

# Apzaco Park East

LANDSCAPE ARCHITECTURE  
DEVELOPMENT APPLICATION REPORT

ISSUE: L  
DATE: 24 OCTOBER 2022



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DOCUMENT REVISION SUMMARY		
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G	AMENDED REPORT - ISSUED FOR SUBMISSION	07-09-2022
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01

LANDSCAPE  
DESIGN  
INTENT  
STATEMENT

# LANDSCAPE DESIGN STATEMENT INTENT

The landscape design for the Anzac Park East Development intends to create an outstanding integrated mixed-use precinct that creates high quality outcomes for residents, tenants, visitors, and the broader community.

The site's central location, size and positioning adjacent to Anzac Parade and Lake Burley Griffin offers the potential for the development to become an important catalyst project for the local area and a positive example of good urban renewal outcomes.

A core focus of the landscape design strategy centred around reinforcing local planning objectives for the creation of a mixed use precinct that will combine high quality finishes, generous pathway widths, outdoor spaces, lighting and landscaping to create a prominent development that promotes a more permeable urban fabric.

The proposed development will reinforce the planning and design objectives outlined in the 'Constitution Avenue Public Realm Handbook' by creating activated edges which feature direct visual and physical pedestrian permeability. These edges will be activated by the combination of ground floor commercial tenancies which front onto Constitution Avenue and the creation of a new 3m wide pedestrian walkway.

The proposed treatments to the public/private interfaces are intended to enrich both domains with finishes, furnishings and spatial layouts complementing and enhancing the proposed outdoor spaces. The transition from private to public will be carefully integrated through the use of a hierarchy of consistent finishes from prominent lobby entry plazas, and pedestrian connections to more understated private courtyards and walkways.

The landscape design proposes to utilise finishes which are robust, high quality and sympathetic to the proposed architectural language through the use of cohesive colours, materials, finishes and furniture suite selections. Hardscape elements such as walls, fences, paving and shade structures will take direct cues from the proposed architectural forms and will seek to create a visually cohesive outcome for the entire development.

The landscape design will utilise hardy and contextually appropriate planting species to provide a variety of forms that fill niche roles within the landscape. Layered combinations of mass planted groundcovers, shrubs and trees will help to soften the architectural forms and provide visual interest, shading, screening and amenity and will be carefully integrated with the surrounding hardscape elements.

The landscape design will aim to integrate a variety of recreational spaces which are varied in size, location and aspect to provide opportunities for a range of recreational, social and communal uses while providing surveillance around the site. The recreational facilities will integrate hardscape and softscape elements and provide visual interest and encourage usage.

Communal recreation facilities will include a large central terraced lawn space, a variety of outdoor seating areas, gardens and walkways. Internal facilities will include a gym, indoor lap pool, private dining and resident's lounge. The close proximity to the adjacent Kings Park also offers a variety of outdoor recreational and fitness opportunities for residents.

The landscape design intends to implement good ESD design outcomes such as stormwater harvesting, the use of plants with low water requirements and the control of solar and wind access through appropriately positioned screening and shelter elements.

Overall the landscape design for the Anzac Park East Development seeks to create an exemplary urban development which promotes good design principles, high quality landscape outcomes and a range of community benefits.



02

CONTEXT  
ANALYSIS

# SITE LOCATION & CONTEXT



The subject site is located near the intersection of Anzac Parade and Constitution Avenue in Parkes, Australian Capital Territory. The site is at the southern end of Anzac Parade and is bounded by Constitution Avenue, Parkes Way and Wendouree Drive.

Anzac Parade is a key ceremonial space of the city and the focus in National commemoration.

Constitution Avenue is a major ceremonial avenue in the National Capital, as one of the key structural elements of the Griffins' Plan and one of the city's principle east-west links. Constitution Avenue forms the base of the National Triangle. The significance of the Avenue should be reinforced by development of the site.



# PLANNING STRATEGIES & OUTCOMES

## STREET CHARACTER

The evolving patterns of activity, land use and landscape form on Constitution Avenue, will be experienced as five areas of distinct character within the street as a whole. In considering development options, those involved will be expected to respond to the street character within their design proposals.



- KEY**  
**Future Development Character**  
 ■ Anticipated future development along street edge

## MOVEMENT

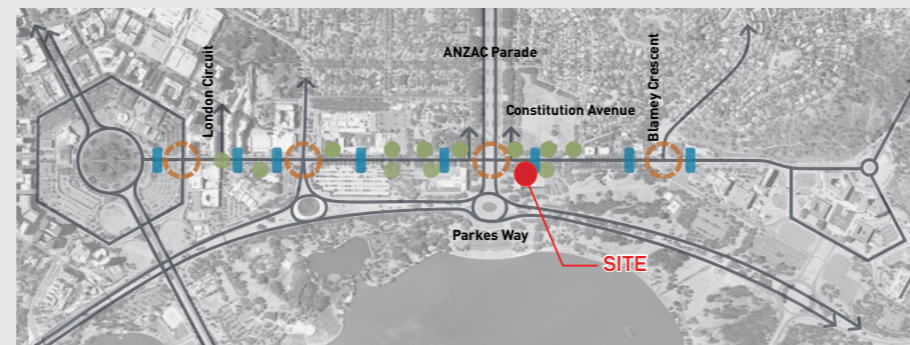
Constitution Avenue is 2.5km in length, and possesses a varying rhythm of intersections, pedestrian crossings and service roads. The current and anticipated patterns of movement need to be catered for in any proposed change, to optimise access and minimise disruption, both along and across the corridor. The opportunity for people to cross the street should be prioritised and encouraged at regular intervals through appropriate detailed design.



- KEY**  
**Linear and Cross Movement**  
 ← High pedestrian movement and connections  
 → Moderate pedestrian movement and connections  
 → Minor pedestrian movement and connections  
**Note:** Movement and connection based on anticipated land uses and activity nodes

## INTERSECTIONS

Over time, Constitution Avenue will be punctuated by an increased pattern of intersections, driveways and crossings. Where feasible, traffic management arrangements should be consolidated at strategic locations to strengthen the rhythm and permeability of the street. Entries, exits and crossings should be developed as integrated urban elements within the evolving street fabric.



- KEY**  
**Linear and Cross Movement**  
 ○ Signalled Shared path north-side, cycleway and pedestrian paths connect at intersection south-side  
 ○ Non-signalised Shared path north-side, cycleway and pedestrian paths remain separate side  
 + Indicative mid-block crossings Increasing north-south permeability for pedestrians and cyclists

## ACTIVATION OF PUBLIC DOMAIN

The activity levels and hours of use along sections of the street is anticipated to vary considerably due to land use, tenancy and building design. A mix of land uses is encouraged to activate the street throughout the day, which should be supported by the design of built form and streetscape elements.

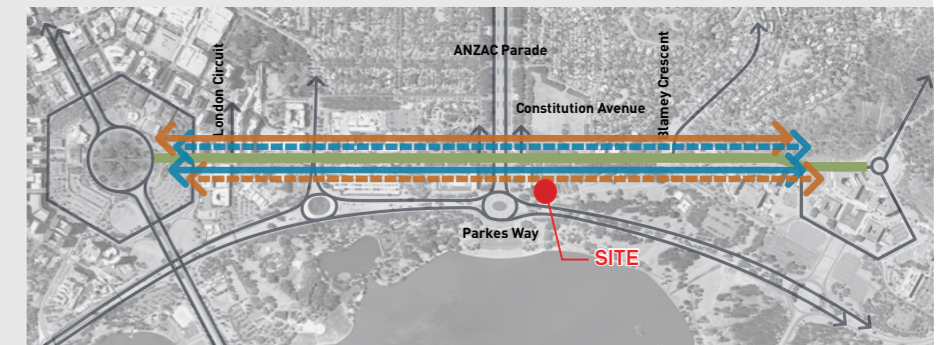


- KEY**  
**Land use and street activation**  
 ■ Activated street edge condition  
 ■ Semi-activated street edge condition  
 ■ Minor activation of street edge condition  
**Note:** Edge activation based on existing and anticipated future land uses and density patterns.

Source: National Capital Authority - Constitution Avenue Public Realm Handbook

## PUBLIC REALM ELEMENTS

The public realm is defined by the paths and spaces between the buildings on the street. These elements provide the basis for the street's emerging structure and character, which will vary notably between the north and south side of the street.



- KEY**  
**Public realm elements**  
 — Public realm setback – typically 6.5m – allows for separation and activation of space  
 — Separated shared path north-side – width 2.5m – allows for activation along frontages  
 — Dedicated bi-directional off-street cycleway south-side – width 3.0m – allows for efficiency of movement  
 — Separated pedestrian shared path south-side – width 2.5m – provides safe walking environment  
 — Central median – allowing for turning lanes, street trees, street lighting and bike parking

## WENDOUREE DRIVE ADDRESS

parking from internal street link Constitution Avenue to Kings Park provide 6m setback to Wendouree Drive

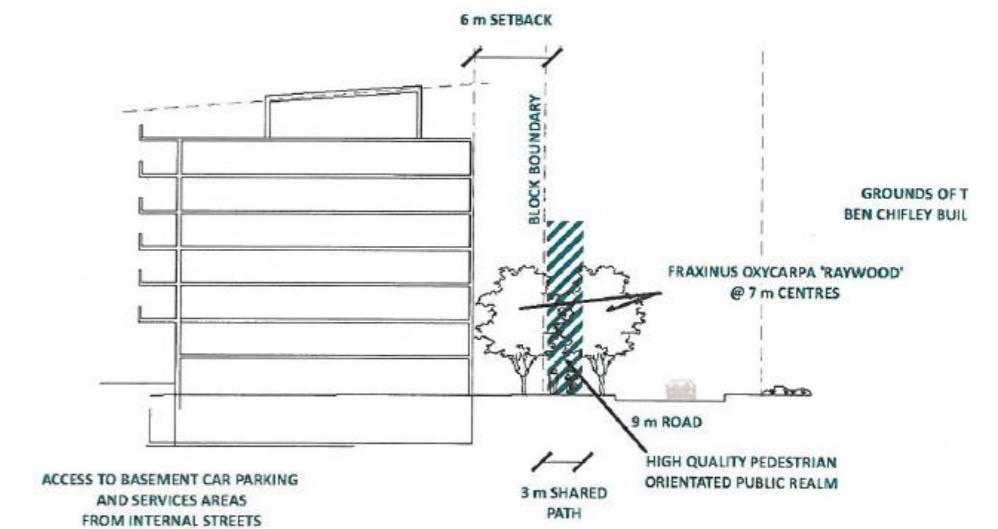


Figure 17 - Wendouree Drive address and required offsite works

## CONSTITUTION AVENUE UPGRADES

The Constitution Avenue Upgrade Project was completed in 2016 with the intent to provide major public transport, infrastructure and landscape improvements for the community, between Vernon Circle and Wendouree Drive.

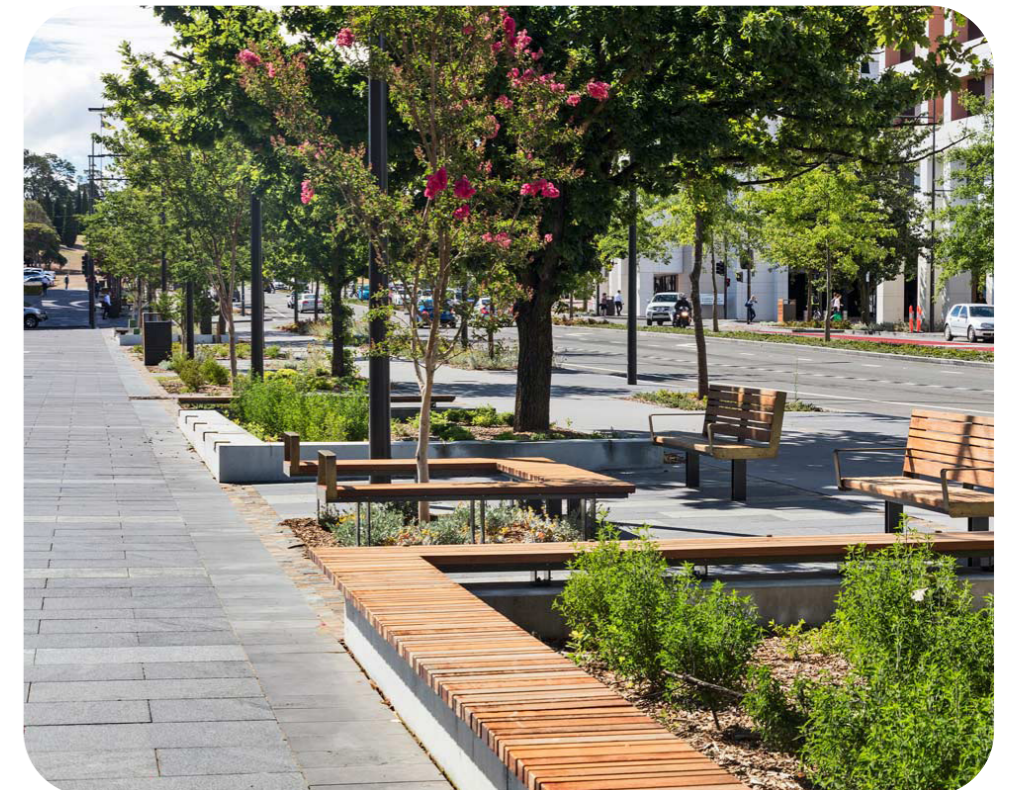
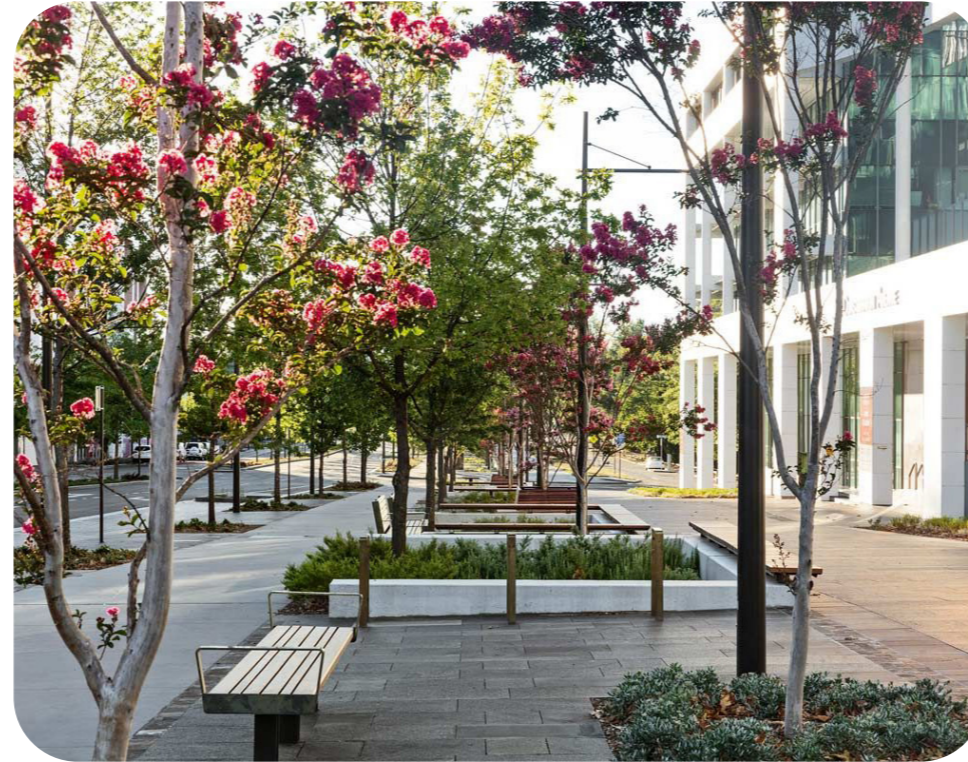
The upgrade works included:

- 1.6 kilometres of upgraded road construction, providing dual carriageways, and streetscape improvements, between Vernon Circle and Wendouree Drive
- A dedicated bus lane in each direction from Allara Street to Anzac Parade
- Connection to Vernon Circle
- Parkes Way to Allara Street connection
- High quality pedestrian facilities and public realm
- A separated two way cycle path in the southern verge
- High quality pedestrian facilities and public realm
- A separated two way cycle path in the southern verge
- Tree replacement of a significant number of the aging English Oak Trees with 261 trees planted along the full limits of the upgrade works
- New LED street and verge lighting for the length of the project.

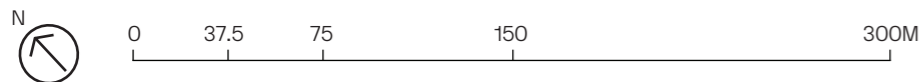
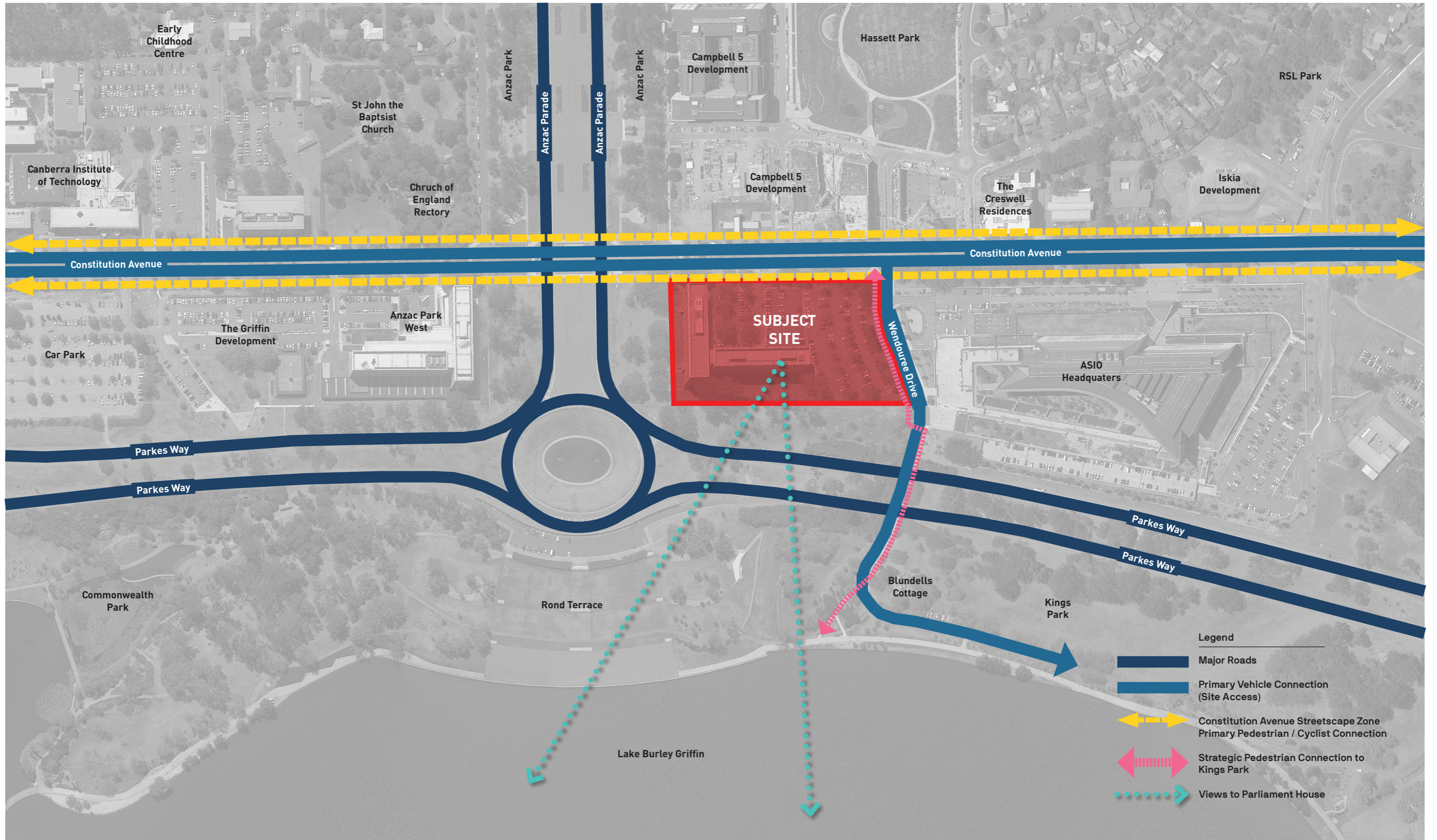
The ACT Government describe the long term vision for the project as being “to act as more than a strategic corridor; more so one which delivers a vibrant, mixed-use, tree-lined grand avenue with enhanced public transport, cycling and pedestrian movement.”

The ACT Government has also identified that as commercial and residential development is progressed along Constitution Avenue, the public realm spaces will be upgraded to achieve the visionary design for 2031. This upgrade has ensured the necessary streetscape infrastructure is in place to support this vision.

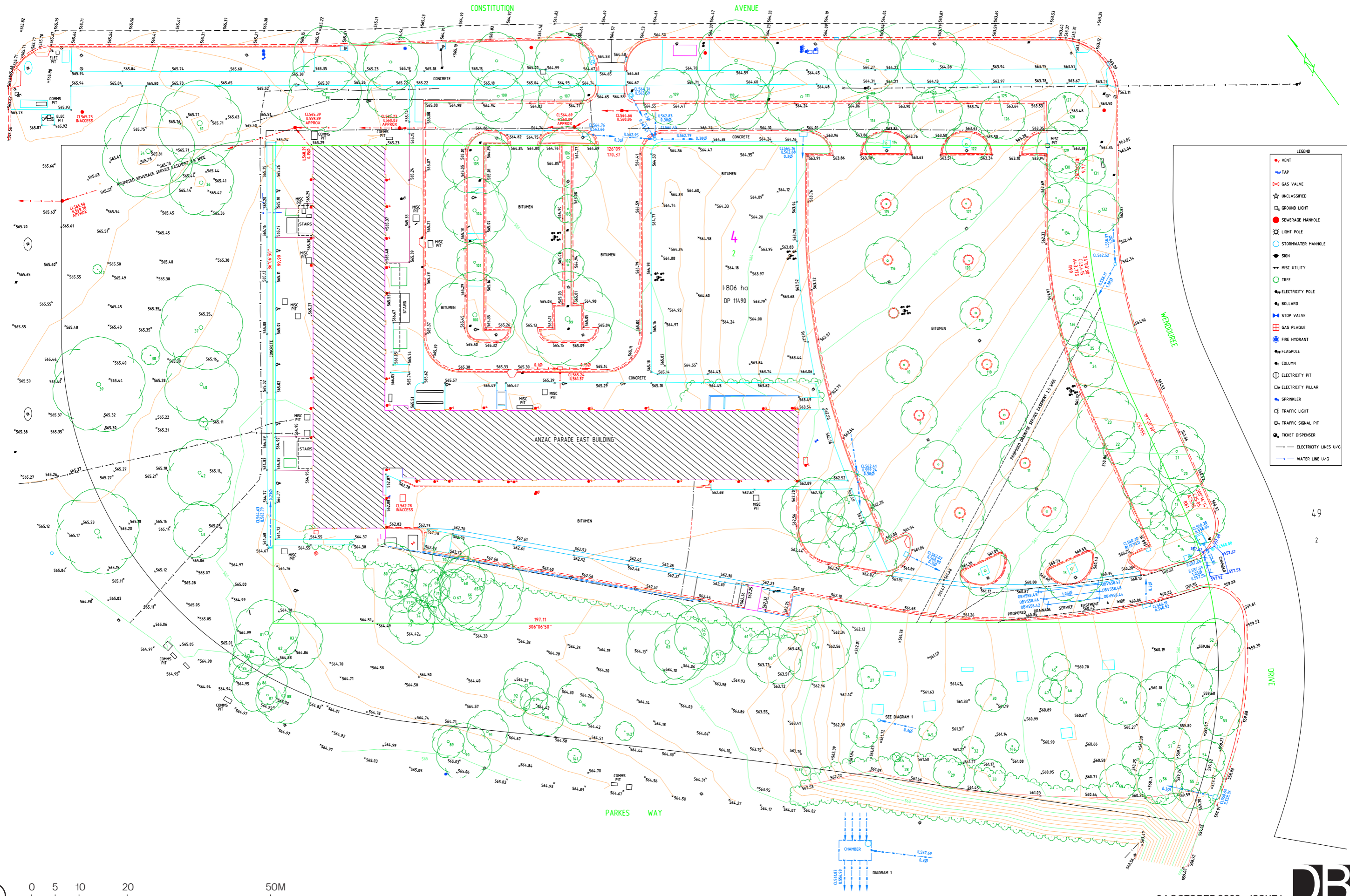
The Anzac Park East Development falls within this zone and as such the landscape design places a high priority on integrating the development outcomes with the existing and proposed outcomes for the Constitution Avenue Precinct.



Constitution Avenue Upgrade Project - Images



# EXISTING SITE CONDITIONS



49  
2

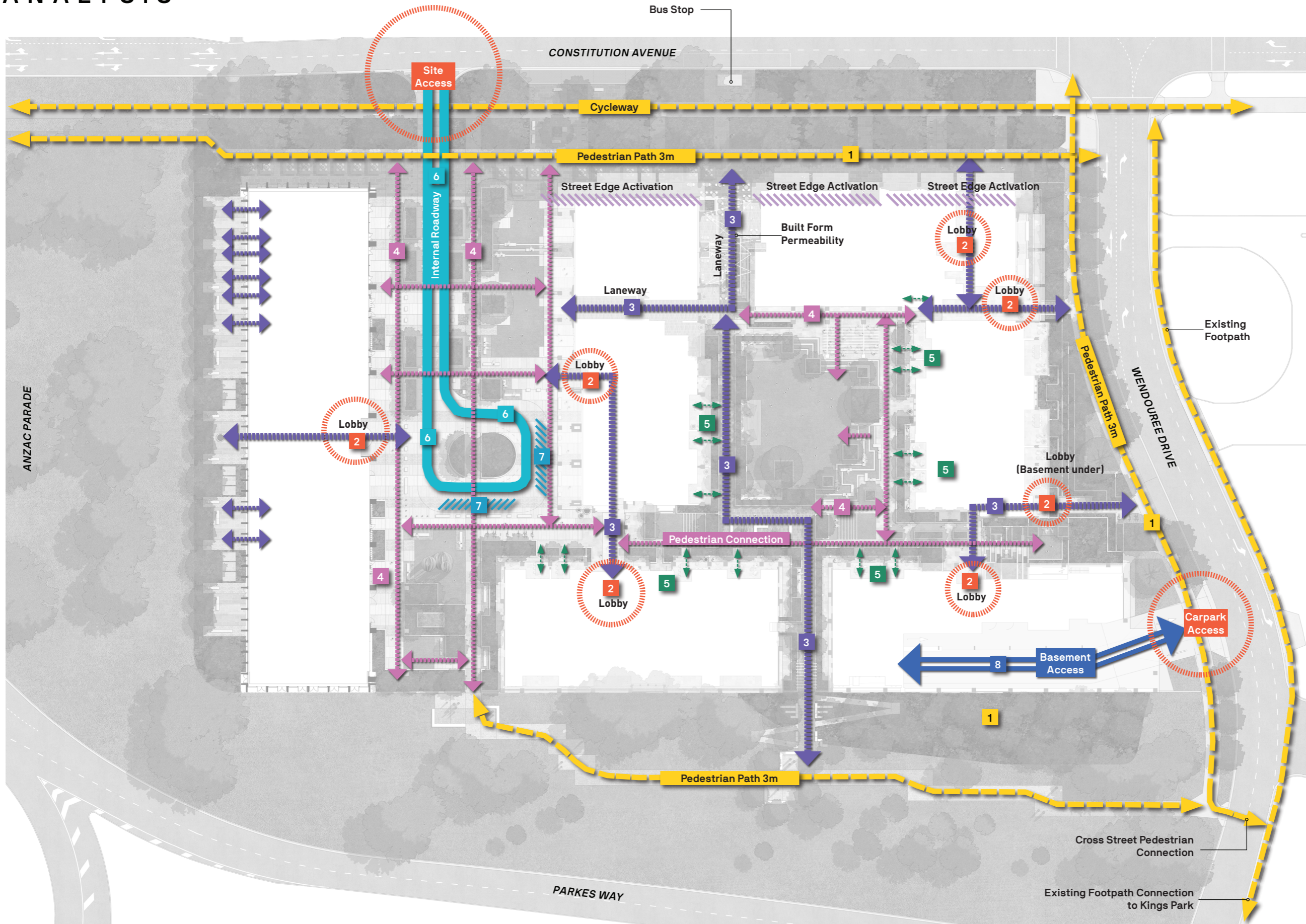


The image features a dark, textured background with a vertical dotted line running down the center. At the bottom, there are several autumn leaves in shades of orange and brown. The text '03' is positioned to the right of the dotted line, and 'DESIGN ANALYSIS' is to its right.

# 03

DESIGN  
ANALYSIS

# CIRCULATION ANALYSIS



## LEGEND

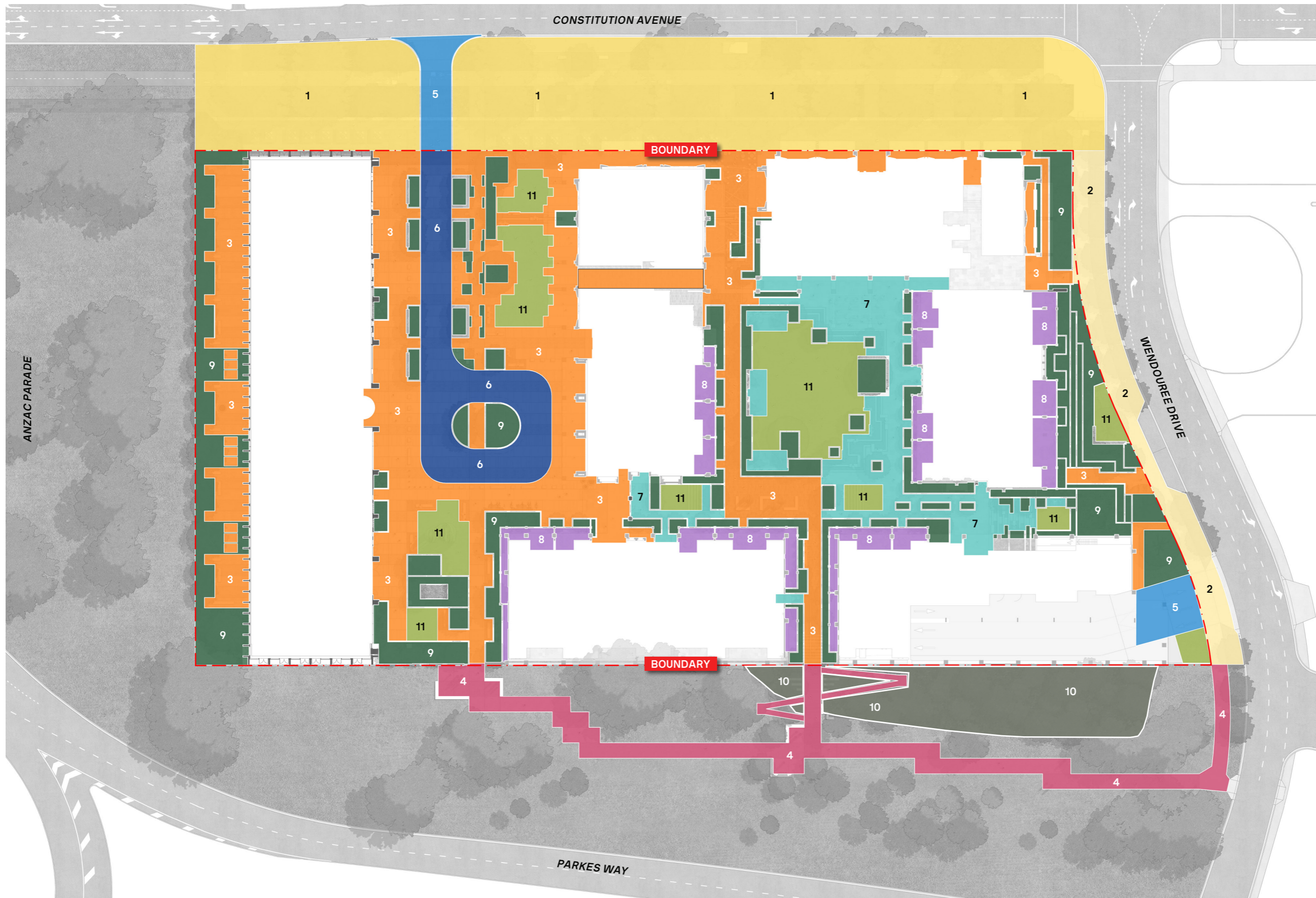
- 1** MAJOR PUBLIC PEDESTRIAN CONNECTIONS
- 2** NODES / ARRIVAL SPACES
- 3** BUILT FORM PERMEABILITY (VISUAL & PHYSICAL)
- 4** SITE PEDESTRIAN CIRCULATION
- 5** PRIVATE COURTYARD ACCESS
- 6** INTERNAL ROADWAY / SHARED ZONE
- 7** SHORT TERM PARKING / SETDOWN ZONE
- 8** BASEMENT / CARPARK ACCESS



0 5 10 15 20 25 50M



# OPEN SPACE ANALYSIS



## LEGEND



- 1** EXISTING STREETScape (CONSTITUTION AVENUE - UPGRADE WORKS)
- 2** EXISTING STREETScape (WENDOUREE DRIVE - UPGRADE WORKS)
- 3** PLAZAS & WALKWAYS
- 4** PROPOSED NEW 3.0M WIDE SHARED PATH
- 5** DRIVEWAY
- 6** DRIVEWAY SHARED ZONE
- 7** RESIDENT'S COMMUNAL OUTDOOR SPACE
- 8** PRIVATE COURTYARDS
- 9** PLANTING AREAS
- 10** PROPOSED EMBANKMENT (EARTHWORKS)
- 11** GRASS AREAS

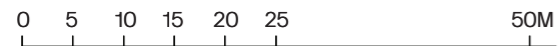


# COMMUNAL OPEN SPACE ANALYSIS



## LEGEND

-  **COMMUNAL OPEN SPACE**  
AREA - 9,010M<sup>2</sup>  
(50% OF SITE AREA)
-  **COMMUNAL OPEN SPACE PLANTING AREAS**  
AREA - 3,500M<sup>2</sup>  
(39% OF COMMUNAL OPEN SPACE)



# DEEP PLANTING AREAS ANALYSIS



## LEGEND

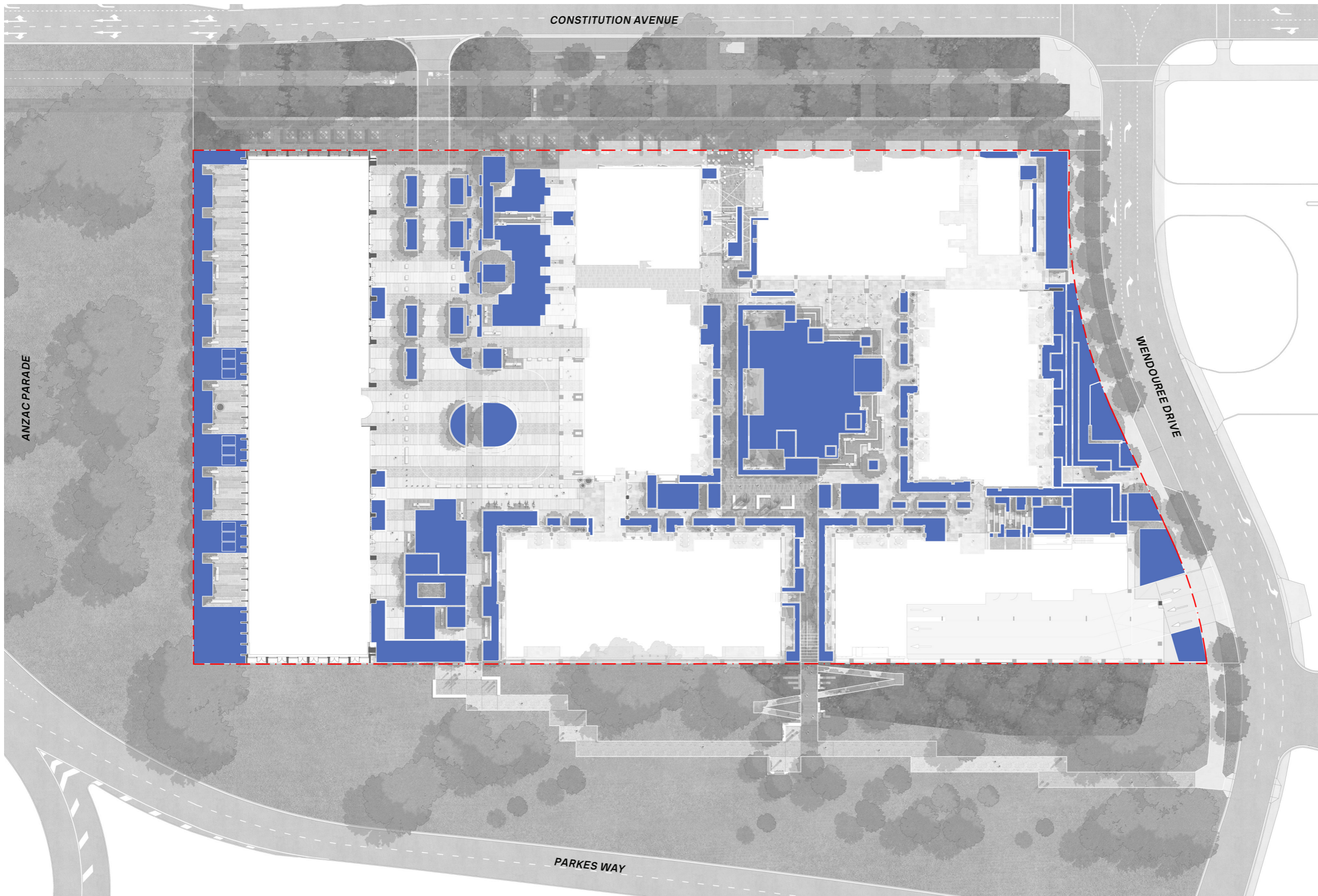
■ DEEP PLANTING ZONES  
AREA - 1,062M<sup>2</sup>



0 5 10 15 20 25 50M



# PERMEABLE SURFACE AREAS ANALYSIS



## LEGEND

**PERMEABLE SURFACES**  
AREA - 3,500M2  
(19% OF SITE AREA)





04

LANDSCAPE  
PLANS