

PRESENTATION
22 SEPTEMBER 2020

Community Consultation #1

Braddon Place

BLOCK 4 - SECTION 60

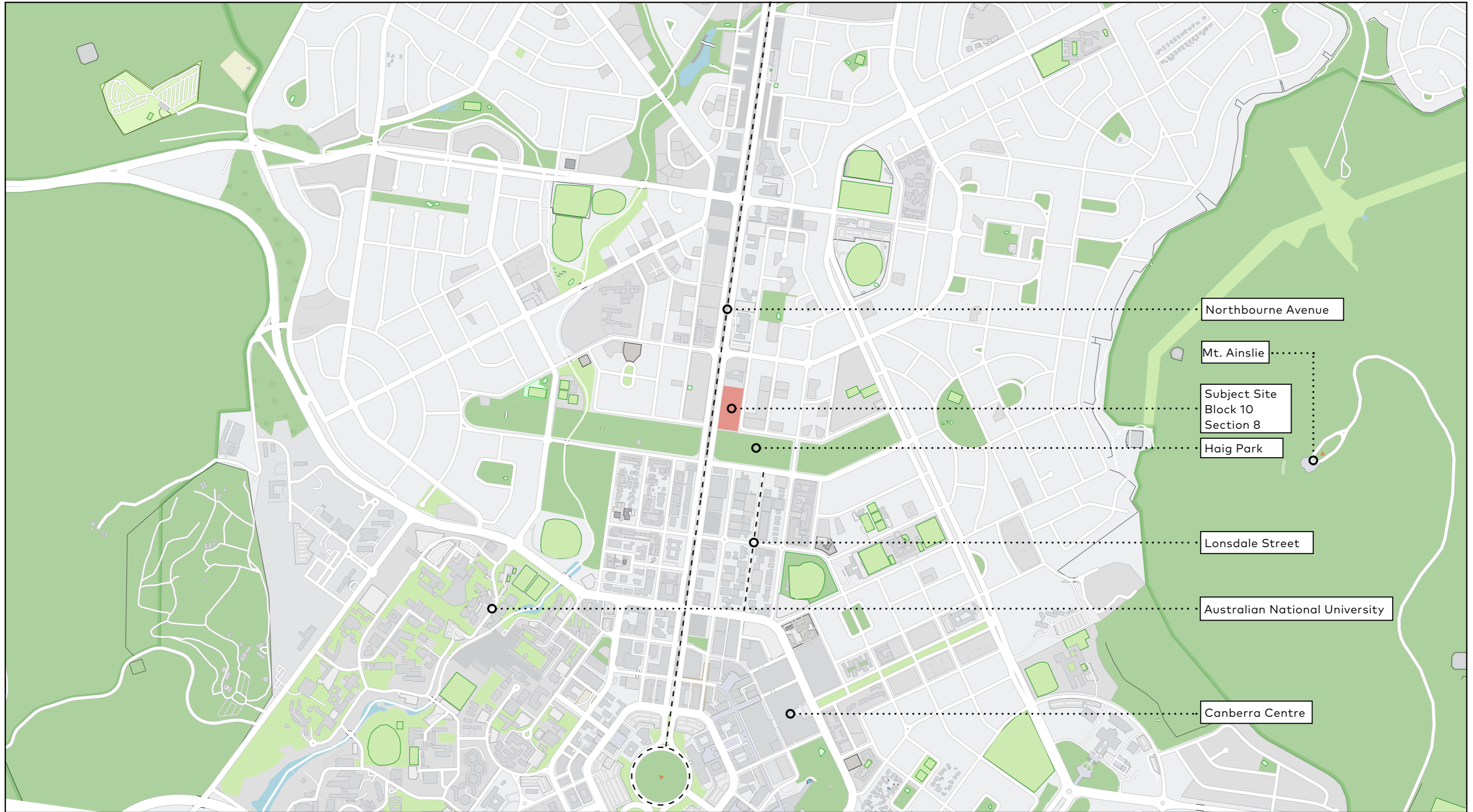
JWLAND

COX



Place

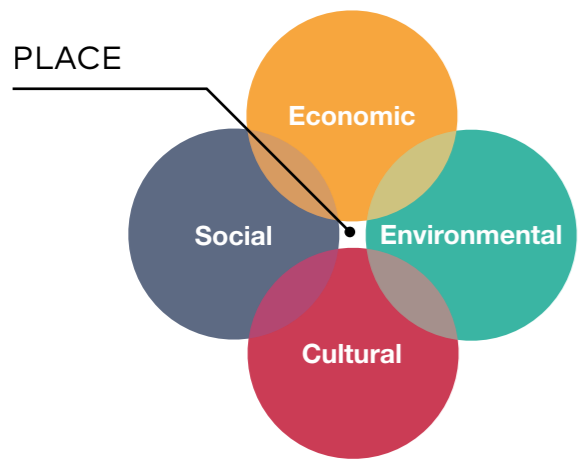






PLACEMAKING. CREATING LIVABLE, LOVEABLE PLACES

PLACEMAKING IS A COLLABORATIVE AND MULTI-DISCIPLINARY PROCESS THAT FOCUSES ON PEOPLE AND DRAWS FROM A PLACE'S UNIQUE QUALITIES. PLACEMAKING HELPS TO CREATE GREAT PLACES WHICH ARE LOVABLE AS WELL AS LIVEABLE, AND ENSURE CITIES AND COMMUNITIES ARE EQUIPPED FOR THE FUTURE.



1 THE INGREDIENTS OF A GREAT PLACE ARE MORE THAN JUST PHYSICAL.

Whilst good design plays an integral role in the success and functionality of a 'space', it is the way that people use it and develop attachments to it that make it a 'place'. A placemaking approach considers the social, economic, environmental (i.e. physical), and cultural attributes holistically, to truly understand what makes up the place. At Braddon the placemaking principles and initiatives have been developed in direct response to the social, economic, environmental, and cultural attributes.

2 PLACEMAKING PUTS PEOPLE AT ITS CENTRE.

Essential to ensuring Braddon is a great place for people will be to develop a deep understanding of the human beings connected to that place as well as the future inhabitants and visitors. Placemaking takes a people-centred design approach which focusses on how people engage with the place, and reflects their needs and aspirations.

3 PLAN FOR LOVEABILITY, NOT JUST LIVEABILITY.

Liveable places are accessible, well-designed, and integrate smart technology and sustainable features. Liveable places are the benchmark of 21st century masterplanning, with 'liveability' a frequent measurement of success. Furthermore, 'loveable' places are places which people are attached to, have a sense of ownership over, and want to return to. To enhance Braddon as loveable places, its unique qualities must be celebrated, whilst also leaving room for the emergence of new ideas, liberating communities to participate in the evolution of their place.



THE RESEARCH IS IN:
global leaders recognise placemaking as an integral part of human-focused urban design, making places better for people.

PLACE TRENDS. UNDERSTANDING HOW THE AREA IS CHANGING

Shift to medium-density living



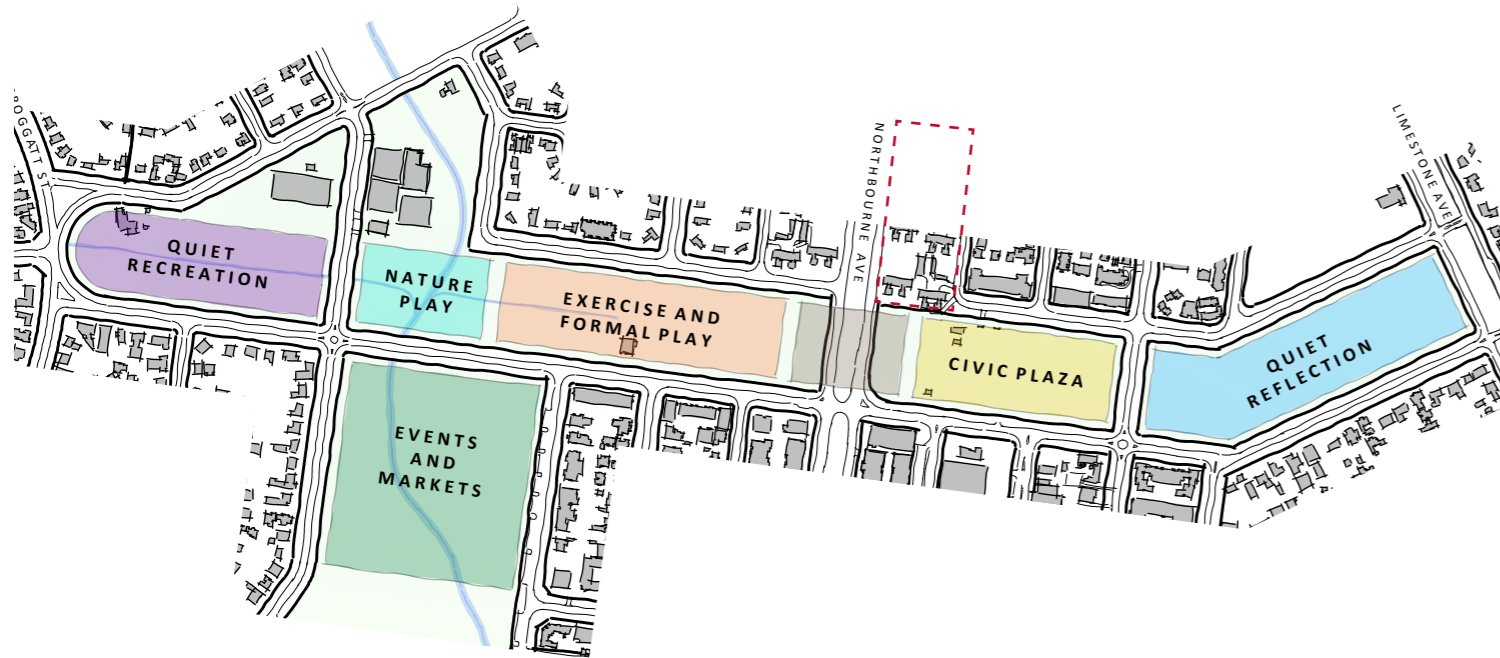
Ongoing revitalisation of Haig Park



Future multi-modality



2017 plans for Haig Park, with different areas of activity



Shift to medium-density living



NEW TRENDS IN URBAN LIVING ARE SHAPING THIS PART OF CANBERRA.

Canberra is in the process of urban renewal, focussed around new public transport infrastructure along Northbourne Avenue. As such, the once low scale nature of development along the corridor is being redeveloped into a more urban way of living, with large apartment buildings along Northbourne Avenue, and smaller developments in the streets behind.

With the increased population comes increased demand for social infrastructure including areas for sport, rest, and recreation.

The revitalisation of Haig Park provides great opportunities for the newly transforming area.

Social

- Social consciousness
- Demographic shift towards urban living

Economic

- Future multi-modal transit boulevard

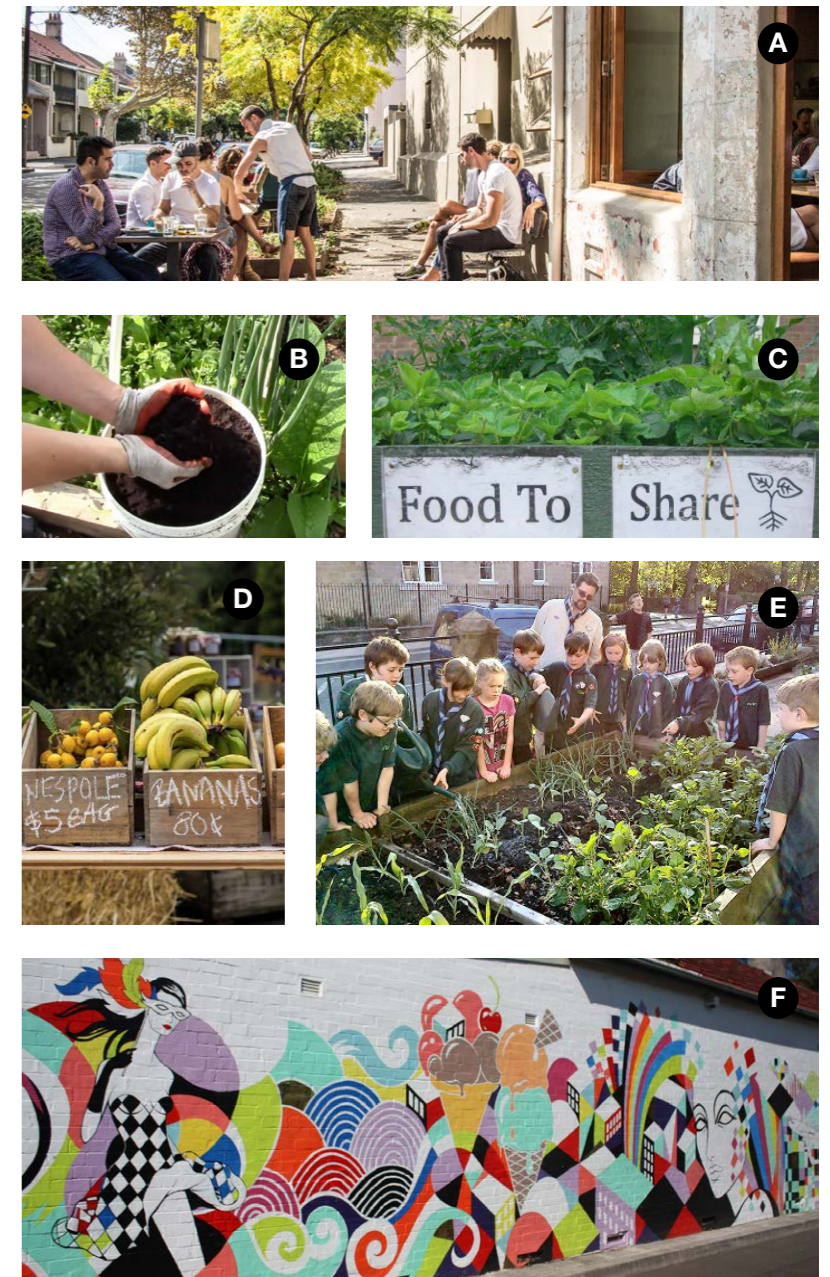
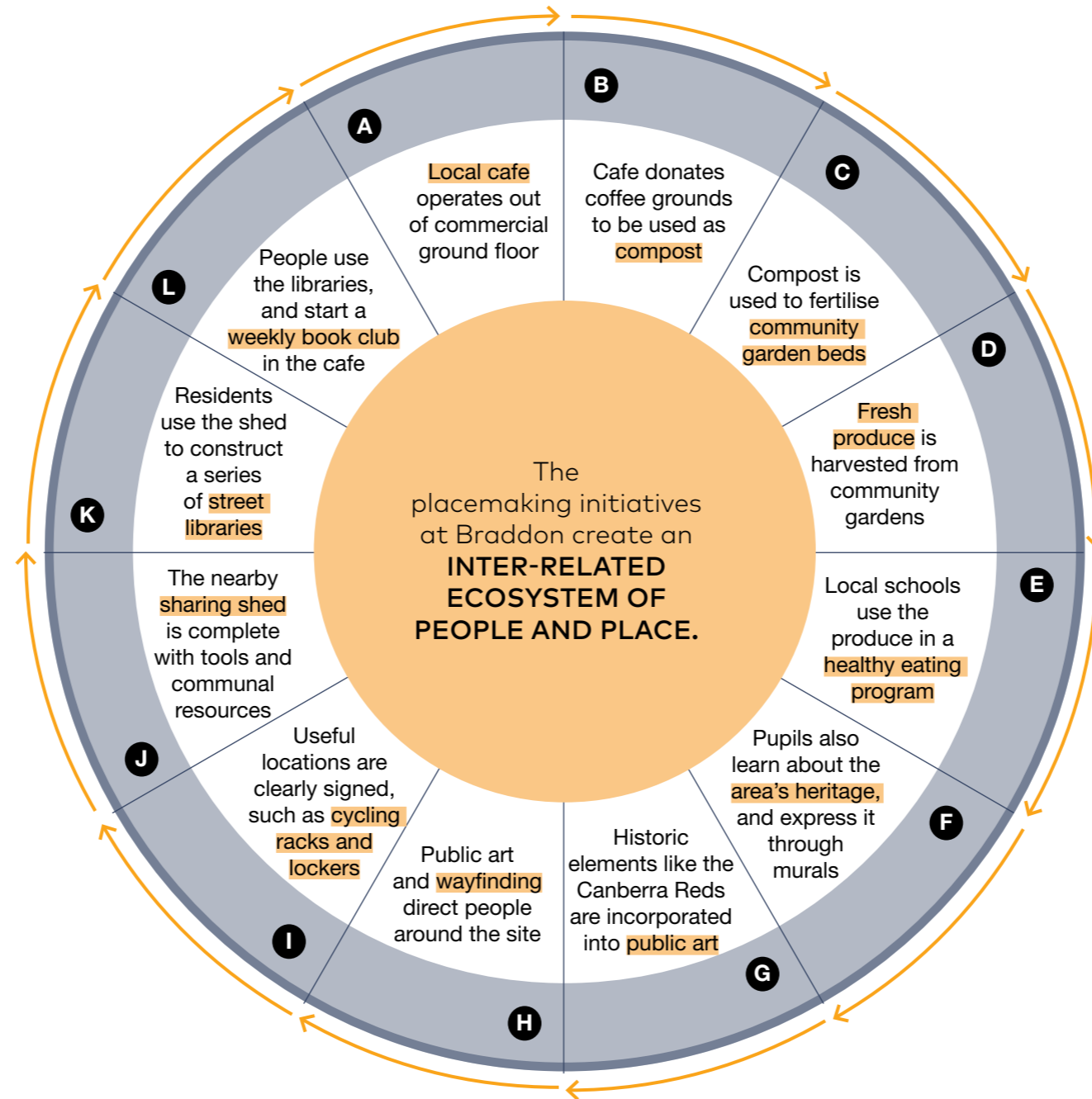
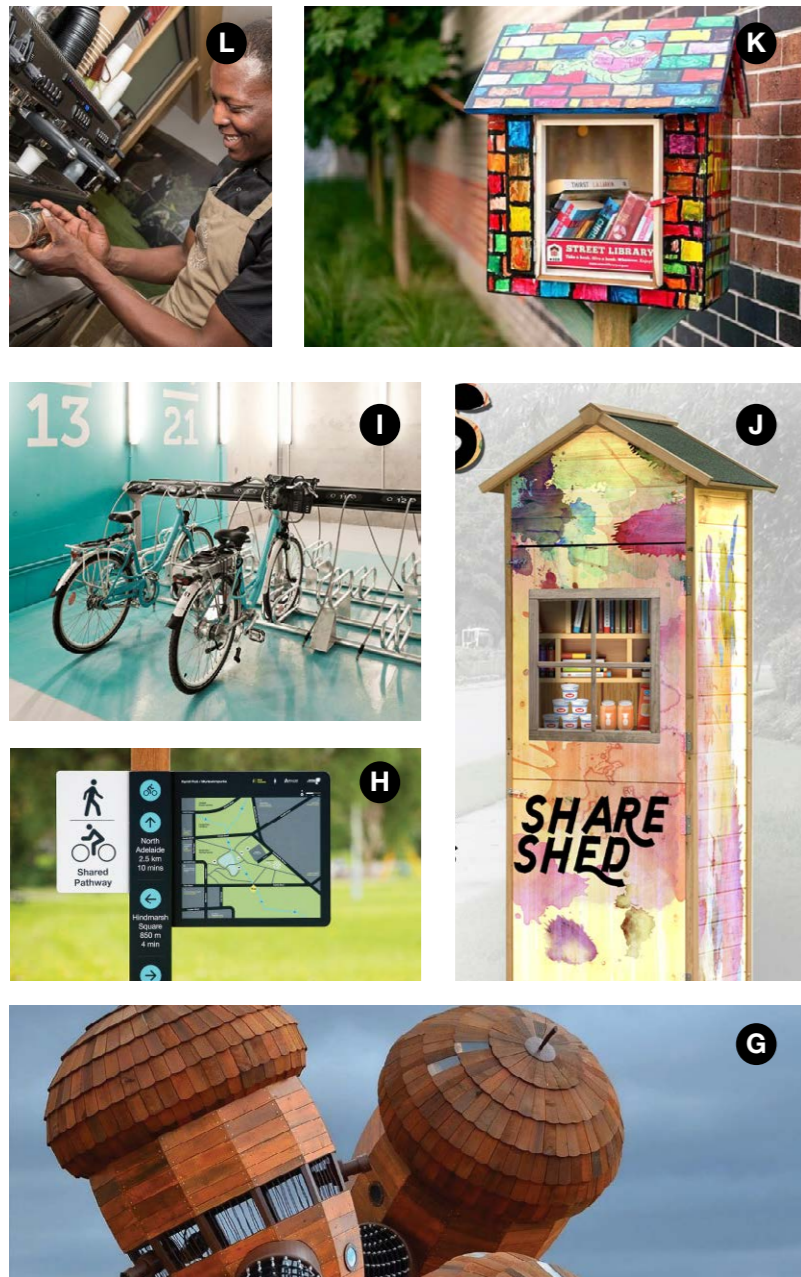
Environmental

- Haig Park Revitalisation

Cultural

- Community stimulation required

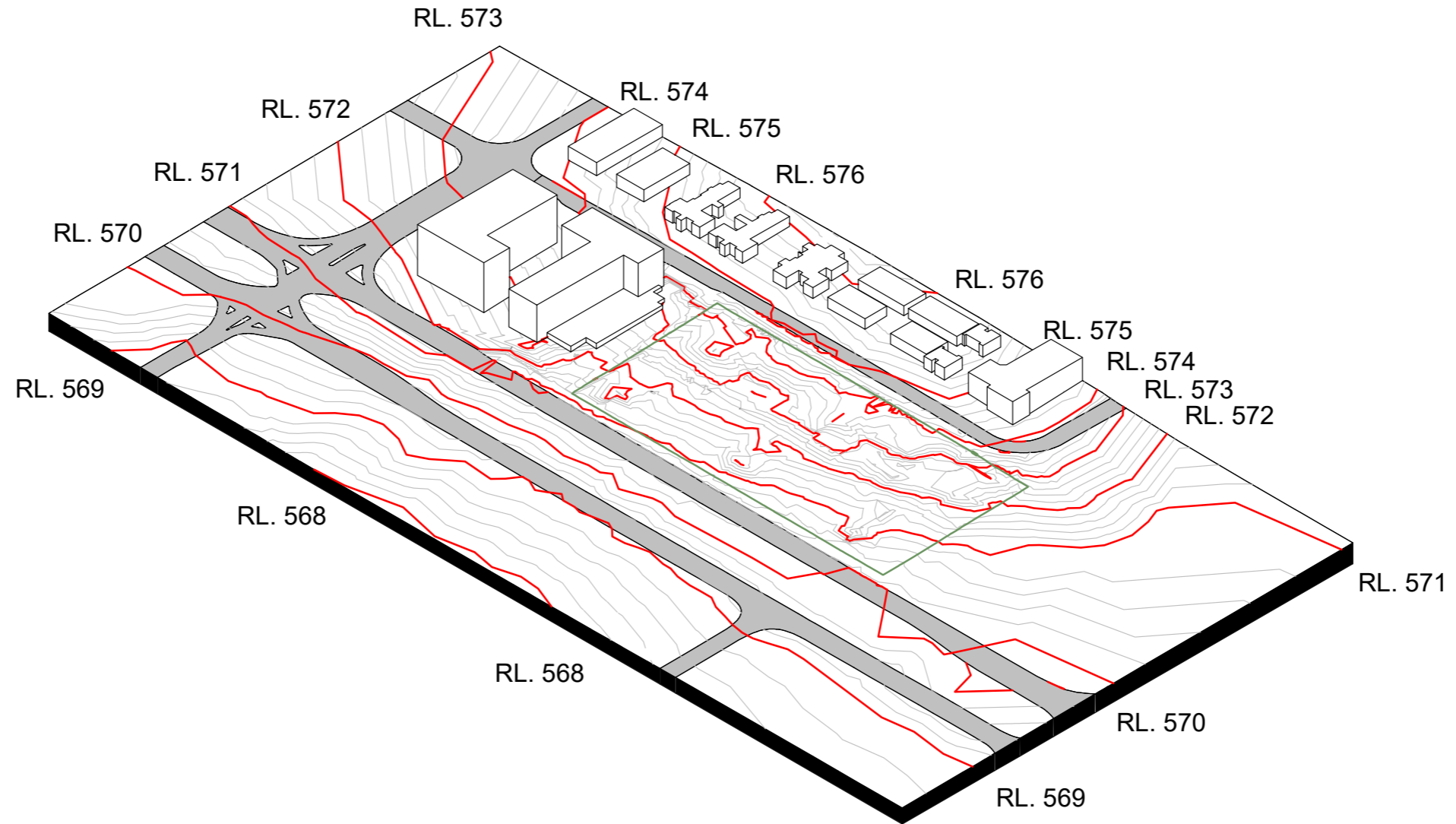
CLOSING THE LOOP. INTEGRATING THE PLACEMAKING INITIATIVES



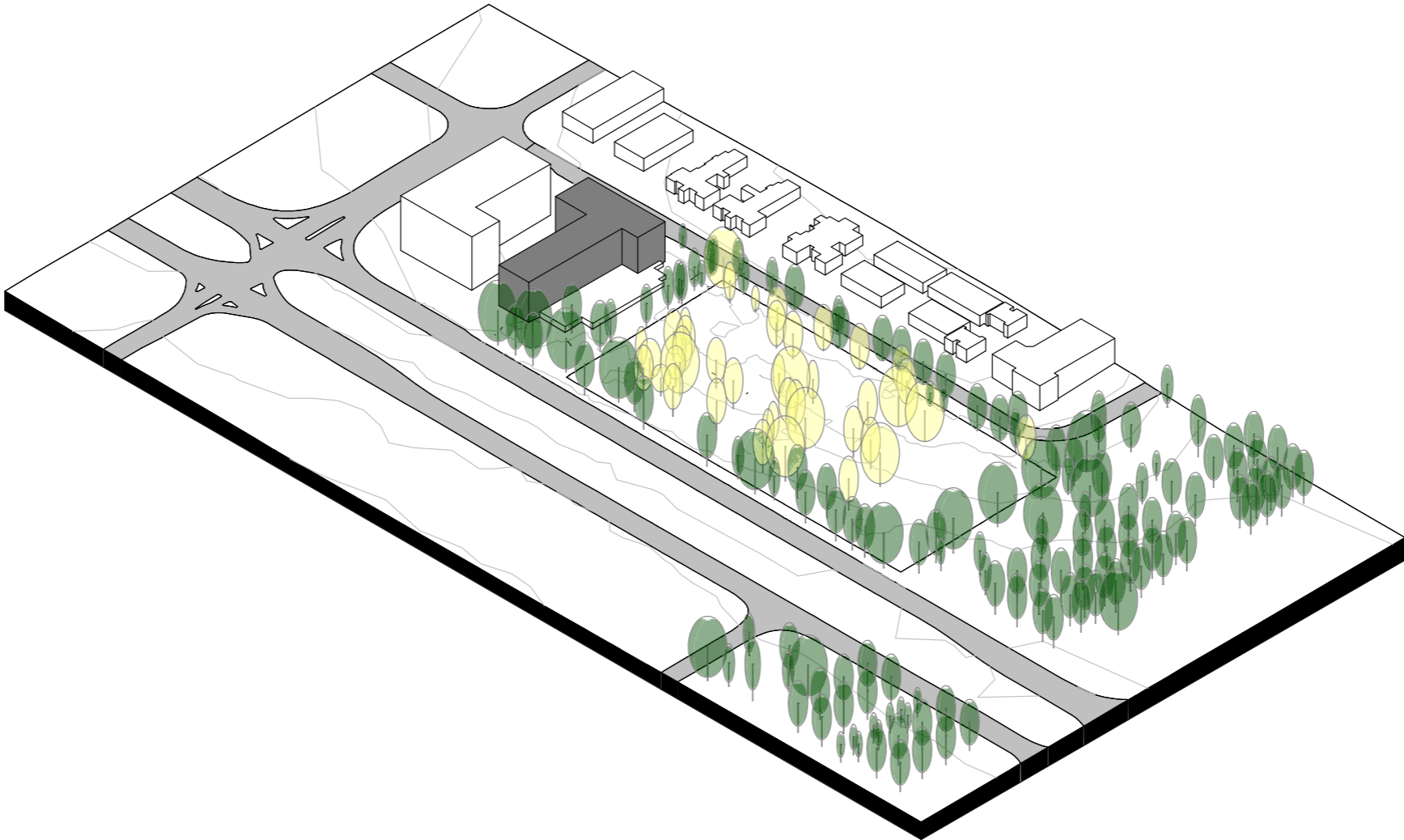
Site Analysis



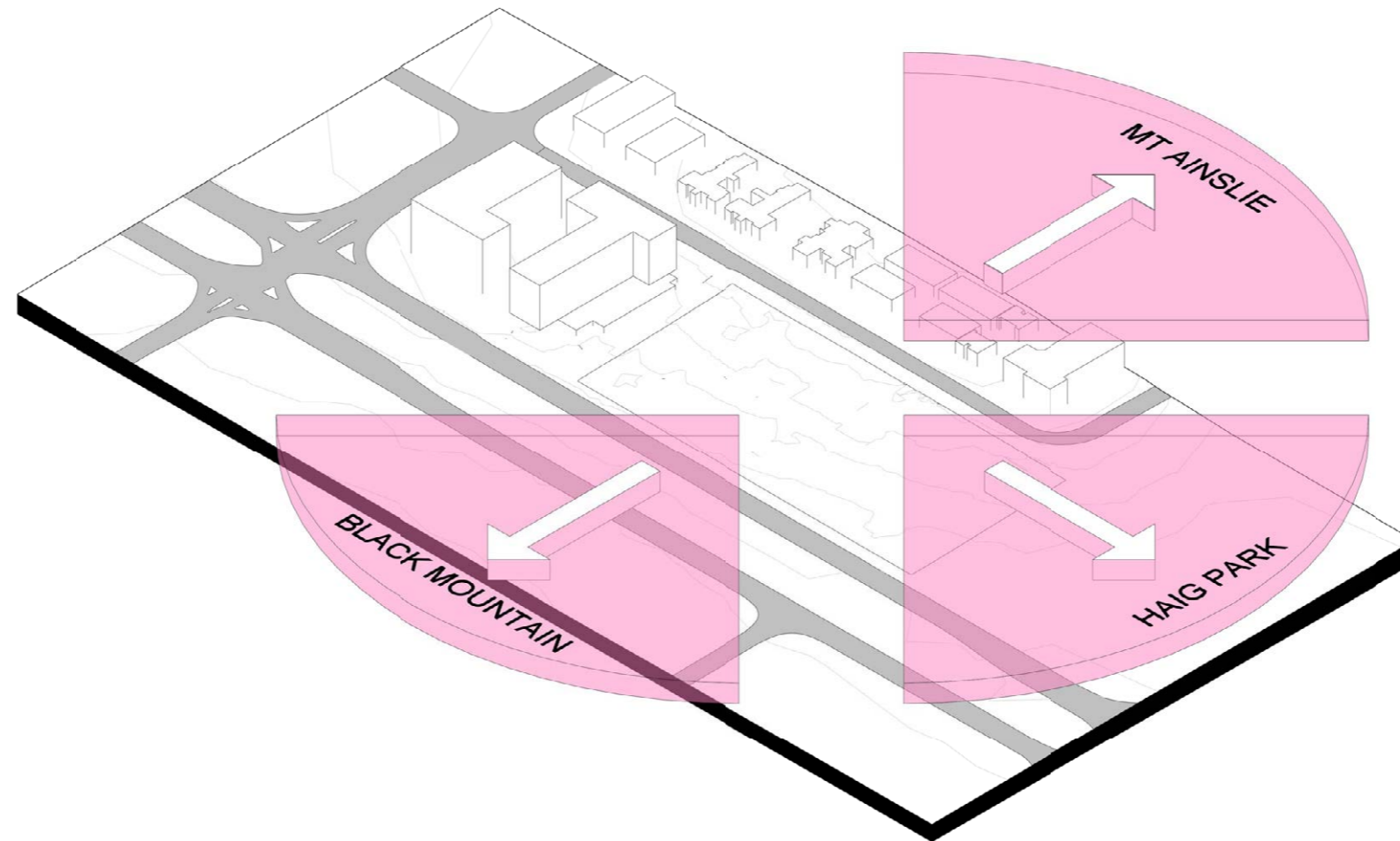
TOPOGRAPHY



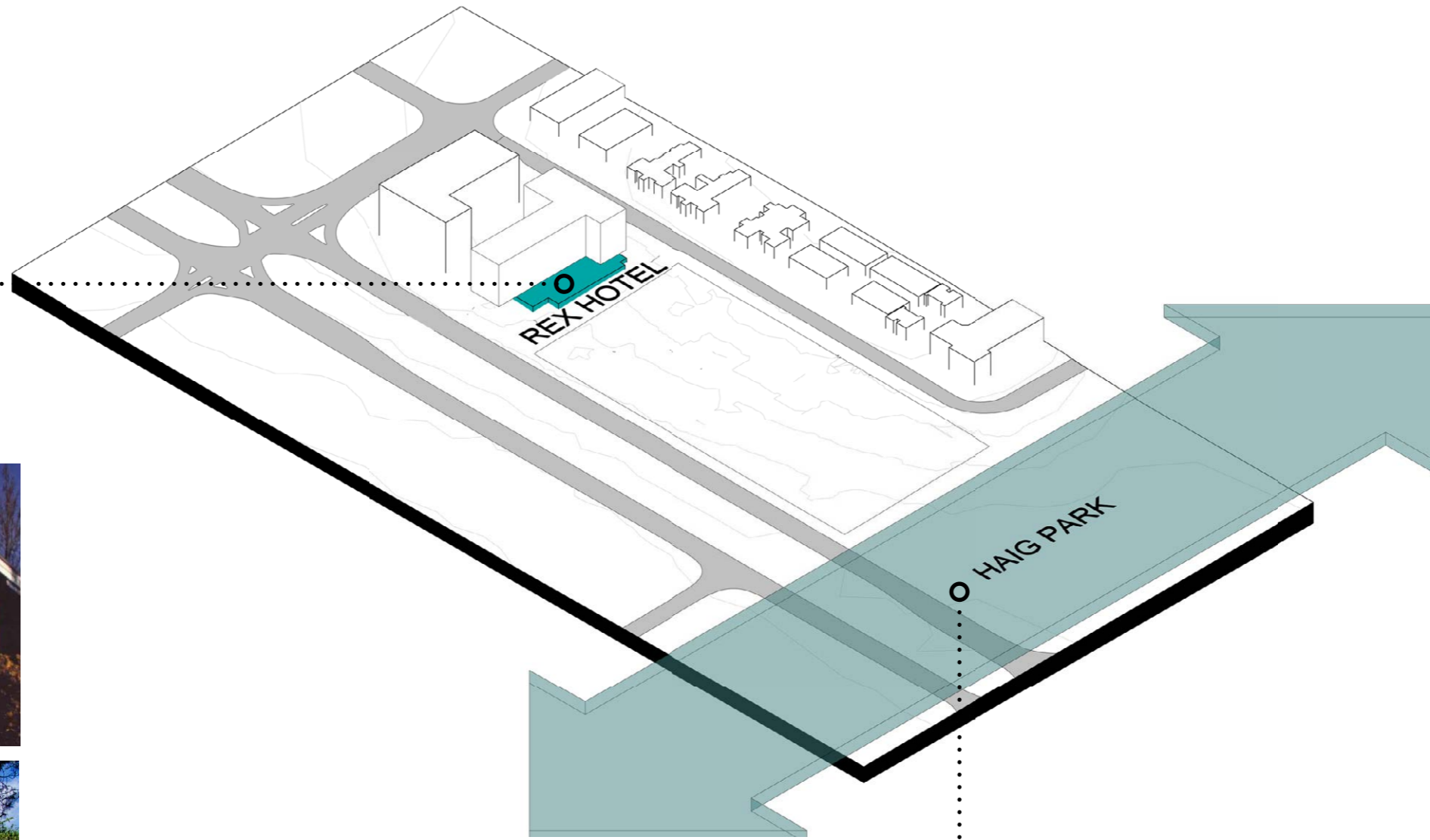
EXISTING TREES/ VEGETATION



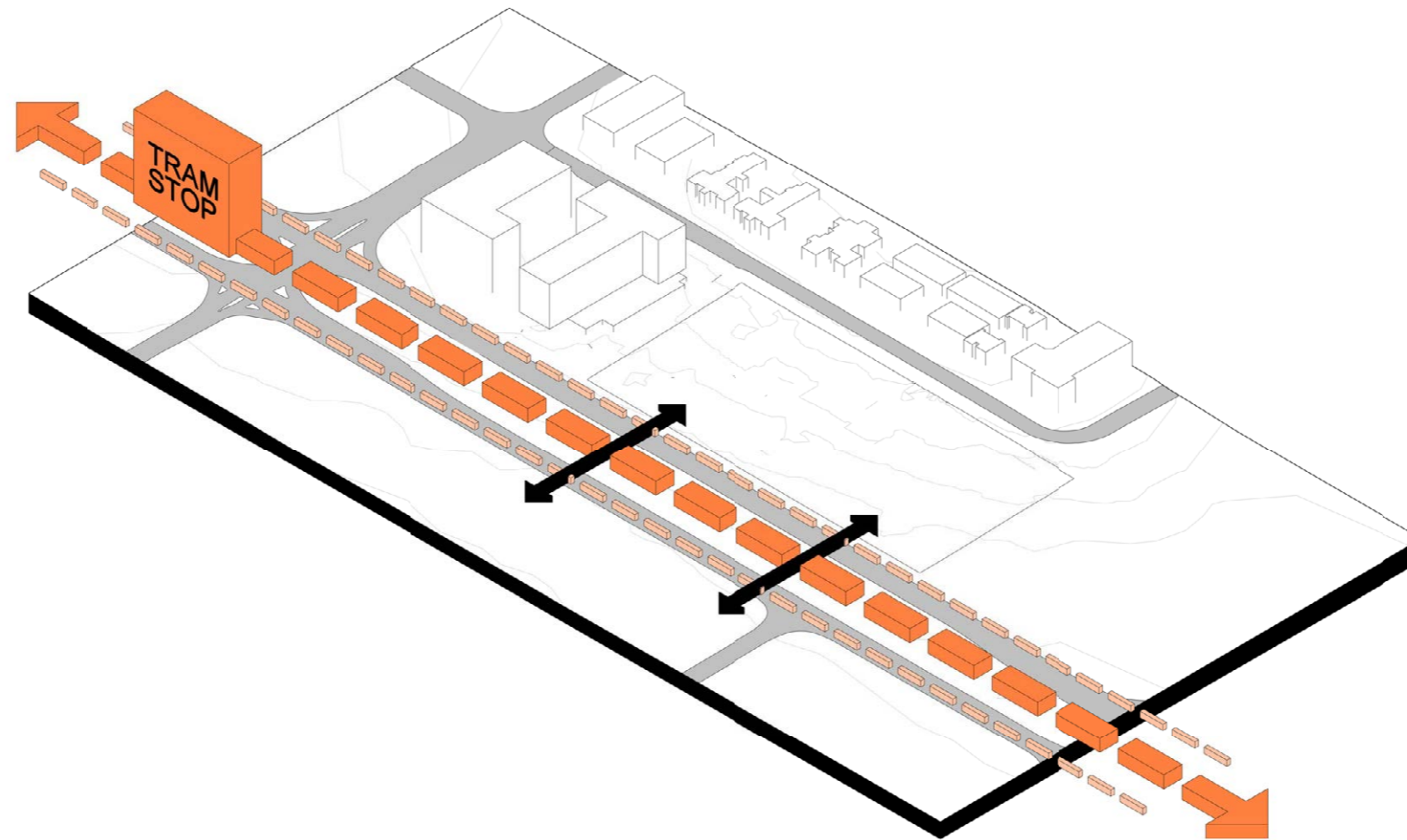
VIEWS






HERITAGE - HAIG PARK AND EXPANSION MURAL (REX HOTEL)

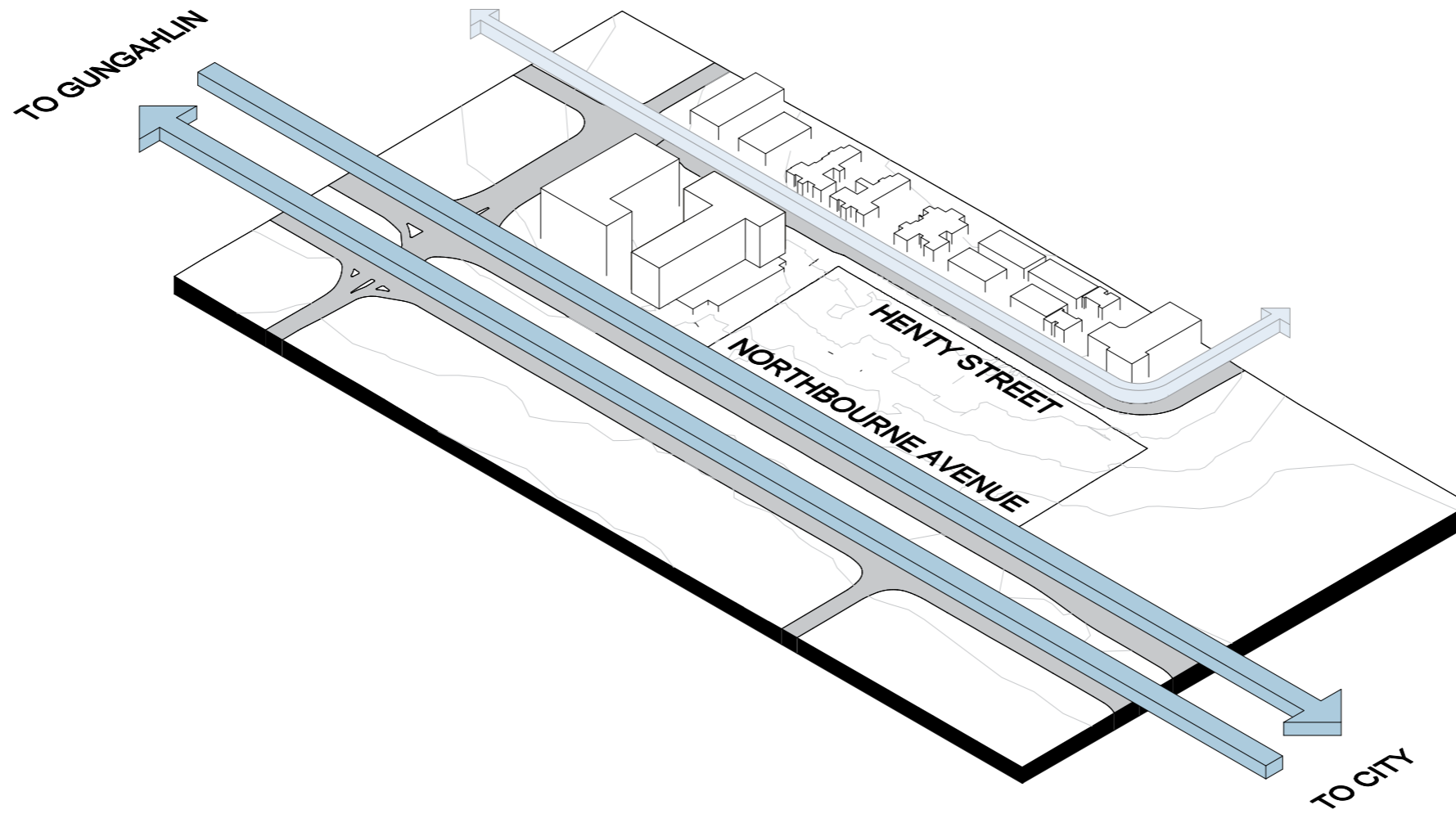


TRANSPORT/ ACTIVE TRAVEL

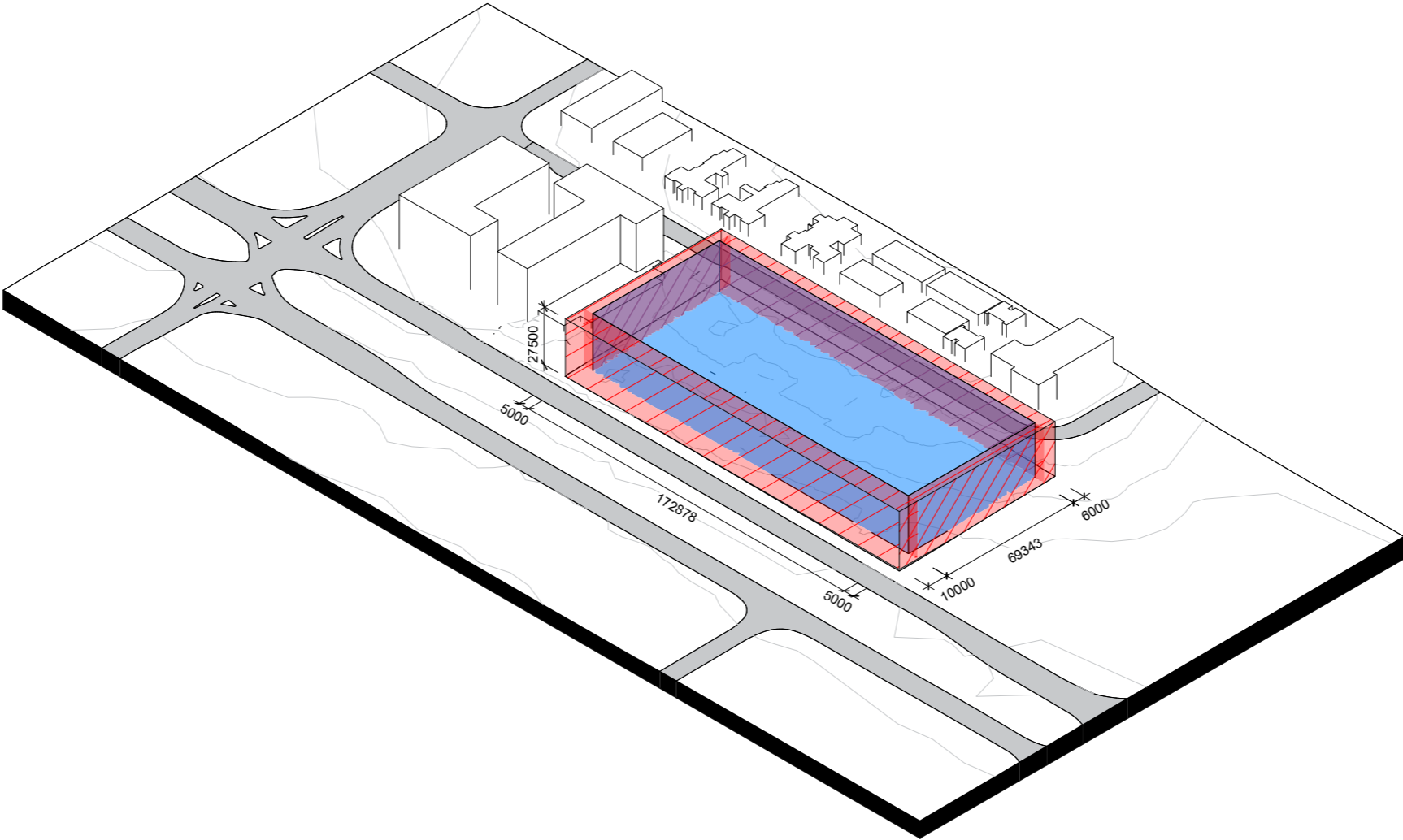


-  PRAM CROSSING
-  CYCLE WAY
-  TRAM LINE

ROAD HIERARCHY

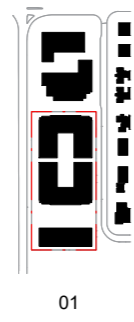


SITE CONTROLS



Site Structure





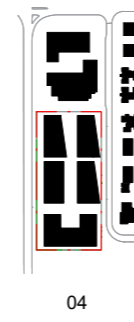
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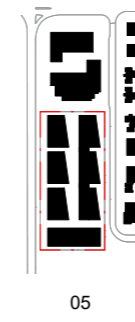
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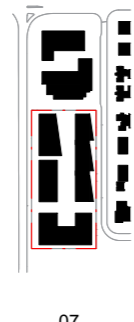
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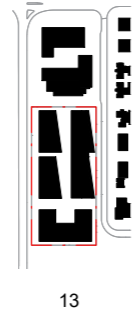
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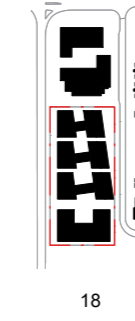
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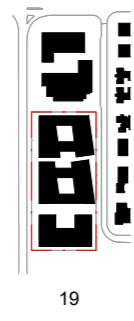
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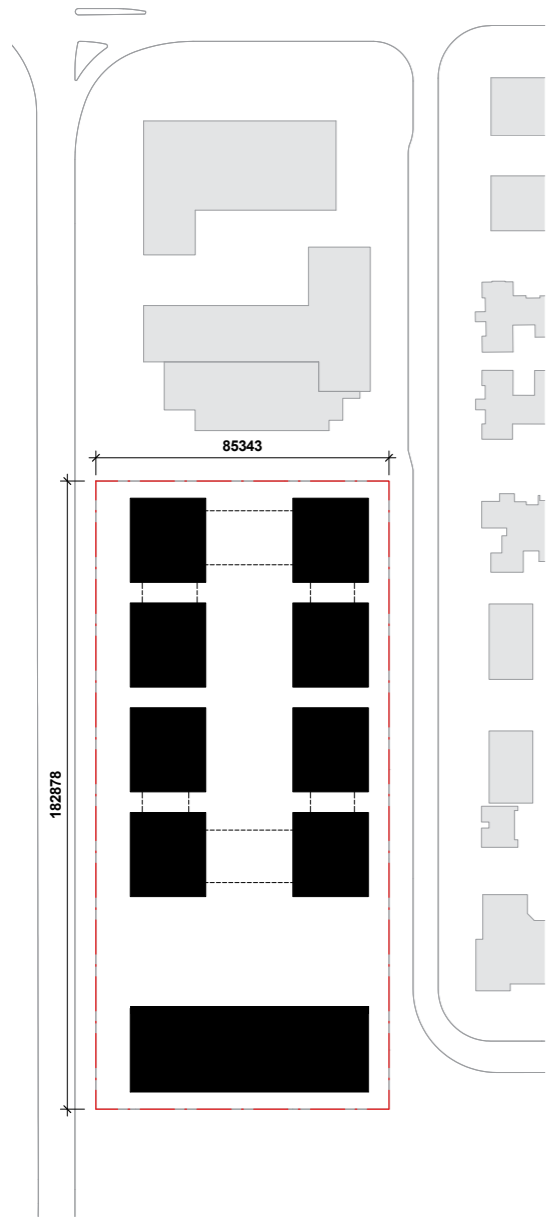
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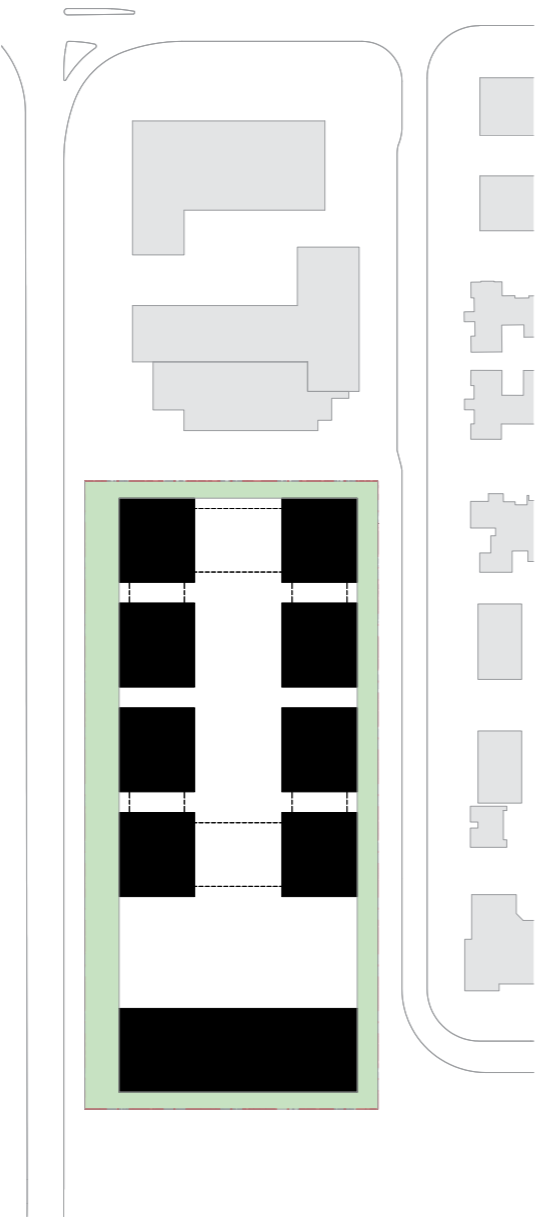
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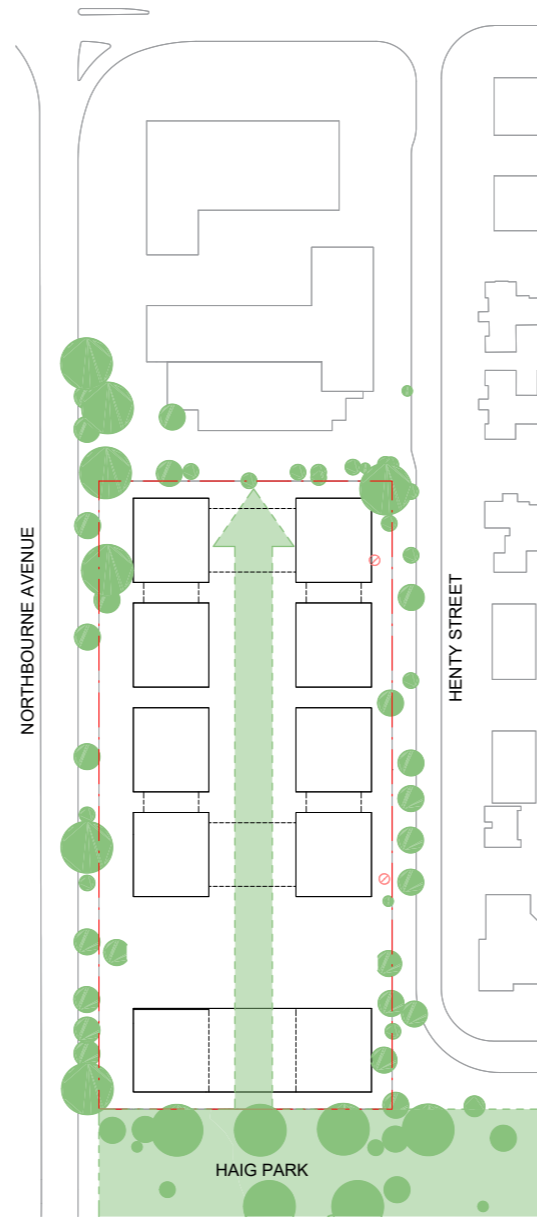
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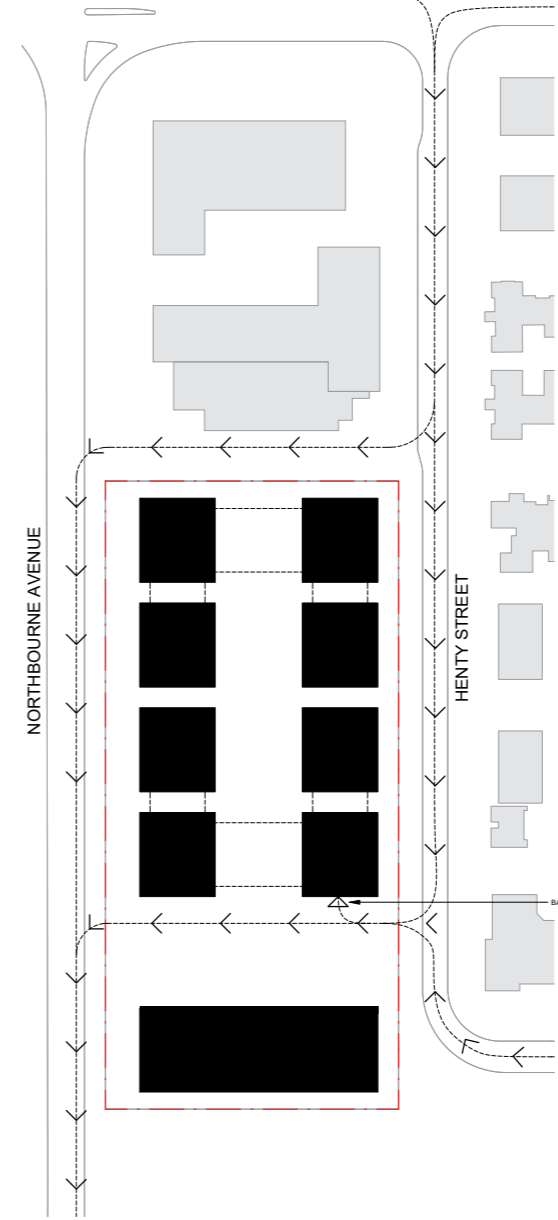
DIMENSIONS



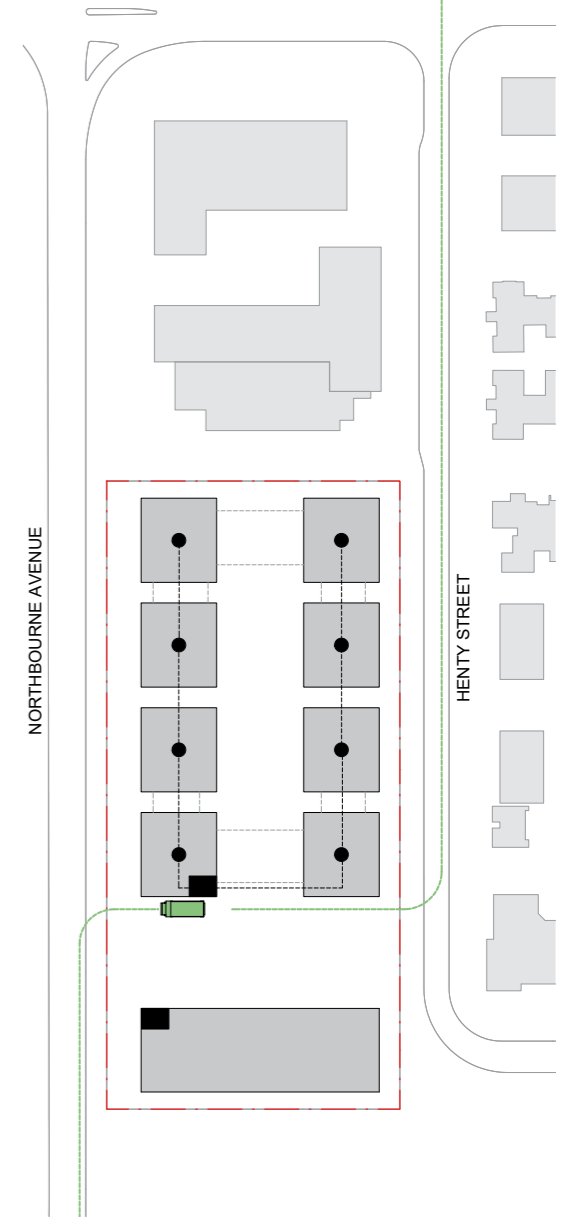
FOOTPRINT V. LANDSCAPE



LANDSCAPE STRATEGY



VEHICULAR TRAFFIC & ACCESS



WASTE & SERVICING STRATEGY

1500 SQM	PROPERTY AREA
6860 SQM	BUILDING FOOTPRINT
5210 SQM	LANDSCAPE AND PRIVATE OPEN SPACE
3620 SQM	DEEP ROOT PLANTING

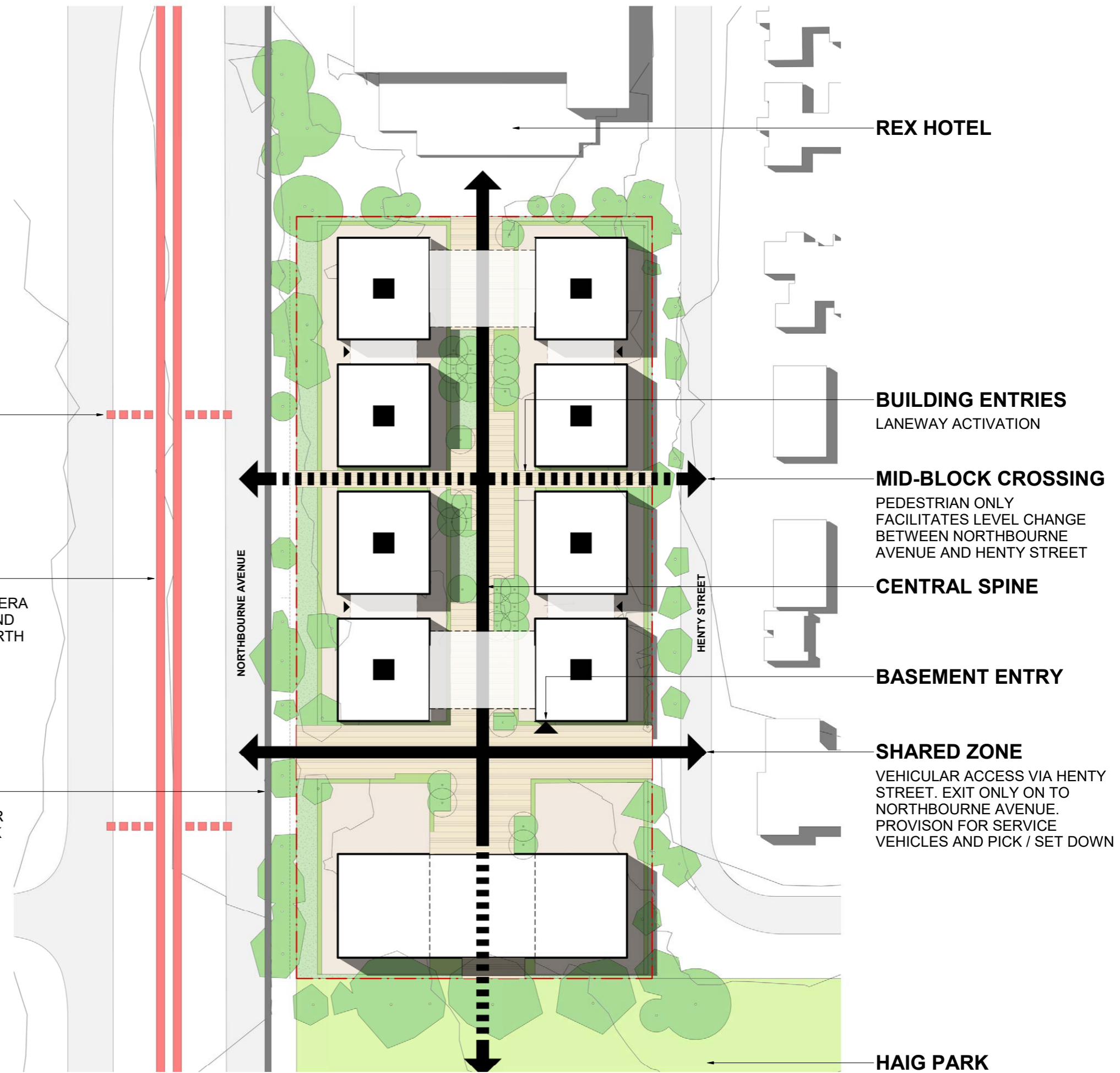
SITE STRUCTURE - DIAGRAM

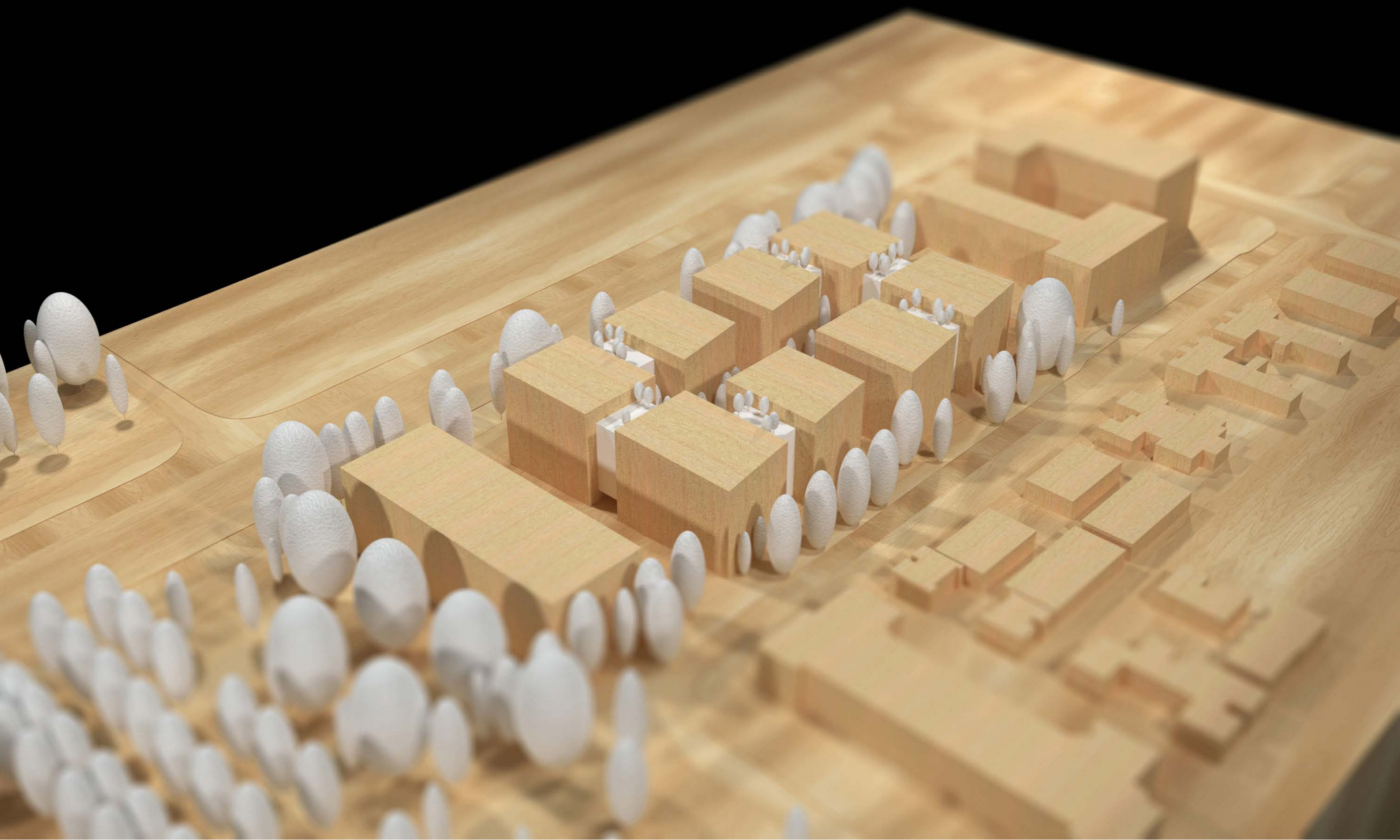
Diagram/ drawing showing opportunity to create green link between Haig Park and the Expansion Mural with two additional mid-block crossings creating a block to the south - identified as potential commercial building - and four blocks to the north for multi-unit residential buildings

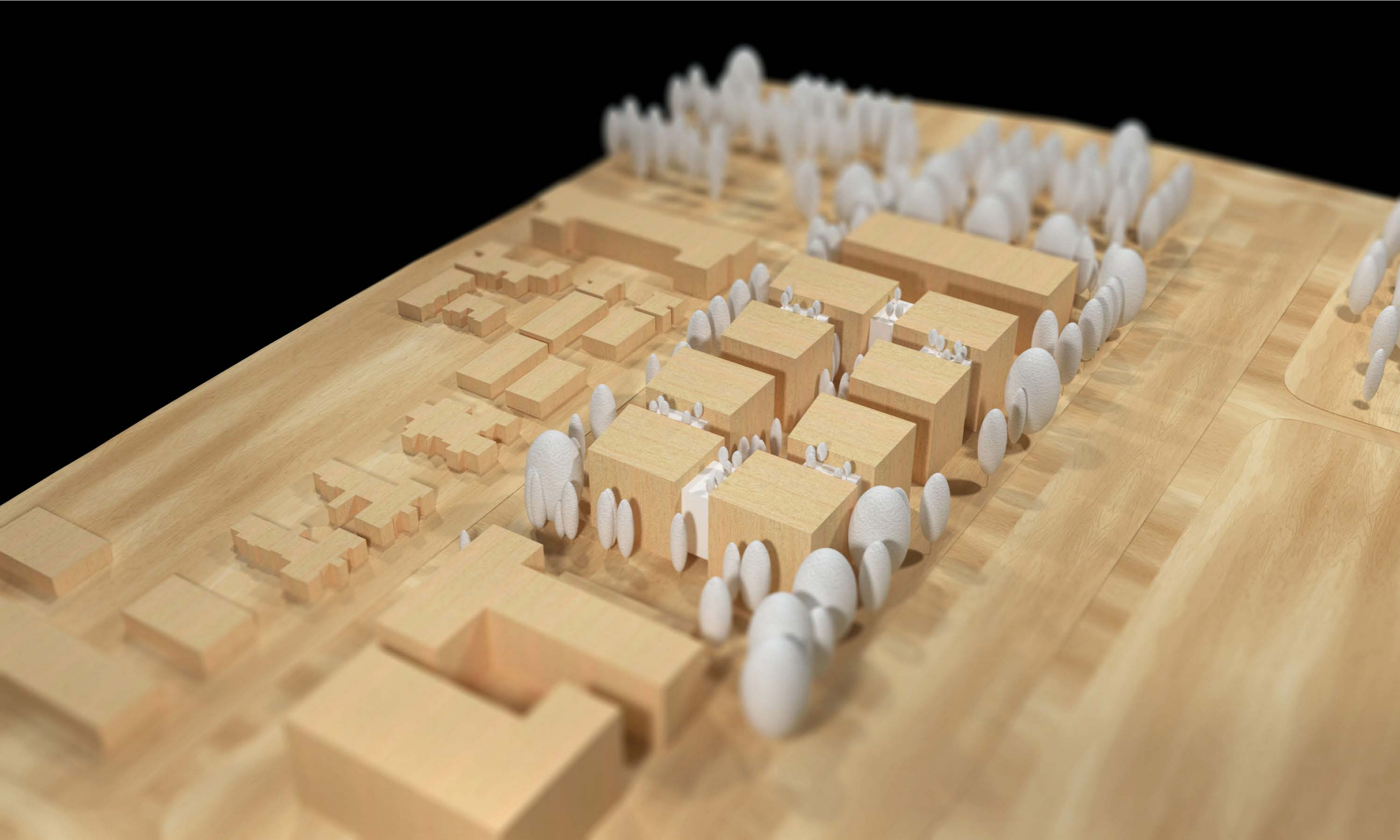
PRAM CROSSING
INCIDENTAL ONLY NOT A SIGNALISED CROSSING

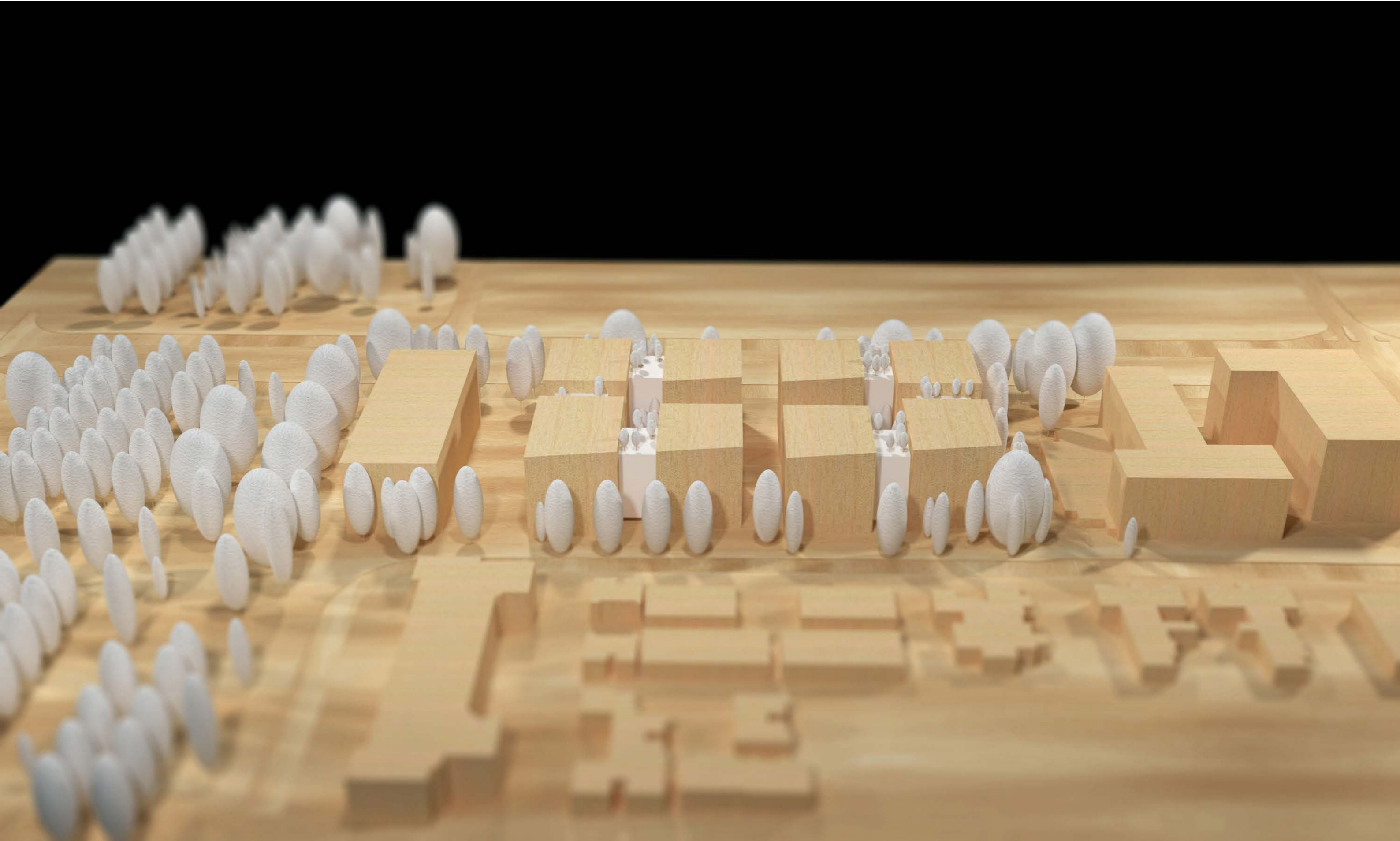
LIGHT-RAIL
NEAREST STOPS AT ELOUERA STREET TO THE SOUTH AND IPIMA STREET TO THE NORTH

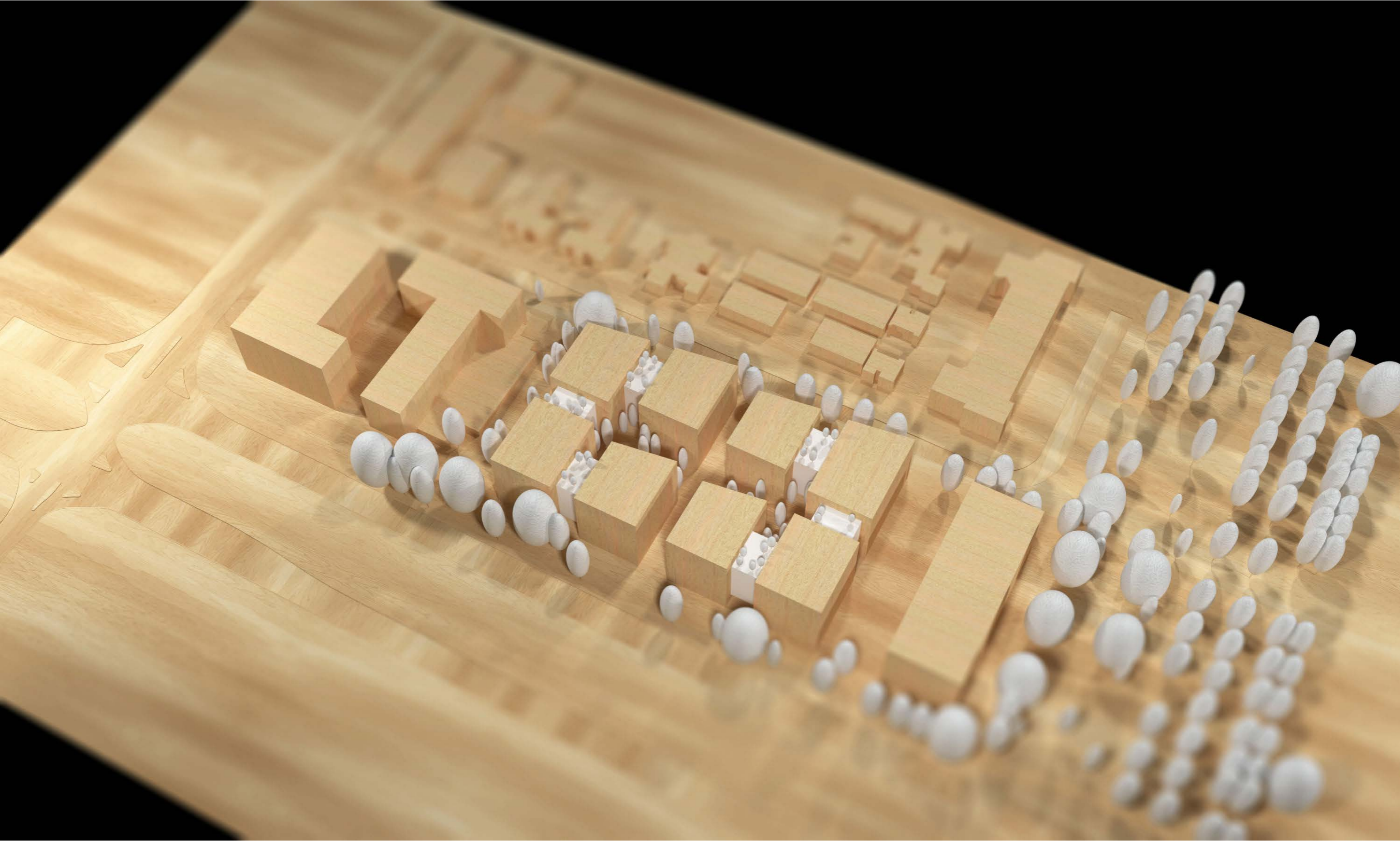
CYCLE WAY
FORMS PART OF GREATER ACTIVE TRAVEL NETWORK











SESSION DETAILS

- DATE: TUESDAY 22 SEPTEMBER 2020
- TIME: 5.30PM - 7.30PM
- PHONE: (02) 6180 0100

PROJECT WEBSITE

WWW.JWLAND.COM.AU/BLOCK-4-SECTION-60-BRADDON/

ENQUIRIES

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