

QUESTIONS	RESPONSES
Are the public car parks accessible to people with disabilities to get from and to their car?	Yes. The two levels of public parking are accessed via lifts from the foyers on Cohen Street and Swanson Court foyers. A pedestrian footpath from Chandler Street (crossing the mid-block link) provides an on-grade path to the lower level public parking. Dedicated accessible car parking is located on the lower public level adjacent to the Cohen St lifts.
Can you advise whether the building has disabled person accessibility? Are there pedestrian ramps or example?	The building is designed to meet AS1428.1 2021 Design for access and mobility, as well as AS2890.6 Off-street parking for people with disabilities. This means that public areas are accessible to people with disabilities with appropriate measures in place to facilitate circulation and use. Given the significant amount of fall across the site, lift access is the better solution
How do the heights of the proposed apartment buildings compare to existing buildings in Belconnen?	The height comparison is most apparent in the Belconnen skyline image taken from Ginninderra Dr. The highest of the two buildings (Building B) is similar in height to the 24 storey Cirrus building, four storeys higher than the 20 storey Sentinel building. That said, the proposed design is three storeys lower than the 27 storey Wayfarer building.
The connection between the bus interchange and the community centre is a good addition.	We are excited to work with the consultant team to deliver a pedestrian-friendly and safe circulation zone.
What is happening with the mid - block pedestrian, on the plans it's currently identified as "to Architect future detail"?	The intent is to work with a local artist to develop a site-specific wall treatment and backdrop to the wall in DA-30-02 and DA-30-03 (currently represented with a circular pattern). This will occur at the Margaret Timpson corner along pedestrian link, as well as leading into the mid-block link along the Cohen St facade.
Everything facing the interchange should be commercial – is this a missed opportunity?	The commercial has been located in strategic areas of the development to improve passive surveillance to the pedestrian laneway and address all four edges of the site. Given the South-facing nature of Cohen St, dispersing the commercial/retail offers areas with more favourable solar conditions for outdoor seating, as well as frontage to roads not dedicated solely to public transport. There is currently over 250sqm of commercial /retail located on Cohen Street.
Trees look good. Could there be more to shade the bitumen?	We will work closely with the Landscape Architect to develop appropriate planting for public and private areas of the development. The Southern portion to Cohen St will receive significant shade, while the Northern end will benefit from Manchurian ear planting to continue the street language established along Sentinel. The overshadowing provided by Altitude and Sentinel to the East and West will also provide relief in the summer months. Belconnen's Tree Canopy Cover (TCC) as estimated in the Urban Tree Canopy Coverage report is 24.04%. The landscaped outdoor area of the development including podium and rooftop zones will be around 50%.

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<p>I wonder if gas-free also means that the residents will save money on an ongoing basis?</p>	<p>There is significant cost in installing a gas system to a multistorey development, from a spatial point of view of piping and metering to maintenance and fire engineering. We believe the ACT moving to electric will substantially de-risk future developments.</p>
<p>I am really, really, concerned about the total lack of sun protection in this new construction. Particularly all the floor to ceiling, wall to wall windows. I've lived in a N/W unit in Sentinel for 8 years and the lack of sun protection is absolutely unbearable in summer.</p>	<p>We have worked closely with a glazing consultant through documentation stages to determine suitable systems for the different building orientations, as well as internal controls to improve thermal performance. Heat gain to the East and West will be to some extent lessened thanks to Altitude and Sentinel bookending the site, providing overshadowing from low sun angles. Furthermore, window design requirements have considerably increased in the last 10 years.</p>
<p>My understanding is these apartments would overshadow many (or all) of the Altitude apartments that are across the road, is this correct?</p>	<p>The development is located to the West of the Altitude building, and as such will have limited overshadowing impact as shown in the DA-80 drawing series, available on the planning portal. In the winter solstice, the modelling shows lower levels are not overshadowed between 9am-3pm. In the summer solstice, the lowest storey of the building will be overshadowed from 1:30pm onwards, with the lower half of the elevation overshadowed by 3pm. After 3pm in summer, the overshadowing will provide thermal comfort benefits by blocking out lower-angle sunlight and keeping interiors from warming up.</p>
<p>This looks well planned, and as though previous BCC feedback was taken into account. Thank you.</p>	<p>We appreciate the feedback and opportunity to work with the BCC to tailor the site response.</p>