Tuggeranong Town Centre vision:
Canberra’s urban gateway to the mountains, which offers a unique blend of city, town and country life.

Goals for the centre

1. Connected to the landscape
   Maintain and enhance the centre’s connections to the mountains, lake, river and bush.

2. Walkable and active streets
   A walkable centre with attractive and active streets.

3. Thriving economy
   Reinforce the centre as a destination for Tuggeranong and broader Canberra – a centre with a thriving economy.

4. Sustainable and self sufficient
   A diverse centre where people can live, work and play.

Design principles

To enable the vision and goals to be achieved, seven design principles will be applied to the centre. These principles outlined the key things to be achieved as the centre develops and redevelops. How these design principles will be applied to the centre are detailed to the far right of this poster.

1. Connections
   Maintain and enhance the aspects that make the centre unique such as its connection to the natural environment.

2. Walkable
   Work with the existing grid to offer a choice of safe and attractive routes, facilitate social interaction and make connections to key destinations such as the lake foreshore.

3. Diversity
   Allow for a mix of uses throughout the centre that support self-sufficiency, reduce car dependency and encourage pedestrian activity.

4. Residential increase
   Support development of residential so that centre’s self-sufficiency is increased.

5. Consolidation
   Strengthen the existing retail core by requiring additional retail to locate here.

6. Reactivate streets
   Ensure new development defines and activates streets instead of being internally focussed.

7. Height
   Ensure height will allow for a critical mass of residents and local jobs to be achieved while ensuring public spaces are not overshadowed and key views are maintained.

Draft master plan

What the centre could look like in 20–30 years time if all the recommendations in the draft master plan are followed.
The foreshore area will be an active and vibrant public space which embraces the lake. Blocks adjoining this area will be encouraged to redevelop and as they do will be required to front the lake with active uses such as retail and entertainment on the ground floor.

Land release opportunities
Release and develop the Greenway site (to the east of Anketell Street opposite to Bunnings). This Territory owned site has been subject to a master planning process by the Land Development Agency to allow for its release. The proposed development will increase the the town centre’s population and be an important catalyst project for change in the centre.

Development and redevelopment opportunities
Redevelopment of Sections 18 and 19 and parts of Section 54 to improve the quality of the foreshore area near the college and improve the connection from Anketell Street down to the lake. This foreshore area should become more vibrant, day and night. This would be an important catalyst project for the centre as it provides the opportunity to create an attractive feature for the centre. The potential for public/private partnerships needs to be explored as there is a mix of owners and Territory owned land.

Public domain improvement
New pedestrian crossing, tree planting, shared zone pavement, new cycling route, upgrade of existing foreshore park.

Access and parking
Multi-level basement car parking will be provided to accommodate existing and new residential and commercial demand. Access to parking will be provided in areas that have the least conflict between pedestrian and cyclist (e.g not in the major pedestrian spine. Short term parking will be provided along the main street.

Soward Way will become a boulevard that frames mountain views to the west. On street parking will be increased to ensure convenient parking for centre users and to slow traffic moving along this street so it becomes an amenable place to walk. As blocks develop and redevelop active ground floor uses, such as retail or offices transparent to the street, will be required, along with awnings. Over time, opportunities to improve paving, landscaping and street furniture should be investigated so a green and leafy environment is created. Any landscaping will be required to enhance, not block, views to the mountains.

Development and redevelopment opportunities
Provide incentives for redevelopment along Soward Way in accordance with the master plan by increasing allowable heights and floor space on sections facing the street.

Public domain improvement
As Soward Way redevelops, explore opportunities for capital works projects to improve the streetscape. As select “super blocks” redevelop introduce laneways or mid block pedestrian links to increase the permeability of the centre.

Bus interchange relocation
There is an opportunity to relocate the existing bus interchange (Pitman Street) to Reed Street north. This new location would be in a more central location for the centre.

Access and parking
Multi-level basement car parking will be provided to accommodate existing and new residential and commercial demand. Live/work terrace building types will be introduced in the area with laneway access.

Tuggeranong central will become the active heart of the centre. It will be a mix of community, retail, entertainment, recreation, residential and commercial uses. Anketell Street will continue as a street but traffic will be slowed by introducing more on street parking and eventually increasing the widths of footpaths on the eastern side. The connection to the lake will be improved by opening up the town square. Achieving this may require private and public partnerships and it may not happen exactly as shown in the image above. But the intent is to increase visibility of the lake from Anketell Street.

Land release opportunities
There are two parcels of Territory owned land at the western end of the Hyperdome. These provide an opportunity to transform the traditional “super block” shopping centre development by creating new streets/public access, breaking up the block of land into a finer grain, more permeable shopping centre. Also, introduce residential/retail mixed use to the area.

Development and redevelopment opportunities
Provide initiatives to the Hyperdome to redevelop in accordance with the master plan by increasing allowable height, floor space and introduction of residential mixed use development.

Public domain improvement
A new street is introduced to accommodate access to new development.

Access and parking
Multi-level basement car parking will be provided to accommodate new and existing residential and the Hyperdome shopping centre.
How the town centre can develop over time

Indicative development sequence 4

Tuggeranong eco industry and office area will be of a lower scale than Tuggeranong central, Soward Way and the foreshore. This area will allow for a mix of employment uses including office and light industrial (eco) uses which will provide opportunity for a more diverse employment base.

These sites are owned by other government agencies including the Commonwealth. Whether sites will be developed or not depends on many factors. They may or may not redevelop during the life of the master plan.

Public domain improvement
New pocket parks and improved pedestrian friendly streetscapes to accommodate the demand of new residents.

Access and parking
Multi-level underground parking will be provided to accommodate existing and new residential and commercial demand.

How the design principles can be applied to the centre

Connections
Capitalise on the unique landscape setting that surrounds the town centre (lake, mountains and bush). As the centre develops and redevelops retain, and in some instances frame, views to surrounding mountains. Improve visual connections from Anketell Street to the lake and increase pedestrian links to the lake foreshore.

Walkability
The introduction of mid block links such as new street and laneways will be encouraged so super blocks in the town centre are 'broken up'. These mid block links should connect to new or existing open space systems and key destinations (e.g. the lake, community facilities, bus interchange). New mid block connections will create a finer grain of development making it easier for pedestrians to get around and provide more options for people as they move around the centre.

Diversity
Allow for a mix of uses to occur in the centre so that it becomes self-sustaining i.e. residents who live there have all their day to day needs including employment, goods, services and recreation needs. Permitting a mix of residential, shopping, entertainment and commercial uses can ensure a critical mass of residents and local jobs which will support a vibrant urban core.

Residential increase
Higher density housing (like apartments) will be concentrated in the core of the centre (i.e. around Anketell Street, Soward Way, Pittman Street and Reed Street). A diversity of housing types including terraces, townhouses, apartments, shop top living, aged care and affordable housing will be encouraged to develop over time in the centre. This diversity in housing will attract people from different stages of life, backgrounds and aspirations to live and work in Tuggeranong.

Consolidation
Contain the town centre within its existing footprint. This make more efficient use of existing infrastructure. As sites develop and redevelop allow for increased building height and allow for release and development of government owned land. No extensive infrastructure upgrades are necessary (i.e. water, sewer, electricity, gas).

Active streets
Focus increasing the activity on:
- Anketell Street north as an eat street,
- the foreshore area as a vibrant public space,
- Soward Way so it becomes an attractive pedestrian space to encourage people to walk from the employment hub on Athllon Drive to active uses on Anketell Street.

Height
Higher buildings should be located along Soward Way and Athllon Drive as they have a wide road reserve which can accommodate higher buildings with minimal overshadowing to adjoining buildings and public spaces.

Building heights should step down as they get closer to the lake foreshore area. This will ensure views to the lake are maintained and will minimise the impact of overshadowing to the adjoining buildings and public spaces.