

# **BELCONNEN**

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BLOCK 17 - SECTION 152

# Community Council

**Previous community consultation documents available on:**

**<https://www.jwland.com.au/project/belconnen-central>**

# Site & Context



# What are we building?

# Brief

- **BLDG A = 20 STOREYS ABOVE GROUND**
- **BLDG B = 24 STOREYS ABOVE GROUND**
- **550 UNITS + 325 BTR UNITS - MIX OF 1, 2 AND 3 BEDROOM UNITS**
- **92 AFFORDABLE/COMMUNITY HOUSING UNITS IN ACCORDANCE WITH ACT GOV'S AFFORDABLE HOME PURCHASE SCHEME**
- **325 ADDITIONAL DWELLINGS TO THE 550 ORIGINALLY SPECIFIED IN CROWN LEASE**
- **168 PUBLICLY AVAILABLE CAR PARKS RETAINED WITHIN FUTURE DEVELOPMENT**
- **ACTIVE FRONTAGE ALONG BELCONNEN BUS INTERCHANGE, SWANSON CT. AND CHANDLER ST.**
- **ADDITIONAL COMMERCIAL USES ON THE SITE IN ACCORDANCE WITH CROWN LEASE**
- **IMPROVED ACCESSIBLE PEDESTRIAN CONNECTION FROM COHEN STREET TO CHANDLER STREET**
- **MINIMISE INTERNAL FACING UNITS - 95% WITH EXTERNAL OUTLOOK AND VIEWS**

# Community Consultation: Statistics

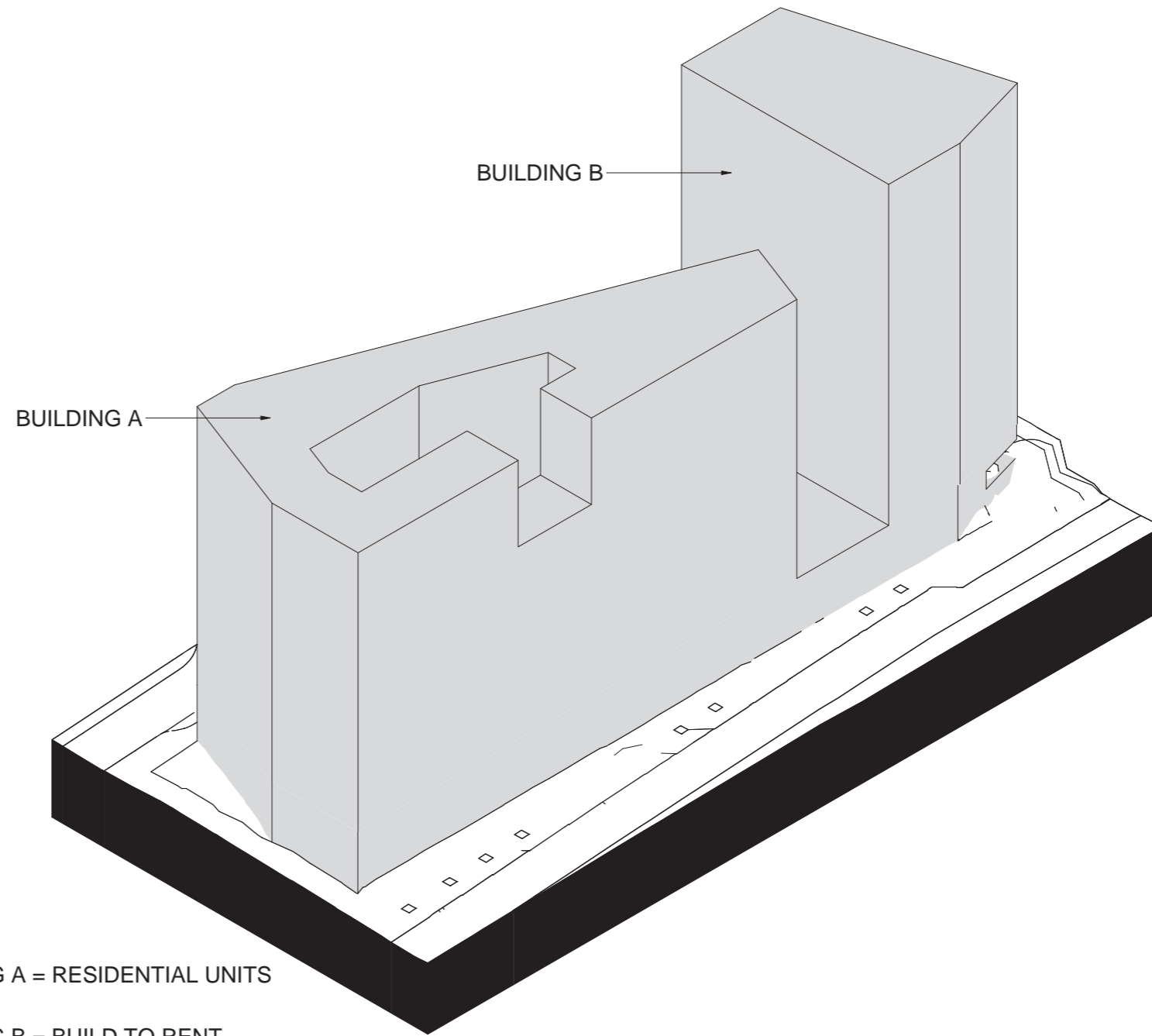
- SOCIAL MEDIA REACHED CLOSE TO 3000 ENGAGEMENTS
- PROJECT WEBSITE REACHED OVER 1000 VIEWS DURING THE CONSULTATION PERIOD
- 9 HOURS DEDICATED TO DIRECT PHONE CORRESPONDENCE

# Community Consultation: Top Points Raised

- LOCAL TRAFFIC IMPACTS
- EXISTING AND FUTURE PARKING IMPACTS
- IMPACT OF THE BUILT FORM OVERSHADOWING NEIGHBOURING DWELLINGS
- LIGHTING UPGRADE TO THE LANEWAY CONNECTING MARGARET TIMPSON PARK TO BELCONNEN BUS INTERCHANGE
- HEIGHT LIMITS ACROSS THE SITE (66m - BLDG A & 72m - BLDG B)
- INCREASED UNIT NUMBERS ACROSS THE SITE

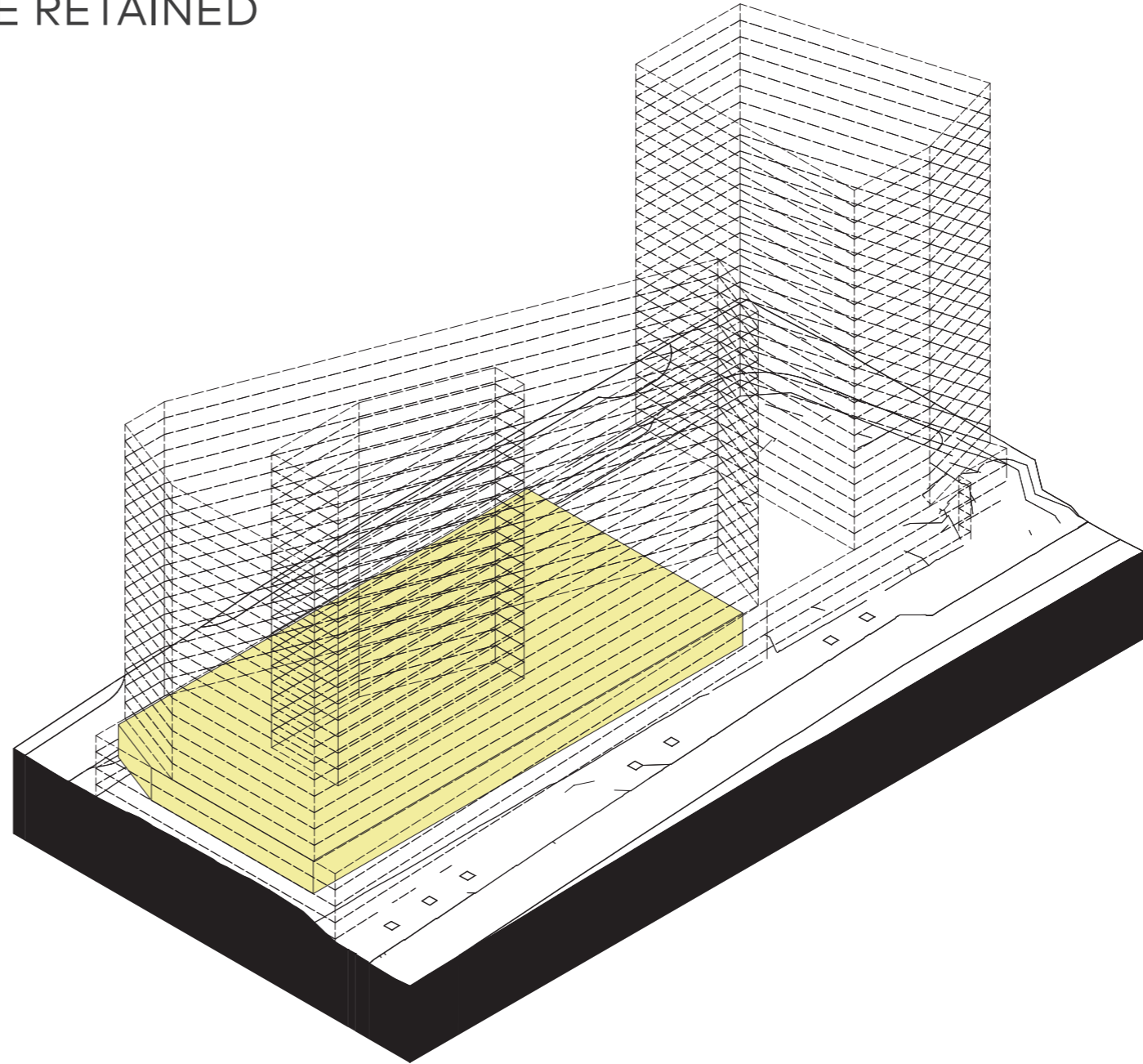


# MASSING



## PUBLIC CAR PARKS

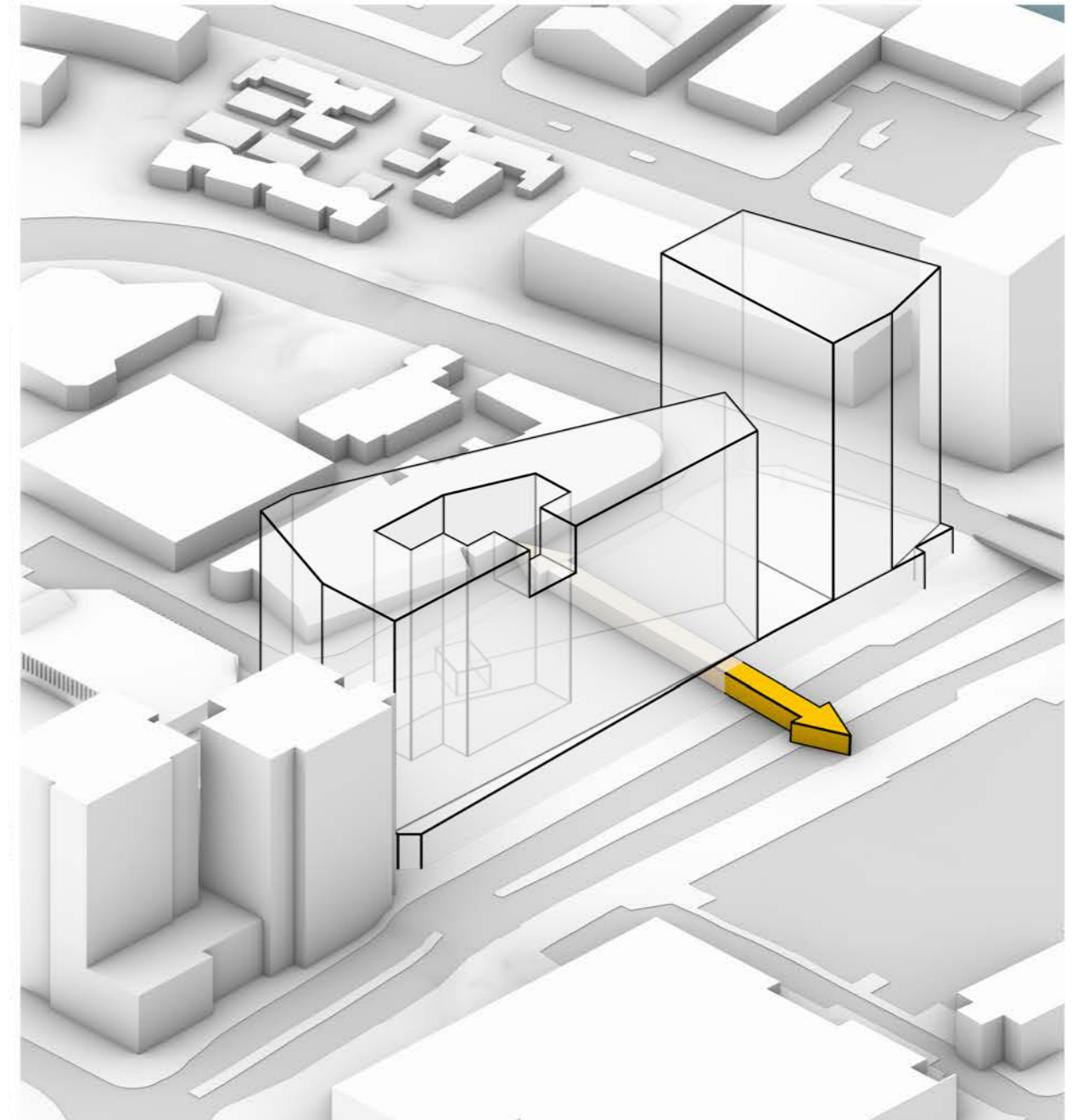
168 PUBLICLY AVAILABLE CAR PARKS TO BE RETAINED  
WITHIN THE FUTURE DEVELOPMENT



# Response to NCDRP

**BUILDING DESIGN NOW INCLUDES MID-BLOCK  
PEDESTRIAN LINK FROM COMMUNITY CENTER TO  
BUS INTERCHANGE OFFERING CIRCULATION AND  
SEATING BACK TO PUBLIC REALM**

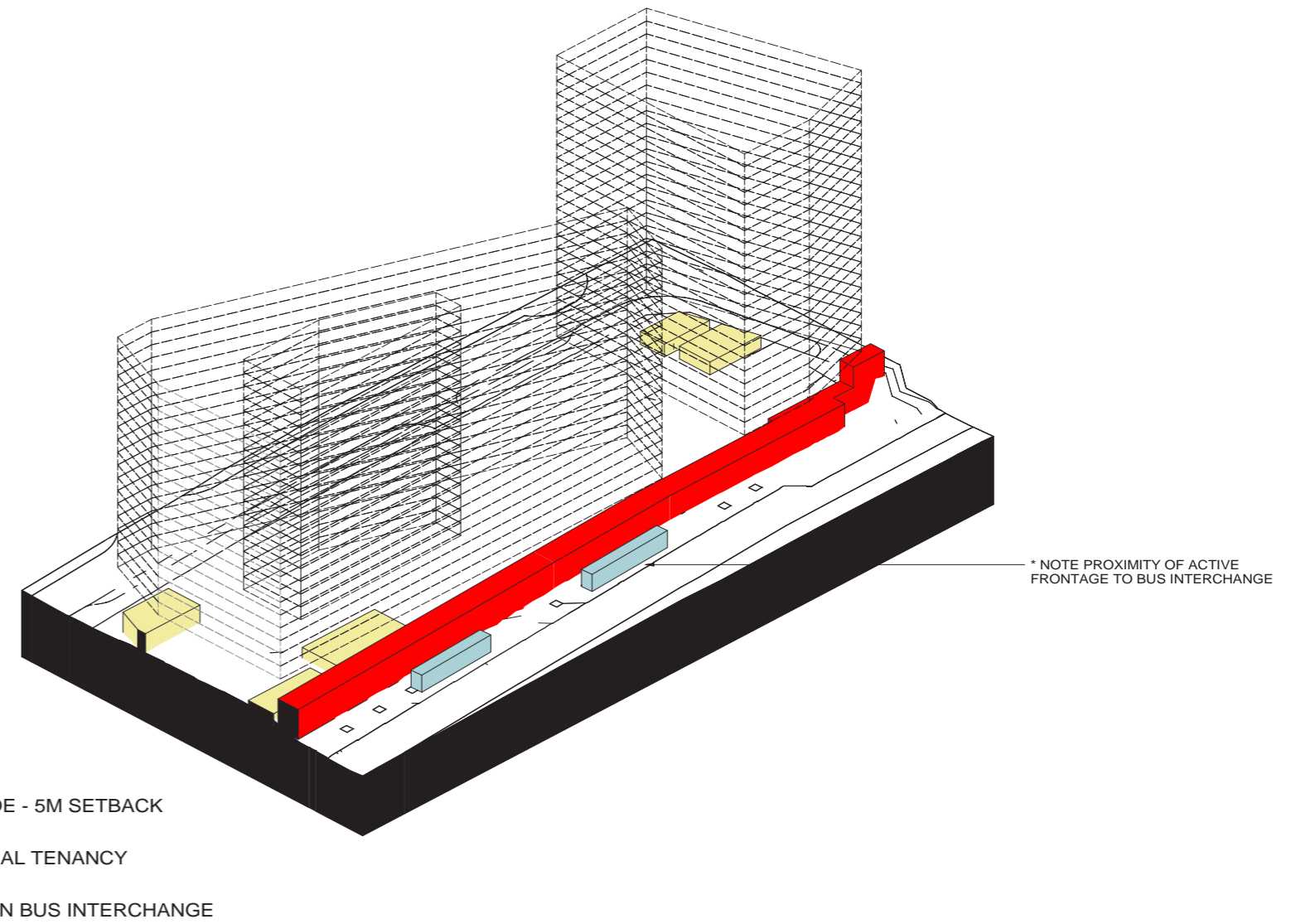
**BUILDING DESIGN IMPROVES QUALITY OF EXIST-  
ING PEDESTRIAN CONNECTION FROM MARGARET  
TIMPSON PARK THROUGH TO BUS INTERCHANGE**



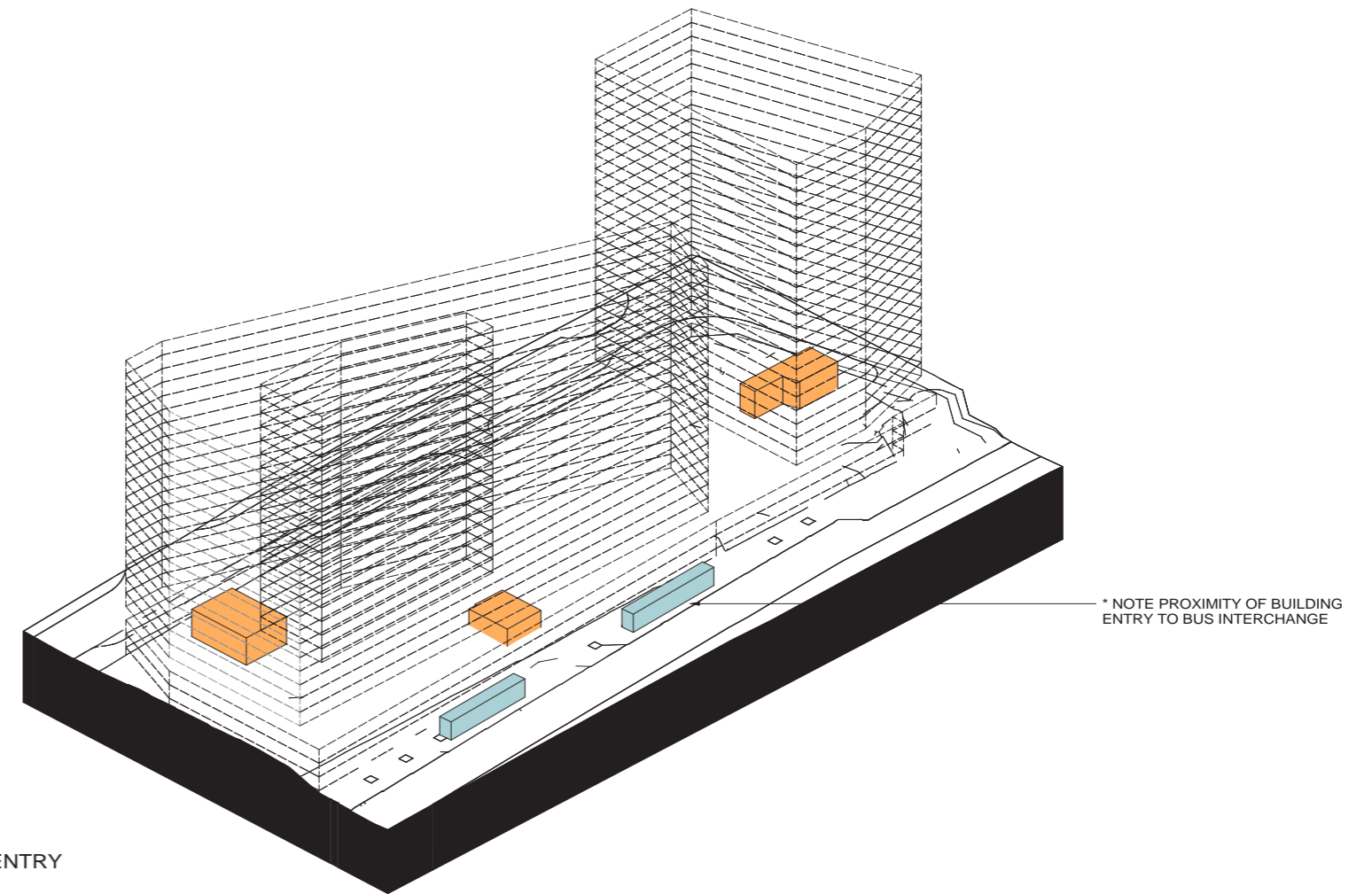
SW PERSECTIVE

 = MID BLOCK LINK

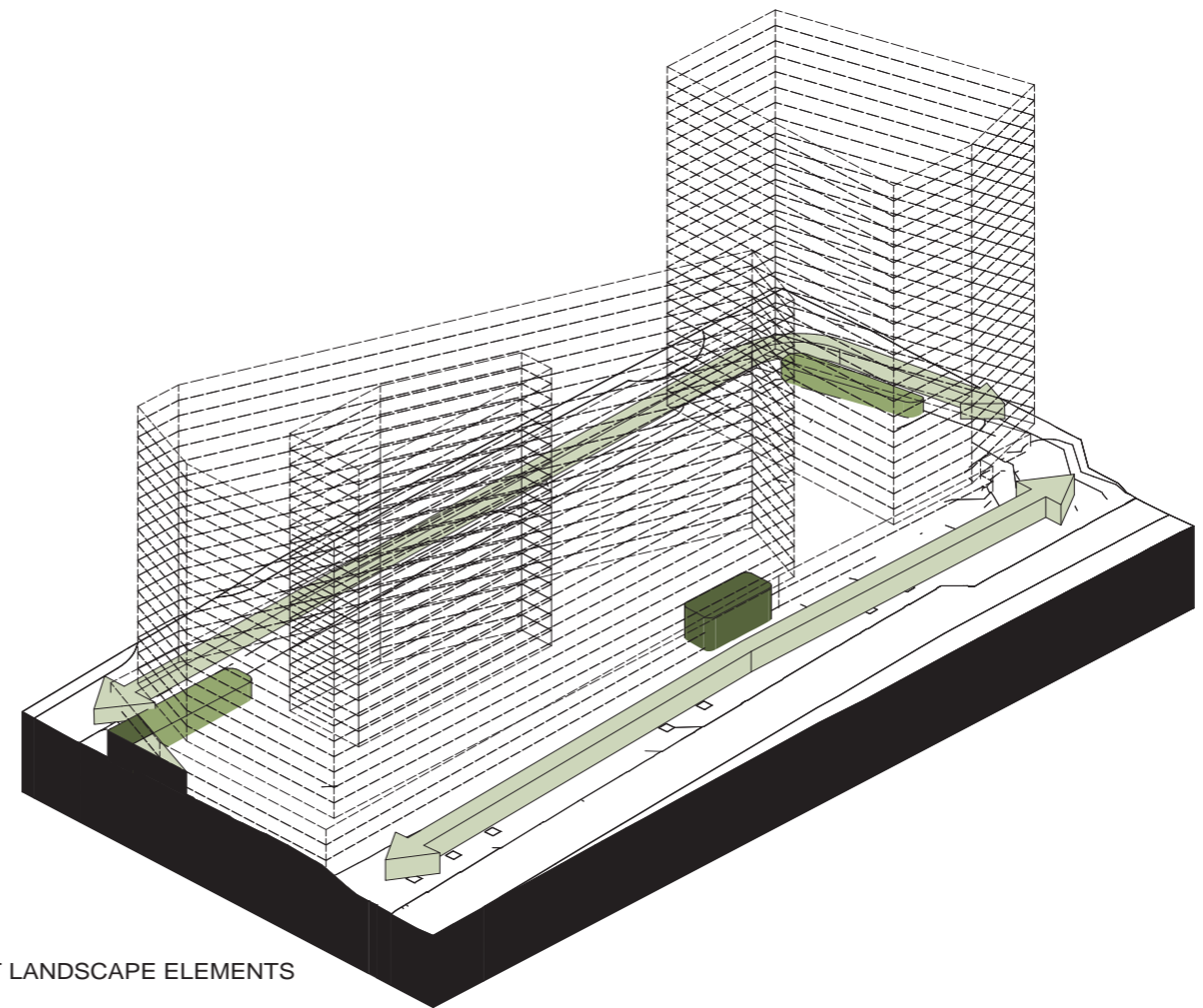
**COMMERCIAL TENANCIES AND ACTIVE FRONTAGES  
INTERFACE WITH PUBLIC DOMAIN ON GROUND  
LEVELS - DOUBLE HEIGHT COLONNADE ALONG  
COHEN ST. PROVIDES A CIVIC BACKDROP TO BUS  
INTERCHANGE**



**RESIDENTIAL LOBBY FRONTAGE TO EACH STREET  
ADDRESS - LOBBIES EQUIPPED WITH GENEROUS  
UNDERCOVER THRESHOLD ZONE**

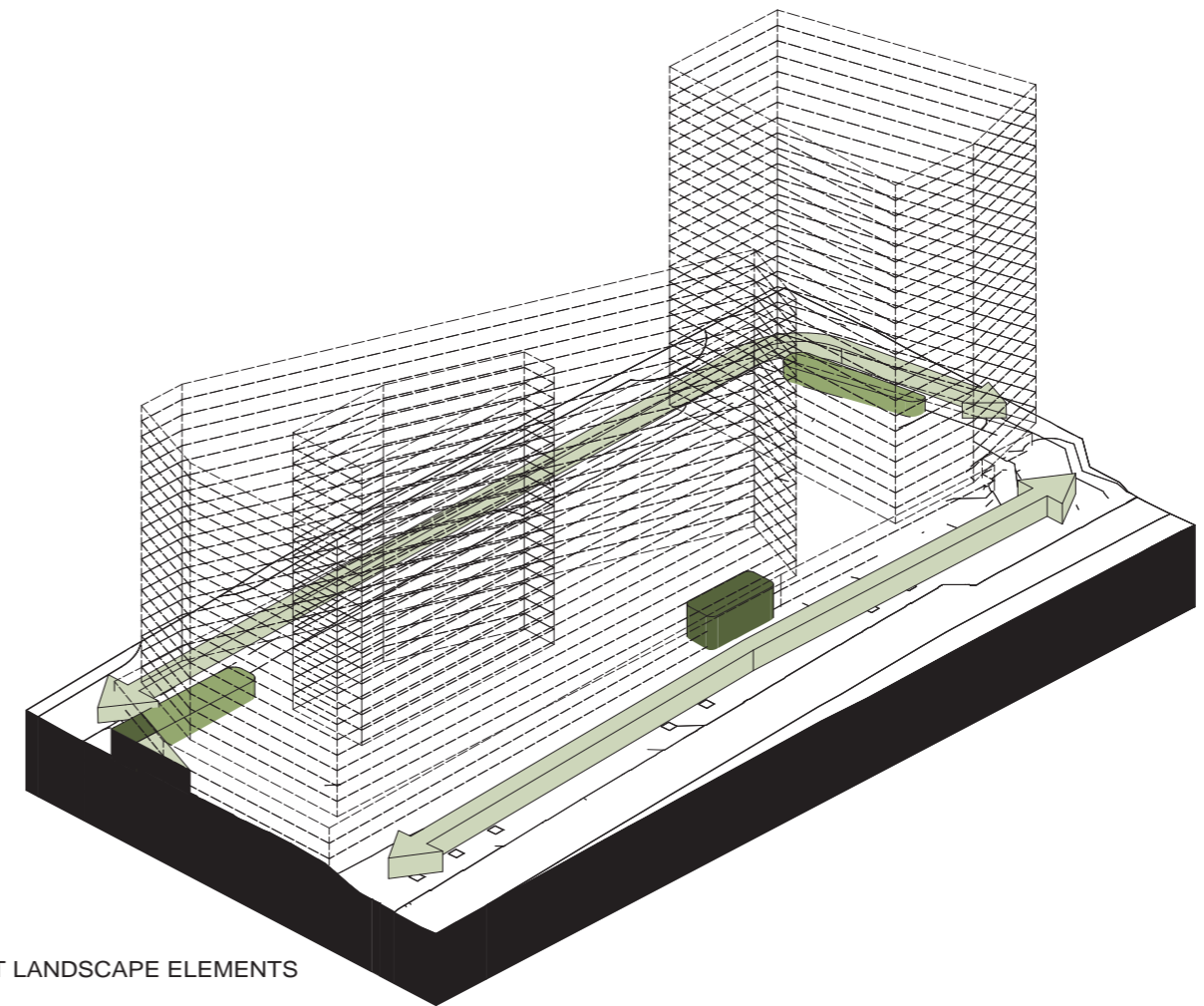





**BOUNDARY CONDITIONS ADJUSTED TO INCLUDE  
A MIX OF HARD AND SOFT LANDSCAPE ELEMENTS  
AT LIFT FOYERS AND COMMERCIAL TENANCIES -  
THRESHOLD CONDITIONS TO INCLUDE TERRACE/  
SEATING OPPORTUNITIES AND CONSIDERED  
LANDSCAPING**



- HARD/SOFT LANDSCAPE ELEMENTS
- THRESHOLD TERRACE
- PUBLIC STAIR / SEATING OPPORTUNITY

**ACTIVE FRONTAGE AT NORTH-WEST CORNER  
RESPONDS TO SOLAR AND PARK ASPECT,  
SWANSON CT. INTERFACE TO CONTINUE  
ESTABLISHED VERGE CHARACTER AT SENTINEL UP  
TO CHANDLER STREET, COHEN ST. COLONNADE  
OFFERS IMPROVED LANDSCAPE OPPORTUNITIES  
AND PERMEABILITY**



-  HARD/SOFT LANDSCAPE ELEMENTS
-  THRESHOLD TERRACE
-  PUBLIC STAIR / SEATING OPPORTUNITY



**SLAB ARTICULATION IN CONJUNCTION WITH  
PLANTING STRATEGIES PROVIDE SHELTER FROM  
ADVERSE WIND EFFECTS**

**NATURAL LIGHT AND CROSS-VENTILATION TO  
PODIUM PARKING ACHIEVED THROUGH PODIUM  
FACADE TREATMENT**

# INTERNAL AMENITY



COMMUNAL DINING ROOM AND KITCHEN



GAMES ROOM AND LOUNGE AREA



RESIDENTS MUSIC ROOM WITH PIANO



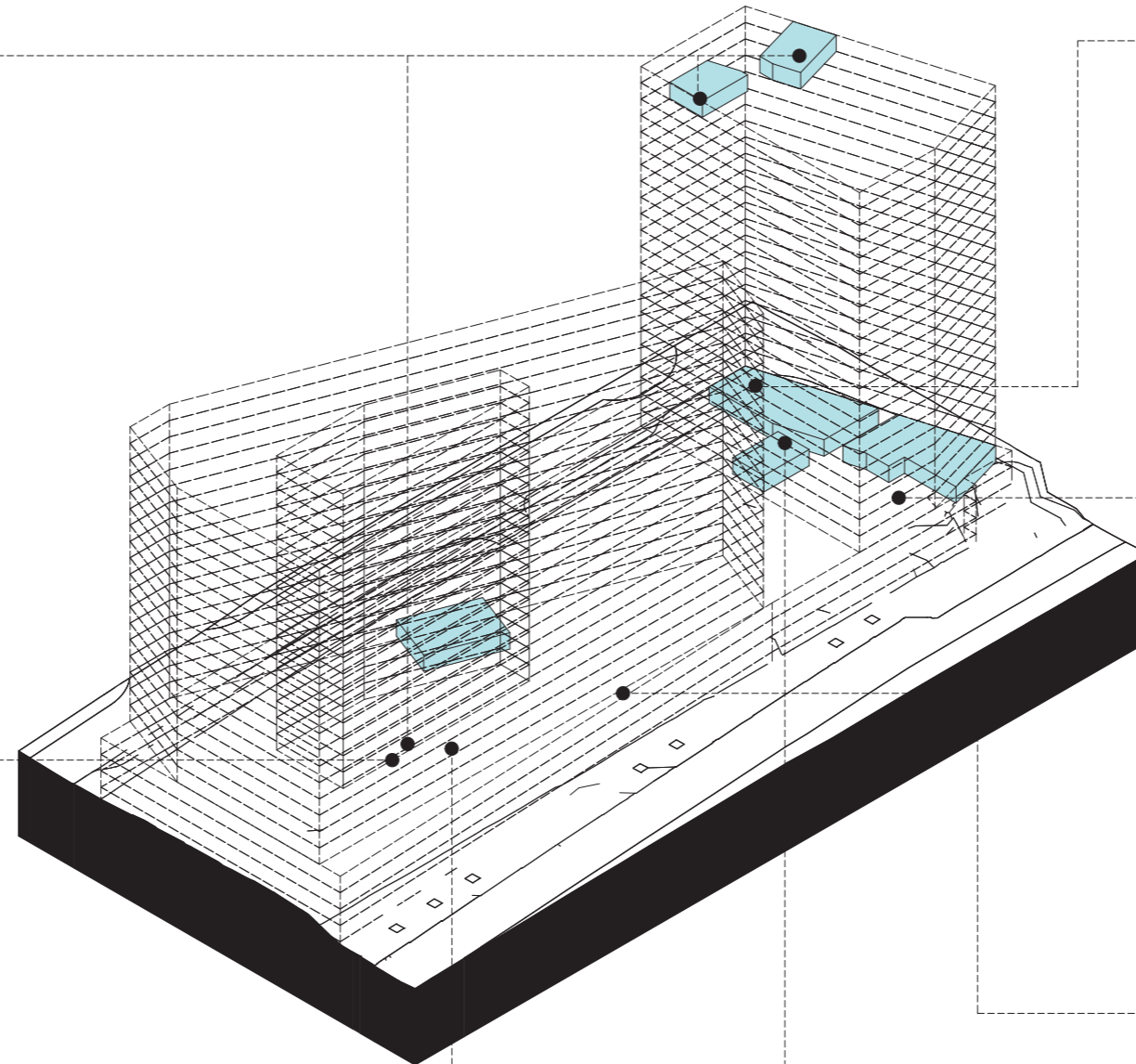
CO-WORKING SPACE



INDOOR GYM FOR RESIDENTS



END OF TRIP FACILITY



# EXTERNAL AMENITY



SHARED DOG WASH AREAS



ROOF LEVEL 2 DINING ROOMS AND BBQ AREA



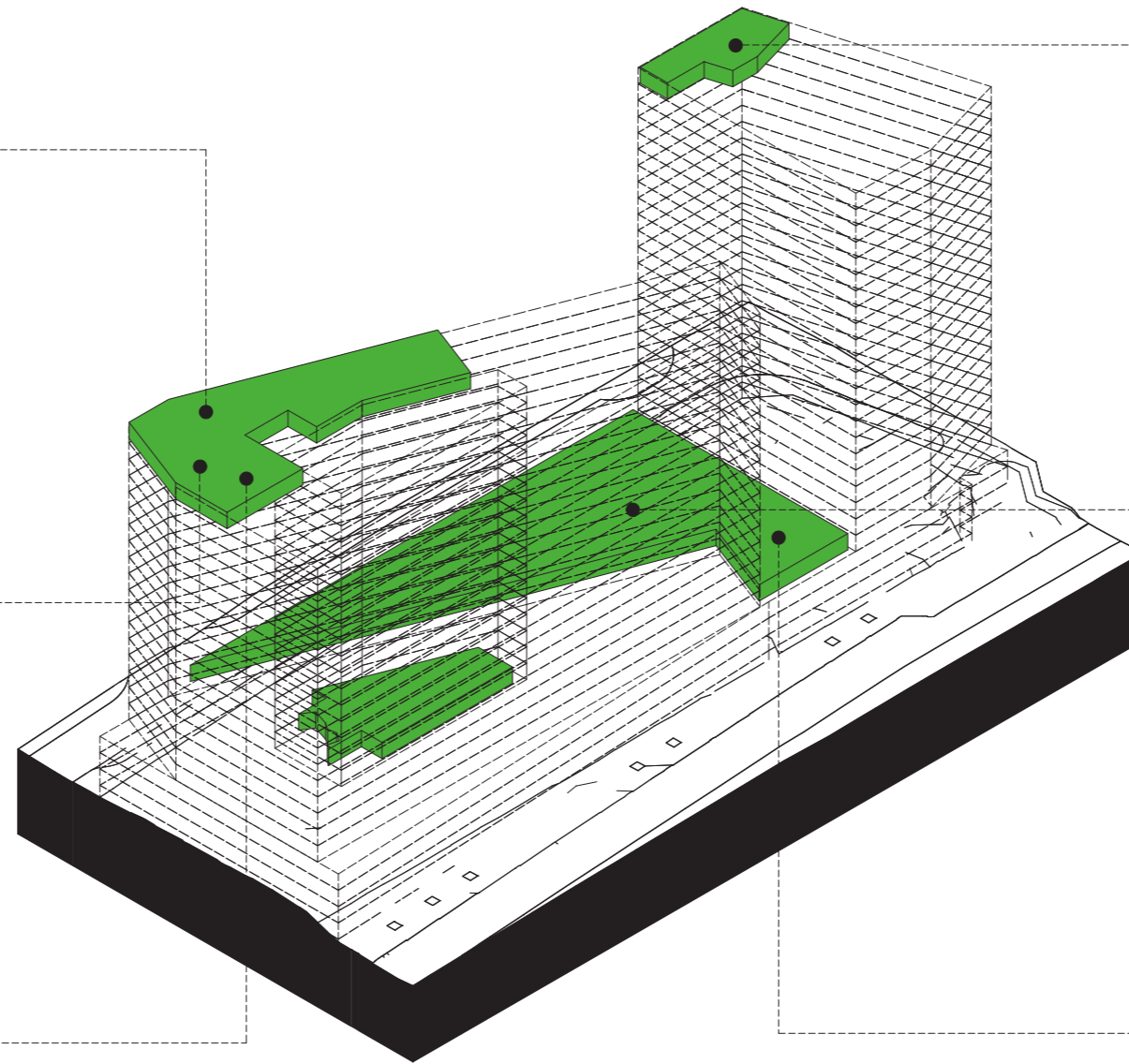
PRIVATE RESIDENTIAL GARDEN



OUTDOOR PILATES AREA



PRIVATE BBQ AREA



PRIVATE RESIDENTIAL GARDEN / CHILDREN'S OUTDOOR PLAY AREA

# ENVIRONMENTAL SUSTAINABILITY



ENVIRONMENTALLY SENSITIVE MATERIALS AND ENERGY CONSUMPTION

NO GAS USED ACROSS SITE

SMART MECHANICAL MONITORING TO BE UTILIZED



COMMUNITY GARDENS AND WELCOMING SAFE PUBLIC OPEN SPACES



1 ELECTRIC VEHICLE CHARGING STATION TO BE PROVIDED PER RESIDENTIAL UNIT



PROXIMITY TO BELCONNEN BUS INTERCHANGE AND PUBLIC TRANSPORT NETWORKS



SITE ESD MEASURES



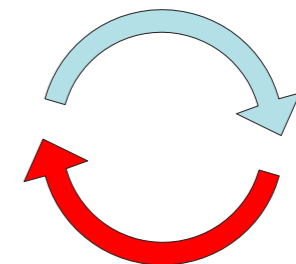
SOLAR PANEL INSTALLATION AND ROOFTOP WATER COLLECTION



LOCALLY SENSITIVE PLANTING AND REDUCED STORMWATER RUNOFF

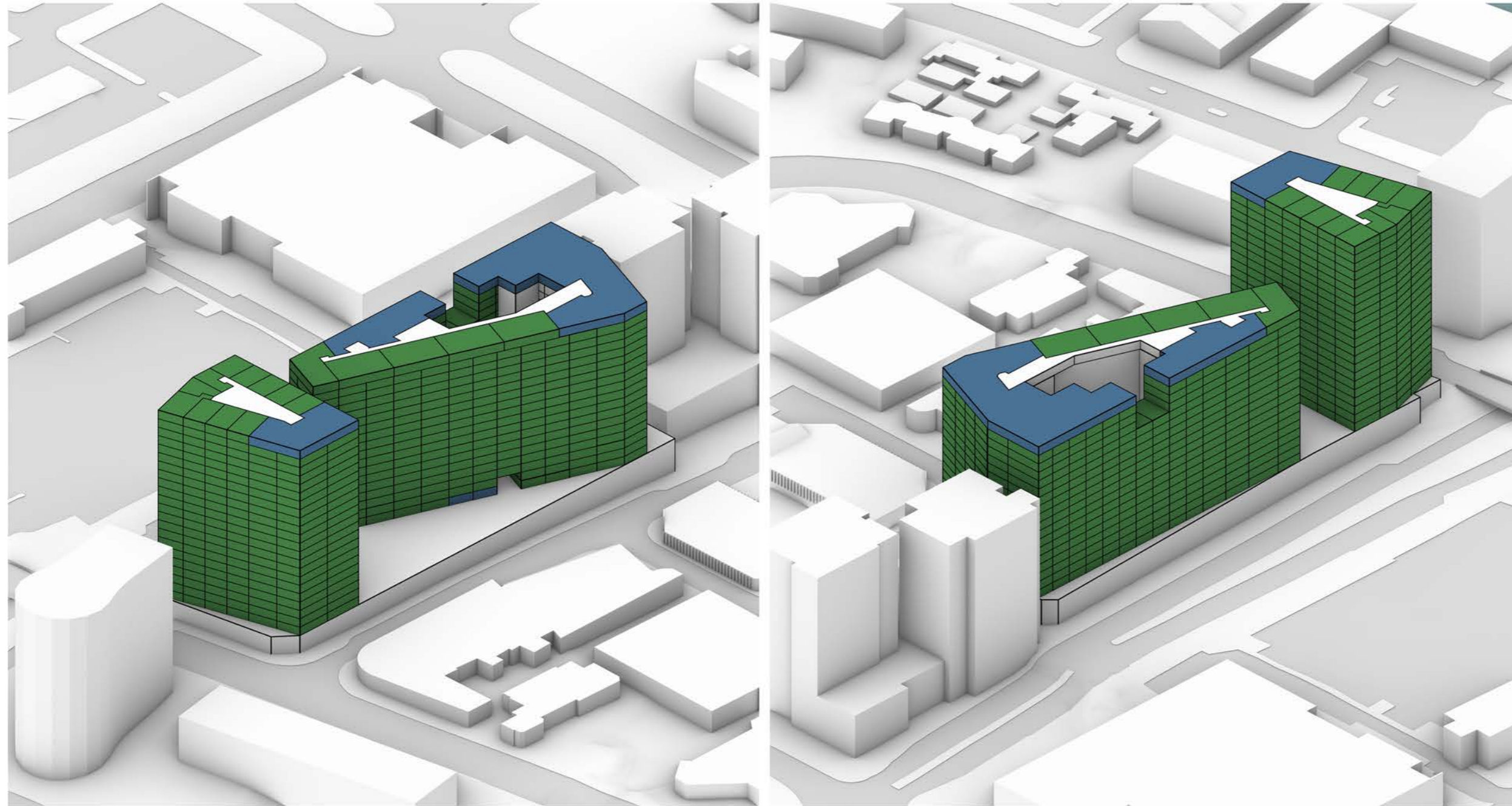


ATRIUM PROVIDING NATURAL LIGHT AND VENTILATION



CENTRALIZED VRF UNITS ACROSS SITE

# UNITS WITH EXTERNAL OUTLOOK



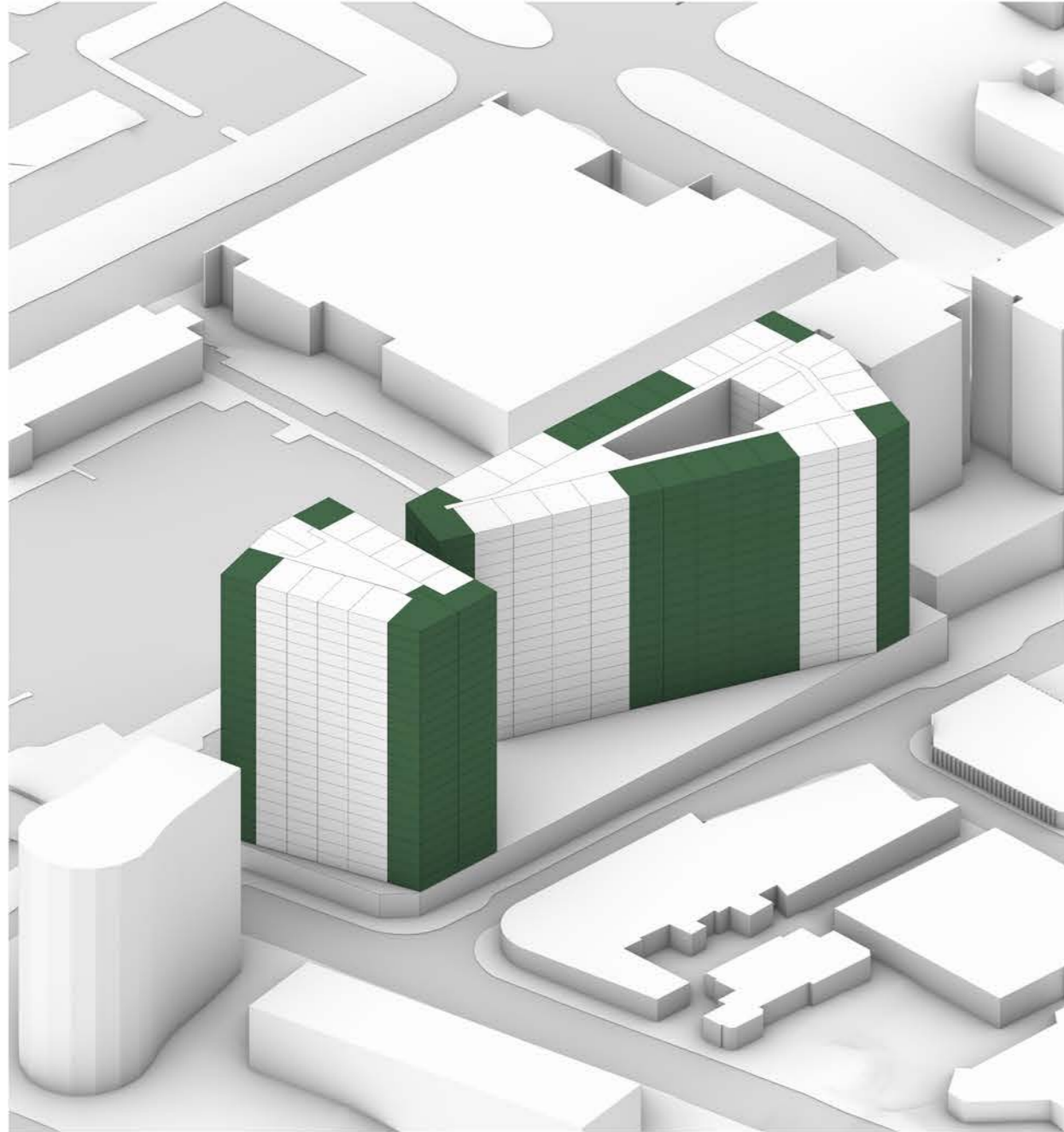
NE PERSECTIVE

SW PERSECTIVE

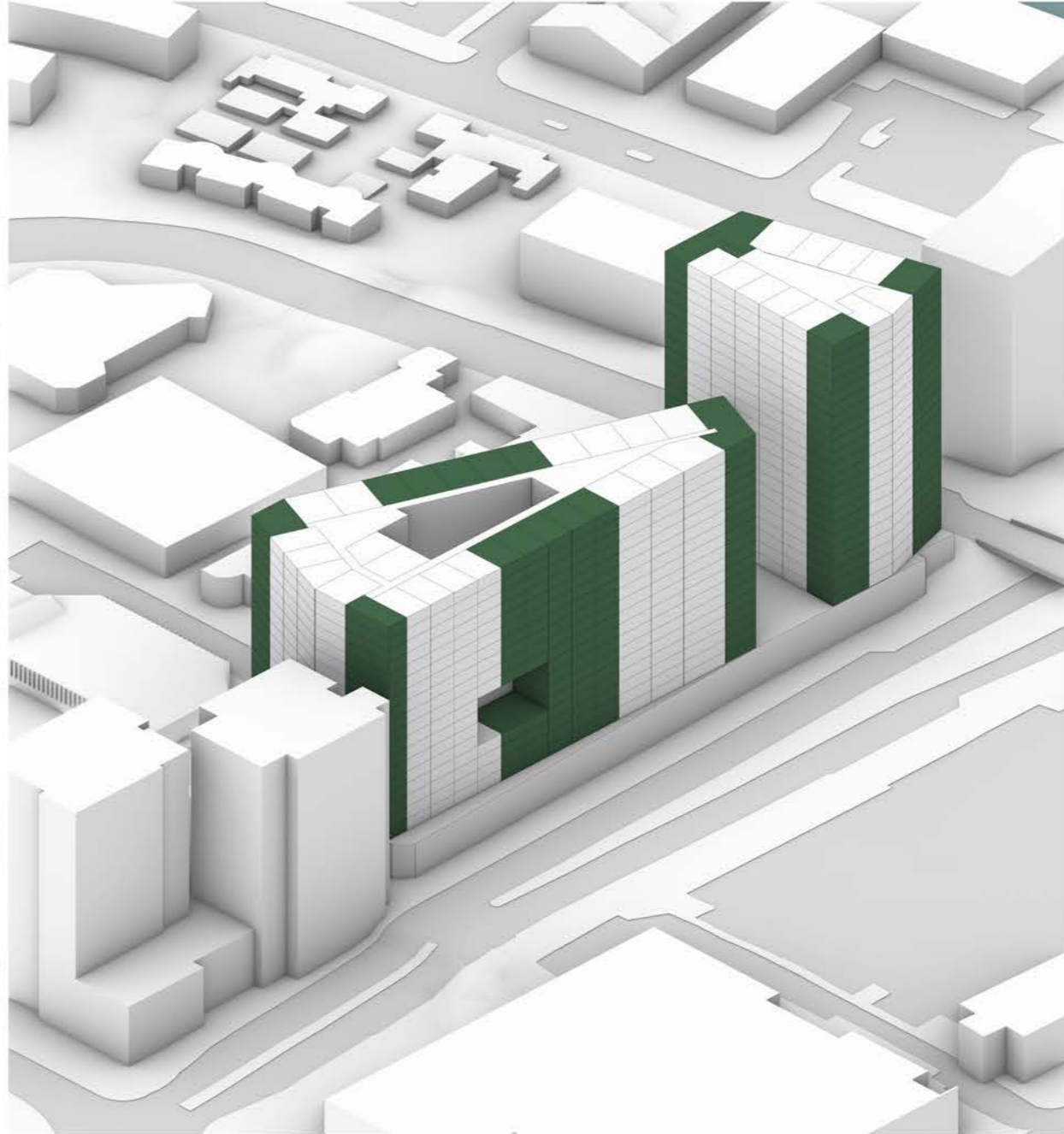
**BELCONNEN B17 S152**  
**LOCATION OF COMMUNITY HOUSING UNITS**

- = 95% OF UNITS WITH EXTERNAL OUTLOOK
- = NON UNIT

# CROSS VENTILATED UNITS



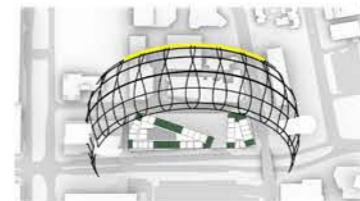
NE PERSECTIVE



SW PERSECTIVE

**BELCONNEN B17 S152  
CROSS VENTILATED UNITS**

 = CROSS VENTILATED UNITS



# Summary of Improvements:

- **ACTIVE FRONTAGES TO ALL STREETS**
- **NEW AND UPGRADED CONNECTION POINTS FROM COHEN STREET TO SWANSON CT.**
- **AMENITY INCLUDING END OF TRIP FACILITIES, ROOFTOP GARDENS, DOG PLAY AREA, COMMUNAL AREAS AND GENEROUS LANDSCAPED PODIUM**
- **EXTERNAL ASPECT (95% OF DWELLINGS)**
- **NATURAL VENTILATION AND ATRIUM BUILDING DESIGN**
- **ARTICULATED FACADE**

# Key Plans



# LOWER GROUND



# MID GROUND

SWANSON CT.



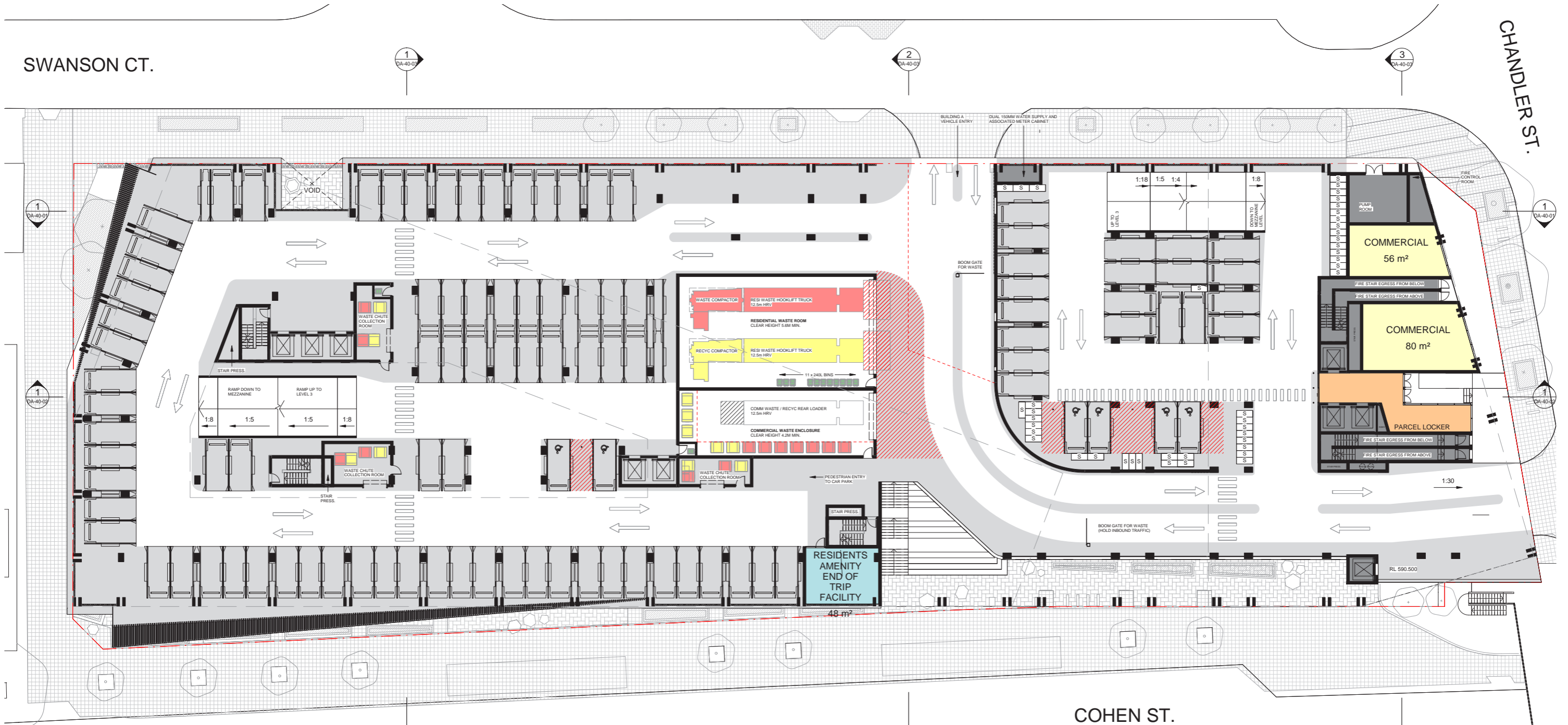
PARKING BUILDING A - MID GROUND	
CAR PARK TYPE	NUMBER OF SPACES
MID GROUND	
5400mm x 2400mm/90°/Accessible	14
5400mm x 2400mm/90°/Parking	76
5400mm x 2400mm/90°/Tandem	8
	98

PARKING MOTORCYCLE BUILDING A - MID GROUND	
CAR PARK TYPE	NUMBER OF SPACES
MID GROUND	
5400mm x 1000mm/90°/Motorcycle	1
	1

PARKING BUILDING B - MID GROUND	
CAR PARK TYPE	NUMBER OF SPACES
MID GROUND	
5400mm x 2400mm/90°/Accessible	6
5400mm x 2400mm/90°/Parking	35
5400mm x 2400mm/90°/Tandem	12
	53



# UPPER GROUND



PARKING BUILDING A - UPPER GROUND	
CAR PARK TYPE	NUMBER OF SPACES
UPPER GROUND	
5400mm x 2400mm/90°/Accessible	2
5400mm x 2400mm/90°/Parking	74
	76

PARKING MOTORCYCLE BUILDING A - UPPER...	
CAR PARK TYPE	NUMBER OF SPACES
UPPER GROUND	
5400mm x 1000mm/90°/Motorcycle	3
	3

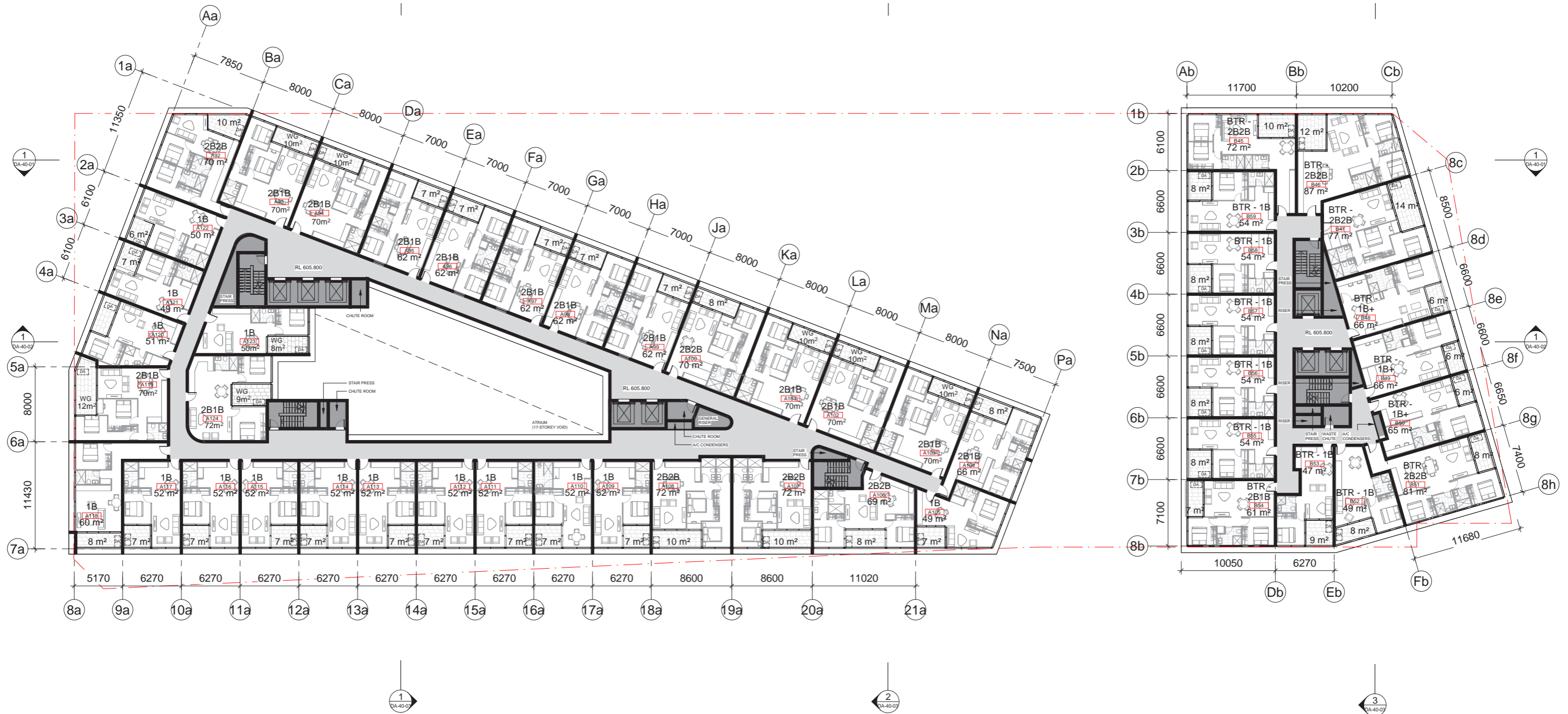
PARKING BUILDING B - UPPER GROUND	
CAR PARK TYPE	NUMBER OF SPACES
UPPER GROUND	
5400mm x 2400mm/90°/Accessible	4
5400mm x 2400mm/90°/Parking	16
5400mm x 2400mm/90°/Tandem	4
	24



# LEVEL 3 PODIUM



# TYPICAL LEVEL



# Bulk & Massing

# BELCONNEN SKYLINE



# PERSPECTIVE - BELCONNEN BUS INTERCHANGE





# PERSPECTIVE - SWANSON CT.



# PERSPECTIVE - CORNER OF CHANDLER AND SWANSON



# Summary

- **875 UNITS - MIX OF BUILD TO SELL AND BUILD TO RENT**
- **COMBINED WASTE AND SERVICING**
- **ZERO GAS USE ACROSS SITE**
- **EV CHARGING STATION TO BE PROVIDED FOR EACH UNIT**
- **95% OF UNITS WITH EXTERNAL ASPECT AND VIEWS**
- **ACTIVATION OF BELCONNEN BUS INTERCHANGE**
- **END OF TRIP FACILITY ADJACENT TO BELCONNEN BUS INTERCHANGE**
- **DEDICATED LIFT ACCESS FROM COHEN ST. TO CHANDLER ST.**
- **MID BLOCK PEDESTRIAN LINK FROM COHEN ST. TO SWANSON CT.**
- **MIX OF EXTERNAL (LANDSCAPE) AND INTERNAL AMENITY ACROSS MULTIPLE LEVELS**

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