

PRESENTATION  
OCTOBER 2022

**Belconnen Community Council**

# BELCONNEN

---

BLOCK 17 - SECTION 152

# Community Council

**Previous community consultation documents available on:**

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

# Contents

<b>SITE &amp; CONTEXT</b>	<b>3</b>
<b>WHAT ARE WE BUILDING</b>	<b>6</b>
BRIEF	7
MASSING	8
ACTIVE FRONTAGES	9
BUILDING ENTRIES	10
PUBLIC CAR PARK	11
INDOOR AMENITY	12
OUTDOOR AMENITY	13
ESD MEASURES	14
FLOOR PLANS	15
<b>UNIT ANALYSIS</b>	<b>20</b>
EXTERNAL OUTLOOK	21
MID BLOCK LINK	22
<b>BULK AND MASSING</b>	<b>23</b>
BELCONNEN SKYLINE	24
MASSING STUDY	25
<b>SUMMARY</b>	<b>26</b>

# Site & Context

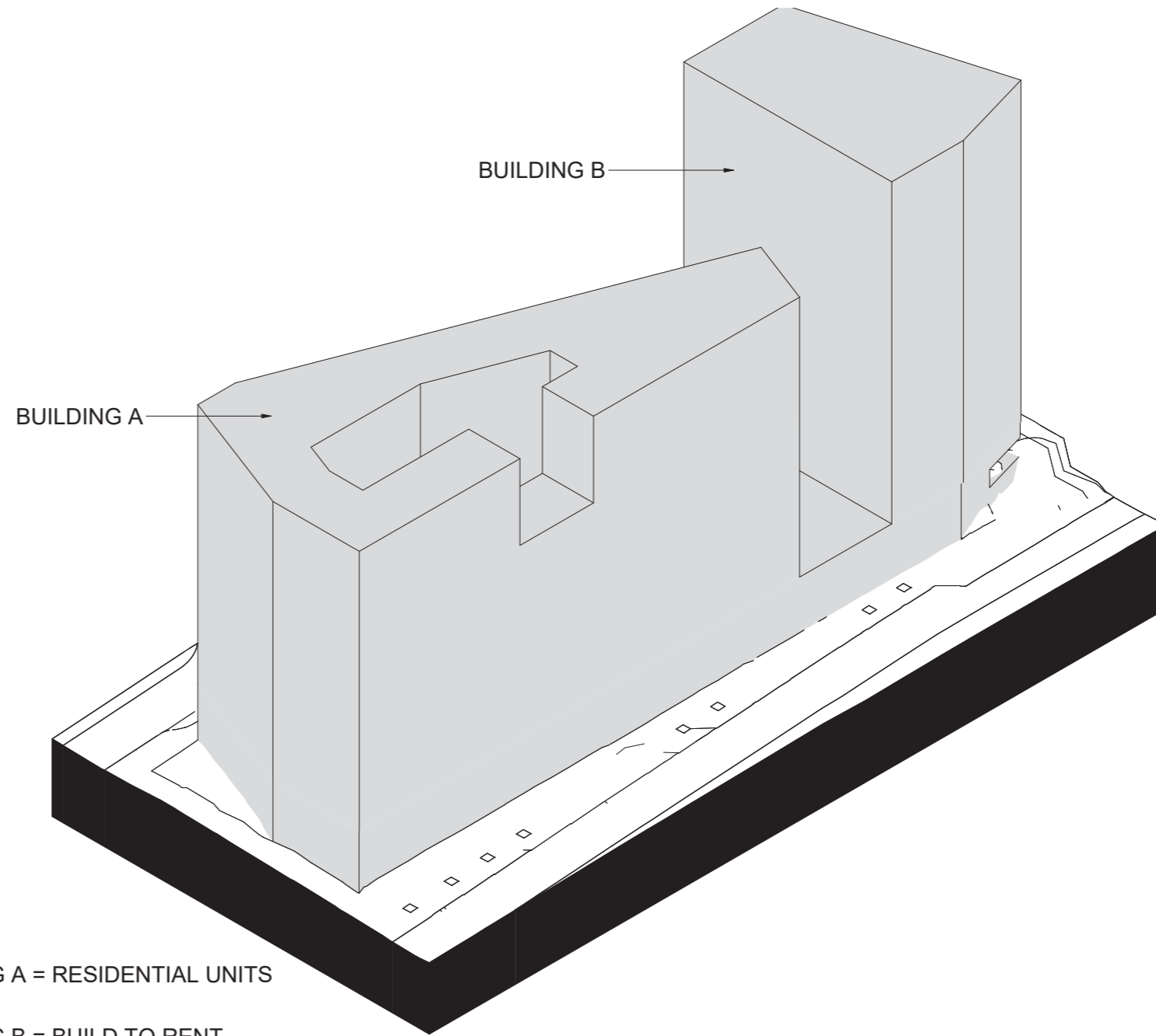


# What are we building?

# Brief

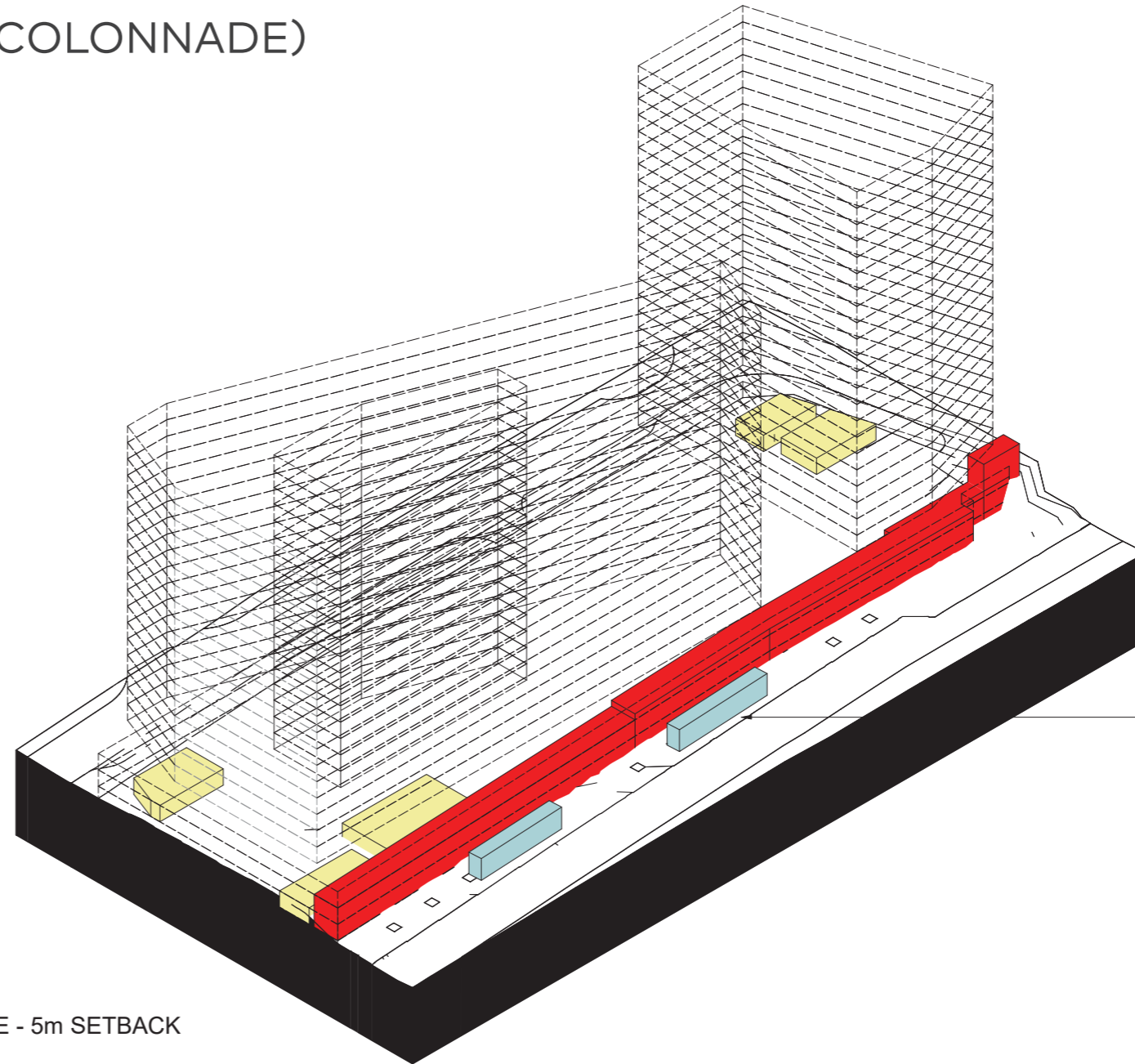
- **550 units + 335 BTR units - mix of 1, 2 and 3 bedroom unit - 92 affordable/community housing units in accordance with the ACT Government's affordable home purchase scheme**
- **180 publicly available car parks to be retained within the future development**
- **Active frontage along belconnen bus interchange, Swanson Ct. and Chandler St.**
- **Additional commercial uses on the site in accordance with the crown lease**
- **Improved accessible pedestrian connection from Cohen Street to Chandler Street and mid block link from interchange to Belconnen Community Centre**
- **Minimise internal facing units**

# MASSING





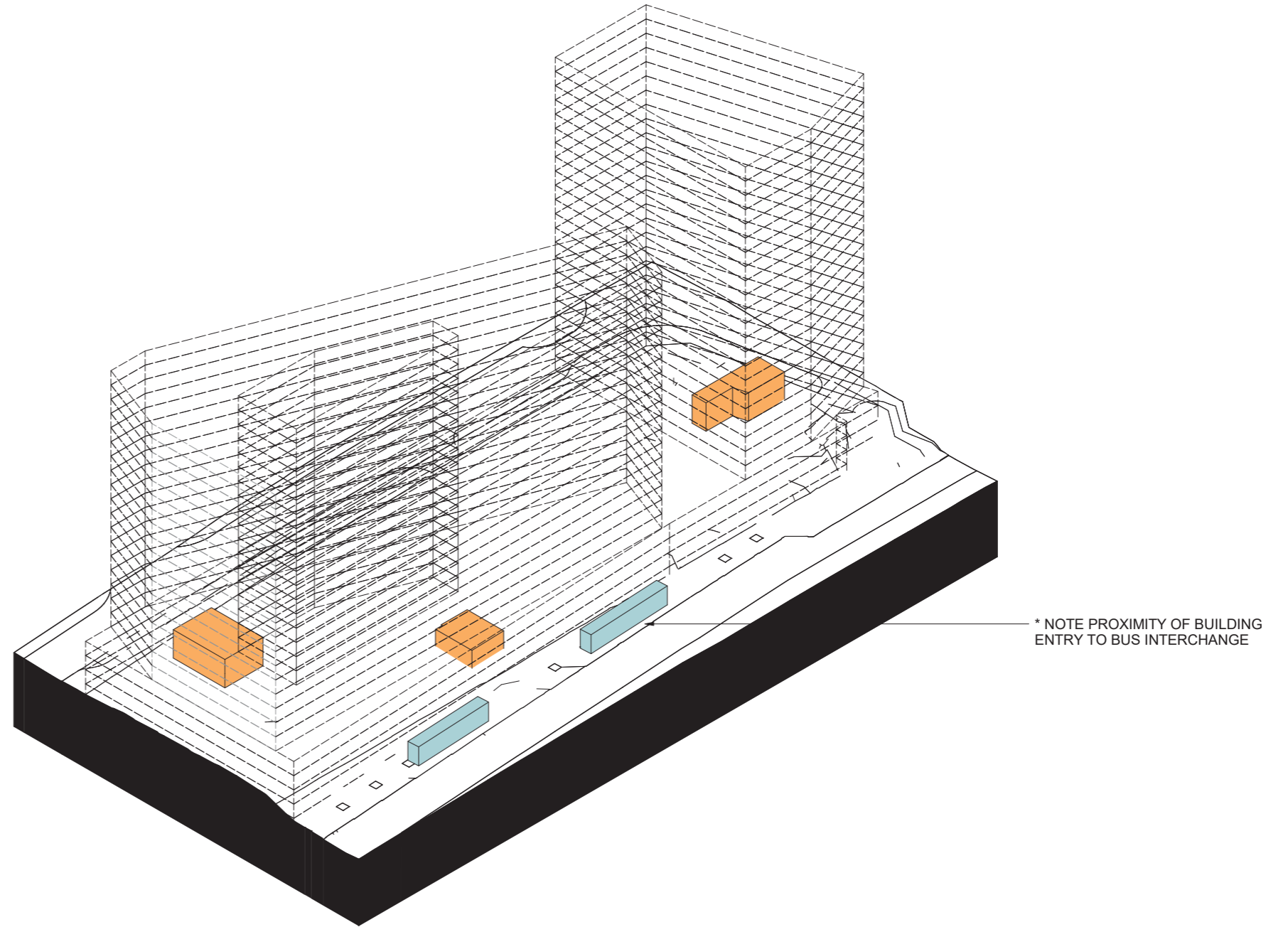
# ACTIVE FRONTAGE – (COMMERCIAL FRONTAGE / PEDESTRIAN COLONNADE)



\* NOTE PROXIMITY OF ACTIVE FRONTAGE TO BUS INTERCHANGE

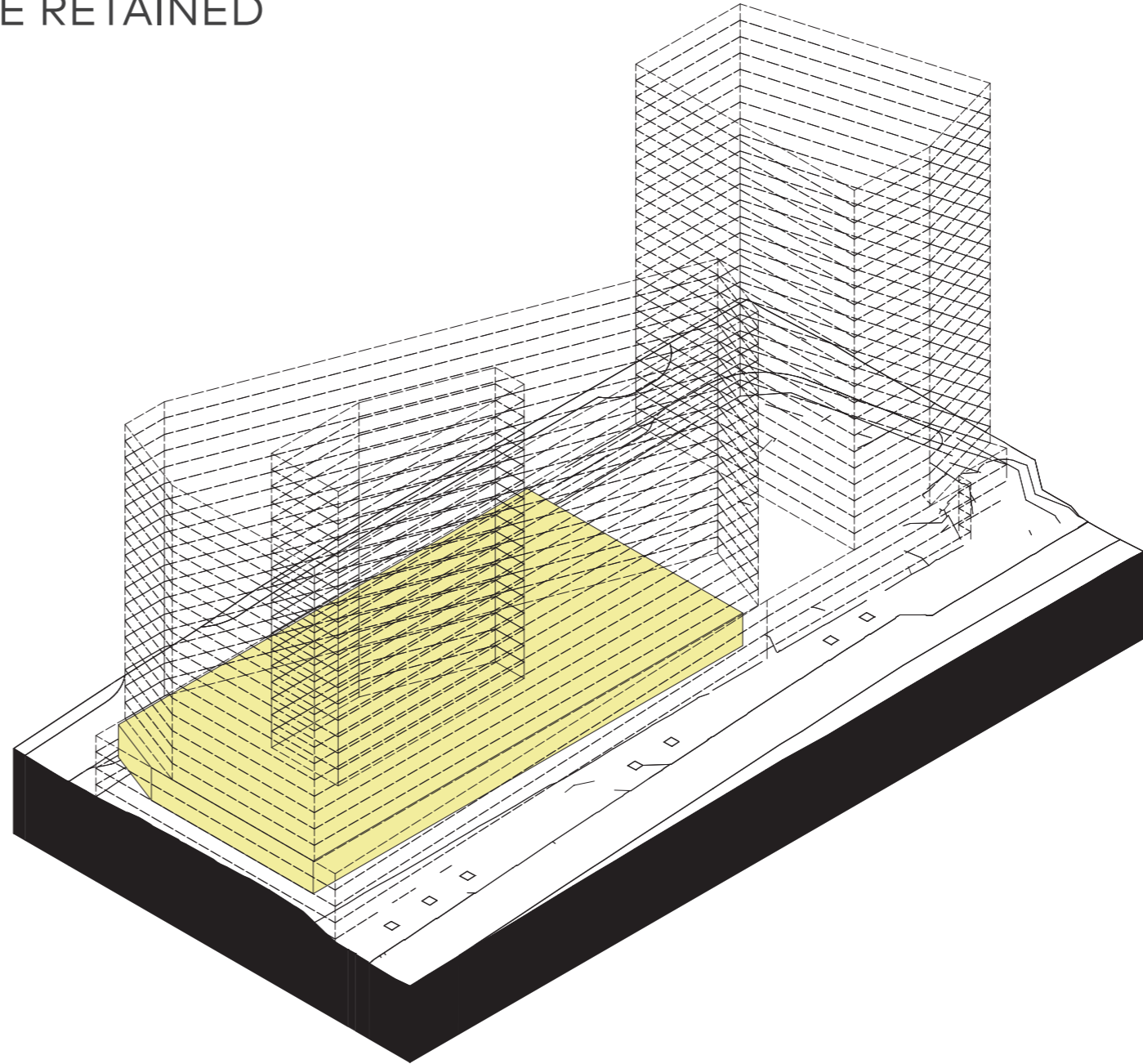
- COLONNADE - 5m SETBACK
- COMMERCIAL
- BUILDING ENTRIES
- BELCONNEN BUS INTERCHANGE

# RESIDENTIAL LOBBIES (BUILDING ENTRY / STREET ADDRESS)



## PUBLIC CAR PARKS

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



# INTERNAL AMENITY



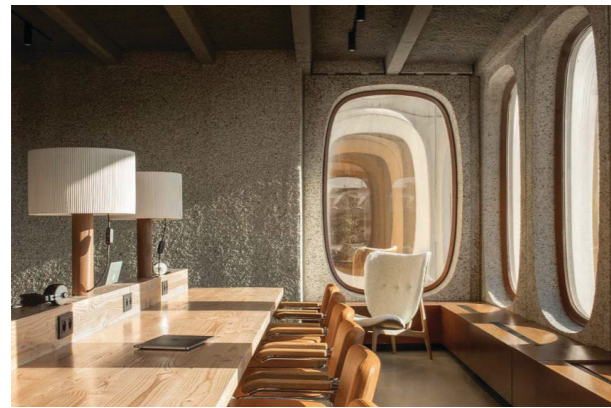
COMMUNAL DINING ROOM AND KITCHEN



GAMES ROOM AND LOUNGE AREA



RESIDENTS MUSIC ROOM WITH PIANO



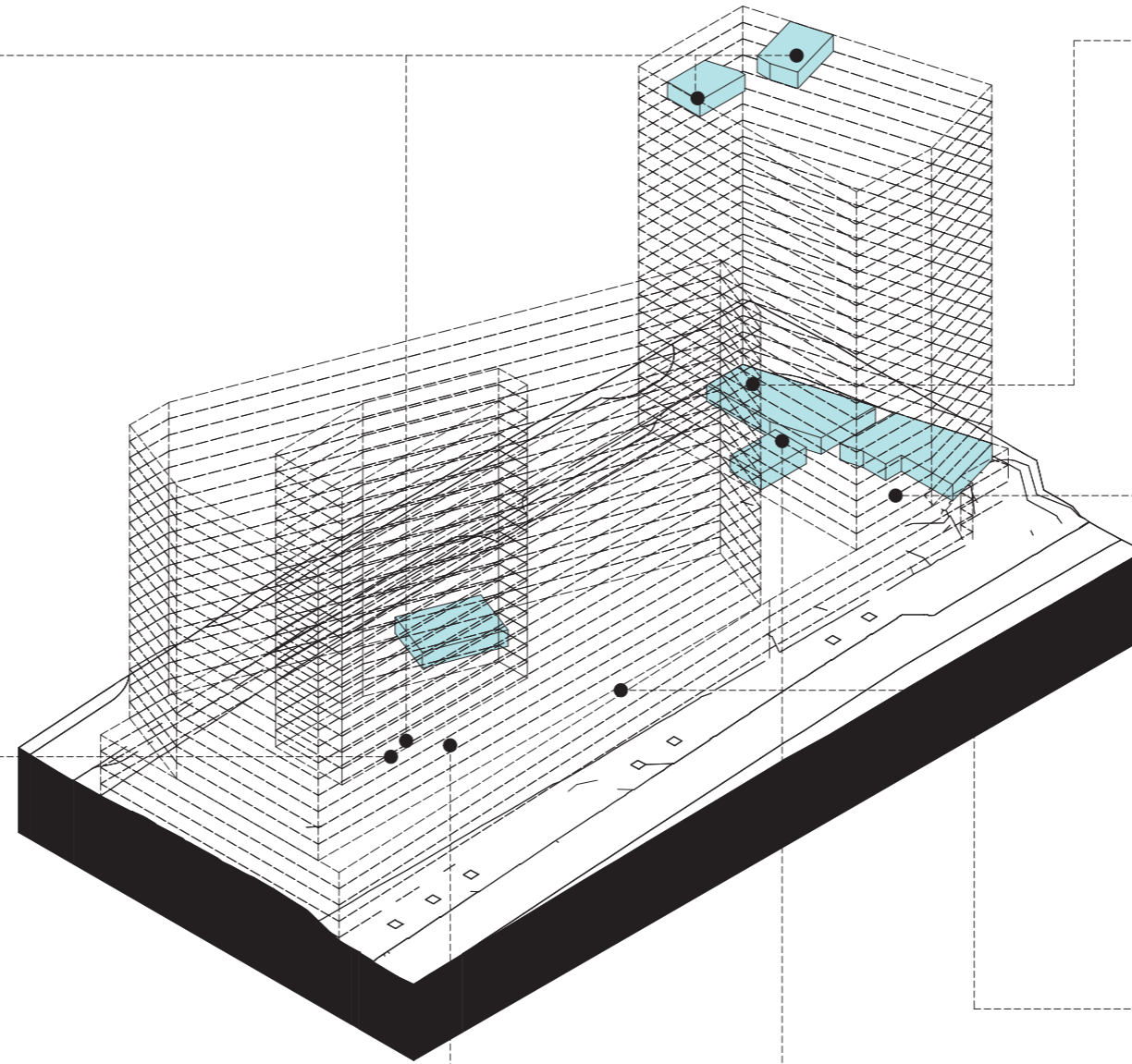
CO-WORKING SPACE



INDOOR GYM FOR RESIDENTS



END OF TRIP FACILITY



# EXTERNAL AMENITY



SHARED DOG WASH AREAS



ROOF LEVEL 2 DINING ROOMS AND BBQ AREA



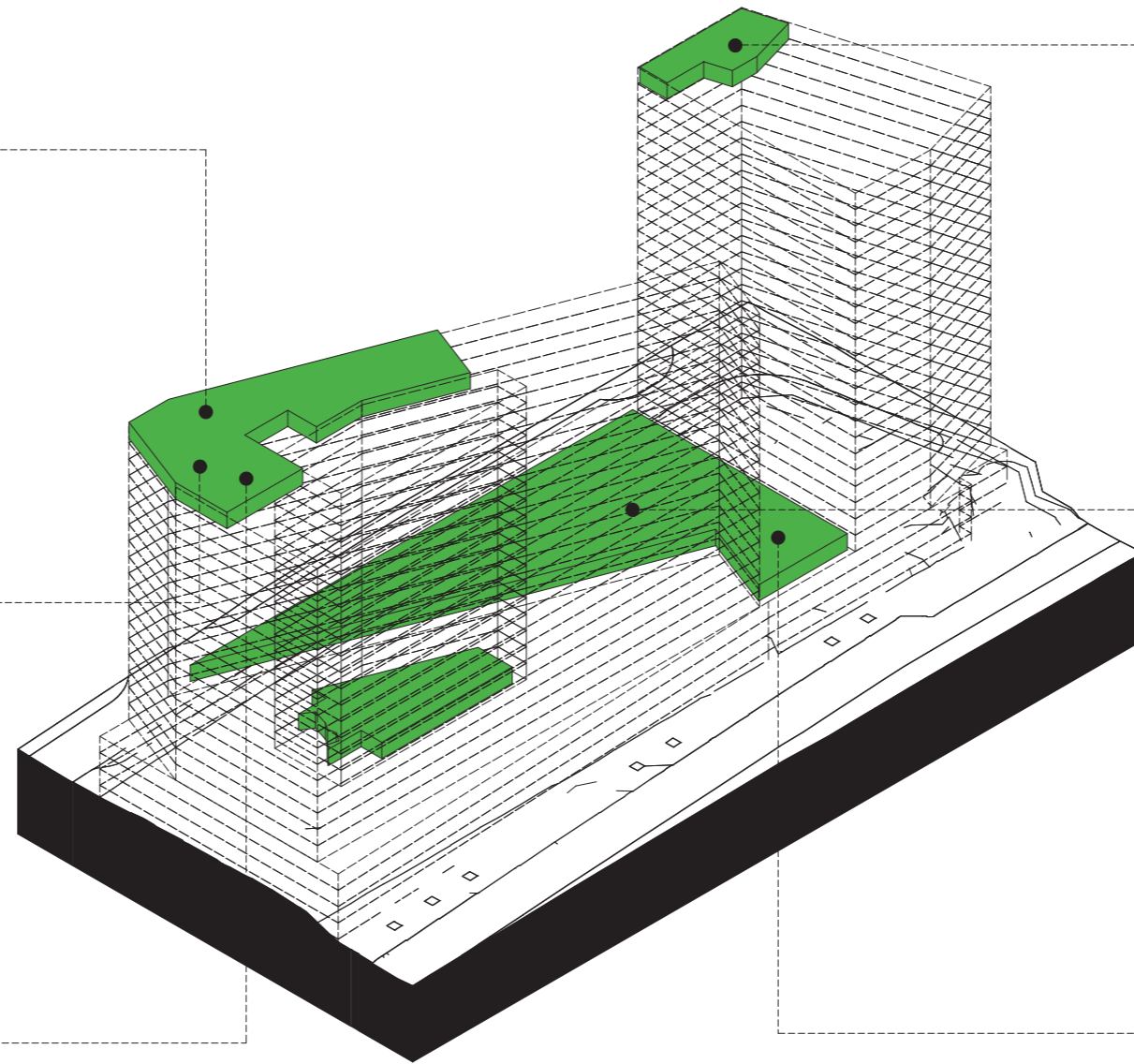
PRIVATE RESIDENTIAL GARDEN



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



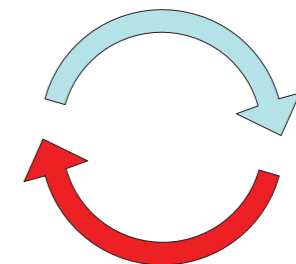
SOLAR PANEL INSTALLATION AND ROOFTOP WATER COLLECTION



LOCALLY SENSITIVE PLANTING AND REDUCED STORMWATER RUNOFF



ATRIUM PROVIDING NATURAL LIGHT AND VENTILATION

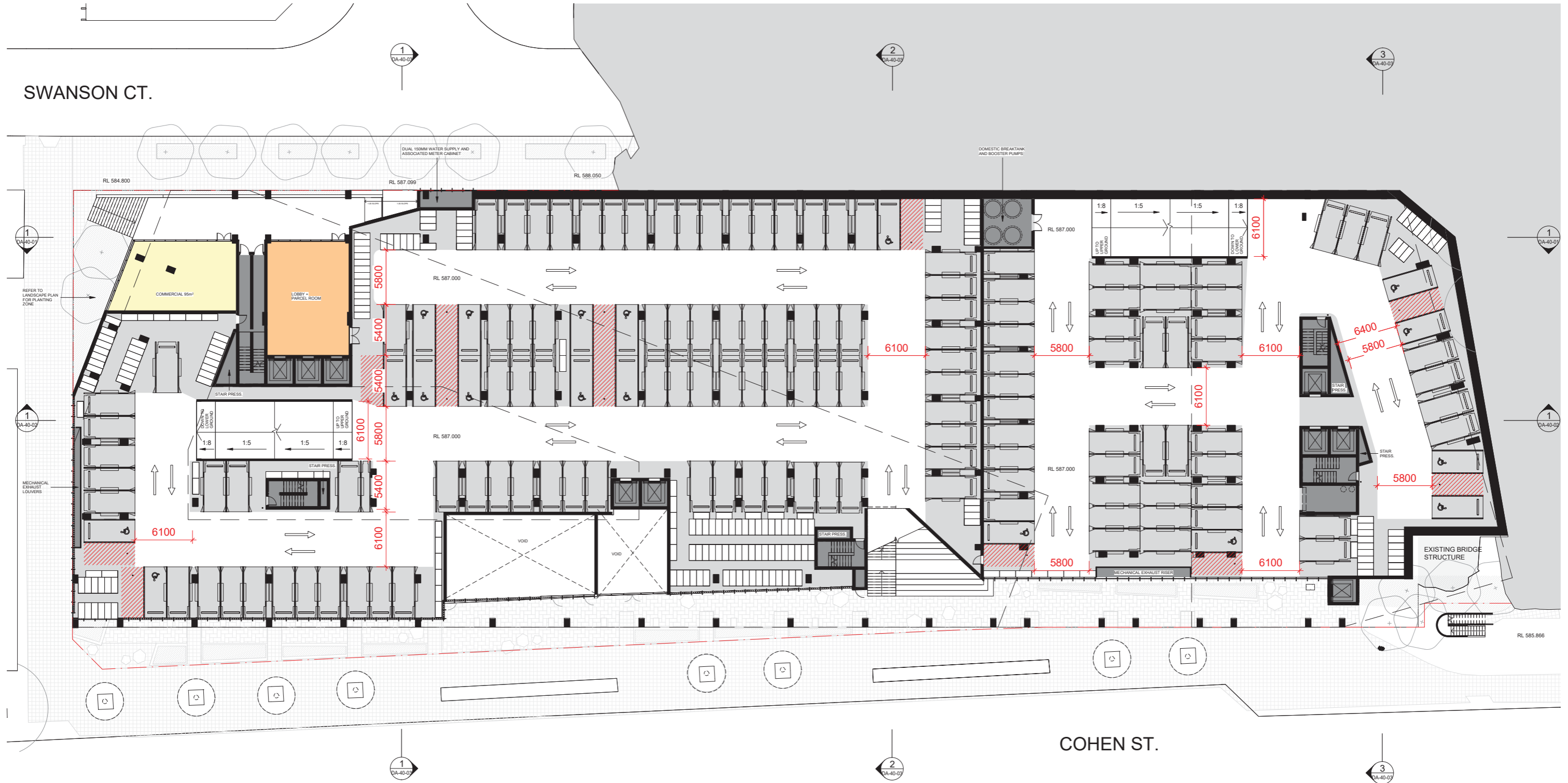


CENTRALIZED VRF UNITS ACROSS SITE

# LOWER GROUND

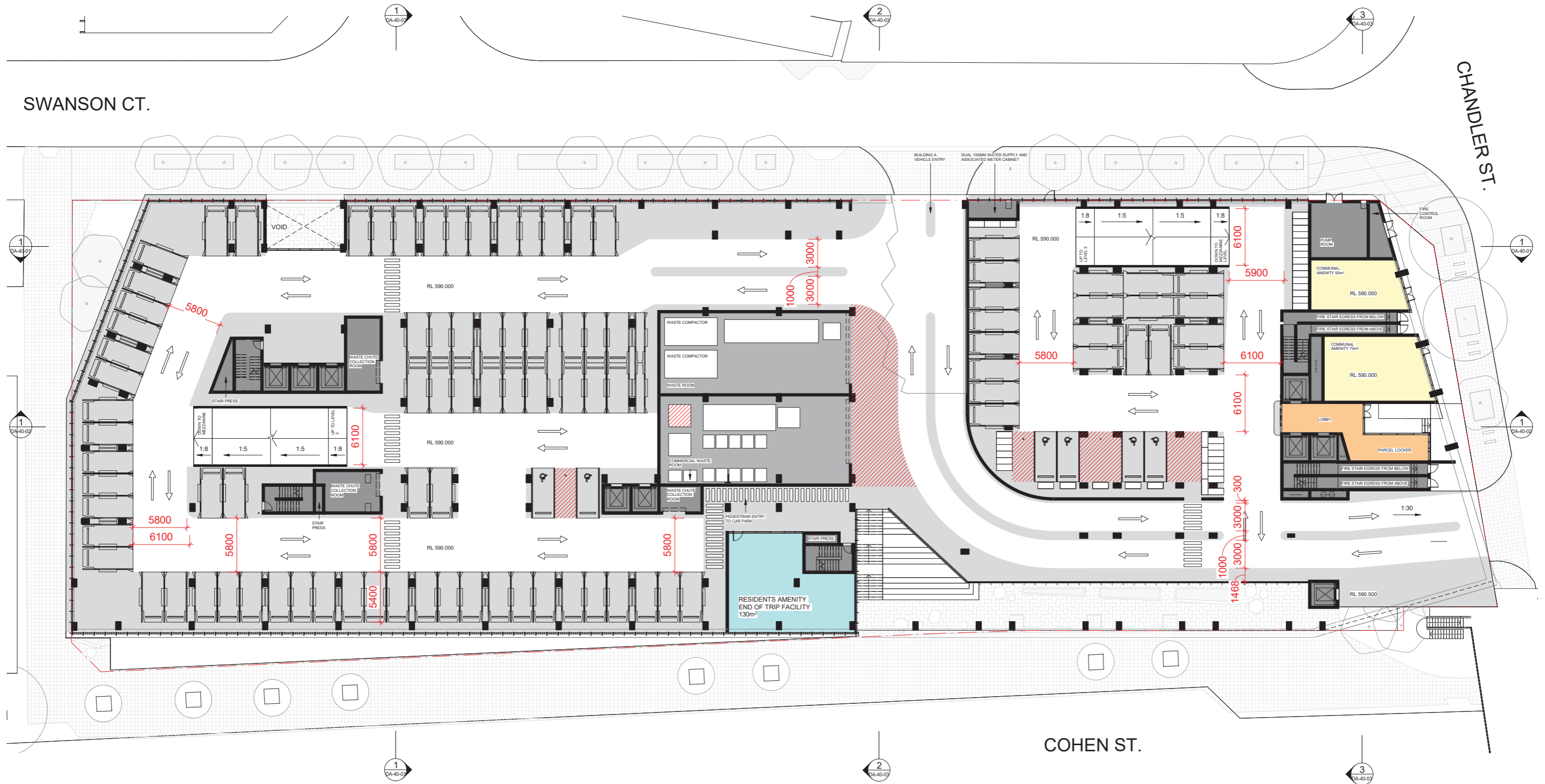


# MEZZANINE LEVEL GROUND





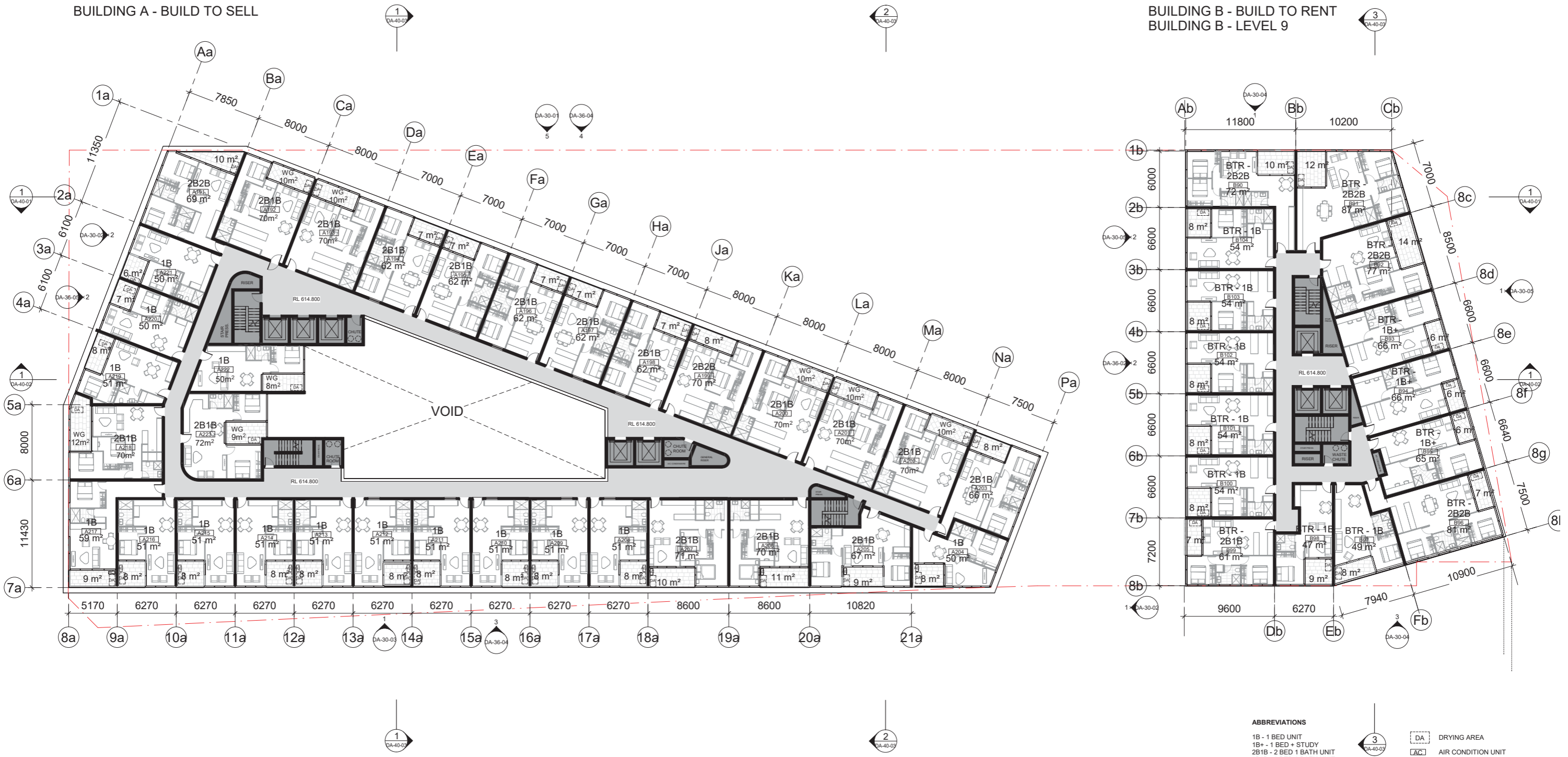
# UPPER GROUND



# LEVEL 4 PODIUM



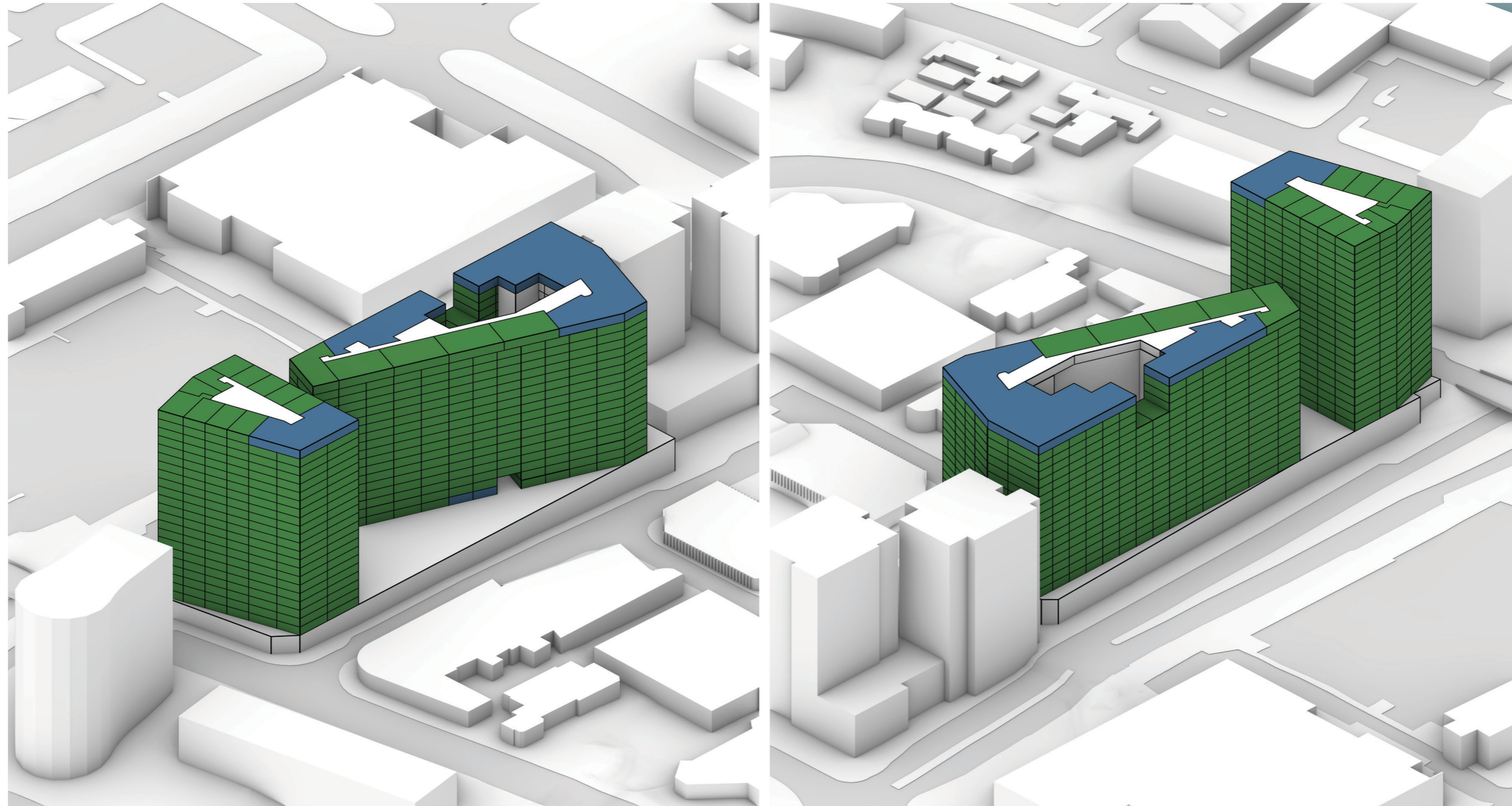
# TYPICAL LEVEL



- 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
  - BAL - BALCONY / PRIVATE OPEN SPACE
  - WG - WINTER GARDEN
  - DA - DRYING AREA
  - AC - AIR CONDITION UNIT
  - S - STORAGE

# Unit Analysis

# UNITS WITH EXTERNAL OUTLOOK



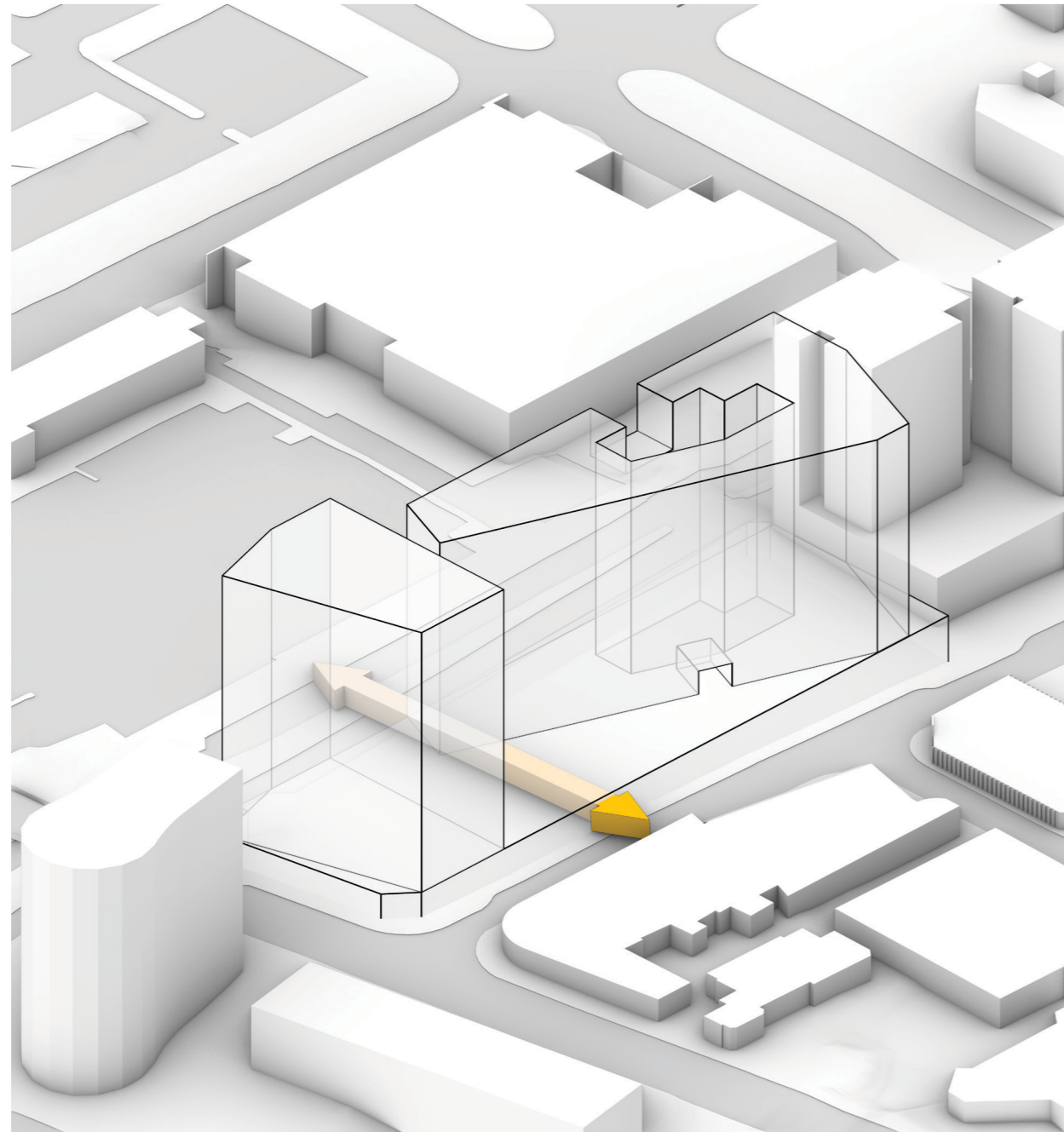
NE PERSECTIVE

SW PERSECTIVE

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

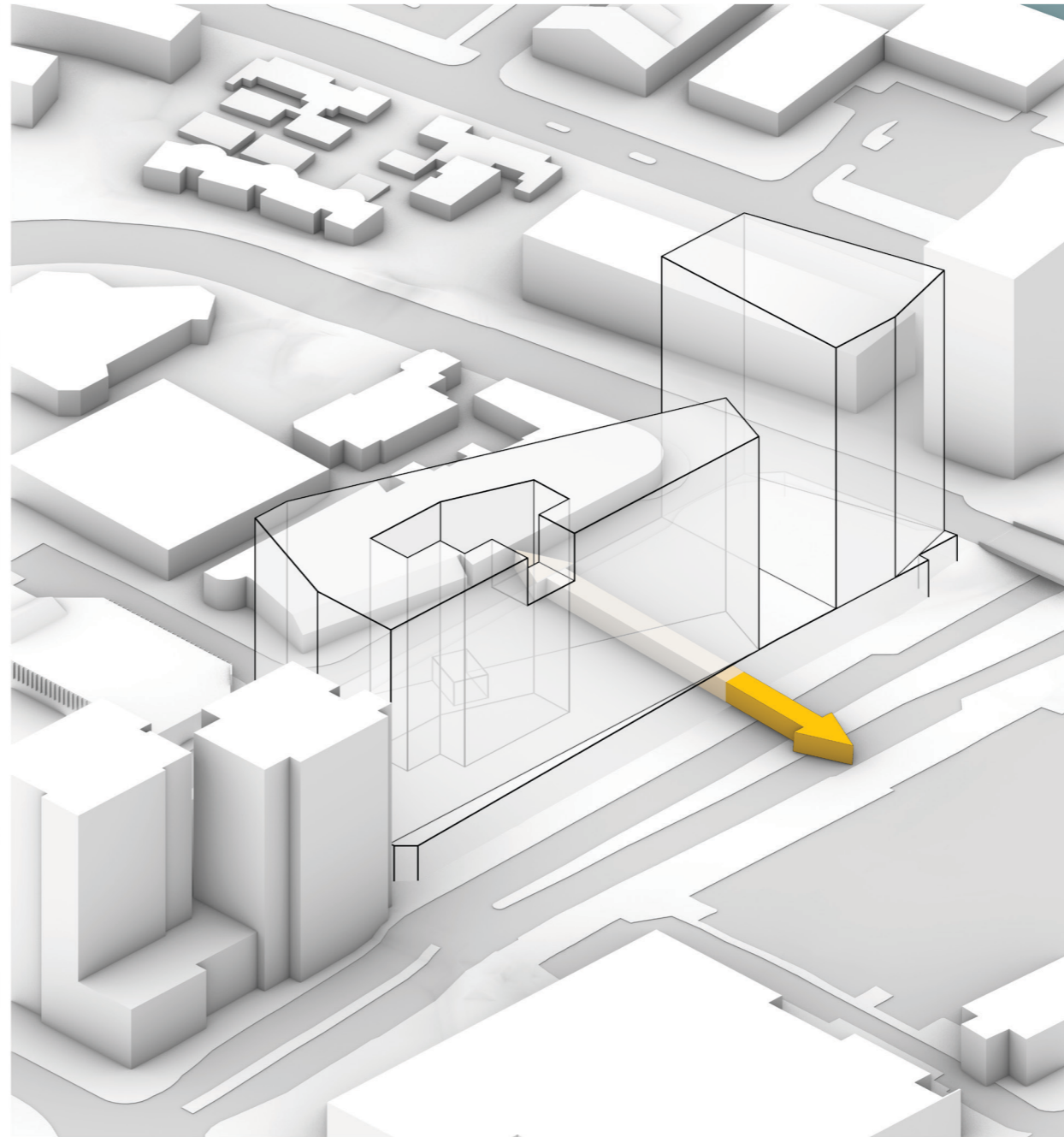
- = 95% OF UNITS WITH EXTERNAL OUTLOOK
- = NON UNIT

# MID BLOCK LINK



NE PERSECTIVE

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



SW PERSECTIVE

 = MID BLOCK LINK

# Bulk & Massing

# BELCONNEN SKYLINE

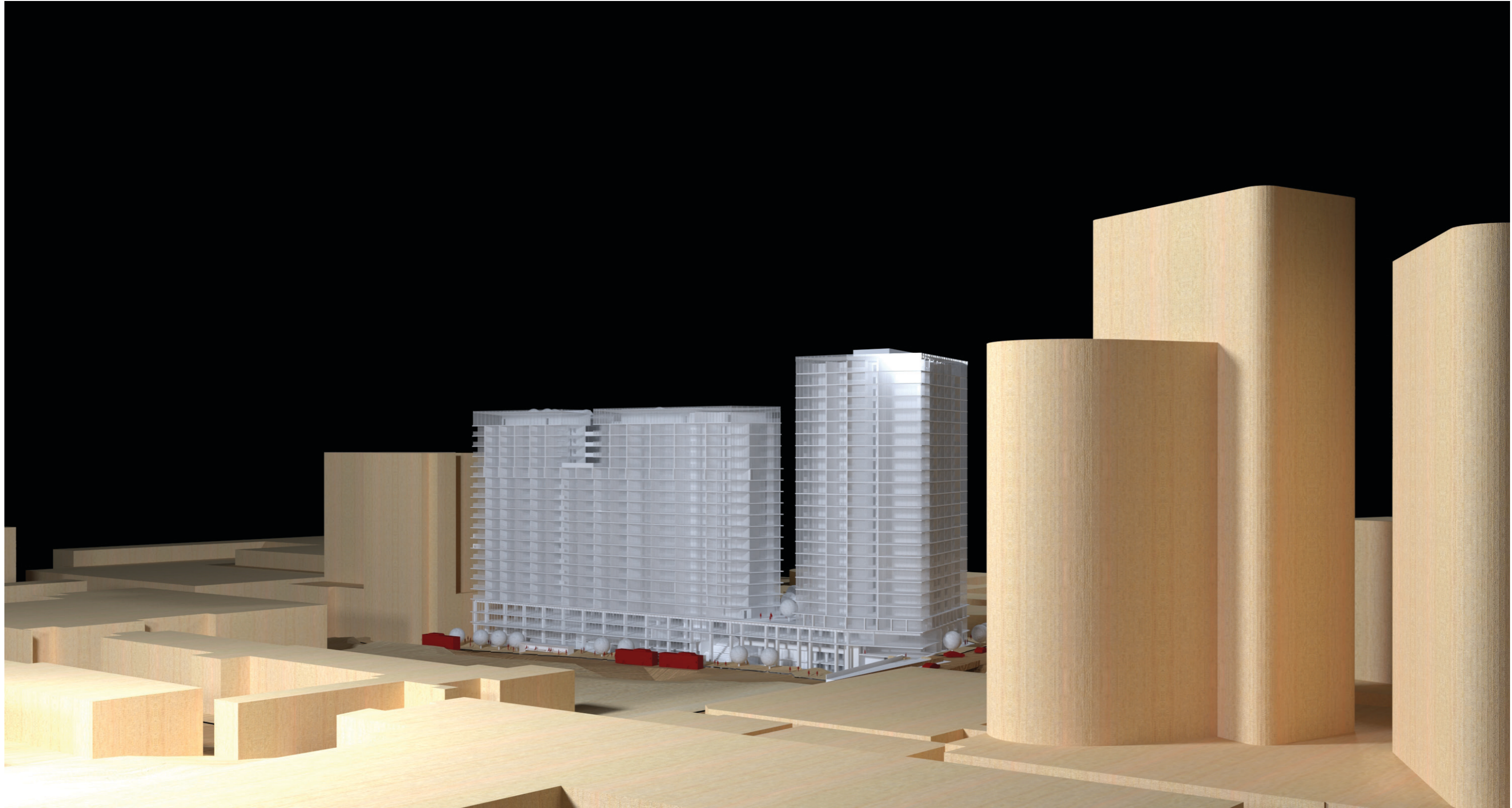




# MASSING STUDY



# MASSING STUDY







# Summary

- **885 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**
- **Activation of Belconnen bus interchange**
- **End of trip facility adjacent to 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.**
- **Mix of landscape and internal amenity across multiple levels**

COX ARCHITECTURE

1/19 EASTLAKE PARADE

KINGSTON ACT 2604 AUSTRALIA

T + 61 2 6239 6255

[WWW.COXARCHITECTURE.COM.AU](http://WWW.COXARCHITECTURE.COM.AU)