

Belconnen Lathlain St.

Community Council Q&A

| QUESTIONS | RESPONSES |
|---|---|
| How many units are proposed within the new development? | We are in the early stages of design for this development. The preliminary design includes 436 residential apartments, a hotel and a commercial accommodation (serviced apartment) building. The ground level of each building is anticipated to include a range of commercial/retail uses. |
| How many buildings planned for this site? | Buildings to accommodate the residential apartments, the hotel and commercial accommodation will be set above a shared ground floor podium and basement. The precinct will include an active and vibrant central courtyard area for use by residents and the community alike. |
| How tall are the buildings going to be? | The height limits for this site are set by the Territory Plan. Under the new Territory Plan the maximum height of buildings on the site will be between 42 – 60 metres. This equates to between 12 – 19 storeys. |
| What is the mix of apartment types proposed in the new development? | A mix of 1, 2 and 3 bedroom apartments are proposed. |
| What are the traffic impacts on the surrounding streets? | A Traffic Impact Assessment has been prepared by the ACT Government as part of the sales documentation for the site. It has informed the number of parking spaces proposed, along with access and egress from the site. |
| How many car spaces are proposed for this development? | The preliminary concept makes allowance for approximately 675 car parking spaces distributed over 4 basement levels. |
| What type of commercial/retail space is envisaged for the site? | Whilst the use mix remains to be finalised, it is envisaged that a combination of cafes, restaurants, retail shops and office suites will activate parts of the ground and first level. These spaces may be utilised by private tenants and/or community operators. An extensive accessible park and internal laneway will also be provided. They will support multiple outdoor dining opportunities, and space available for the community. |
| Will there be common property amenity, if so, what will it be? | At this early stage we are still working on the final details of resident's amenity but typically a selection of the following are generally incorporated: End of trip facilities, resident gym, resident lounge, library, roof top gardens, children's play equipment, outdoor gym equipment, parcel lockers, BBQ and outdoor dining space. |

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Community Council Q&A cont.

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| What is the anticipated timing to be able to purchase and live in the building? | We are very early in the design stages and are working towards completion of the project in 2028. |
| How will JWLand be dealing with feedback? How will concerns be addressed? | JWLand will collect all feedback and review any concerns raised with the design and development team. It is also worthy to note that we are undertaking a review process with the Suburban Land Agency and the National Capital Design Review Panel (NCDRP). The NCDRP offers the opportunity for peer review of development proposals by independent design professionals with the aim of achieving the best possible outcome for new buildings and public spaces. |
| Where will I find further updates and information about this project? | Please visit the JWLand website: https://www.jwland.com.au/project/belconnen-lathlain-st/ |
