



# Site Context

## Location



- 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 Lathlain Street



Cox Architecture  
coxarchitecture.com.au

Client JWLand

Project No. 923069

Document Control Status:

FOR DEVELOPMENT APPROVAL

Project LATHLAIN ST

BLOCK 06 SECTION 23 BELCONNEN

Acknowledgement  
In the language of the Ngunnawal people,  
this site is known as Ngambri Country.

Drawing Title:

LOCATION PLAN

Scale: @ A1

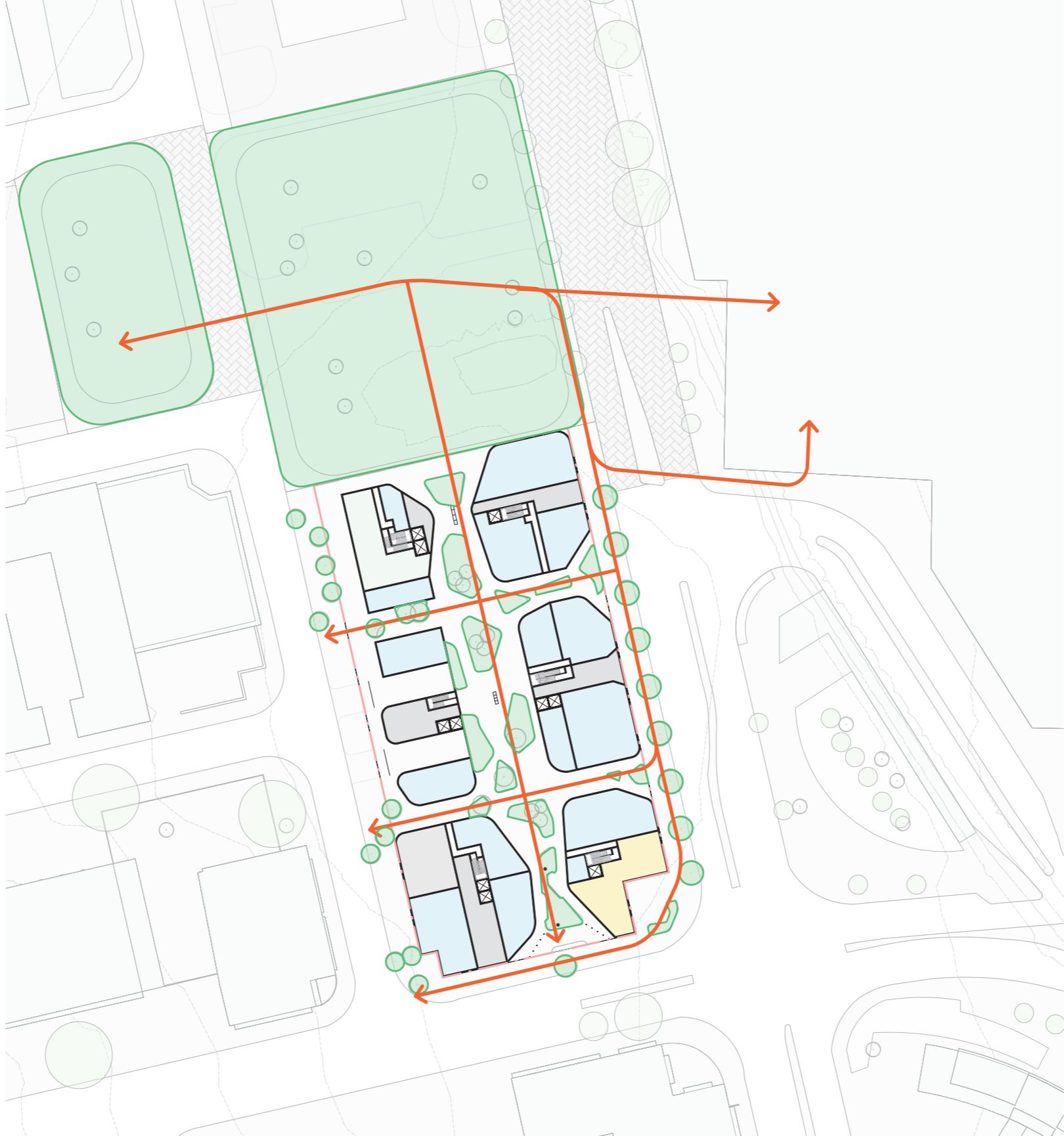
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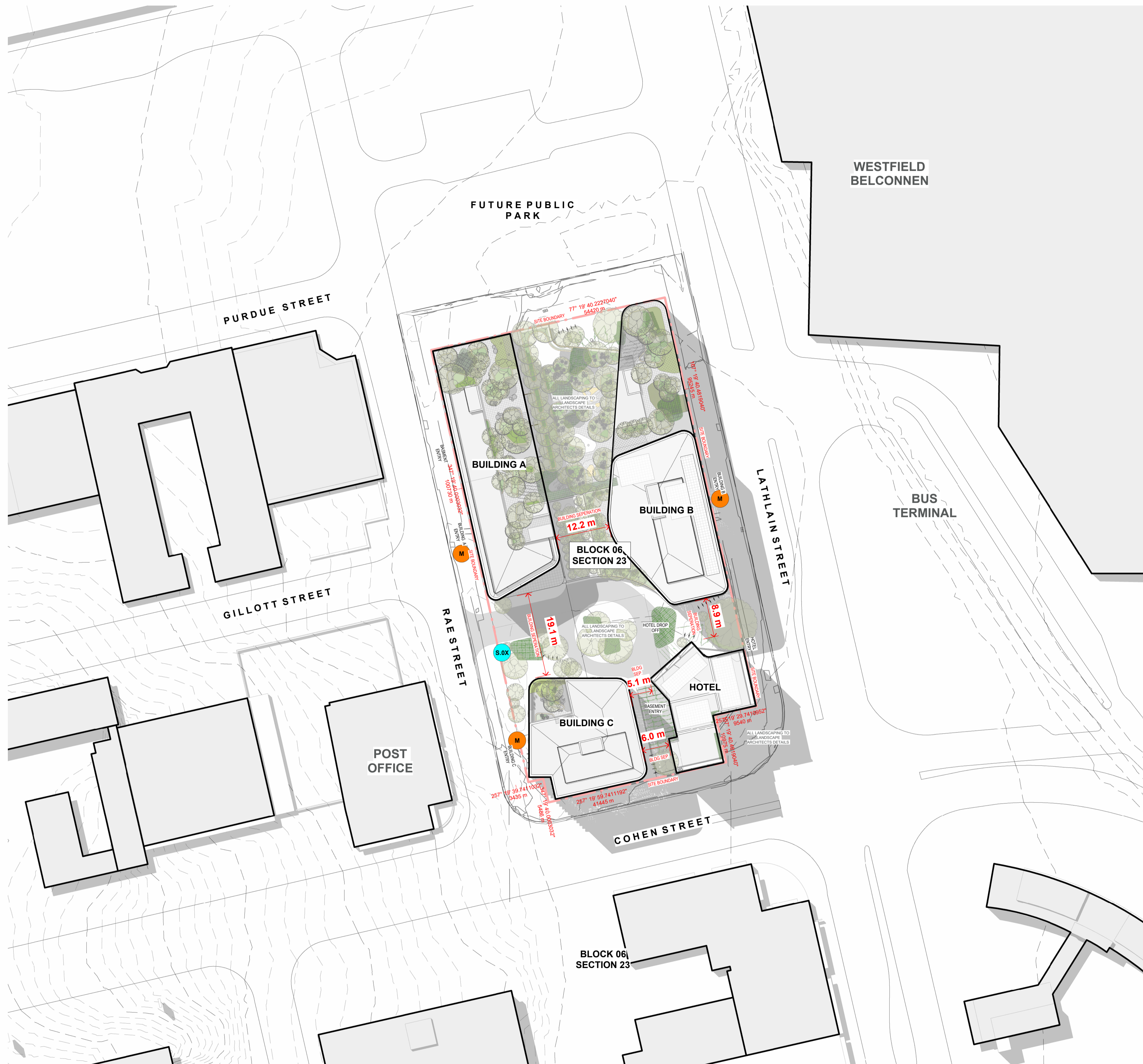
Revision: 5

Drawing Number: DA-11-01

PLOT STAMP DATE: 13/12/2024 3:35 PM

# Proposed Architectural Design Site





**SITE COVERAGE**

BLOCK AREA: 5657.5m<sup>2</sup>  
 BUILDING COVERAGE: 2596m<sup>2</sup> = 45%

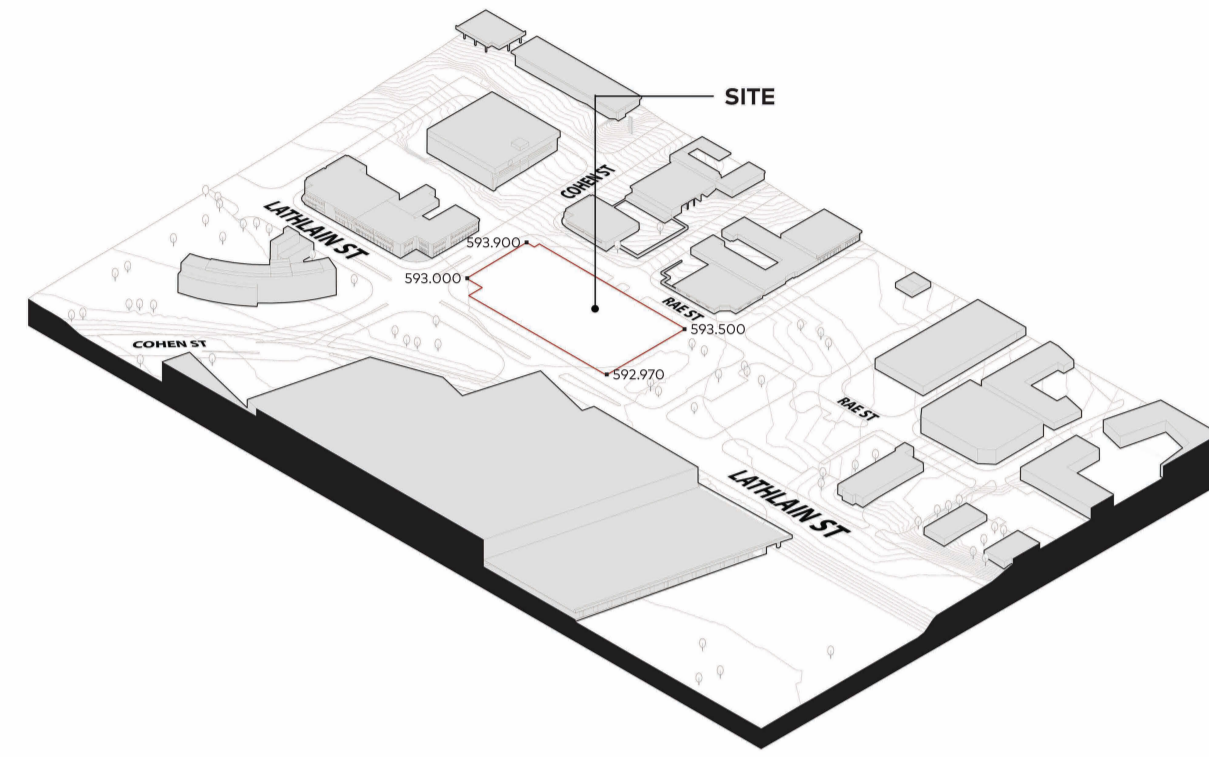
**LEGEND:**

- - - SITE BOUNDARY
- SIGNAGE LOCATION
- MAILBOX LOCATION

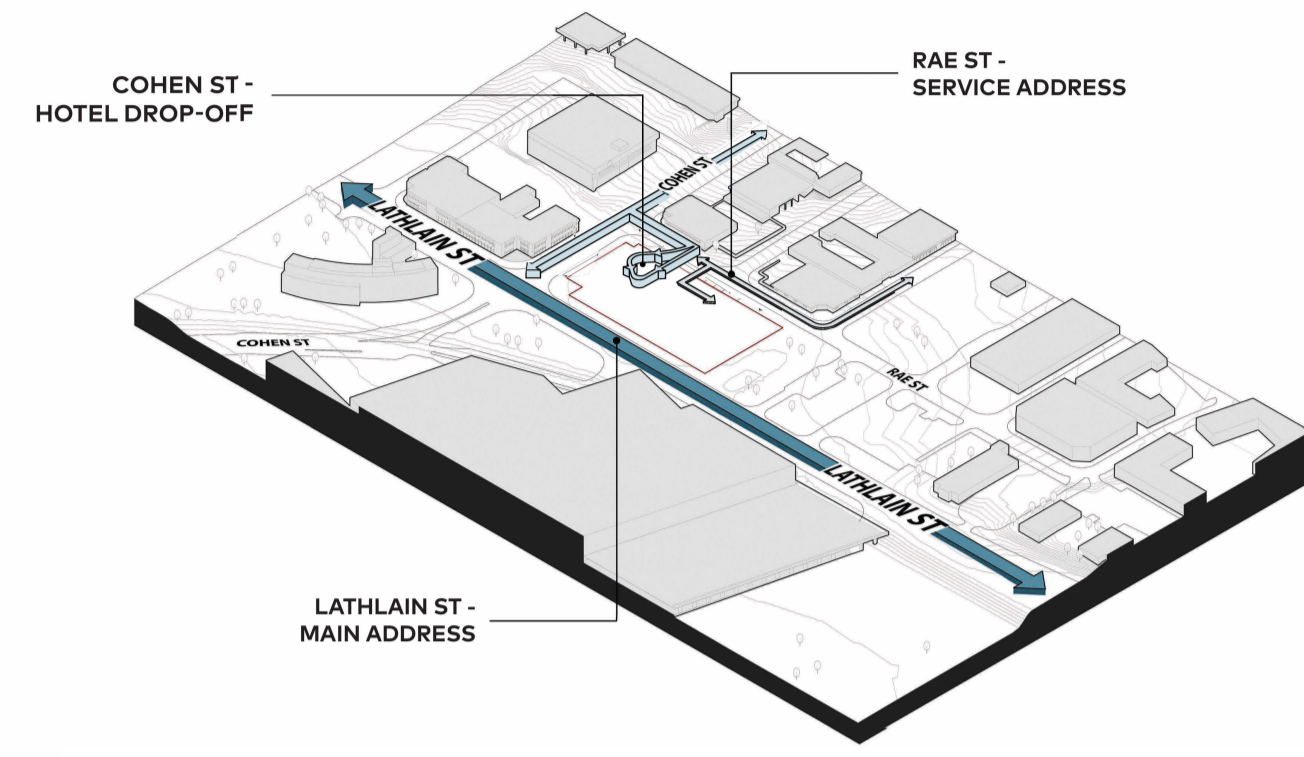
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- MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY IN ACCORDANCE WITH AS2890.1.
- ALL HANDRAILS TO MEET AS1428.1.
- EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS1158.3.
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- ADAPTABLE LAYOUTS REFER TO DETAILED PLANS FOR DETAILS.
- ALL ACCESSIBLE LIFTS (FOR ADAPTABLE / ACCESSIBLE UNITS) TO COMPLY WITH AS1735.12 AND NCC.
- FACADE LINE OF BUILDING ON BOUNDARY LINE.
- REFER TO A30 SERIES FOR SIGNAGE LOCATIONS.

Topography

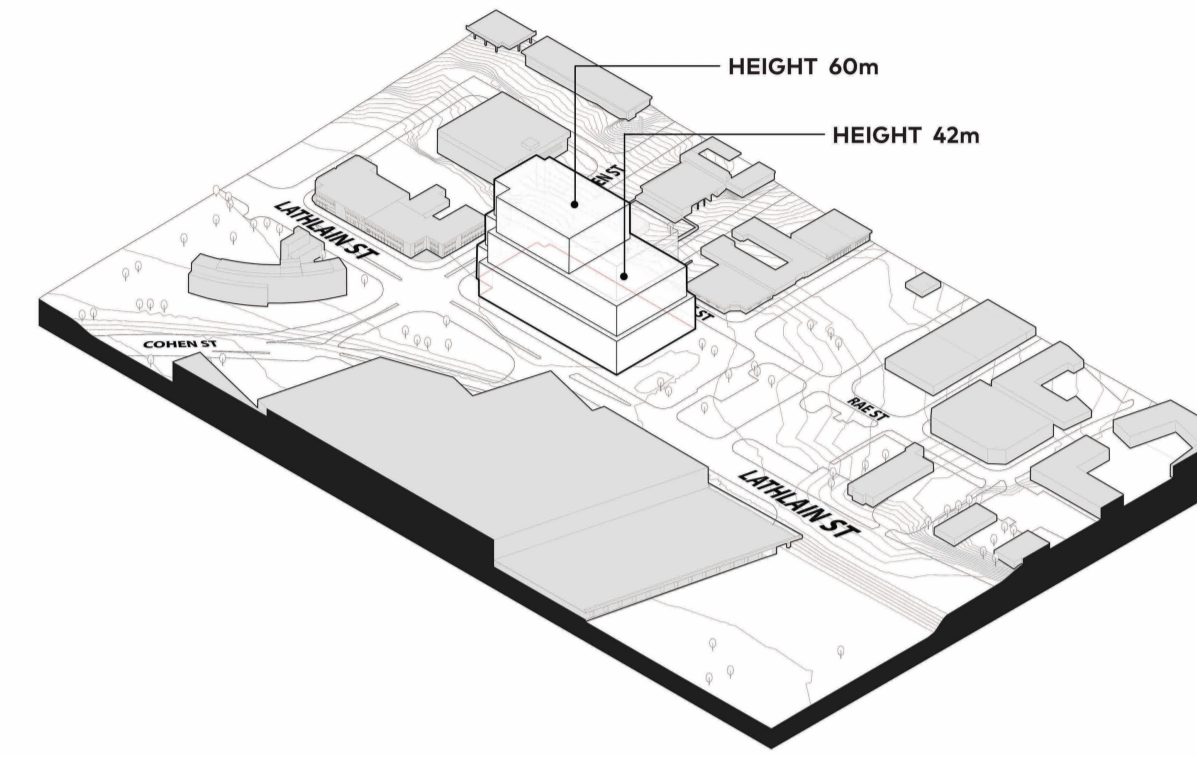


Road Hierarchy

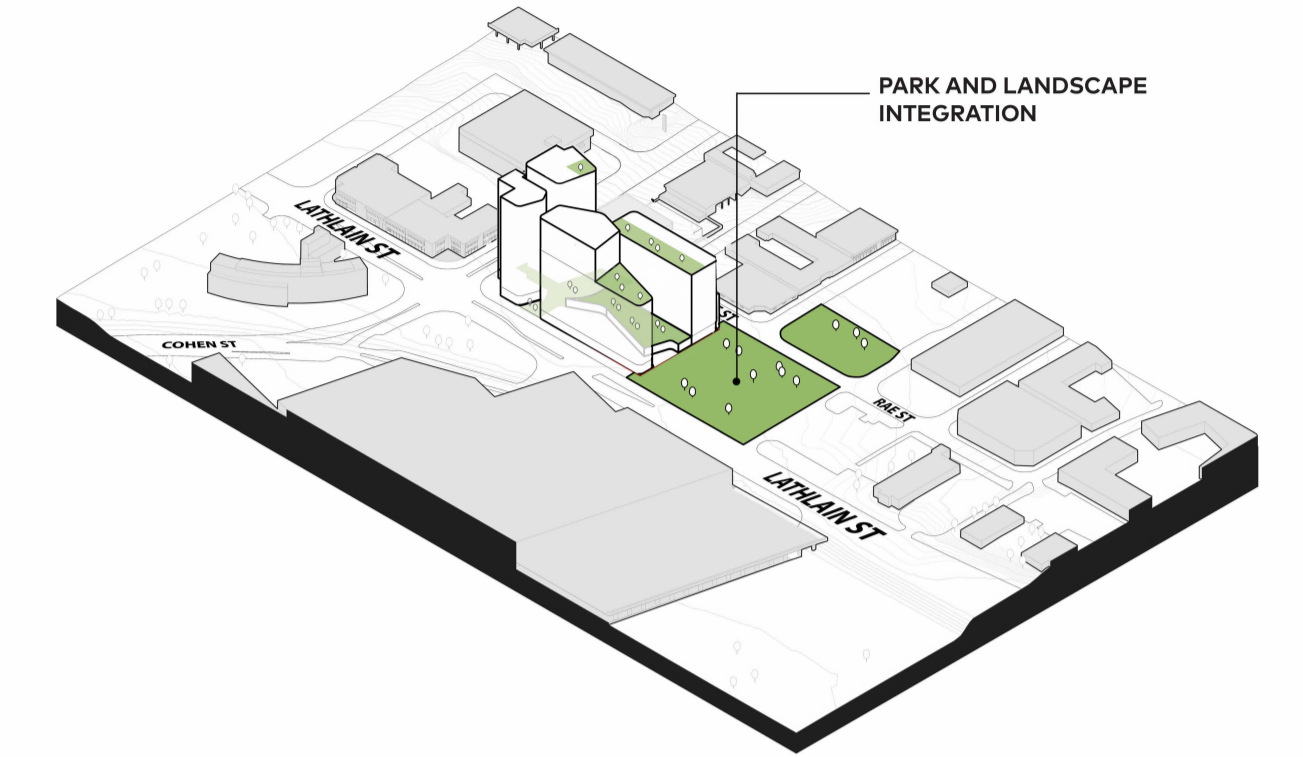


Massing & Height

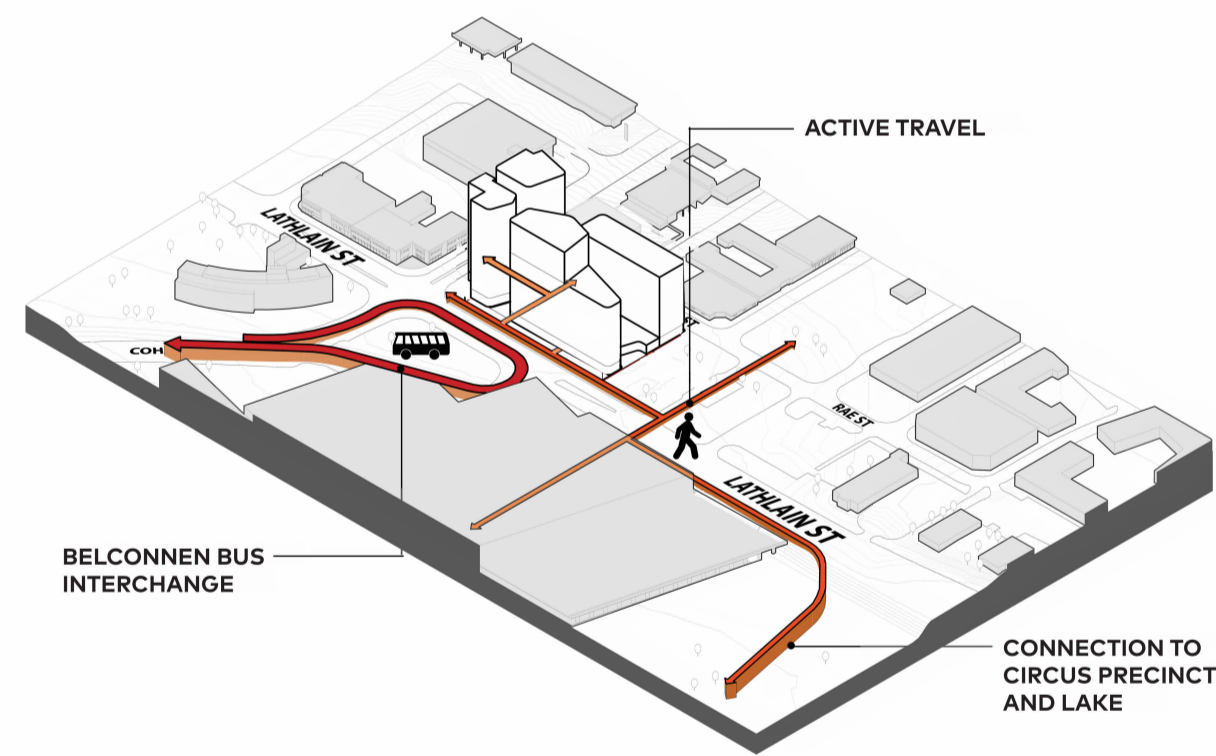
As per Belconnen Precinct Code



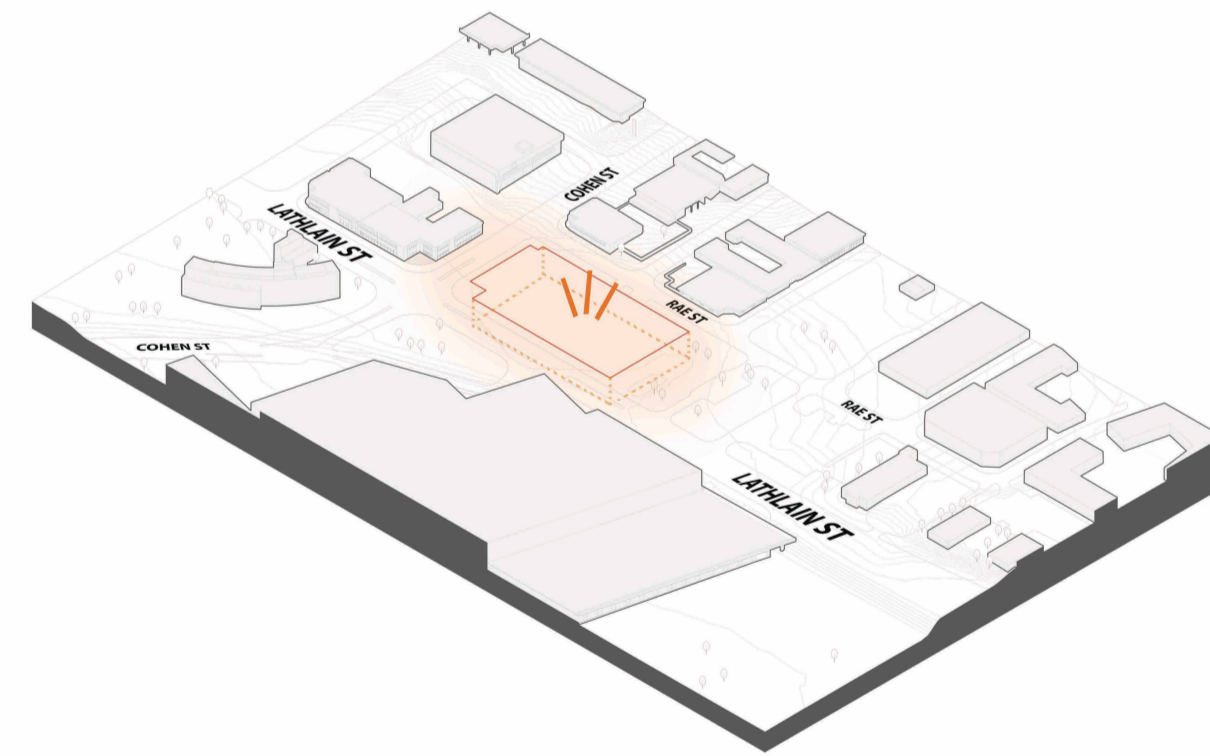
Green Space



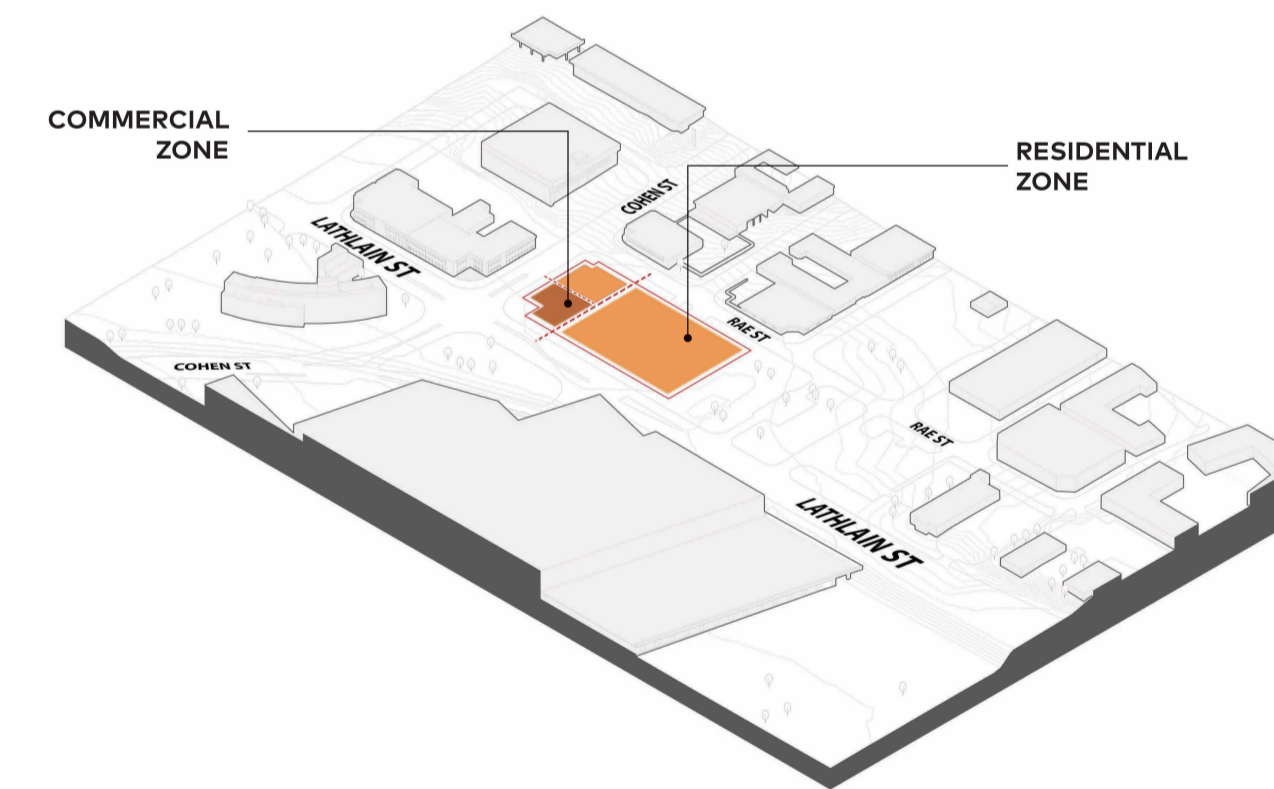
Public & Active Travel



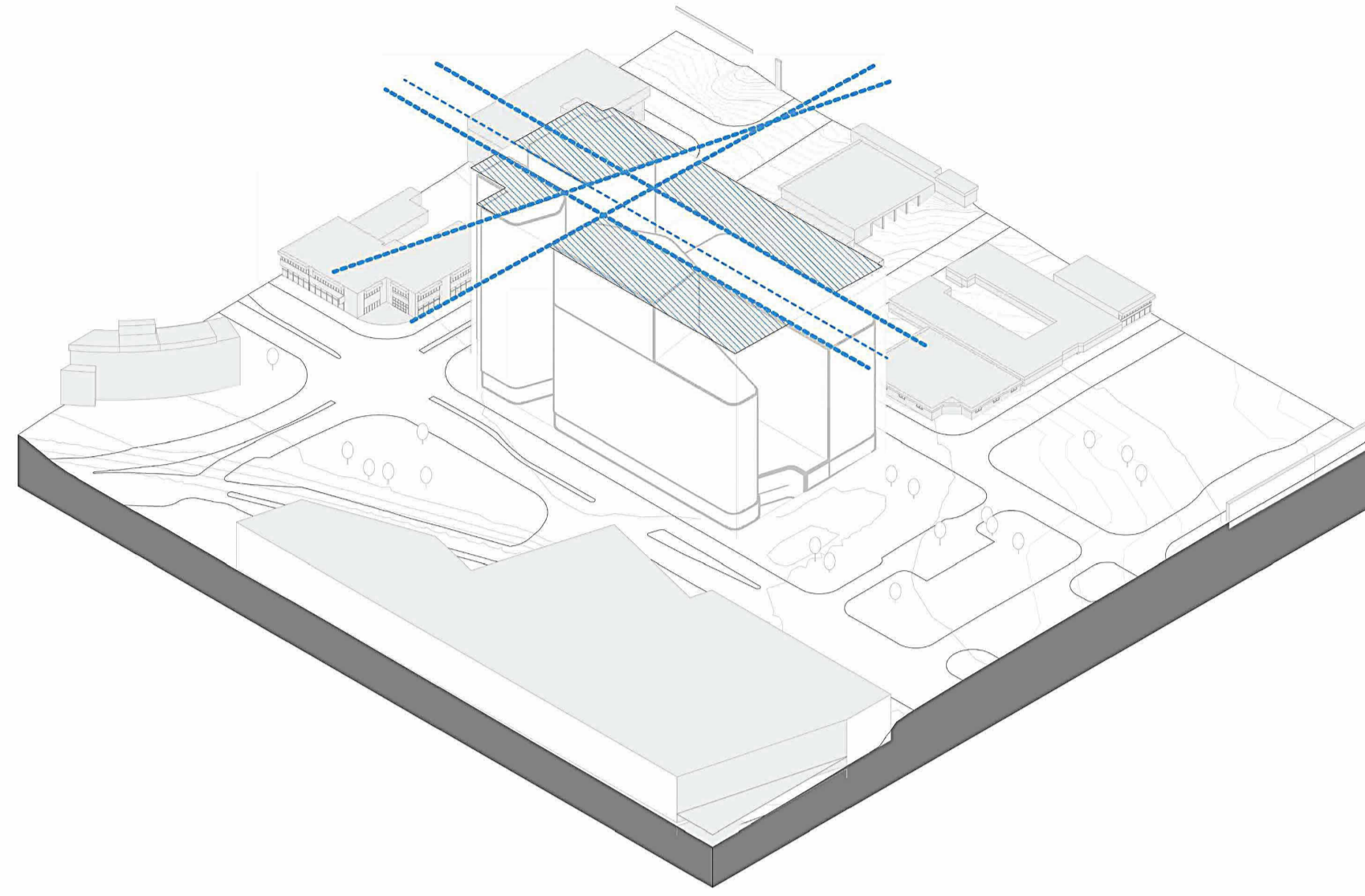
Basement



Split Site in Two

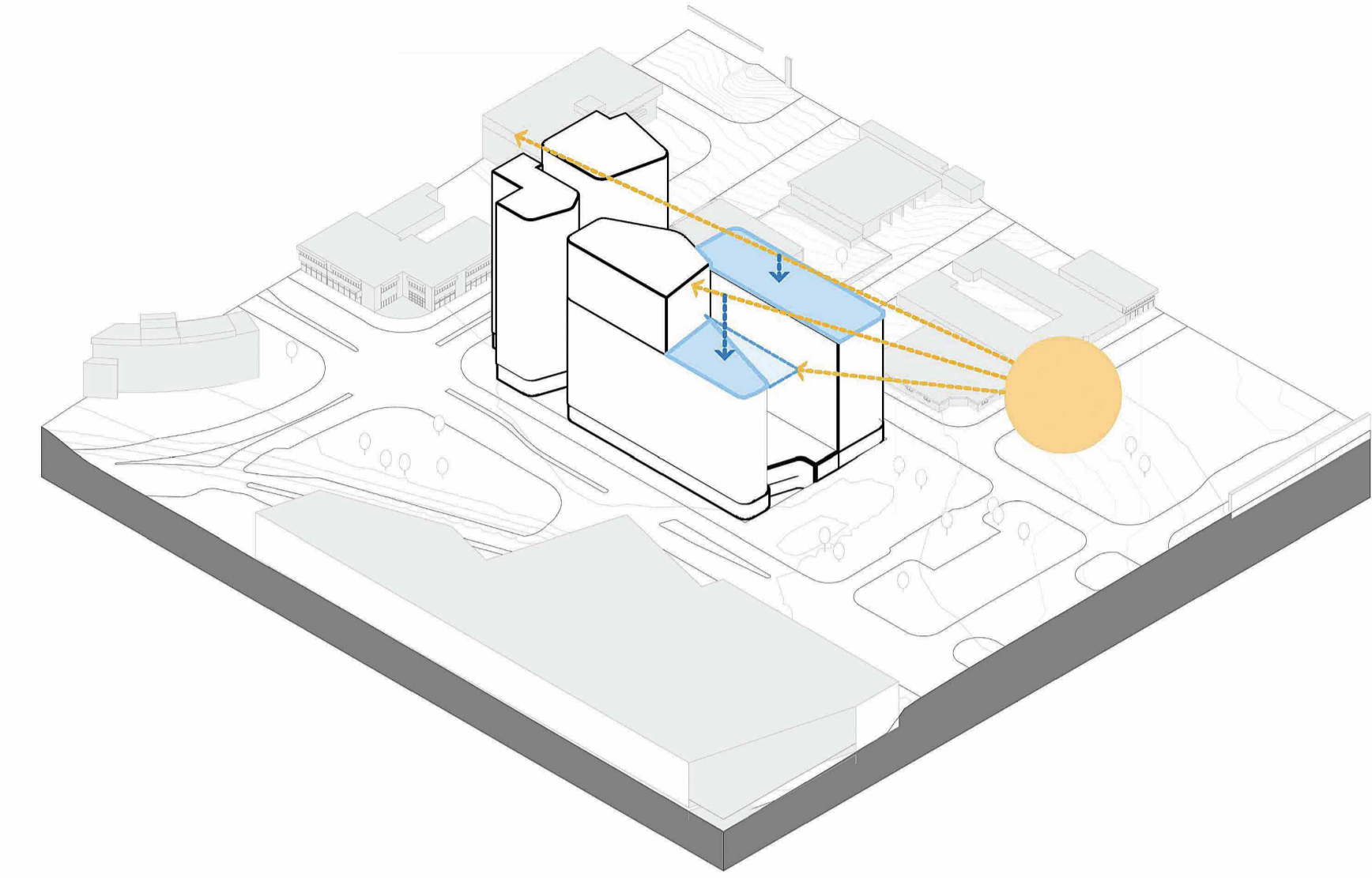


## Site Structure + Concept



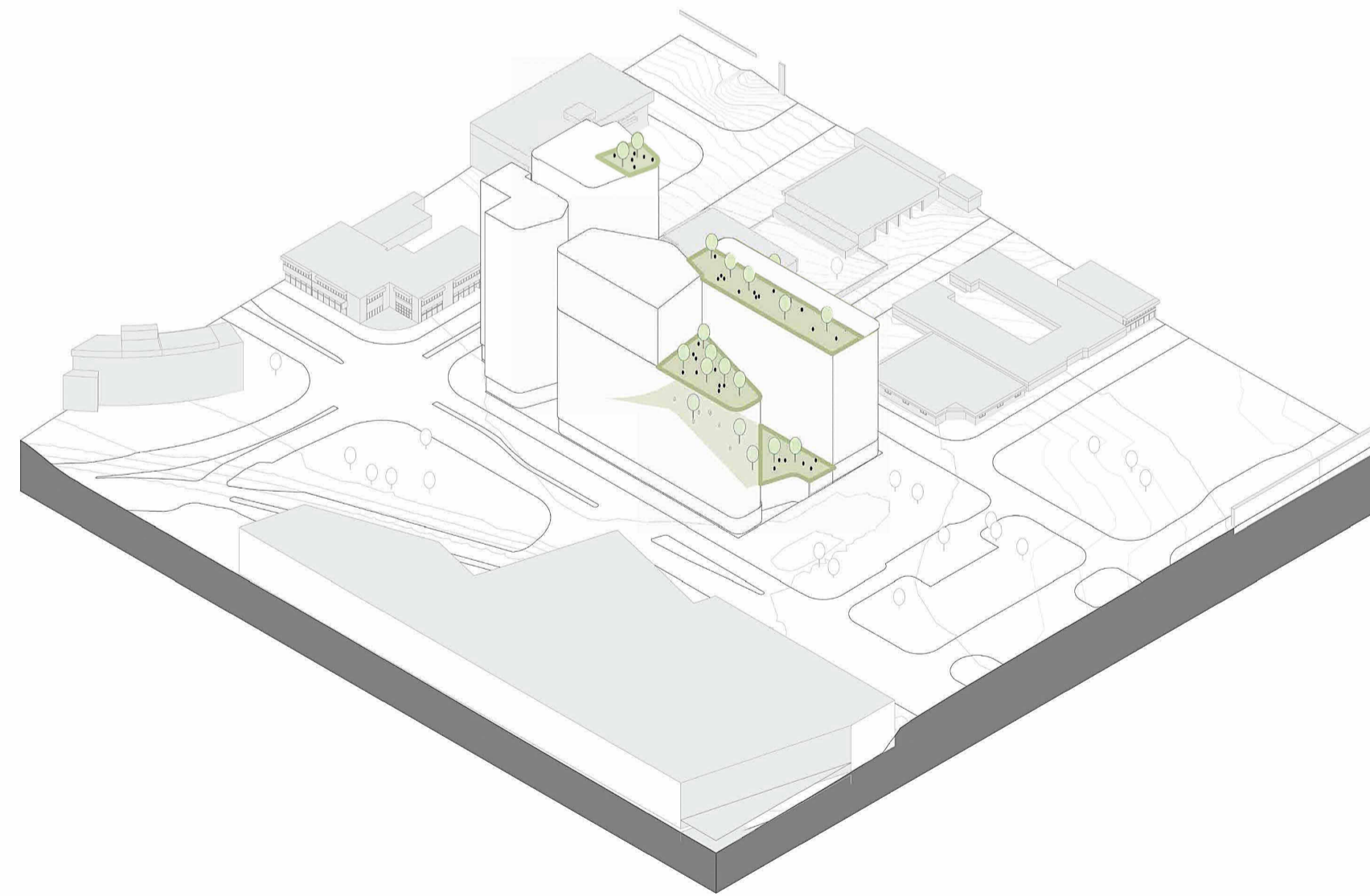
Break the masses for a central courtyard site structure with four separate buildings to allow for a porous urban condition that offers connection through to adjacent blocks

## Solar Maximisation



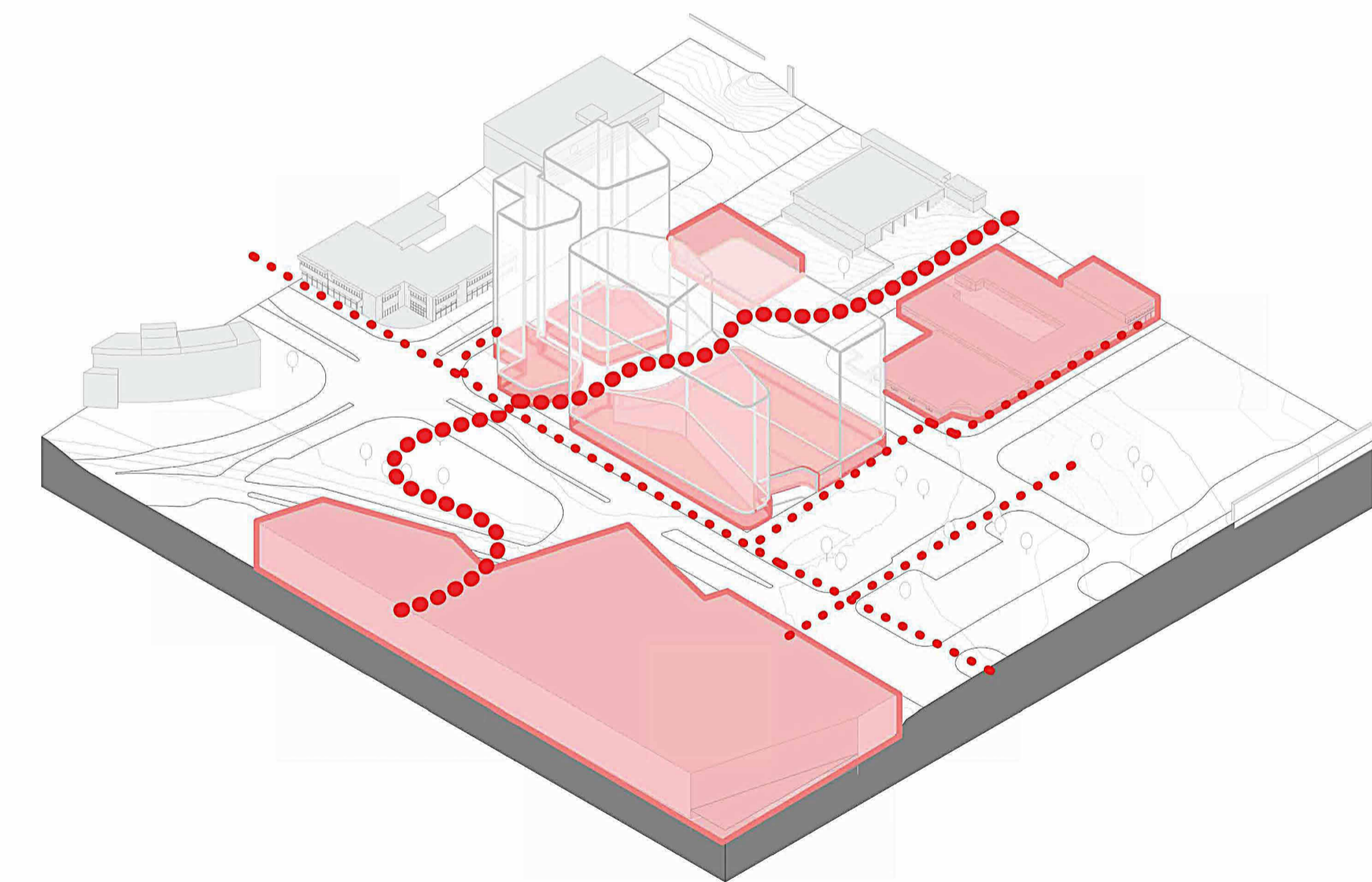
Reduce the the scale and height of the northern buildings to maximise solar access to southern buildings and the central courtyard

## Communal Space



Planting to roof terrances provides a landscaped character to the site while gesturing communal/semi private spaces for residents. Green roofs also offer green infrastructure that reduces the urban heat island effect.

## Public Realm - Connectivity



Utilise the permeable ground plane condition to introduce commerical shopfronts, connecting existing shopping destinations at Belconnen Westfield and Rae Street.



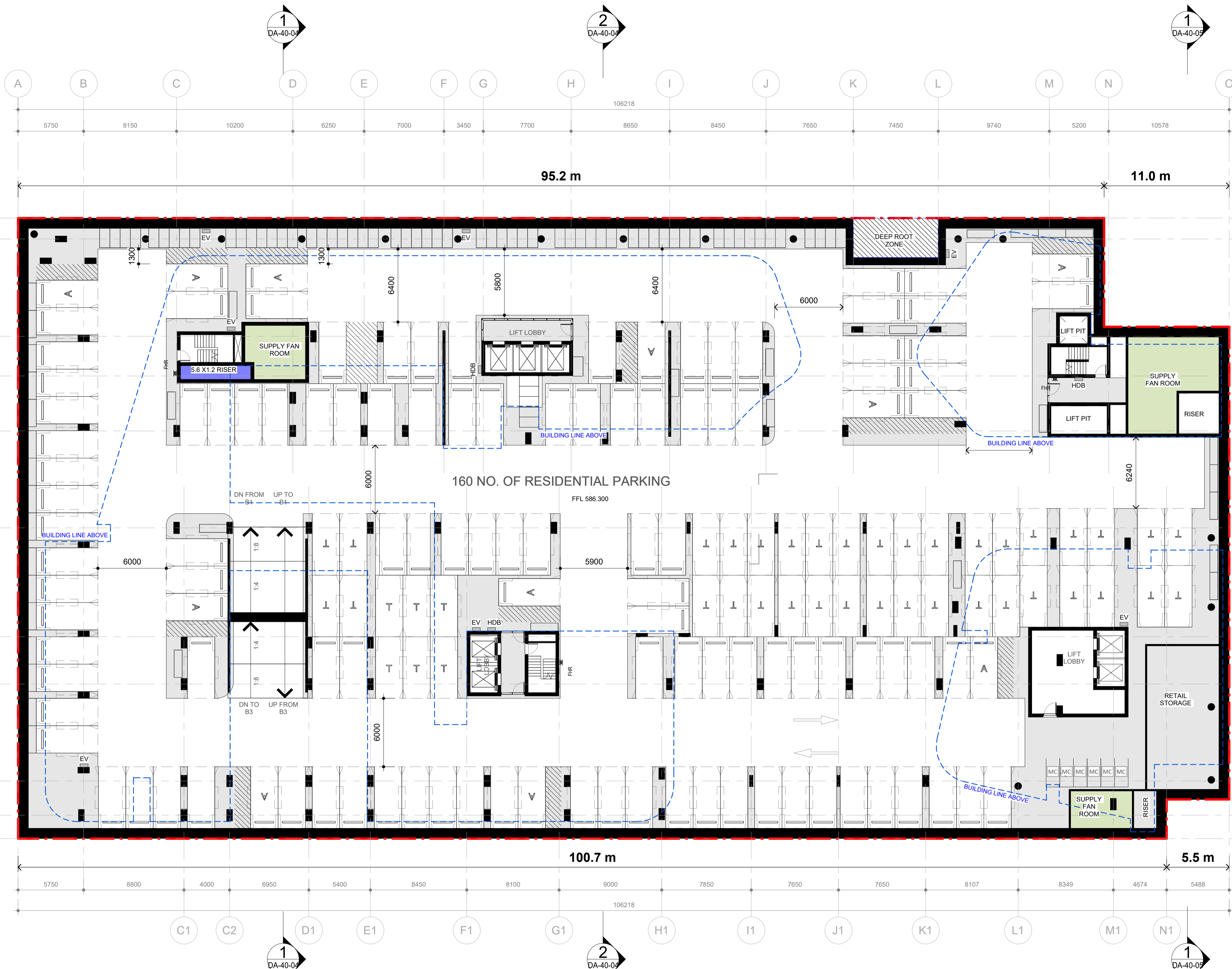
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  - FCL ADH X.XXX PROPOSED FINISH CEILING LEVEL (METERS) ABOVE DATUM
  - RL X.XXX PROPOSED RELATIVE LEVEL (METERS) ABOVE DATUM
- ROOM NAME** ROOM TAG WITH NAME, NUMBER AND AREA
- 5000 GENERAL DIMENSIONS
  - 5000 DIMENSIONS TO GRID (DOT)
  - SITE BOUNDARY
  - ACCESSIBLE PARKING
  - ADAPTABLE UNIT PARKING
  - RESI STORAGE TYPE 1 (2400 x 700)
  - RESI STORAGE TYPE 2 (1800 x 900)
  - DRYING AREA
  - AIR CONDITIONING

**TOTAL PARKING - BY LEVEL**

TYPE	DESCRIPTION	NO. OF SPACES
<b>BASEMENT-04</b>		
RESIDENTIAL	ADAPTABLE (5.4 x 2.4m)	12
RESIDENTIAL	STANDARD (5.4m x 2.4m)	115
RESIDENTIAL	TANDEM (5.4m x 2.4m)	36
		163
<b>BASEMENT-03</b>		
RESIDENTIAL	ADAPTABLE (5.4 x 2.4m)	11
RESIDENTIAL	STANDARD (5.4m x 2.4m)	105
RESIDENTIAL	TANDEM (5.4m x 2.4m)	43
		159
<b>BASEMENT-02</b>		
RESIDENTIAL	ADAPTABLE (5.4 x 2.4m)	11
RESIDENTIAL	STANDARD (5.4m x 2.4m)	105
RESIDENTIAL	TANDEM (5.4m x 2.4m)	42
		158
<b>BASEMENT-01</b>		
HOTEL	ACCESSIBLE (5.4m x 2.4m)	3
HOTEL	STANDARD (5.4m x 2.4m)	34
RESIDENTIAL	ADAPTABLE (5.4 x 2.4m)	8
RESIDENTIAL	STANDARD (5.4m x 2.4m)	75
RESIDENTIAL	TANDEM (5.4m x 2.4m)	20
		140
<b>GROUND LEVEL</b>		
RETAIL	ACCESSIBLE (5.4m x 2.4m)	1
RETAIL	RETAIL (5.4m x 2.4m)	4
		5
<b>TOTAL NO. OF PARKING</b>		<b>625</b>

- GENERAL NOTES:**
- EV REQUIREMENTS**
- PROVIDE MINIMUM 7KW AC CHARGERS FOR
    - 1 CAR SPACE PER DWELLING, OR
    - ADJACENT TO AT LEAST 1 CAR SPACE PER DWELLING, WHICHEVER IS LESS.
  - PROVIDE 20% OF NON-RESIDENTIAL WITH 7KW CHARGING.
  - INCLUDE 4 SPACES WITH 22KW CHARGERS AND 2 OUTLETS FOR BIKES/SCOOTERS
  - INSTALL CENTRALIZED WIRING, LOAD MANAGEMENT, AND A USER-PAYS BILLING SYSTEM.
  - IN THE EVENT OF ANY INCONSISTENCY BETWEEN CONFLICT BETWEEN THESE REQUIREMENTS AND LAWS IN FORCE IN THE TERRITORY INCLUDING THE TERRITORY PLAN) THEN, TO THE EXTENT OF ANY INCONSISTENCY, THE LAW(S) WILL PREVAIL.



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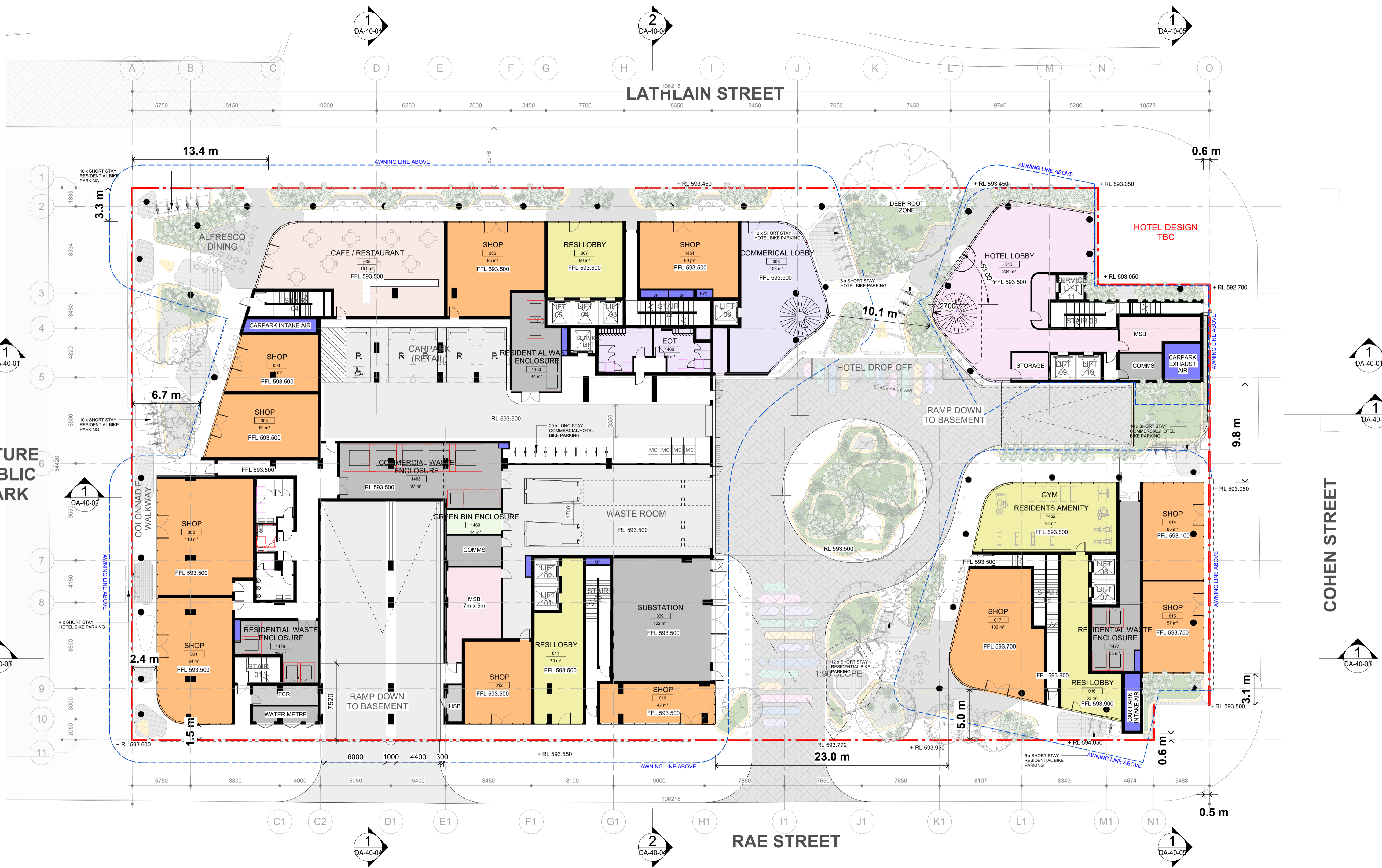
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		5
<b>TOTAL NO. OF PARKING</b>		<b>625</b>

**YIELD SCHEDULE - RESI**

Name	Count	Area

**YIELD SCHEDULE - HOTEL**

Name	Count	Area

**YIELD SCHEDULE - OFFICE**

Name	Count	Area

**YIELD SCHEDULE - COMMERCIAL ACCOMMODATION**

Name	Count

**YIELD SCHEDULE - RETAIL**

Name	Area

**BICYCLE PARKING SCHEDULE**

DESCRIPTION	NO. OF BIKE SPACES
GROUND LEVEL	
RESIDENTIAL - SHORT STAY	48
RETAIL / HOTEL - LONG STAY	20
RETAIL / HOTEL - SHORT STAY	28
<b>TOTAL NO. OF PARKING</b>	<b>96</b>

- LEGEND**
- CAFE / RESTAURANT
  - COMMERCIAL WASTE ENCLOSURE
  - COMMERCIAL LOBBY
  - COMMS ROOM
  - EOT
  - FCR
  - GREEN BIN ENCLOSURE
  - HOTEL LOBBY
  - HSB
  - MSB
  - RESI LOBBY
  - RESIDENTIAL WASTE ENCLOSURE
  - RESIDENTS AMENITY
  - SHOP
  - SUBSTATION
  - WATER METRE



REFER SHEETS  
301, 303, 306

REFER SHEET  
305

REFER SHEETS  
302, 304, 307

GILLOTT STREET

RAE STREET

LATHLAIN STREET

FUTURE PARK

BUILDING

BUILDING

BUILDING

BUILDING

COHEN STREET

LANDSCAPE ARCHITECT



e: admin@made.la  
w: made.la  
p: (02) 6281 6066  
3/65 Dundas Court  
Phillip ACT 2606

CONSULTANTS  
ARCHITECT COX  
CIVIL INDESCO  
STRUCTURAL RINCOVITCH


CLIENT




STATUS  
**FOR APPROVAL**

**NOT FOR CONSTRUCTION**

REV	ISSUE	DATE	CHECK	DRAWN
A	FOR CLIENT REVIEW	29.09.2023	BS	BS
B	SLA PRESENTATION	03.10.2023	MR	LD
C	BCC PRESENTATION	17.10.2023	BS	LD
D	BCC PRESENTATION - MINOR UPDATES	17.10.2023	BS	LD
E	DESIGN REVIEW PANEL SUBMISSION	31.01.2024	BS	BS
F	DRAFT DEVELOPMENT APPLICATION	02.08.2024	BS	BS
G	DRAFT DEVELOPMENT APPLICATION	06.08.2024	BS	CS
H	DRAFT DEVELOPMENT APPLICATION	04.12.2024	BS	LD
I	DEVELOPMENT APPLICATION	11.12.2024	BS	LD



SCALE: 1:500@A3



BLOCK 6 SECTION 23 BELCONNEN ACT  
**LATHLAIN STREET**

**SITE PLAN**

JOB NO.  
**23041**

ISSUE  
**I**

**200**

**BUILDING-B  
G + 18 STOREY**

**BUILDING-D (HOTEL)  
G + 18 STOREY**

**BUILDING-A  
G + 12 STOREY**

**BUILDING-C  
G + 18 STOREY**

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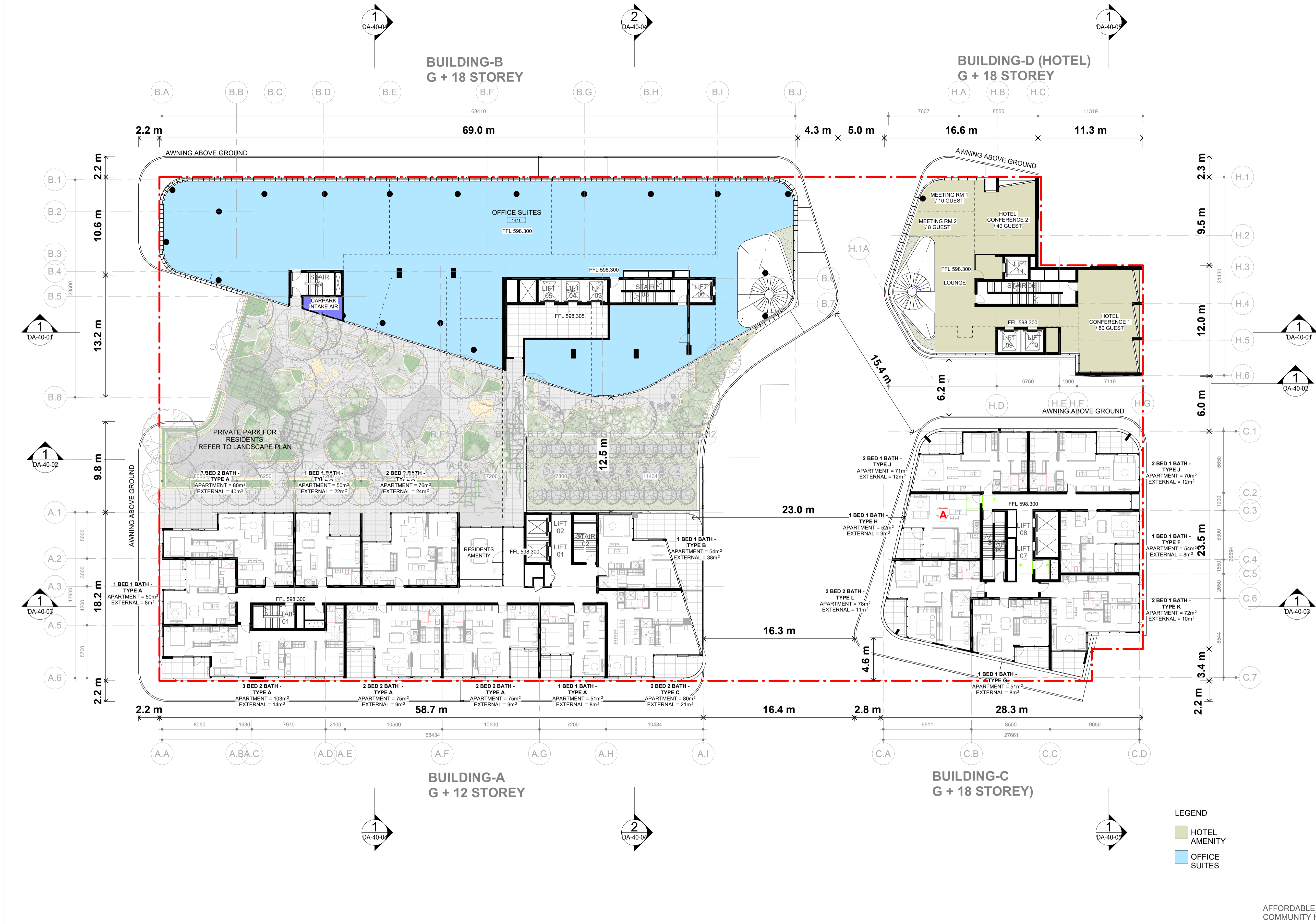
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- ROOM NAME** ROOM TAG WITH NAME, NUMBER AND AREA
- 5000 GENERAL DIMENSIONS
  - 5000 DIMENSIONS TO GRID (DOT)
  - SITE BOUNDARY
  - ACCESSIBLE PARKING
  - ADAPTABLE UNIT PARKING
  - RESI STORAGE TYPE 1 (2400 x 700)
  - RESI STORAGE TYPE 2 (1800 x 900)
  - DRYING AREA
  - AIR CONDITIONING

**(LEVEL 1) YIELD COUNT**

UNIT TYPE	NO. OF UNITS
<b>BUILDING A</b>	
1B	4
2B	5
3B	1
	10
<b>BUILDING C</b>	
1B	3
2B	4
	7

AFFORDABLE UNITS = 12% OF TOTAL DWELLINGS  
COMMUNITY HOUSING UNITS = 1% OF TOTAL DWELLINGS



**LEGEND**  
HOTEL AMENITY  
OFFICE SUITES

**BUILDING-B  
G + 18 STOREY**

**BUILDING-D (HOTEL)  
G + 18 STOREY**

**BUILDING-A  
G + 12 STOREY**

**BUILDING-C  
G + 18 STOREY**

**GENERAL NOTES:**

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- RLS SHOWN ON DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAIL DESIGN AND FINAL CIVIL LEVELS.
- DRIVEWAY AND VERGE DETAILS TO CIVIL ENGINEERS DETAILS.
- HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6.
- STORAGE CAGES TO BE SECURED WITH MIN. DIMENSIONS OF 0.7m(W) X 1.8m(L) AND AREA OF 1.5m<sup>2</sup>
- ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOLE OCCUPANCY UNITS SERVED BY A LIFT. REFER TO 60 SERIES.
- ALL TACTILE INDICATORS TO TOP AND BOTTOM OF STAIR RISERS, ROAD CROSSINGS AS PER AS1428.4.1-2009.
- ALL ENTRANCES TO ALL BUILDINGS, UNITS, AND TENANCIES ALONG THE ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH AS1428.1.
- ALL FLOOR SURFACES TO BE SLIP RESISTANT. BROOM FINISHED CONCRETE EXTERNALLY (OR SIMILAR). SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED IN DETAIL DESIGN)
- MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY IN ACCORDANCE WITH AS2890.1.
- ALL HANDRAILS TO MEET AS1428.1.
- EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS1156.3.
- REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR PLANS AND DETAILS.
- LOCATIONS OF EASEMENTS AND SERVICES REFER TO ENGINEER'S DRAWINGS.
- APARTMENT AND ADAPTABLE LAYOUTS REFER TO DETAILED PLANS FOR DETAILS.
- ALL PASSENGER LIFTS TO COMPLY WITH AS1735.12 AND NCC.
- REFER TO A30 SERIES FOR SIGNAGE LOCATIONS.

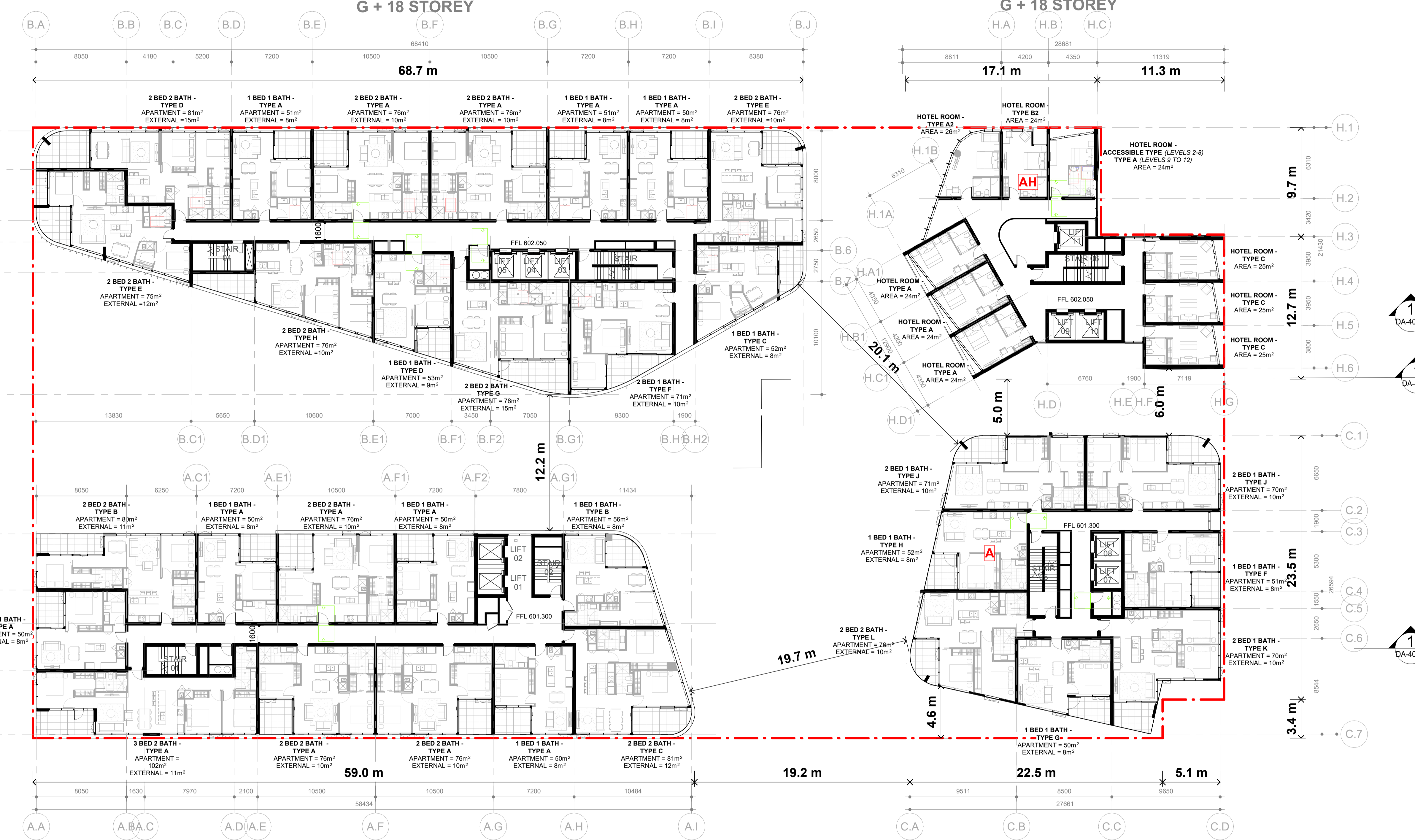
**LEGEND: PLANS**

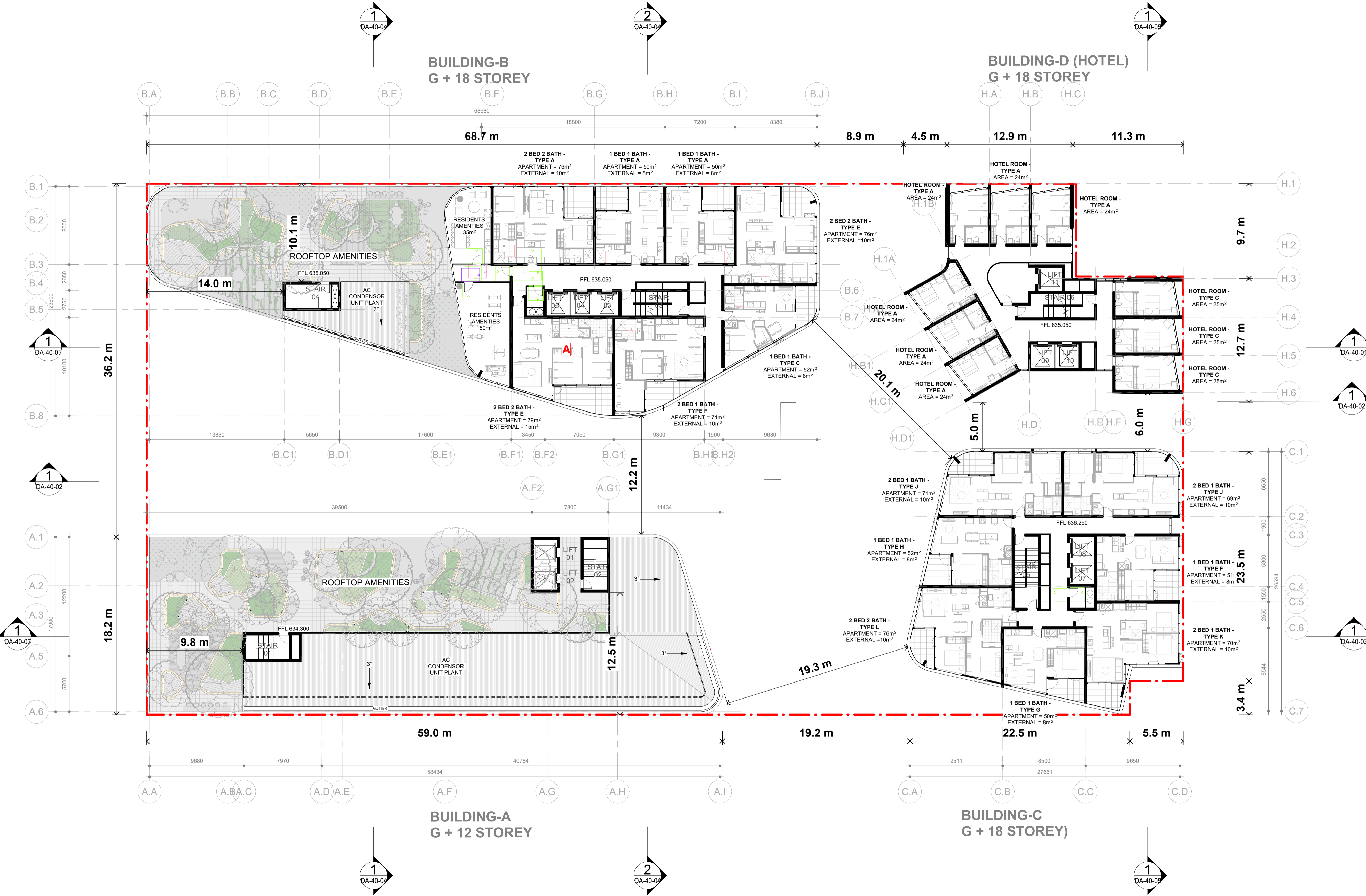
- FFL ADH X.XXX PROPOSED FINISH FLOOR LEVEL (METERS) ABOVE DATUM
- FCL ADH X.XXX PROPOSED FINISH CEILING LEVEL (METERS) ABOVE DATUM
- RL X.XXX PROPOSED RELATIVE LEVEL (METERS) ABOVE DATUM
- ROOM NAME ROOM TAG WITH NAME, NUMBER AND AREA
- 5000 GENERAL DIMENSIONS
- 5000 DIMENSIONS TO GRID (DOT)
- SITE BOUNDARY
- ACCESSIBLE PARKING
- ADAPTABLE UNIT PARKING
- RESI STORAGE TYPE 1 (2400 x 700)
- RESI STORAGE TYPE 2 (1800 x 900)
- DRYING AREA
- AIR CONDITIONING

**(LEVEL 2) YIELD COUNT**

UNIT TYPE	NO. OF UNITS
<b>BUILDING A</b>	
1B	5
2B	5
3B	1
	11
<b>BUILDING B</b>	
1B	5
2B	8
	13
<b>BUILDING C</b>	
1B	3
2B	4
	7
<b>HOTEL</b>	
HOTEL ROOM	9
	9

AFFORDABLE UNITS = 12% OF TOTAL DWELLINGS  
COMMUNITY HOUSING UNITS = 1% OF TOTAL DWELLINGS





- GENERAL NOTES:**
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  - RLS SHOWN ON DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAIL DESIGN AND FINAL CIVIL LEVELS.
  - DRIVEWAY AND VERGE DETAILS TO CIVIL ENGINEERS DETAILS.
  - HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6.
  - STORAGE CAGES TO BE SECURED WITH MIN. DIMENSIONS OF 0.7m(W) X 1.8m(L) AND AREA OF 1.5m<sup>2</sup>
  - ACCESSIBLE PATH OF TRAVEL PROVIDED TO ALL SOLE OCCUPANCY UNITS SERVED BY A LIFT. REFER TO 60 SERIES.
  - ALL TACTILE INDICATORS TO TOP AND BOTTOM OF STAIR RISERS, ROAD CROSSINGS AS PER AS1428.4.1-2009.
  - ALL ENTRANCES TO ALL BUILDINGS, UNITS, AND TENANCIES ALONG THE ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH AS1428.1.
  - ALL FLOOR SURFACES TO BE SLIP RESISTANT. BROOM FINISHED CONCRETE EXTERNALLY (OR SIMILAR). SLIP RESISTANT FLOOR FINISH INTERNALLY (TO BE SELECTED IN DETAIL DESIGN)
  - MINIMUM SIGHTLINES FOR PEDESTRIAN SAFETY IN ACCORDANCE WITH AS2890.1.
  - ALL HANDRAILS TO MEET AS1428.1.
  - EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS1155.3.
  - REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR PLANS AND DETAILS.
  - LOCATIONS OF EASEMENTS AND SERVICES REFER TO ENGINEER'S DRAWINGS.
  - APARTMENT AND ADAPTABLE LAYOUTS REFER TO DETAILED PLANS FOR DETAILS.
  - ALL PASSENGER LIFTS TO COMPLY WITH AS1735.12 AND NCC.
  - REFER TO A30 SERIES FOR SIGNAGE LOCATIONS.

- LEGEND: PLANS**
- FFL ADH X.XXX PROPOSED FINISH FLOOR LEVEL (METERS) ABOVE DATUM
  - FCL ADH X.XXX PROPOSED FINISH CEILING LEVEL (METERS) ABOVE DATUM
  - RL X.XXX PROPOSED RELATIVE LEVEL (METERS) ABOVE DATUM
- ROOM NAME** ROOM TAG WITH NAME, NUMBER AND AREA
- 5000 GENERAL DIMENSIONS
  - 5000 DIMENSIONS TO GRID (DOT)
  - SITE BOUNDARY
  - ACCESSIBLE PARKING
  - ADAPTABLE UNIT PARKING
  - RESI STORAGE TYPE 1 (2400 x 700)
  - RESI STORAGE TYPE 2 (1800 x 900)
  - DRYING AREA
  - AIR CONDITIONING

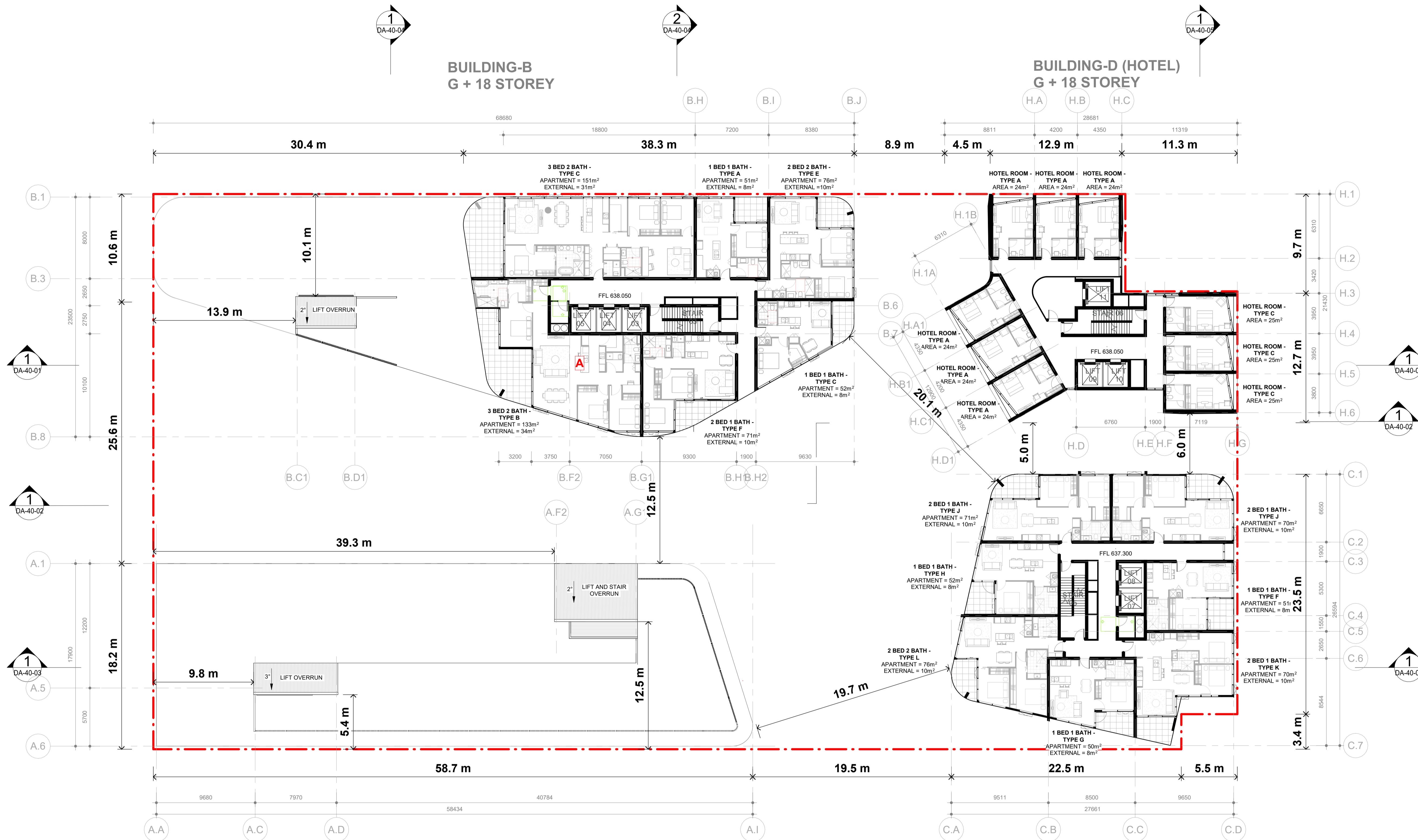
**(LEVEL 13) YIELD COUNT**

UNIT TYPE	NO. OF UNITS
<b>BUILDING B</b>	
1B	3
2B	4
	7
<b>BUILDING C</b>	
1B	3
2B	4
	7
<b>HOTEL</b>	
HOTEL ROOM	9
	9

AFFORDABLE UNITS = 12% OF TOTAL DWELLINGS  
 COMMUNITY HOUSING UNITS = 1% OF TOTAL DWELLINGS

**BUILDING-B  
G + 18 STOREY**

**BUILDING-D (HOTEL)  
G + 18 STOREY**



**GENERAL NOTES:**

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- HEAD HEIGHT OVER ACCESSIBLE CAR PARKING SPACES TO BE IN ACCORDANCE WITH AS 2890.6.
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- ALL HANDRAILS TO MEET AS1428.1.
- EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS1156.3.
- REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR PLANS AND DETAILS.
- LOCATIONS OF EASEMENTS AND SERVICES REFER TO ENGINEER'S DRAWINGS.
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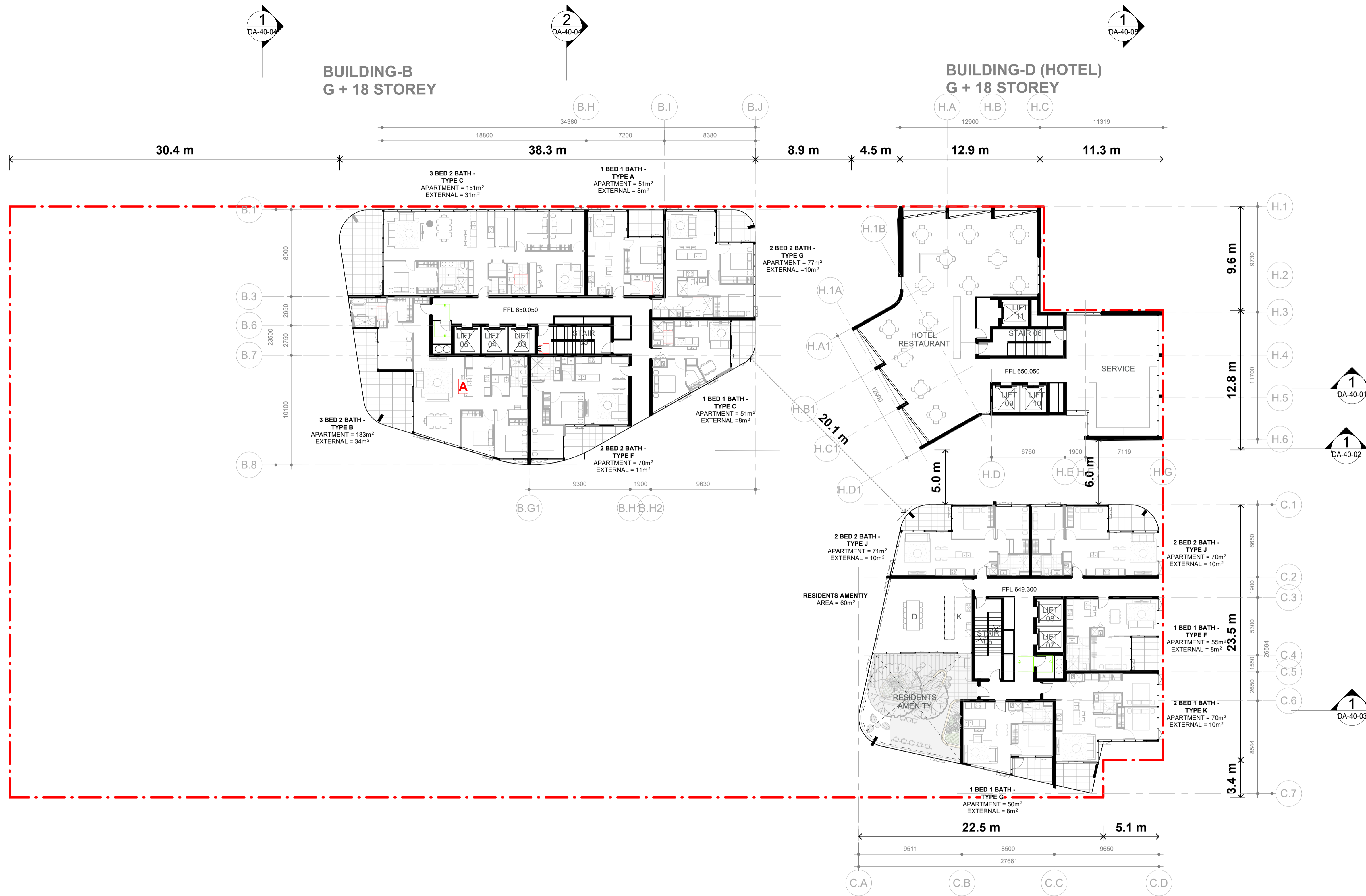
**LEGEND: PLANS**

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- FCL ADH X.XXX PROPOSED FINISH CEILING LEVEL (METERS) ABOVE DATUM
- RL X.XXX PROPOSED RELATIVE LEVEL (METERS) ABOVE DATUM
- ROOM NAME ROOM TAG WITH NAME, NUMBER AND AREA
- 5000 GENERAL DIMENSIONS
- 5000 DIMENSIONS TO GRID (DOT)
- SITE BOUNDARY
- ACCESSIBLE PARKING
- ADAPTABLE UNIT PARKING
- RESI STORAGE TYPE 1 (2400 x 700)
- RESI STORAGE TYPE 2 (1800 x 900)
- DRYING AREA
- AIR CONDITIONING

**(UPPER TYPICAL) YIELD COUNT**

UNIT TYPE	NO. OF UNITS
<b>BUILDING B</b>	
1B	2
2B	2
3B	2
	6
<b>BUILDING C</b>	
1B	3
2B	4
	7
<b>HOTEL</b>	
HOTEL ROOM	9
	9

AFFORDABLE UNITS = 12% OF TOTAL DWELLINGS  
COMMUNITY HOUSING UNITS = 1% OF TOTAL DWELLINGS



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  - ALL HANDRAILS TO MEET AS1428.1.
  - EXTERNAL LIGHTING DESIGNED IN ACCORDANCE WITH AS1158.3.
  - REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR PLANS AND DETAILS.
  - LOCATIONS OF EASEMENTS AND SERVICES REFER TO ENGINEER'S DRAWINGS.
  - APARTMENT AND ADAPTABLE LAYOUTS REFER TO DETAILED PLANS FOR DETAILS.
  - ALL PASSENGER LIFTS TO COMPLY WITH AS1735.12 AND NCC.
  - REFER TO A30 SERIES FOR SIGNAGE LOCATIONS.

**LEGEND: PLANS**

- ▽ FFL ADH X.XXX PROPOSED FINISH FLOOR LEVEL (METERS) ABOVE DATUM
- ▽ FCL ADH X.XXX PROPOSED FINISH CEILING LEVEL (METERS) ABOVE DATUM
- + RL X.XXX PROPOSED RELATIVE LEVEL (METERS) ABOVE DATUM

**ROOM NAME** ROOM TAG WITH NAME, NUMBER AND AREA

- 5000 GENERAL DIMENSIONS
- 5000 DIMENSIONS TO GRID (DOT)
- SITE BOUNDARY
- ♿ ACCESSIBLE PARKING
- A ADAPTABLE UNIT PARKING
- xx-xx RESI STORAGE TYPE 1 (2400 x 700)
- xx-xx RESI STORAGE TYPE 2 (1800 x 900)
- DRYING AREA
- AIR CONDITIONING

**(LEVEL 18) YIELD COUNT**

UNIT TYPE	NO. OF UNITS
<b>BUILDING B</b>	
1B	2
2B	2
3B	2
	6
<b>BUILDING C</b>	
1B	2
2B	3
	5

AFFORDABLE UNITS = 12% OF TOTAL DWELLINGS  
 COMMUNITY HOUSING UNITS = 1% OF TOTAL DWELLINGS





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Project No. 923069

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Project LATHLAIN ST

BLOCK 06 SECTION 23 BELCONNEN

Acknowledgement  
In the language of the Ngunnawal people,  
this site is known as Ngambri Country.

Drawing Title:

VIEW FROM COHEN AND RAE ST

Scale: @ A1

Date: 13 DEC 2024

Revision: 3

Drawing Number: DA-91-03

PLOT STAMP DATE: 13/12/2024 3:45 PM







# Lathlain Street

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QUALITY WITHOUT COMPROMISE



## Further Information

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