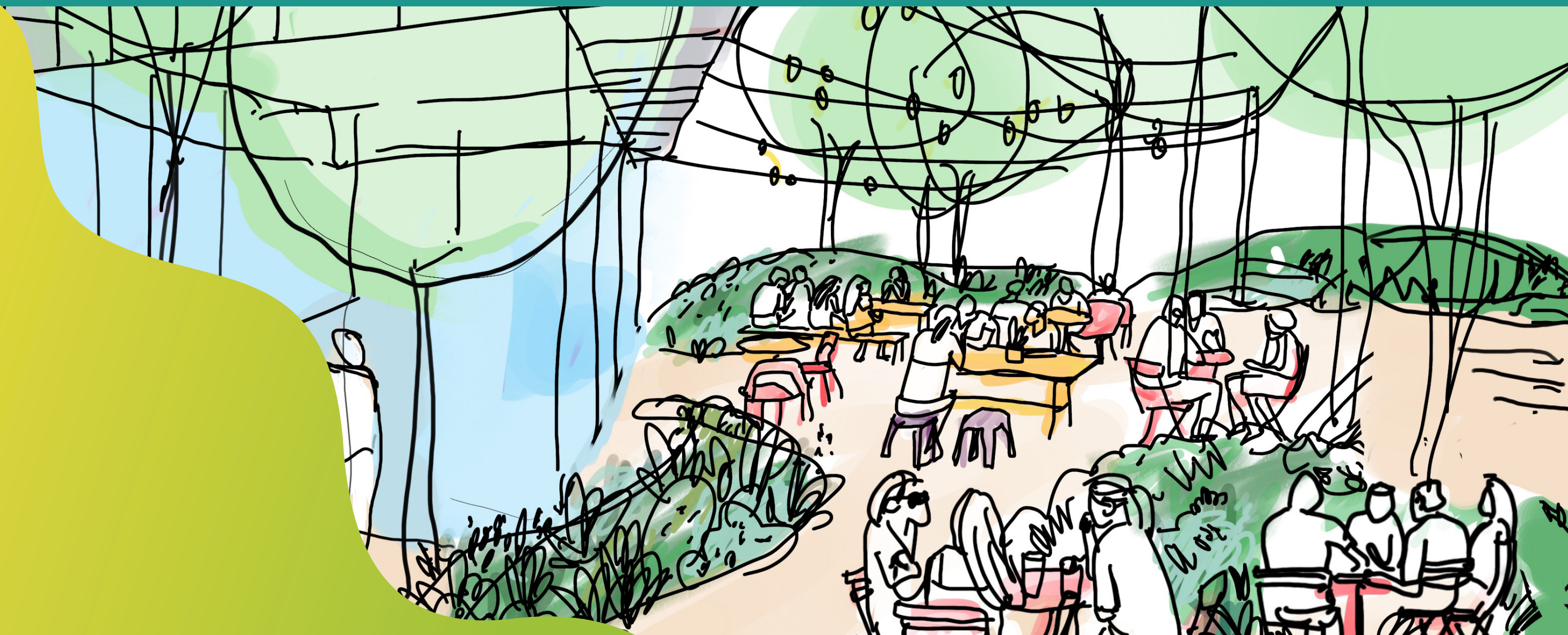


Land Release Sites Belconnen Town Centre Place Design Brief

10 June 2021



ACT
Government

Suburban Land
Agency

Statement of Cultural Significance

We acknowledge the Ngunnawal people as Canberra's first inhabitants and traditional custodians of the ACT and Region.

We recognise the special relationship and connection to country that the Ngunnawal people have with this area since time immemorial.

Ngunnawal were a thriving community whose cultural practices were and still are core to their physical, social and spiritual wellbeing encompassing all aspects of their livelihoods, cultural practices and families.

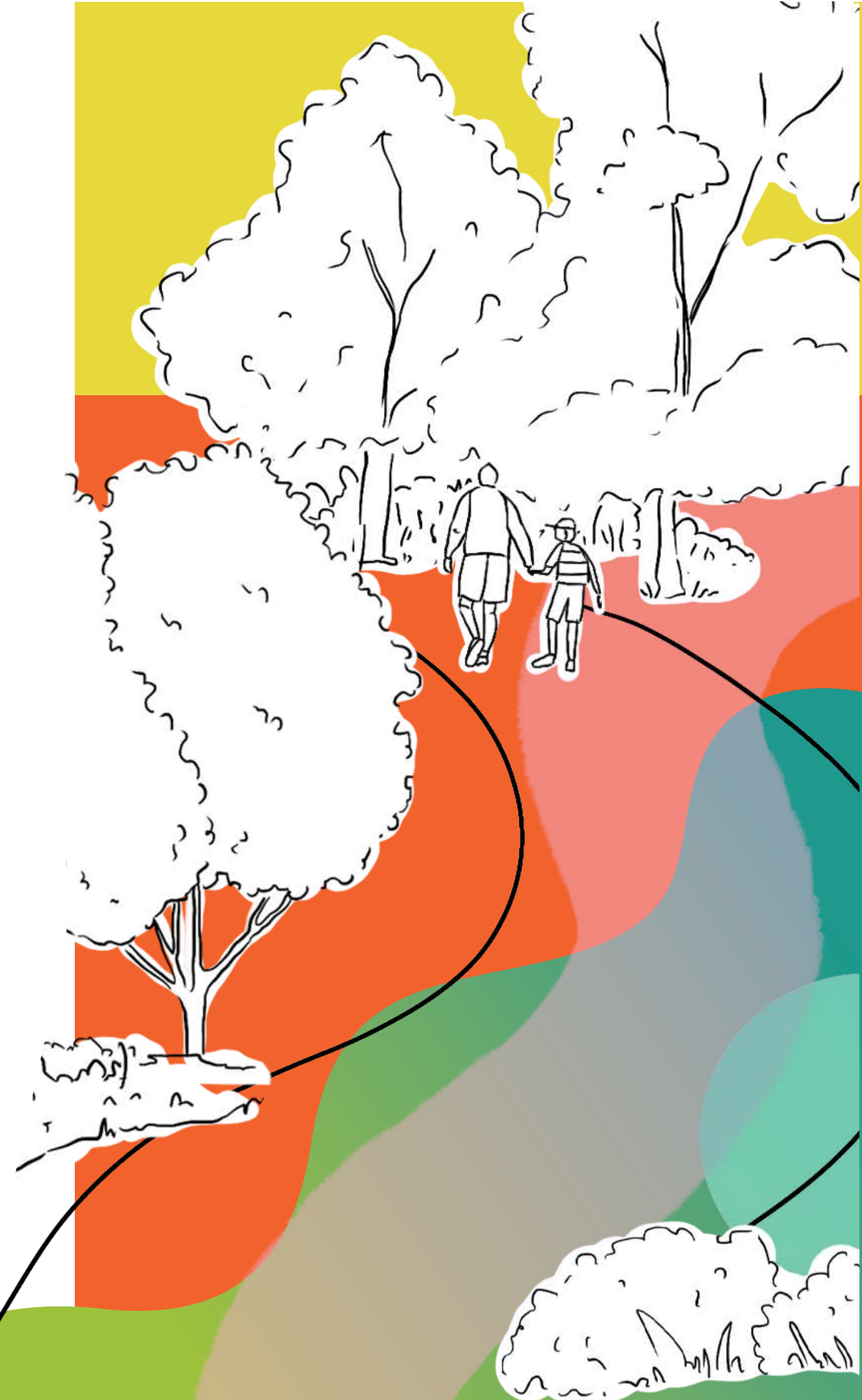
The Ngunnawal Nation includes seven clans which bear resemblance to some of the place names across the ACT and region. These place names reflect some of the clan groups of the Ngunnawal Nation. For example clans such as Maloongoola known as Molonglo, the Bialigee known as Pialligo, the Namitch or Namwitch known as Namadgi, Cumbeyan known as Queanbeyan, the Toogoranoongh known as Tuggeranong.

There is also the clans Woolobaloah and the Ganberra that lived in the Belconnen area. Kanberri in location was central to the seven clans and the word Canberra comes from the word Kanberri, meaning meeting place.

There are many significant cultural sites around the ACT.

These include Kanberri/Belconnen in close proximity to Ginninderra Creek which holds significant cultural relevance in social, spiritual, and historical contexts for the Ngunnawal people. It is recognised in this place through their knowledge, Song Lines, Ceremonial Areas, Corroborees, Women's Business, the Wedgetail Eagle and pathways that connect community.

This statement has been prepared by MurriMatters in consultation with Ngunnawal representatives in February 2021.



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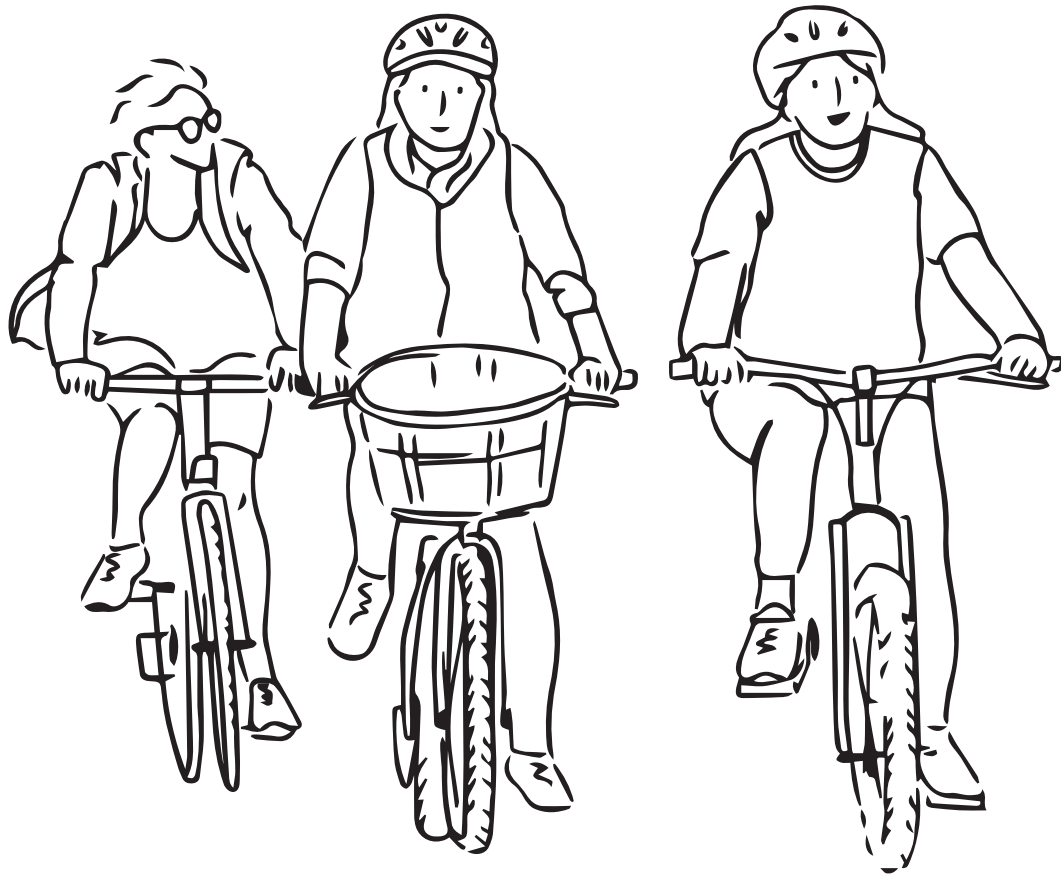
7.0

Urban Experience Guide

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DOCUMENT CONTROL

Revision	Description	Date of Issue
A	Preliminary Draft	13/04/2021
B	Draft	26/04/2021
C	Final Draft	03/05/2021
D	Final Draft	13/05/2021
E	Final Draft	20/05/2021
F	Final Draft	24/05/2021
G	Final Draft	3/06/2021
H	Final	10/06/2021



1.0 Purpose of the Place Design Brief

The Place Design Brief sets out community aspirations to ensure that the land release sites in the Belconnen Town Centre can develop into a beautiful, liveable and loveable neighbourhood buzzing with street life and vibrant local businesses.

The purpose of the Place Design Brief is to guide developers, architects, landscape architects and urban designers in preparing a development proposal for the land release sites that responds to the area's unique character and contributes positively to a sense of place for the citizens of Belconnen and visitors alike.

The tender for the sale of the sites is inviting innovative design and development proposals which will be assessed against the high ambitions outlined in this Place Design Brief. The innovation and excellence presented in the development proposals will be weighted highest in the tender evaluation.

Prepared using the insights and local knowledge from within the Belconnen community, the Place Design Brief defines desirable urban experiences for the sites focused on people and place.

It sets out to inform the design of common spaces that are shared by the whole community associated with the development sites, including:

- built form interfaces,
- streetscapes,
- public amenity,
- publicly accessible spaces and their location,
- greenery, and
- commercial activity.

Why Places are important.

Creating a sense of place and community is a guiding principle in designing liveable, active and high-quality built environments.

For most people, where they live and work is a fundamental part of their identity and an important part of their social life and community interaction. It is a place of family, friendship and networks, both within their neighbourhood and in places they visit, like nearby shops, work, public parks and recreation areas.



Creating a liveable neighbourhood requires good governance, people and place-based design thinking, and a willingness to create a lasting legacy for community. It relies on a number of local factors, including:

People: Tapping into the energy and aspirations of the people who wish to live, visit, or invest there.

Lifestyle: Delivering a lifestyle that enables people to balance work, time with family, recreation and relaxation.

Community: Developing a sense of community by strengthening the social networks and building social capital through improving places to socialise.

Local economy: Growing a resilient local economy through convenience, choice and distinction, supported by pedestrian-friendly and inviting places.

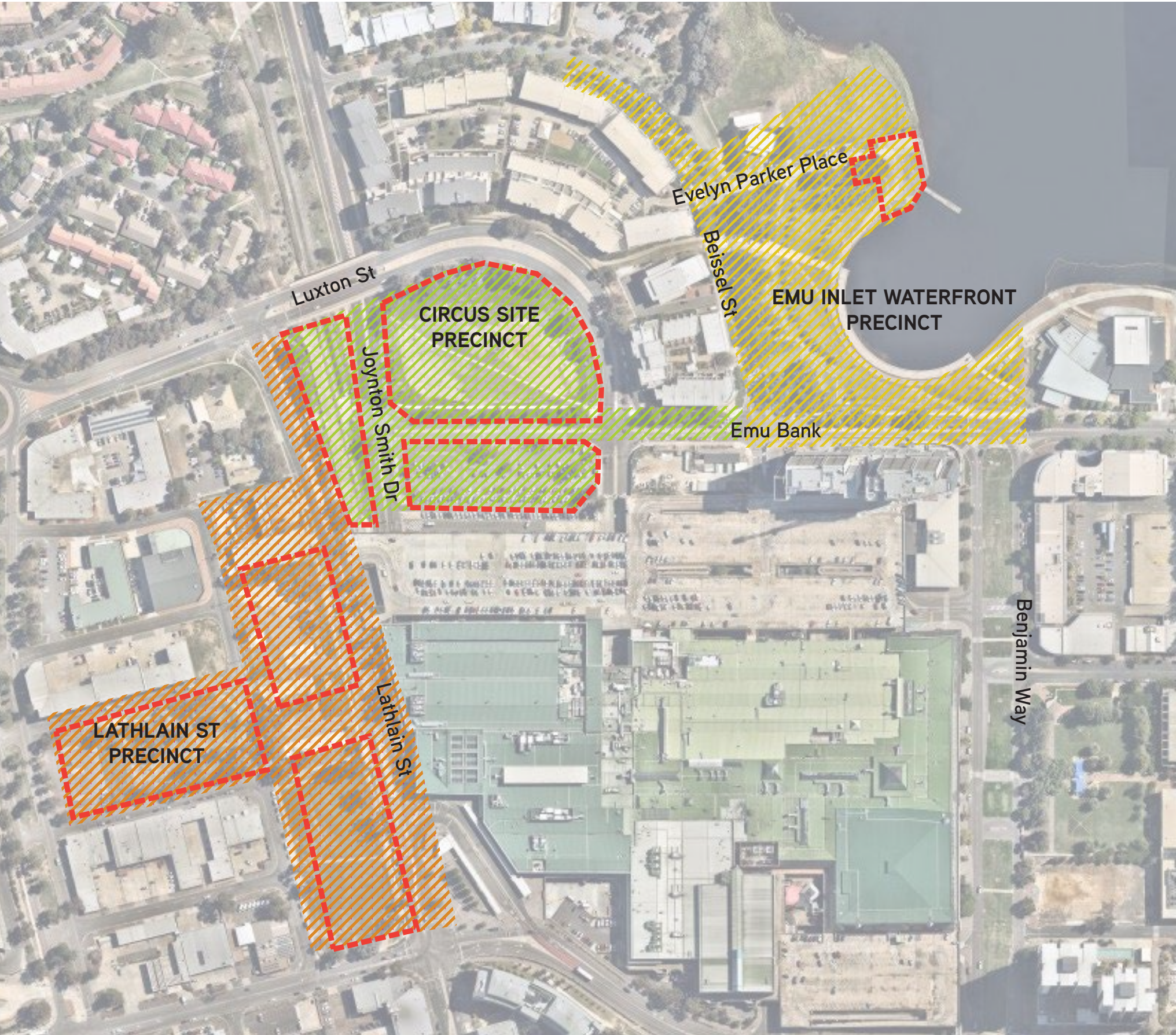
Activity: Creating unique place experiences by focussing on place activation, place management and great design that support a variety of things to do for young and old.

Urban environment: Providing safe, comfortable and walkable public places with multiple choices in relation to experience and activity on offer.

Built environment: Designing high quality, comfortable buildings that support and integrate with public places, in particular on the ground level, for greater activation, amenity and safety.

Natural environment: Providing green spaces and interaction with water through biophilic design throughout the development to connect people to the natural environment for greater comfort, environmental and economic benefits.

2.0 Study Area



3.0 Planning Context

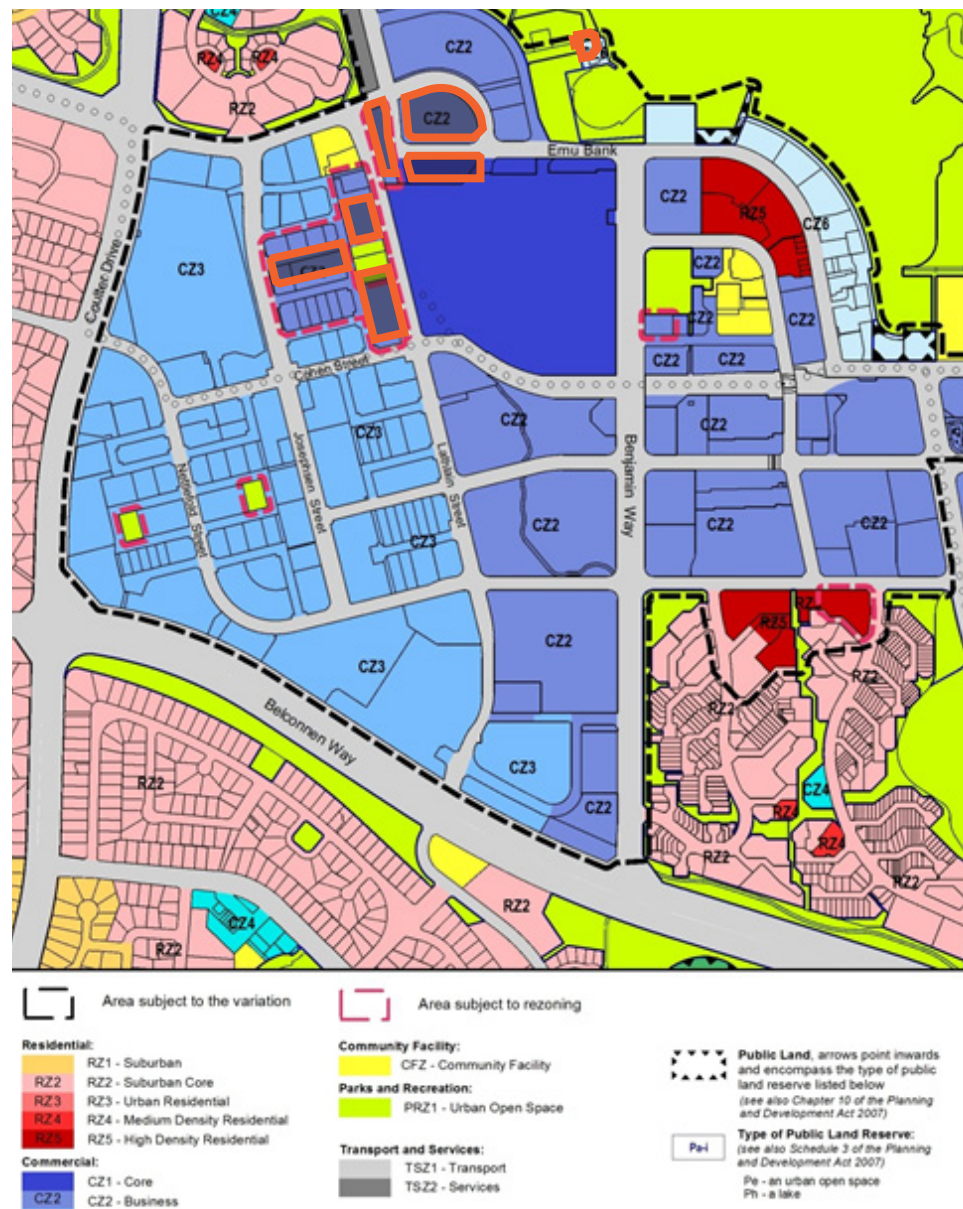


Figure 1. Belconnen Town Centre Territory Plan

Land release sites in the Lathlain Street and Circus Precinct are all zoned CZ2 BUSINESS ZONE except for one (Block 38 Section 52) being zoned CZ1 CORE ZONE with the following objectives:

- Typical CZ1 & CZ2 uses include:
- Office and business sites that are accessible to public transport and convenience retailing and services
 - Diverse range of accommodation sizes and locations for offices
 - Convenient outlets for goods, services and facilities to meet the needs of the workforce
 - Vibrant and lively pedestrian routes and public spaces
 - A high-quality urban environment through use of sustainable design and materials to maintain a high level of amenity for employees and the public.

The land release site of the Former Water Police Site is zoned CZ6 LEISURE AND ACCOMMODATION.

This zoning provides opportunities for recreation, tourism and leisure. The main uses within these areas are cultural, entertainment and tourist facilities providing recreation opportunities for both visitors and residents of the ACT and surrounding region.

- This site has some specific objectives and restrictions, including:
- 2 story height limit
 - Area excludes trees, jetty and boat ramp
 - Needs to maintain continuous public access around the lake edge
 - Active frontage to street level
 - Needs to protect amenity of nearby residents from noise, traffic, parking and privacy loss.

Typical CZ1 & CZ2 uses include:

- | | |
|--|--|
| • Car Park | • Shop |
| • Non-Retail Commercial Use | • Drink Establishment |
| • Civic Administration Outdoor Recreation Facility | • Emergency Services Facility |
| • Club | • Subdivision |
| • Parkland | • Home Business |
| • Commercial Accommodation Use | • Temporary Use |
| • Pedestrian Plaza | • Indoor Entertainment / Recreation Facility |
| • Communications Facility | • Tourist Facility |
| • Place of Assembly | • Light Industry, Plant and Equipment Hire |
| • Community Use | • Veterinary Hospital |
| • Public Transport Facility | • Warehouse |
| • Craft Workshop | |
| • Residential Use | |
| • Restaurant | |

Typical CZ 6 uses include:

- | | |
|--|-------------------------------|
| • Aquatic Recreation | • Outdoor Recreation Facility |
| • Club | • Parkland |
| • Community Use | • Restaurant |
| • Commercial | • Shop |
| • Accommodation | |
| • Craft Workshop | |
| • Indoor Entertainment / Recreation Facility | |
| • Drink Establishment | |

4.0 Retail and Commercial Opportunity

Commercial and Market Considerations

A separate study was undertaken by Taktic4 to identify commercial opportunities, issues and implications that will influence the development of each site. It focuses primarily on commercial opportunities to contribute to great places, in particular development interfaces and street frontages associated with each site and their respective relationship with their surrounding offer.

Overview of Mixed Use Development Opportunity

The development opportunities of the land release sites, especially those along the 120m strip of Emu Bank and the 250m strip along Lathlain Street, have the potential to generate between 7,000sqm and 8,500sqm of retail, food and beverage offer in two discrete new precincts designed to complement the existing offer in the Town Centre:

- Lathlain St - 3,500sqm – 4,000sqm
- Emu Bank - 3,500sqm – 4,500sqm

This retail/food/beverage offer represents the expected increase in market demand forecast for the town centre and could therefore be viably considered.

Mixed Use Development Context

Up to 4.4M visitors to the Belconnen Town Centre each year are from outside the Belconnen District and would not normally travel to the town centre except for the draw associated with the Westfield shopping centre. This visitor economy is another target audience to support further commercial activity in addition to local customers.

- There is an over-representation of Retail, Financial and Insurance, Rental, Hiring and Real Estate in the town centre when compared to Belconnen District and ACT averages.
- Interestingly, accommodation and food service sectors are not over-represented despite the usual correlation to the retail sector.

Further trends are:

- Forecast growth in resident population within the Belconnen District catchment will be responsible for increasing the aggregate retail spending generated from Belconnen residents by \$78M p.a.
- Belconnen Town Centre businesses may expect to capture up to 55% of this available retail aggregate spending – consistent with current market capture estimates.
- Forecast population growth in the Belconnen District alone may be responsible for an increase of up to \$43M p.a. in potential retail sales in the Belconnen Town Centre.
- This increase in the potential aggregate retail sales can sustain the equivalent of an additional 8,500sqm of retail floor space in the Belconnen Town Centre every 5 years.
- An additional 8,500sqm is responsible for increasing the employment in Belconnen Town Centre by 200 positions.

FORMER WATER POLICE SITE Block 29 Section 149

Development Metrics

- Developable area on-site is approximately 500m2 at ground level, with approximately 1100m2 available over two storeys.
- Stormwater infrastructure located on-site requires services easement for access.
- 3.5m wide no-build pedestrian access zone along lake foreshore boundary.
- Existing jetty needs to be retained, upgraded and incorporated into future redevelopment of site.
- 50m waterfront frontage.

Commercial Opportunities

- This is a destination site.
- Direct access and unconstrained views to water and park with south and east waterfront and north facing with views to the lake.
- Parkland setting.
- Jetty access.
- Opportunity for boardwalk between built form and waterfront.
- Potential for food services in prime waterfront location and licensing of adjacent land for outdoor seating and hiring services for lake activities.

Preferred Commercial Uses

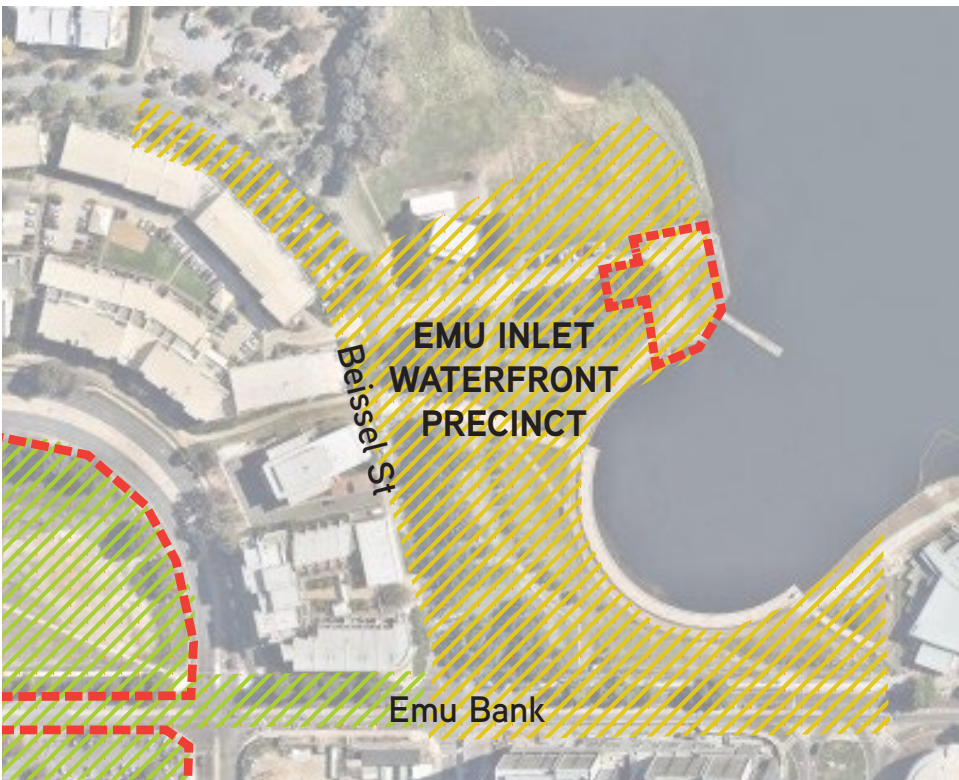
- Highest and best commercial use with the right operator – restaurant/café/takeaway or combination of all:
 - Open for breakfast, lunch, dinner.
 - Weekdays and weekends.
 - Casual dining / event and reception.
 - Complementary uses desired by community.
 - Commercial services for recreational or water-based activity.

Considerations

- It will require a proven operator or a creative business start-up with commercial incentives to attract them to the site.
- Creative architectural and commercial solutions required to co-locate other activities to create a critical mass.
- Competition includes Emu Bank Waterfront and the Belconnen Arts Centre.
- Existing retaining wall needs to be lifted and extended along south-eastern boundary to prevent flooding in a 1 in 100 year flood event.
- Limited dedicated or shared car parking.

Summary

- The site could potentially attract a 750sqm restaurant / café venue and be complemented by a 150sqm commercial water activity kiosk.
- The successful commercial development on this site would rely on attracting a proven commercial operator or business start-up to support water-based recreational activities.
- There may be an opportunity to attract a range of activity types – but these will need to work together by creating a synergy between each use where trade for one activity facilitates exposure to the other.



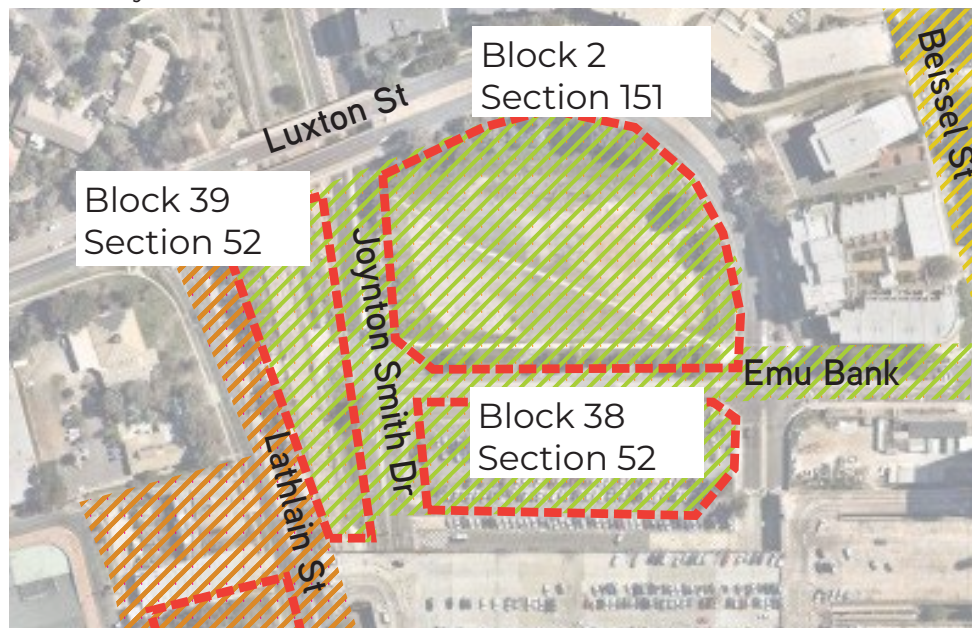
 Land release sites

 Emu Inlet Waterfront Precinct

CIRCUS SITE PRECINCT

Development Metrics

- Precinct total – 18, 178m²
- Approximately 500 dwellings across precinct including requirement for 50 affordable and 25 public housing dwellings.
- 4 Storeys in general. A maximum of 12 storeys could be allowed subject to a clear public pedestrian connection linking Lathlain Street to the lower end of Luxton Street or Emu Bank.
- Vehicle access to be provided from Joynton Smith Drive or Emu Bank.
- Joynton Smith Drive and proposed cycle /pedestrian path to continue under/through the development.
- Any podium levels along Lathlain Street are limited to a maximum of 2 storeys.



Land release sites



Circus Site Precinct

Commercial Opportunities

- The Precinct should be providing consumers with complementary commercial activity to other parts of the Town Centre.
- Development of Block 39 Section 52 can connect over Joynton Smith Drive to Development on Block 2 Section 151 and Block 38 Section 52.
- A pedestrian walkway connecting Block 39 Section 52 with Block 2 Section 151 will create a secondary edge providing more development frontage, additional land value and an address through the middle of Block 2 Section 151.
- A pedestrian walkway could logically be extended through the Block 2 Section 151 to Block 23, Section 86, essentially connecting the development directly to the Emu Inlet waterfront.
- Block 38 Section 52 and Block 2 Section 151 has the potential to create a double-sided retail/hospitality strip along 120m of east-west frontages of Emu Bank.
- Block 39 Section 52 Lathlain Street ground floor level suits retail and hospitality.
- Opportunities for local business start ups, including boutique breweries/ small bars which act as community hubs /meeting places for residents and workforce, Co-working, flexible, creative, and small spaces provided as part of the commercial tenancy mix.

Preferred Commercial Uses

- Actively promote and create opportunities to attract franchise and brand tenants to priority streets and key corners to complement the inclusion of small/medium enterprises and boutique businesses.
- Retail and commercial activity should include clusters of small shop fronts, including micro tenancies, along strategic locations along priority streets, key corners or adjacent to open spaces to create site specific destinations.
- Highest and best uses for Block 2 Section 151 are residential and / or office uses on the Luxton Street, Emu Bank, and Joynton Smith Drive frontages.
- Retail or hospitality activity may be considered for south facing Emu Bank on Block 2 Section 151 (if the opposite side of Emu Bank, Block 38 Section 52 is developed for retail/hospitality purposes).
- Block 38 Section 52 is suited predominantly to hybrid ground level mixed-use that can be either residential/commercial/office uses.
- Residential uses could be considered on Block 38 Section 52 facing onto Emu Bank (away from shopping mall).
- Highest and best uses for Block 39 Section 52 are residential and / or office uses on both the Lathlain Street and Joynton Smith Drive frontage.

Considerations

- The Precinct should facilitate a significant resident/employment base.
- Any café will predominantly need to be viable from sales generated by residents, commercial tenants and adjacent consumers.
- It is appropriate not to activate all street frontages.

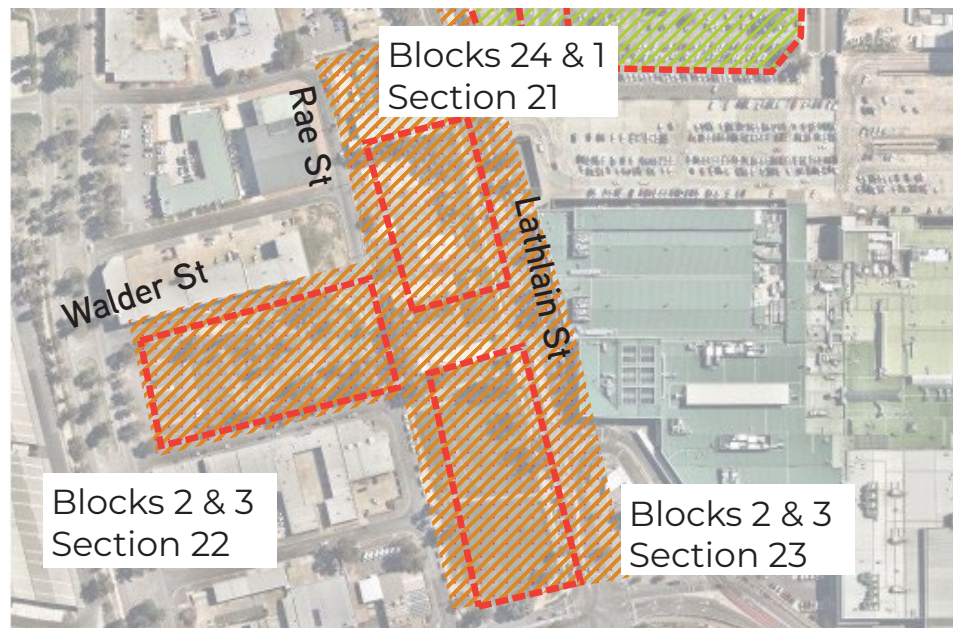
Summary

- The Circus Precinct comprises three sites totaling 1.8ha in land area.
- The sites and their connections need to be considered as a whole.
- Emu Bank could become a buzzing little boutique strip of activity if designed and activated properly.
- The activation of both sides of Emu Bank for retail / hospitality activity would generate 240m of shop/hospitality frontage. This equates to between 3,500sqm to 4,500sqm of retail/hospitality floor space and 35 to 45 tenants.

LATHLAIN STREET PRECINCT

Development Metrics

- Precinct total – 21,095m²
- Approximately 500 residential dwellings.
- Approximately 4000m² of commercial/ community uses.
- Ranges from 8 to 18 storeys.
- Residential use not allowed on ground floor and / or first level along Lathlain Street.
- Existing public car spaces need to be replaced within future redevelopment of site.
- Minimum 6m verge to be installed along western side of Lathlain Street.



 Land release sites

 Lathlain Street Precinct

Commercial Opportunities

- Section 21 and Section 23 is directly opposite Westfield west entry and external food and beverage offer.
- Section 23 is in close proximity to bus station.
- Section 22 represents a significant and uniform parcel of land.
- Section 21 and 22 could attract an alternative and diverse retail, food or beverage offering.
- Section 22 may generate a significant number of addresses for commercial business types – with over 350m of street address to all sides of the site (depending on the depth of the businesses).
- Upgrade Lathlain Street into an attractive slow-traffic shared street with alfresco dining to activate the street front.

Preferred Commercial Uses

- Section 21 lends itself to food & beverage to create a main street character on Lathlain Street and to complement the offer on the hospitality uses on the east side as part of the shopping mall.
- Section 21 and Section 23 could accommodate residential or office above ground floor.
- Section 21 could generate between 1,500sqm-2,000sqm of food and beverage floor space containing 15-20 shops.
- Section 23 would generate up to 2,000sqm -2,500sqm of retail or hospitality floor space containing 20-25 shops.
- Section 23 could include community use such as a library or indoor sports facility on the ground floor to diversify the place offer and activate the precinct.
- Section 22 offers opportunity for secondary uses that may include hybrid ground level mixed-use that can be either residential, commercial/office uses/retail services or service industrial uses.

Considerations

- Retail/ hospitality needs to feed off the offer already available along Lathlain Street frontage of the mall.
- Activation and viability would be dependent on attracting at least one to two major operators or series of franchises to underpin the attraction of the other tenancies.
- Poor attractiveness and amenity of Lathlain Street needs to be addressed.
- Rae Street frontage would be best served as service street for activity above.

Summary

- Lathlain Street Precinct offers a range of opportunities from food and beverage on Lathlain Street to secondary service type uses on streets further west.
- Lathlain Street will require significant amount of design consideration and intervention to create and activate an attractive 250m stretch of street frontage.
- The key to this precinct is to restrict the temptation to activate every street frontage with high end uses. Activate edges should be concentrated around the central open space and Lathlain Street

5.0 Place Proposition and Themes

Whilst the people of Belconnen are undoubtedly proud of their town centre, they are also aware that it lacks many of the ingredients that make places great.

The land release sites are seen as an important catalyst to reinvigorate and establish best-practice benchmarks for the Belconnen Town Centre.

The following vision and themes capture the community values in relation to the urban experiences they desire and value as part of any new development in Belconnen.

The themes have been applied to each of the sites in Section 6.0 Community Place Aspirations and 7.0 Urban Experience Guide through describing undesirable, successful and highly desired outcomes for each site.

Key Community Messages

What is the problem?

Human scale is missing
Streets are unwelcoming
No green
Community functions are dispersed and inward facing
Public spaces don't invite people to stay
The dominant experience is the shopping mall
The shopping mall has limited interaction with the surrounding streets

What is the opportunity?

Catalyst for positive change
Use built form and streetscape upgrades to provide a human scale
Leverage the shopping mall gravitas
Give people a choice of experiences
Be intergenerational
Create beauty, joy and happiness
Unite stakeholders towards a common goal of reactivating Belconnen Town Centre

PLACE PROPOSITION

“The land release sites in the Belconnen Town Centre are an opportunity to activate and humanise the urban environment through development of a series of place experiences. Centred on creating local identity, the renewal will be filled with moments of beauty, intimate green places and ample opportunity for play. With extensive walkable connections and waterfront recreation, living here and visiting will make you feel like a local.”



A fine-grained network of walkable connections throughout, around and between the land release sites

Why is this theme important?

- Encourages people to walk.
- Connects and provides access to destinations.
- More footfall is better for business.
- More 'eyes on the street' provides increased levels of safety.
- Opportunities for social interactions.
- Opportunities for discovery and exploration.
- Provides a choice of routes and movement through the sites and on to surrounding destinations.

How the community would like the theme implemented



Comfortable environment with good shade trees, wide footpaths, quality materials, gardens, and street furniture are very important.



Streets characterised by interesting buildings, frequent shop fronts, doorways and street level activities.



Spaces that provide opportunity for pop-up events, community activities, buskers and street trading.



Safer and easier pedestrian routes that are complete.



Safer and slower streets that include facilities for pedestrians at key streets such as Emu Bank and Lathlain Street.



Connected and safe links to the cycle path network.



Public art that showcases the history and character of Belconnen.

A network of green and lively open spaces

Why is this theme important?

- Spaces for activities and recreation that include all community members make people feel welcome.
- Greenery reinforces Lake Ginninderra as Belconnen's unique asset and brings activity and people closer to the water's edge.
- Many small interventions, such as public art, a friendly greeting or an event, brings joy and happiness and makes people feel positively about their community.
- Providing opportunity for people to be out and about generates positive social interactions and creates safer places.
- A connection to nature, including physical activity and play for all ages improves people's sense of wellbeing and health.
- More greenery helps to reduce the impact of urban heat island effect and offer habitat for urban wildlife.

How the community would like the theme implemented



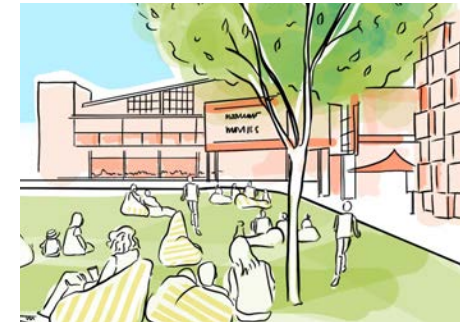
A choice of activities and amenities that invite people of all ages and abilities to stop and stay.



More greenery.



Intimate places providing opportunity for social interaction.



Well maintained places and spaces (i.e. place management).



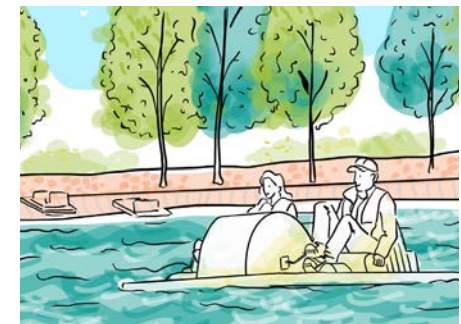
Better public amenities.



Everyday uses.



Special events.



More water based and play activities.

Develop the land release sites in such a way that they give people more reasons to visit and live in Belconnen.

Why is this theme important?

- Increased choice of activities and destinations.
- Acknowledging and recognising the Ngunnawal nations continuous connection to country.
- New development can enhance the appeal of existing assets.
- Preserve and enhance the multicultural flavour around Lathlain Street Precinct.
- Attracting more people can improve opportunities for businesses.
- Utilise the opportunities of the mixed-use land use zoning to provide incubator space for start-ups, small business, entrepreneurs and social enterprise.
- Provide quality inner city living that is close to work, arts and culture, retail, and recreational activities.

How the community would like the theme implemented



Parks, streets, shops and restaurants with a family-friendly focus.



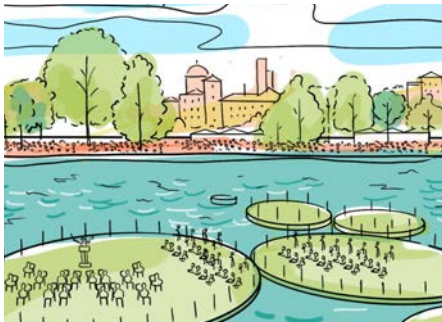
Co-locate/ cluster retail activities to create a magnet of public life.



Be able to walk from home to work and the shops and the parks.



Events and celebrations on the lake edge.



Amplify the creative culture of Belconnen and establish the Arts Centre as the heart of Belconnen.



Be multi-functional to cater for different people at different times of the day or week.



A variety of flexible commercial and community spaces



Family-friendly focus.

Feel like a local.

Why is this theme important?

- Daily habits and rituals built around authentic local experiences.
- Shared spaces and facilities connect people.
- Foster a sense of community and belonging.
- Foster and recognise the rich histories and deep connection to this country by the Ngunnawal people as traditional inhabitants and custodians.
- Promote neighbourliness and trust.
- Encourage small, localised businesses with unique offerings.

How the community would like the theme implemented



Diversity on the street – types of people, mix of businesses, opening times (day and night), residential and types of activities.



Regular organised community activities and events.



Child-friendly parks and streets.



New community facilities such as water sports facility on the lake edge with a café.



Shared spaces and facilities that bring people together like a dog exercise area.



More artwork and information that reflects the identity of Belconnen and its people, in particular the Ngunnawal peoples' continuous habitation, custodianship and living culture.



Community focused social enterprise bike, kayak and canoe hire.



Collaboration between community groups, creatives, Ngunnawal and other stakeholders for a sense of place and belonging.

6.0 Community Place Aspirations

The co-design engagement phase in early 2021 provided an opportunity for the community members and stakeholders to apply the Themes in Section 5.0 to each of the land release sites to articulate a series of desired urban experiences.

The outcome is a high-level summary of the community aspirations for each land release precinct, surrounding public spaces and ideas for creating a highly connected town centre.

They include both private land and public land, highlighting to both developers and the government the future vision for the public realm within and between the land release sites from a community perspective.

Design and development proposals are expected to respond to the Community Place Aspirations.

New development of these sites is seen as an opportunity to deliver broader community benefits through on- and off-site place improvements. The aspirations extend beyond the physical outcomes to include ongoing management and maintenance, and place activation programming.

The community place aspirations are organised as follows:

Community Narrative and Site-specific Objectives.

The community aspirations for each site are summarised through a Community Narrative and Site-specific Objectives. The narrative describes the experience of each precinct. The objectives link the narrative to the Place Themes described in Section 5.0.

Criteria for Successful Development Outcomes

Criteria for Successful Development Outcomes identify the community's expectations for development outcomes and are organised based on undesirable, successful and highly desired ambition levels. The criteria are supported by examples.

Undesirable Outcome	Successful Outcome	Highly Desired Outcome
These are outcomes the community would not like to see developed. They often reflect a 'business as usual' approach, or articulate 'lived experiences' that do not adequately represent an acceptable place quality to the local community.	Successful outcomes are reflective of people-focused place aspirations for sustainable urban living and the ideals of a walkable and connected community. They will deliver comfortable urban environments with good shade trees, wide footpaths, quality materials, gardens, street furniture and public amenity.	The highly desired outcomes are in addition to successful outcomes. They demonstrate exemplar initiatives and site-specific innovations. The will deliver exceptional places that are distinctly Belconnen.

Community Place Aspirations Plan

Finally, a Community Place Aspirations Plan for each site illustrates the opportunities for how development can improve places for people through on-site and off-site place improvements.

These plans also include 'Day in the Life' User Experience notes identifying how people see themselves experiencing places within and around the sites. (These have been derived from an exercise undertaken with community members during the Co-design phase).

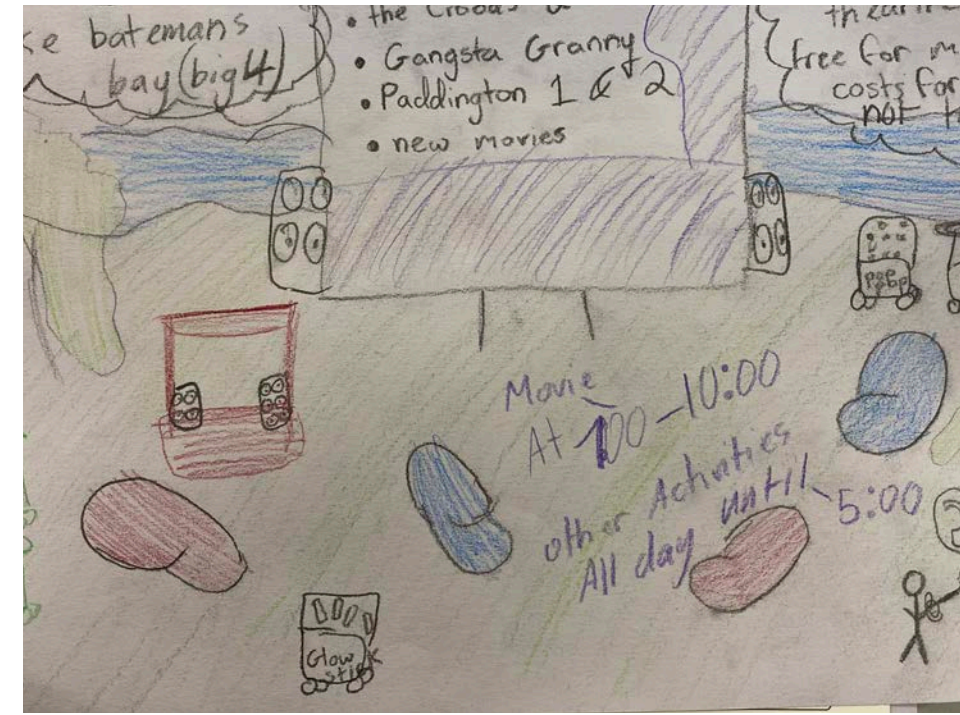
Ongoing Community Participation

In addition to responding to the desired urban experience, there is an expectation from the community for the developer to demonstrate accountability in the delivery of the outcomes.

This includes:

- Providing a post-tender presentation of the successful tender concept to the community with reference to the Place Design Brief.
- Providing a post-occupancy statement to the community with reference to the Place Design Brief.
- Undertaking a consultation process with Ngunnawal stakeholders to ascertain how this development could further share their traditional knowledge with all members of the local community. This conversation will further initiate how a series of self-determination strategies can be created to increase empowerment, sustainability, and knowledge sharing.





Former Water Police Site

Community Narrative

The former Water Police site on the edge of Lake Ginninderra is transformed into a recreation destination for locals and visitors alike with easy access to both city and nature.

Emu Inlet Park is activated as a sociable meeting place with amenities for everyone, including a public toilet, barbeques, comfortable seating, picnic tables, and nature play.

The lake comes alive with more water activities and access to nature.

A program of regular community events makes Emu Inlet the heart of the Belconnen Town Centre – a place for everyone.

Site-specific Objectives

1.

Development on the site is sympathetic to and integrates with the existing landscape and lake foreshore, and minimises negative impact to neighbouring areas;

2.

Development is 'greening' the site and promotes activity on Lake Ginninderra and Emu Inlet Park;

3.


Development improves access and connectivity between the site and Emu Inlet Park and the town centre;

4.

Development supports Emu Inlet Park as a more attractive lakefront destination and improves amenity through a series of recreational uses, including water sports, while targeting a diverse range of people and activities.

Criteria for Successful Development Outcomes


Undesirable Outcome



Undesirable development outcomes will either maintain or reduce the current amenity.

- Examples:
- Excessive building bulk, which comprises views of the lake (e. g. two-storey function centre).
- Development that adds further parking pressure on Emu Inlet and Beissel Street.
- Extensively built-up and predominantly hard surfaces in a recreational area considered to be green and natural.
- No off-site upgrades to the walkway and area.
- Fast food outlets dominate.


Successful Outcome



Successful development outcomes will improve the basic landscape amenity and activation of Emu Inlet Park.

- Examples:
- An extra wide path along the water's edge that connects to the existing path network.
- Public toilets returned to Government.
- A better choice of park seating, including picnic tables and benches.
- Native landscaping and tree canopy for shade.
- A nature play area.
- A temporary coffee truck and/or private operator with temporary kayak/boat hire.
- An annual calendar of regular community events – film nights, concerts over the water, children's festivals.

Highly Desired Outcome



In addition to successful outcomes, a highly desirable development will be integrated into the park's environment and substantially enhances the lake foreshore's recreational uses, activation and connections.

- Examples:
- A small integrated cafe and hire shop with alfresco areas that look out over the lake.
- The hire shop includes bicycles, kayaks, stand up paddle boards and other non-motorised boat hire.
- A pontoon is added to the jetty to assist with launching kayaks.
- Building incorporates public toilets (that are managed by the tenant).
- Water feature next to nature play.
- Public art and interpretation that is symbolic of the local Indigenous culture.
- Site is connected to Emu Inlet Park, Lake Ginninderra cycle path and northern open space area via a new pedestrian and cycle path.



Community Place Aspiration Plan: FORMER WATER POLICE PRECINCT

Circus Sites Precinct

Community Narrative

This Precinct is a thriving residential community. Lake Ginninderra, Lathlain Street and Belconnen Mall are all within walking distance along comfortable and easy to navigate pedestrian connections and streets.

While the three sites that constitute the Precinct need to be considered as a whole, its bulk will be reduced by a fine grain of publicly accessible, intimate green spaces and laneways. The link between Lathlain Street and the Precinct will be a destination with greenery, and shops and cafes at key locations along its length. The community were resolute that a link is provided all the way to the lake, possibly via a pedestrian underpass under Luxton Street, offering the community and residents a direct, convenient and safe access to the waterfront.

A street art trail telling the story of the local history and Ngunnawal culture invite residents and visitors to enjoy the distinct character and vibrancy of the Precinct.

Site-specific Objectives

1. Development connects the three sites within the precinct seamlessly and expands walkable connections to Lathlain Street, the Shopping Mall and the Lake Ginninderra foreshore;
2. Built environment encourages sustainable urban living, allows public movement through the site and interaction with a mix of public spaces closely integrated with on-site uses;
3. The ground plane incorporates a mix of public, semi-public and private spaces.
4. Site design maximises the provision of green open space and biophilic design, including deep root planting zones with large canopy trees, vertical and horizontal greening, and the retention of existing mature trees where feasible;
5. Frontages onto public streets establish a high amenity, safe and enjoyable pedestrian environment, with richly detailed and interesting facades that create a distinctive sense of place;
6. Uses within the Circus Precinct are situated to promote activity on the street and complement the surrounding uses.

Criteria for Successful Development Outcomes

Undesirable Outcome

Undesirable development outcomes will reduce the current amenity in the area without promoting good linkages to Lathlain Street, shopping mall and the waterfront and failing to create more green spaces.

Examples:

- Narrow building setbacks with no room for trees and green edges.
- Built form bulk and scale is excessive and prohibits public movement through precinct.
- Unimaginative building interfaces with no scale or articulation.
- Uses on-site are designed and located to discourage activity at street-level.
- ‘Hard’ surface treatments dominate site design with no new tree planting or green spaces.
- Quality of the cycle path network impacted by too many vehicular cross overs, low levels of lighting, and reduced safety.
- Prioritises vehicular traffic with limited pedestrian connectivity to and from the precinct.
- Poor separation between private and public spaces.
- Common open spaces inaccessible to the public.
- Inequitable level changes with stairs or long runs of ramps.

Successful Outcome

Successful development outcomes will activate the precinct and improve pedestrian connections between the three individual sites and to Lathlain Street, shopping mall and waterfront through comfortable and high-quality urban environments and public amenity.

Examples:

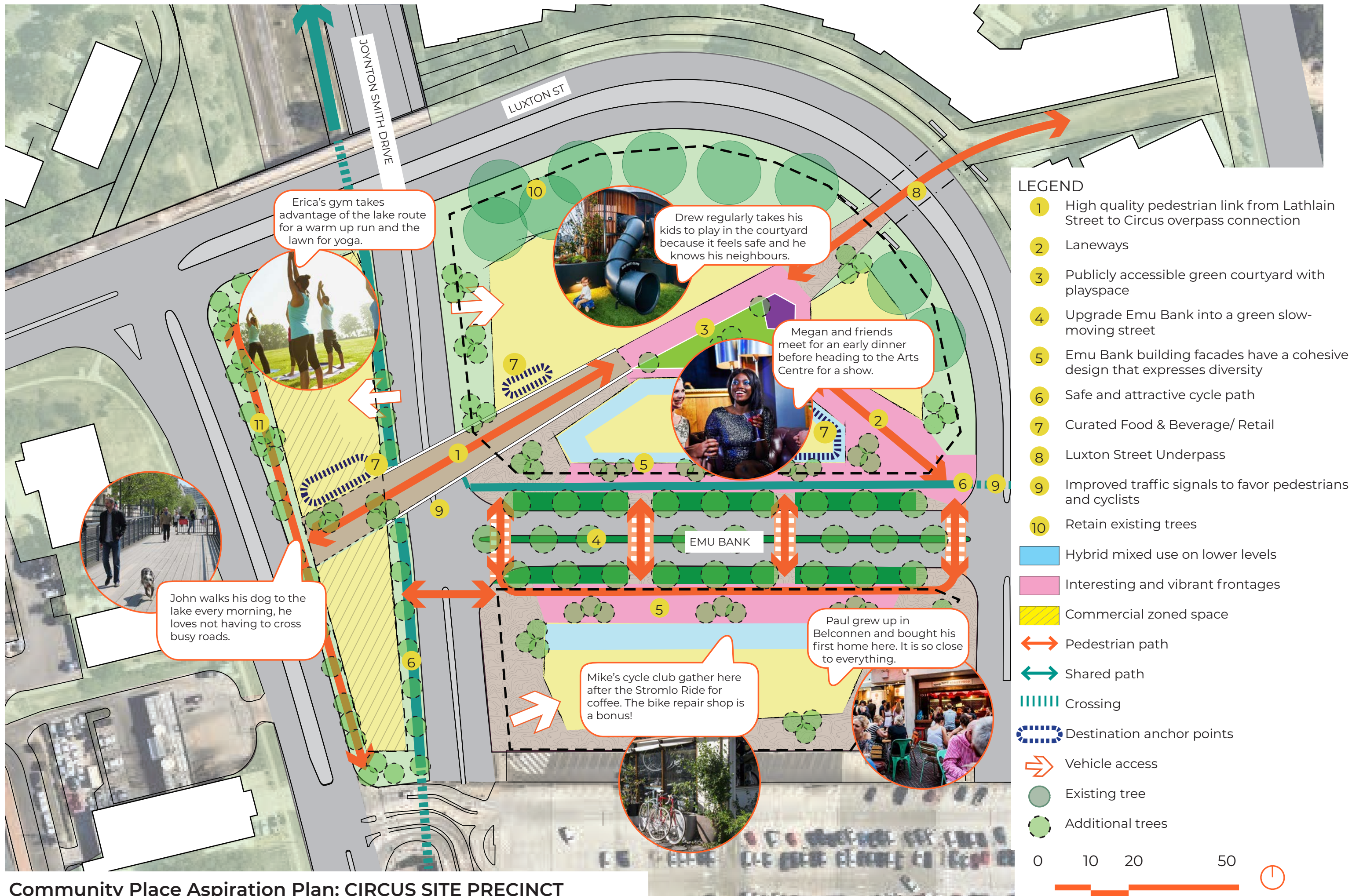
- Modify Emu Bank to a ‘complete street’ to ensure slower traffic, increased pedestrian crossings, wide setbacks to create a shaded tree-lined street and native plantings on verge, with outdoor dining and a bike lane.
- Deep-soil planting zones, private gardens, vertical gardens and a green space that operates as a focal point for interaction between the community and residents.
- A secondary connection/building edge through the middle of the large site to facilitate increased development frontage and footfall.
- Publicly accessible laneways that link Emu Bank to an internal publicly accessible space with greenery, playspace and site-specific street art (managed by the body corporate).
- The level change from Lathlain Street to the Circus Precinct is alive with colour, art and greenery creating an interesting destination that attracts visitors.
- Quality of the cycle path network with good lighting, passive surveillance for safety, and complete connections to the existing network.
- Ground floors building interfaces are activated with tenancies or private garden terraces and interesting building materials.

Highly Desired Outcome

In addition to successful outcomes, a highly desirable development will seamlessly integrate the three sites with a series of green open spaces and destinations along pedestrian connections between Lathlain Street and the waterfront.

Examples:

- The level change between Lathlain Street and Circus Precinct and then to the waterfront is a generous pedestrian bridge. It is designed as a destination all Canberrans come to visit. The level change will occur over a number of terraces, be fully accessible, with greenery, colour and artwork.
- Complete the connection to the waterfront by enhancing the pedestrian environment along Emu Bank or providing a direct pedestrian link through an underpass under Luxton Street.
- Attractive laneways and walkways flanked by vertical and horizontal greening that link with nearby destinations in the town centre.
- A strategically located cafe and restaurant hub adjacent green open space.
- Commercial space that is affordable, varied in size, and flexible to attract creatives or micro-local businesses. Co-working space and meeting rooms as part of the communal amenities to support people working from home.
- No vehicular crossovers along the Emu Bank frontage.



Community Place Aspiration Plan: CIRCUS SITE PRECINCT

Lathlain Street Precinct

Community Narrative


The Lathlain Street Precinct is family-friendly and lively. The ‘Eat Street’ created on Lathlain Street is expanded onto both sides of the street and a shared zone with slow traffic movement encourages walking and outdoor dining. Late night uses encourage people to continue using the precinct for community and cultural entertainment, creating a busy and vibrant day and night-time destination.

The large urban park seamlessly interfaces with the adjoining frontages. Moveable seating and activity spills out into the space. It is a venue for regular community events, concerts and cultural programming. A quieter and more intimate native green space provides an opportunity to better connect with nature. Indoor recreation and community facilities are also desirable. Community facilities, preferably on the ground level, are part of the mix of uses.

- Site-specific Objectives
1. Development promotes sustainable urban living, active travel and public transport use;
 2. Development includes a range of mixed land uses that complement surrounding uses, promote vibrancy on Lathlain Street and contribute to both the day-time and night-time economy of the Belconnen Town Centre;
 3. Development supports Lathlain Street Precinct becoming a location for entertainment and community-based activities and events;
 4. Site design maximises the provision of green space and biophilic design, including the retention of existing mature trees and new tree planting.

Criteria for Successful Development Outcomes

Undesirable Outcome



Development reduces the current amenity in the area without promoting active travel, green open space and a mix of uses.

- Examples:
- An open space designed for minimal maintenance with hard surfaces, lack of large canopy trees and landscaping for cooling and ‘off-the-shelf’ seating and playground equipment.
 - A precinct dominated by vehicles with unsafe pedestrian connections.
 - A mono-use for residential or office building environments only.
 - Limited interface between the park and buildings (i.e. no active tenancies and opportunity provided for outdoor dining).
 - Large format commercial tenancies that are difficult to tenant and subsequently left vacant.

Successful Outcome



Development delivers a mix of green spaces and uses with a safe and inviting pedestrian environment.

- Examples:
- Site design provides a space for community-based activities and events and a series of green spaces.
 - The ‘Eat Street’ along Lathlain Street is a shared zone with a slow speed environment to prioritise people over cars.
 - Widened verges with more large street trees to provide shade for alfresco dining.
 - Walder Street Park is a green space designed to create a distinctive sense of place, informal play and is well connected to surrounding land uses and built form.
 - Custom-made park furniture with a design that encourages play, on-going events and informal socialising and reflects the social identity of the place.
 - Site-specific street art is proudly displayed on the edges of buildings.
 - An intimate green space with large shade trees, native landscaping, waterwise irrigation and seating for small group gatherings.

Highly Desired Outcome

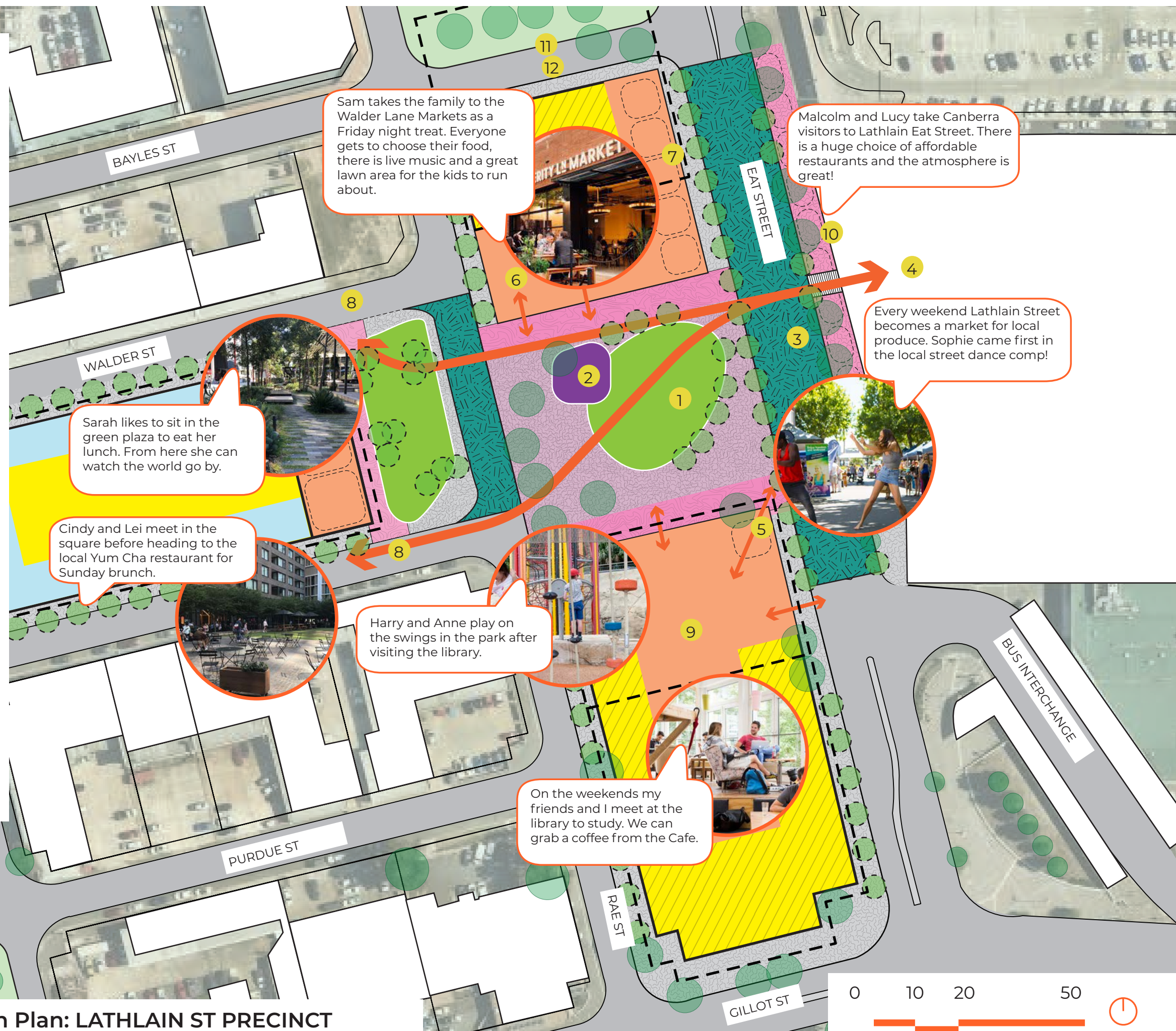


In addition to acceptable outcomes, development delivers a mix of green spaces and uses with curation of active ground level tenancies to create an entertainment precinct and sociable ‘vibe’.

- Examples:
- Connections to the shopping mall and the Circus Precinct are improved.
 - Retractable bollards at the entry of Lathlain ‘Eat Street’ allow for its closure to traffic, creating the perfect venue for regular weekend night markets, community events and festivals.
 - The Walder Street urban park is active with free social programming and the open lawn for markets and regular events.
 - A community facility on the ground level, which spills onto the park.
 - Commercial space that is affordable, varied in size, and flexible to attract creatives or micro-local businesses, and offer community uses, co-working space and meeting rooms as part of the communal amenities.
 - Continue Bayles Street to Lathlain Street (in lieu of continuing Walder Street) and locate taxi and ride share bays .
 - The developer, along with the commercial tenants, contribute to the ongoing programming of the open space and the Eat Street.

LEGEND

- 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 Extend Bayles Street through to Lathlain Street
 - 12 Taxi and Ride share drop off
- Hybrid mixed use on ground level
 - Alfresco areas
 - Commercial zoned space
 - Shared Street Zone
 - Precinct paving
 - Pedestrian path
 - Retailer footprint
 - Existing tree
 - Proposed tree



Community Place Aspiration Plan: LATHLAIN ST PRECINCT

7.0 Urban Experience Guide

The co-design engagement phase in early 2021 provided an opportunity for community members and stakeholders to describe their desired urban experiences for the land release sites that would improve Belconnen as a great place to live, work and visit.

To assist developers in implementing community-endorsed themes and experiences, they have been distilled into an urban experience guide demonstrating the desired place outcomes for all land release sites.

Design and development proposals are expected to respond to the Urban Experience Guide.

As place-based experiences and perceptions are intrinsically linked to physical appearances, the outcomes have been arranged into three (3) categories:

Built Environment - describes the relationship between the architecture and the public realm.

Urban Environment - describes publicly accessible common spaces including streets, laneways and green spaces. These may be either privately owned and managed or a privately delivered public asset managed by Government.

Activity and Local Economy – describes the elements that support public life, active streets and business activity.

Undesirable, Successful and Highly Desired Outcomes

Under each of these three categories, specific themes are described with Objectives and more tangible examples organised in three ambition levels. The examples used are not exhaustive or mandatory. Their purpose is to demonstrate the community's expectations and definition of success to guide design and development.

Undesirable Outcome	Successful Outcome	Highly Desired Outcome
These are outcomes the community would not like to see developed. They often reflect a 'business as usual' approach, or articulate 'lived experiences' that do not adequately represent an acceptable place quality to the local community.	Successful outcomes are reflective of people-focused place aspirations for sustainable urban living and the ideals of a walkable and connected community. They will deliver comfortable urban environments with good shade trees, wide footpaths, quality materials, gardens, street furniture and public amenity.	The highly desired outcomes are in addition to acceptable outcomes and demonstrate exemplar initiatives and site-specific innovations. They will deliver exceptional places that are distinctly Belconnen.

BUILT ENVIRONMENT - Public Realm Interface - Residential

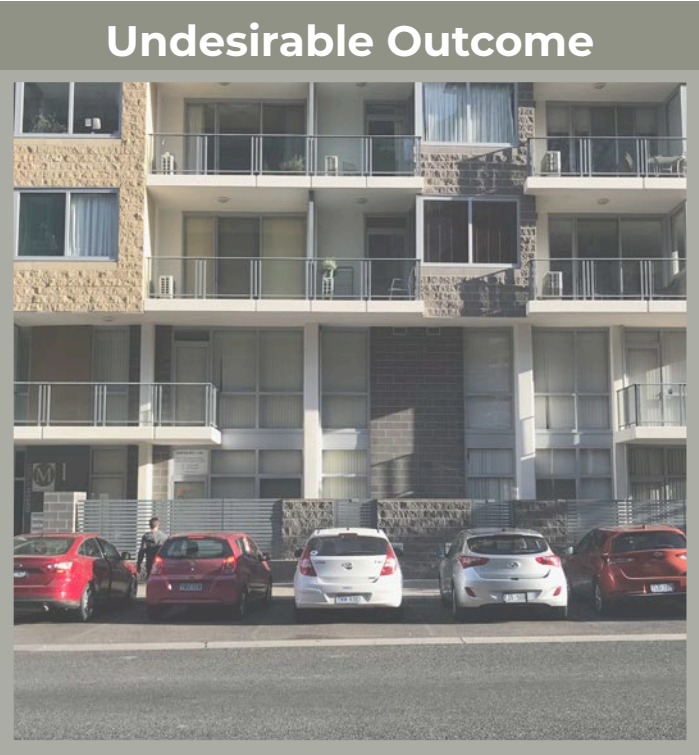
The buildings and their gardens along streets and laneways make walking interesting, comfortable and safe.

The public realm interface is the transition between the public space, such as a street, and the private space of a residential building.

The treatment of these edges makes a significant contribution to the attractiveness and walkability of the street

Objectives

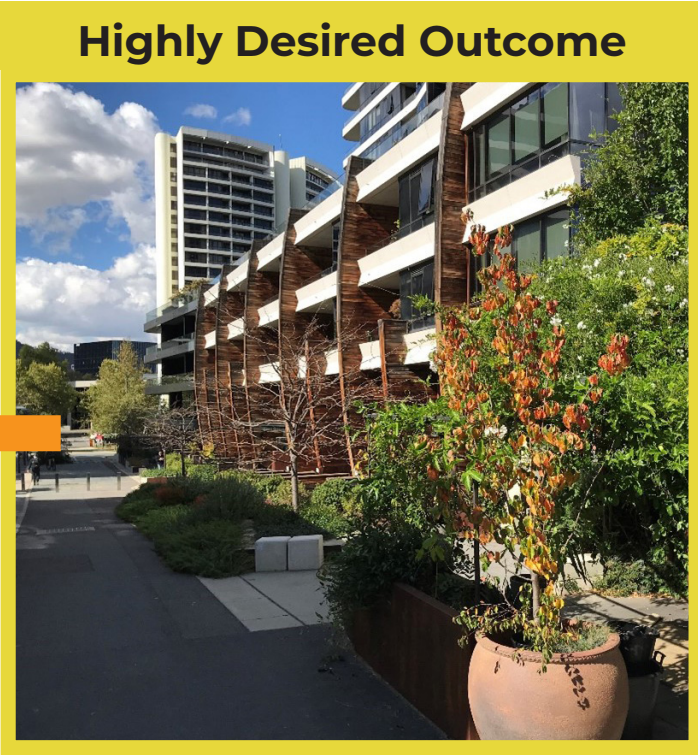
- Development creates a green and articulated street edge through a combination of elements including building scale and landscape (vertical and horizontal).
- The built form features interesting and varied architectural treatments and interacts with the public realm and its landscape.
- Carefully crafted and articulated edges significantly improve the privacy of residents living on or near the ground level and increase the sense of safety on the street.



- Ground floor set lower than the footpath.
- Long walls without articulation.
- Zero or minimal setbacks with windows, courtyards or balconies directly opening onto street.
- No privacy makes living spaces impractical and uncomfortable to use.
- No garden or trees to create a sense of privacy.
- Narrow footpaths.
- Too many vehicle driveways.



- Setback for a garden terrace.
- Greenery at boundary to soften the edges.
- Good passive surveillance of the street to enhance safety.
- Permeable fences.
- Wide footpaths.
- Street trees.
- Retain existing trees.



- In addition to successful outcomes:
- Architecturally articulated lower levels (with a 2 to 4 storey high podium).
 - Mixed uses – hybrid spaces for flexible uses and residential on the ground level.
 - Direct entry from the street to the apartment

BUILT ENVIRONMENT Public Realm Interface - Commercial

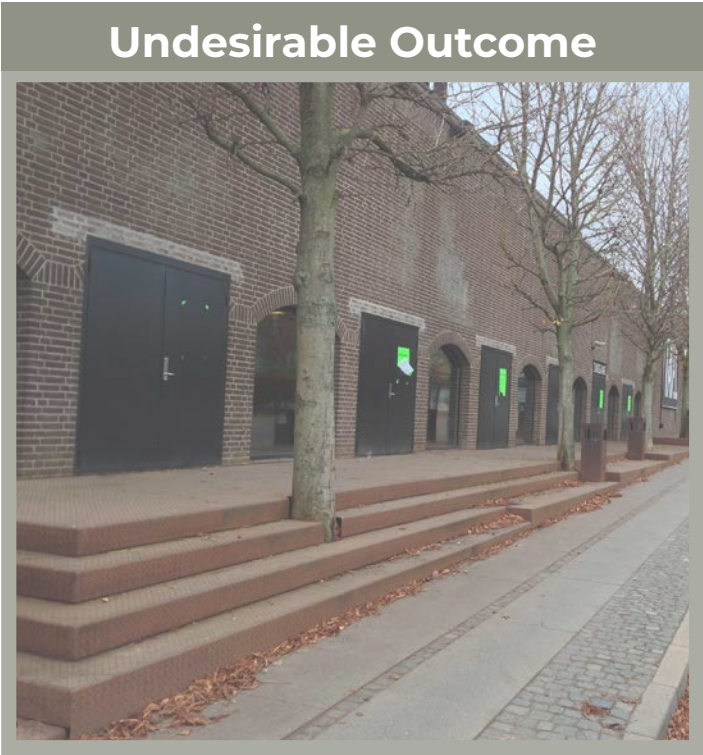
Great shops, cafes and office spaces attract people and will make the precinct vibrant.

The public realm interface is the transition between the public space, such as a street or a square, with a commercial use on the ground floor.

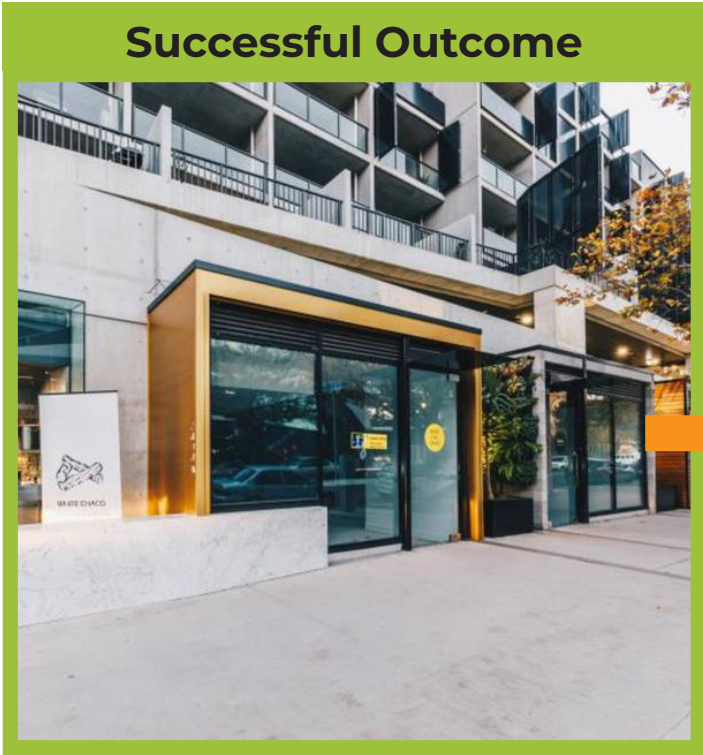
This could include shops, businesses, cafes, restaurants, and community facilities.

Objectives

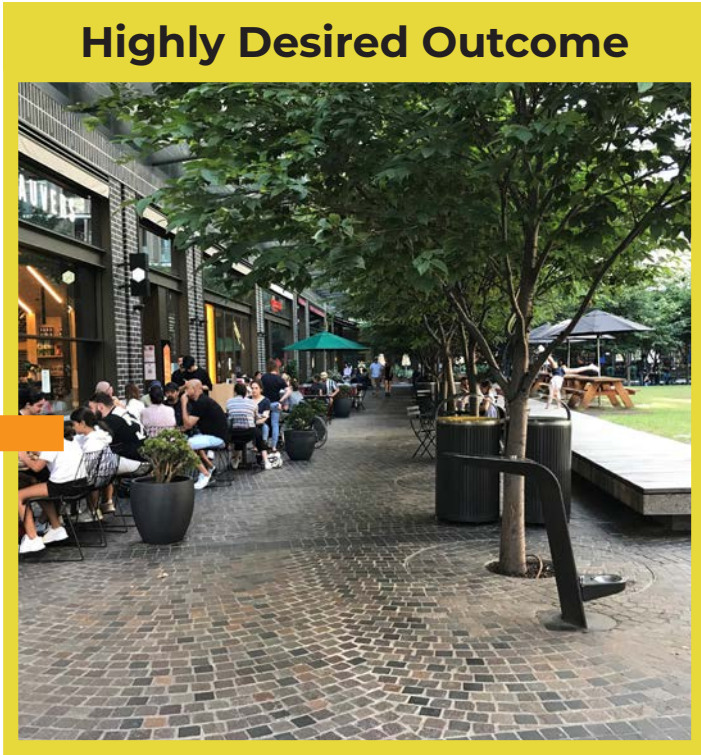
- The interface needs to be both physically and visually accessible.
- The treatment of these edges makes a significant contribution to the vitality of the street by way of attractiveness, walkability, shade, shelter and comfort.
- The use of street trees, garden beds and vertical green walls supports a visual continuity with surrounding built form.



- Ground floor set lower than the footpath.
- Long walls without articulation.
- Zero or minimal setbacks with windows, courtyards or balconies directly opening onto street.
- No privacy makes living spaces impractical and uncomfortable to use.
- No garden or trees to create a sense of privacy.
- Narrow footpaths.
- Too many vehicle driveways.



- Mix of ground floor uses.
- Façade is divided into smaller scale shop fronts that relate to the streetscape and public realm uses.
- Clearly defined shop entrances, open doors, and visible window displays.
- Ambient lighting in shop windows that lights the footpath at nighttime.
- Universal access built-in to the design and not distinguishable to surrounding public realm.
- Outdoor dining opportunities.
- Seating choices.
- Interesting and high-quality building materials.
- Clear and discrete wayfinding.
- Street trees for shade and amenity.



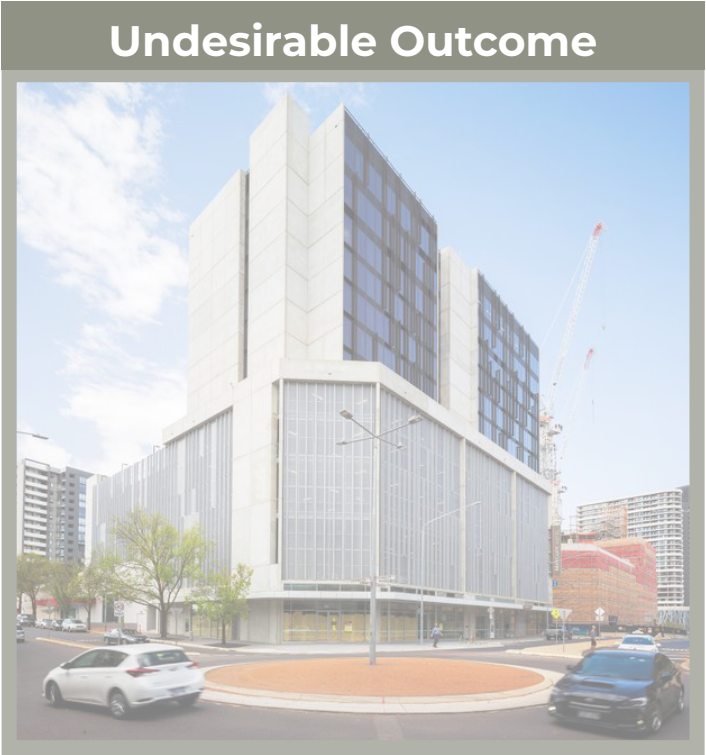
- In addition to the successful outcomes;
- Curated and complimentary mix of ground floor uses.
 - Interesting shop window displays.
 - Ambient lighting that highlights landscape and/or architectural elements.
 - Layers of greenery with garden beds, pots, lawn, and trees.
 - Shade coverage and weather protection to the footpath, e.g. through continuous awnings.
 - Architecturally articulated lower levels (with a 2- to 4-storey high podium).

BUILT ENVIRONMENT - Carparking

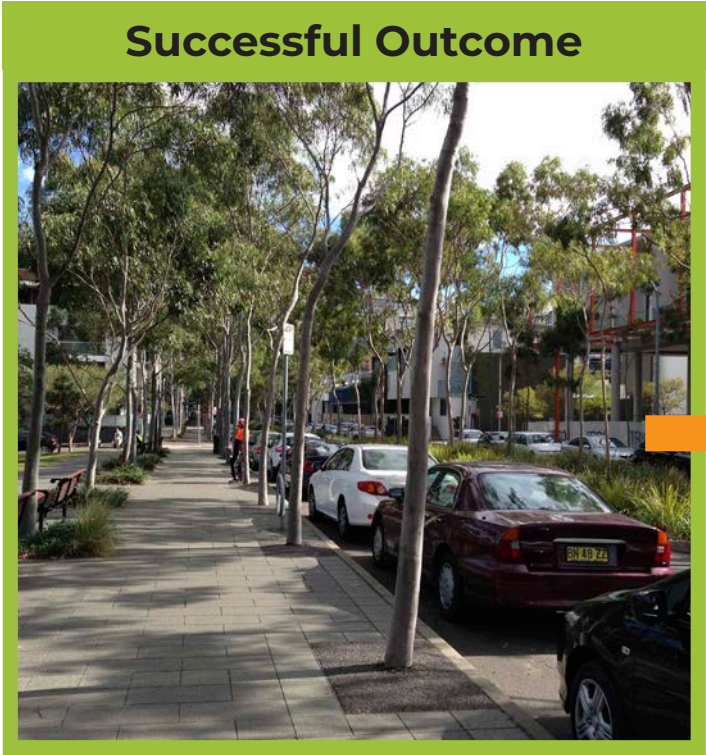
Cars, either parked or moving, should not dominate the urban experience.

Objectives

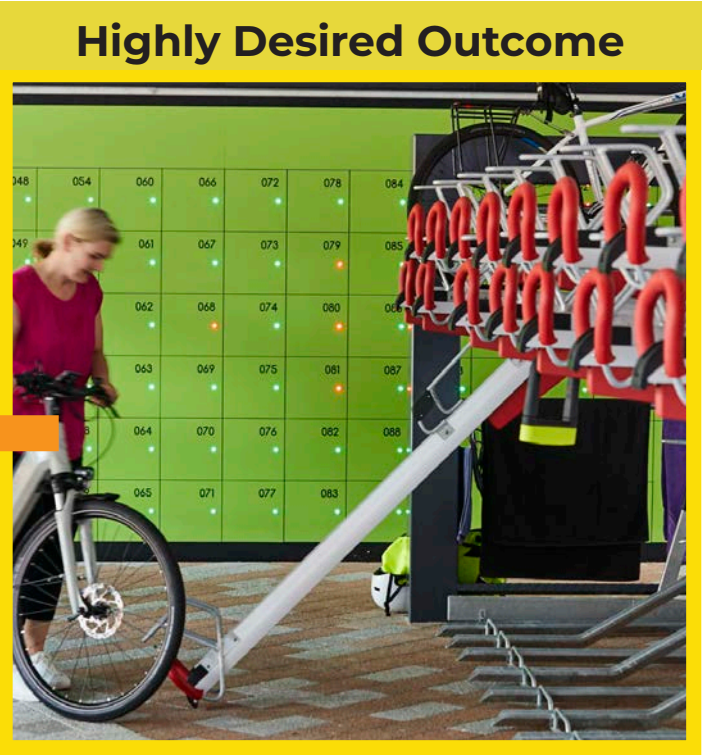
- If the development requires any at-grade or structured carparking, the carpark must be designed in such a way that it contributes to the quality of the urban fabric, including streetscape beauty, pedestrian connections and street tree provision.



- Surface carparking (and/or vehicle circulation) between the property boundary and building frontage blocking street frontage.
- Podium level carparking visible from the street.
- Spaces dominated by hardscaped pavements and vehicle provisions with lack of landscaping and pedestrian spaces.
- Large front setback areas with no clear purpose that sterilise and de-activate the street.
- Car-dominated environments with lack of pedestrian provisions.



- Podium parking structure sleeved by curated and articulated built form and landscape elements.
- Basement parking with discrete entry.
- If there is no alternative to at-grade carparking:
 - the street frontage must be planted with regular trees (1 large tree every 4 bays) and a hedge to screen all parked cars from surrounding footpaths;
 - the carpark must be planted with regular trees (1 large tree every 4 bays) to provide shade; and
 - water sensitive urban design features to reduce run-off from parking pavements.
- Adequate lighting for safety.
- Charging stations for electric cars.
- Walkways through carparks along pedestrian desire lines linking the footpath to building entries.



- In addition to the successful outcomes;
- Combined public and private parking provisions.
 - Car sharing parking provisions.
 - Setting basement structures so that deep root planting zones are maximised for large shade trees and community benefit.
 - Permeable pavement surfaces.
 - End of trip facilities and secure bike parking for residents, visitors and workers.

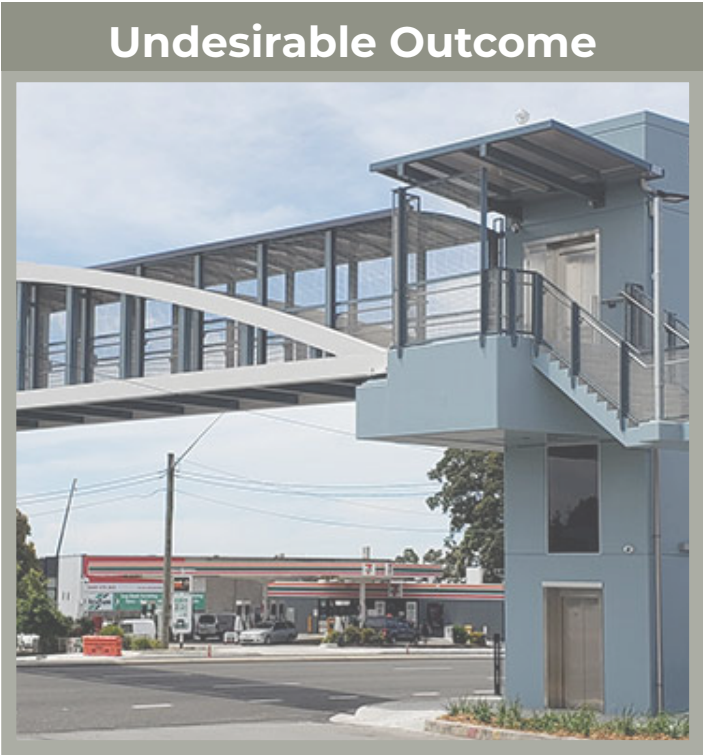
URBAN ENVIRONMENT - Level Change

The level changes through the lots between Lathlain Street, Circus Site Precinct and down to the waterfront presents an opportunity to create a well-connected destination for the development site.

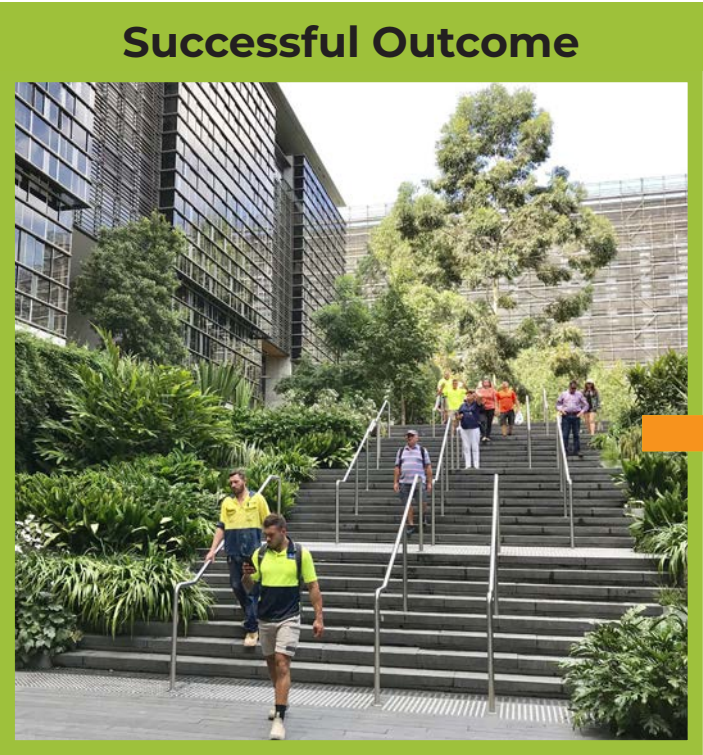
If considered carefully, level changes could provide residents of the Circus Site Precinct with direct access to the waterfront via an attractive and beautiful over- or under-pass.

Objectives

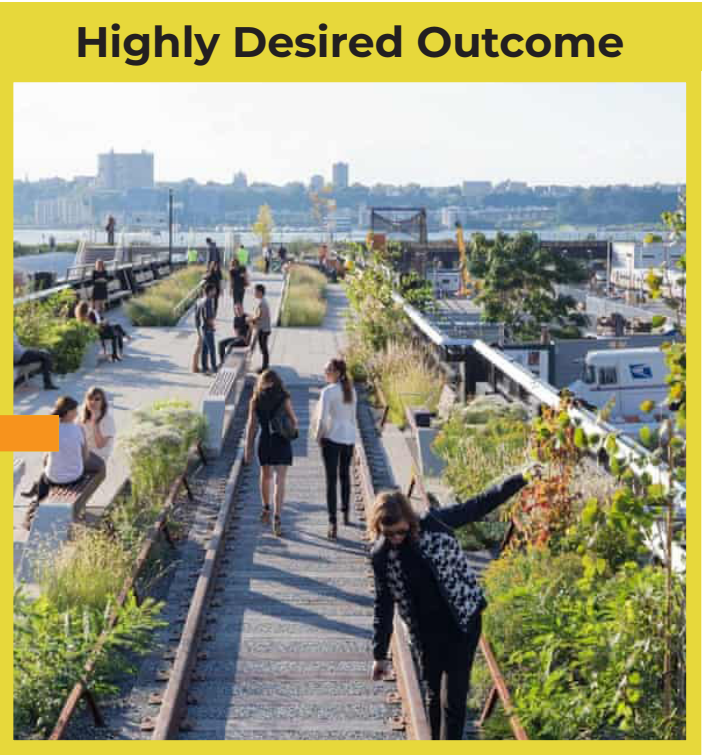
- The community were clear that the treatment and quality of the level changes needed to be commensurate with the development incentive of the plot ratio bonus offered in the Territory Plan (i.e. an additional 8 storeys across the Circus Site Precinct) if access from Lathlain Street to Emu Bank is provided.



- Level changes that do not support connectivity and universal access.
- Accessible pathway journey (i.e. length and number of switchbacks) is not commensurate with the spatial experience, universal equity and/or destination.
- Structures that prioritise vehicles ahead of pedestrians and cyclists and diminish the quality of the urban place experience.
- Any solution not considered commensurate with generous plot ratio bonus offered to provide access from Lathlain Street to Emu Inlet.
- Compromised quality, safety and experience of the cycle path along Joynton Smith Drive.
- While publicly accessible, poorly maintained and unsafe private infrastructure.



- Attractive, public access, inviting and green.
- Links and sightlines to destinations along the walkway are clear and safe.
- Passive surveillance is obvious and comforting.
- Lighting makes the journey easy and safe.
- Mechanical lifts and/or escalators are provided for universal access.
- Generous, spatial and beautiful bridge over Joynton Smith Drive.
- Walkways and infrastructure are well maintained by body corporate.
- Integrated with the architectural, site and landscape design.



- In addition to the successful outcomes;
- Attractive and green - the walkway is a linear park and a destination in its own right.
 - The design of the walkway does not require stairs or a lift to access Emu Bank from Lathlain Street.
 - Excellent passive surveillance to enhance safety.
 - Continuation of the walkway through to Emu Inlet Waterfront is via a spacious, open and inviting underpass.

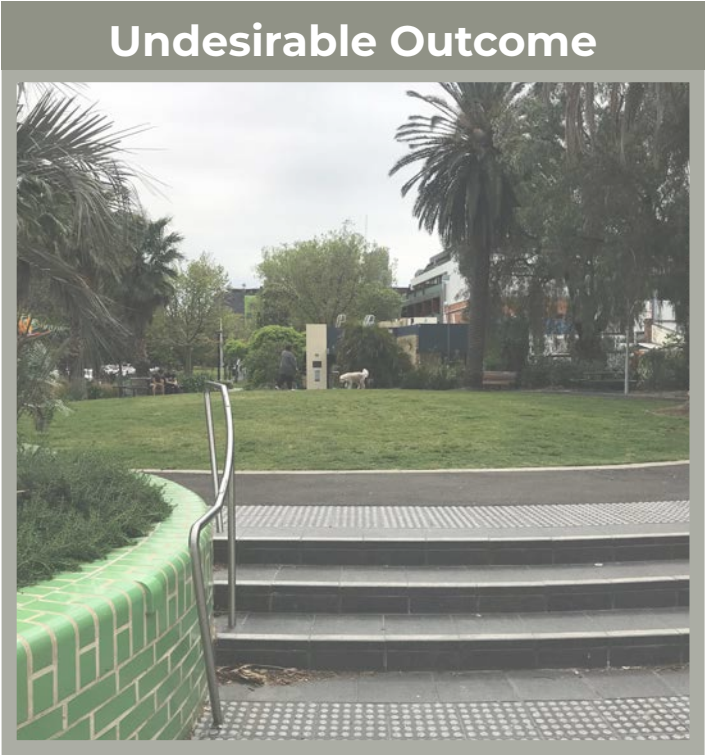
URBAN ENVIRONMENT - Green Open Spaces

Green Spaces are highly valued by the community as destinations for residents and the broader community.

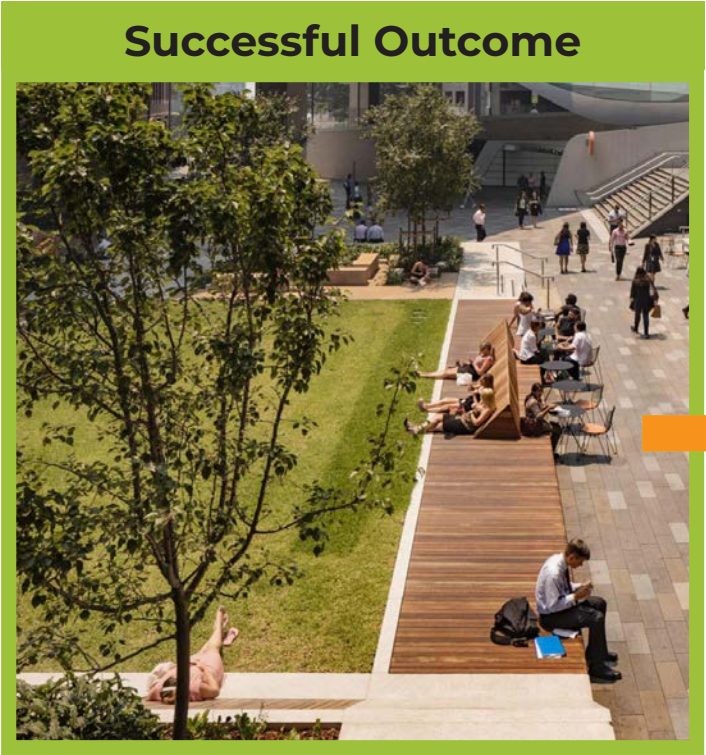
There is a community desire that development delivers green open spaces that are publicly accessible outdoor areas which can be privately or government managed and maintained.

Objectives

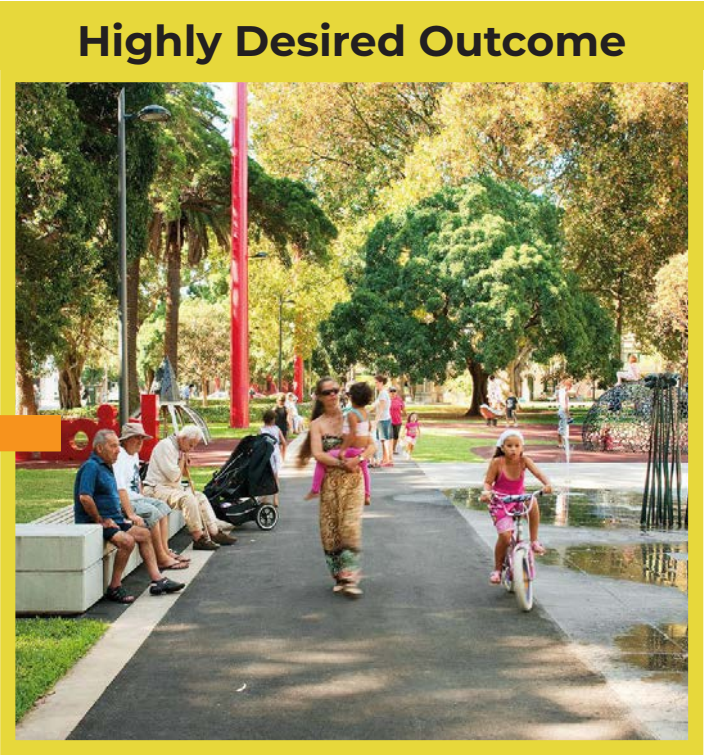
- Green open space will be strategically located to help buildings stay cool and achieve greater sustainability performance, support local biodiversity, and improve local vibrancy, be visually beautiful and provide quality amenity for residents, workers and people using the public realm.
- Green open spaces are additional to communal (semi-public) and private landscape outdoor areas that the developer needs to provide as part of the provision of a good quality residential development.
- Biophilic design with a diverse range and varying scales of green open spaces is desired, including both vertical and horizontal greening and water elements, with maximised deep root planting zones for large shade trees.



- 'Left over' spaces treated as public open space with no clear purpose and lack of natural shade from trees.
- Open space with no activity or opportunity for interaction (i.e. informal play or seating choices)
- Poor relationship with surrounding building and/or development.
- Spaces that are out of the way and difficult to access.
- Spaces that have poor passive surveillance with reduced sense of personal safety.
- Planting that does not include local native plant species.



- Waterwise plant selection and irrigation.
- A mix of seating choices with tables and moveable furniture.
- Spaces designed for interaction and activities, including play and recreation.
- Good passive surveillance to enhance safety and wellbeing.
- Well maintained and clean spaces.
- Maximised deep root soil zones to ensure full tree growth.
- Large canopy trees.
- Layers of green – shrubs, vines, trees and lawn.
- Water sensitive urban design – permeable surfaces, water retention cells around trees, including rain gardens.
- Water in the landscape as a design feature.
- A healthy landscape setting for the community to connect with.



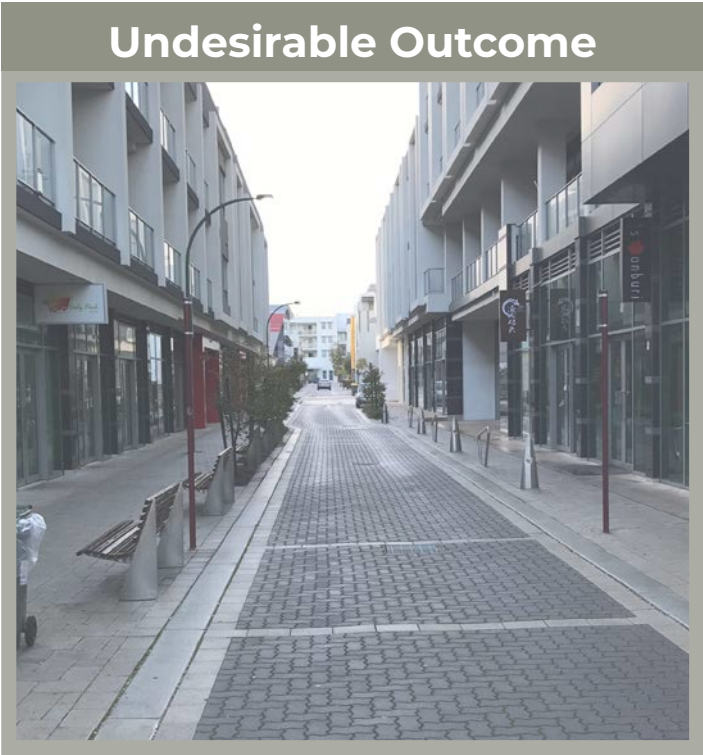
- In addition to the successful outcomes;
- Offsite contribution to tree planting and landscape works in nearby public open spaces.
 - Integration of urban landscapes into a rich, layered and diverse micro-green setting.
 - Existing mature trees retained.
 - Locally native and Indigenous plant selection included.
 - Public art and interpretive signage.
 - Use of high-quality materials.
 - A mix of intimate/individual and social spaces in a landscape setting environment.
 - Activities including play spaces.
 - Waterplay.
 - Community gardens.

URBAN ENVIRONMENT - Laneways

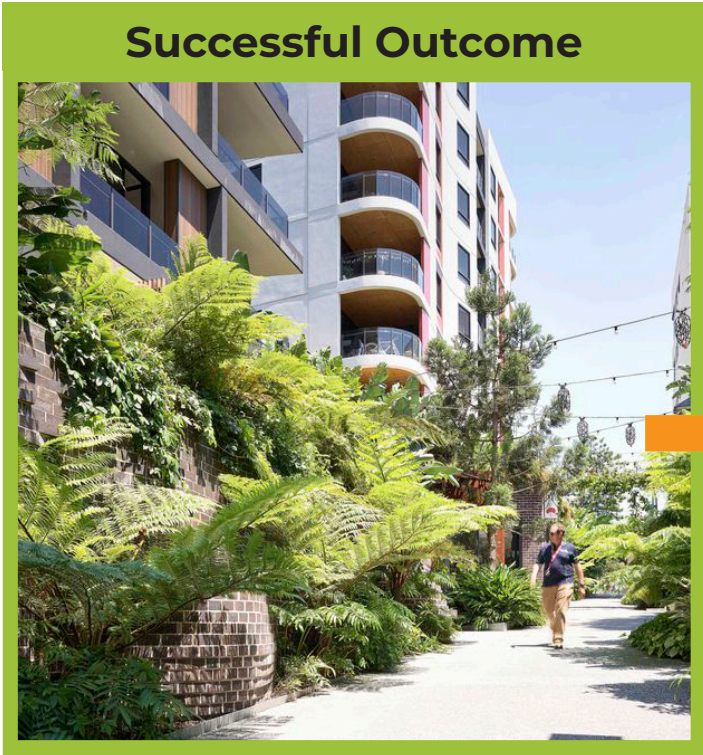
The laneways are intimate places providing opportunity for social interaction. The mix of activity and fine grain quality make them a magnet of public life.

Objectives

- Special features such as site-specific art, greenery, and lighting bring the laneways to life.
- Use laneways and walkways to break up the bulk of the buildings and increase amount of activated frontage.
- Laneways should be located along pedestrian links.



- Wide open laneway spaces without amenity, interest or greenery.
- A space with little destination value.
- Seating located and included without purpose and comfort.
- Spaces that do not integrate with surrounding building interfaces.
- Lack of interesting facades, varied building materials, art or colour.



- Greenery – trees, shrubs, groundcover, potted colour, vines and overhead shade.
- Lighting including atmospheric string lights and projected overhead lighting.
- Considered integration of public spaces and landscaping with building facades.
- Pedestrian priority.



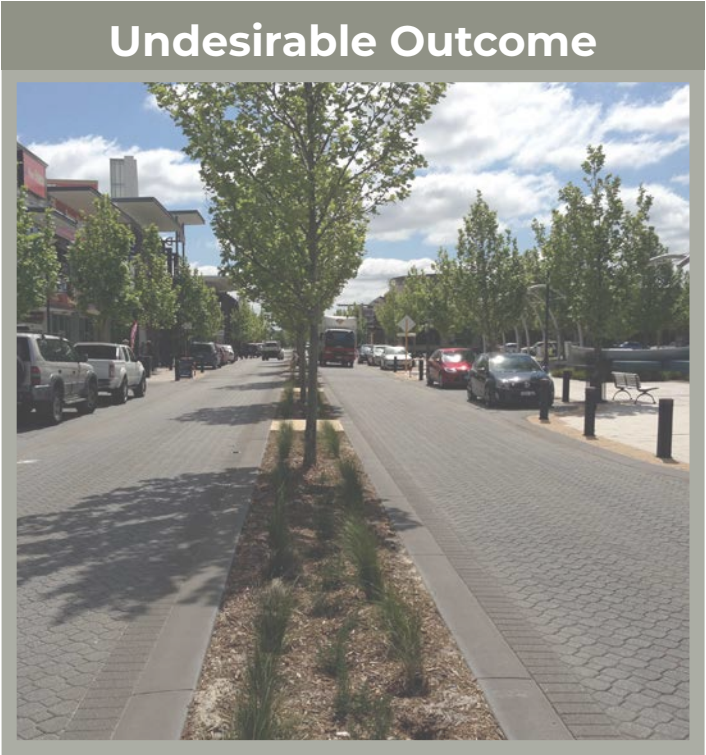
- In addition to acceptable outcomes;
- Site-specific artworks – intimate and scale appropriate, Ngunnawal art.
 - Infrastructure provision (power and water) for temporary events.
 - Place programming and events.

URBAN ENVIRONMENT - Streetscapes

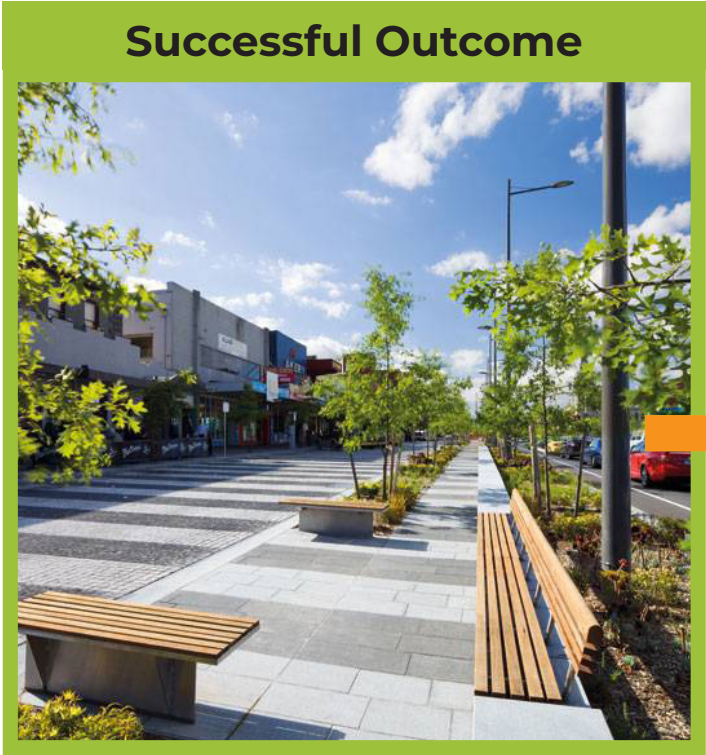
The Streetscapes are prioritised for people. They are comfortable walking environments with good shade trees, wide footpaths, quality materials, gardens, and street furniture.

Objectives

- They are characterised by interesting buildings, frequent shop fronts, doorways, trees and landscaping and infrastructure for street level activities.
- The streets also support movement with well-connected and safe links to the existing cycle path network and destinations.



- Streets that are prioritised for and dominated by vehicles.
- Harsh and unfriendly streetscape with too much paving and lack of greenery.
- Fast moving vehicles.
- Lack of colour.
- No large shade trees.
- Dominant on-street parking that reduces pedestrian permeability.
- No continuous footpaths.
- Bus stops without shelter.
- Blank walls without shop windows.
- No continuous cycle path.
- Roundabout intersection that prioritise vehicles over pedestrians.



- Continuous canopy of large trees provides green and shade with ample understory planting to create visual beauty and interest.
- Footpaths with good sightlines.
- Ample space for alfresco dining on the footpath without limiting pedestrian movement.
- Suite of high-quality urban furniture.
- People-focused activity along the street edge that attracts more people.
- Choice of places to sit – sunny, shady, benches, and stairs.
- Continuous and generous cycle path network and bike parking provisions.
- Shared streetscape zones where pedestrians have priority to cross the street and slow-moving cars must give way.



- In addition to the successful outcomes;
- Streets prioritised for people through slow speed environment, safe intersections and continuous and extended path systems.
 - Artwork, street furniture, shopfront displays, alfresco areas and street ornaments including pots and annual flowerbeds adjacent the footpath.
 - Level surfaces for continuous walking and mobility, no raised medians, no vehicular crossovers on footpath and no need for speed bumps and other anti-pedestrian devices.
 - Street furniture for cyclists, e.g. bike fix-it stations, water fountains.

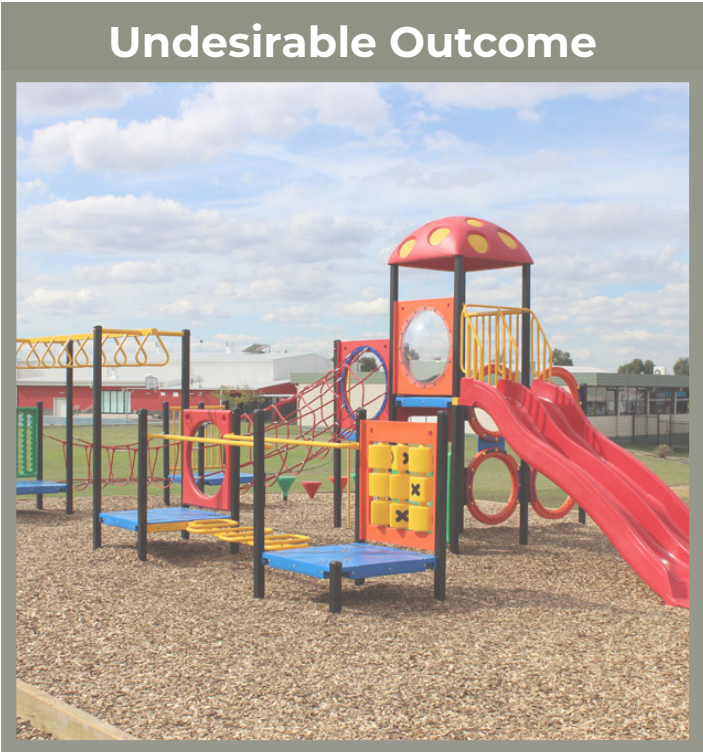
URBAN ENVIRONMENT - Community Amenity & Play

Good community amenities create a sense of belonging and wellbeing. It also is a sign that Belconnen is an inclusive community which supports a diversity of people - age, gender, and cultural background.

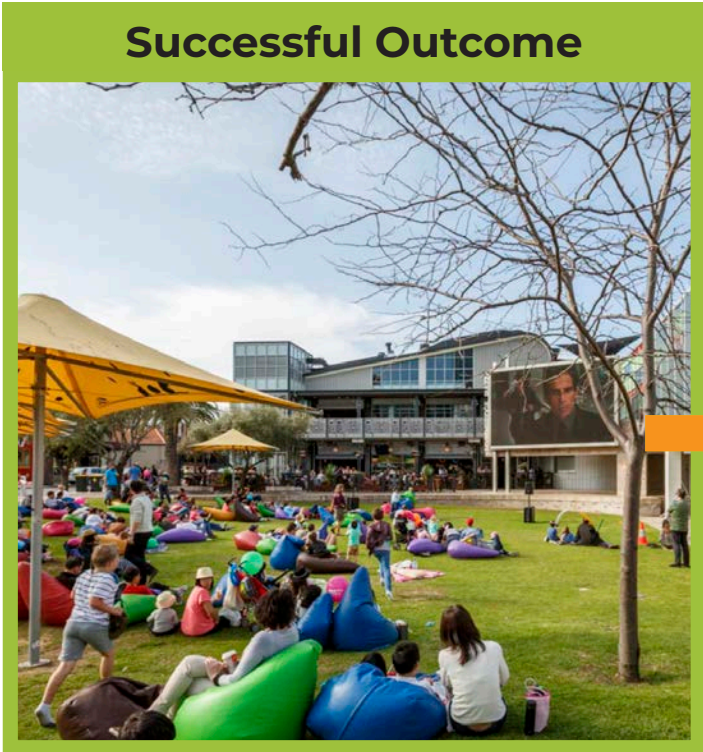
This includes opportunity to play, which will make Belconnen a family friendly, inclusive, and happy place.

Objectives

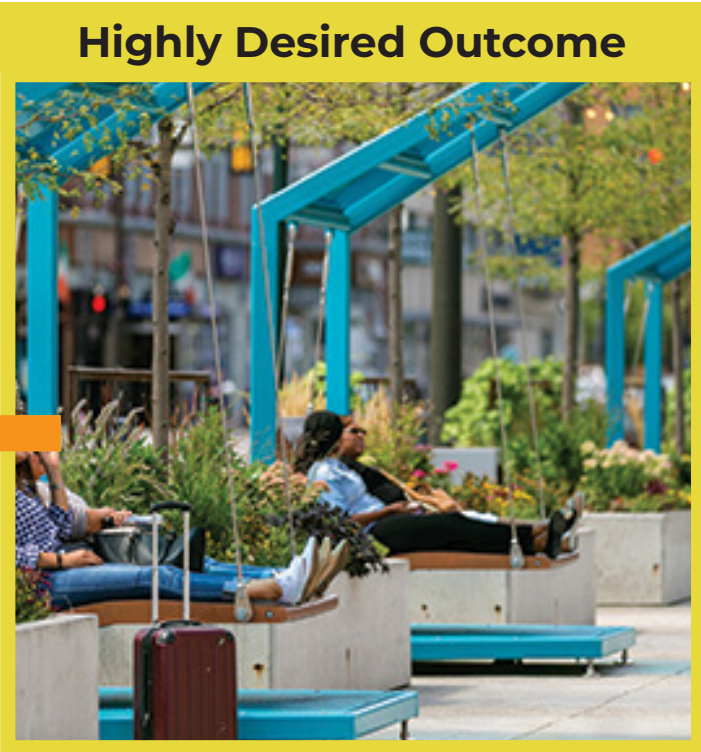
- Community amenities could include new facilitates (such as a library or a child care), sports infrastructure (such as indoor sports courts), a playground as well public toilets, and a range of seating choices.
- The community amenities are conveniently located, well maintained, safe and easily accessed.
- Community amenities are co-located with other amenities.
- Play spaces are integrated into the overall design of the public realm to allow for a wide range of incidental, formal and informal play opportunities for all ages. They range in type and scale from the provision of site-specific play spaces to the inclusion of playful elements and artwork in the streets and green spaces.



- Community buildings and architectural treatments that do not positively contribute to the streetscape experience.
- Community facilities or recreational uses that do not have adjoining public green spaces.
- No provision of seating or comfortable environments to enjoy the amenity.
- Spaces that do not cater for range of users and ages and do not encourage inter-generational use.
- Poorly located and it feels unsafe to access the facility.
- Public toilets that are returned as an asset to Government.
- Standard and unimaginative 'off the shelf' play equipment and furniture
- Amenity that is isolated from other uses.
- Amenity that is not site-specific
- No trees or greenery.



- Conveniently located.
- Welcoming and inclusive.
- Community facility or recreational uses that spill onto adjacent open spaces and encourages useability.
- Public toilets integrated into the development..
- Physical shade and shelter.
- Regular maintenance and management of the public amenities to ensure they are clean and safe.
- Private spaces for public use managed by the body corporate.
- Site specific sculptural play elements.
- Places that encourages inter-generational usage and interaction.
- Playspaces that are natural and challenge children's skills.



- In addition to the successful outcomes;
- Free to use moveable furniture to enhance social interaction.
 - Facility co-located with other activities, including a café and play space and open lawn for events and informal activity.
 - Management of the publicly accessible spaces by the body corporate with an annual program of curated community events.
 - Water play.

ACTIVITY & LOCAL ECONOMY - Place Activation & Public Art

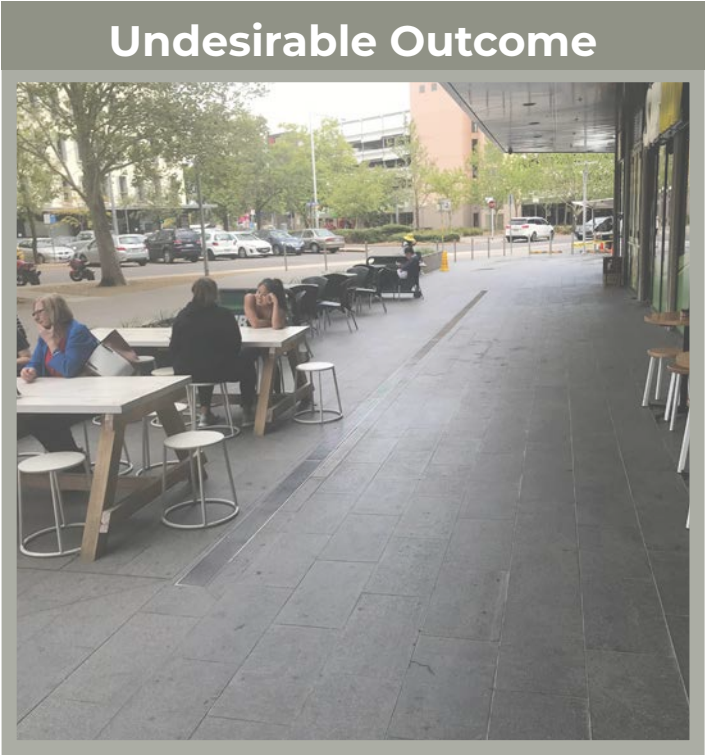
Amplify the creative culture of Belconnen by establishing the Arts Centre as the heart of Belconnen and a network of cultural storylines across all the Precincts, including providing more public art and free cultural events.

Place activation is the 'software' of a place. It is less tangible than the physical outcomes, but it contributes to building resilient communities, the personality of the place; its vibe and feelings of confidence and enthusiasm.

Place activation and public art will build a sense of belonging and Belconnen identity.

Objectives

- A place activation program is initiated through landowners with input from local businesses and stakeholders. The program should be integrated and tested during the design and construction phases as a catalyst for future post-occupancy place activation.
- The creative expression of Belconnen can be reflected in the stories of Ngunnawal culture and heritage, post-colonial history, play, street art, events, urban furniture and multi-functional art works.
- The network of cultural storylines across the precincts will attract people from all over Canberra to explore Belconnen. The trail of interpretive artworks will guide people through the various destinations of the town centre, improve walkability, support the local economy and provide an opportunity for people to experience "Belco Pride".



- Poor quality, uninviting spaces with hard surfaces, lack of comfortable seating and greenery, and not well maintained.
- Lack of integration with building
- Lack of shade, colour and texture / mix of materials
- Missing human scale
- Cars and carpark dominate the space
- Although some amenity is provided, it does not feel like it has been designed with community and flexible uses in mind.
- No opportunity to activate and program the space
- No artwork or community events.
- Artwork not cared for.
- Generic artwork that is not site-specific.
- Boring wayfinding.
- No Ngunnawal art and culture integrated.



- Flexible open spaces with infrastructure catering for users of all ages.
- Colour.
- People and street life are encouraged through a choice of free things to do for all ages.
- Small and intimate moments can be accommodated within the setting.
- One-off elements that are fun and intergenerational.
- Intimate and scale appropriate site-specific artworks.
- Design of Lathlain St allows for regular closure into a pedestrian only space during events.
- Local stories, the identity of Belconnen and its people, in particular the Ngunnawal peoples' continuous habitation are celebrated through art and events.
- Artwork that is interactive and can be played on.



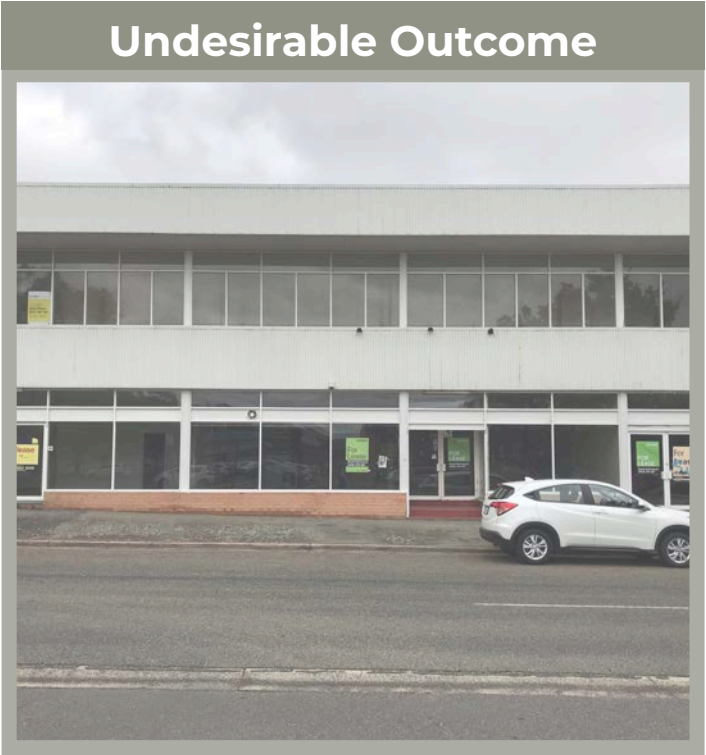
- In addition to the successful outcomes;
- A trail of activated artworks encouraging connection and walkability.
 - Creation of and integration of parklets and other urban design initiatives to create 'microspaces' that facilitate a strong sense of place and pride in precincts by residents, businesses and visitors alike.
 - A program of free events and festivals in the parks and streets, including concerts in the park (with a stage on a barge in the lake) or the developer contributes to an annual program of curated community events via a levy or fund.
 - A place manager or cultural precinct coordinator is funded through private investment (precinct levy, strata fees, etc) to coordinate cultural programming of art, custom furniture and events throughout the private sites and public realm.

ACTIVITY & LOCAL ECONOMY - Commercial Opportunity

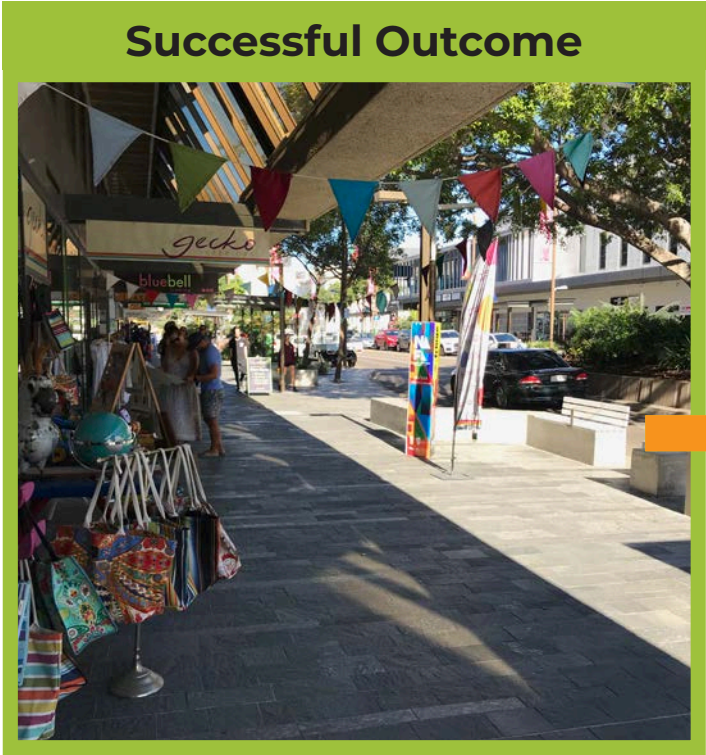
The cluster of varied shops, cafes and restaurants, bars and taverns will have a family-friendly focus and create a magnet of public life.

Objectives

- The diversity of the offer will provide for different people at different times of the day or week.
- The proposed supply of commercial place activating uses in the development is viable and aligned with expected growth in market demand for the town centre and expected future development.
- A variety of flexible commercial and community spaces will support local entrepreneurs and creatives.



- Commercial tenancies with large floor areas and long shop fronts that do not contribute to streetscape interest and articulation.
- Commercial uses that impact resident's quiet enjoyment, including noise, excessive parking, vehicle crossovers and incompatible land-uses.
- Large (barn-like) taverns and drinking halls.
- Unrestrained and unfettered allocation of shop fronts to all street edges on all lots in all precincts leading to empty shops.



- Clusters of small shop fronts, including micro tenancies, along strategic locations along priority streets, key corners or adjacent to open spaces to create site specific destinations.
- Curation of active ground level tenancies to create an entertainment precinct and sociable 'vibe'.
- Hybrid ground level mixed-use that can be either residential, community or commercial.
- Family-friendly focus.
- Actively promote and create opportunities to attract franchise and brand tenants to priority streets and key corners to complement the inclusion of small/medium enterprises and boutique businesses.



- In addition to the successful outcomes;
- A ground floor community facility (such as a contemporary library) with direct access to the open space and bus station.
 - Co-working, flexible, creative, and small spaces provided as part of the commercial tenancy mix.
 - Opportunities for local business start ups, including boutique breweries/ small bars which act as community hubs /meeting places for residents and workforce.
 - Temporary and affordable pop-up commercial opportunities such as local produce markets, food trucks, night markets, street parties.

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