Belconnen
Block 6 Section 23 Lathlain St

Belconnen
Community
Council
Presentation
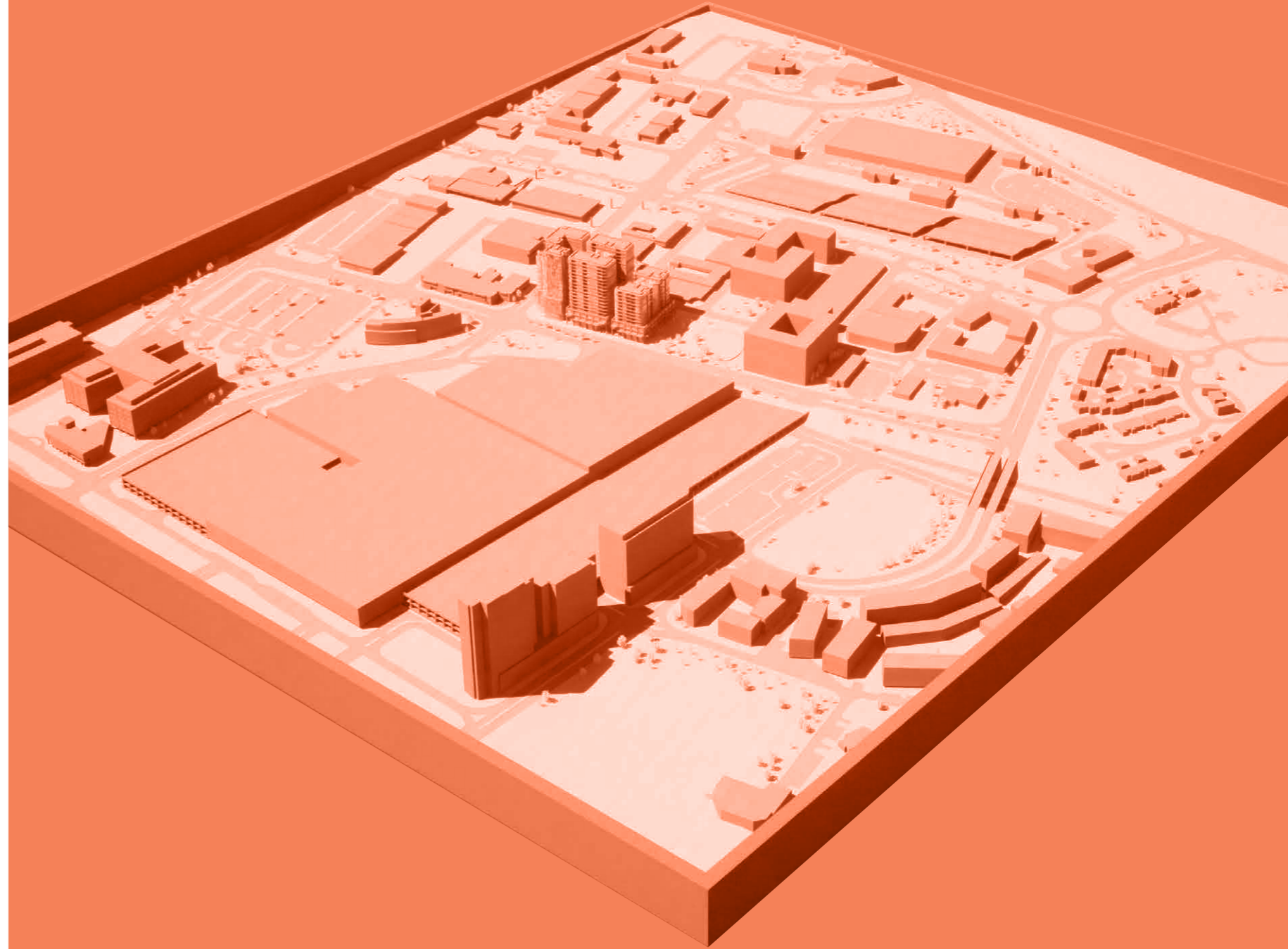
October 2023

JWLAND   COX

Place

Site
Location

Luxton St

Emu Bank

Coulter Dr

Lathlain St

SITE

Benjamin Way

Cohen St

1	Westfield Belconnen
2	Belconnen Library
3	Belconnen Bus Interchange
4	Belconnen Community Centre
5	Lake Ginninderra
6	Emu Waterfront Precinct
7	Belconnen Arts Centre
8	Belconnen Community Health Centre
9	Belconnen Skate Park
10	Canberra Labor Club
11	ACTION Bus Depot
12	Circus Site Precinct
13	Belconnen Business District
14	Margaret Timpson Park
15	Future Development

# Belconnen Town Centre Place Design Brief
Lathlain Street Precinct

The community place aspiration plan seeks to ensure that development includes a range of uses, promotes vibrancy on Lathalin St and contributes to both the day time and night time economy.

1	Central Lawn for Events
2	Urban Play Space
3	Eat Street
4	Westfield Entry
5	Cafe
6	Food Hall, Tavern and Bar
7	Small Shops, Bars, and Restaurants
8	Transform Streets Into a Green Street
9	Community Facility (Such as a Library or Child Care)
10	Westfield 'Eatery'
11	Extended Bayles Street through to Lathlain Street
12	Taxi and Ride Share Drop Off

- Green Zone
- Hybrid Mixed Use on Ground Level
- Alfresco Areas
- Commercial Zoned Space
- Shared Street Zone
- Pedestrian Path

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.

Place

Economic

Social   Environmental

Cultural
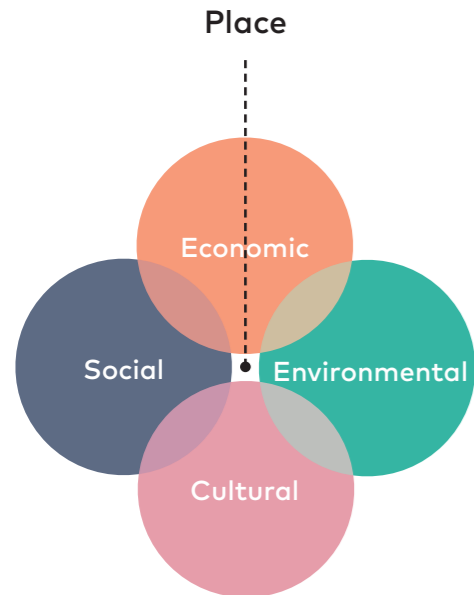
1 **The ingredients of a great place are more than just physical.**

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. On Belconnen 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 Belconnen 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 Belconnen 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
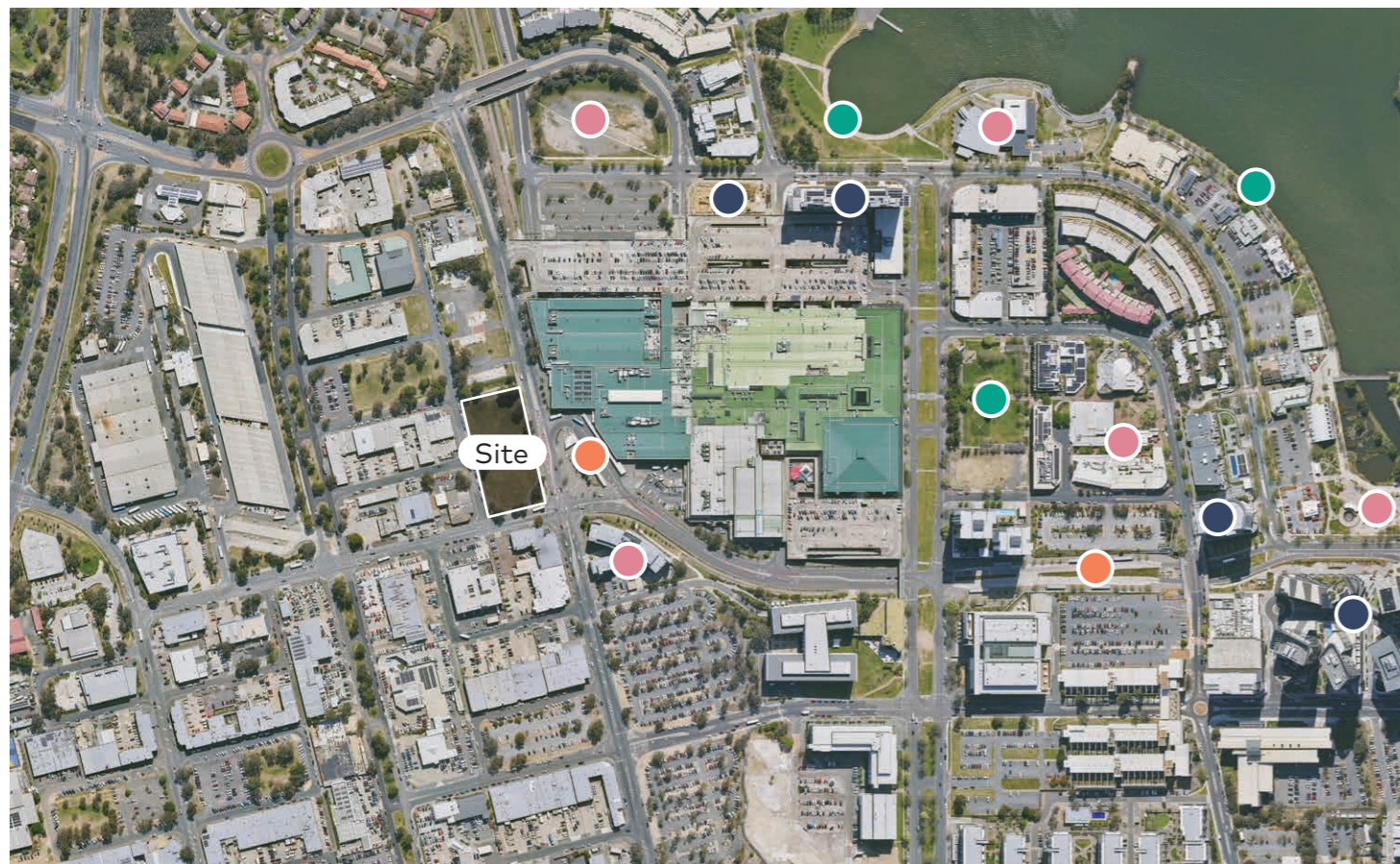

Waterfront, Parks, and Lake Ginninderra

Primary transit hub

New trends in urban living are shaping this part of Canberra.

Canberra is in the process of urban renewal. As such, the once low scale nature of development in the Belconnen town centre is being redeveloped with more urban ways of living, with large developments popping up around the area.

With the increased population comes increased demand for social infrastructure.

The continual revitalisation of Lake Ginninderra's waterfront provides great opportunities for the newly transforming area.

Lathlain Street Site

Site

Community Centres and Facilities

Social

Social consciousness
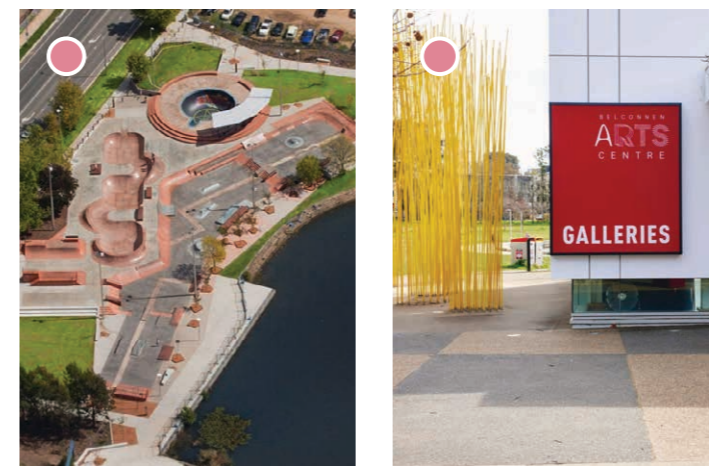Demographic shift towards urban living

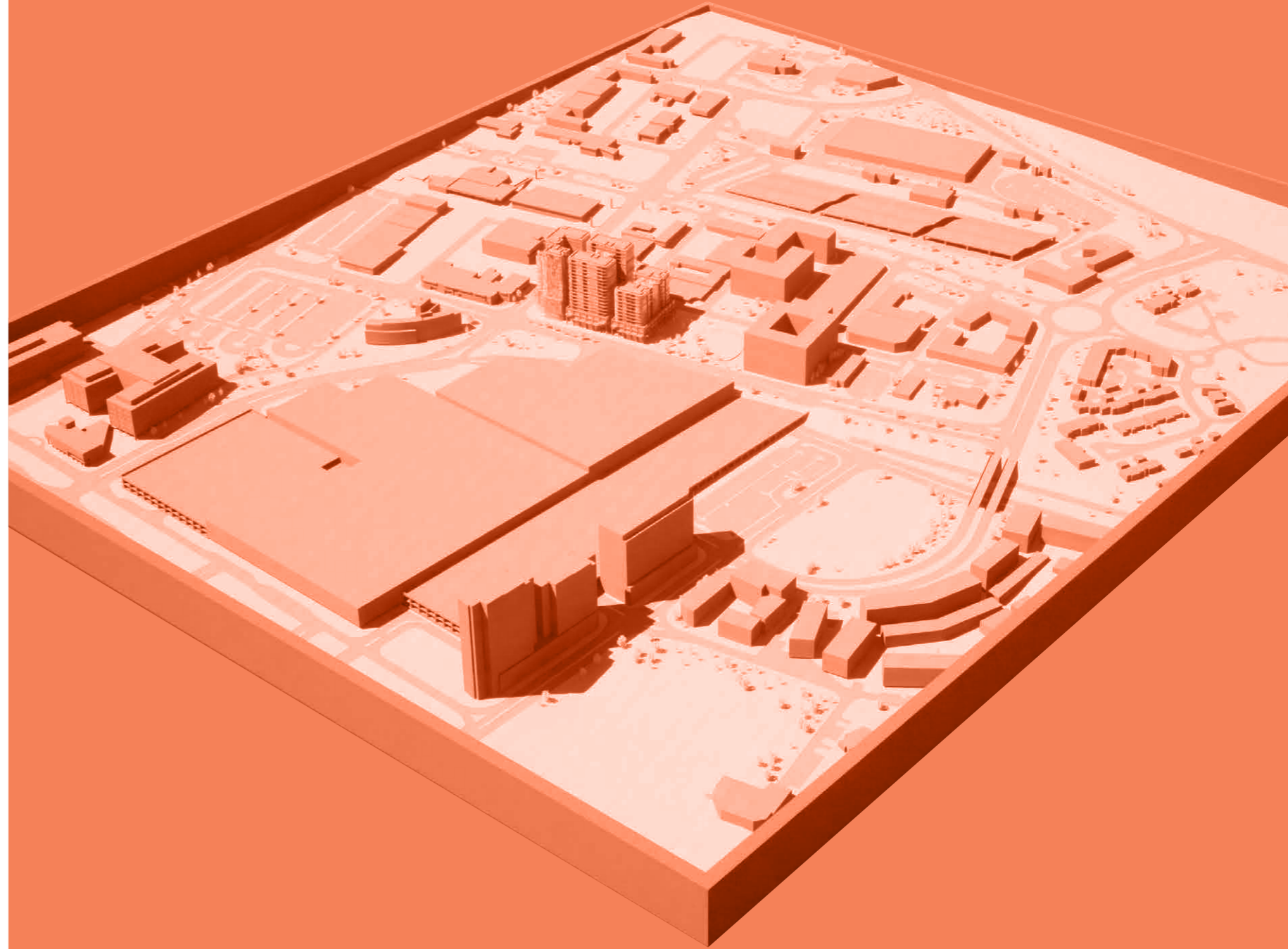**Economic**

Primary transit hub

Environmental

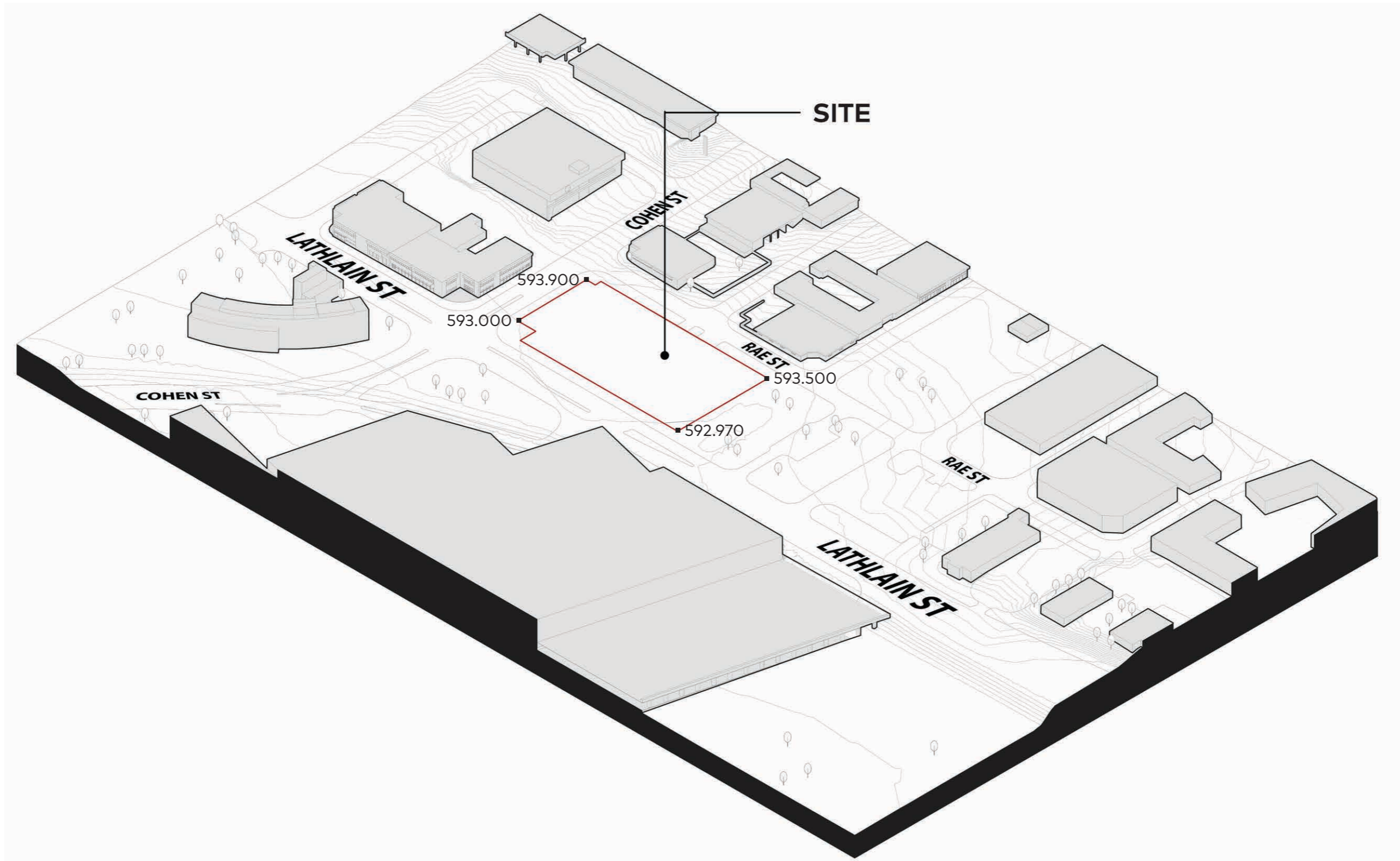Waterfront, Parks, and Lake Ginninderra

Cultural

Community Centres and Facilities

Site
Analysis

Topography

SITE

593.900
593.000
593.500
592.970

COHEN ST
LATHLAIN ST
RAE ST
COHEN ST
RAE ST
LATHLAIN ST

Road Heirachy

COHEN ST - HOTEL DROP-OFF

RAE ST - SERVICE ADDRESS

LATHLAIN ST - MAIN ADDRESS

COHEN ST

LATHLAIN ST

RAE ST
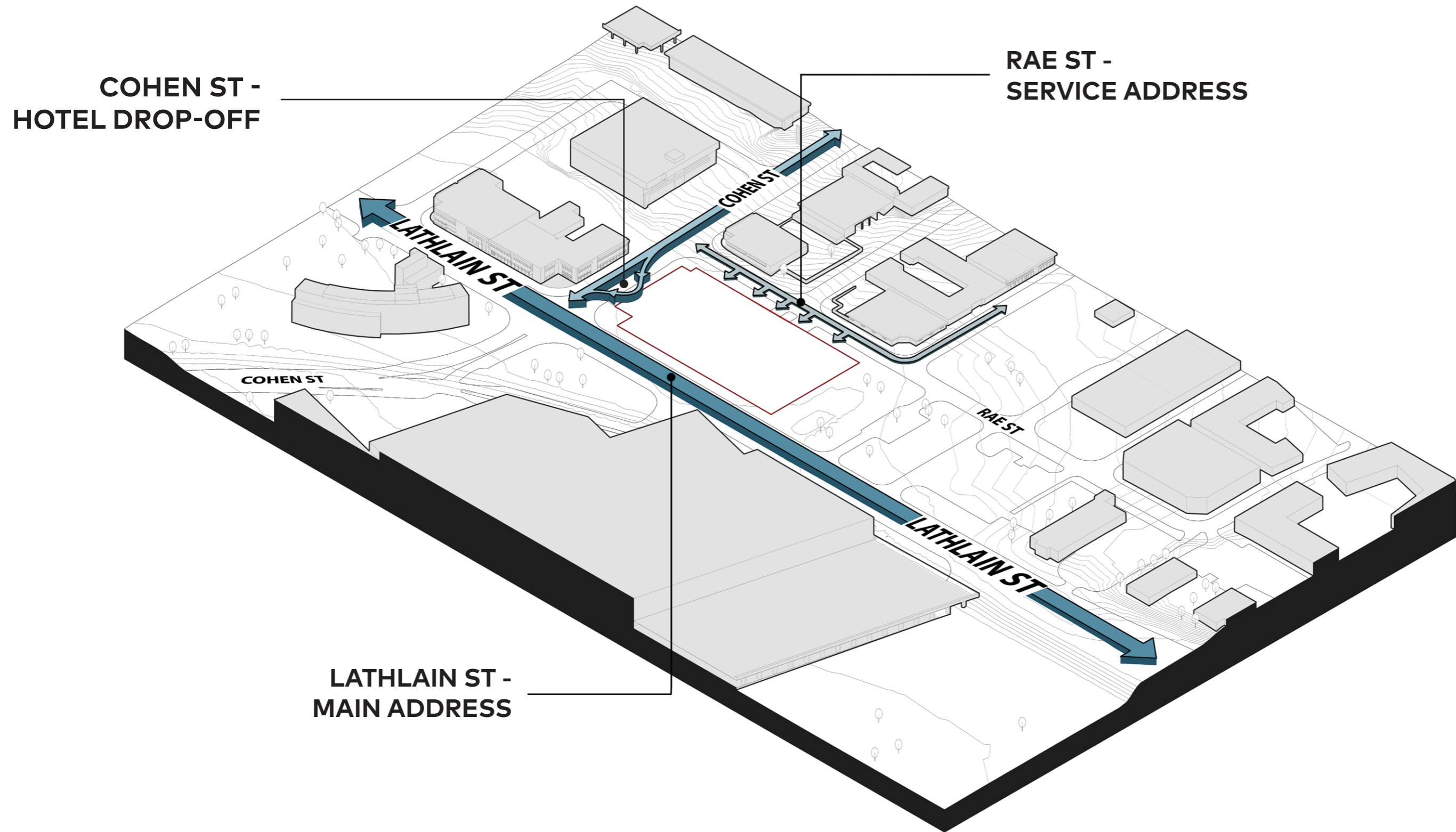
Massing & Height
As per Belconnen Precinct Code
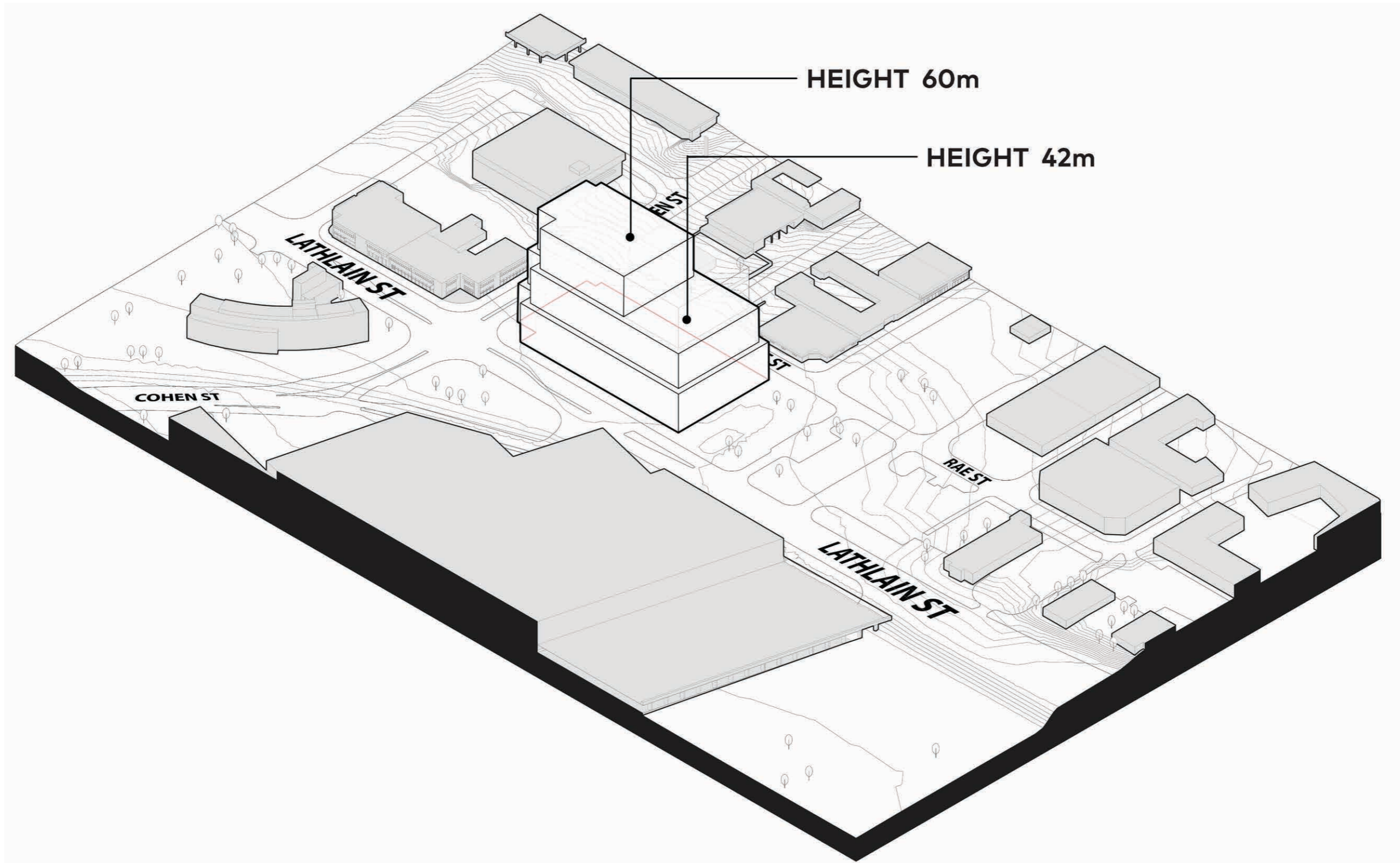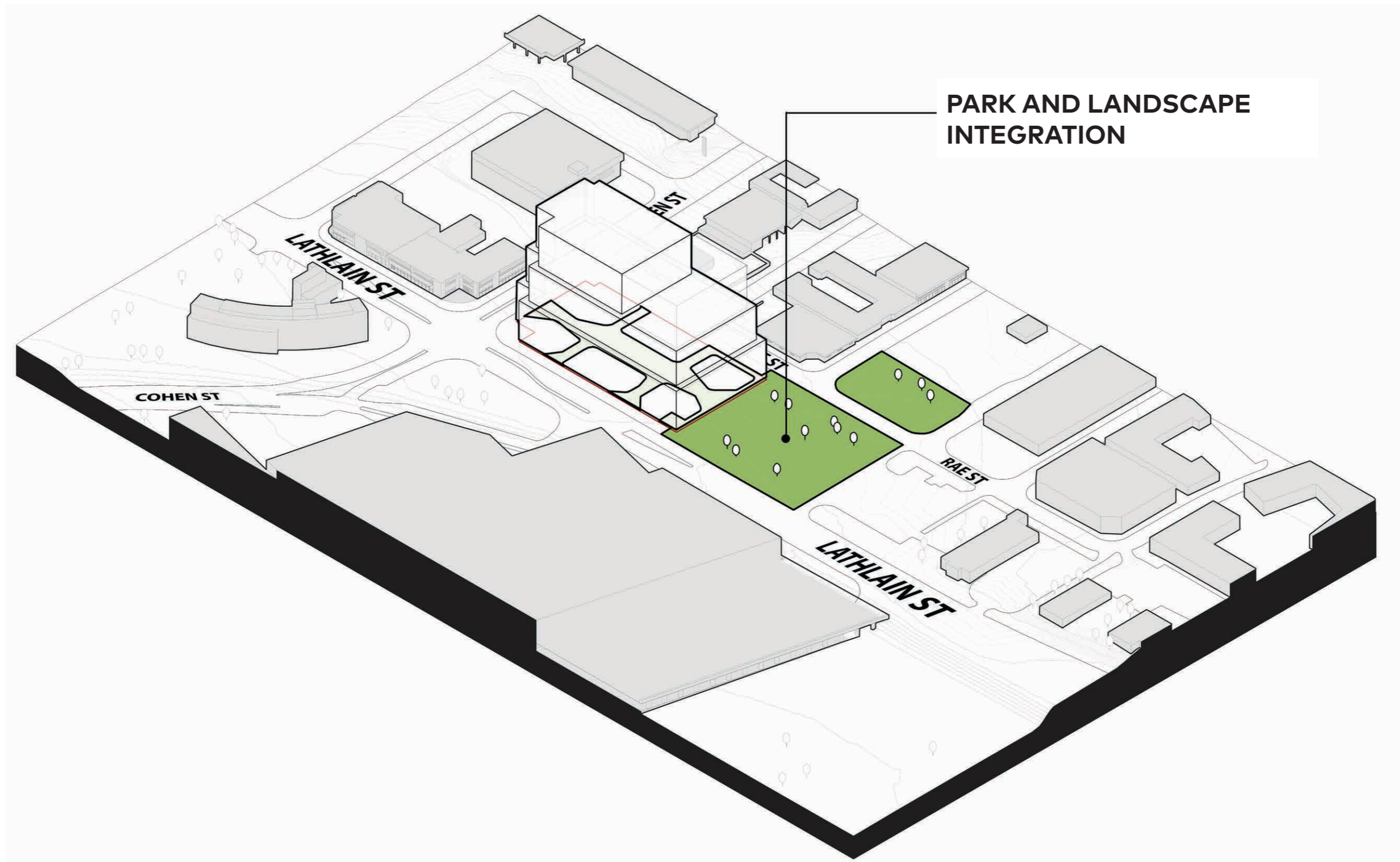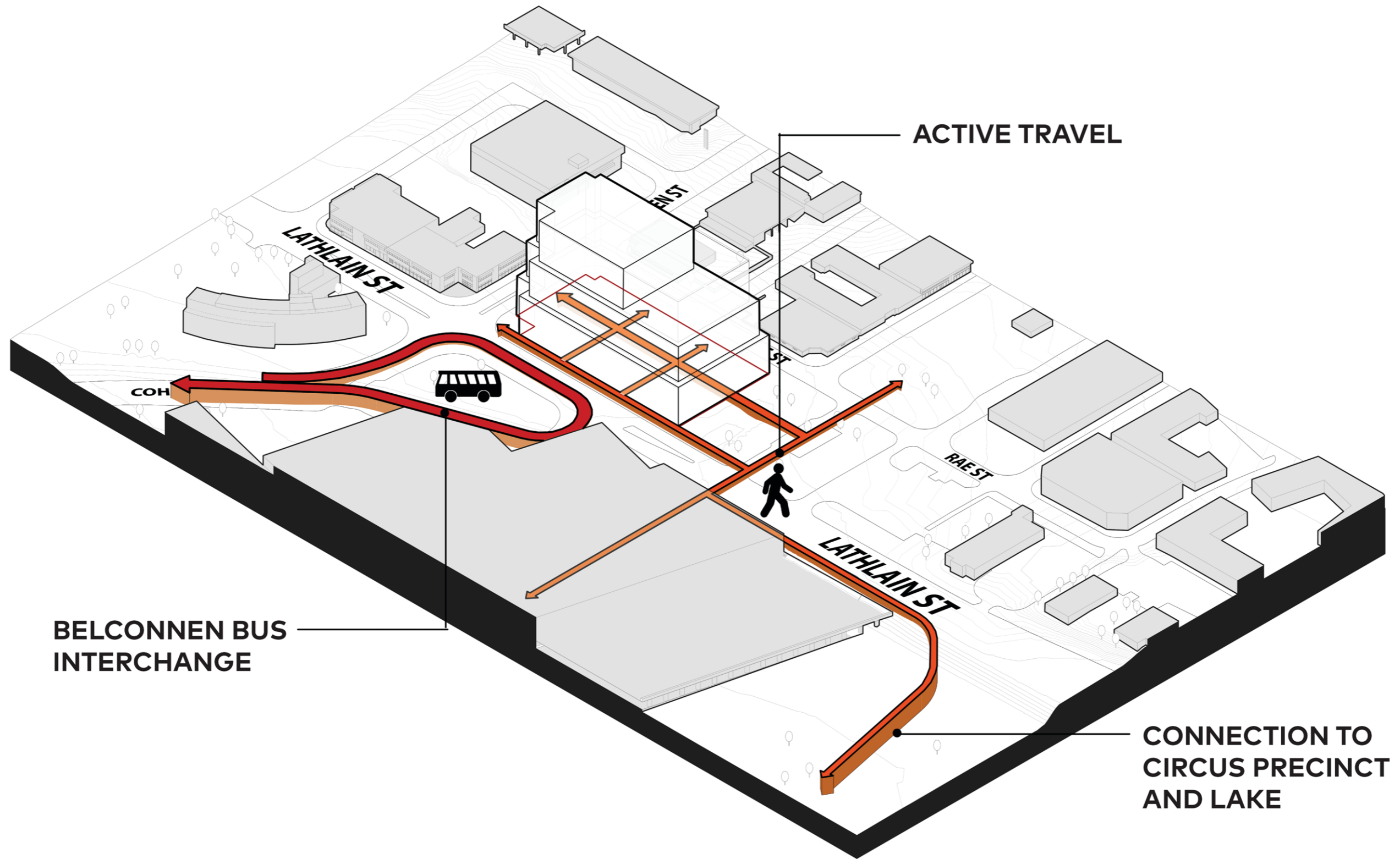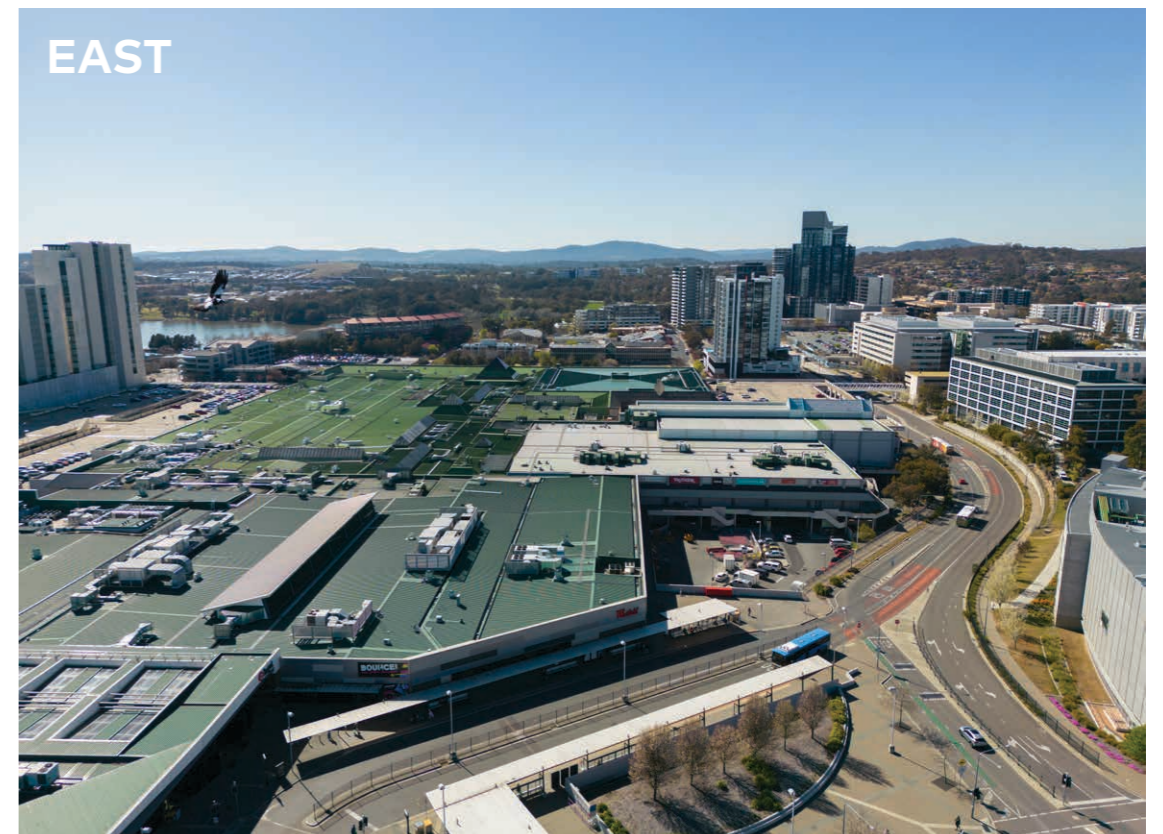
HEIGHT 60m

HEIGHT 42m

LATHLAIN ST

COHEN ST

RAE ST

LATHLAIN ST

Green Space

PARK AND LANDSCAPE INTEGRATION

LATHLAIN ST

COHEN ST

RAE ST

LATHLAIN ST

Public & Active Travel

ACTIVE TRAVEL

BELCONNEN BUS INTERCHANGE

CONNECTION TO CIRCUS PRECINCT AND LAKE

LATHLAIN ST

RAE ST

LATHLAIN ST

Views

WEST

NORTH

SOUTH

EAST

Built Environment

–Public Realm Interface - Residential

–Public Realm Interface - Commercial

–Carparking

Urban Environment

–Level Change

–Green Open Spaces

–Laneways

–Streetscapes

–Community Amenity & Play

Activity & Local Economy

–Place Activation & Public Art

–Commercial Opportunity

Proposed Architectural Design

Proposed Architectural Design
Site

Proposed Architectural Design
Ground Floor

LATHLAIN STREET

OUTDOOR SEATING

LOBBY
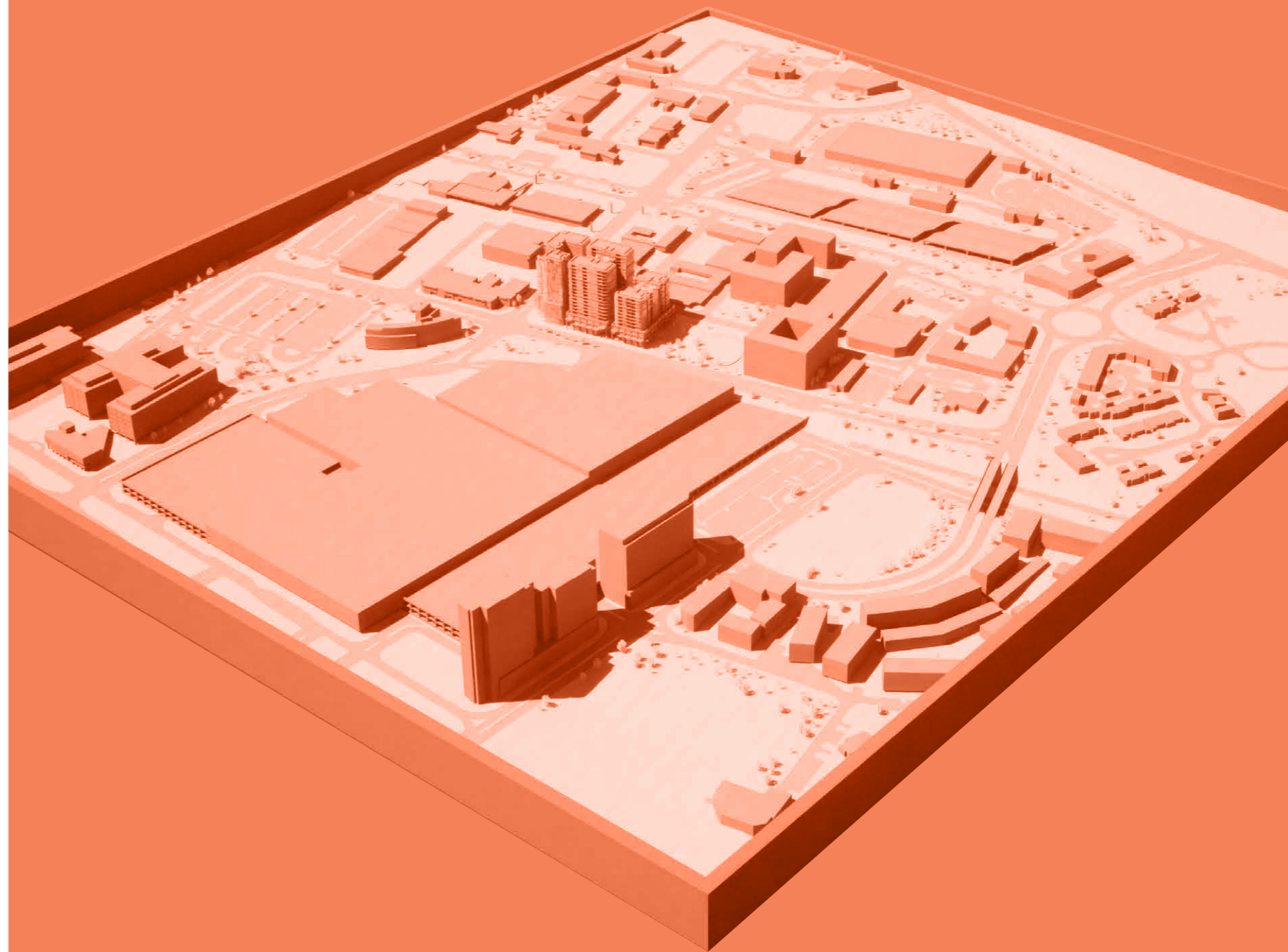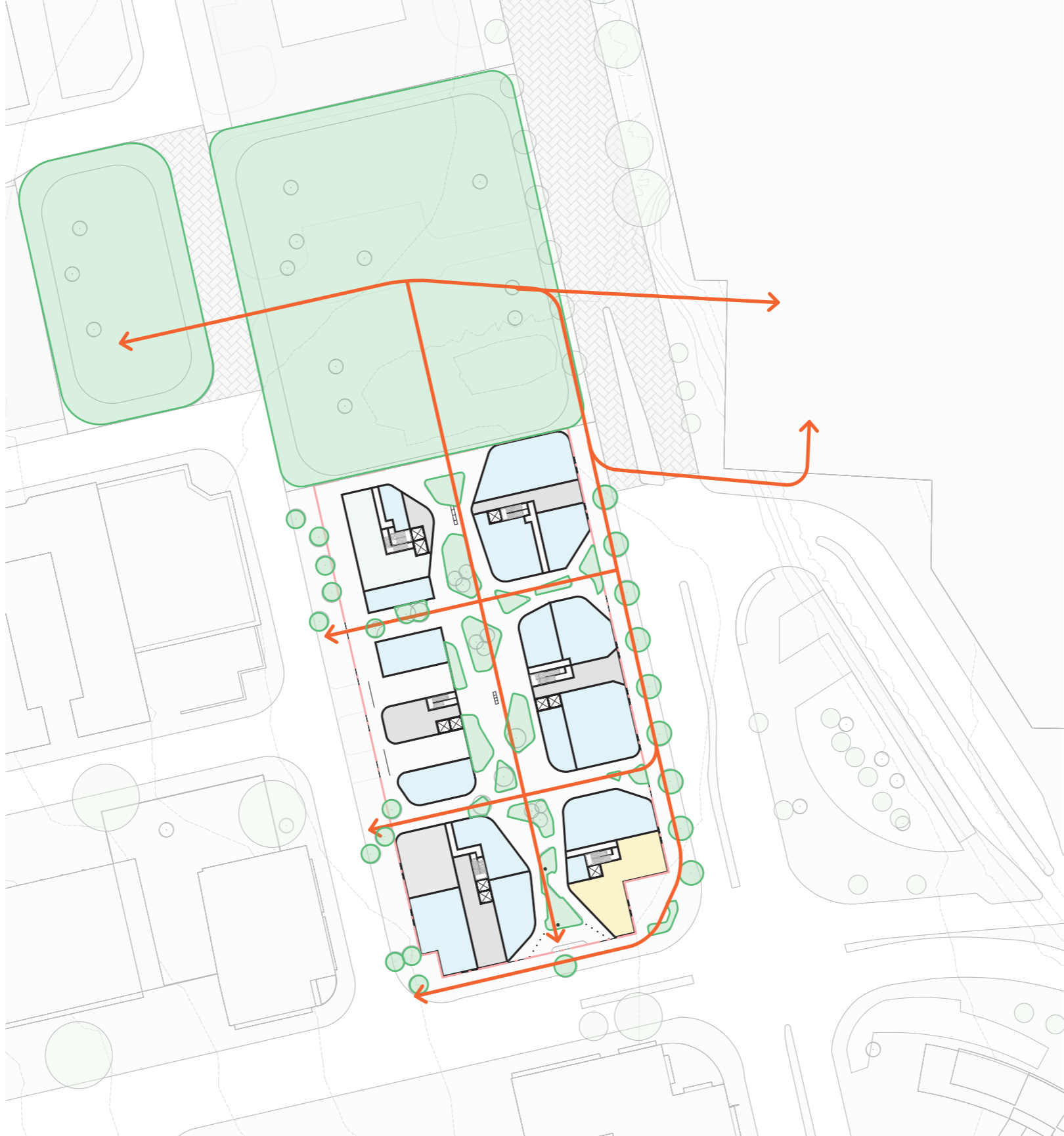
RETAIL
106 m²

RETAIL
209 m²

RETAIL
139 m²

PEDESTRIAN ACCESS

STAIR 01

LIFT 01

RETAIL
139 m²

LOBBY

RETAIL
224 m²

STAIR A2

RETAIL
85 m²

LIFT 03

LIFT 04

RETAIL
69 m²

PEDESTRIAN ACCESS

RETAIL
185 m²

STAIR A5

LIFT 07

HOTEL
199 m²

HOTEL LOBBY

DASHED BLUE LINE INDICATES BUILDING OUTLINE ABOVE

RETAIL
23 m²

FUTURE PUBLIC PARK CONNECTION

HOTEL DROP OFF

OUTDOOR SEATING

LANEWAY PARK ON GRADE

LOBBY

LIFT 02

SERVICE LIFT

RETAIL
40 m²

STAIR 02

RETAIL
65 m²

RETAIL
104 m²

STAIR 04

LIFT 05

LIFT 06

LOBBY

RETAIL
110 m²

PEDESTRIAN ACCESS

RETAIL
109 m²

RETAIL
119 m²

STAIR A6

LIFT 08

LIFT 09

LOBBY

SERVICES / WASTE
183 m²

SERVICES
147 m²

RETAIL
171 m²

DOWN TO BASEMENT

DOWN TO BASEMENT

SERVICES TRUCKS DROP OFF

COHEN STREET

RAE STREET

Proposed Architectural Design
Level 1

106218
SITE

31871
42m HEIGHT

74347
60m HEIGHT

BUILDING-B (BTS)

BUILDING-C (HOTEL)

50

6000

5360

COMMERCIAL OFFICE
299 m²

COMMERCIAL OFFICE
438 m²

1B-H 40 m² | 1B-H 40 m² | 1B-H 40 m² | 1B-H 59 m²

BUILDING-A (BTS)

COMMERCIAL OFFICE 71 m² | LOBBY | STAIR 01 | LIFT 01 | COMMERCIAL OFFICE 125 m²

COMMERCIAL OFFICE 80 m² | STAIR 03 | LOBBY | LIFT 03 LIFT 04 | COMMERCIAL OFFICE 59 m²

LOBBY | STAIR 05 | LIFT 07 | BOH 19 m² | 1B-H 62 m²

1B-H 27 m² | 1B-H 27 m²

54433 SITE

15500

16850

4550

2B 83 m² | LOBBY | STAIR 02 LIFT 02 | 2B 84 m²

2B 81 m² | STAIR 04 | LOBBY | LIFT 05 LIFT 06 | 1B 59 m²

2B 85 m²

LOBBY 43 m²

2B 71 m² | 2B 71 m²

STAIR 06 | LIFT 08 LIFT 09

3B 102 m² | 1B 59 m² | 2B 77 m²

2B 79 m² | 1B 59 m² | 2B 79 m²

3B 111 m² | 1B 76 m² | 1B 75 m² | 2B 98 m² | 3B 146 m²

6000

3232

BUILDING-D (CA)

3033

LEGEND

1B | BOH
1B-H | COMMERCIAL OFFICE
2B | LOBBY
3B

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

BUILDING-A (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-15	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

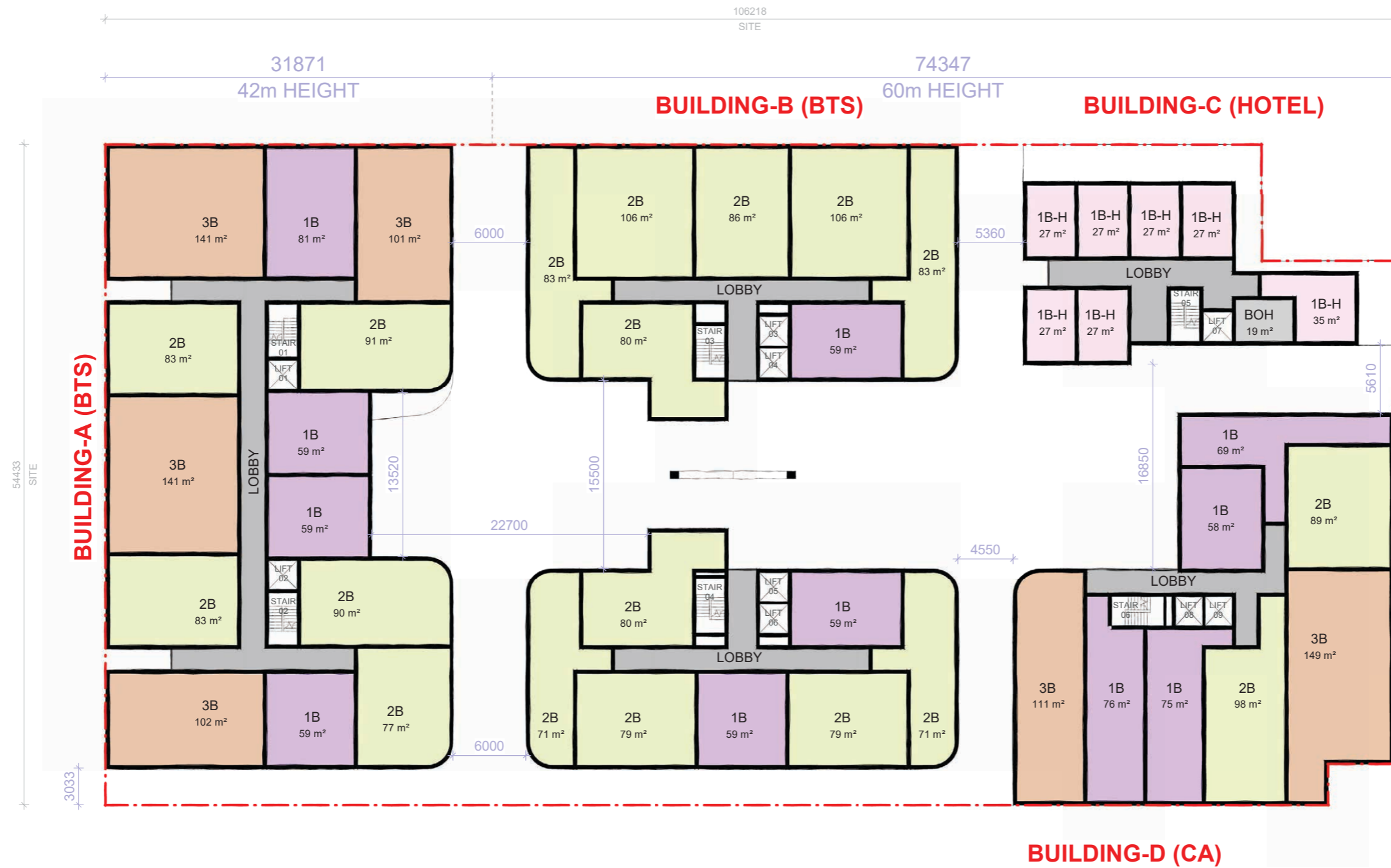| BUILDING-D (CA) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

BUILDING-B (BTS)   **BUILDING-C (HOTEL)**

106218 SITE

31871
42m HEIGHT

74347
60m HEIGHT

BUILDING-A (BTS)

BUILDING-D (CA)

6000
5360
13520
15500
16850
5610
22700
4550
6000
3033
544.33 SITE

Building-A units
- 3B 141 m²
- 1B 81 m²
- 3B 101 m²
- 2B 83 m²
- 2B 91 m²
- 3B 141 m²
- 1B 59 m²
- 1B 59 m²
- 2B 83 m²
- 2B 90 m²
- 3B 102 m²
- 1B 59 m²
- 2B 77 m²
- STAIR 01, LIFT 01, LIFT 02, STAIR 02, LOBBY

Building-B units
- 2B 106 m²
- 2B 86 m²
- 2B 106 m²
- 2B 83 m²
- 2B 83 m²
- 2B 80 m²
- 1B 59 m²
- 2B 80 m²
- 1B 59 m²
- 2B 71 m²
- 2B 79 m²
- 1B 59 m²
- 2B 79 m²
- 2B 71 m²
- LOBBY, STAIR 03, STAIR 04, LIFT 03/04, LIFT 05/06

Building-C units
- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- BOH 19 m²
- 1B-H 35 m²
- LOBBY, STAIR 05, LIFT 07

Building-D units
- 1B 69 m²
- 1B 58 m²
- 2B 89 m²
- 3B 111 m²
- 1B 76 m²
- 1B 75 m²
- 2B 98 m²
- 3B 149 m²
- LOBBY, STAIR 06, LIFT 08, LIFT 09

BUILDING-A (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-15	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

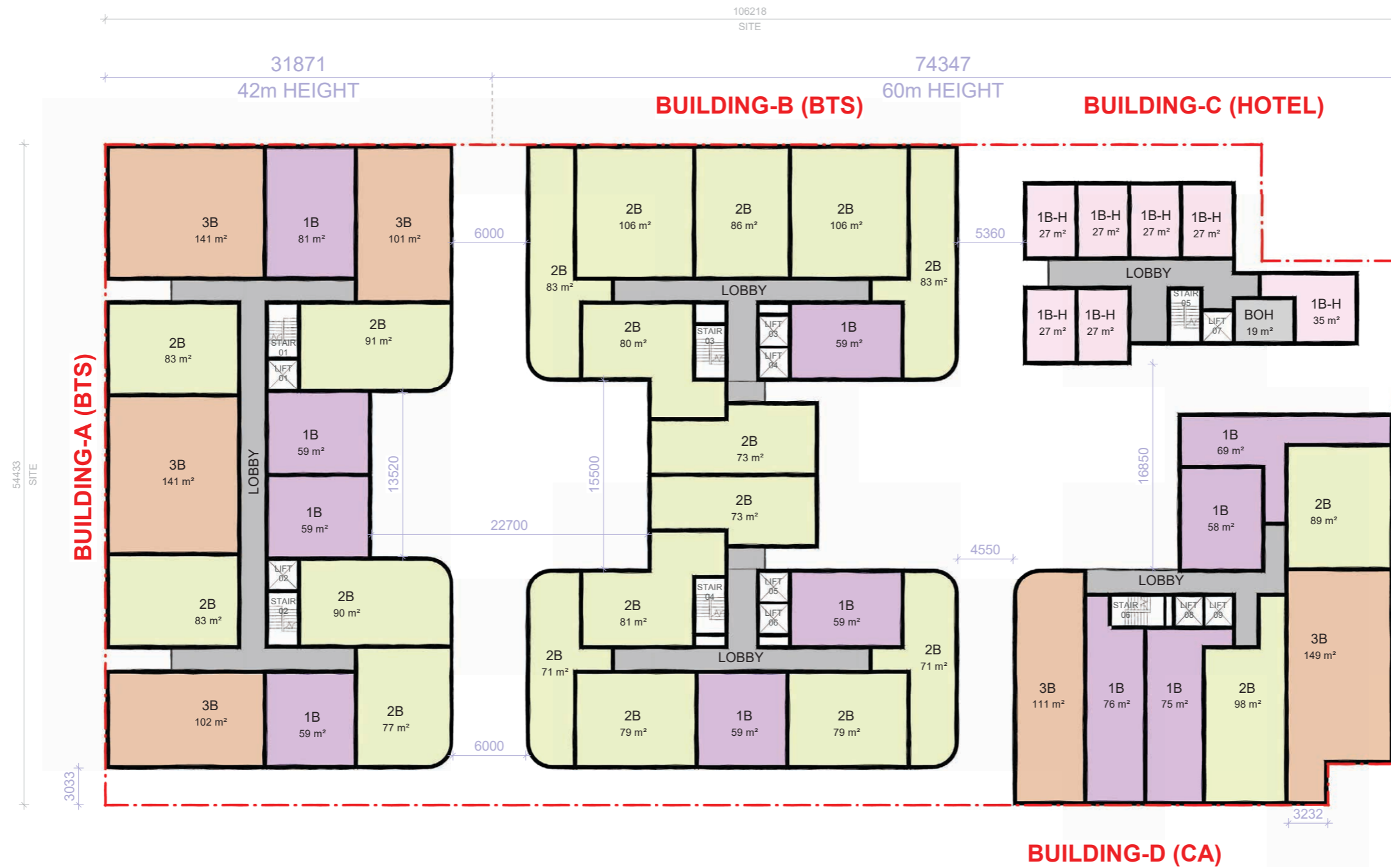| BUILDING-D (CA) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

LEGEND
- 1B
- 1B-H
- 2B
- 3B
- BOH
- LOBBY

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

BUILDING-B (BTS)

BUILDING-C (HOTEL)

BUILDING-A (BTS)

BUILDING-D (CA)

106218 SITE

31871
42m HEIGHT

74347
60m HEIGHT

6000

5360

54433 SITE

3033

13520

15500

22700

16850

4550

6000

3232

Building-A units:
- 3B 141 m²
- 1B 81 m²
- 3B 101 m²
- 2B 83 m²
- 2B 91 m²
- 3B 141 m²
- 1B 59 m²
- 1B 59 m²
- 2B 83 m²
- 2B 90 m²
- 3B 102 m²
- 1B 59 m²
- 2B 77 m²

STAIR 01, LIFT 01, LOBBY, LIFT 02, STAIR 02

Building-B units:
- 2B 106 m²
- 2B 86 m²
- 2B 106 m²
- 2B 83 m²
- 2B 83 m²
- LOBBY
- 2B 80 m²
- STAIR 03, LIFT 03, LIFT 04
- 1B 59 m²
- 2B 73 m²
- 2B 73 m²
- 2B 81 m²
- STAIR 04, LIFT 05, LIFT 06
- 1B 59 m²
- 2B 71 m²
- LOBBY
- 2B 71 m²
- 2B 79 m²
- 1B 59 m²
- 2B 79 m²

Building-C units:
- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- LOBBY
- 1B-H 27 m²
- 1B-H 27 m²
- STAIR 05, LIFT 07
- BOH 19 m²
- 1B-H 35 m²

Building-D units:
- 1B 69 m²
- 1B 58 m²
- 2B 89 m²
- LOBBY
- STAIR 06, LIFT 08, LIFT 09
- 3B 111 m²
- 1B 76 m²
- 1B 75 m²
- 2B 98 m²
- 3B 149 m²

BUILDING-A (BTS) UNIT SCHEDULE

LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE

LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-15	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE

LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

BUILDING-D (CA) UNIT SCHEDULE

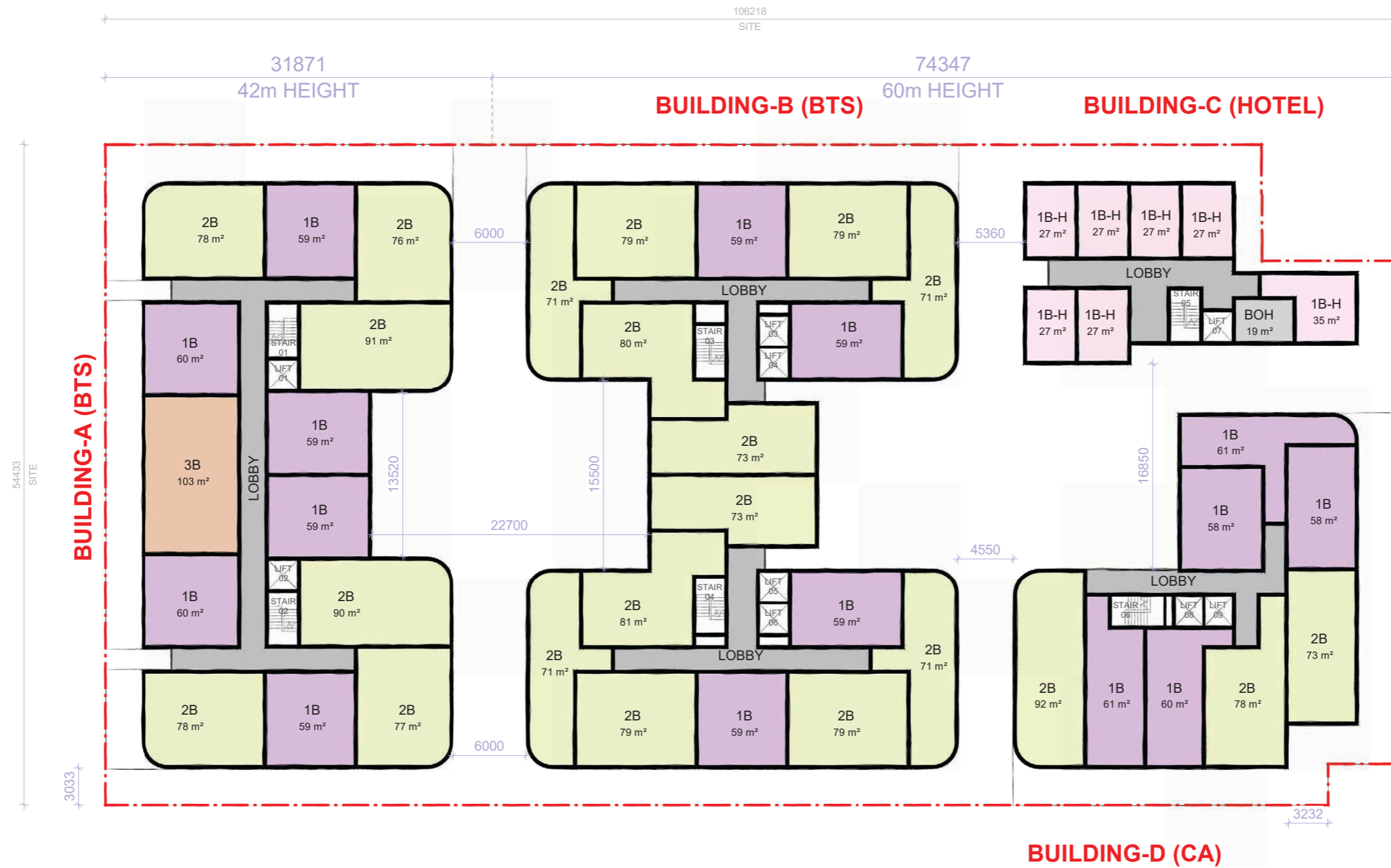| LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

LEGEND
- 1B
- 1B-H
- 2B
- 3B
- BOH
- LOBBY

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

BUILDING-B (BTS)

BUILDING-C (HOTEL)

42m HEIGHT

60m HEIGHT

BUILDING-A (BTS)

BUILDING-D (CA)

Building A units:
- 2B 78 m²
- 1B 59 m²
- 2B 76 m²
- 1B 60 m²
- 2B 91 m²
- 3B 103 m²
- 1B 59 m²
- 1B 59 m²
- 1B 60 m²
- 2B 90 m²
- 2B 78 m²
- 1B 59 m²
- 2B 77 m²
- LOBBY
- STAIR 01, LIFT 01, LIFT 02, STAIR 02

Building B units:
- 2B 79 m²
- 1B 59 m²
- 2B 79 m²
- 2B 71 m²
- LOBBY
- 2B 71 m²
- 2B 80 m²
- 1B 59 m²
- 2B 73 m²
- 2B 73 m²
- 2B 81 m²
- 1B 59 m²
- 2B 71 m²
- LOBBY
- 2B 71 m²
- 2B 79 m²
- 1B 59 m²
- 2B 79 m²
- STAIR 03, LIFT 03, LIFT 04, STAIR 04, LIFT 05, LIFT 06

Building C units:
- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- LOBBY
- 1B-H 27 m²
- 1B-H 27 m²
- STAIR 05, LIFT 07
- BOH 19 m²
- 1B-H 35 m²

Building D units:
- 1B 61 m²
- 1B 58 m²
- 1B 58 m²
- LOBBY
- 2B 73 m²
- 2B 92 m²
- 1B 61 m²
- 1B 60 m²
- 2B 78 m²
- STAIR 06, LIFT 08, LIFT 09

Dimensions: 106218 SITE, 31871, 74347, 6000, 5360, 13520, 15500, 22700, 16850, 4550, 6000, 3033, 3232, 54433 SITE

BUILDING-A (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-15	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

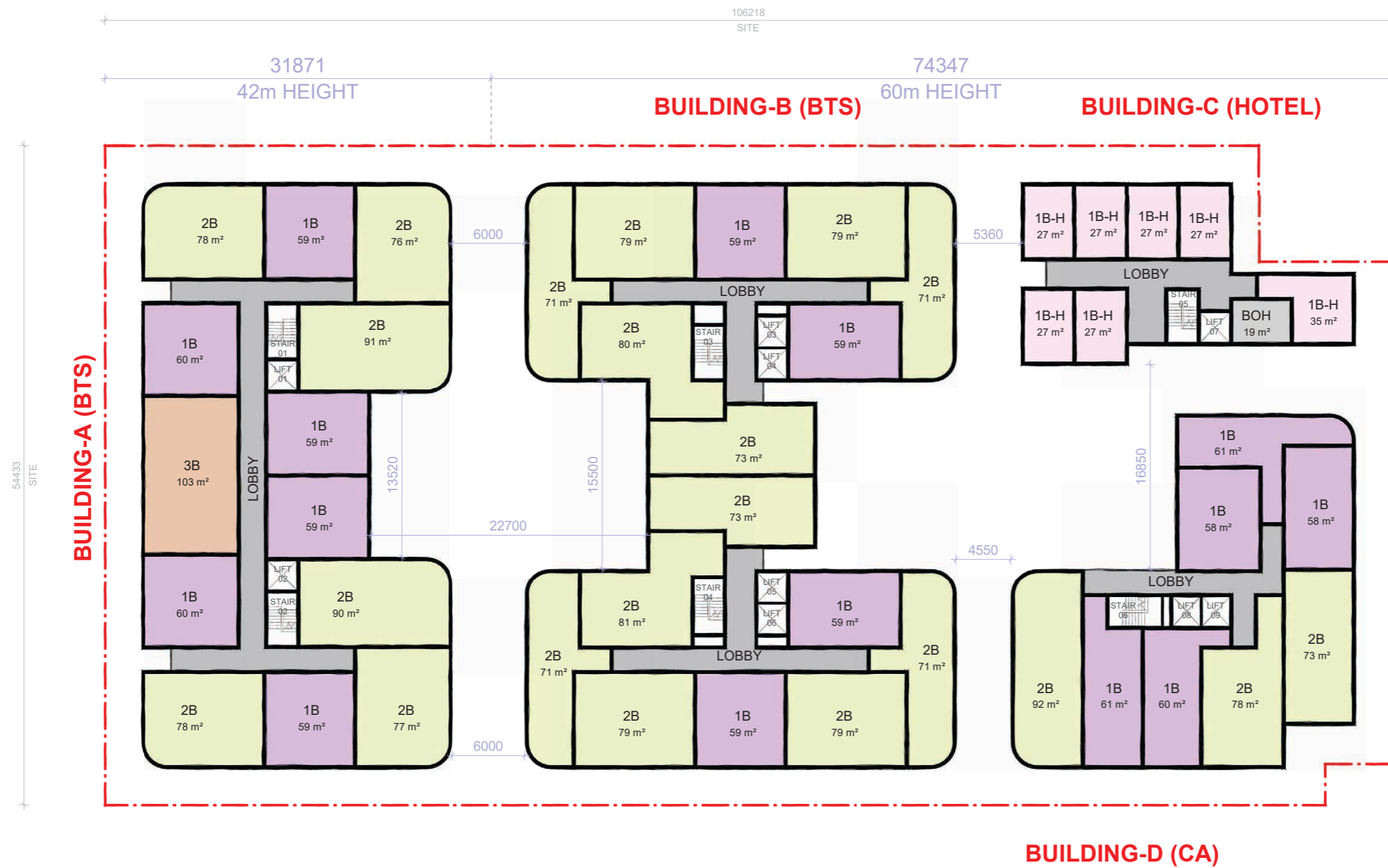| BUILDING-D (CA) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

LEGEND
- 1B
- 1B-H
- 2B
- 3B
- BOH
- LOBBY

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

Proposed Architectural Design
Typical Level

BUILDING-A (BTS) · 42m HEIGHT · 31871 · SITE 106218

BUILDING-B (BTS) · 60m HEIGHT · 74347

BUILDING-C (HOTEL)

BUILDING-D (CA)

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

BUILDING-A (BTS) UNIT SCHEDULE

LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE

LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-15	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE

LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

BUILDING-D (CA) UNIT SCHEDULE

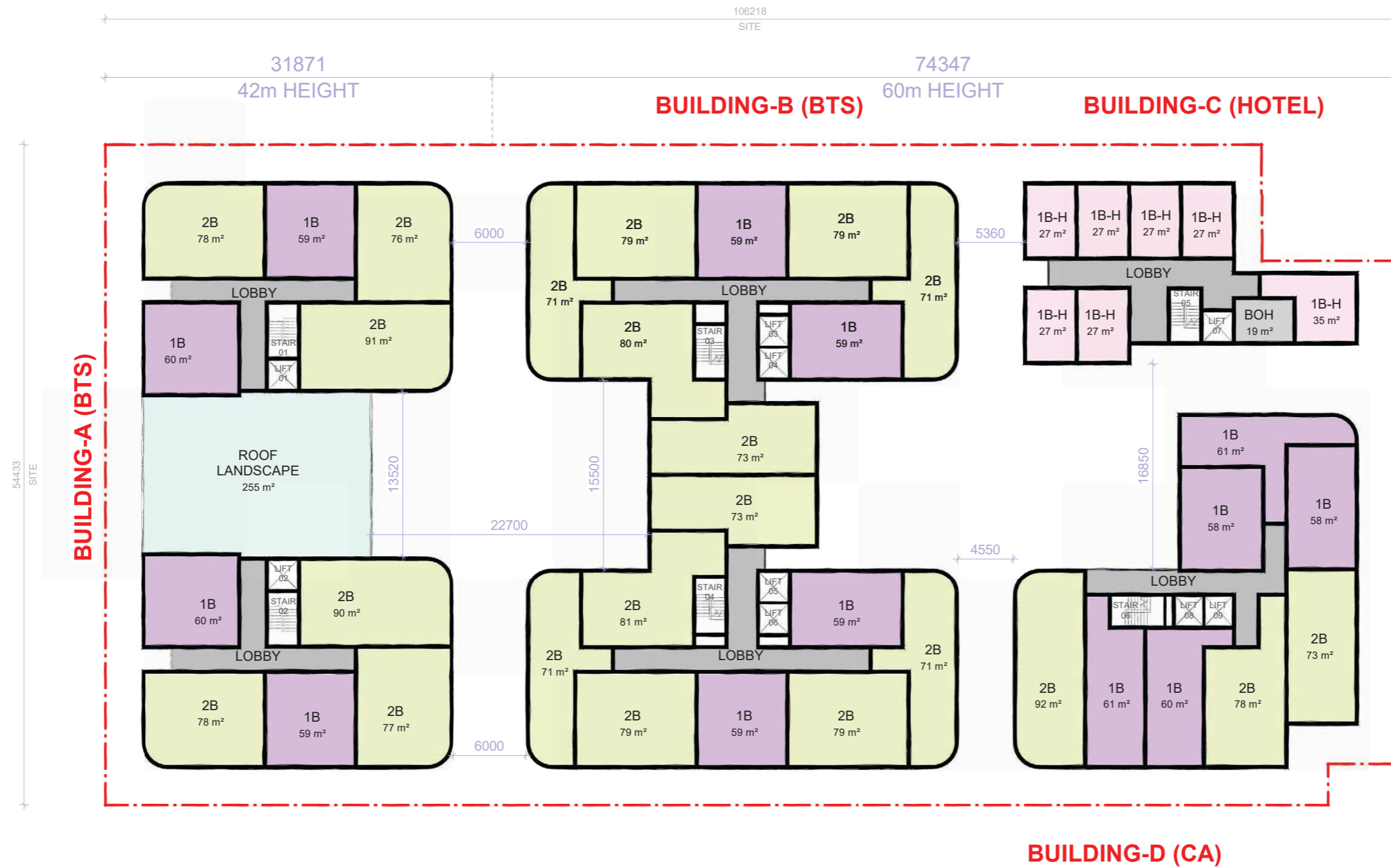| LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

LEGEND

- 1B
- 1B-H
- 2B
- 3B
- BOH
- LOBBY

Proposed Architectural Design
Level 12

BUILDING-A (BTS)
BUILDING-B (BTS) · 60m HEIGHT
BUILDING-C (HOTEL)
BUILDING-D (CA)

42m HEIGHT

106218 SITE
31871
74347

5443 SITE

Building-A units:

2B 78 m²	1B 59 m²	2B 76 m²
LOBBY		
1B 60 m²	STAIR 01 / LIFT 01	2B 91 m²
ROOF LANDSCAPE 255 m²		
1B 60 m²	LIFT 02 / STAIR 02	2B 90 m²
LOBBY		
2B 78 m²	1B 59 m²	2B 77 m²

6000 · 13520 · 22700 · 15500

Building-B units:

2B 79 m² · 1B 59 m² · 2B 79 m²
2B 71 m² · LOBBY · 2B 71 m²
2B 80 m² · STAIR 03 / LIFT 03 / LIFT 04 · 1B 59 m²
2B 73 m²
2B 73 m²
2B 81 m² · STAIR 04 / LIFT 05 / LIFT 06 · 1B 59 m²
2B 71 m² · LOBBY · 2B 71 m²
2B 79 m² · 1B 59 m² · 2B 79 m²

6000

Building-C units:

1B-H 27 m² · 1B-H 27 m² · 1B-H 27 m² · 1B-H 27 m²
LOBBY
1B-H 27 m² · 1B-H 27 m² · STAIR 05 / LIFT 07 · BOH 19 m² · 1B-H 35 m²

5360 · 16850

Building-D units:

1B 61 m²
1B 58 m² · 1B 58 m²
LOBBY
STAIR 06 / LIFT 08 / LIFT 09
2B 92 m² · 1B 61 m² · 1B 60 m² · 2B 78 m² · 2B 73 m²

4550

BUILDING-A (BTS) UNIT SCHEDULE

LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE

LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-15	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE

LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

BUILDING-D (CA) UNIT SCHEDULE

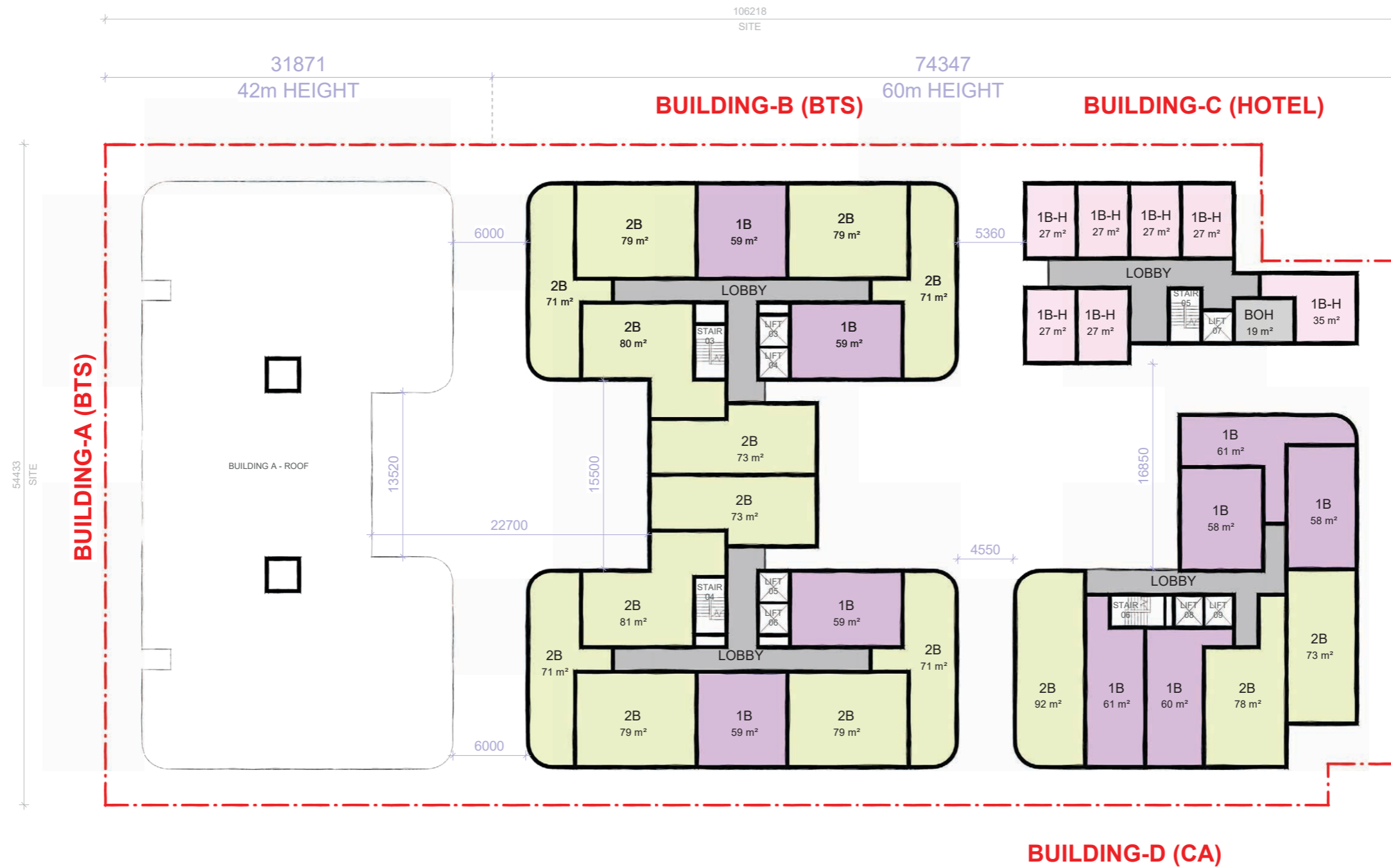| LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

LEGEND

- 1B
- 1B-H
- 2B
- BOH
- LOBBY
- ROOF LANDSCAPE

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

Proposed Architectural Design
Level 13

BUILDING-B (BTS)

BUILDING-C (HOTEL)

BUILDING-A (BTS)

BUILDING-D (CA)

106218
SITE

31871
42m HEIGHT

74347
60m HEIGHT

6000

5360

2B
79 m²

1B
59 m²

2B
79 m²

1B-H
27 m²

1B-H
27 m²

1B-H
27 m²

1B-H
27 m²

2B
71 m²

LOBBY

2B
71 m²

LOBBY

2B
80 m²

STAIR
03

LIFT
02

1B
59 m²

1B-H
27 m²

1B-H
27 m²

STAIR
05

LIFT
07

BOH
19 m²

1B-H
35 m²

BUILDING A - ROOF

13520

15500

2B
73 m²

1B
61 m²

2B
73 m²

1B
58 m²

1B
58 m²

22700

4550

2B
81 m²

STAIR
04

LIFT
05

1B
59 m²

LOBBY

STAIR
06

LIFT
08

LIFT
09

2B
73 m²

16850

2B
71 m²

LOBBY

2B
71 m²

2B
92 m²

1B
61 m²

1B
60 m²

2B
78 m²

6000

2B
79 m²

1B
59 m²

2B
79 m²

544.33
SITE

LEGEND

🟪	1B	⬜	BOH
🟥	1B-H	⬜	LOBBY
🟩	2B		

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

BUILDING-A (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

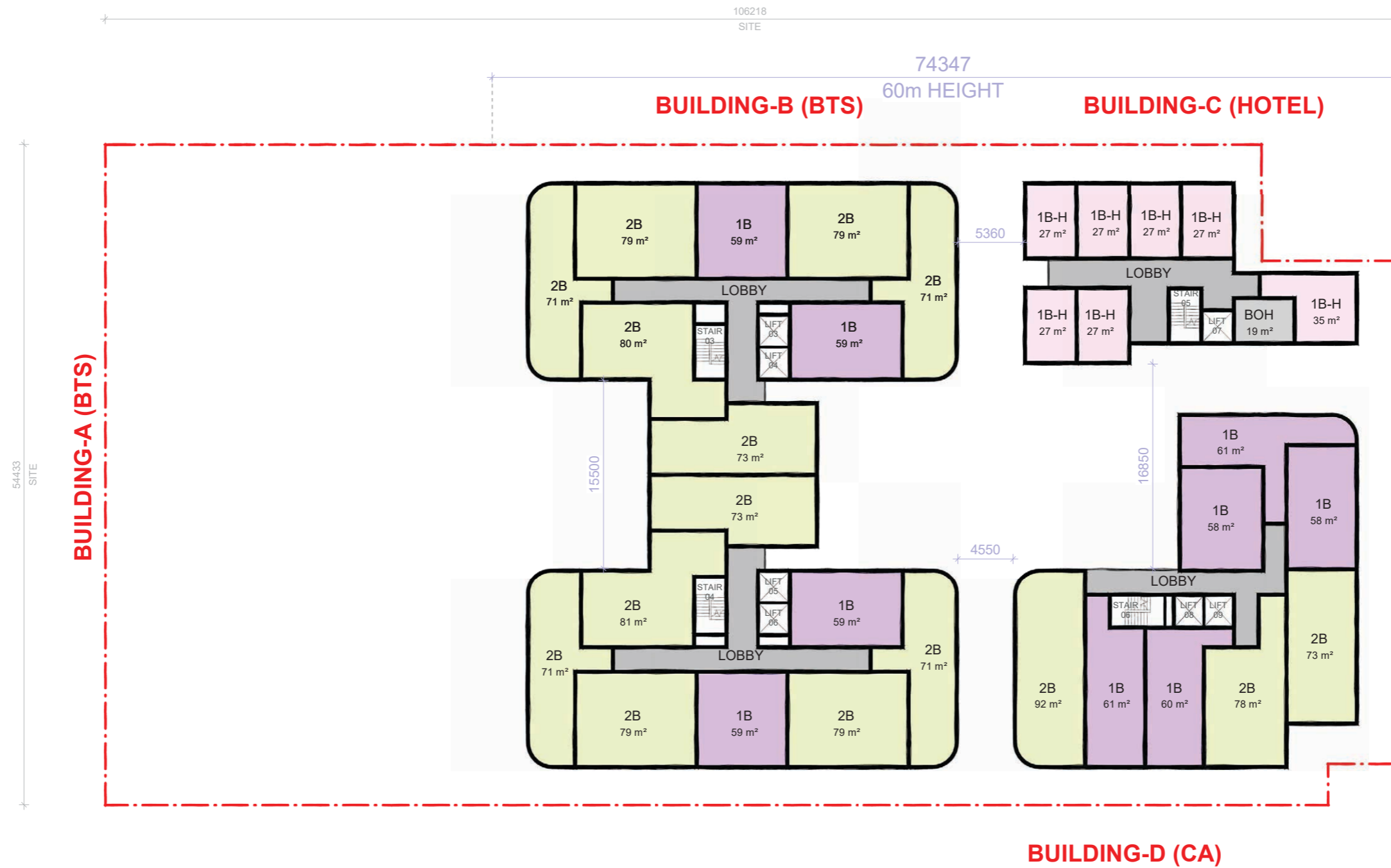| BUILDING-D (CA) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

BUILDING-B (BTS)

BUILDING-C (HOTEL)

BUILDING-A (BTS)

BUILDING-D (CA)

Floor plan labels:
- 2B 79 m²
- 1B 59 m²
- 2B 79 m²
- 2B 71 m²
- LOBBY
- 2B 71 m²
- 2B 80 m²
- STAIR 03
- LIFT 03
- LIFT 04
- 1B 59 m²
- 2B 73 m²
- 2B 73 m²
- 2B 81 m²
- STAIR 04
- LIFT 05
- LIFT 06
- 1B 59 m²
- 2B 71 m²
- LOBBY
- 2B 71 m²
- 2B 79 m²
- 1B 59 m²
- 2B 79 m²

- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- 1B-H 27 m²
- LOBBY
- 1B-H 27 m²
- 1B-H 27 m²
- STAIR 05
- LIFT 07
- BOH 19 m²
- 1B-H 35 m²

- 1B 61 m²
- 1B 58 m²
- 1B 58 m²
- LOBBY
- STAIR 06
- LIFT 08
- LIFT 09
- 2B 73 m²
- 2B 92 m²
- 1B 61 m²
- 1B 60 m²
- 2B 78 m²

Dimensions: 106218 SITE, 74347, 60m HEIGHT, 544.33 SITE, 15500, 5360, 16850, 4550

LEGEND

1B	BOH
1B-H	LOBBY
2B	

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

BUILDING-A (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-15	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

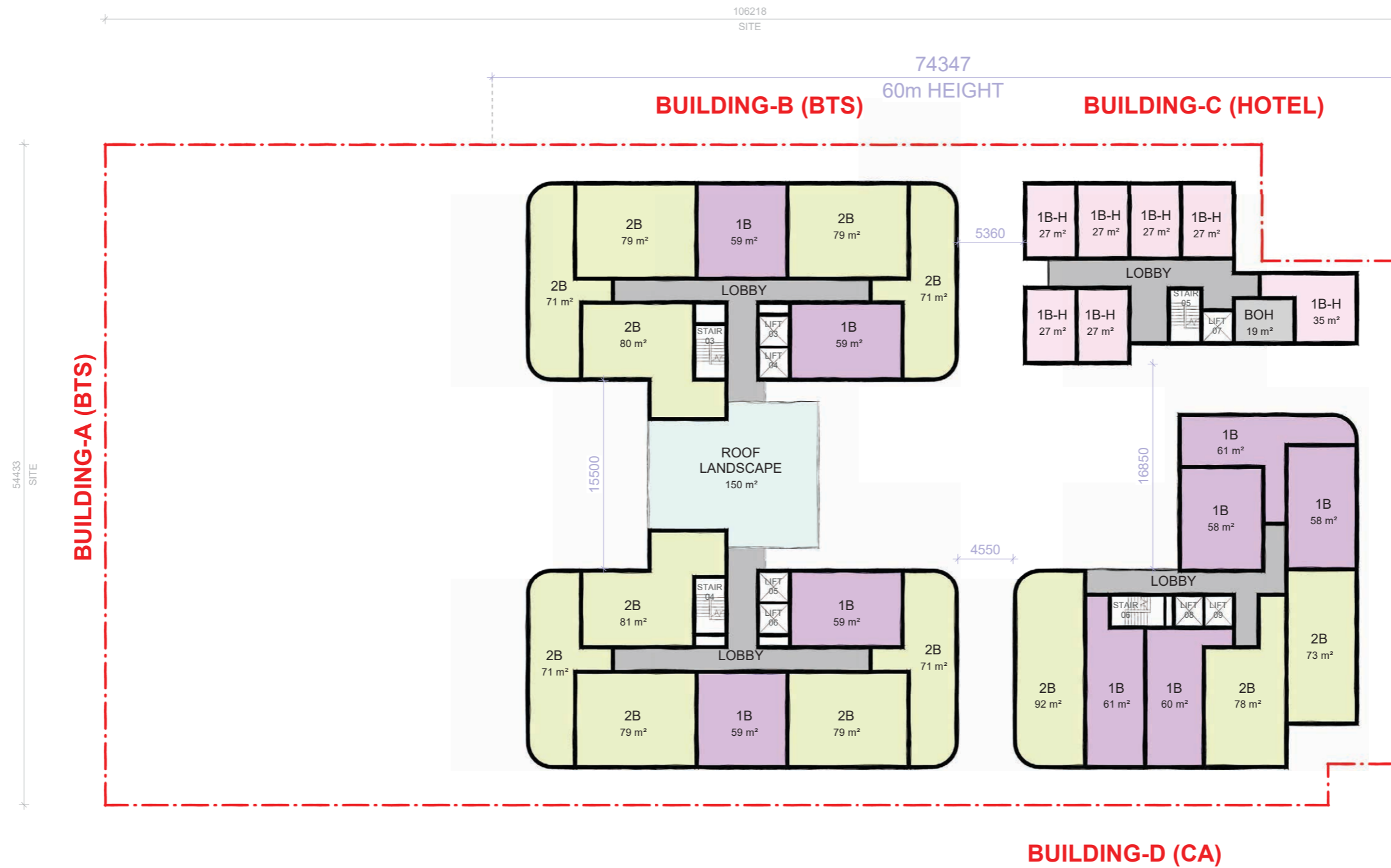| BUILDING-D (CA) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

BUILDING-B (BTS)

BUILDING-C (HOTEL)

BUILDING-A (BTS)

BUILDING-D (CA)

106218 SITE

74347
60m HEIGHT

544.33 SITE

5360

15500

16850

4550

Building plan labels:

2B 79 m² 1B 59 m² 2B 79 m²
2B 71 m² LOBBY 2B 71 m²
2B 80 m² STAIR 03 LIFT 03 / LIFT 04 1B 59 m²
ROOF LANDSCAPE 150 m²
2B 81 m² STAIR 04 LIFT 05 / LIFT 06 1B 59 m²
2B 71 m² LOBBY 2B 71 m²
2B 79 m² 1B 59 m² 2B 79 m²

1B-H 27 m² 1B-H 27 m² 1B-H 27 m² 1B-H 27 m²
LOBBY
1B-H 27 m² 1B-H 27 m² STAIR 05 / LIFT 07 BOH 19 m² 1B-H 35 m²

1B 61 m²
1B 58 m² 1B 58 m²
LOBBY
STAIR 06 LIFT 08 / LIFT 09
2B 73 m²
2B 92 m² 1B 61 m² 1B 60 m² 2B 78 m²

LEGEND

1B	BOH	ROOF LANDSCAPE
1B-H	LOBBY	
2B		

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

BUILDING-A (BTS) UNIT SCHEDULE

LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE

LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-15	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE

LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

BUILDING-D (CA) UNIT SCHEDULE

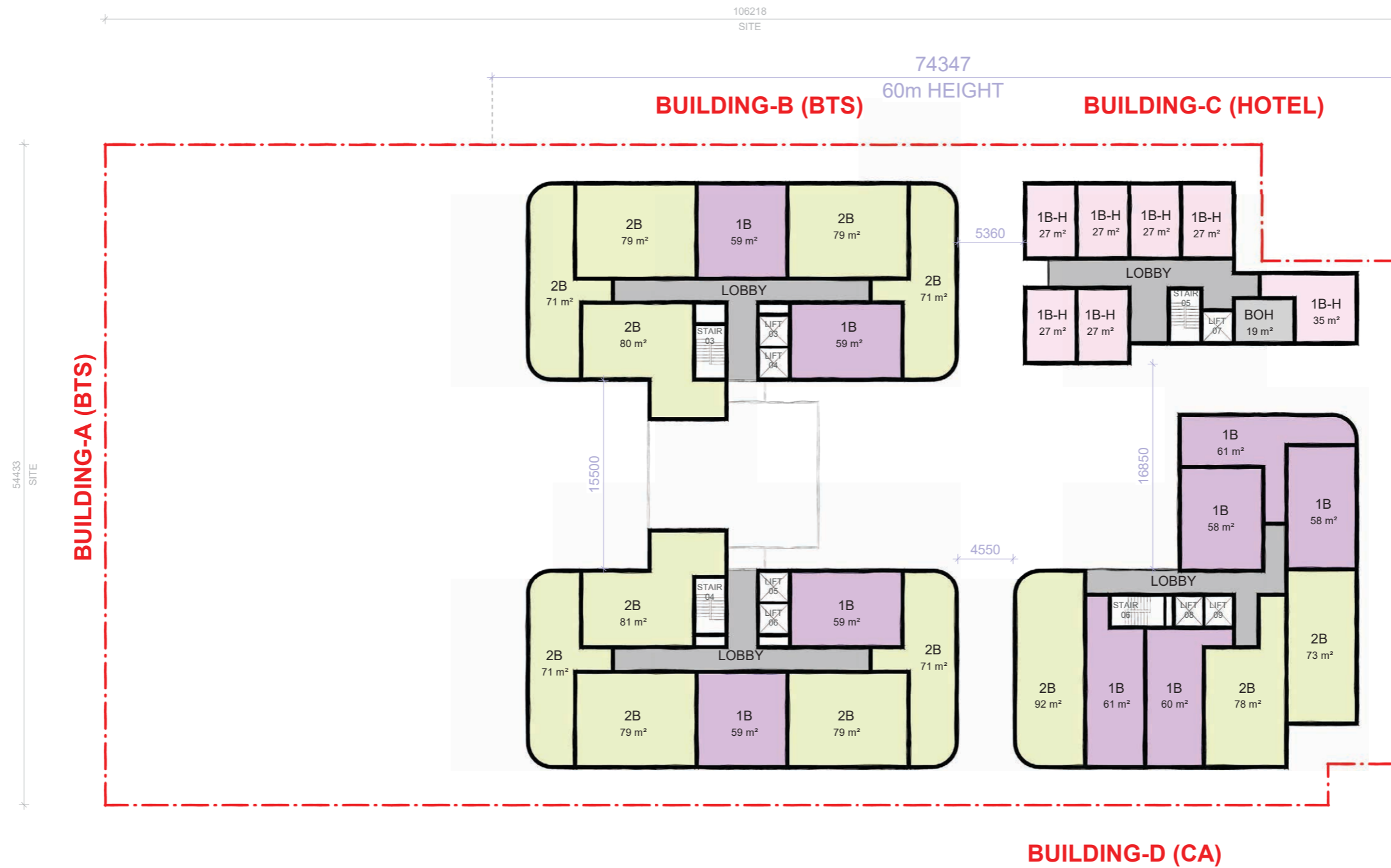| LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

Proposed Architectural Design
Level 18

106218
SITE

74347
60m HEIGHT

BUILDING-B (BTS)   **BUILDING-C (HOTEL)**

BUILDING-A (BTS)

BUILDING-D (CA)

5360

15500

16850

4550

544.33
SITE

Building-B floor plate:

2B 79 m²	1B 59 m²	2B 79 m²		1B-H 27 m²	1B-H 27 m²	1B-H 27 m²	1B-H 27 m²
2B 71 m²	LOBBY	2B 71 m²		LOBBY			
2B 80 m²	STAIR 03 / LIFT 03 / LIFT 04	1B 59 m²		1B-H 27 m²	1B-H 27 m²	STAIR 05 / LIFT 07	BOH 19 m²	1B-H 35 m²

Building-D floor plate:

2B 81 m²	STAIR 04 / LIFT 05 / LIFT 06	1B 59 m²
2B 71 m²	LOBBY	2B 71 m²
2B 79 m²	1B 59 m²	2B 79 m²

Building-C floor plate:

1B 61 m²	1B 58 m²	1B 58 m²
LOBBY	STAIR 06 / LIFT 08 / LIFT 09	2B 73 m²
2B 92 m²	1B 61 m²	1B 60 m²	2B 78 m²

Affordable Units = 12% of total dwellings
Community Housing Units = 1% of total dwellings

LEGEND

1B	BOH
1B-H	LOBBY
2B	

BUILDING-A (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	5
LEVEL-02	13
LEVEL-03	13
LEVEL-04	13
LEVEL-05	13
LEVEL-06	13
LEVEL-07	13
LEVEL-08	13
LEVEL-09	13
LEVEL-10	13
LEVEL-11	13
LEVEL-12	10
Grand total: 145	145

BUILDING-B (BTS) UNIT SCHEDULE	
LEVEL	UNIT COUNT
Not Placed	1
LEVEL-01	7
LEVEL-02	14
LEVEL-03	16
LEVEL-04	16
LEVEL-05	16
LEVEL-06	16
LEVEL-07	16
LEVEL-08	16
LEVEL-09	16
LEVEL-10	16
LEVEL-11	16
LEVEL-12	16
LEVEL-13	16
LEVEL-14	16
LEVEL-15	16
LEVEL-16	16
LEVEL-17	14
LEVEL-18	14
Grand total: 274	274

BUILDING-C (HOTEL) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	7
LEVEL-02	7
LEVEL-03	7
LEVEL-04	7
LEVEL-05	7
LEVEL-06	7
LEVEL-07	7
LEVEL-08	7
LEVEL-09	7
LEVEL-10	7
LEVEL-11	7
LEVEL-12	7
LEVEL-13	7
LEVEL-14	7
LEVEL-15	7
LEVEL-16	7
LEVEL-17	7
LEVEL-18	7
Grand total: 126	126

BUILDING-D (CA) UNIT SCHEDULE	
LEVEL	UNIT COUNT
LEVEL-01	6
LEVEL-02	8
LEVEL-03	8
LEVEL-04	8
LEVEL-05	8
LEVEL-06	8
LEVEL-07	8
LEVEL-08	8
LEVEL-09	8
LEVEL-10	8
LEVEL-11	8
LEVEL-12	8
LEVEL-13	8
LEVEL-14	8
LEVEL-15	8
LEVEL-16	8
LEVEL-17	8
LEVEL-18	8
Grand total: 142	142

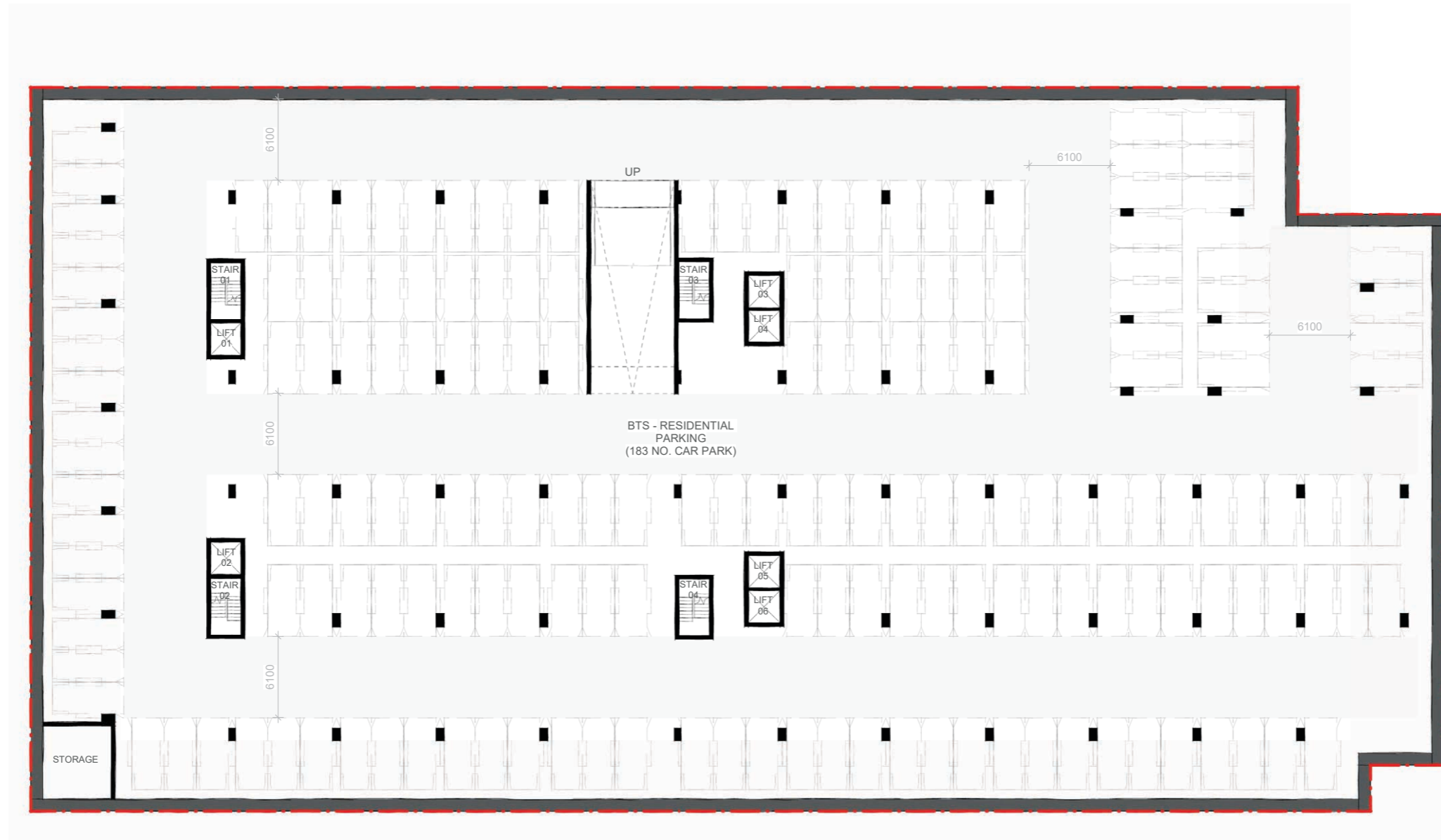# Proposed Architectural Design
Typical Basement

BASEMENT-04	
BTS - 5400 x 2400mm	145
BTS SMALL TANDEM - 5300 x 2400mm	16
BTS TANDEM - 5400 x 2400mm	22
	183

BASEMENT-03	
BTS - 5400 x 2400mm	142
BTS SMALL TANDEM - 5300 x 2400mm	16
BTS TANDEM - 5400 x 2400mm	22
	180

BASEMENT-02	
BTS - 5400 x 2400mm	104
BTS SMALL TANDEM - 5300 x 2400mm	4
BTS TANDEM - 5400 x 2400mm	4
CA AND HOTEL - 5400 x 2400mm	34
CA TANDEM - 5400 x 2400mm	7
	153

BASEMENT-01	
BTS - 5400 x 2400mm	55
BTS TANDEM - 5400 x 2400mm	8
CA AND HOTEL - 5400 x 2400mm	59
CA TANDEM - 5400 x 2400mm	6
	128
Grand total	644

BTS - RESIDENTIAL PARKING
(183 NO. CAR PARK)

STORAGE

UP

STAIR 01, STAIR 02, STAIR 03, STAIR 04
LIFT 01, LIFT 02, LIFT 03, LIFT 04, LIFT 05, LIFT 06

6100

Response
to the
Design Brief

Landscape
Site

LATHLAIN STREET
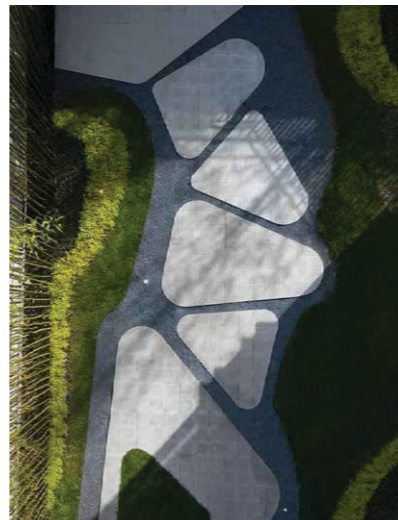
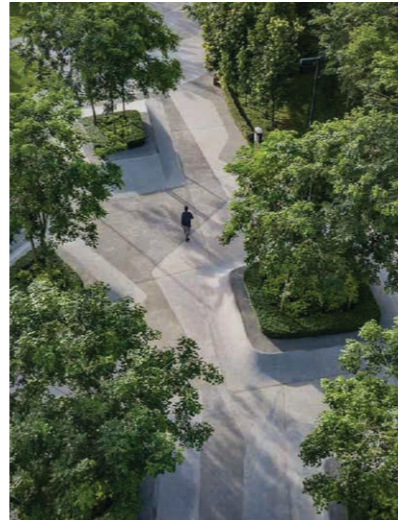RAE STREET
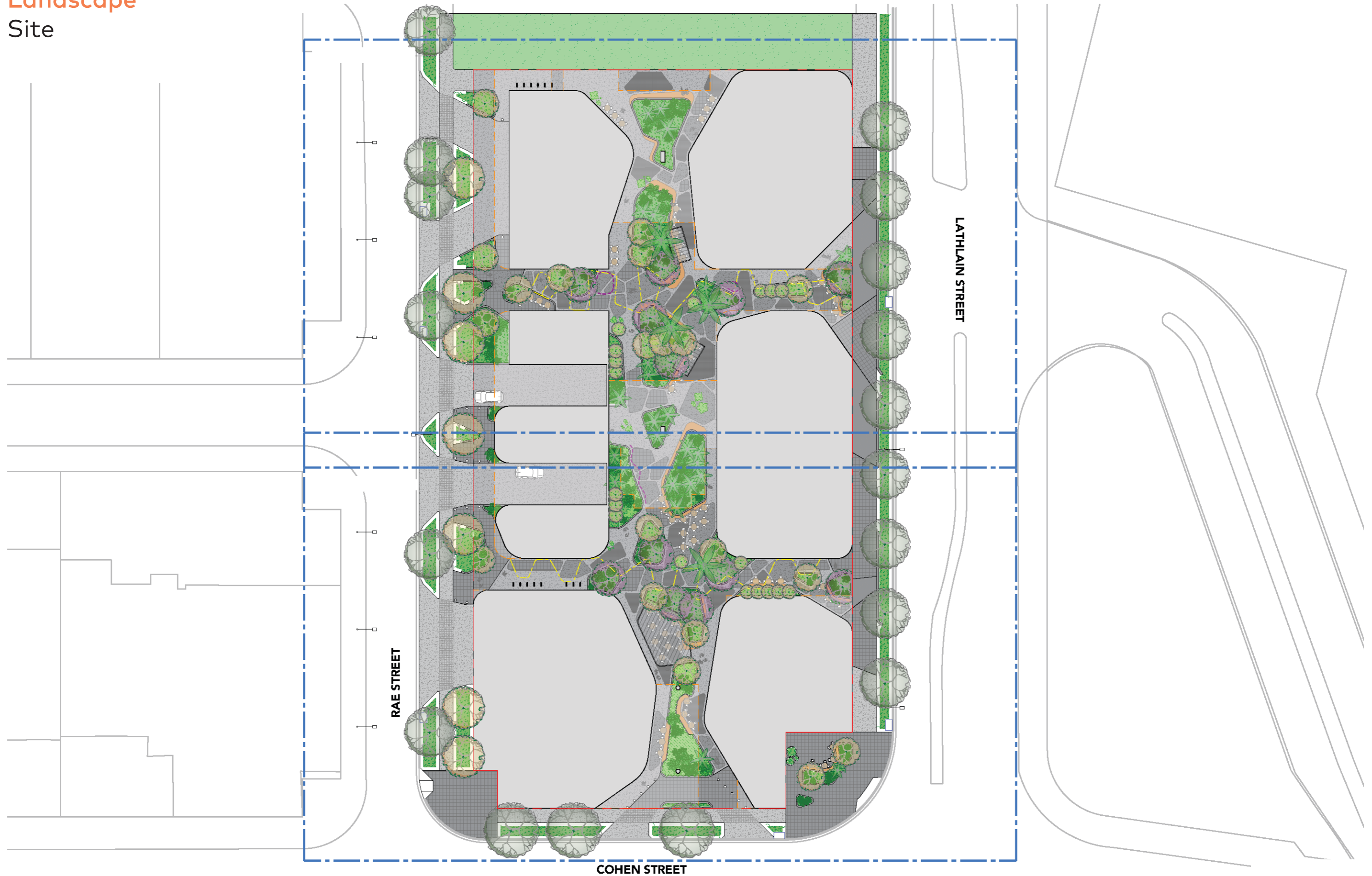
COHEN STREET

Landscape
Inspiration

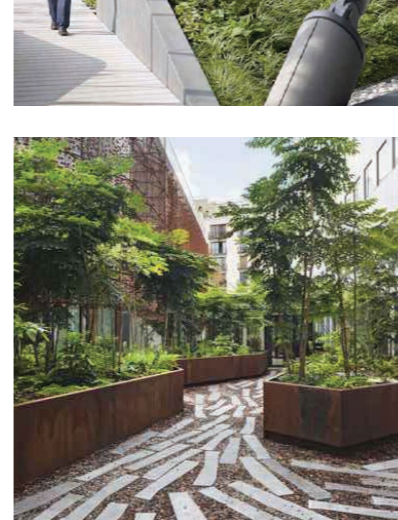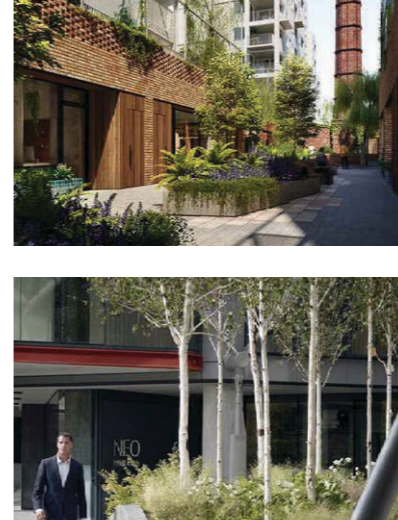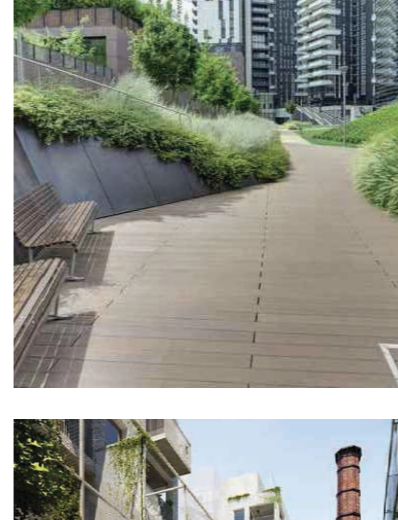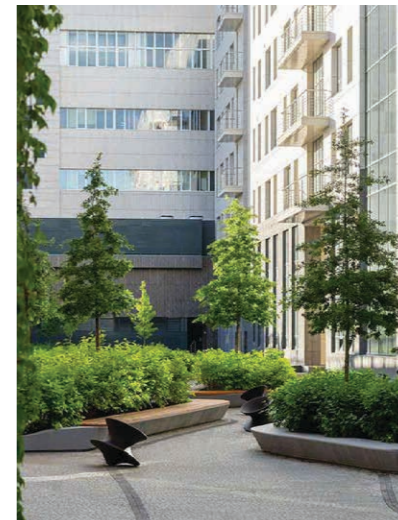| Green Streetscape | Indoor/Outdoor Flow, Central Landscape Spine | Intimate Spaces | Flowing Shapes, Contrasting Paving | Elevated Gardens | Architecture & Landscape | Playful Elements, Playful Landscape |

Landscape
North Site

A	Building Undercroft
B	Pedestrian Connectivity
C	Outdoor Dining Opportunities
D	Illuminated Arbor Element
E	Incidental Play Element
F	Seating Opportunities
G	Bike Parking
H	Active Street Frontage
I	Verge Widened for Additional Soft Landscape
J	Double Layer Street Tree Planting
K	Green Streetscape with Increased Tree Canopy
L	Basement / Services Access Driveway
M	Connectivity to Future Park
N	Planted Verge to Direct Pedestrian Traffic to North and South Crossing Points
O	Raised Podium Planters With Mounded Soil to Achieve Greater Soil Volumes

FUTURE PARK

BLOCK BOUNDARY

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

BASEMENT ACCESS

RAE STREET

LATHLAIN STREET

JOINS SHEET 302

JOINS SHEET 302
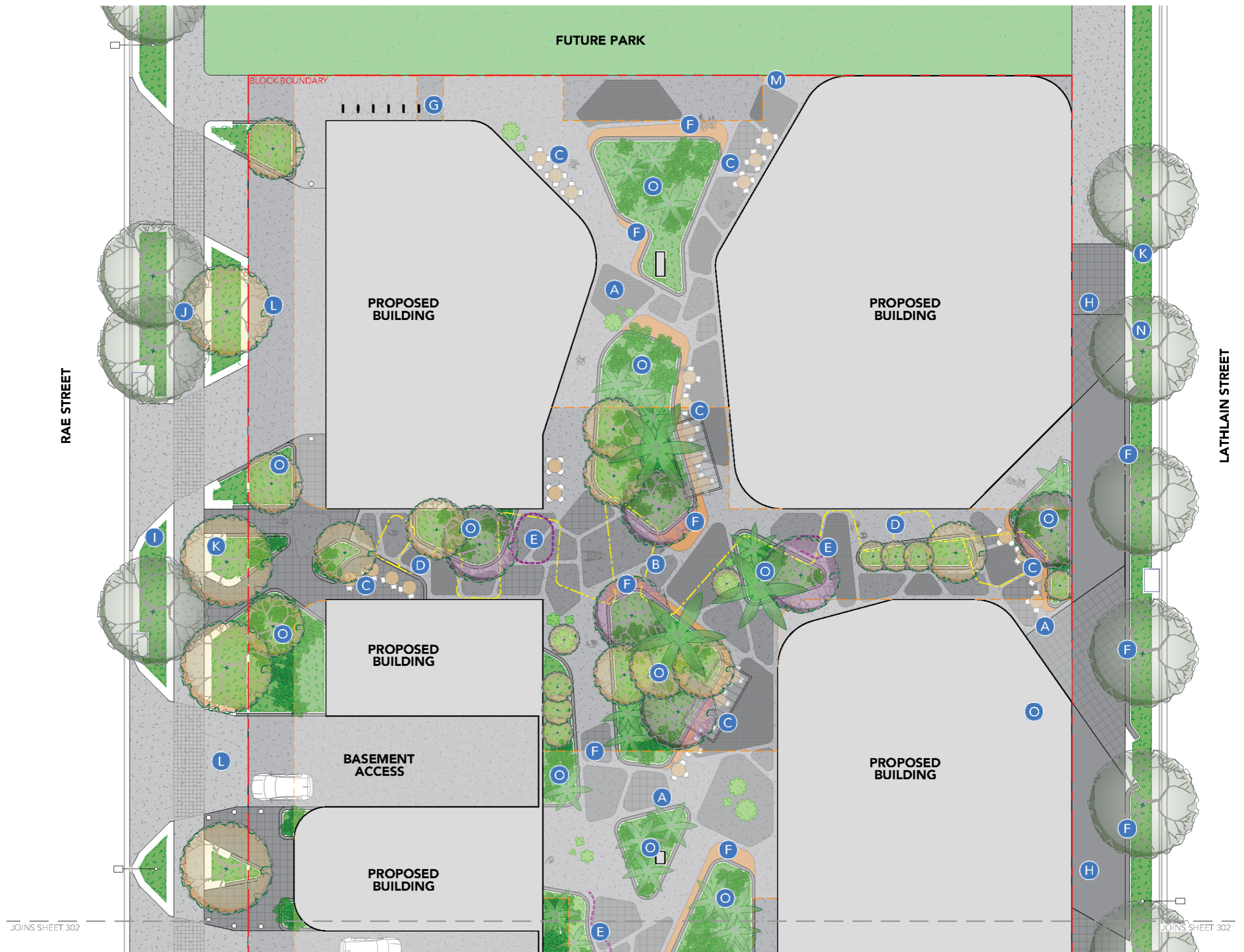
Landscape
South Site

A   Building Undercroft

B   Pedestrian Connectivity

C   Outdoor Dining Opportunities

D   Illuminated Arbor Element

E   Incidental Play Element

F   Seating Opportunities

G   Bike Parking

H   Active Street Frontage

I   Verge Widened for Additional Soft Landscape

J   Double Layer Street Tree Planting

K   Green Streetscape with Increased Tree Canopy

L   Basement / Services Access Driveway

M   Activated Site Corner

N   Planted Verge to Direct Pedestrian Traffic to North And South Crossing Points

O   Raised Podium Planters with Mounded Soil to Achieve Greater Soil Volumes

P   Hotel Porte-Cochère

RAE STREET

LATHLAIN STREET

COHEN STREET

JOINS SHEET 301

PROPOSED BUILDING

BASEMENT ACCESS

BLOCK BOUNDARY

Concept Massing

Proposed Development

Functional Diagrams

Commercial
Residential

Retail &
Commercial

Functional Diagrams

Hotel ....

Retail &
Hotel Lobby ....

Functional Diagrams
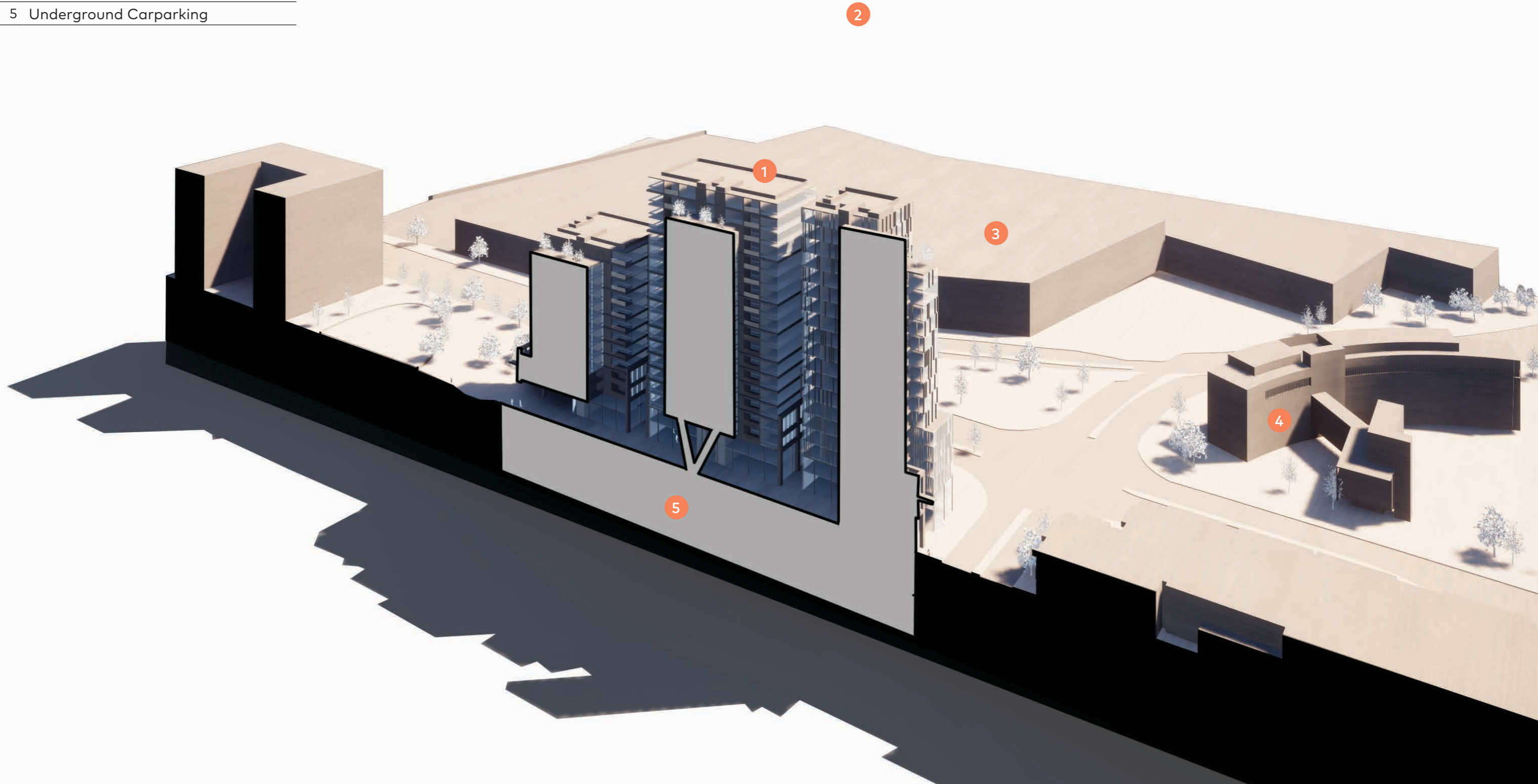

Residential

Retail & Commercial

Functional Diagrams

Residential

Retail & Commercial

Massing Section

1 Proposed Development
2 Lake Ginninderra Beyond
3 Westfield Belconnen
4 Belconnen Community Health Centre
5 Underground Carparking
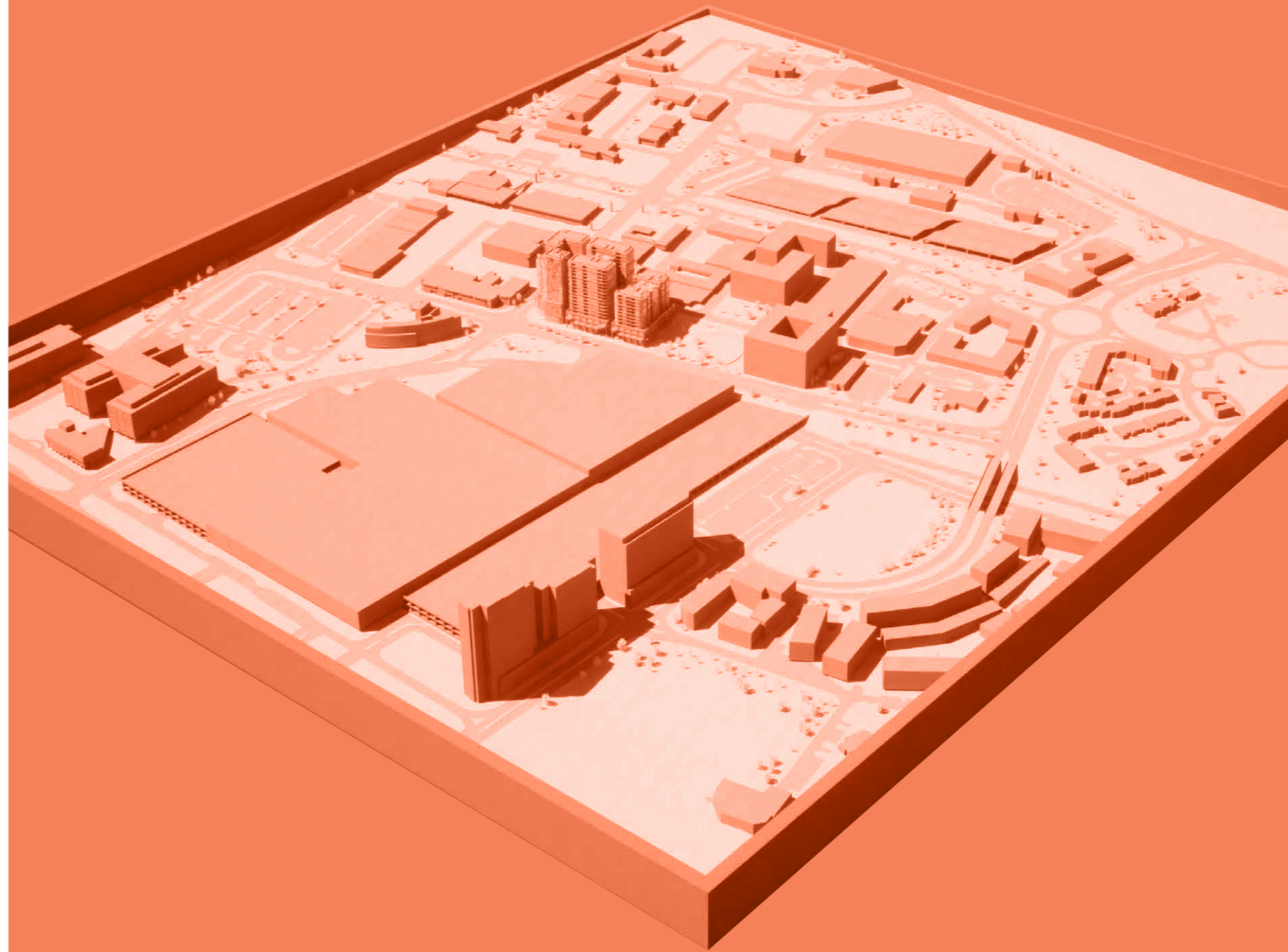
Massing Studies

Lathlain Street

Lathlain Street & Cohen St Corner
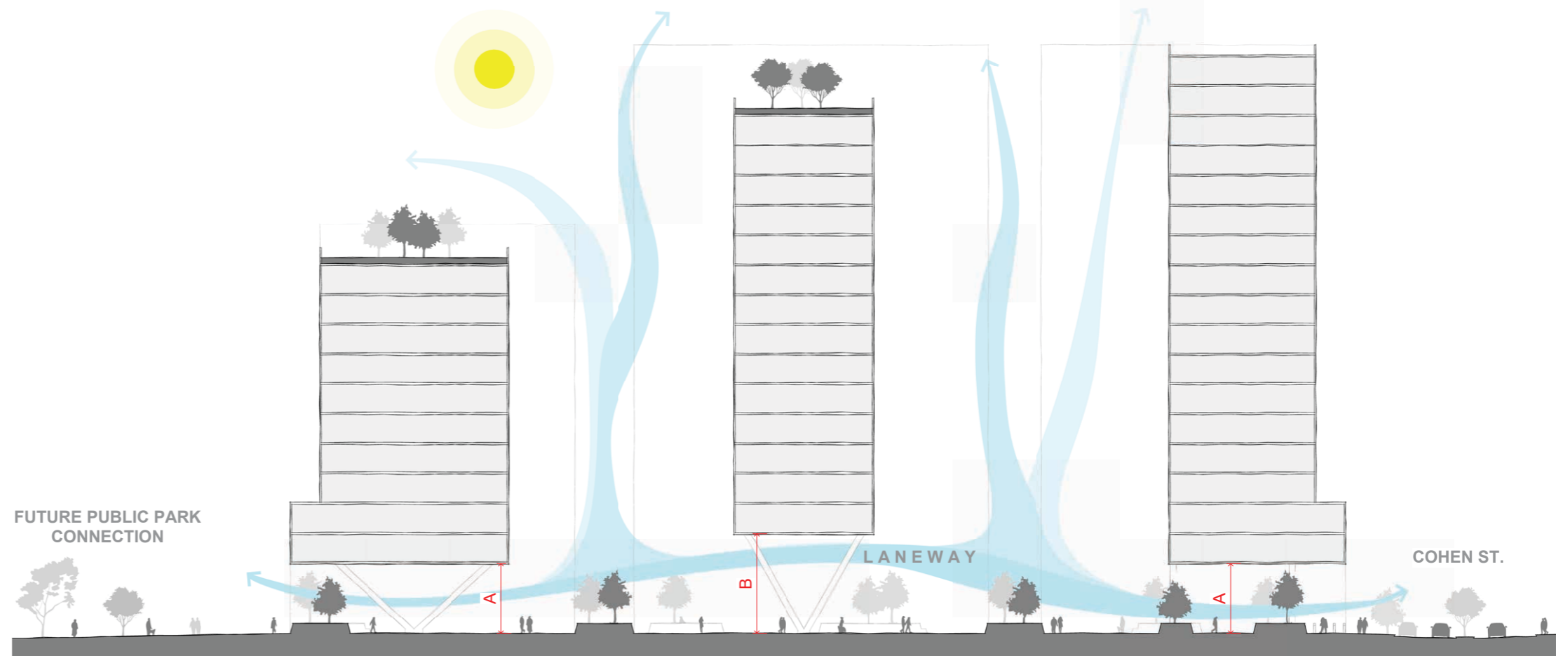
Design Response

Site Specific Objectives

Laneway / Central Green Spine

With the ground level stretching across the entire site all aspects of the development are universally accessible.

At the street level the development touches the ground with five individual towers. Each tower is an island separated from and connected to each other by a network of wide landscaped laneways and a central green spine. These laneways and central green spine not only provide layers of greenery with garden beds, pots, lawn, and trees but ample opportunity for seating and outdoor dining.

Each of these islands is articulated at its lower levels creating an interesting and varied form helping to provide an articulated street edge surrounded with greenery.

Each island contains numerous and various commercial spaces and an integrated lobby with direct street access for the apartments above. The breakup of these islands into smaller, individual shop fronts will allow for interesting and varied architectural treatments and interacts with the public realm and its landscape.

FUTURE PUBLIC PARK CONNECTION

LANEWAY

COHEN ST.

Built Environment
Public Interface Residential (Looking South)

Residential lobbies are accessible from both the street and laneway.

Lathlain Street

JWLAND   COX
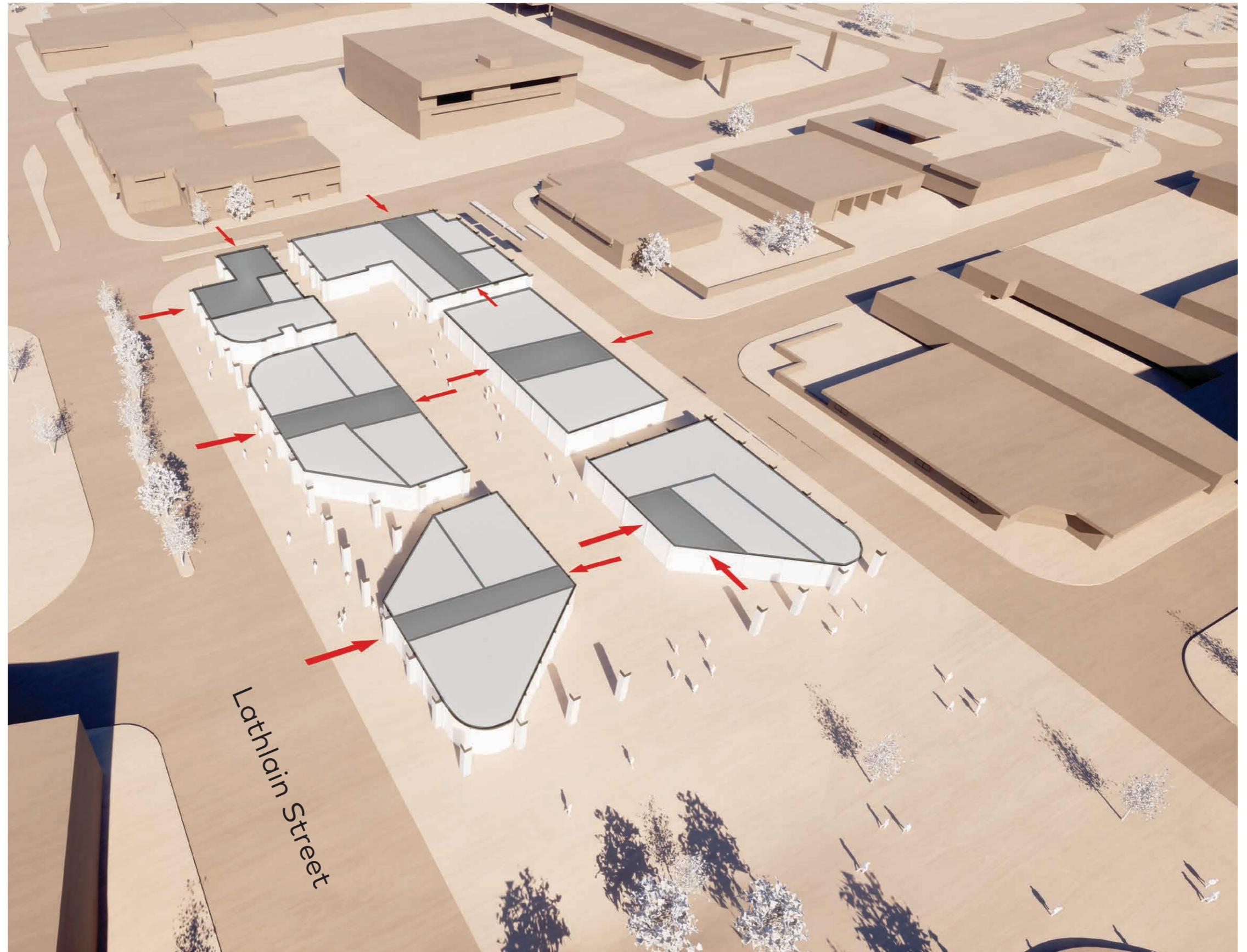
Pedestrian Amenity

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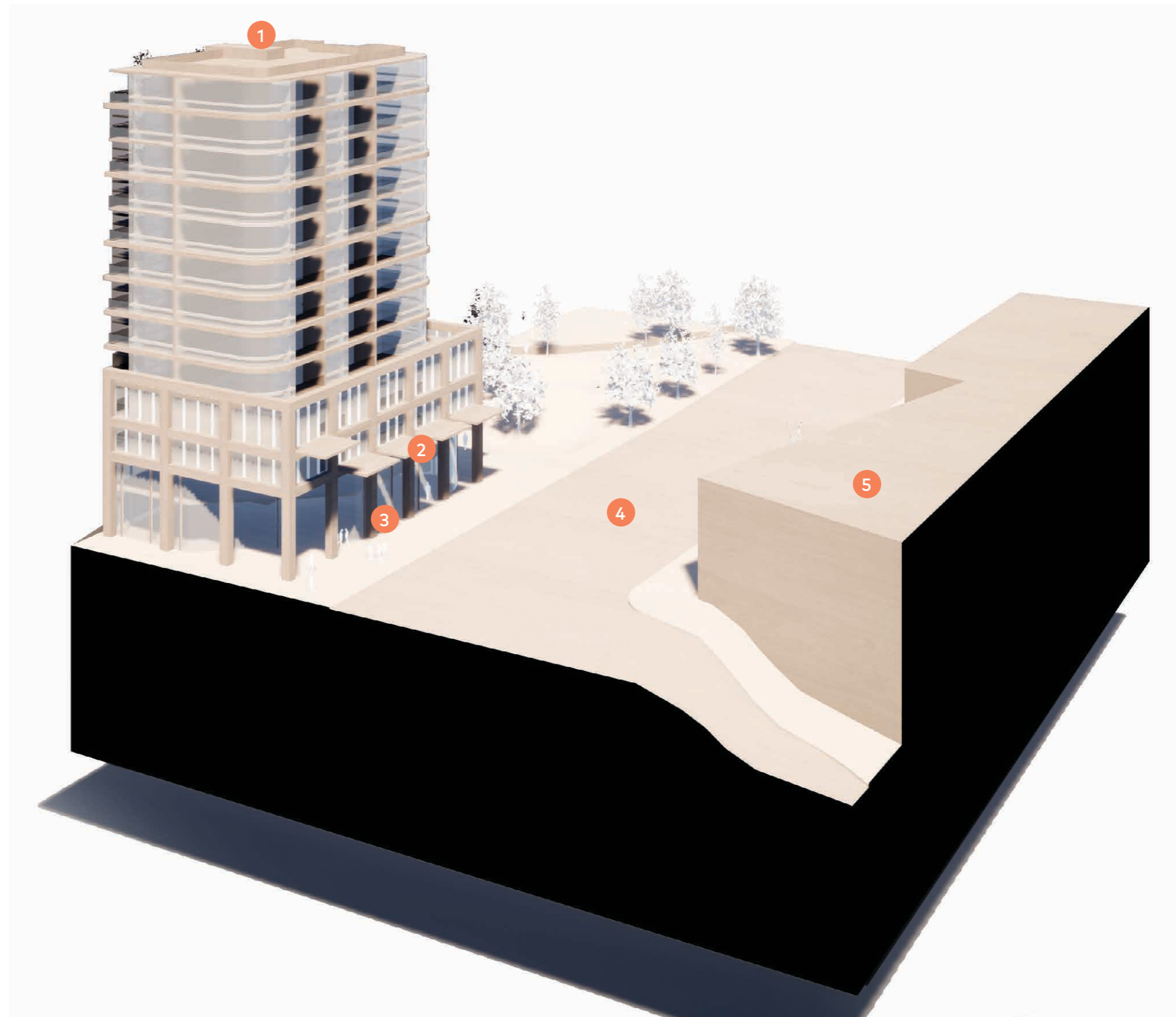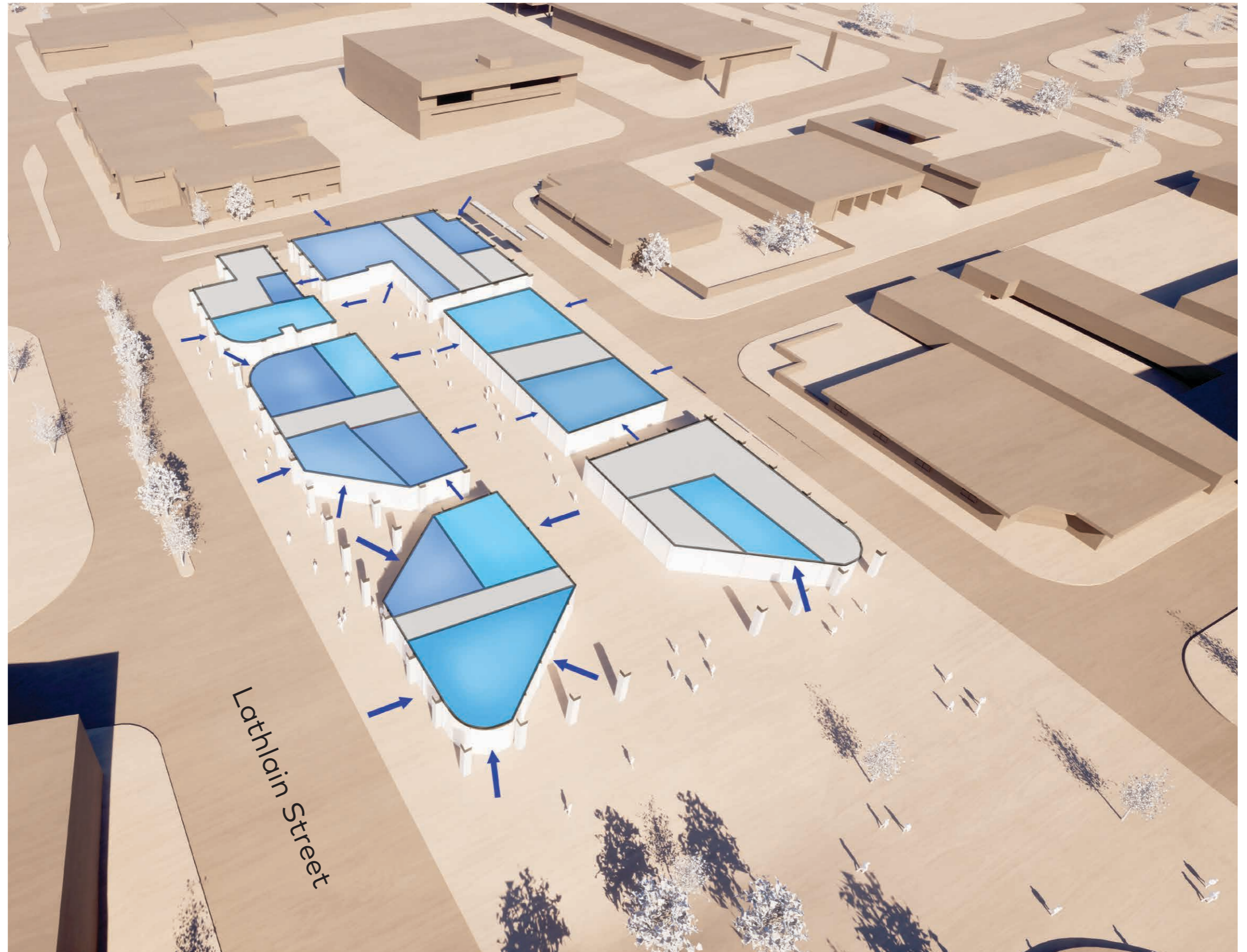|	
1	Proposed Development
2	Awning - weather protection for pedestrians
3	Shops - providing active street frontage
4	Lathlain Street - green streetscape with increased tree canopy within pedestrian connectivity
5	Westfield Belconnen

Commercial tenants are accessible from all sides.
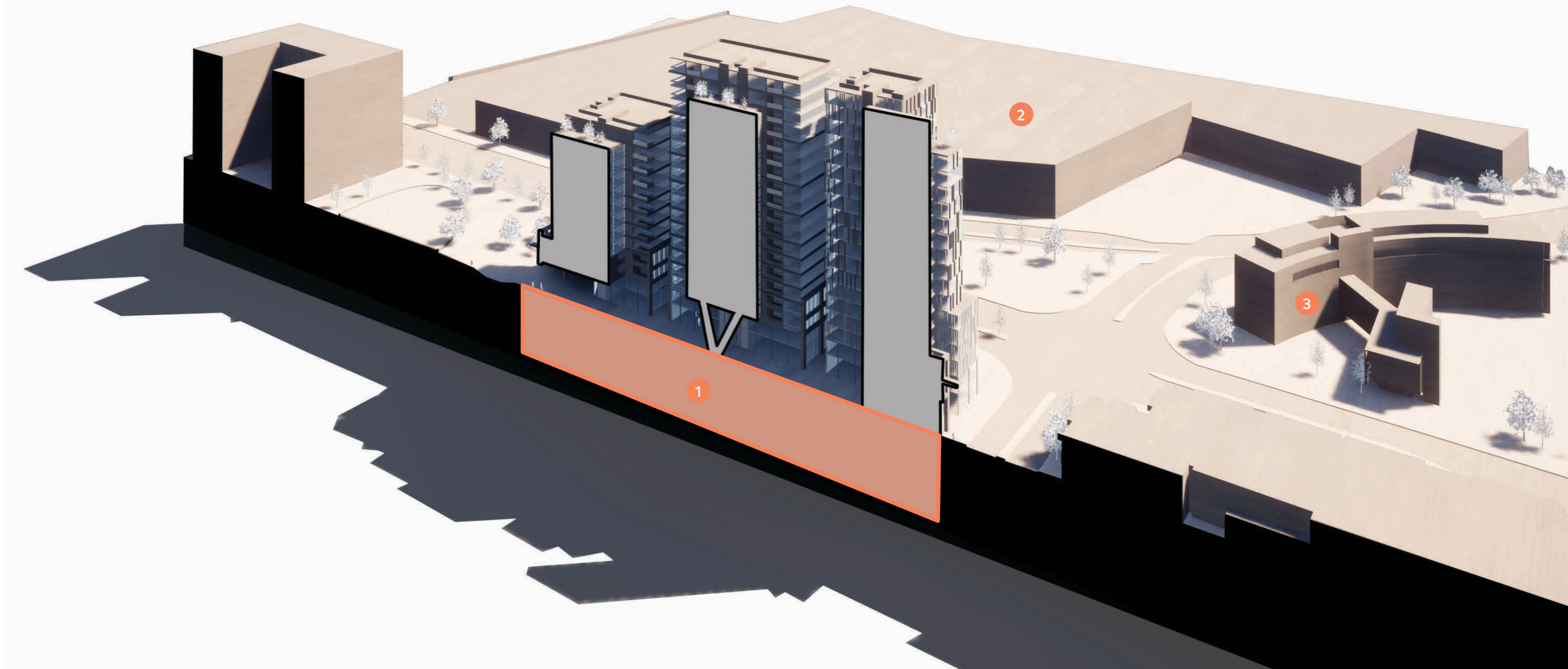

Lathlain Street

Built Environment
Car Parking

Car parking is contained entirely under ground providing a free and accessible ground floor easily connected to the surrounding streetscape.

1 Carparking at Basement
2 Westfield Belconnen
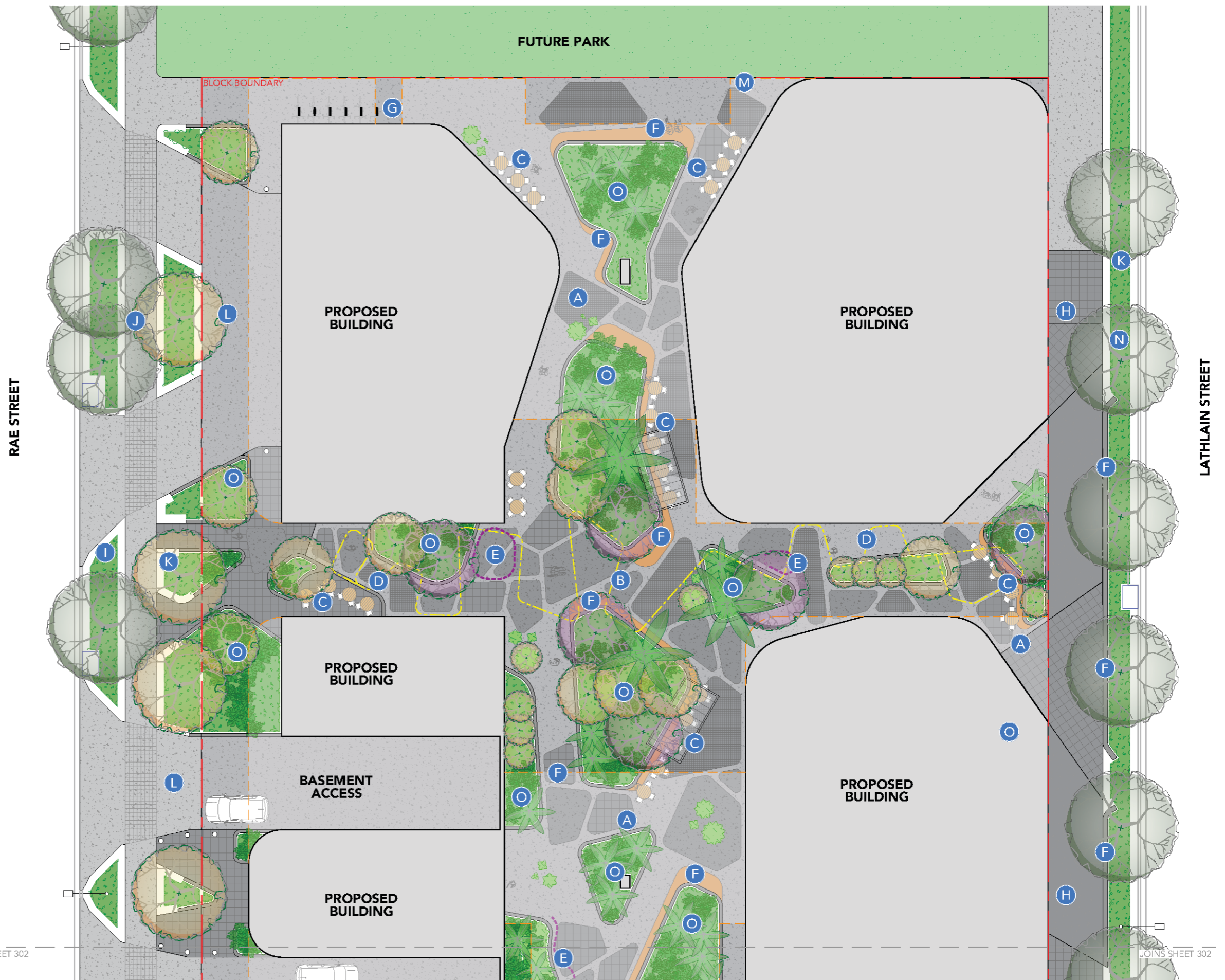3 Belconnen Community Health Centre

Urban Environment
Green Open Space

With a large public green space to the north of the site the development strategically connects to this and enhances its use through the inclusion of large central landscaped walkway.

This central walkway branching off into connecting laneways helps to form additional communal landscape outdoor areas allowing for a mix of seating and gathering choices with tables and integrated furniture. A mix of intimate/ individual and social spaces will be provided in the within the development and connecting green spaces.

These laneways and the central green spine will provide layers of greenery with garden beds, pots, lawn, and trees.

FUTURE PARK

BLOCK BOUNDARY

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

BASEMENT ACCESS

PROPOSED BUILDING

RAE STREET

LATHLAIN STREET

JOINS SHEET 302

JOINS SHEET 302

JWLAND   COX

Laneways are integral to the proposed development. Filled with various landscaping elements they play host to a variety of events and integrated artworks.

Providing access to various commercial and public spaces bringing the laneways and connected streetscapes to life.

Urban Environment
Streetscape

The proposed development will enhance the streetscape of Lathlain St. Various shopfronts laneways and outdoor seating will create public spaces without hindering the movement of pedestrians.

A continuous canopy of tree will bleed into the proposed landscaping linking the street to the laneways and public interior of the development.

The proposed will focus on providing a shared streetscape where pedestrians have priority, connecting the development to the street park and shopping centre.

Urban Environment
Community Amenity and Play

Community amenity is provided through out the proposed development.

A café at the north east corner of the site will connect to the landscaped park to the north and to the pedestrian road joining the development to the shopping centre. Along with various seating choices there are areas within the development that are covered by the buildings over them at different heights, some areas are completely open to the sky. This allows a number of activities to take place within each of these different types on areas.

Public toilets integrated into the development.

Activity & Local Economy
Place Activiation & Public Art

The development has a strong activation of place. The central laneway and the side laneways help to draw people in with public activation through out the ground floor. Along the journey through the site there are pockets of microspaces and more macrospaces, some enclosed others open to the sky. This great diversity of space allows for the integration of different art pieces and levels and kinds of activation.

Precedent Project

**Precinct 75,
St Peters, NSW**

Scale
231 dwellings,
3,500m² retail,
9,500m² commercial

Completion
Estimated 2025

Activity & Local Economy
Commercial Opportunity

At the ground floor the proposed development consists of 5 islands surrounded by streams and channels of laneways. These islands are made up of a collection of individual shopfronts all of various size. These shopfronts are active on every side of their respective island and flow onto each other via the central and side laneways.

The proposal also has numerous opportunities for pop up stalls and market events both wholly inside the development and spilling out onto the neighbouring park and pedestrian street.
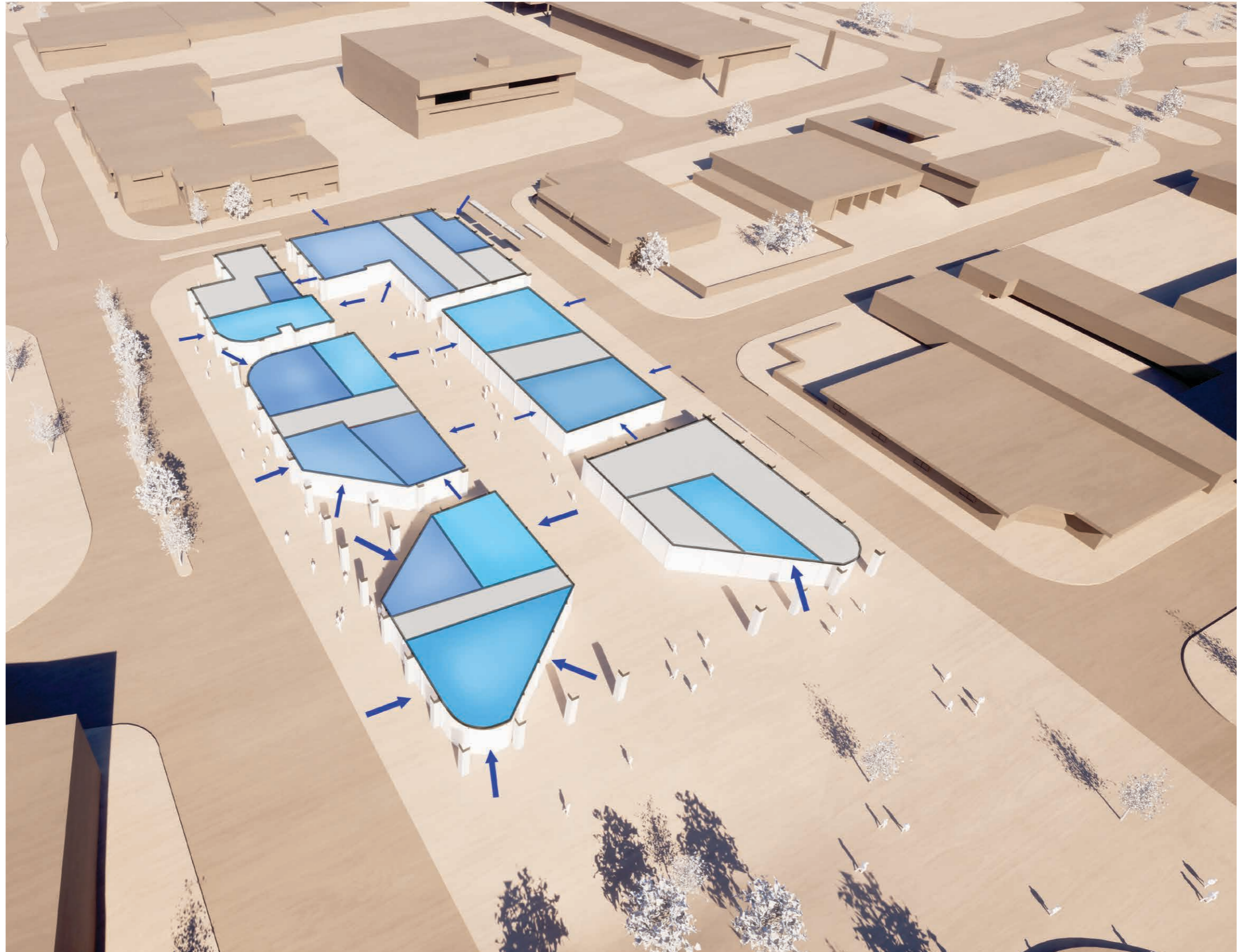
To find out further information you're invited to our upcoming:

Community Engagement Session

Belconnen Labor Club

16 November 2023, 5-6pm

Feedback welcome via email:

projects@jwland.com.au

Thank you.

JWLAND   COX