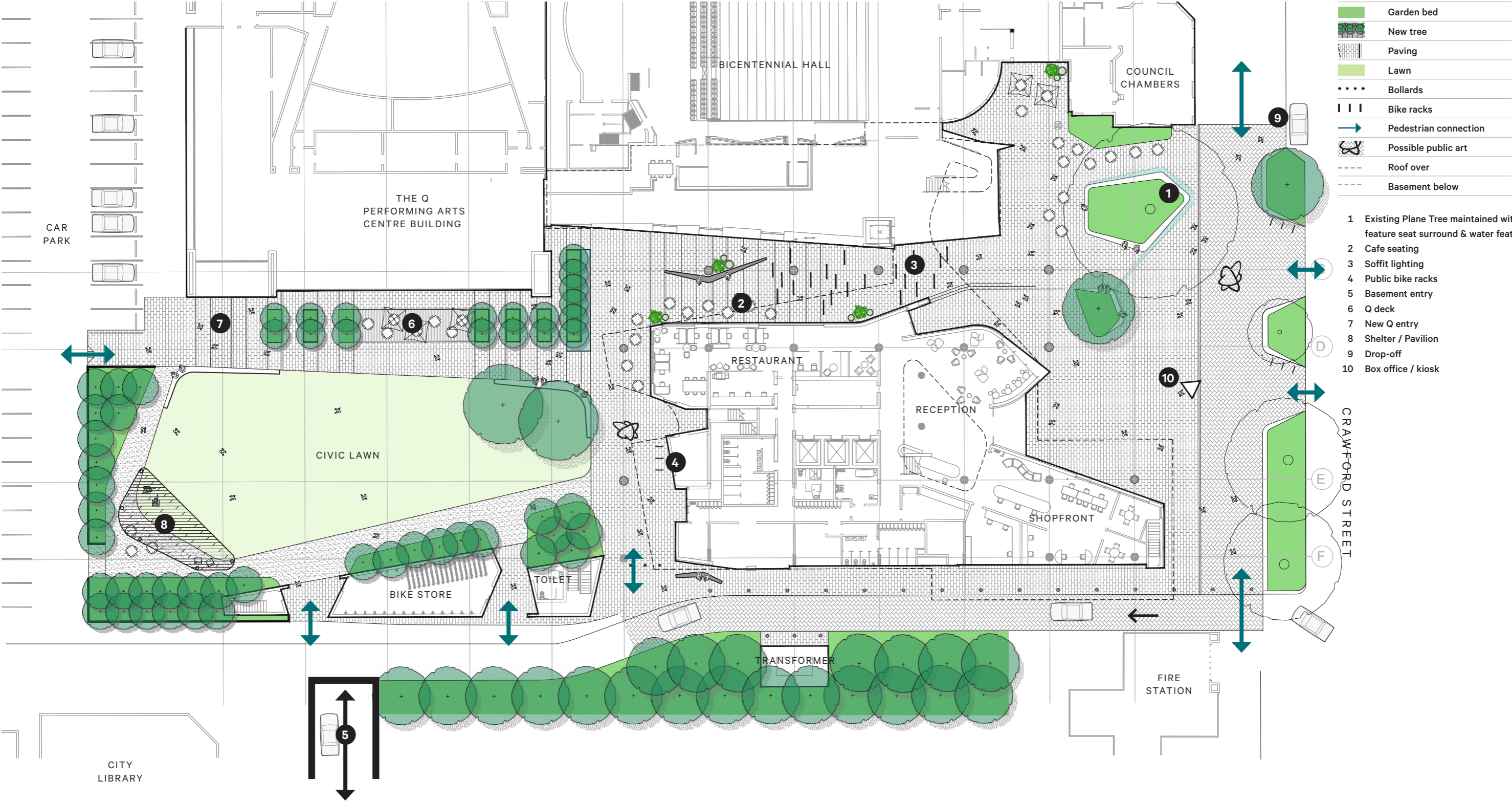


## Desired Character

- Clear access and movement
- Safe and inviting with good lighting
- Consideration of digital animation to create interest and activation
- Promote active frontages that engage with the laneway
- Paved with elements of greening and furnishings
- Pedestrianised zones with designated slow vehicle areas



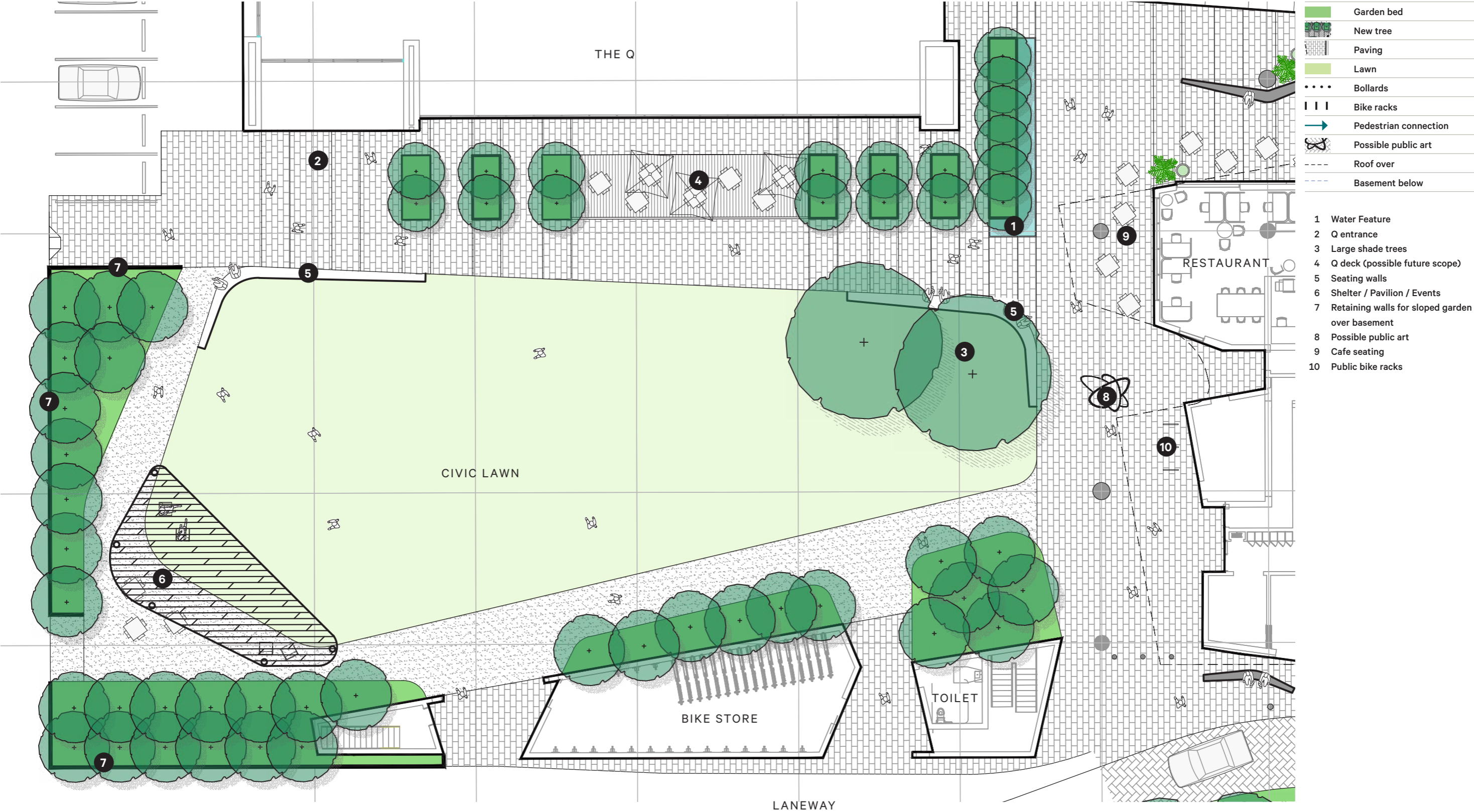
# Concept



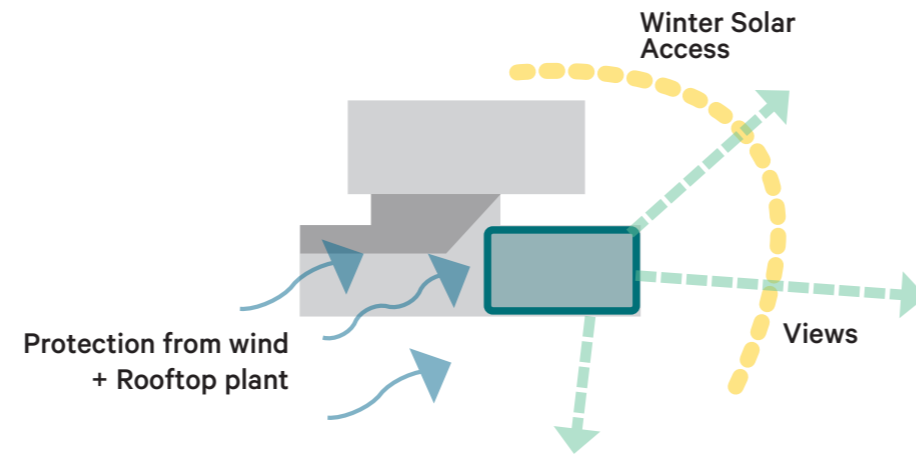
# Crawford Street



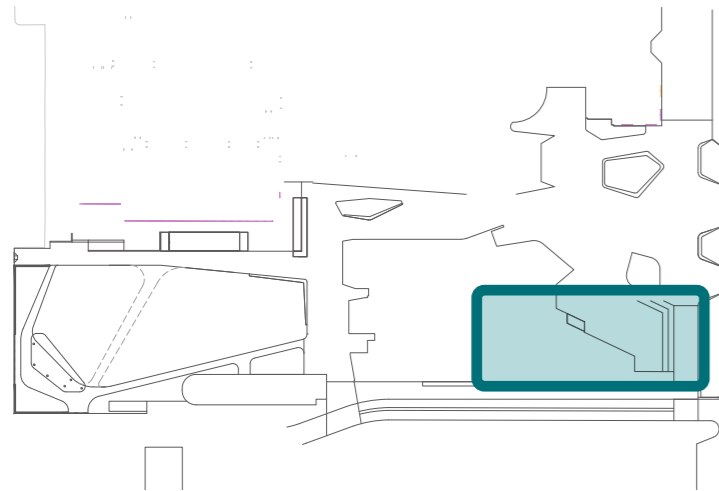
# Civic Square



# Roof Garden

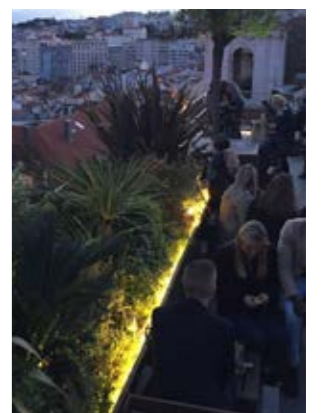
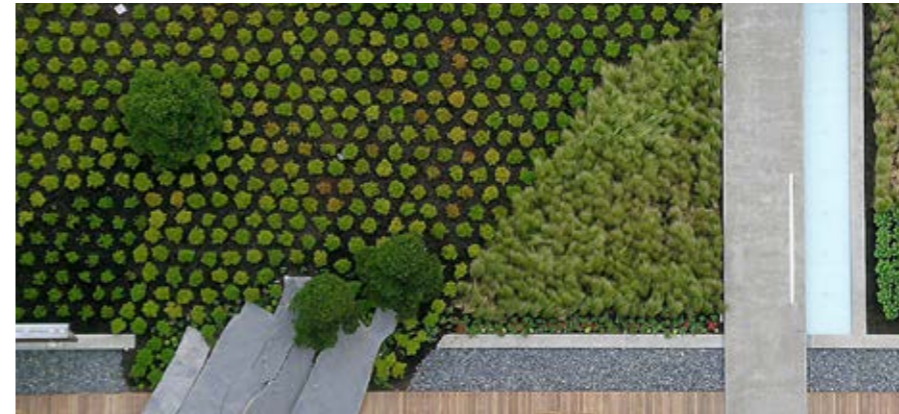


Views out

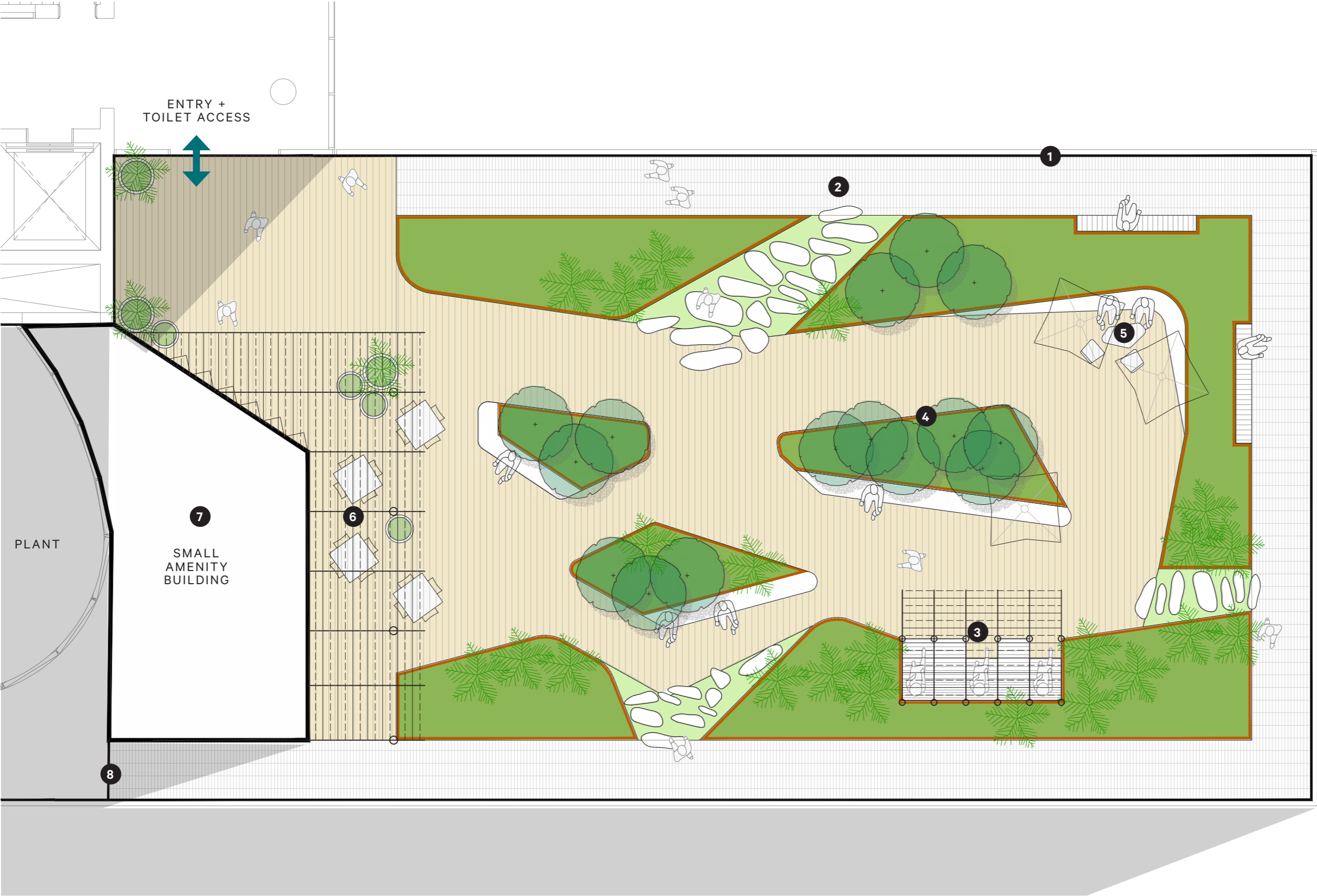


## Desired Character

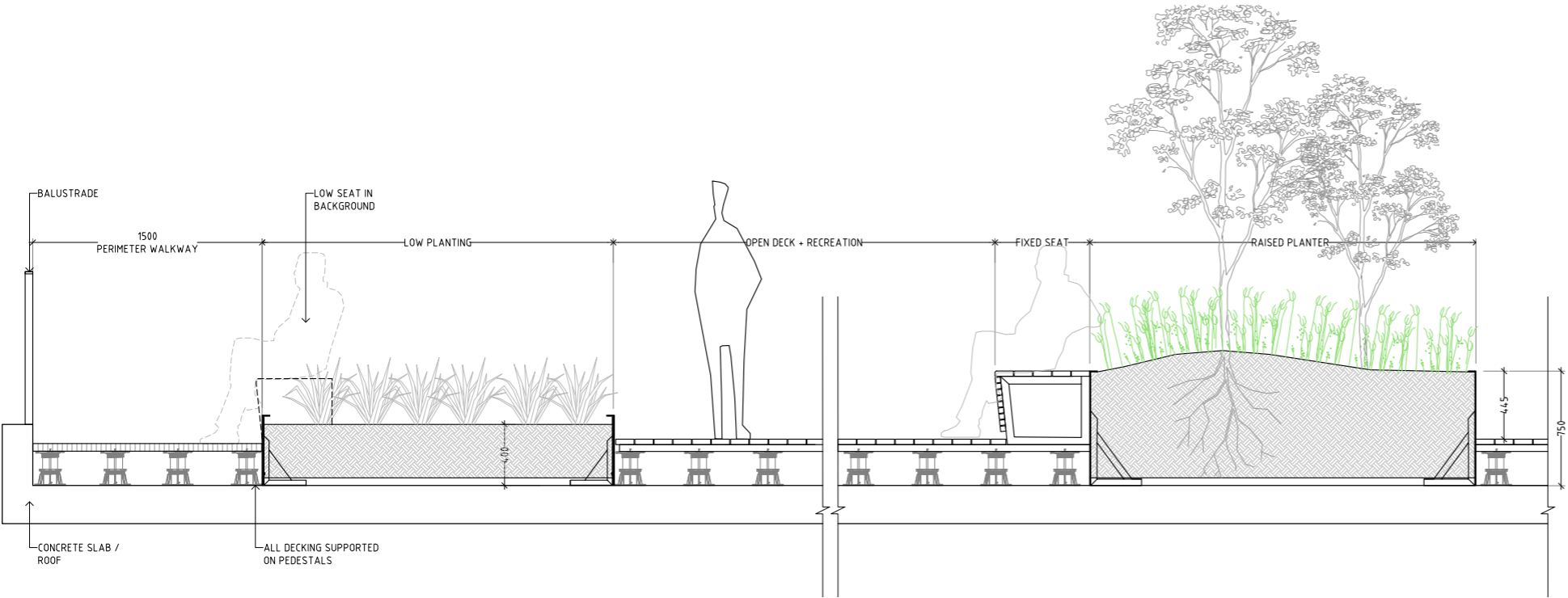
- North facing roof garden for solar access
- Maximise views out of the site
- Protection from southern winds and plant room
- Opportunities for accessible and non-accessible spaces
- Low maintenance materials and planting
- To be considered in early structural budgets to ensure allowance for soil profiles
- Opportunity for spaces that provide additional areas for recreation, contemplation, fresh air, exercise, gathering, and possible food and beverage
- Possible function space with small building for kitchen and bar



# Roof Garden



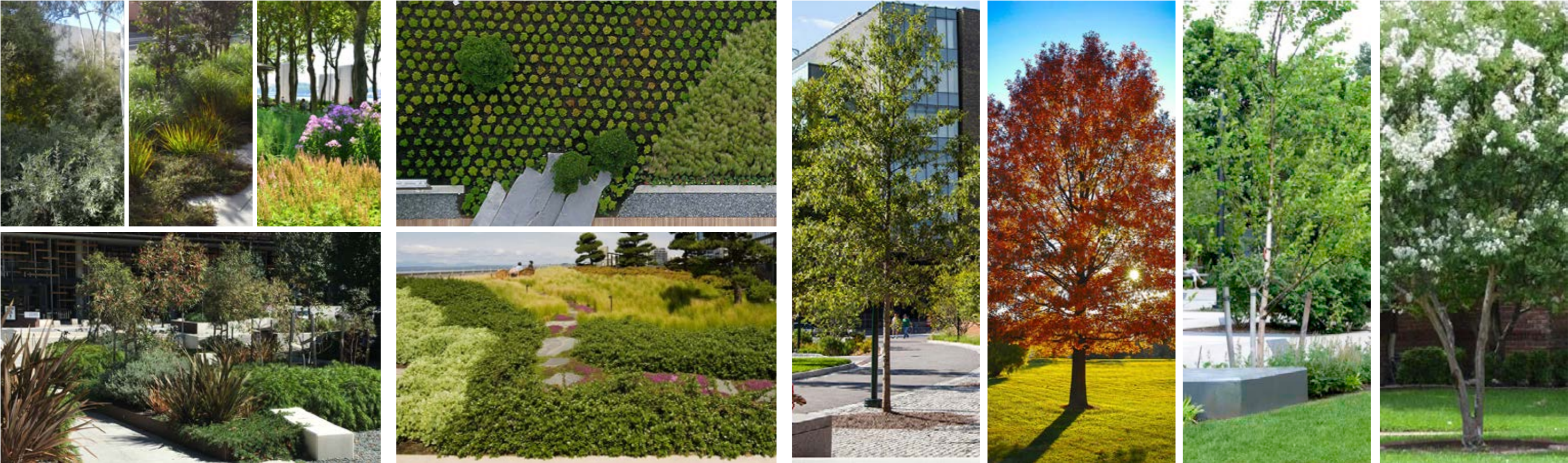
# Landscape Sections



TYPICAL ROOFTOP GARDEN SECTION - INDICATIVE ONLY

CRAWFORD STREET FORECOURT SECTION - INDICATIVE ONLY

# Planting & Trees



## Garden Beds (ornamental+ rain gardens)

*Abelia grandiflora nana*  
*Aspidistra elatior*  
*Clivia miniate*  
*Cycas revoluta*  
*Cornus sanguinea*  
*Doryanthes excelsea*  
*Eremophila sp.*  
*Euphorbia wulfenii*  
*Echium simplex*  
*Grevillea Bronze Rambler*  
*Grevillea rosmarinifolia*  
*Juniperus conferta*

*Liriope 'Just Right'*  
*Nandina domestica 'Moon Bay'*  
*Rhaphiolepis 'Oriental Pearl'*  
*Raphiolepis indica 'snow maiden'*  
*Rosmarinus officinalis 'Prostratus'*  
*Trachelospermum 'Flat Mat'*  
*Westringia 'Mundi'*  
*Westringia fruticose 'Grey Box'*

*Opportunity for Ngunnawal bush food gardens and indigenous planting to be incorporated*

## Trees (ornamental + shade)

*Eucalyptus scoparia*, Wallangarra White  
*Eucalyptus gunnii*  
*Eucalyptus pulverulenta 'Baby Blue'*  
*Eucalyptus crucis*  
*Betula nigra 'Dura-heat'*, Birch  
*Quercus palustris freefall*, Pin Oak  
*Quercus rubra*, Red Oak  
*Quercus phellos*, Willow Oak

*Lagerstromia natchez*, Crepe Myrtle  
*Liriodendron tulipifera*, Tulip tree  
*Platanus orientalis*, Oriental Plane tree  
*Tilia cordata 'Greenspire'*, Linden  
*Podocarpus sp*, Australian Fern Pine

# Materials & Elements



## Timber

- Class 1 seasoned hardwood
- Natural grey finish
- Used for screening, decks, trims and soffits



## Lawn

- Large open lawn areas
- Fully irrigated with sufficient drainage
- Possible sub surface marquee tie points



## Garden Beds

- Highly ornamental garden beds that provide colour and interest to the public realm
- Fully irrigated
- Shade tolerant species under existing trees
- Opportunity for Ngunnawal bush food gardens and indigenous planting to be incorporated



## Brick Paving

- Clay brick pavers
- Trafficable
- Colour and format that respects the surrounding heritage in a contemporary manner



## Seating Walls + Planters

- Integrated seating walls that work with existing levels and create new spaces
- Consideration of vehicle prevention through designed walls and planters in lieu of bollards
- Possible cultural interpretation

