

BELCONNEN

BLOCK 17 - SECTION 152

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Site & Context



BELCONNEN'S RECENT CHANGES

Belconnen has always had some of Canberra's best architecture. Shown is John Andrews Cameron offices



Belconnen's skyline today with the subject site pictured



BELCONNEN HAS A RICH HISTORY.

Social

- Belconnen's rapid development as a town centre
- Potential continuation of the light rail to Belconnen through the bus interchange

Economic

- Belconnen's developing skyline
- Increased residential density

Environmental

- Important environmental locations in close proximity to our site such as lake Ginnindera

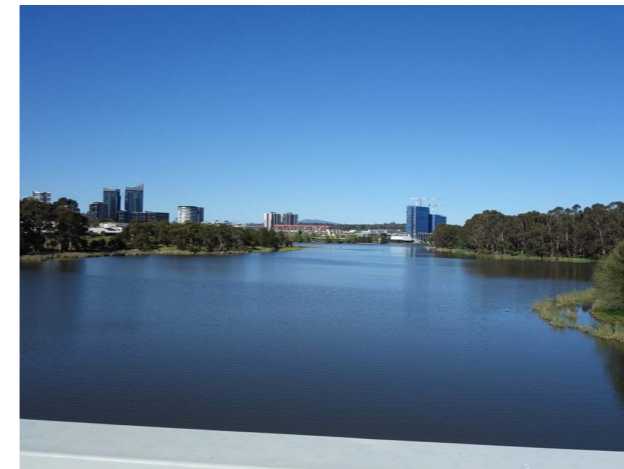
Cultural

- Historic Canberra buildings such as John Andrews Cameron offices

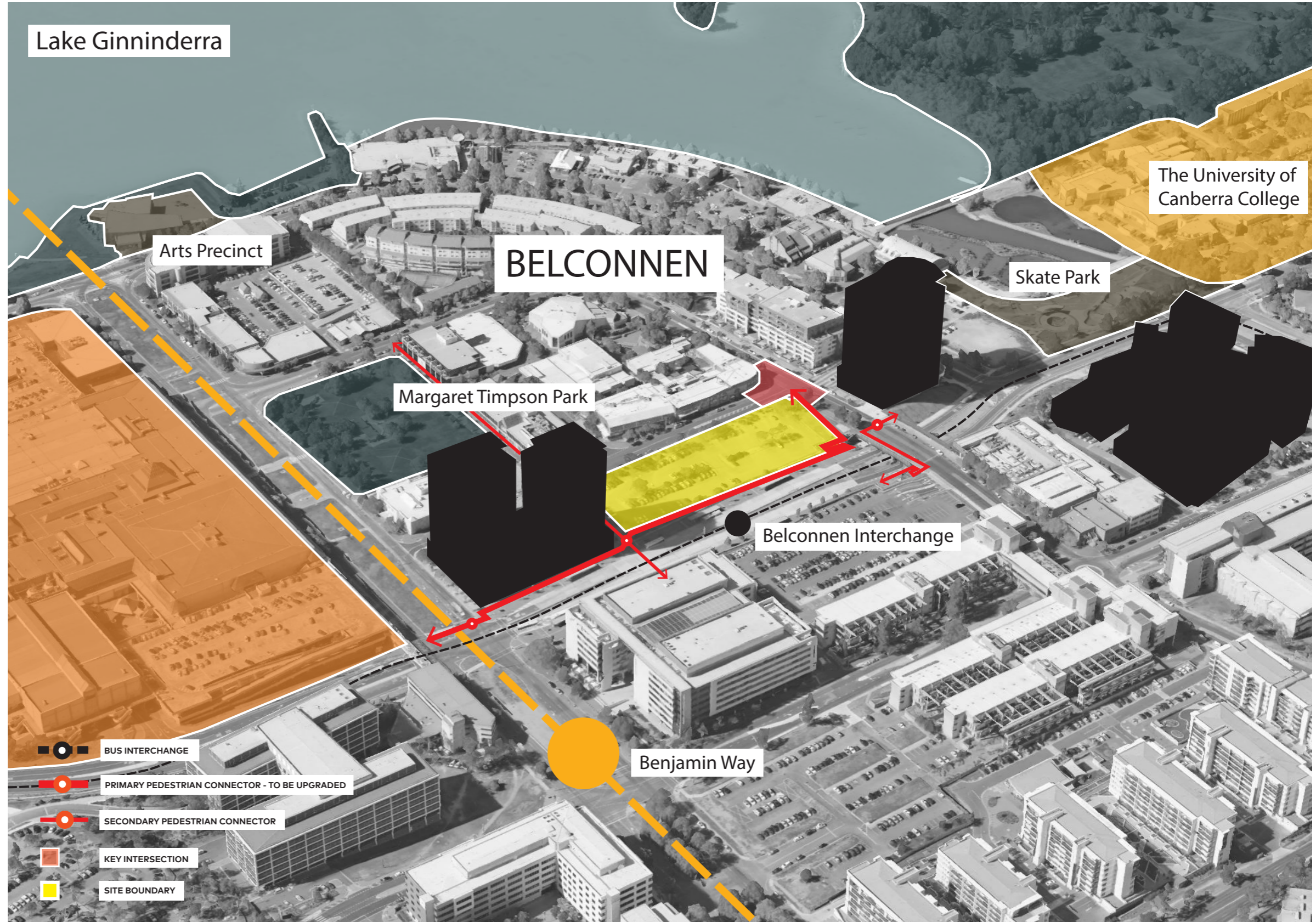
Belconnen Mall, 1978



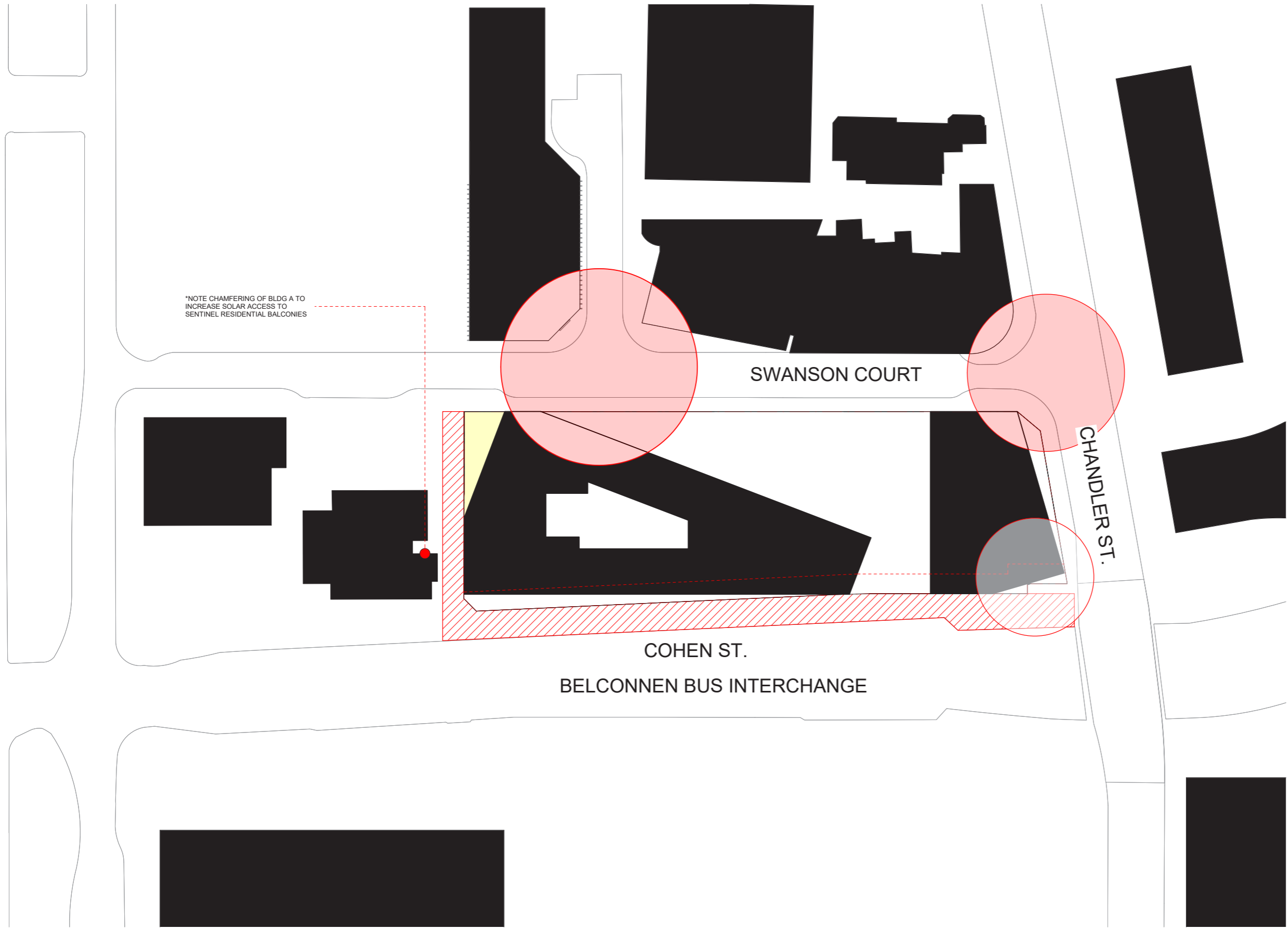
Recently upgraded Belconnen Bus Interchange



PROXIMITY TO KEY SITES












*NOTE CHAMFERING OF BLDG A TO INCREASE SOLAR ACCESS TO SENTINEL RESIDENTIAL BALCONIES

SWANSON COURT

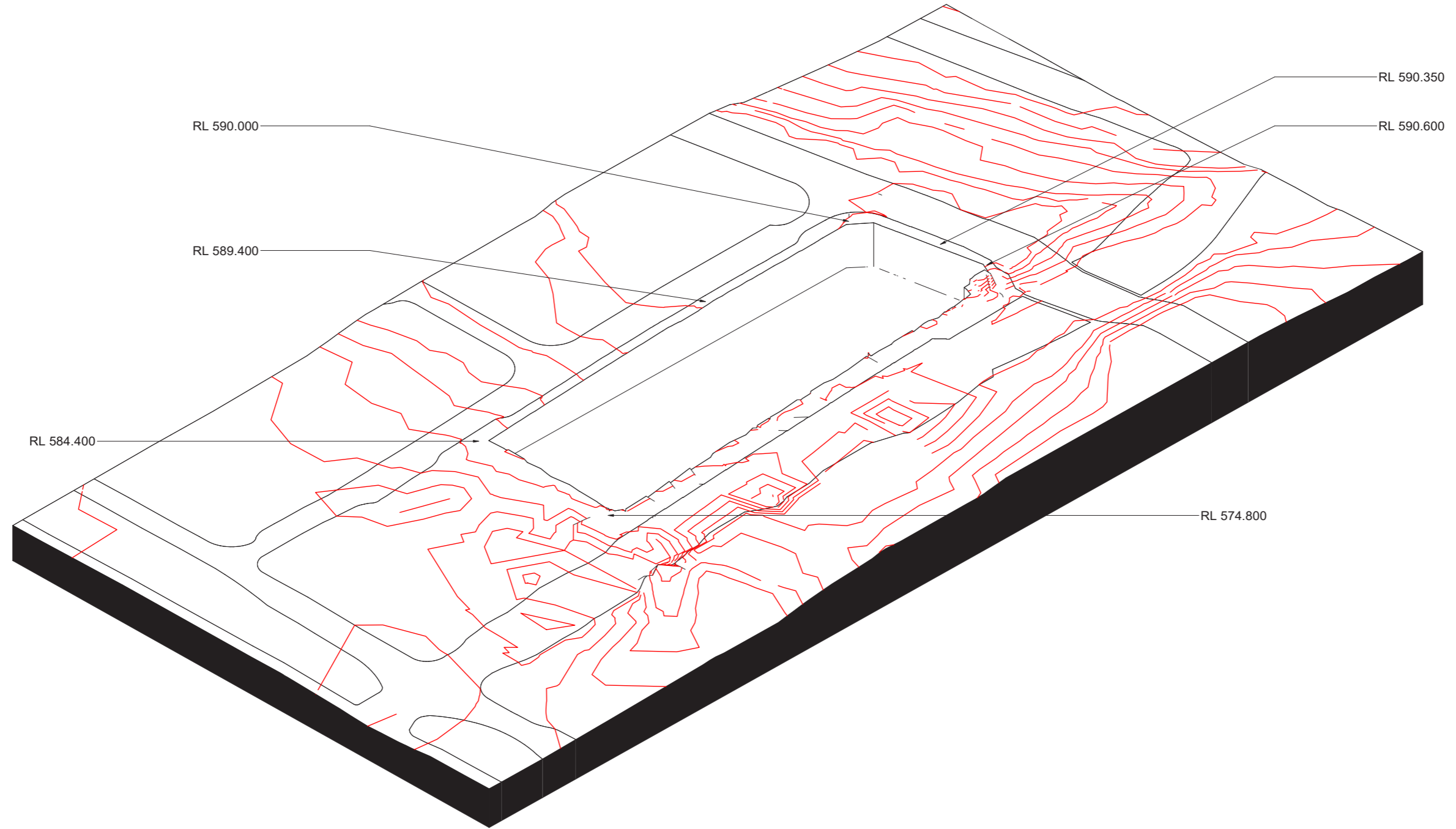
CHANDLER ST.

COHEN ST.

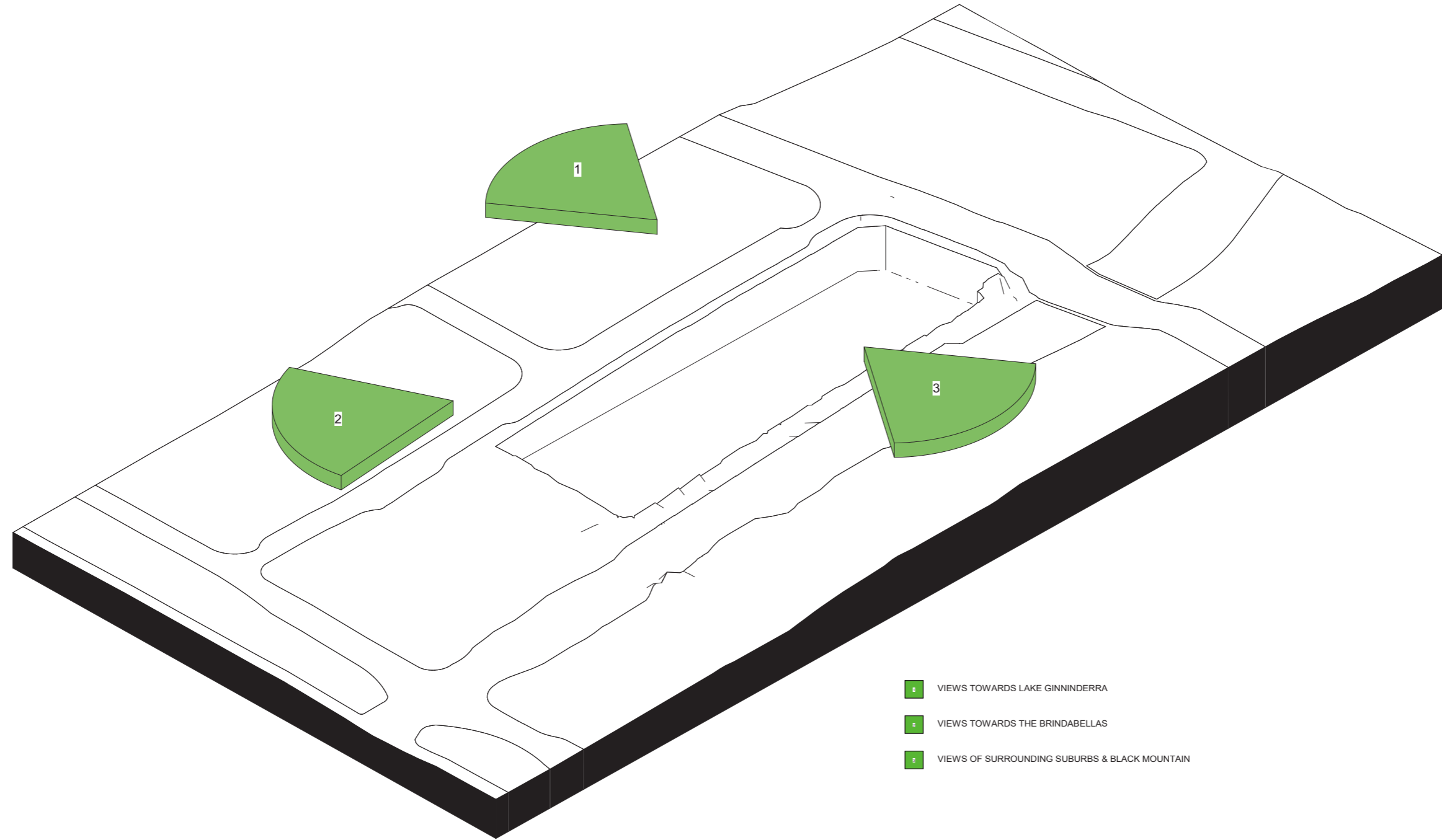
BELCONNEN BUS INTERCHANGE

-  ZONE OF EXCLUSION (BASEMENT ENTRIES)
-  CHAMFER TO BLDG A ENVELOPE (SOLAR INTERFACE RESPONSE)
-  NO VEHICLE ACCESS ALONG BOUNDARY
-  PUBLIC STAIR AND LIFT ACCESS FROM COHEN STREET TO CHANDLER STREET
-  5m SETBACK FROM BOUNDARY AT GROUND LEVEL TO CONTAIN PEDESTRIAN COLONNADE

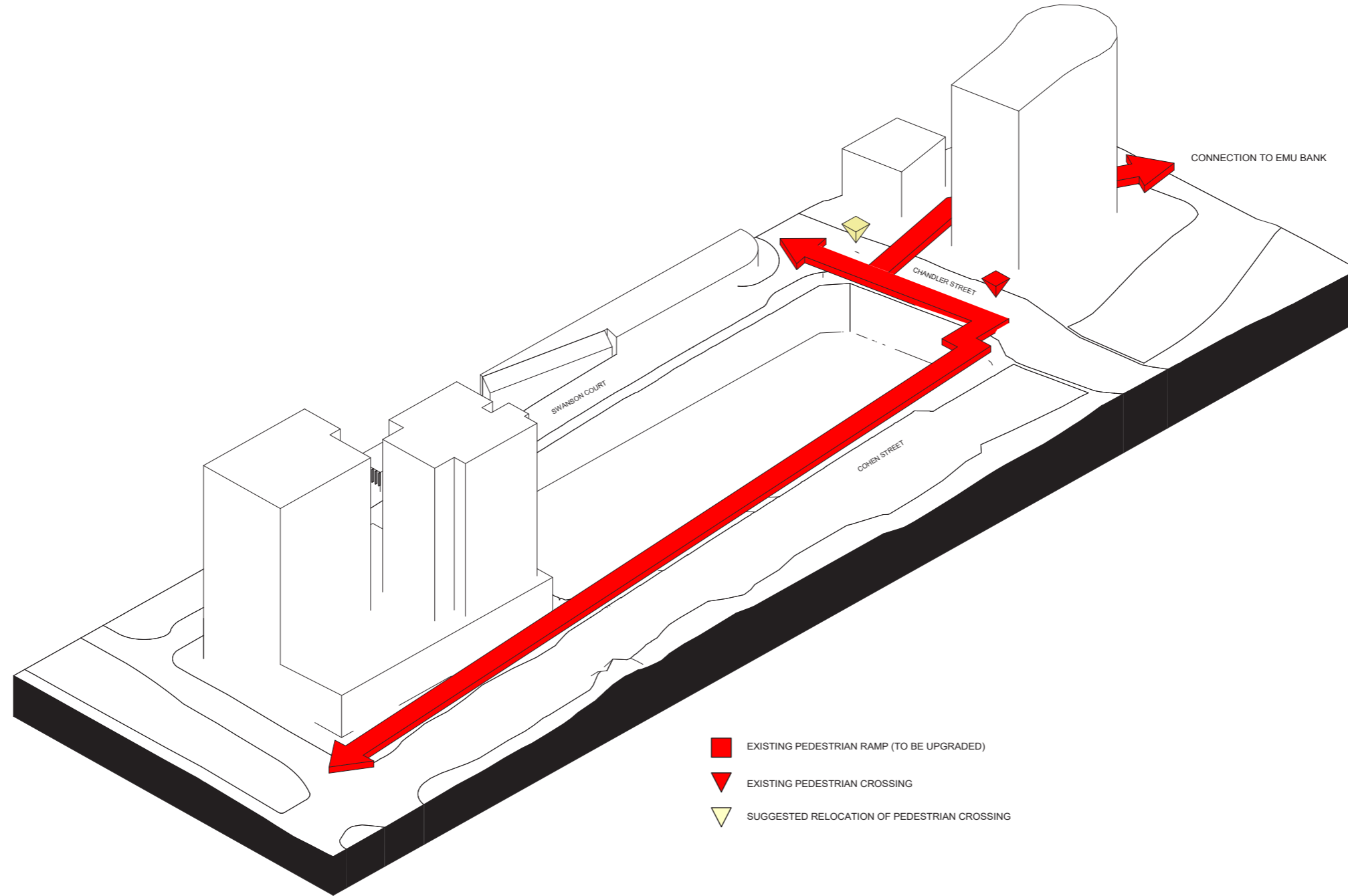
SITE TOPOGRAPHY



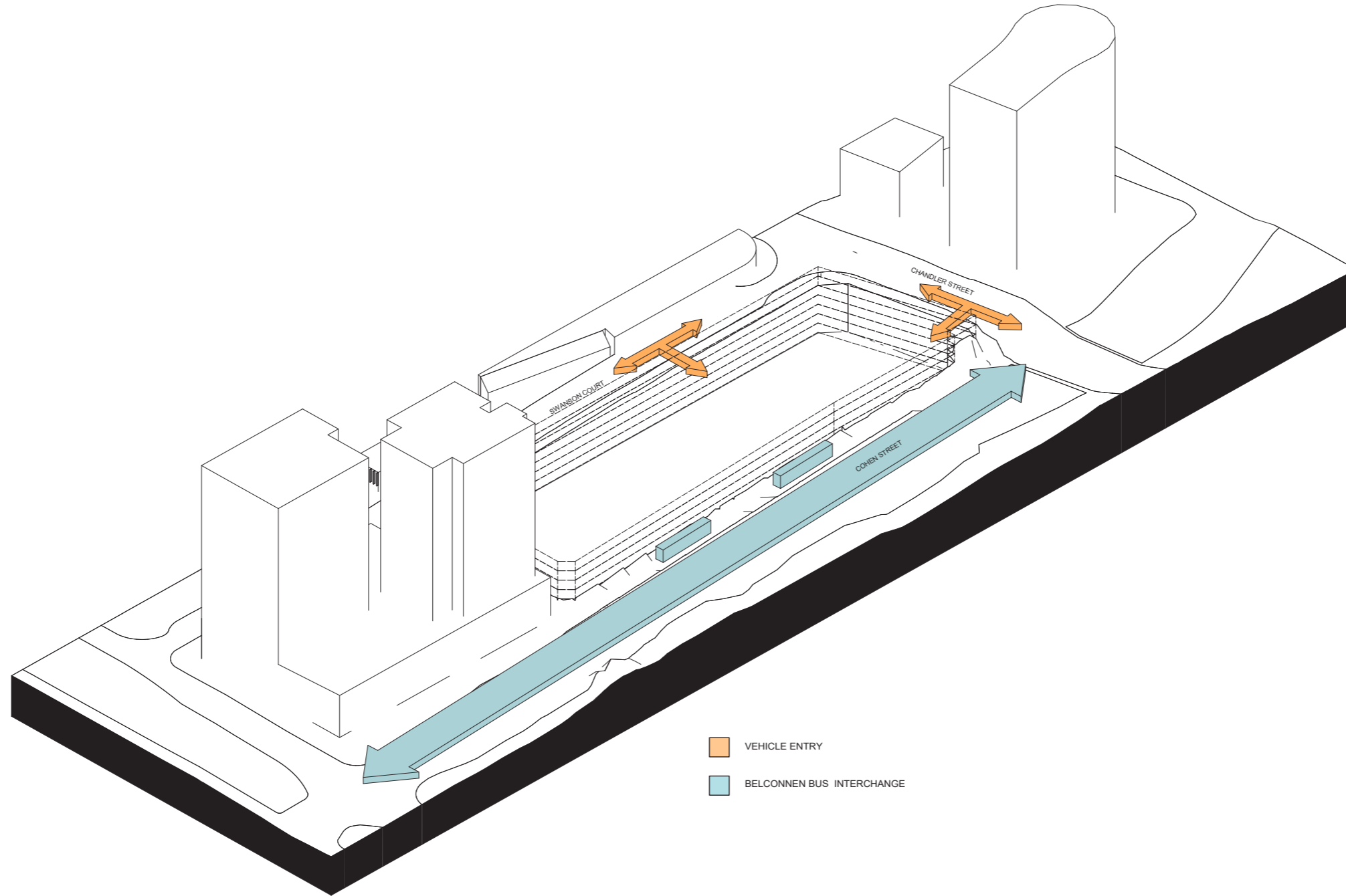
KEY VIEWS



PEDESTRIAN CONNECTOR



VEHICULAR CIRCULATION

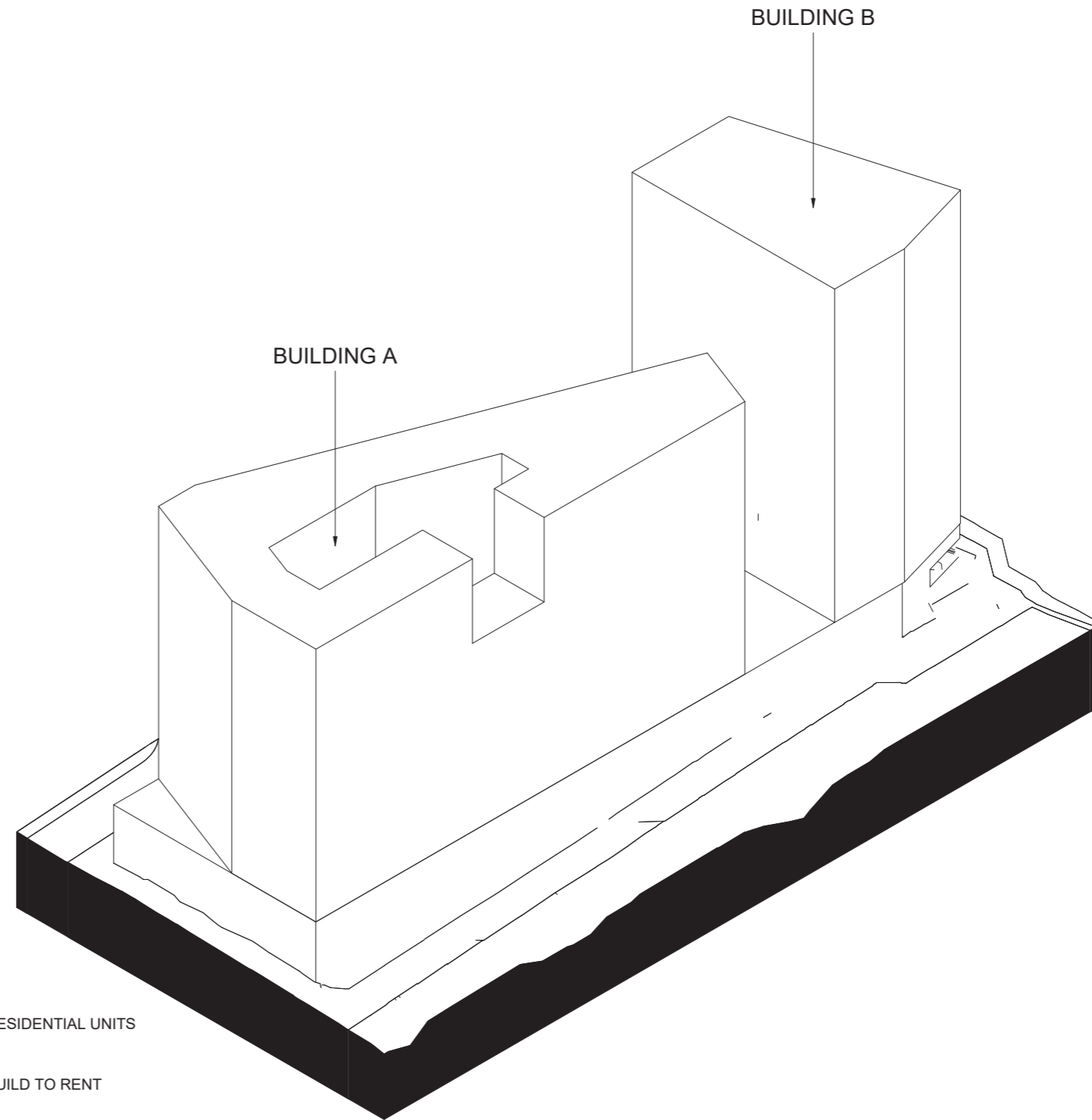


What are we building?

Brief

- 550 UNITS - MIX OF 1, 2 AND 3 BEDROOM UNITS, INCLUDING 92 AFFORDABLE HOUSING UNITS IN ACCORDANCE WITH THE ACT GOVERNMENT'S AFFORDABLE HOME PURCHASE SCHEME
- 5 COMMUNITY HOUSING UNITS
- 168 PUBLICLY AVAILABLE CAR PARKS TO BE RETAINED WITHIN THE FUTURE DEVELOPMENT
- ACTIVE FRONTAGE ALONG BELCONNEN BUS INTERCHANGE, SWANSON CT. AND CHANDLER ST.
- INVESTIGATE OPTIONS FOR ADDITIONAL USE ON THE SITE IN ACCORDANCE WITH THE CROWN LEASE
- ACCESSIBLE PEDESTRIAN CONNECTION FROM COHEN STREET TO CHANDLER STREET LEVEL

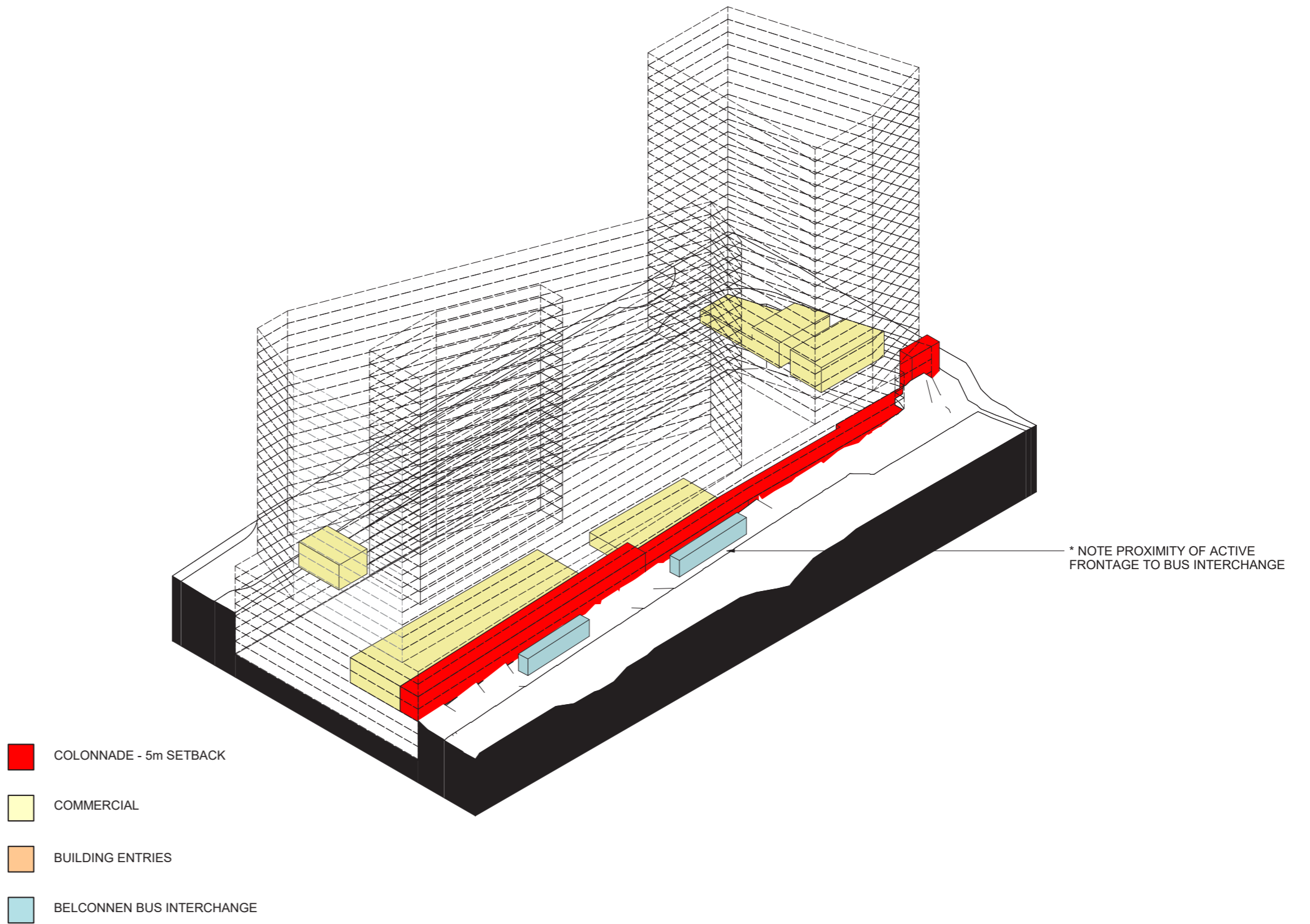
MASSING



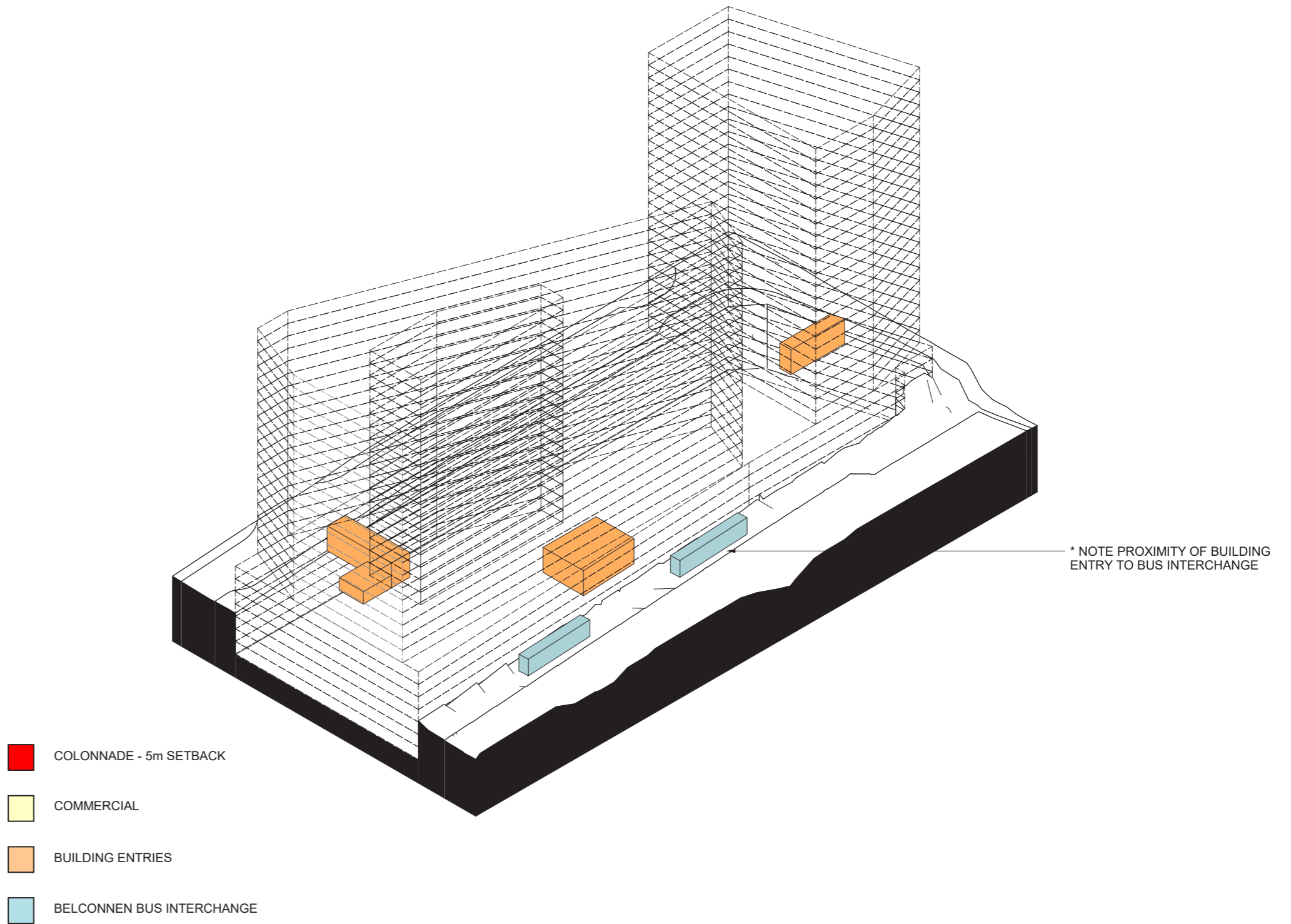
BLDG A = RESIDENTIAL UNITS

BLDG B = BUILD TO RENT

ACTIVE FRONTAGE – (COMMERCIAL FRONTAGE / PEDESTRIAN COLONNADE)

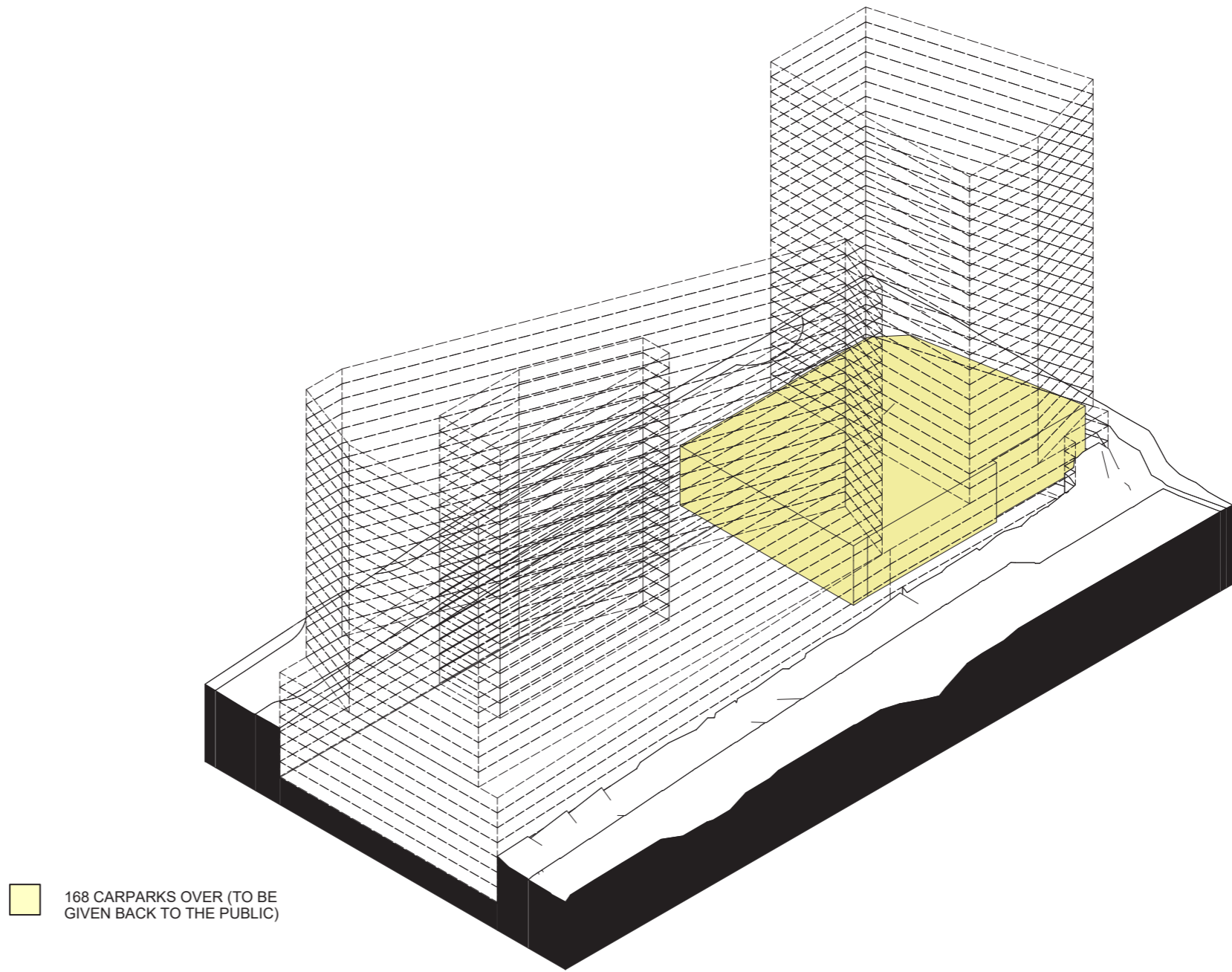


RESIDENTIAL LOBBIES (BUILDING ENTRY / STREET ADDRESS)



PUBLIC CAR PARKS

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



INTERNAL AMENITY



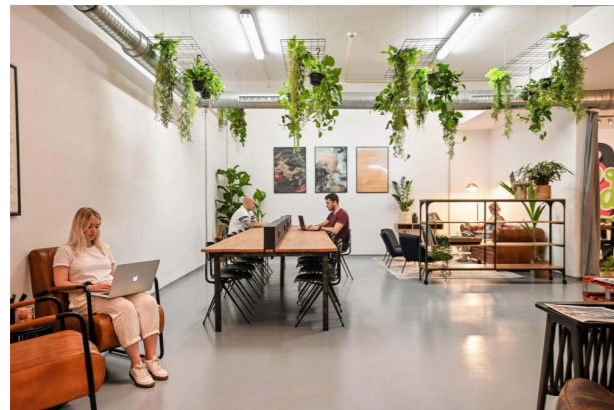
COMMUNAL DINING ROOM AND KITCHEN



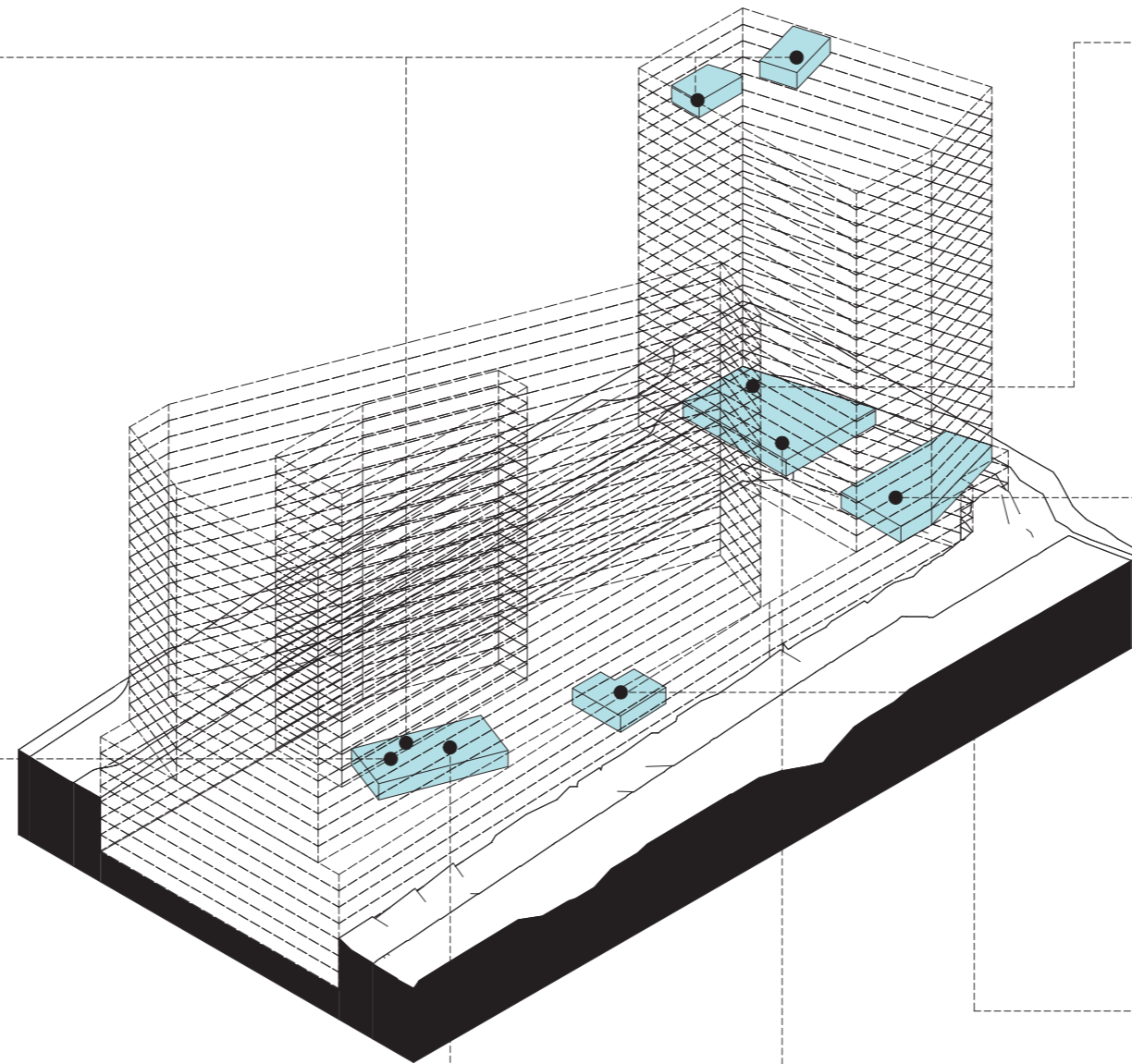
GAMES ROOM AND LOUNGE AREA



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



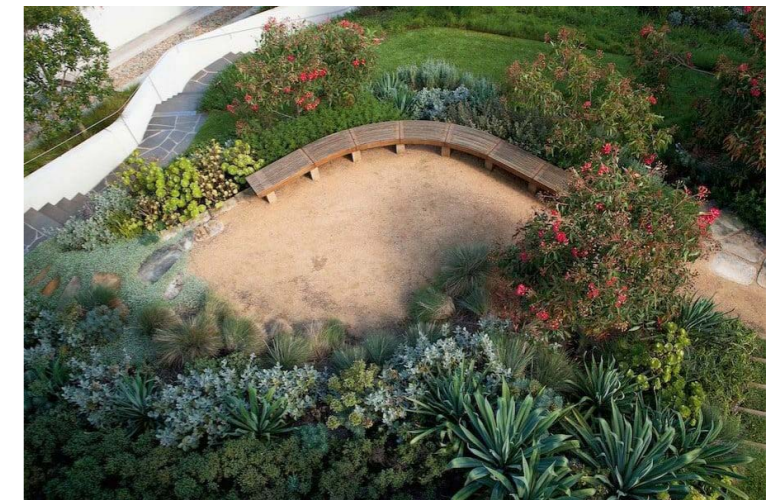
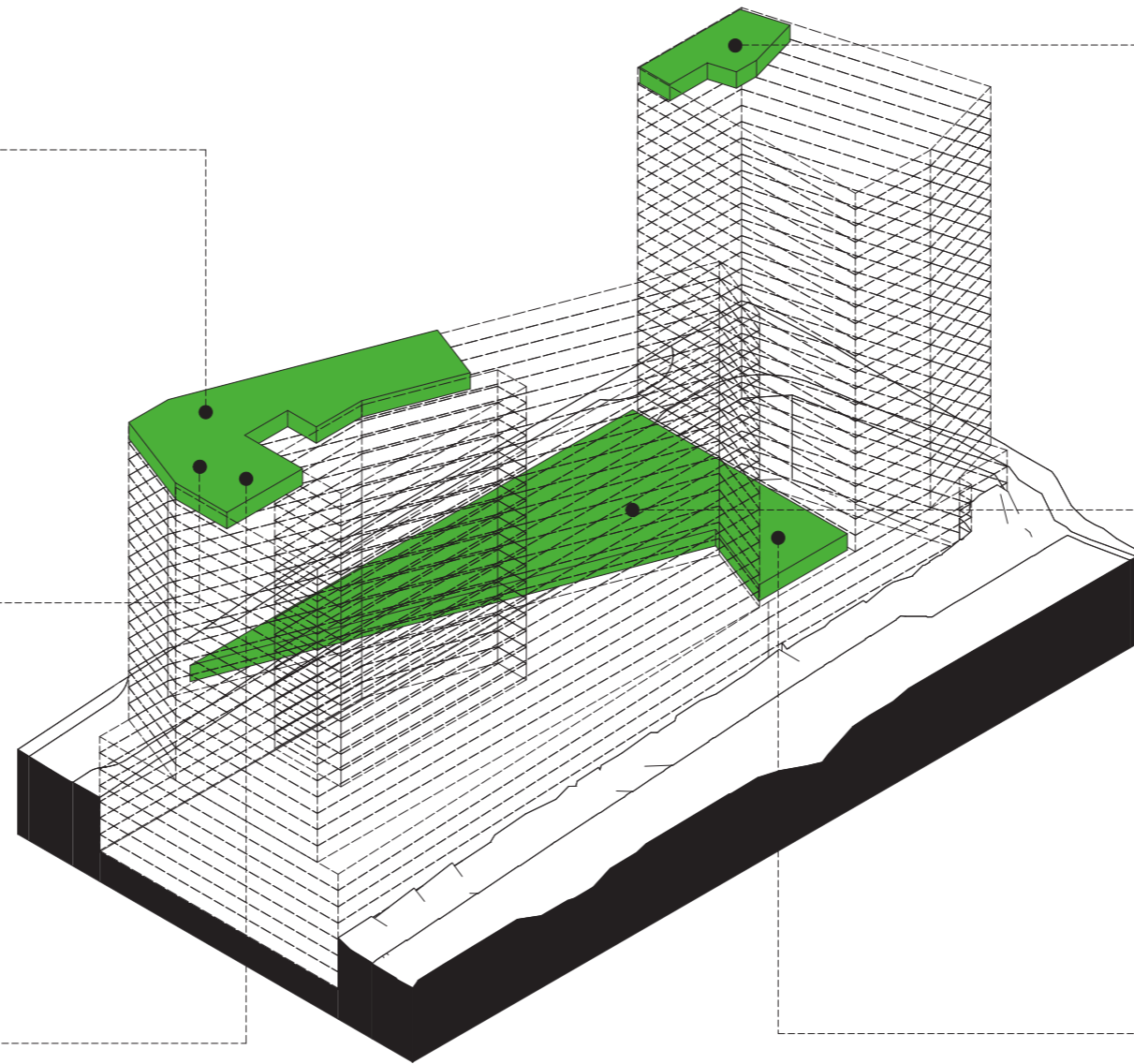
PRIVATE RESIDENTIAL GARDEN



CHILDRENS OUTDOOR PLAY AREAS



PRIVATE BBQ AREA



PRIVATE RESIDENTIAL GARDEN

ENVIRONMENTAL SUSTAINABILITY



ENVIRONMENTALLY SENSITIVE MATERIALS AND ENERGY CONSUMPTION

NO GAS USED ACROSS SITE

SMART MECHANICAL MONITORING TO BE UTILIZED



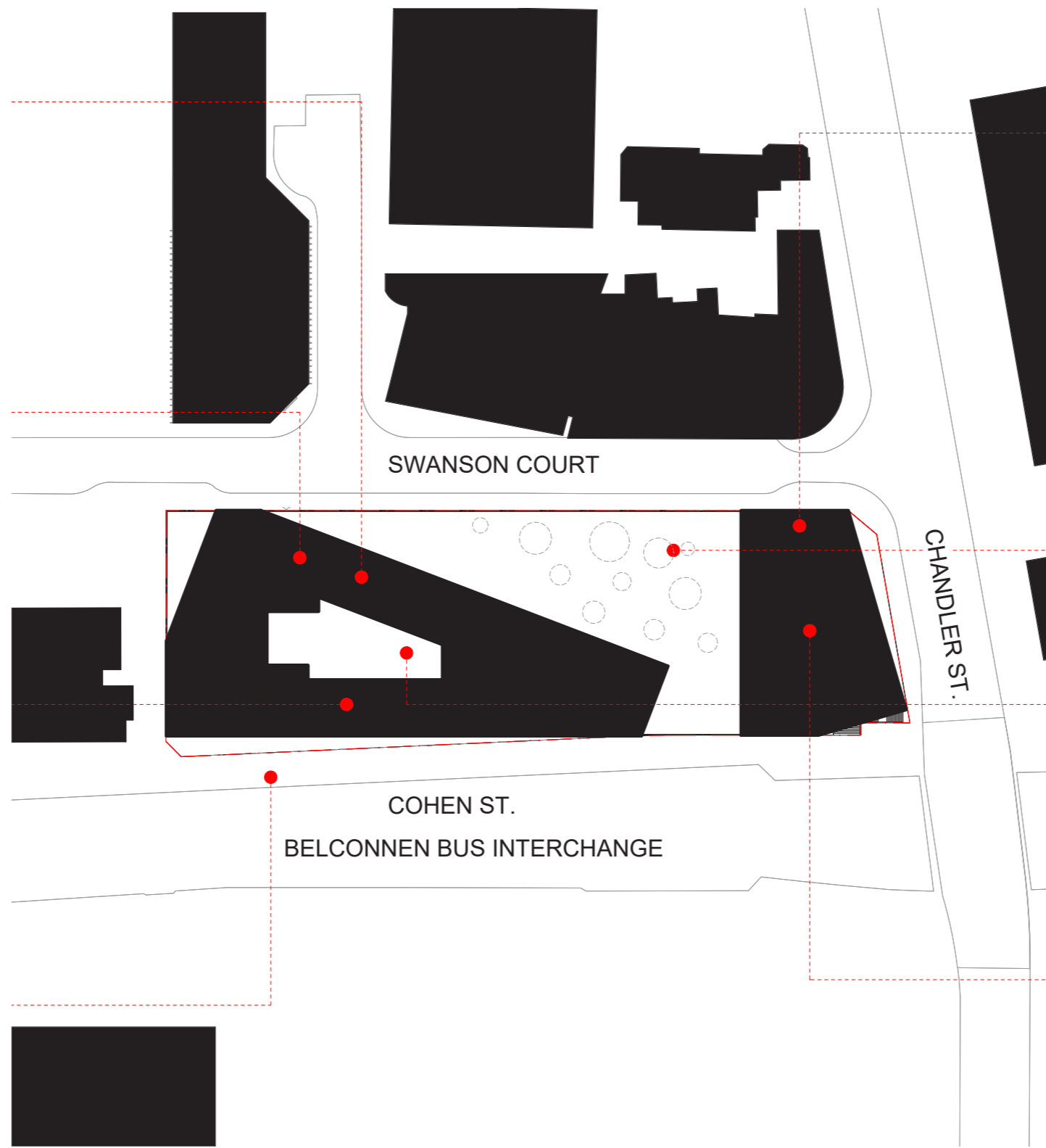
COMMUNITY GARDENS AND WELCOMING SAFE PUBLIC OPEN SPACES



1 ELECTRIC VEHICLE CHARGING STATION TO BE PROVIDED PER RESIDENTIAL UNIT



PROXIMITY TO BELCONNEN BUS INTERCHANGE AND PUBLIC TRANSPORT NETWORKS



SITE ESD MEASURES



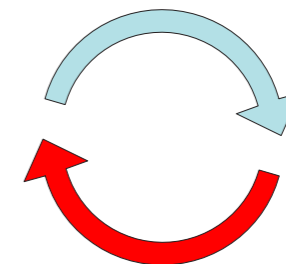
SOLAR PANEL INSTALLATION AND ROOFTOP WATER COLLECTION



LOCALLY SENSITIVE PLANTING AND REDUCED STORMWATER RUNOFF

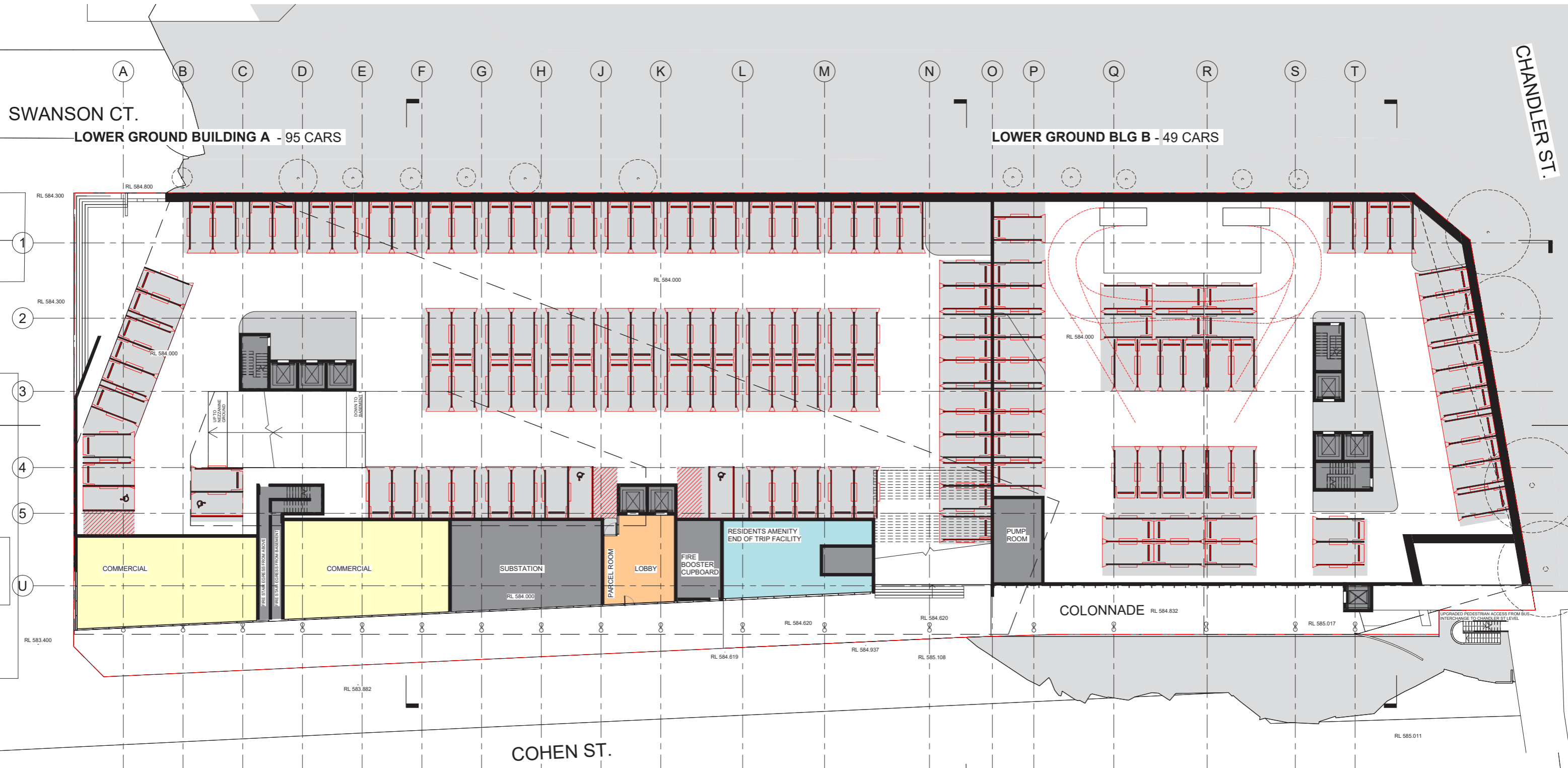


ATRIUM PROVIDING NATURAL LIGHT AND VENTILATION

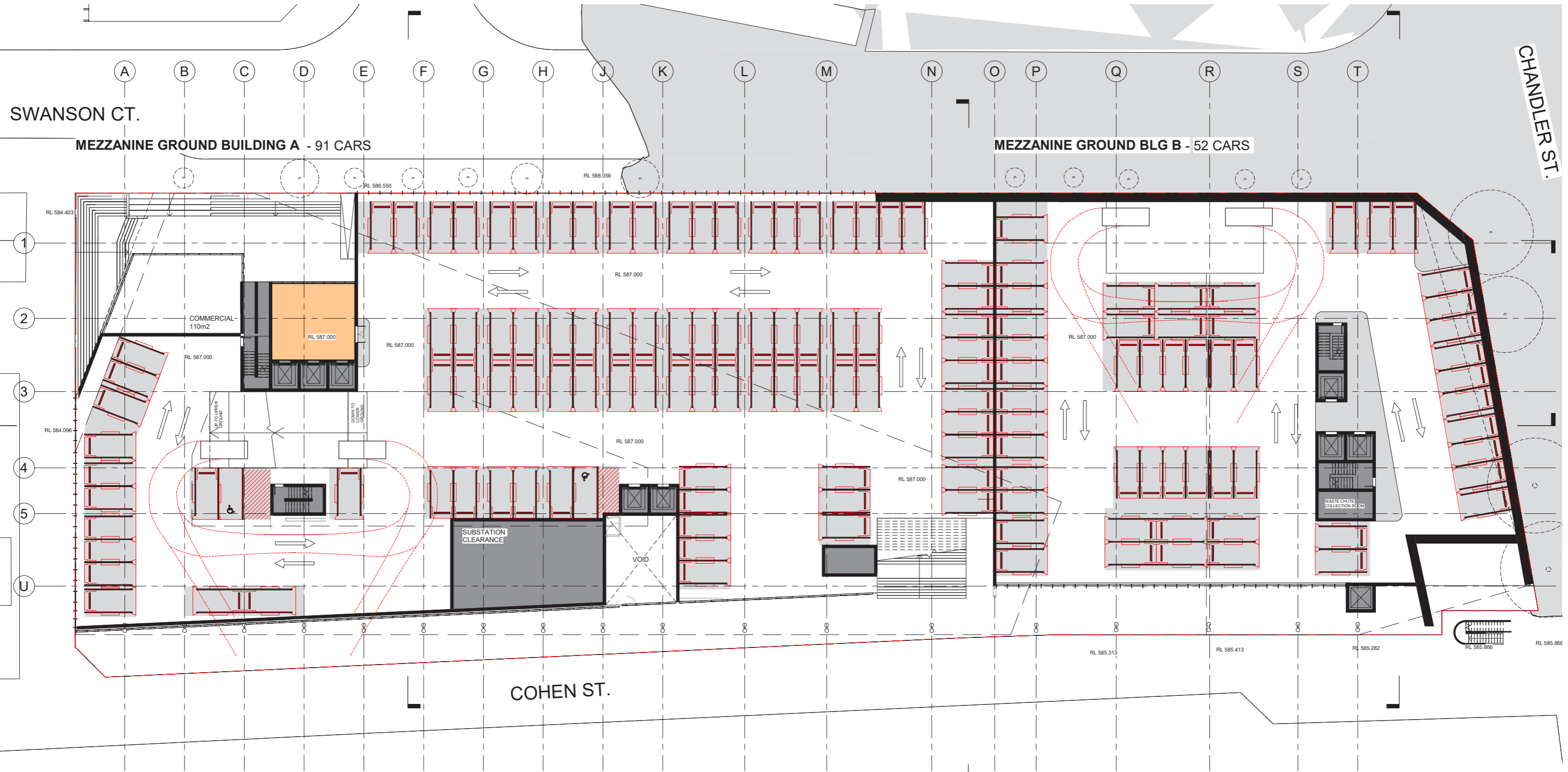


CENTRALIZED VRF UNITS ACROSS SITE

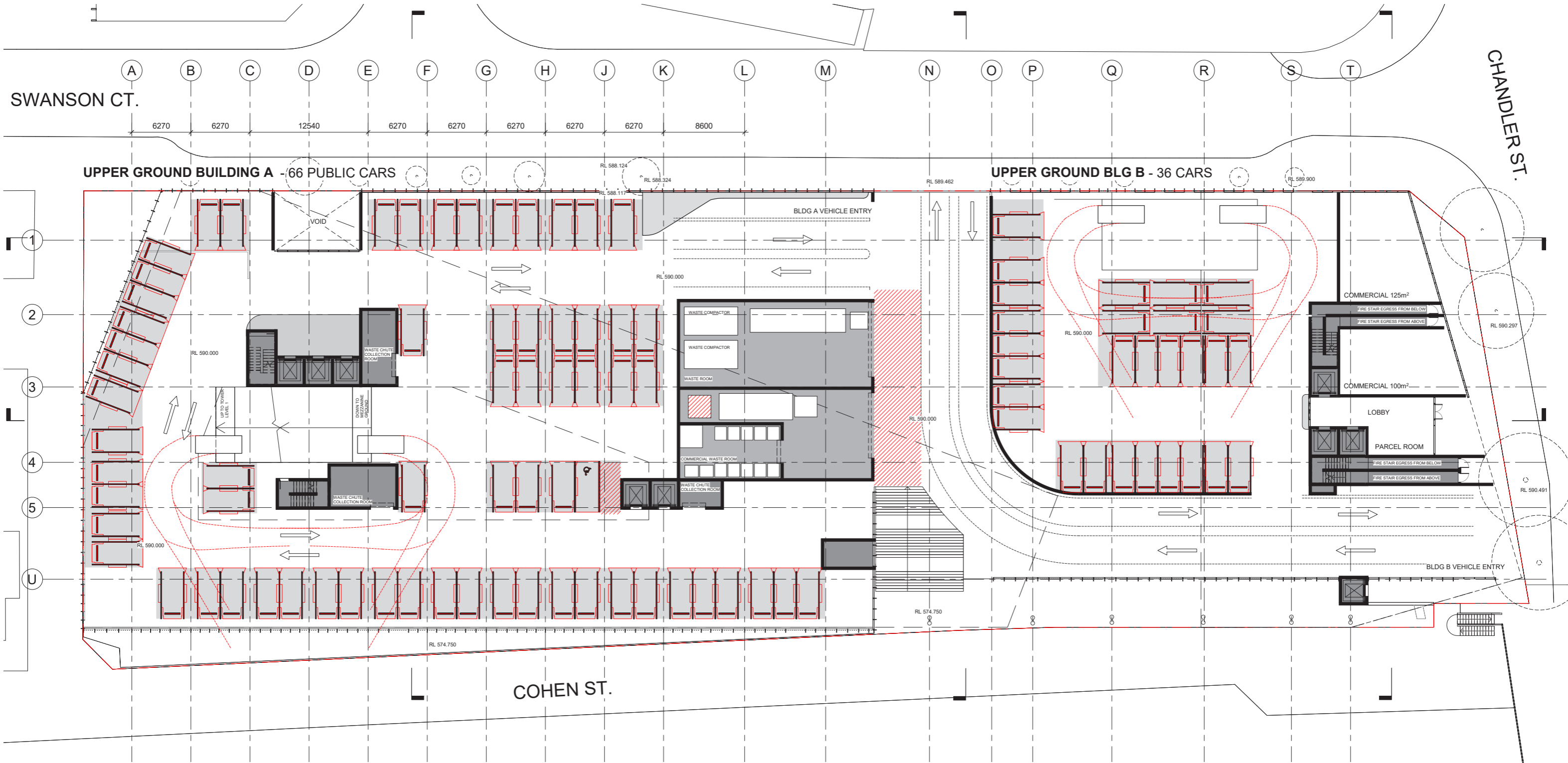
LOWER GROUND



MEZZANINE LEVEL GROUND



UPPER GROUND



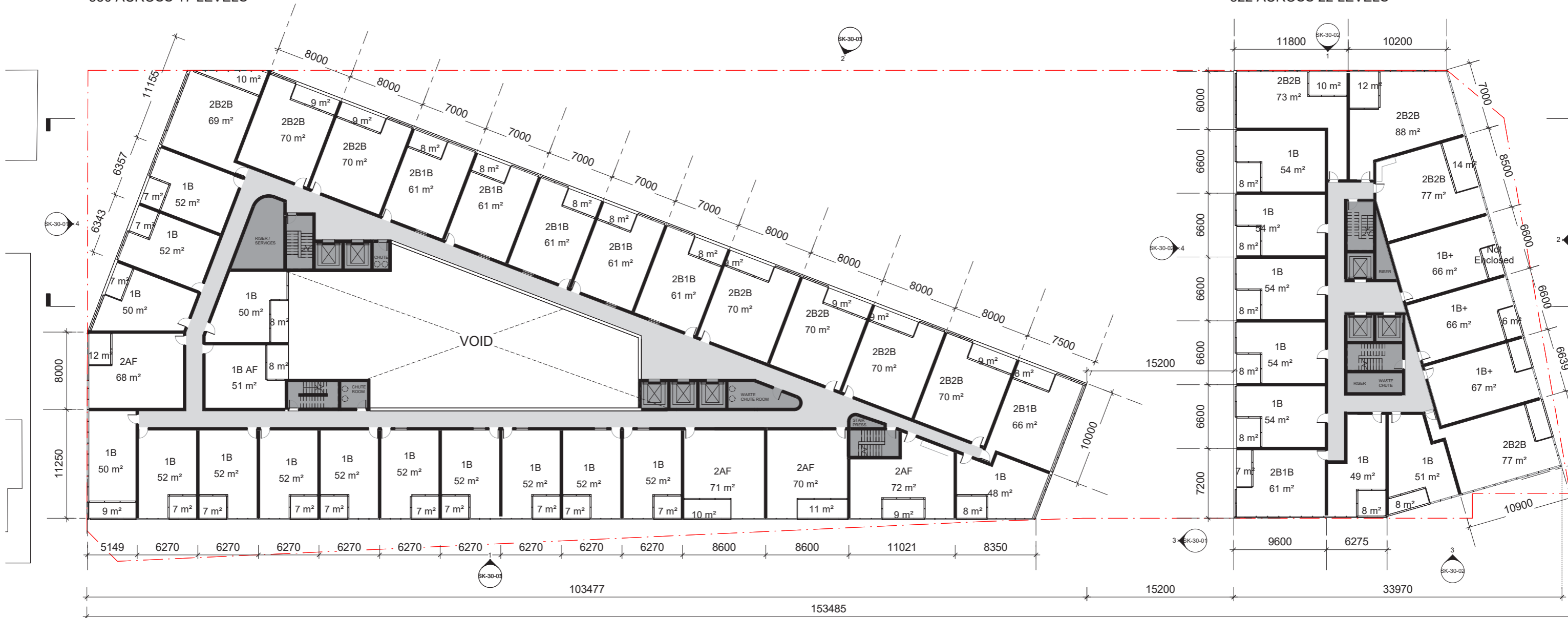
TYPICAL LEVEL

BUILDING A

33 UNITS PER LEVEL
550 ACROSS 17 LEVELS

BUILDING B - BUILT TO RENT

15 UNITS PER LEVEL
322 ACROSS 22 LEVELS



- ABBREVIATIONS**
- 1B - 1 BED UNIT
 - 1B+ - 1 BED + STUDY
 - 2B1B - 2 BED 1 BATH UNIT
 - 2B2B - 2 BED 2 BATH UNIT
 - 3B - 3 BEDROOM UNIT

 - 1AF - 1 BED AFFORDABLE UNIT
 - 2AF - 2 BED 1 BATH AFFORDABLE UNIT
 - 3M COM - 3 BED COMMUNITY HOUSING UNIT

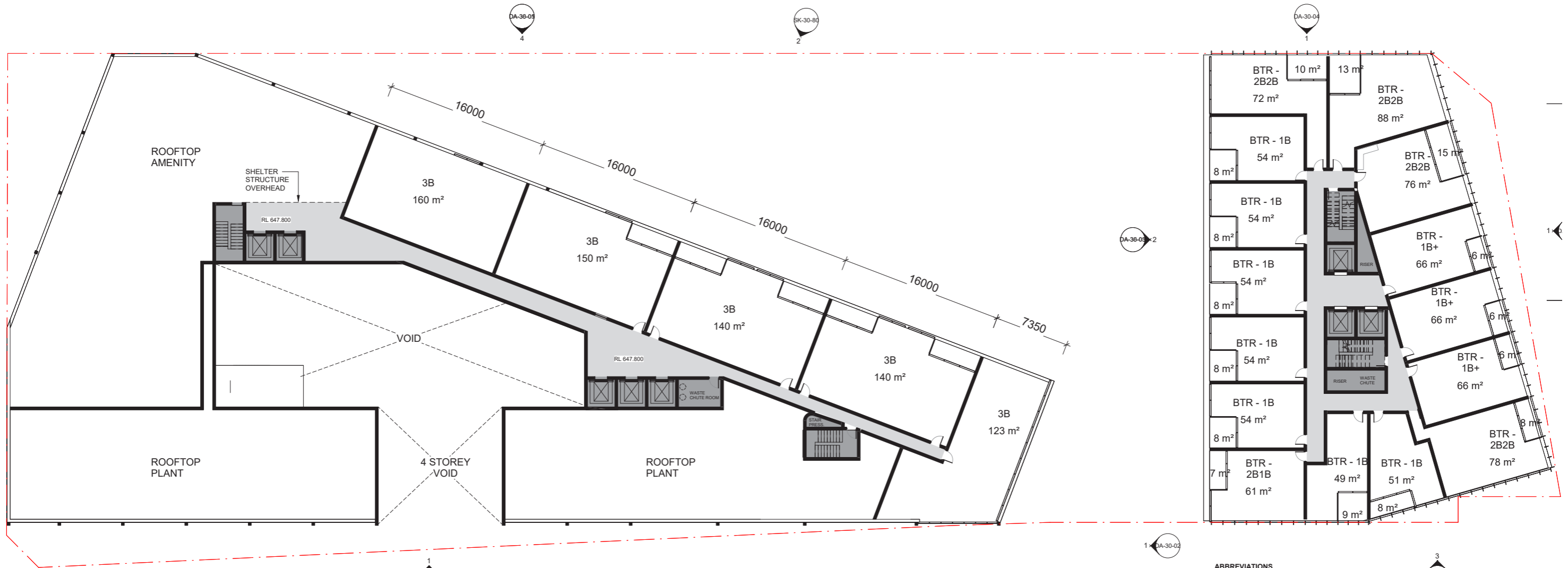
 - BAL - BALCONY / PRIVATE OPEN SPACE



BLDG A ROOF

BUILDING A

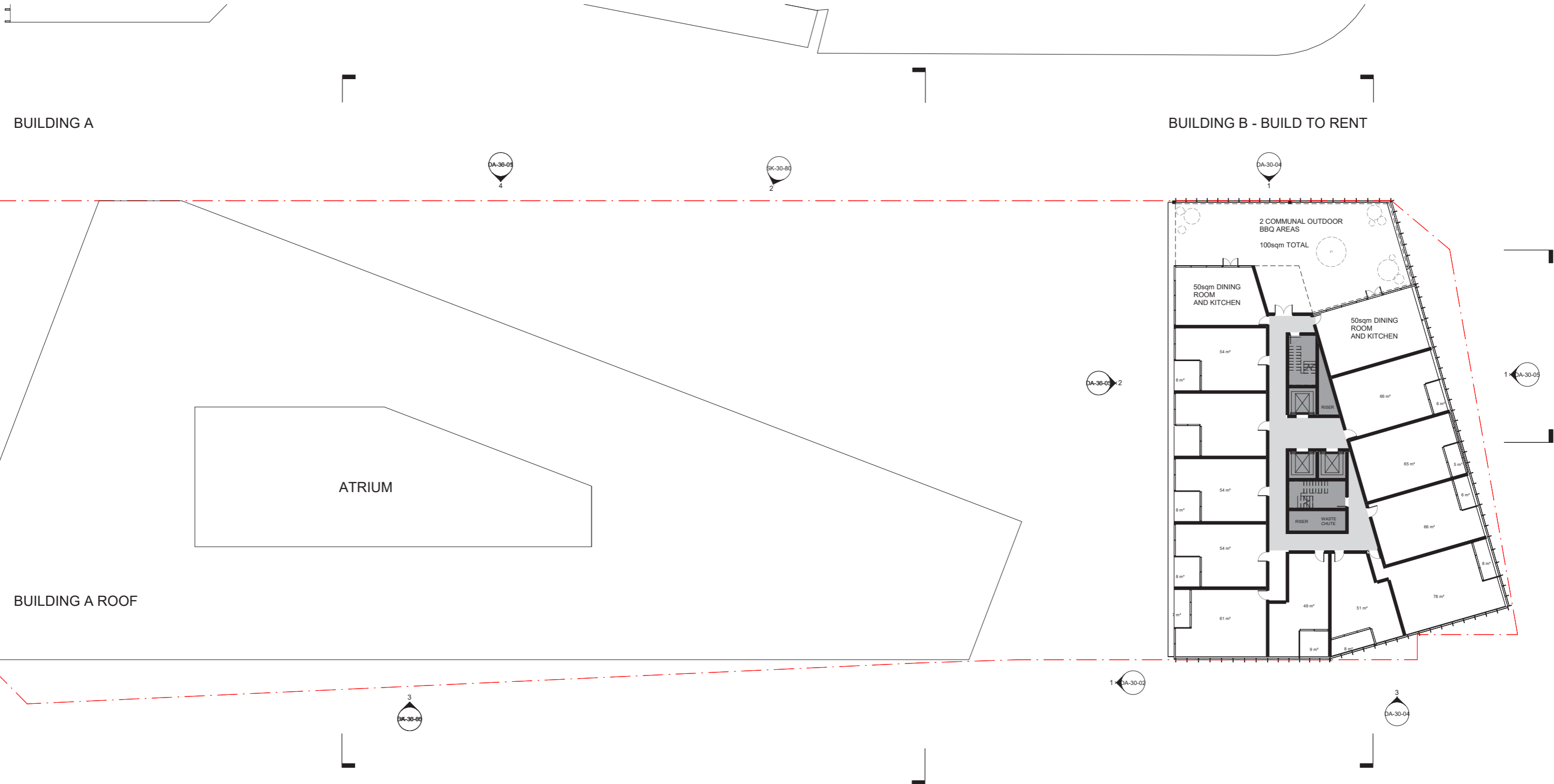
BUILDING B - BUILD TO RENT



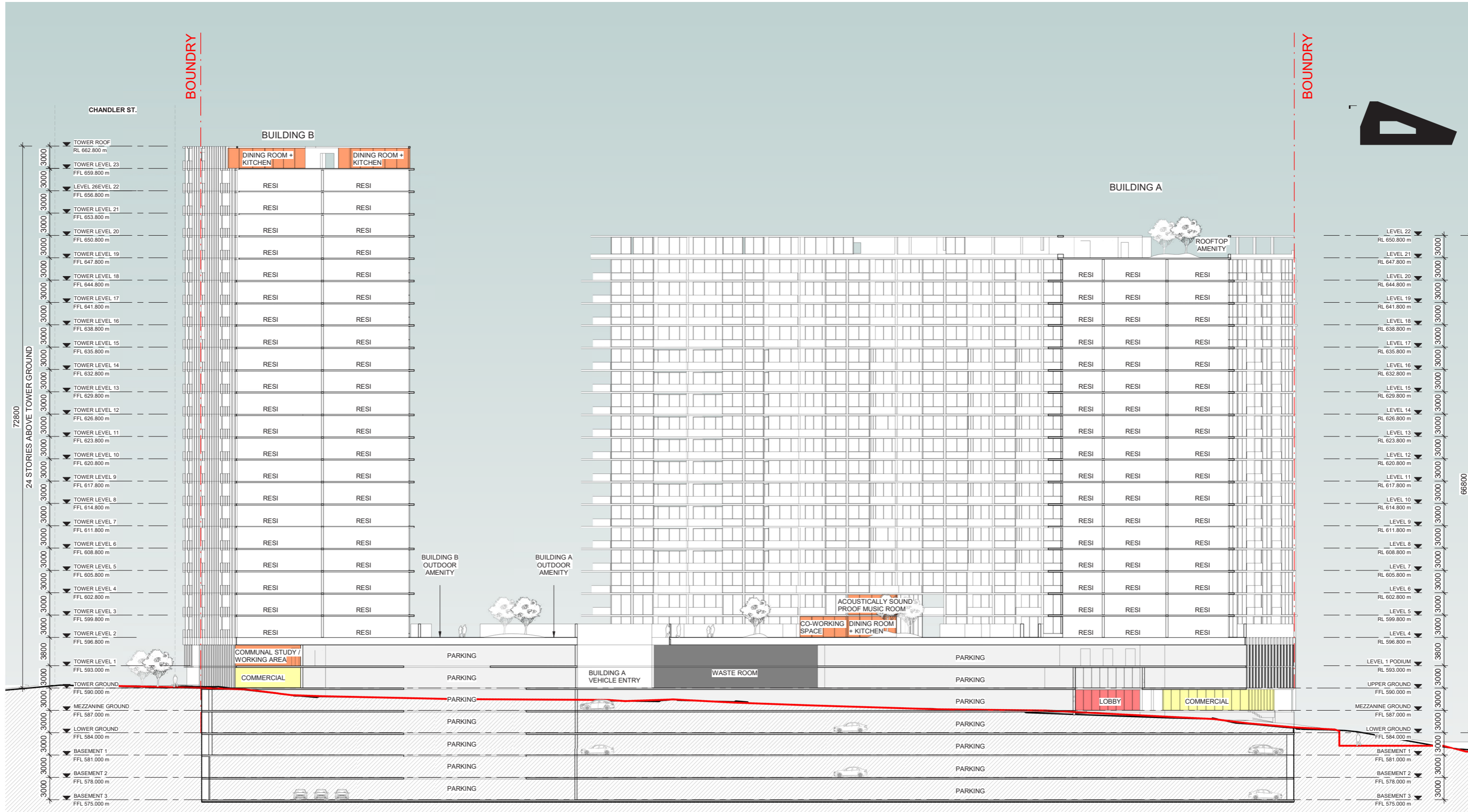
- ABBREVIATIONS**
- 1B - 1 BED UNIT
 - 1B+ - 1 BED + STUDY UNIT
 - 2B1B - 2 BED 1 BATH UNIT
 - 2B2B - 2 BED 2 BATH UNIT
 - 3B - 3 BEDROOM UNIT
- 1AF - 1 BED AFFORDABLE UNIT
 2AF - 2 BED 1 BATH AFFORDABLE UNIT
 3M COM - 3 BED COMMUNITY HOUSING UNIT
- BAL - BALCONY / PRIVATE OPEN SPACE



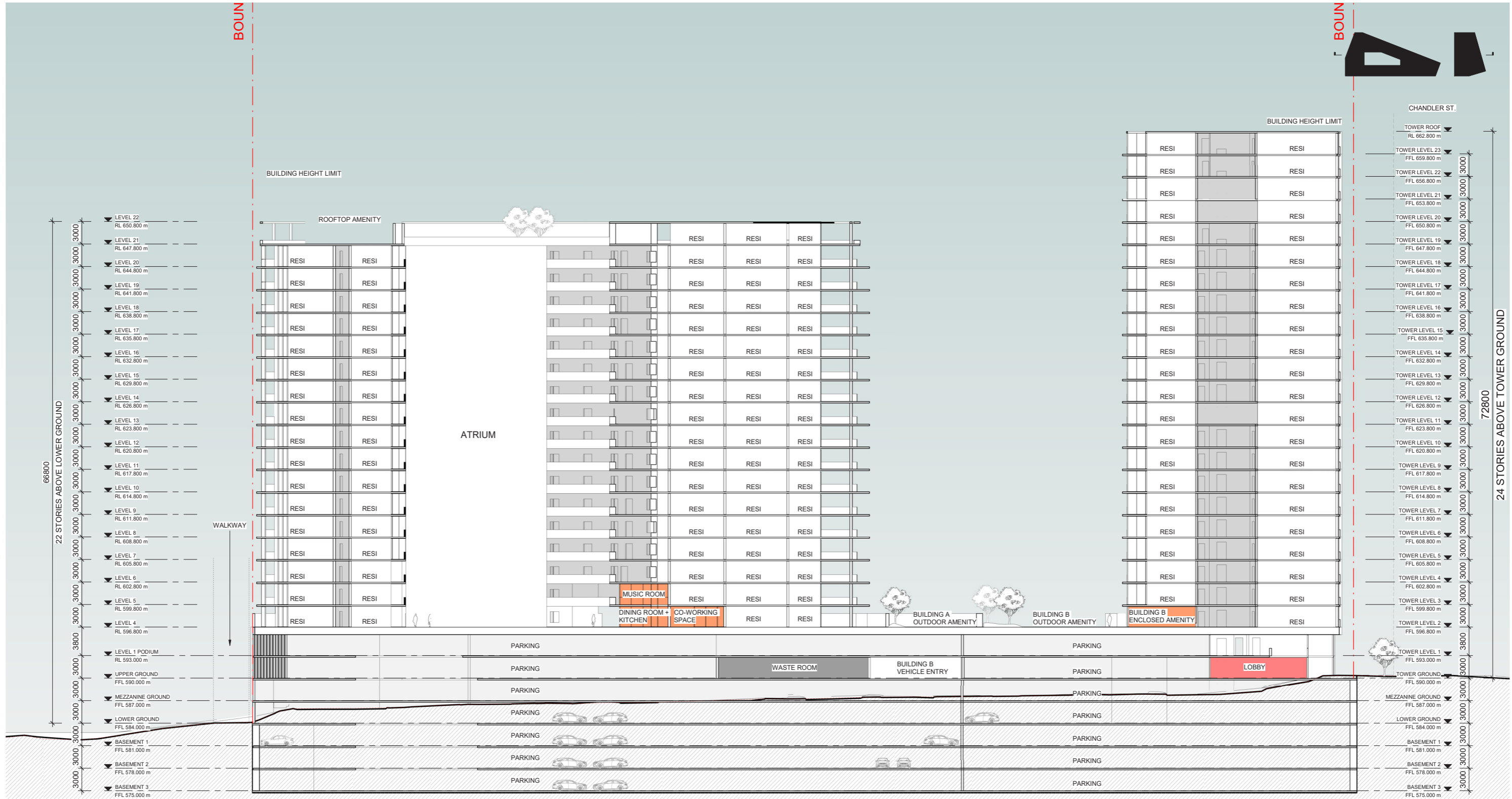
BLDG B ROOF



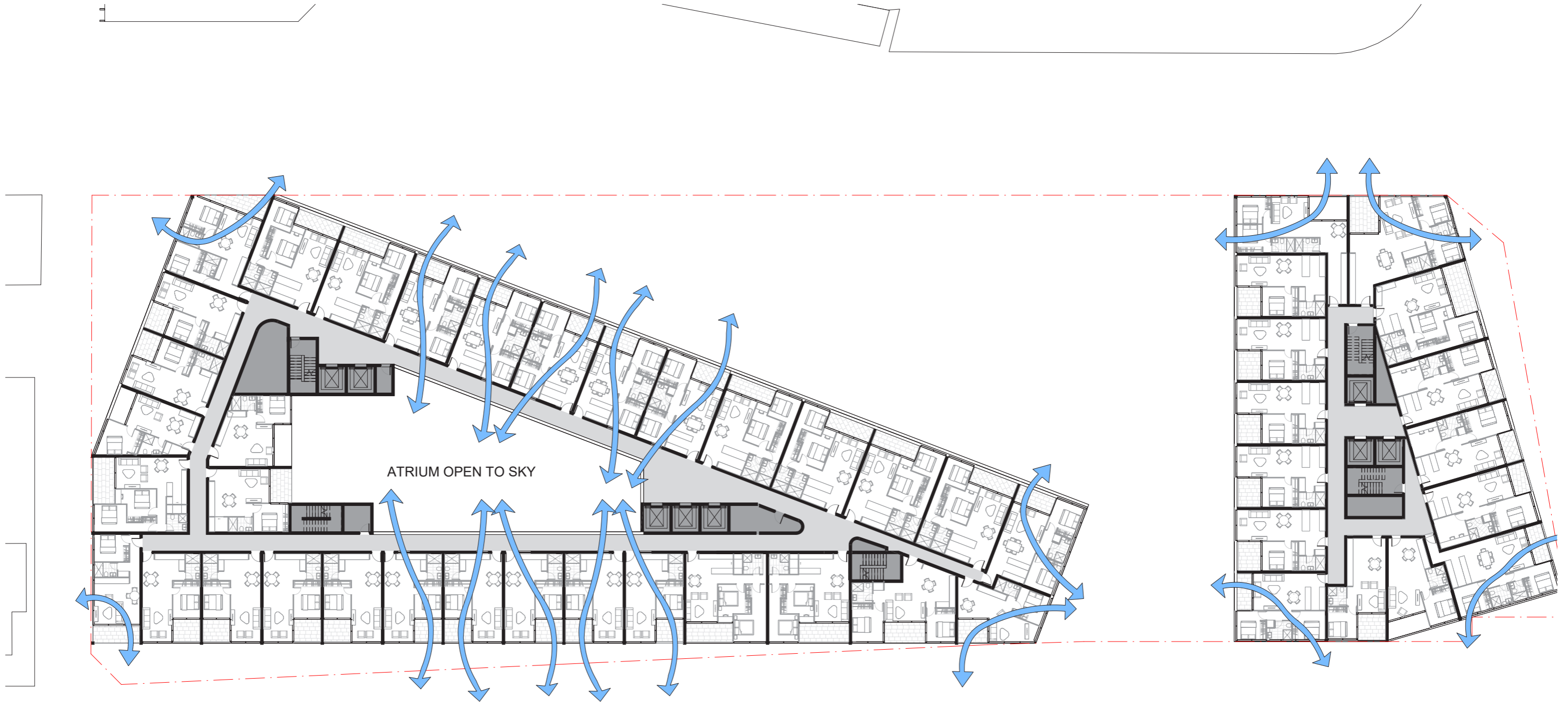
LONG SECTION



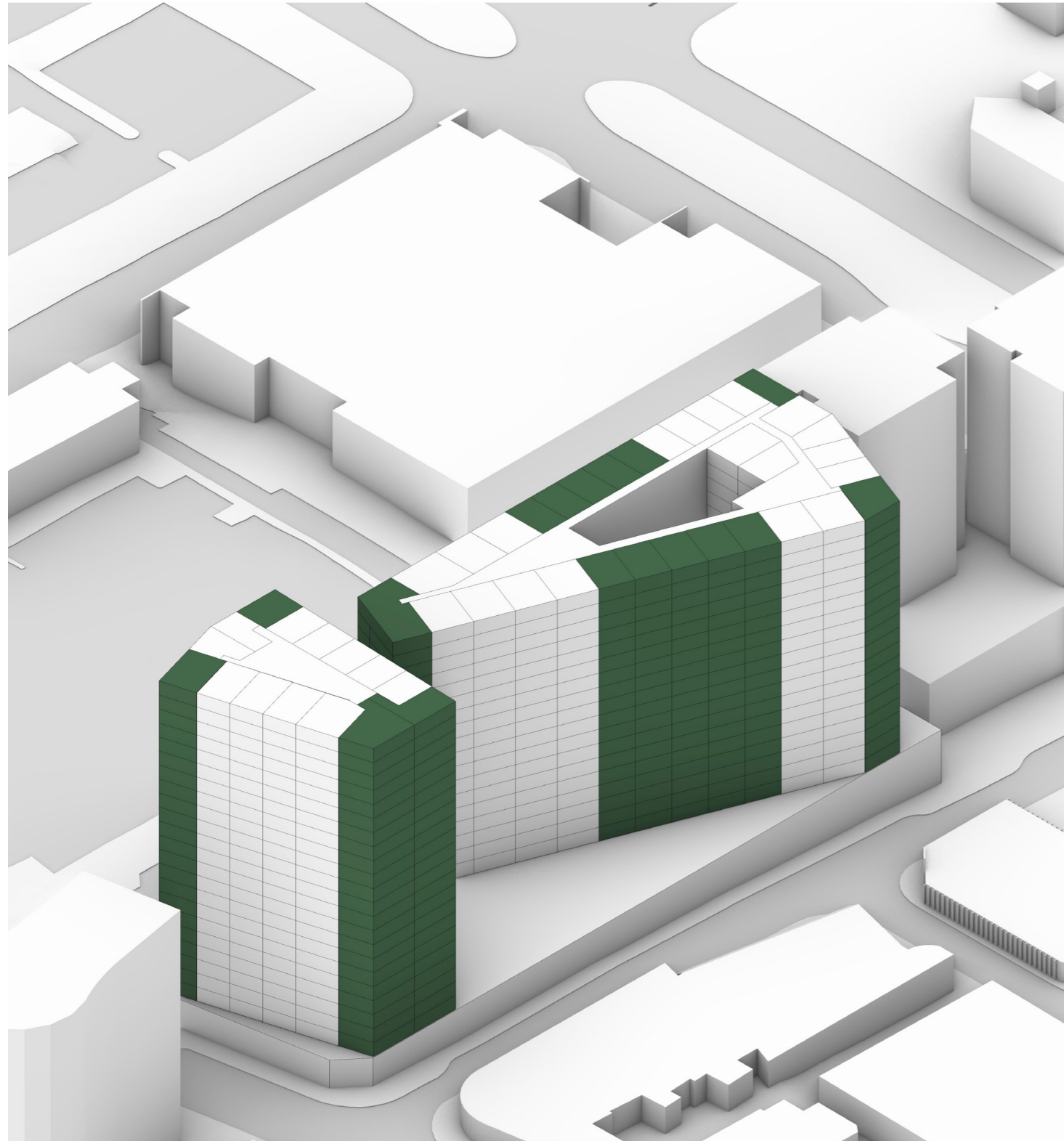
LONG SECTION



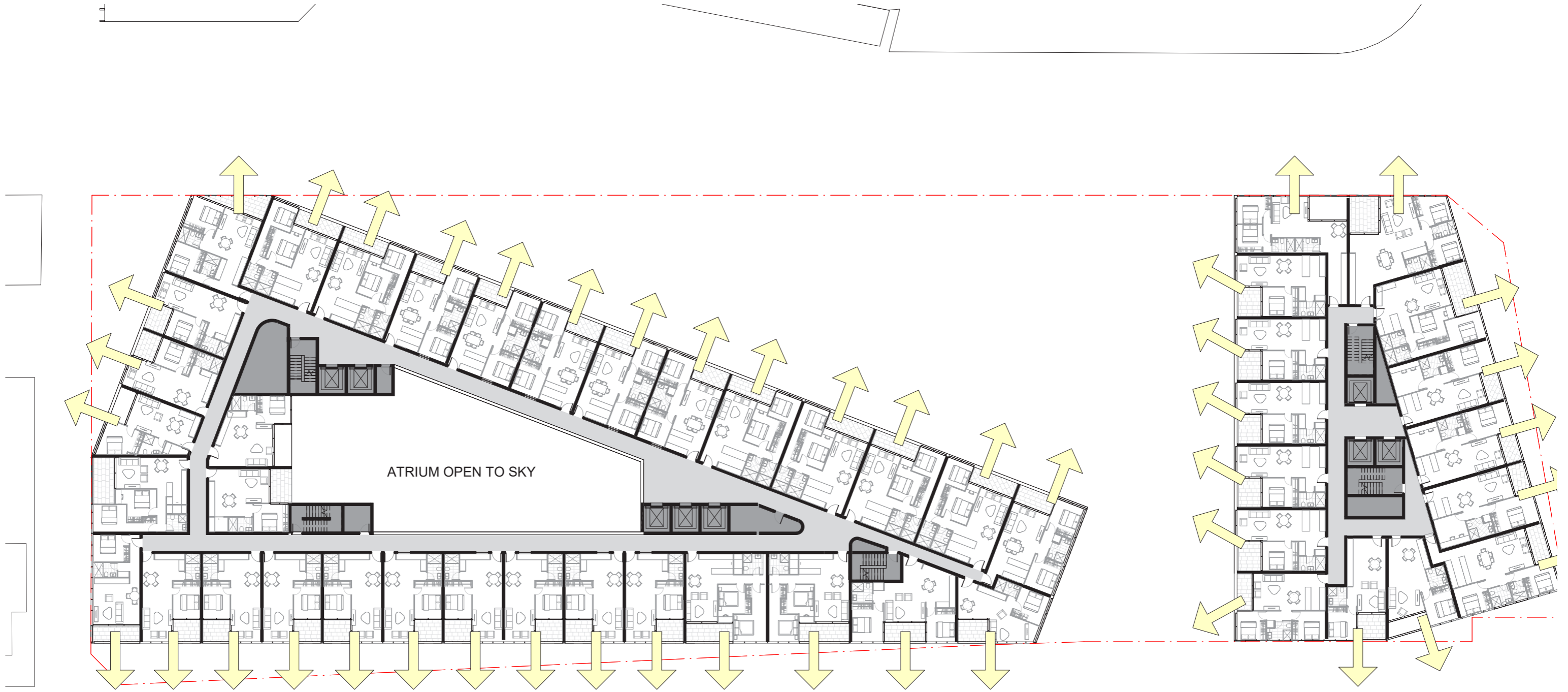
UNITS WITH CROSS VENTILATION



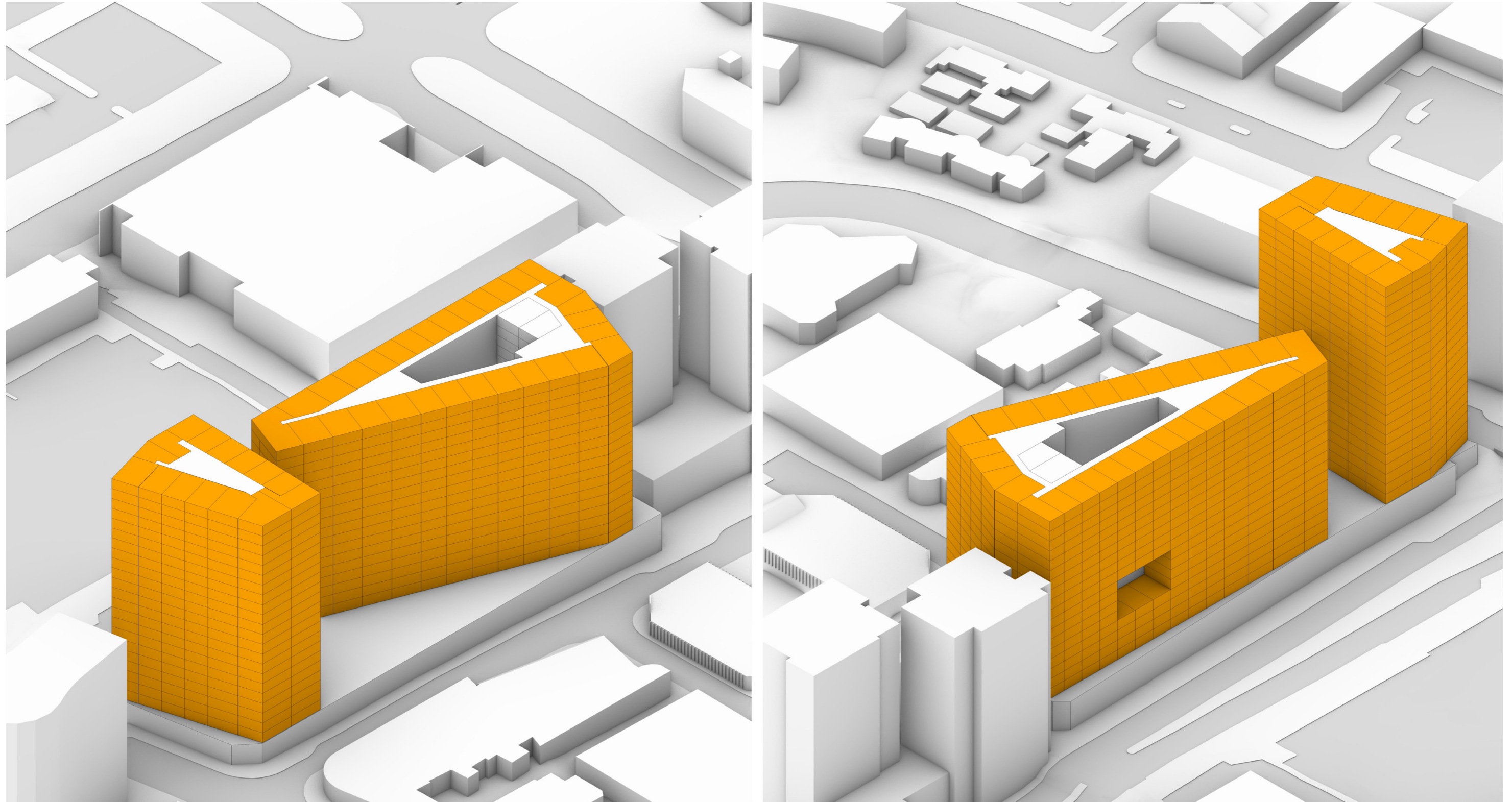
UNITS WITH CROSS VENTILATION



UNITS WITH EXTERNAL OUTLOOK



UNITS WITH EXTERNAL OUTLOOK



Bulk & Massing

BELCONNEN SKYLINE



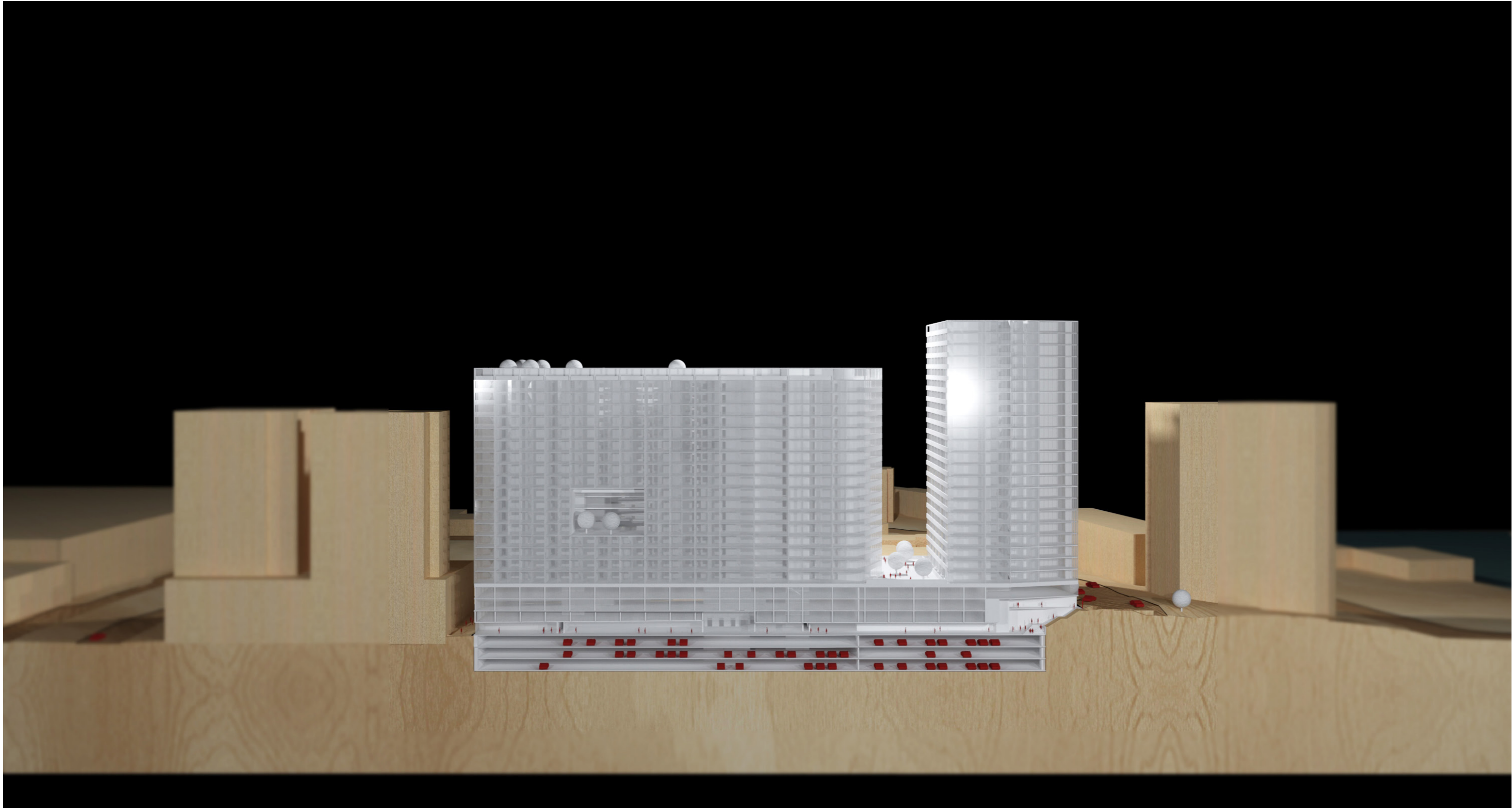
MASSING STUDY



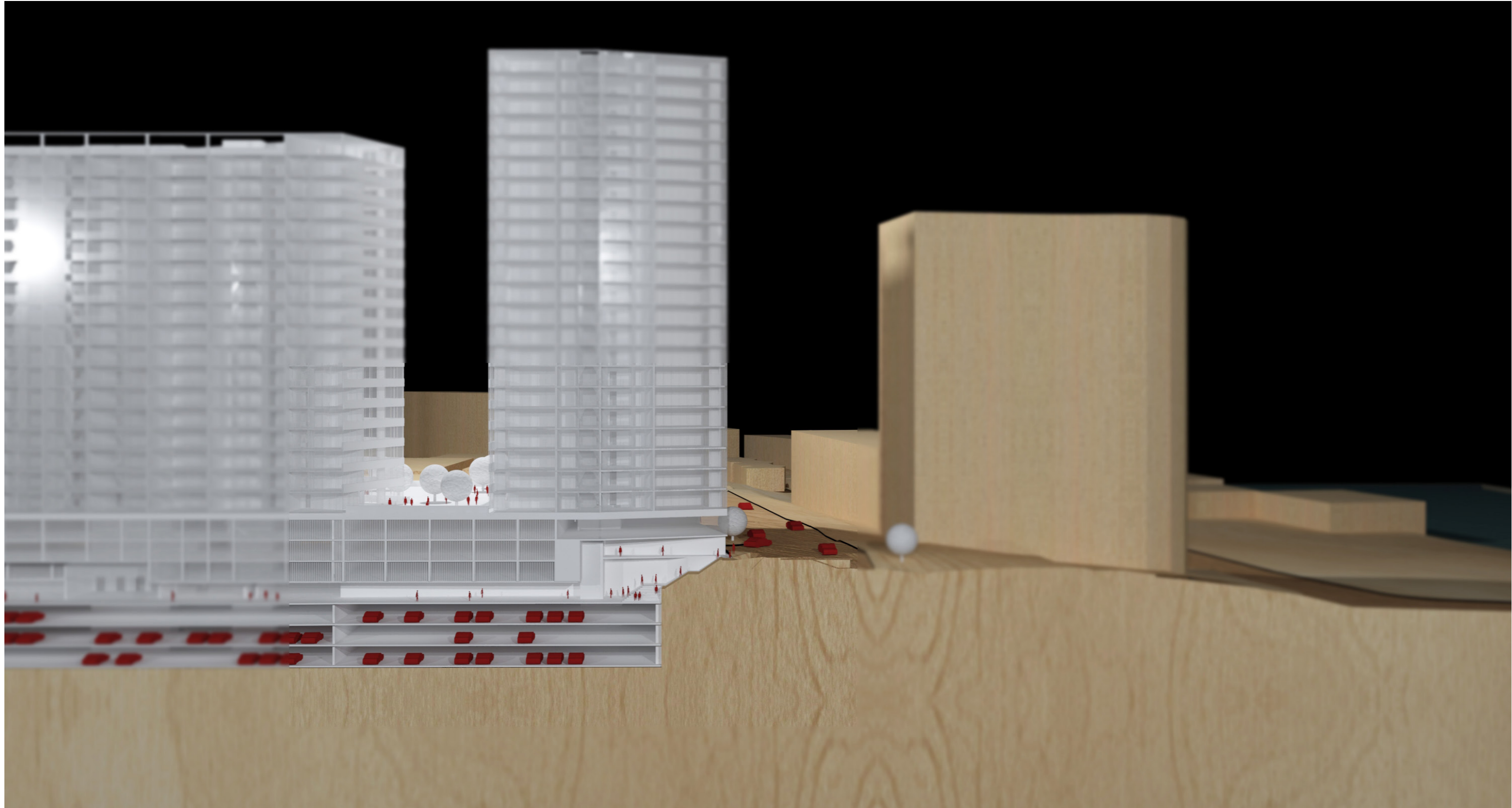
MASSING STUDY



MASSING STUDY - SECTION THROUGH COHEN STREET COLONNADE

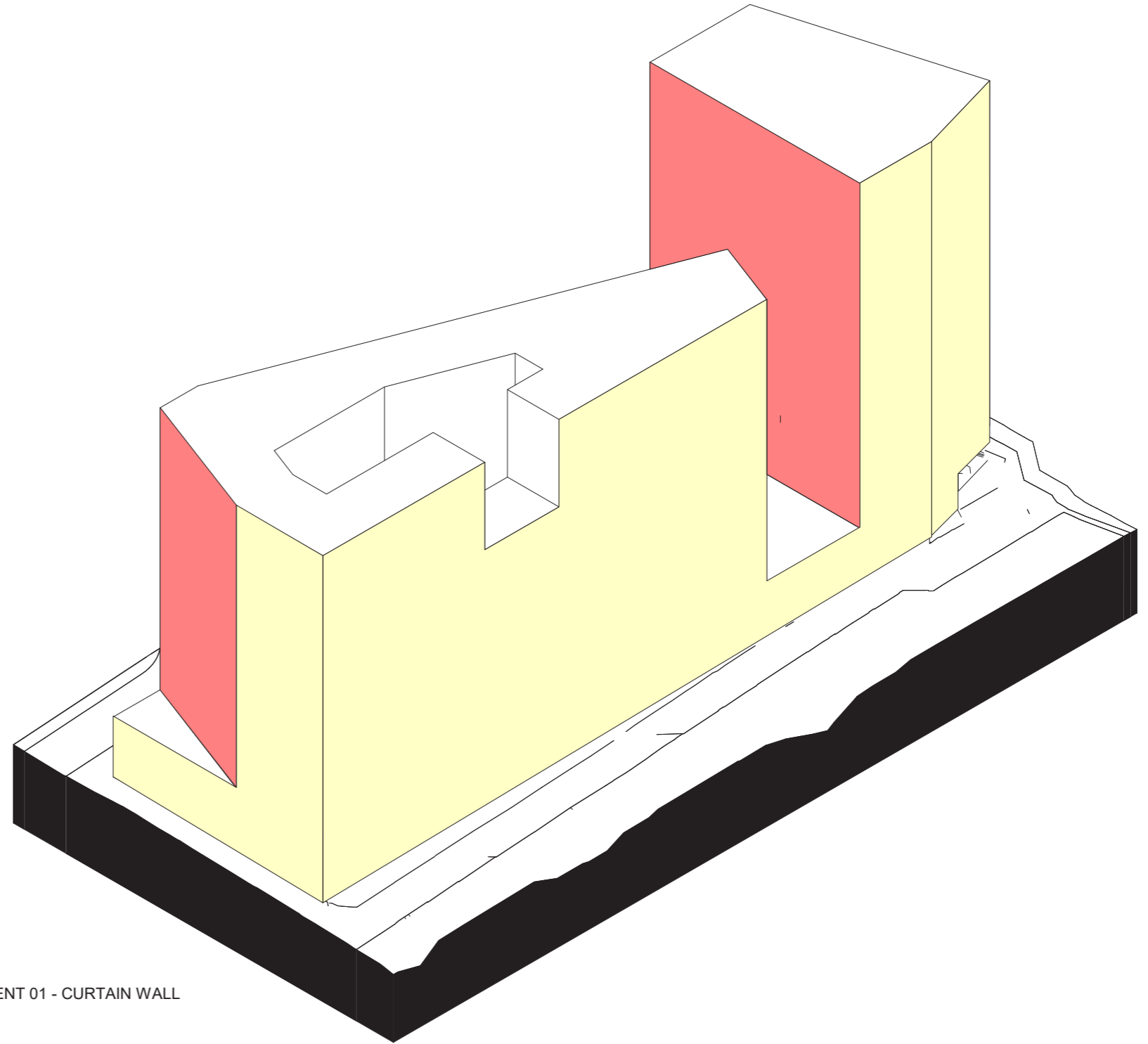


MASSING STUDY - SECTION THROUGH COHEN STREET COLONNADE



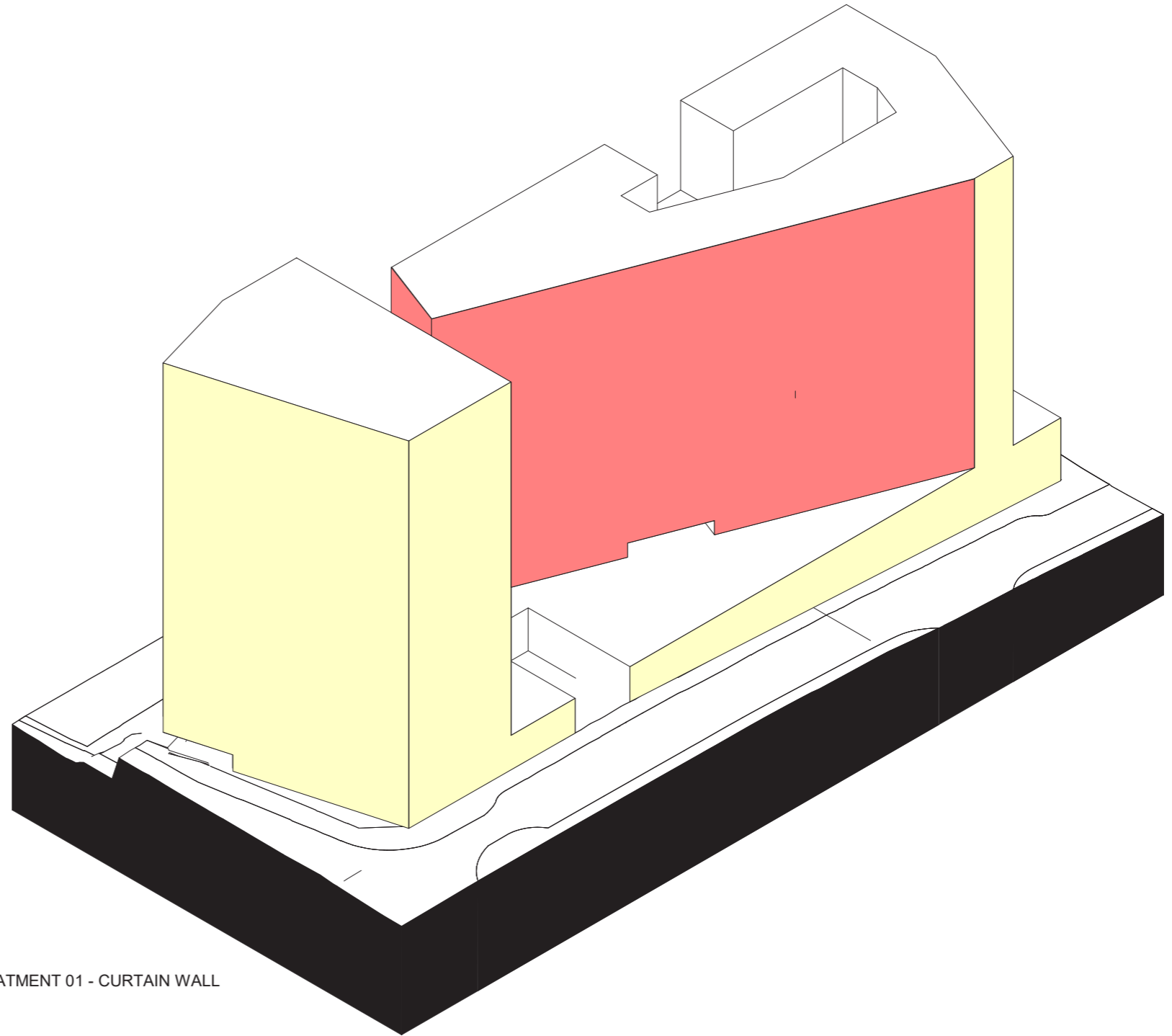
Facade Treatment & Strategy

FACADE TREATMENT



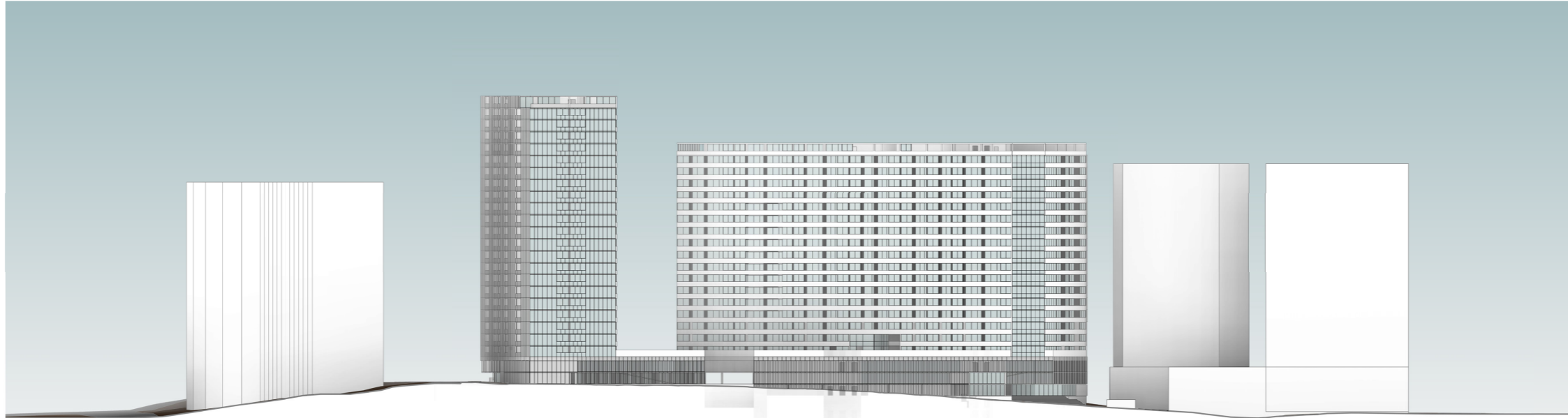
- FACADE TREATMENT 01 - CURTAIN WALL
- FACADE TREATMENT 02 - HORIZONTAL

FACADE TREATMENT

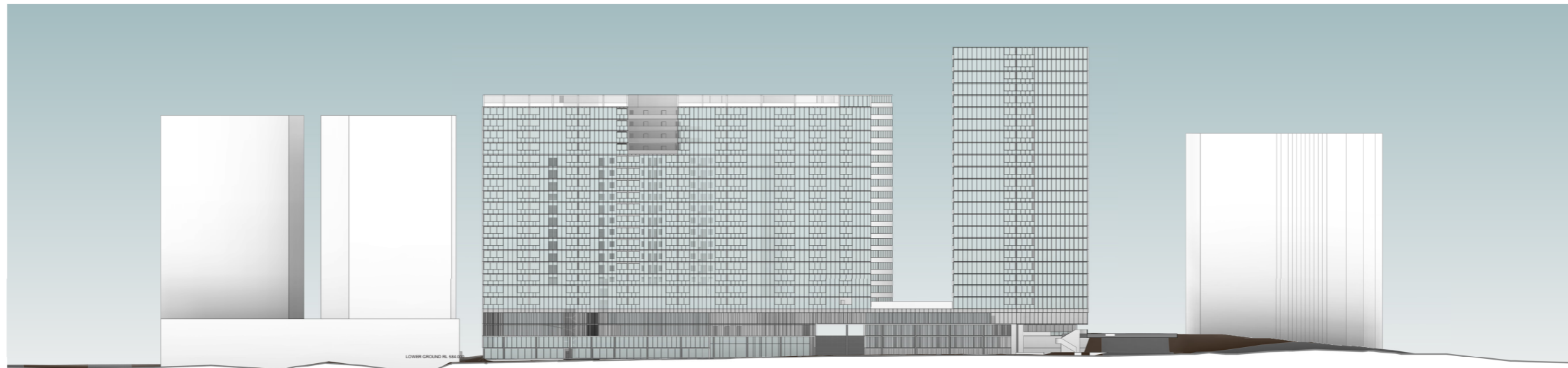


- FACADE TREATMENT 01 - CURTAIN WALL
- FACADE TREATMENT 02 - HORIZONTAL

FACADE TREATMENT

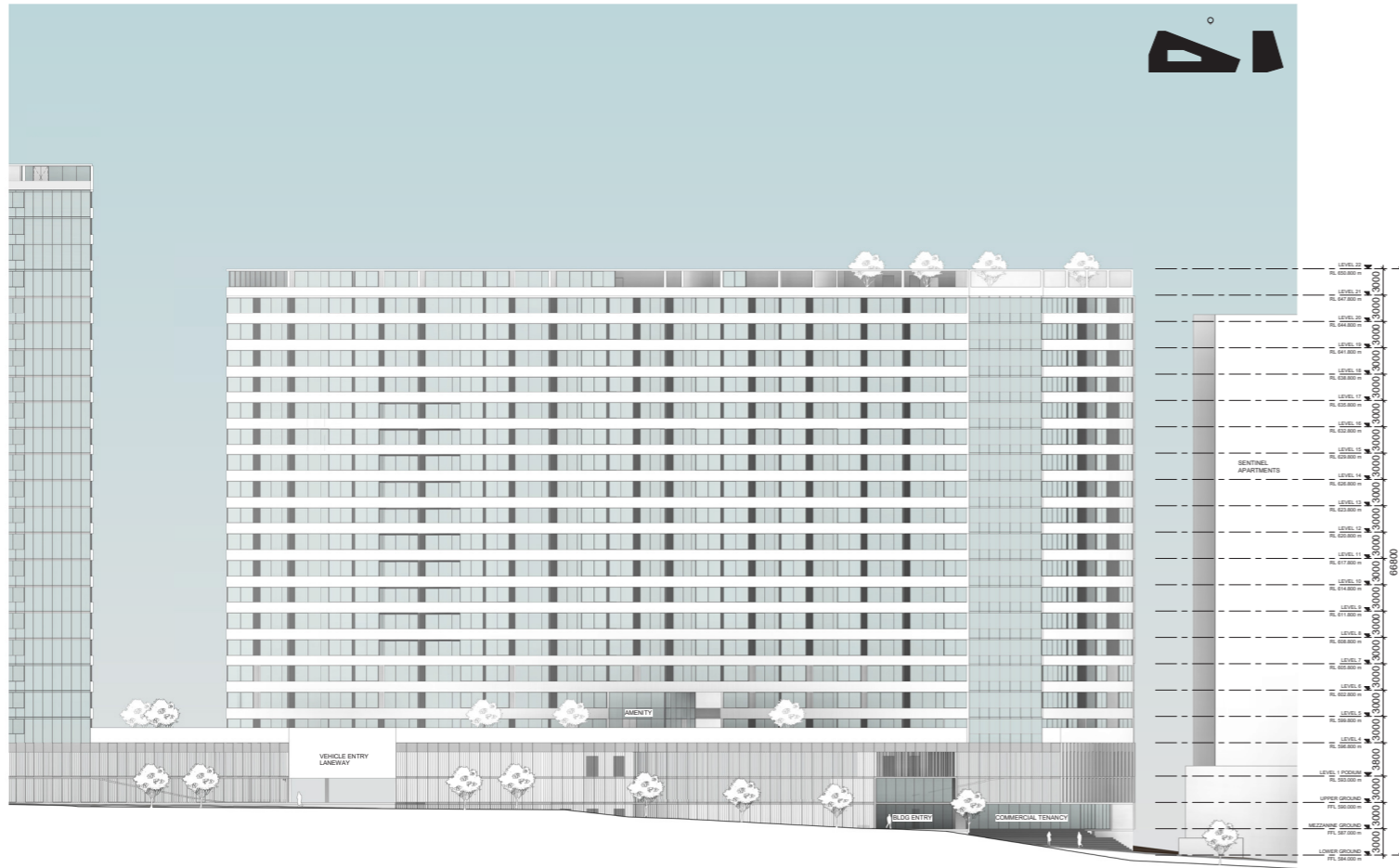


NORTH STREET ELEVATION
SCALE 1:500

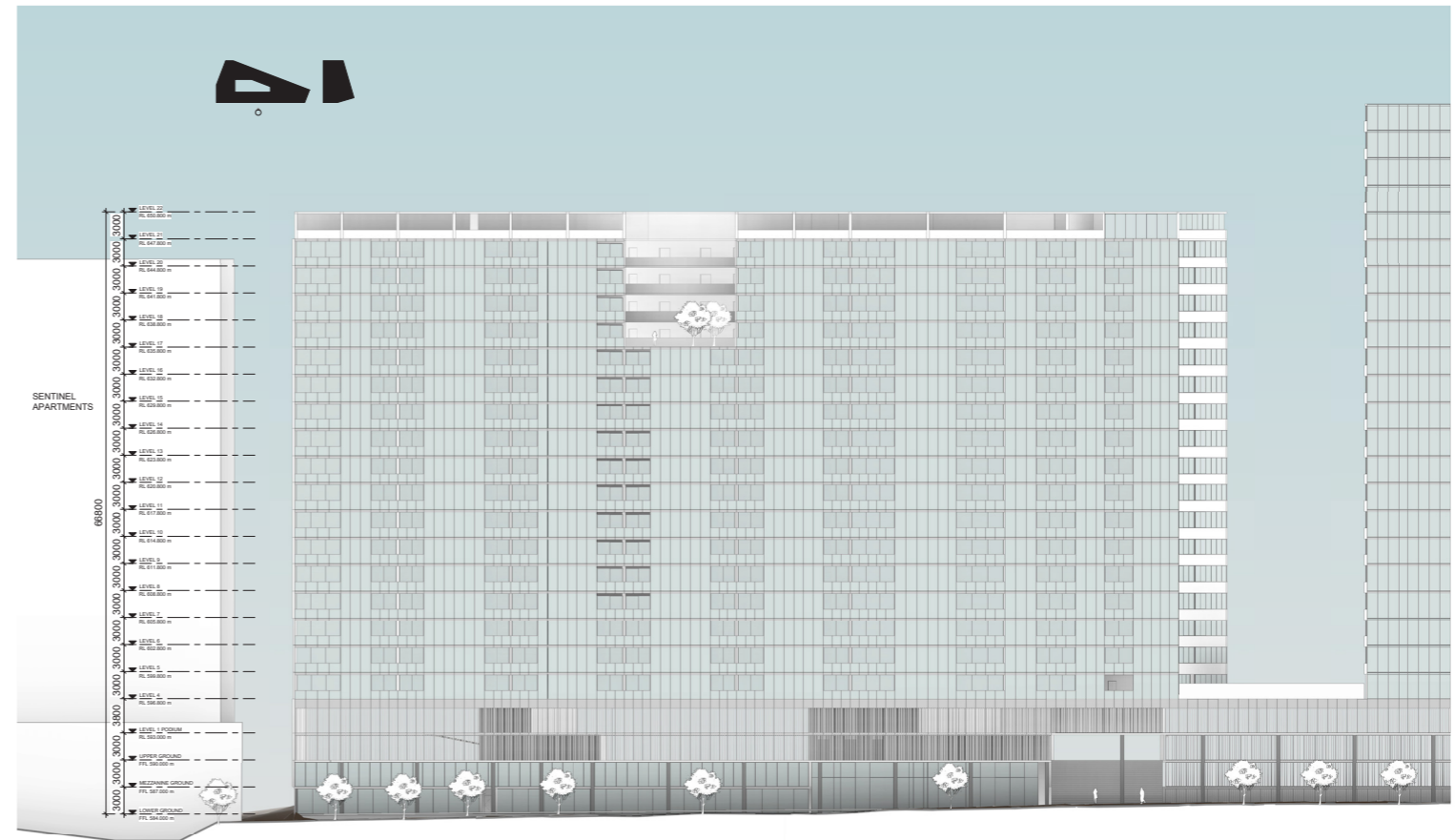


SOUTH STREET ELEVATION
SCALE 1:500

FACADE TREATMENT

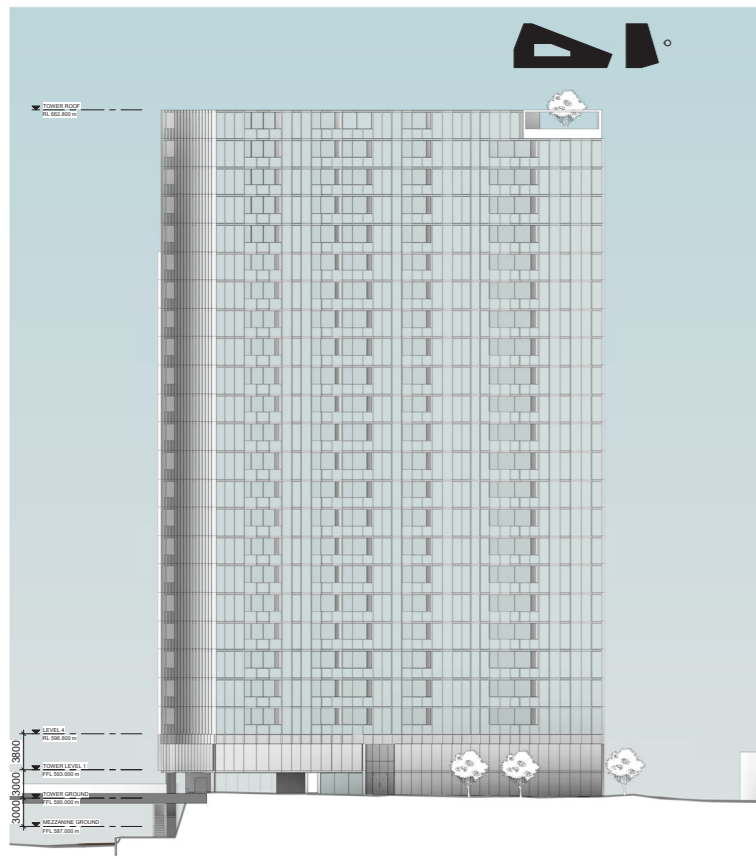


BLDG A - NORTH ELEVATION
SCALE: 1/200

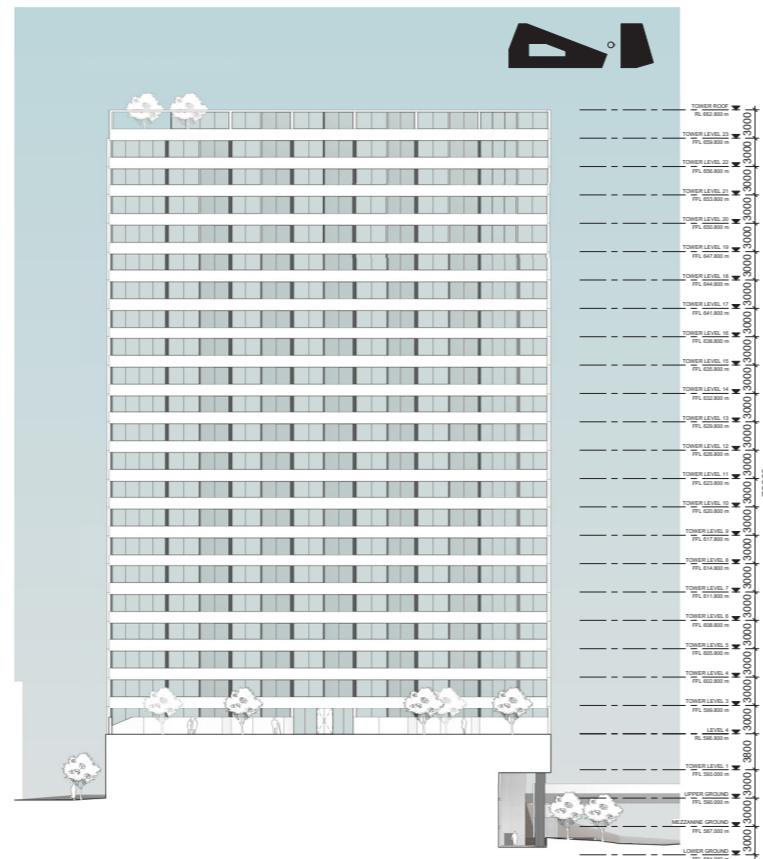


BLDG A - SOUTH ELEVATION
SCALE: 1/200

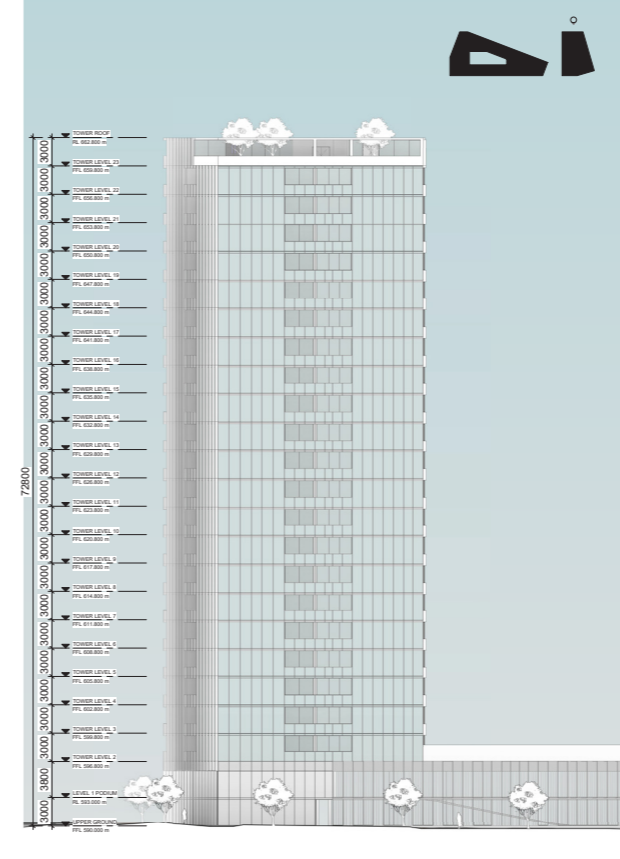
FACADE TREATMENT



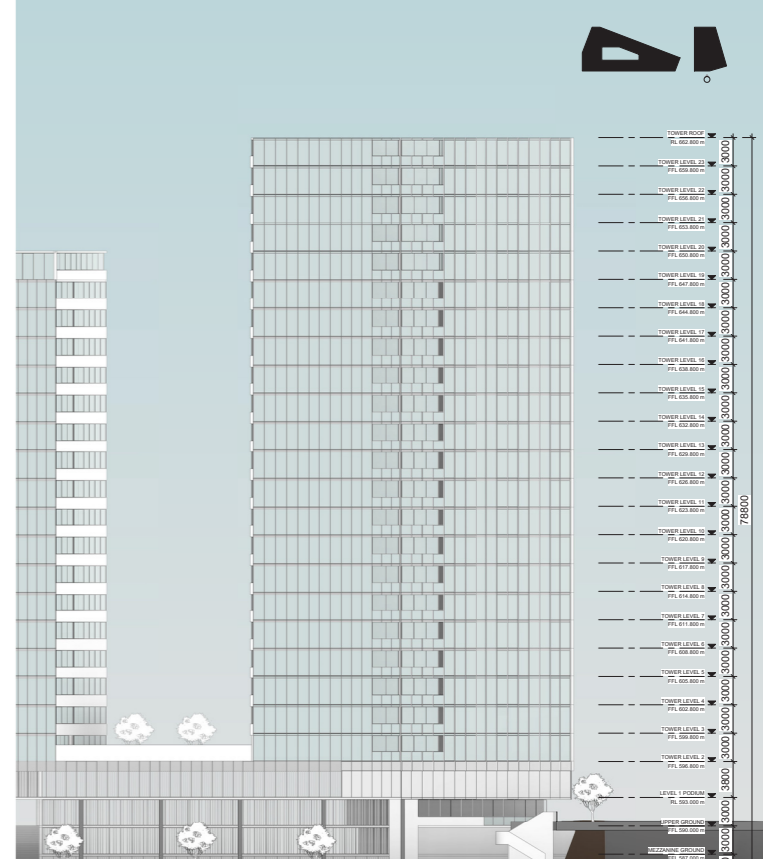
BLDG B - EAST ELEVATION
SCALE 1:200



BLDG B - WEST ELEVATION
SCALE 1:200

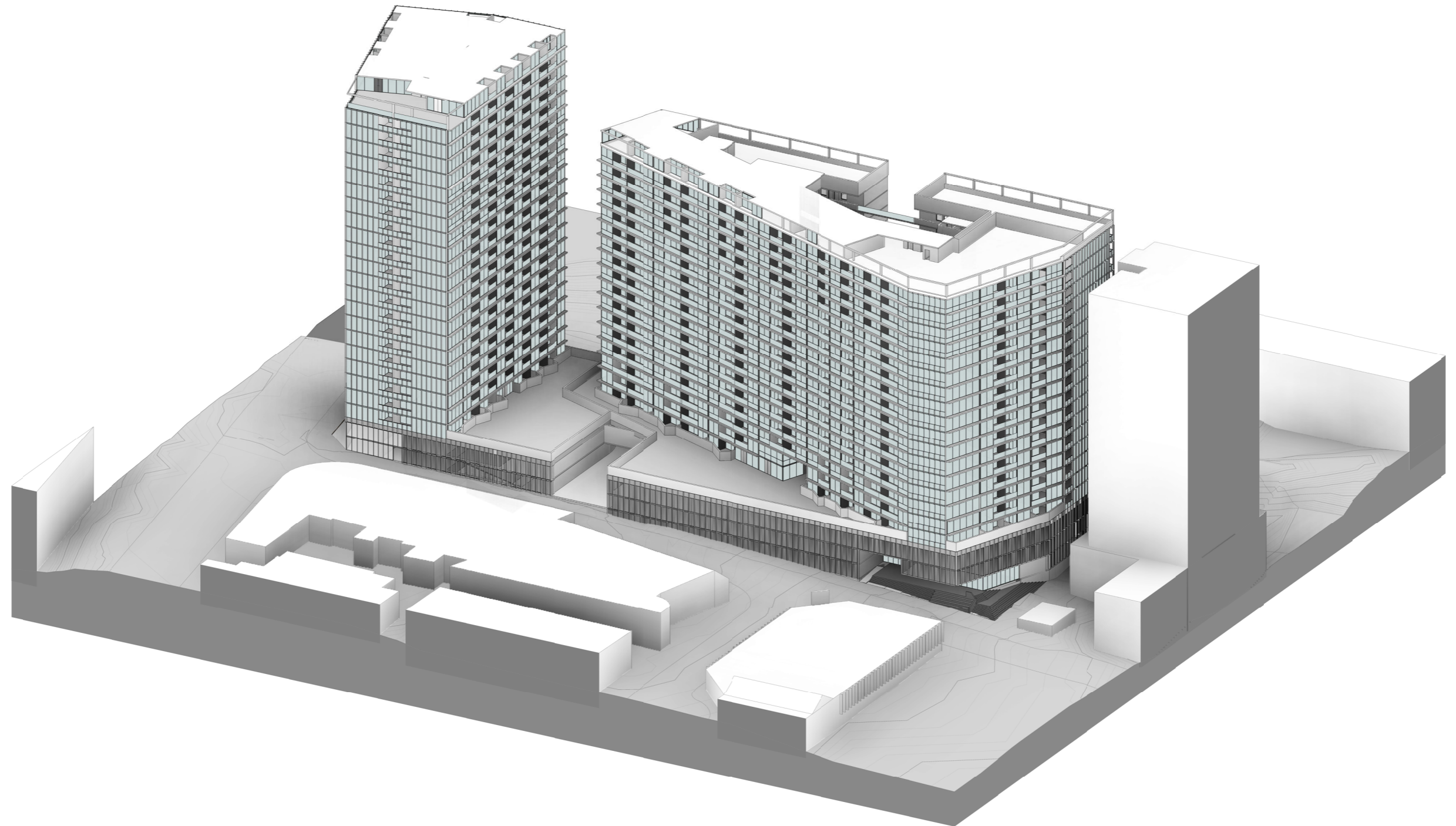


BLDG B - NORTH ELEVATION
SCALE 1:200



BLDG B - SOUTH ELEVATION
SCALE 1:200

PERSPECTIVE VIEW



Summary

- 850 UNITS - MIX OF BUILD TO SELL AND BUILD TO RENT
- COMBINED WASTE AND SERVICING
- ZERO GAS USED ACROSS SITE
- EV CHARGING STATION TO BE PROVIDED FOR EACH UNIT
- 95% OF UNITS WITH EXTERNAL ASPECT AND VIEWS
- 70% OF UNITS SOLAR COMPLIANT
- ACTIVATION OF BELCONNEN BUS INTERCHANGE
- END OF TRIP FACILITY ADJACENT BELCONNEN BUS INTERCHANGE
- DEDICATED LIFT ACCESS FROM COHEN ST TO CHANDLER ST
- WITHIN WALKING DISTANCE OF WESTFIELD SHOPPING CENTRE
- MID BLOCK PEDESTRIAN LINK FROM COHEN ST TO SWANSON CT
- 4500m² AMENITY SPACE

COX ARCHITECTURE

1/19 EASTLAKE PARADE

KINGSTON ACT 2604 AUSTRALIA

T + 61 2 6239 6255

WWW.COXARCHITECTURE.COM.AU