

Stakeholder Co-Design Workshop

The stakeholder co-design workshop aim was to present and seek feedback from community stakeholders regarding inputs to the Belconnen Place Design Brief:

1. Inform and Review outcomes from the Discovery Phase, including the Place Proposition and Place Themes.
2. Present place experience visual images relevant to development sites. Ask participants to review and consider how the experiences may be applied to the values of the release sites in Belconnen Town Centre and each identified theme.
3. Ask participants to map ideas for preferred experiences on each of the sites creating new user experiences, connections and destinations. Note this exercise is not about buildings, it is about the experiences of spaces between the buildings.

Workshop Summary Feedback - What we heard in this session

1. The building interface should include greenery and interesting building materials
2. The streetscape should be activated with multi-functional micro-parks, urban greenery spaces and a site-specific local street art trail
3. The former water police site should include a cafe and kayak hire. The area is well-landscaped and new amenities include BBQ's, a toilet, seating along the waterfront edge and a place space
4. Lathlain Street could have an urban park that is alive with multi-cultural entertainment and late-night uses. A play space is also included for day time activation and there is funky seating and areas to meet. The street would be a shared pedestrian area and people feel comfortable walking and crossing the road.
5. The level change between Lathlain St and Circus sites should be accessible and a destination within itself with greenery and interesting pieces of information.
6. The town centre should be accessible and welcoming for tourists and locals alike. The place has a unique, active and intimate feel.



Stakeholder Co-Design Workshop Outcomes

Discussions regarding each place theme:

Theme 1:

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

1. Safer and more walkable areas
2. Speed cameras
3. Increase safety at night and improve lighting
4. Good shade trees
5. Focussing on what can be achieved on each land release site and always looking at and considering the bigger picture
6. Addressing development concerns
 - a. Not having adequate green spaces, narrow walkways and intrusive fencing
7. Foot bridges to beautify the area and increase walkability
8. More art needs to be included in this theme - site-specific
9. Streetscape
 - a. Trees, pedestrian flow, smooth access to Lathlain St
10. Pedestrian and green priority
 - a. Draw people out of the mall and into new local destinations
11. Define roles and responsibilities of developer and government
12. Consider the journey - best way to go and experience Belco
13. Integrated building materials
14. Connect Lathlain St to Emu Bank and level considerations

Theme 2:

A network of green and lively open spaces

1. Not using same species in every development
2. Considering indigenous planting - showcasing natives
3. Incorporate government initiatives occurring over the next 3-5 years and strategy for increase in tree canopy coverage
4. Centre the human-based initiatives within a broader holistic approach - connect to the natural environment
5. Support and build biodiversity - restore native plants at the lake
6. Better building setbacks to avoid wind tunnels and increase tree canopies
7. Nature play - less artificial
8. Sites to utilise stormwater on-site for greenery
9. Keep existing native trees
10. Slowing down traffic in distinct areas
11. Making places interesting to linger
12. Greater lighting
13. Social enterprise bike, kayak and canoe hire
14. Connecting recreational activity within the lake and Emu Inlet
15. Focus on activity and creating green space
16. Locally relevant and inspired public art
17. Simple custom play elements - not from a catalogue
18. Place manager - events, activity and community building

Theme 3:

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

1. What about light rail in Belco?
2. Showcase contemporary architecture and development precincts
3. Make Belconnen different to other new development sites - i.e. look and feel
4. Kayak and fishing hire - highlight engagement with Lake

Theme 4:

Feel like a local

1. Water activities hire - will need to address need for more parking without reducing public space
2. Bring people in. Don't focus on bringing cars in
3. Should be attractive for everyone - not only locals, visitors too
4. Feel safer
5. Sense of belonging

After School Care Workshop

A workshop was organised for primary school students at the Charnwood – Dunlop School (Bettington Cct, Charnwood). Approximately 30-40 students were at the after-school program and 14 students participated in our workshop activity.

The purpose of this workshop was to creatively ask the primary school students to draw a vision of how they would like to see Emu Inlet activated for young people. Outcomes of the workshop ideas exercise and four of the drawings are highlighted below.

1. Sport and Recreation
 - a. water-activities such as a swimming area, kayaking and boat tours with friends and families
 - b. A colourful basketball court for older kids to play
2. Kids Events
 - a. A movie night on the waterfront with kids and family movies. The area also has beanbags, food trucks, bubbles and a play area.
3. Meeting Space
 - a. Barbeque areas with seating, a water fountain and playground for families. Also, shady trees throughout the park.



Young People Open 'Co-Design' Workshop

An open-style interactive workshop with young people was undertaken at 'The Corner' Belconnen Youth Centre. A summary from the workshop included the following ideas:

1. Providing affordable and free activities is very important to young people. This includes free activities and events in micro-parks, free board games, pop-up outdoor cinema, community facilities, affordable kayak hire and low-cost market stalls.
2. Young People also want to be involved in the development of community art, such as the design of future LGBTQI+ spaces and public art.
3. The former water police is preferred to be landscaped and designed as a public meeting space with kayak hire and a small-scale cafe setback from the water.
4. The level change from Lathlain St to Emu Bank is very aspirational, and the core components should include accessibility, colour and promote walkability throughout the sites.
5. Increasing shade and comfort along streetscapes is highly valued.
6. Additional amenity and play within Emu Inlet is also strongly desired.



Community Co-Design Workshop Outcomes

A facilitated community 'co-design' workshop was organised on Saturday, 13 March.

The workshop included a wide range of community demographics including long-term residents, new residents and workers in the area, Lake Ginninderra Sea Scout representatives, a young family and a student just leaving high school.

The workshop aims were to present feedback from the previous stage of consultation and work in groups (with diverse perspectives) to seek feedback, which informs the Belconnen Place Design Brief for the land releases in the Belconnen Town Centre. Specific content included:

1. Inform and Review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes;
2. Present place experience visual images relevant to development sites. Ask participants to review and prioritise how the experiences may be applied to the values of the release sites in Belconnen Town Centre;
3. Ask participants to map ideas for preferred experiences on each of the site and relate back to place themes. Note this exercise is not about buildings, it is about the experiences of spaces between the buildings;
4. Work in groups to create new urban experiences, connections and destinations on each of the land release sites and surrounding public spaces;
5. Facilitate a general discussion about what success looks like.



Community Co-Design Workshop Summary Notes:

1. Connection between each land release site has been carefully considered with storylines telling the history, culture and destination presence of the town centre. The storylines are brought to life with street art, interactive play and green social spaces.
2. Walkability and wide footpaths are highly valued within and between each land release site
3. Lathlain Street is a walkable entertainment precinct with a lively urban park and community facility
4. The former water police site is developed as a modest cafe with boat hire and managed and operated by the sea scouts.
5. The building interface of ground level developments have interesting materials, innovative shopfronts and green walls.
6. The level change is aspirational and a key destination of the town centre.



Online Property Industry Workshop

The workshops aim was to present and seek feedback from industry stakeholders regarding the Belconnen Place Design Brief. Discussion with the participants highlighting a number of important considerations, including;

- In a post-COVID office and commercial market, there is an identified need to explore alternative ground floor uses other than retail/commercial. Currently Belconnen does not have a great demand for office and retail so there is a need to be strategic about locations and uses including;
- Hotel - although there are a few new hotels in the area - investigate occupancy rates and potential tenants
 - » Diversity of residential housing and commercial uses
 - » Is there an opportunity for low-rent creative spaces - build a precinct and energy and foot traffic
 - » A high need for recreational uses - dancing classes, sports facilities, etc - these are easy to provide ground floor uses
- How is valuation and setting reserve prices dealt with to allow delivery on non-financial objectives and ensure good design outcomes (rather than maximising revenue)
- How to create improved government-industry partnerships and policy to deliver community aspirations and community infrastructure outcomes



Open Online Survey Results

91 people participated in the Open Online Survey between 17 February - 26 March. 35-39 and 35-44 age demographics had the highest level of participation in the survey (14 respondents each), followed closely by 50-54 year old's (13 respondents), 30-34 year old's (12 respondents) and 25-29 year old's (11 respondents).

The survey sought responses that were ratings, written and image based regarding the 4 Themes;

1. Theme 1: A fine-grained network of walkable connections throughout, around and between the land release sites.

2. Theme 2: A network of green and lively open spaces

3. Theme 3: Develop the land release sites in such a way that they give people more reasons to visit and live in Belconnen

4. Theme 4: Feel like a local.

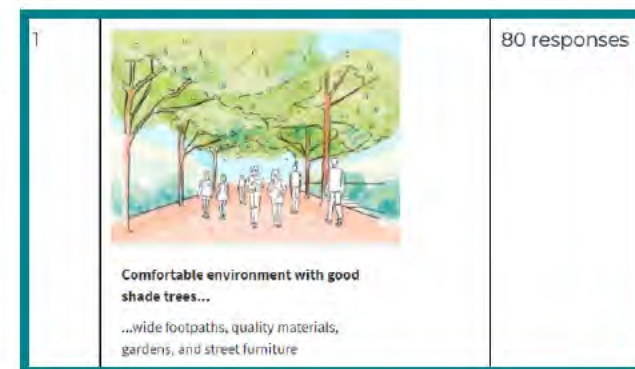
Green spaces, a variety of buildings and uses and improved connectivity and activation linked the highest responses to the images used to describe all four Themes.

Image 1 from Theme 1, described as 'Comfortable environment with good shade trees' was the most popular response (80) of all images.

Theme 2 was considered the most important theme by respondents, with 64 (68.8%) giving 5 stars.

Variety and activation linked many selected responses to describe all 4 Themes, with respondents also placing high importance on the following:

1. Having a choice of regular organised community activities and events
2. Amenity such as parks, streets, shops and restaurants should have a family friendly focus
3. Enhanced street character - built form should be characterised by interesting interfaces, shop fronts, entrances and increased opportunities for activity
4. Diversity on the street - types of people, mix of businesses, opening times (day and night), residential housing and activities.



Online Survey Results

The Online Survey included a section asking people to comment about their stories or memories of the sites and what their preferred uses are for each site in the future. A summary of the responses is highlighted below.

Water Police Site

Respondents encouraged increased water activities and access to the lake and offered that better amenity in the area in the form of gardens, parks and seating would be a reason for people to stay and play instead of seeing the area as a place to start or end a walk or cycle. Improved provision of and maintenance of boardwalk, walking and cycle paths and existing food and beverage offerings in the area would enhance visitation.

Circus Site

Several respondents noted the fun and excited memories of attending the circus with their families, with others commenting about the outdated and cruel realities of circus now and that the site provided an opportunity to enhance green space in the town centre through the use of open space, parks, trees and shade but also through incorporation of green roofs to any built form developed on the site.

Good connections was a popular response with laneways, alleyways, and a strong precinct identity able to be created on this site. Lower density, low rise / large format residential or green and public spaces with outdoor dining options was also a popular response for this site, with the interesting topography noted as an opportunity for some different and more thoughtful solutions.

Lathlain St Precinct

Respondents welcomed the inclusion of a public open space that would provide a green oasis to cater to all ages and uses. This area should complement and support expansion of the existing 'Eat Street' area, reduce car presence and increase connectivity to the mall and lake.

Emphasis was also placed on better use and maintenance of existing Belconnen infrastructure, amenity and retail (food and beverage) offerings, better pedestrian and cycle connectivity throughout the town centre and land release sites as well as improving the aesthetics of the area through green spaces and native landscaping.

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Online Community Workshop Outcomes

The workshop aim was to present and seek feedback from community members regarding inputs to the Belconnen Place Design Brief. Specific details included:

- Inform and review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes;
- Engaging in discussion about what people love about the release sites in Belconnen Town Centre and what can be improved;
- Present place experience visual images relevant to development sites. Ask participants to review and consider how the experiences may be applied to the values of the development sites in the Belconnen Town Centre and each identified theme.
- What we heard in this session

Engagement results included:

In summary, feedback from the online workshop participants which should inform the future land release sites includes the following:

1. Enhance pedestrian connections within and throughout the land release sites
2. Be strategic about creating new destination and commercial tenancies
3. Enhance the opportunities for recreation along the waterfront
4. Increase greenery and shade to create more comfortable environments
5. Colour and creativity is needed on new buildings and laneway spaces
6. Development of the Circus Site and level change to Lathlain Street is critical to improving connectivity. The Circus site also has the opportunity to create a strong pedestrian connection to the waterfront
7. Mechanisms to slow vehicle traffic and reduce parking along the waterfront will be important
8. Creating new destinations has the opportunity to build on the existing community 'vibe' in Belconnen

Engagement Question

Stage Two 'Co-Design' Objectives

What do people love about the release sites in the Belconnen Town Centre?

- Connection with the Water
- Amenities and access to shopping, cafes, restaurants and community services
- Walking and cycling trails

What can be improved?

- Car Parking - specifically near the Sea Scouts and Emu Inlet
- Lowering speed of vehicles
- Improving pedestrian access and connections to destinations across Belconnen Town Centre
- Improving landscaping, maintenance and general greenery
- Park assets in Emu Inlet including nature play, toilet and BBQ facilities
- Limiting building heights and bulk of development within the former water police site
- Colour and creativity across new development

Online Community Workshop Outcomes

Discussions regarding each place theme:

Theme 1:

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

1. Walkable connections are most important for future development within the Circus Site to connect Lathlain Street and the waterfront
2. Pedestrian network is 'a mess' and needs improvement
3. Make Emu Bank one-way
4. Access to the mall from the north is challenging
5. Footpaths and connections across roads feel unsafe and not friendly for people
6. Require improved open spaces for community
7. The level change from Lathlain St to Circus Site is an important connection
8. Business and Light Industry precinct along Lathlain street is disconnected from the rest of the precinct
9. The bike highway should be better connected into the existing network
10. More laneways and stronger pedestrian connections

Theme 2:

A network of green and lively open spaces

1. Maintenance of existing landscaping important
2. Cafes and restaurants are strong destination links
3. Always more trees!
4. Need to consider narrow environment and health of the town centre - maintain and widen footpaths
5. Lathlain St has the most to benefit from more trees and greenery
6. Micro-open spaces in the Circus site development
7. Increase amenities on the development sites to improve greenery and comfortable walkable spaces
8. Increased landscaped areas

Theme 3:

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

1. Need to create active ground floor uses and reduce traffic noise
2. Need to be strategic about how new businesses are developed and number of commercial tenancies created
3. Requires strong curation of destination and tenancies

Theme 4:

Feel like a local

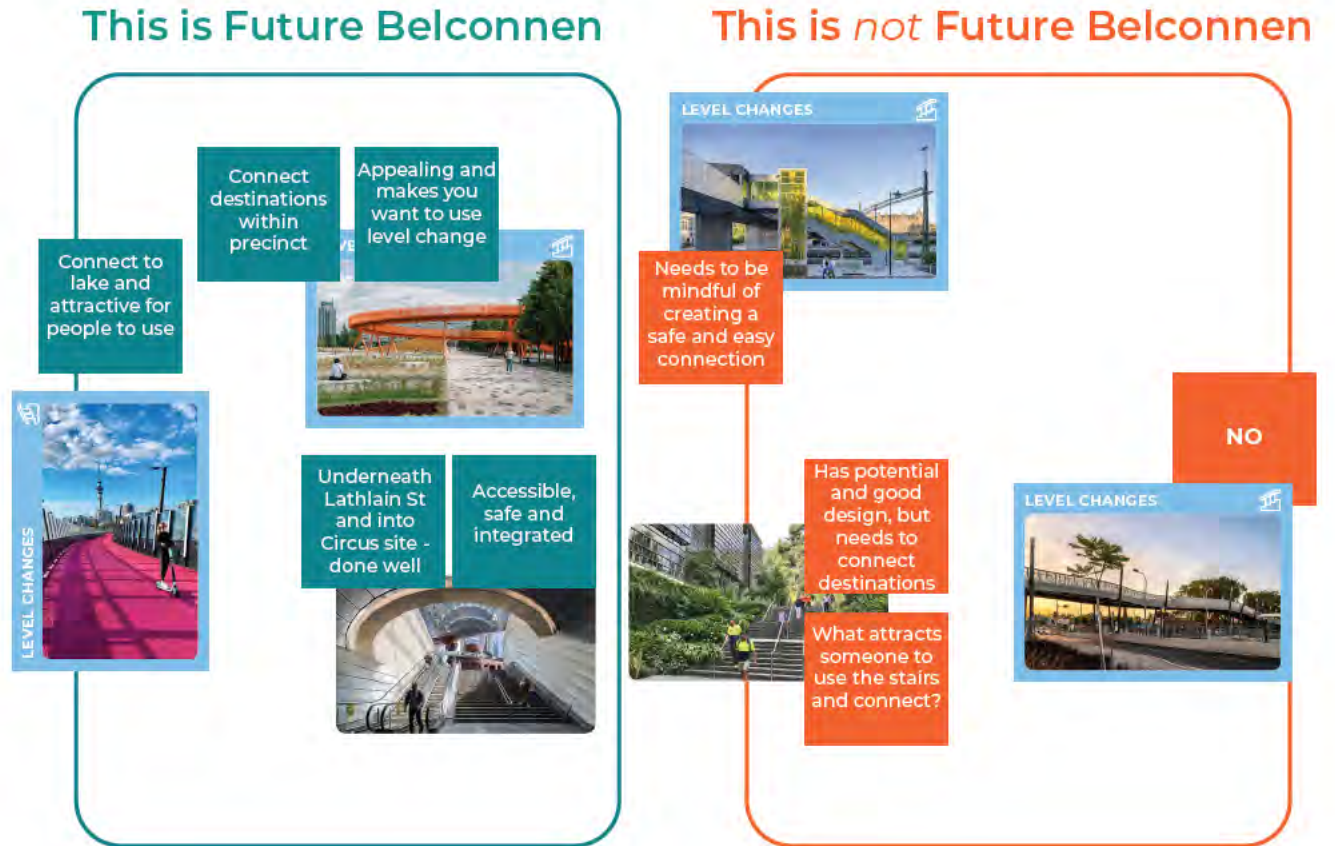
1. Good cafe with inclusive feel - will be challenging
2. Building the community 'vibe'
3. Enhancing the recreation / activity opportunities on the lake
4. People love the town centre for what it is - don't try too hard to replicate other areas

Online Community Workshop Outcomes:

Future Belconnen Town Centre Images Exercise

The next exercise required participants to consider design principles relevant to the new development sites and comment on the 'look and feel' of images and whether or not it fits with the 'future of Belconnen Town Centre'.

Level Change Connections



Stakeholder Co-Design Workshop Outcomes

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Stakeholder Co-Design Workshop Outcomes (continued)

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12. Consider the journey - best way to go and experience Belco
13. Integrated building materials
14. Connect Lathlain St to Emu Bank and level considerations

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1. Not using same species in every development
2. Considering indigenous planting - showcasing natives
3. Incorporate government initiatives occurring over the next 3-5 years and strategy for increase in tree canopy coverage
4. Centre the human-based initiatives within a broader holistic approach - connect to the natural environment
5. Support and build biodiversity - restore native plants at the lake
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Stakeholder Co-Design Workshop Outcomes (continued)

Belconnen User Experience Cards: Prioritising Future Experiences for Belconnen Town Centre

Participants were asked to categorise images organised in a series of 11 design principles as 'This is Future Belconnen' or 'This is not Future Belconnen'.

Groups were also asked to prioritise the most important images by adding a 'tick' mark to the priority images. One group even organised the 'This is Future Belconnen' into each of the four place themes. Below are images representing the outcomes and Appendix 1 includes the 'Belconnen Urban Experience Guide'.



Image One -

Waterfront Activities: Kayak hire, seating and stepping stones were prioritised as important 'future Belco' experiences



Image Two -

Level Change: A green, accessible and colourful level change is preferred between Lathlain St and Circus Sites.

Community Amenity: Should include shaded seating in open spaces and break up walking paths.



Image Three -

Streetscape Activation: A public art trail of locally-inspired and site specific stories should lead people throughout the new developments.

Inclusive Spaces: Micro-parks should be developed with comfortable and moveable street furniture.

Green Space: Community gardens with native plantings and seatings should be designed in open spaces.

Laneways: Should be colourful and curious with art along the walls and footpaths.



Image Four -

Play and Public Life: Nature play and playful custom street furniture should be developed, which celebrates the local identity of Belconnen Town Centre.

Integration of Large Car Parks: Should include on-site water management and native plantings throughout the site to break up the heavy grey concrete spaces.



Image Five -

Play and Public Life: Should be multi-purpose and undefined. Public art that is also used for seating and play should be encouraged.

Inclusive Spaces: Should be activated with colour and events. Possibly an indoor community facility for groups to meet and activate.



Image Six -

Streetscapes: Should include potted plants and maintained to create new life and colour throughout the development sites. A community garden and edible plants could be a feature along the streets.

Other notable comments:

1. **Streetscape Activation:** Public life, outdoor dining spaces and reducing traffic widths for an 'eat street' area were preferable. It was noted that the 'eat street' concept would need to be strategic and limited to corner podium sites and possibly Lathlain Street to connect the existing restaurants outside the mall.
2. **Community Amenity:** Play equipment, bike racks and shaded barbeque areas were included as 'this is future' Belconnen by most groups.
3. **Waterfront Ideas:** Kayak and boat hire and additional seating along the waterfront were preferred by all groups. A large function centre was not preferred by most groups. Instead a small cafe with a non-intrusive building was discussed.
4. **Building Interfaces:** Should be interesting on ground levels visible to the public and include natural materials with living green walls and bushy native plantings.
5. **Laneways:** Flashy hanging neon signs and clean spaces with grey and black materials were not preferred by most groups.



Stakeholder Co-Design Workshop Outcomes (continued)

Prioritised 'This is Future Belconnen' images broken down into the place themes:



Image Seven -
Theme 2: A network of green and lively parks, plazas, laneways and streets:
 Community gardens, native plantings, and streets with large shade trees along the building edges.



Image Eight -
Theme 3: Develop the land release in such a way that they give people more reasons to visit and live in Belconnen Town Centre:
 A waterfront with more seating on the lake edge, an interesting level change with colour and greenery, linking destinations (and providing a reason to use the level change), colour in laneways and a public art trail, connecting each land release site.



Image 9 -
Theme 4: Feels like a local:
 comfortable seating and meeting spaces and fun things like kayaks to bring the community together.



Image 10 -
Theme 1: A fine-grained network of walkable connections throughout, around and between the land release sites:
 Comfortable and shaded seating along walkable journeys with wide and well-maintained footpaths, community amenities and interesting streetscapes with plants and urban greenery.

Stakeholder Co-Design Workshop Outcomes (continued)

Final 'Co-Design' Exercise: Creating urban experiences, destinations and connections between each of the land release sites:

Using the prioritised 'experience cards', the groups were asked to create a journey of experiences, connections and destinations specific to each of the land release sites and connecting spaces. A summary of the outcomes from each land release site is listed below.

Former Water Police Site & Emu Inlet User Experiences:



Image 11 - Land uses should include a kayak hire kiosk with possible cafe and waterfront seating. Surrounding the site should include increased native plantings, a playground and connecting footpaths with playable multi-purpose artworks.



Image 12 - Connections to Emu inlet should include a row of mature and shady trees and pedestrian-focused laneways creating new paths not adjacent to the busy roads. Art murals can create a trail of destinations leading users to the waterfront from the development sites.

Stakeholder Co-Design Workshop Outcomes (continued)

Former Water Police Site & Emu Inlet User Experiences:



Image 13 - Additional experiences and public assets preferred along Emu Inlet include nature play, bike racks, BBQ areas, toilet and programming of events.

The streetscapes leading along Emu Bank and other streets connecting to the waterfront should be improved with more accessible footpaths, shade, greenery and improved walkable connections crossing Emu Bank.



Image 14 - The waterfront should be an active day-time and night-time experience for families, tourists and locals. An improved mix of restaurants less reliant on fast food dining is desired.

Stakeholder Co-Design Workshop Outcomes (continued)

Circus Sites:



Image 15 - Building interfaces should include green walls and laneways with site specific art that guides users throughout the Circus Site precinct.

The internal spaces should be publicly accessible and comfortable for meeting and socialising.

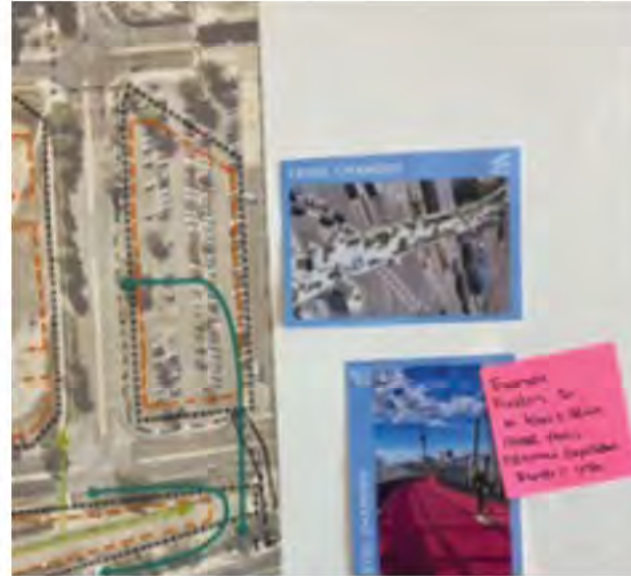


Image 16 - The level change could itself be a destination and a raised pedestrian bridge, which connects Lathlain St to Circus Sites and Emu Bank.

The bridge can also have soundscapes act as a trail of interactive information. A similar example is the raised pedestrian bridge in Flinders St, Melbourne, which connects the Rod Laver Arena and has indigenous information, sound bells, etc.



Image 17 - The micro-parks within the development and possibly on podium locations include comfortable inclusive spaces with play and street furniture such as seating and benches. Green spaces and native plantings are also included within the social micro-parks.

The development should feel intimate and welcoming through its interface and accessible public spaces, even though the building height and scale is high and bulky.

Stakeholder Co-Design Workshop Outcomes (continued)

Lathlain Street Precinct



Images 18 & 19 -

A large urban park with native green spaces, shaded seating, kids play and funky site-specific hangout zones. Entertainment should spill out onto the park from adjacent buildings.

The 'eat street' on Lathlain St should also connect with the park. This is the best spot for multi-cultural restaurants and late-night entertainment. Lathlain St also becomes semi-pedestrian and users feel safe crossing the road.

Stakeholder Co-Design Workshop Outcomes (continued)

Day in the Life User Experience Journey

One group completed a full itinerary for a 'perfect future day in Belco', wandering through each of the developed land release sites, which includes the following:

1. Wake-up and drive into the town centre. Parking on Lathlain St and it's an easy, safe, shady and comfortable walk to Emu Inlet.
2. Coffee on the water to catch up with mates and watch the kids use the kayak hire and play equipment.
3. Mid-morning, spend time volunteering at the community garden, which is located on the open space area next to the sea scouts.
4. There also happen to be markets, which we can see from the community garden and we wander towards Margaret Timpson Park through the accessible paths and shady trees.
5. In the early afternoon we meet for a lazy lunch and some drinks in the dining /'eat street' precinct along Lathlain St.
6. Mid-Afternoon - We walk along the Street Art trail from Lathlain St and through the Circus Sites. We also love the green walls and interesting building materials of the development.
7. Just before dinner we do some retail shopping in the mall and catch an early movie in the cinema.
8. When it gets dark, the waterfront comes alive with street food and a free summer concert event. Friends meet us here and we have a great night. It feels great to visit and live in Belconnen Town Centre.

After School Care Workshop Outcomes

A workshop was organised for primary school students at the Charnwood – Dunlop School (Bettington Cct, Charnwood). Approximately 30-40 students were at the after-school program and 14 students participated in our workshop activity.

The purpose of this workshop was to creatively ask the primary school students to create a vision of how they would like to see Emu Inlet activated for young people. To do this, reference images were provided on a table for students to view and discuss. After we had a discussion about different ideas, each student was given a piece of paper and colouring pencils to draw their ideas for an activated waterfront precinct. Students also had to write three words to describe their drawing. Outcomes of the workshop ideas exercise and four of the drawings are highlighted below.

Images 20 - 23

Examples of the ideas drawn by primary schools students to activate Emu Inlet and the waterfront precinct



A summary of the main ideas raised during the After School Care workshop include:

1. Sport and Recreation

- a. water-activities such as a swimming area, kayaking and boat tours with friends and families
- b. A colourful basketball court for older kids to play

2. Kids Events

- a. A movie night on the waterfront with kids and family movies. The area also has beanbags, food trucks, bubbles and a play area.

3. Meeting Space

- a. Barbeque areas with seating, a water fountain and playground for families. Also, shady trees throughout the park.



Young People Workshop Outcomes

An open-style workshop with young people was undertaken at 'The Corner' Belconnen Youth Centre on Friday, 12 March. A free sausage sizzle and Westfield's Gift Card Raffle was also offered as a door prize for people who participated in the engagement activities.

As part of the workshop, two interactive workshop exercises were set up for young people to take part in.

1. The first exercise required groups of young people to work together to prioritise and categorise 'design principle' images that either have the 'look and feel' of 'Yes, this is Future Belconnen' or 'No, this is not Future Belconnen'. The purpose of this exercise was to better understand what young people feel is and is not quality design outcomes in Belconnen Town Centre
2. The second exercise was a co-design game and required students to create new user experiences on each of the land release sites and create new pedestrian destinations and connections between each of the sites. The purpose of this exercise was to understand the preferred user experiences of new development outcomes from young people in Belconnen

Images 24-27 -
Photos from each of the Young People workshop exercises

What we heard from this session

- Providing affordable and free activities is very important to young people. This includes free activities and events in micro-parks, free board games, pop-up outdoor cinema, community facilities, affordable kayak hire and low-cost market stalls.
- Young people also want to be involved in the development of community art, such as the design of future LGBTQI+ spaces and public art.
- The former water police is preferred to be landscaped and designed as a public meeting space with kayak hire and a small-scale cafe setback from the water.
- The level change from Lathlain St to Emu Bank is very aspirational, and the core components should include accessibility, colour and promote walkability throughout the sites.
- Increasing shade and comfort along streetscapes is highly valued.
- Additional amenity and play within Emu Inlet is also strongly desired.



Young People Workshop Outcomes (continued)

Below is a review of the outcomes from both activities.

Workshop Exercise One Outcomes: Defining 'What is' and What is not' Future Belconnen



Image 28

This is Future Belco!

Inclusive Spaces:

- Community art projects that celebrate the unique people of Belconnen. Also, an opportunity to empower under-represented groups such as the LGBTQI+ community
- Comfortable meeting spaces with shade, seating and greenery
- A central community facility or more programs (similar to the Belco Youth Space) for more people to come together, plan new ideas and hang out
- More shared pedestrian spaces and reclaiming streets for people
- Road murals and intersections that slow traffic and prioritise people

Play & Public Life

- More play equipment and shade outside Margaret Timpson Park
- Water play and stepping stones for kids
- Markets along the streets and public areas

- Multi-purpose open space with activities for young people, families and older generations to come together
- Multi-purpose and undefined artworks that people can also sit and play with

Waterfront Ideas

- Affordable water activity hire

Green Spaces

- Micro-parks and streetscapes with space for mature trees and increased shade

Level Change

- Less stairs and more accessible and colourful ramps that encourage walking

Young People Workshop Outcomes (continued)

Workshop Exercise One Outcomes: Defining 'What is' and What is not' Future Belconnen



Image 29

This is not Future Belco

Inclusive Spaces

- Large open concreted areas
- Expensive outdoor dining areas

Play & Public Life

- Traditional play equipment
- Catalogue street furniture
- Over-landscaped areas that do not encourage activity

Streetscape Activation

- Too much focus on retail, especially if it takes up too much footpath area
- Large open car parks
- Seating on the water edge does not need to be over-expensive and fancy
- Long fixed seating areas disconnected to other activities

Community Amenity

- Large grey buildings with street art - needs to be more colourful and funky



New Ideas put forward for Belconnen

- Bean bags and moveable seating
- Open sheltered spaces
- Dog park
- Free pop-up outdoor cinema
- Increased cultural diversity of shops
- Free board games - 'take a game, leave a game' concept
- More pedestrian lighting along the waterfront and Emu Bank
- A stage and music events - attract more people to visit new destinations
- Bring the youth centre outdoors to Margaret Timpson Park

Young People Workshop Outcomes (continued)

Exercise Two Workshop Outcomes: Co-Design User Experience Game

Participants designed new user experiences for each of the land release sites.

Circus Sites:



Image 34:

Streetscape Activation: Activities within the micro-parks include table tennis courts and a basketball court. Along Emu Bank and the streetscape edge is a market area, which provides a new offering and attracts people from the shopping centre to visit the precinct.



Image 35 -

Level Change: A long 'sky bridge' is constructed, which slopes down from Lathlain Street through Emu Bank and finishes towards the entry to Emu Inlet. The bridge is accessible and colourful and connects the different buildings along the Circus Sites with a raised pedestrian platform.

Young People Workshop Outcomes (continued)

Exercise Two Workshop Outcomes: Co-Design User Experience Game
Participants designed new user experiences for each of the land release sites.

Lathlain Street Precinct:



Image 36 - **Building Interface & Land Use:** The urban park is the focal point of the precinct. Surrounding the park is a library or community facility, restaurant and entertainment uses that spill onto the site. Lathlain St also becomes a shared zone and pedestrianised on evenings and weekends with a direct connection to the park.



Image 36 - **Inclusive Spaces:** The urban park includes an open lawned area for family friendly events, kids activities and a summer concert series.

Green Spaces: The remaining parts of the park and adjoining streets increase the level of tree canopies, which connect to the park with native plantings and warm bushy shrubs.

Community Amenities: The park and surrounding areas also caters for cycling with more bike racks and a small playground for kids.

Community Co-Design Workshop Outcomes

A facilitated community 'co-design' workshop was organised on Saturday, 13 March.

The workshop included a wide range of community demographics including long-term residents, new residents and workers in the area, Lake Ginninderra Sea Scout representatives, a young family and a student just leaving high school.

The workshop aims were to present feedback from the previous stage of consultation and work in groups (with diverse perspectives) to seek feedback, which informs the Belconnen Place Design Brief for the land releases in the Belconnen Town Centre. Specific content included:

1. Inform and Review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes;
2. Present place experience visual images relevant to development sites. Ask participants to review and prioritise how the experiences may be applied to the values of the release sites in Belconnen Town Centre;
3. Ask participants to map ideas for preferred experiences on each of the site and relate back to place themes. Note this exercise is not about buildings, it is about the experiences of spaces between the buildings;
4. Work in groups to create new urban experiences, connections and destinations on each of the land release sites and surrounding public spaces;
5. Facilitate a general discussion about what success looks like.



Images 37 - 40: General Workshop Discussion Photos

Community Co-Design Workshop Outcomes (continued)

What we heard from this session

Exercise 1: Defining 'What is' and 'What is not' Future Belconnen

Similar to the previous workshops, participants were asked to review the images organised in a series of 11 design principles. However, in this exercise, groups were asked to first prioritise the top 3 design principles and only use these design principles (along with any of their own ideas) for the duration of the workshop. The design principles used for the remain parts of the workshop included:

- . Green Spaces
- . Streetscape
- . Streetscape Activation
- . Play & Public Life
- . Waterfront Ideas
- . Community Amenity

Groups were next asked to categorise the images as 'This is Future Belconnen' or 'This is not Future Belconnen'. The most important images were marked with a 'tick' to indicate it is a priority image. Results are provided below.



Image 41

This is Future Belco!

Waterfront Ideas:

- . Wide footpaths along the water edge with seating and lighting - walkway around lake
- . Kayak hire and a shaded area
- . Build recreational hire space and gift to Sea Scouts to manage and operate

Streetscape

- . Public life with wide footpaths, increased tree canopy, outdoor dining and interested potted plants on the edges of buildings
- . Interesting materials along buildings on ground levels

Green Spaces

- . Tree-lined streets, micro-parks full of native planting and greenery and the ability to feel like you are in nature (even in the middle of development sites)

This is Future Belco!



Image 43 & 44

Community Amenity

- . Public toilet with signage
- . Shaded seating spaces
- . Bike racks with more functional design

Streetscape

- . Low speed streets
- . A wide verge with buffer for vehicles and pedestrians
- . Shaded trees and place non-vehicle places to site
- . Interesting facades and retail shopfronts

Green Spaces

- . Native plants and diversity of species - ground cover, bushy plants and mature shady trees
- . Edible plants

Waterfront Ideas

- . Areas for stopping and enjoying the environment
- . More water activities - but not motor boats and jet skis

Streetscape Activation:

- . Street art trail that is a 'song line' and tells the story of Belconnen
- . Parklets to reclaim street
- . Outdoor dining on street edges and corner sites
- . Bringing retail onto the street
- . Long table dinners and shared zones for restaurants to spill onto the street in evenings
- . Play streets in more residential areas
- . Herbs and edible gardens on verges

Waterfront Ideas

- . Public seating on water edge, shady places to sit and watch the view
- . Footpath along lake
- . Cafe / boat hire managed by a social enterprise such as Sea Scouts
- . More lighting along footpaths

Play & Public Life

- . Parking
- . Water play and stepping stones leading people throughout development sites
- . Nature play, markets, table tennis, playground
- . Multi-purpose art and green intimate spaces
- . Shared pedestrian lanes for walking, sitting and play

This is *not* Future Belco



Image 45

Streetscape

- . Large open concreted areas
- . Narrow verges
- . Cobblestone or rough ground materials
- . On-street parking
- . Lack of shade
- . Blank and bland

Waterfront Ideas

- . Less hard edges and concrete surfaces (but still maintain accessibility)

Green Spaces

- . Non-native tree species
- . Controlled green spaces
- . Less concrete - not blank hard surfaces



Image 46

Play & Public Life

- . 'Catalogue' Play equipment
- . Community murals on construction fencing
- . Half-court basketball

Waterfront Ideas

- . Two-storey structure
- . Concrete edges
- . Large building envelope and bulk
- . Temporary large marquees
- . Do not want to block views of lake

Streetscape Activation

- . Bland outdoor dining
- . Plastic tables and chairs with no shade

New Ideas put forward for Belconnen

- . Creating 'story lines' to create connection through the town centre
- . Providing a small cafe / kayak hire space. Multiple suggestions were put forward for the Sea Scouts to manage the space

Community Co-Design Workshop Outcomes (continued)

Exercise 2: Prioritising the design principles and creating destinations within each of the urban renewal land release sites

Working in groups, participants were asked to use the 'This is future Belco' experience cards to create unique destinations within each of the land release sites and elements to connect each of the sites with a unique story or identity.

Former Water Police Site Outcomes

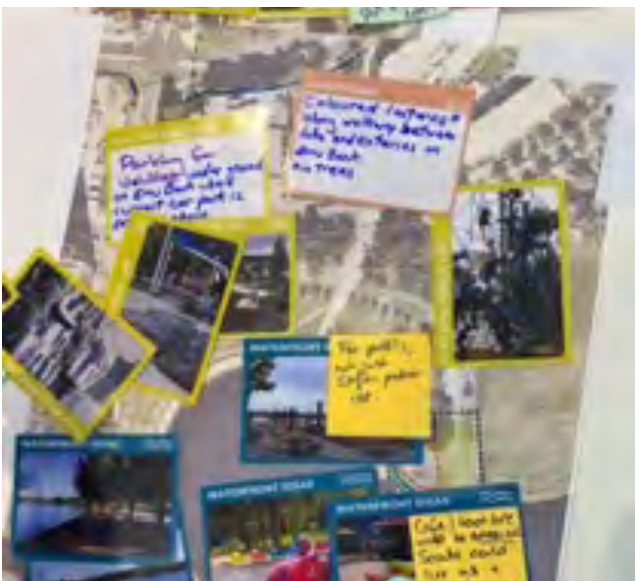


Image 47 - **Waterfront Ideas:** a Cafe / boat hire on the site, which is managed and operated by the Sea Scouts. Public seating and a connected footpath is also provided on the site.

Play and Public Life: Additional underground parking for vehicles on Emu Bank. Water play, stepping stones and a playground for kids and families

Streetscape: Coloured lanterns in trees along footpath connecting the lake and eateries

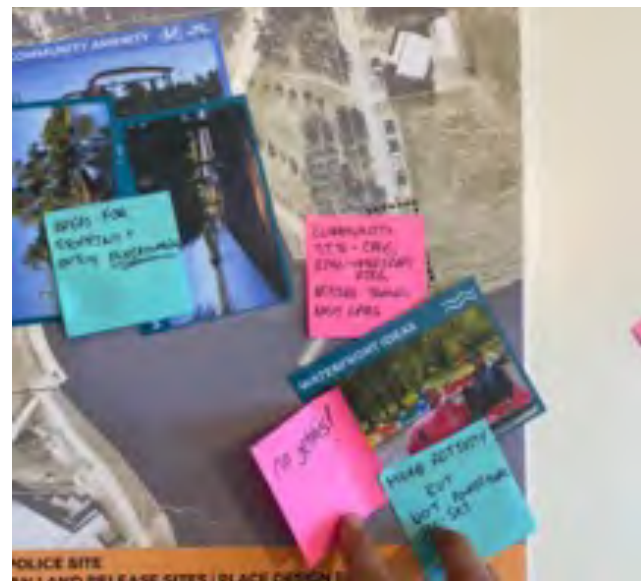


Image 48 - **Community Amenity:** Areas for stopping, sitting, playing and enjoying the environment

Waterfront Ideas: Community site - cafe, bike and watercraft hire. Promote active travel, not cars.

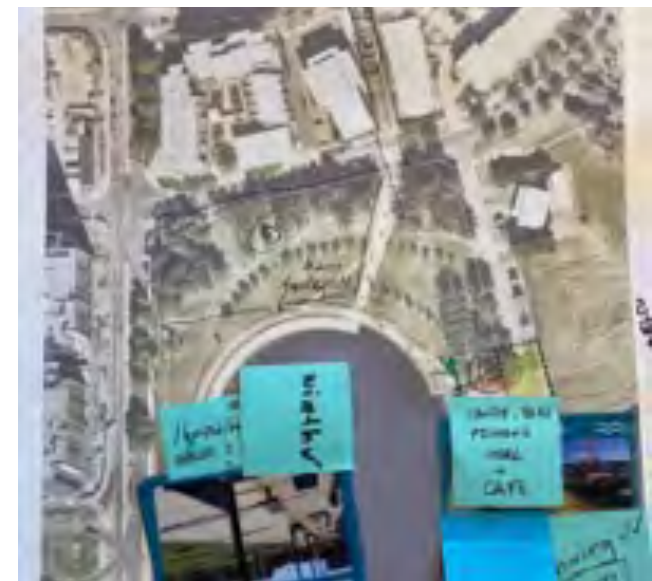


Image 49 - **Waterfront Ideas:** Priority is to create a canoe, bike and fishing hire facility with small cafe. The facility should be gifted for scouts to operate. Emu Inlet should also include a large water play area, connected wide footpath on the water edge with seating.

Community Co-Design Workshop Outcomes (continued)

Exercise 2: Prioritising the design principles and creating destinations within each of the urban renewal land release sites

Circus Sites:



Image 50 -

Play & Public Life: The circus site is connected to Emu Bank with pedestrian streets, play and public life. Wide footpaths are created with seating and small elements of play on the verge.

Streetscape Activation: Markets occur on weekends and key corners and building edges are filled with outdoor dining and mature trees for shade. And elements of the old circus are incorporated into the development.

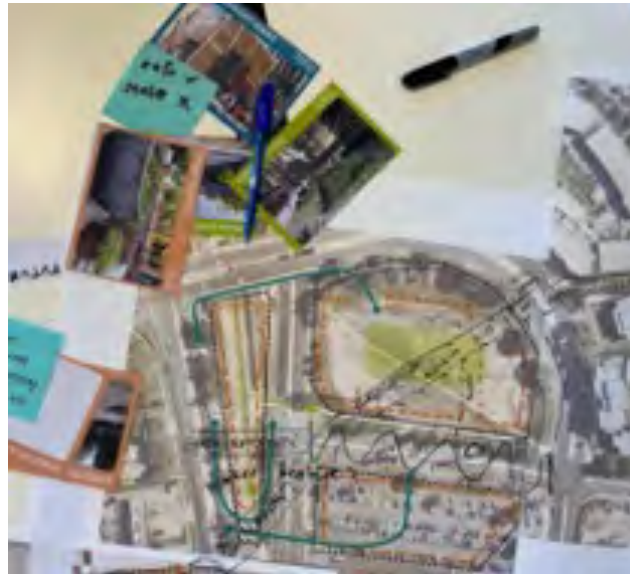


Image 51 -

Streetscape: wide laneway cuts through the middle of the circus site and tunnels through Luxton Street to create a new pedestrian connection into the existing residential zone and finishing at the lake. The walkway also includes a level change and connects with Lathlain Street. Intimate and micro-green spaces / destinations are created along the path for seating and socialising.

Streetscape: The building edge along Emu Bank uses interesting materials and is activated as an extended 'eat street' with wide footpaths creating a pedestrian priority area.



Image 52:

Level Change: The design should be aspirational and modelled to demonstrate a quality connection into the circus sites, if a 12-storey bonus is to be considered.

Streetscape: Should cater for low-speed vehicles and a wide verge buffer for cars.

Community Co-Design Workshop Outcomes (continued)

Exercise 2: Prioritising the design principles and creating destinations within each of the urban renewal land release sites

Lathlain St Precinct:



Image 53 -

Play and Public Life: The park should include intimate green spaces with creative seating.

Streetscape Activation: A street art trail is created with songlines telling the story of Belconnen and connecting, history, culture and the physical destinations. Lathlain Street outdoor dining area can be enhanced with parklets, long table dining and more outdoor dining. Lathlain St can even become a shared zone prioritised for pedestrians and dining at peak times.



Image 54 -

Green Spaces: The park connects the adjacent buildings with the ground levels spilling onto the park. It also helps to establish an improved pedestrian connection with the shopping centre. Shade and intimate green spaces are provided to encourage lingering and socialising.



Image 55 -

Streetscape: The ground level buildings should focus on improving the facades encouraging walkability and a more retail focus offering in the precinct.

Community Amenity: Shaded seating areas and moveable furniture is valued within the park area, which connects with the adjacent buildings.

Streetscape Activation: Lathlain St should be a no or low car zone. The road can be diverted around Lathlain St.

Community Co-Design Workshop Outcomes (continued)

Ideas to create a more connected series of destinations and amenities



Image 56 - **Play & Public Life:** Interactive play elements tell a story along songlines the draw people through the landscape, while learning, playing and interacting with the community.



Community Co-Design Workshop Outcomes (continued)

Exercise 3: Each group was asked to present their final co-design outcomes and discuss the aspirations of each land release site and how they are proposed to be connected

Group One:

1. Storylines are the roots that are lifted and weaved through the town centre.
2. Interactive destinations are created to bring together all parts of the community, and include kids play, street art, play and meeting spaces and boat hire
3. Lathlain Street has a library or community facility and is filled with soft infrastructure, instagram moments and intimate micro-spaces
4. A section of Lathlain St is closed to reinforce the street for people and outdoor dining

Group Two:

1. The aim is to create a human scale destination with comfortable, visible and accessible destinations and environments
2. Micro-parks are created on the corner of development sites and practical walkable connections are created throughout each precinct. The developments think about the movement of people, not just cars. Walking trails, laneways and tunnels are created to not only connect the new development sites, but also existing places in the town centre. The pedestrian streets also break up the bulk of the large development scale.
3. The level change is a destination within itself with steps leading people to wander on the slope, green spaces and a pedestrian guide to new places of interest on either side. A plain stairway is not a good enough outcome.
4. Lathlain Street is a mixed-use precinct, which prioritises pedestrians and reduces car lanes.
5. Green roofs are also provided and on-site water management is key to each development

Group Three:

1. Each site is connected with water and pedestrian streets
2. People are drawn to the lake to interact and view the water, but new play spaces and amenities are created guiding people to visit the Circus Site. The main feature is a waterfall from Lathlain Street down to the Circus Site
3. Lathlain street is filled with bars, restaurants and a community facility.
4. A tunnel is created through Luxton Street and connects the Circus Site with the existing residential precinct and creates a new pedestrian link to the lake.
5. The developments are waterwise and have integrated on-site water management techniques.
6. The former water police site is a cafe and boat hire, which is gifted to the sea scouts to manage and operate

Community Co-Design Workshop Summary Notes:

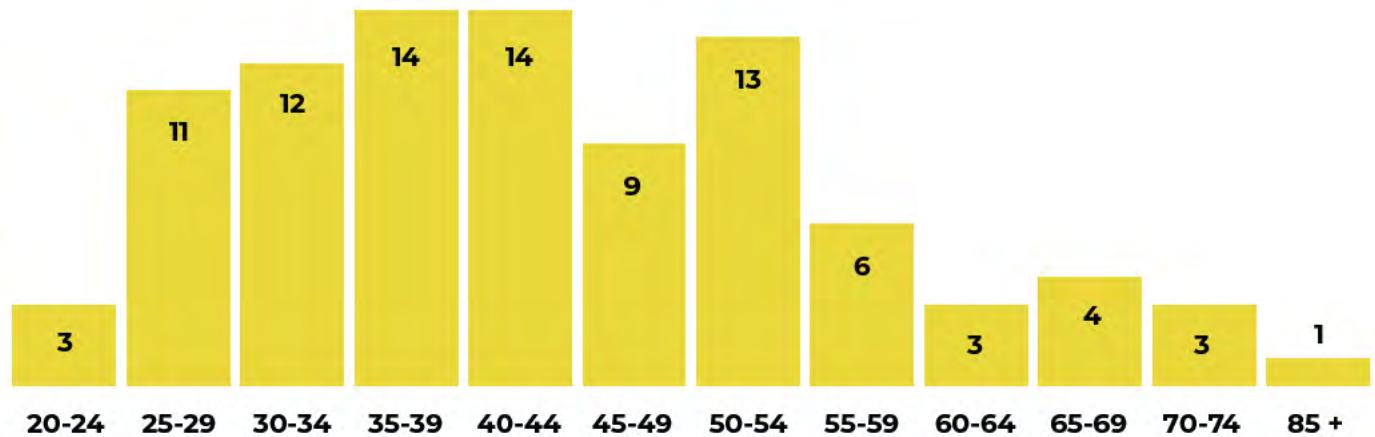
1. Connection between each land release site has been carefully considered with storylines telling the history, culture and destination presence of the town centre. The storylines are brought to life with street art, interactive play and green social spaces.
2. Walkability and wide footpaths are highly valued within and between each land release site
3. Lathlain Street is a walkable entertainment precinct with a lively urban park and community facility
4. The former water police site is developed as a modest cafe with boat hire and managed and operated by the sea scouts.
5. The building interface of ground level developments have interesting materials, innovative shopfronts and green walls.
6. The level change is aspirational and a key destination of the Belconnen Town Centre.



Online Survey Results Summary

The Online Survey was between 17 February -26 March 2021 on the ACT Government's YourSay portal. 91 people participated in total with 35-39 and 40-44 year old's having the highest response rates in the survey (14 respondents each), followed closely by 50-54 year old's (13 respondents), 30-34 year old's (12 respondents) and 25-29 year old's (11 respondents).

32 males and 55 females participated, with 6 respondents not wishing to disclose, identifying as non-binary or other (91 total).



Online Survey Results Summary (continued)

91 responses were received to the survey from people aged between 20 and 85. 35-39 and 40-44 year olds had the highest level of participation in the survey (14 respondents each), followed closely by 50-54 year olds (13 respondents), 30-34 year olds (12 respondents) and 25-29 year olds (11 respondents).

Theme 1:

'A comfortable environment with good shade trees, wide footpaths, quality materials, gardens, and street furniture' was the image that the most respondents (80) described as bringing Theme 1 to life.

Theme 2:

A network of green and lively open spaces was considered the most important theme by respondents, with 64 (68.8%) giving 5 stars.

Theme 3:

Parks, streets, shops and restaurants with a family friendly focus, a variety of flexible commercial and community spaces and being able to walk from home to work and the shops were the images that respondents felt best brought theme 3 to life.

Theme 4:

To bring this theme to life, respondents thought that diversity on the street, regular organised community activities, events and child friendly parks and streets that provide for play and safe movement provided the best descriptions.

Green spaces, a variety of buildings and uses and improved connectivity and activation linked the highest responses to the images used to describe all four Themes including:

- Having a choice of activities and amenities
- Parks, streets, shops and restaurants should have a family friendly focus
- Streets being characterised by interesting interfaces, opportunities for frequent shop fronts, entrances and activities
- Diversity on the street - types of people, mix of businesses, opening times (day and night), residential and activities; and
- Regular organised community activities and events

Online Survey Results Summary (continued)

The Online Survey included a section asking people to comment about their stories or memories of the sites and what their preferred uses are for each site in the future. A summary of the responses is highlighted below.

Water Police Site

Respondents encouraged increased water activities and access to the lake and offered that better amenity in the area in the form of gardens, parks and seating would be a reason for people to stay and play instead of seeing the area as a place to start or end a walk or cycle. Improved provision of and maintenance of boardwalk, walking and cycle paths and existing food and beverage offerings in the area would enhance visitation.

Circus Site

Several respondents noted the fun and excited memories of attending the circus with their families, with others commenting about the outdated and cruel realities of circus now and that the site provided an opportunity to enhance green space in the town centre through the use of open space, parks, trees and shade but also through incorporation of green roofs to any built form developed on the site.

Good connections was a popular response with laneways, alleyways, and a strong precinct identity able to be created on this site. Lower density, low rise / large format residential or green and public spaces with outdoor dining options was also a popular response for this site, with the interesting topography noted as an opportunity for some different and more thoughtful solutions.

Lathlain St Precinct

Respondents welcomed the inclusion of a public open space that would provide a green oasis to cater to all ages and uses. This area should complement and support expansion of the existing 'Eat Street' area, reduce car presence and increase connectivity to the mall and lake.

Emphasis was also placed on better use and maintenance of existing Belconnen infrastructure, amenity and retail (food and beverage) offerings, better pedestrian and cycle connectivity throughout the town centre and land release sites as well as improving the aesthetics of the area through green spaces and native landscaping.

Q1. Theme 1: A fine-grained network of walkable connections throughout, around and between the land release sites.




57 respondents considered this theme as extremely important (5 stars)





4 stars was also a popular response with 29 respondents

A star rating of 1-3 was given by only 7 of the 91 respondents

Q2. Which of these images best describes how this theme might be brought to life?

There were 7 theme images provided, with each respondent asked to select their Top 3.

1	 <p>Comfortable environment with good shade trees... ...wide footpaths, quality materials, gardens, and street furniture</p>	80 responses
2	 <p>Streets characterised by interesting building... ...interfaces; opportunities for frequent shop fronts, entrances and activities</p>	41 responses
3	 <p>Spaces that provide opportunity for... ...pop-up events, community activities, buskers and street trading</p>	38 responses

4	 <p>Safer and easier pedestrian... ...routes that are complete</p>	31 responses
5	 <p>Safer and slower streets... ...such as Emu Bank and Lathlain St to encourage walking</p>	28 responses
6	 <p>Connected and safe links... ...to cycle paths.</p>	28 responses
7	 <p>Public artthat showcases the history and character of Belconnen.</p>	19 responses

Q3. Do you have any other thoughts or ideas about this theme?

42 respondents chose to answer, 51 did not respond.

Increased walkability, pedestrian friendly zones (+traffic calming), better connectivity, easy wayfinding and an increased feeling of safety and security featured strongly throughout the 42 responses. Concerns were raised regarding the lack of natural landscaping and environment indigenous to Canberra throughout the existing areas as well as a lack of interest or thought shown to current development contributing to local experiences.

Public art that was unique and different was mentioned, with respondents also stating that more destination locations for outdoor sport and social gatherings with emphasis on the waterfront were important to increase community gatherings and enhance the diversity of interactions across all segments of the community.

Other responses included

- Encouraging more active travel like e-scooters, e-bikes, alternative transport and use of improved dedicated cycleways
- Increased sense of identity through more iconic architecture and use of unique, interesting and quirky art placement that will make people smile
- Ensuring areas are well lit and activating the external areas of the shopping centre
- Parklands and existing green spaces are essential and should not be built out
- Providing more diverse styles of restaurants, cafes of all sizes and cuisines
- Not having buildings between the lake and public spaces, development should front the lake with open walkways for public access, not front the street.
- Areas that require minimal maintenance to ensure future funding issues will not result in them becoming rundown.
- More shade is required and colonnade or promenade style inclusions in new builds would support pedestrian experiences.
- New buildings should allow people to walk through them, not around them and not revert to grid style patterns of development for pedestrians and cyclists
- Tall buildings should be carefully considered for their aesthetics, current area is described as 'cement heavy' and should not add to wind shear down Emu Bank
- Traffic management during construction on the Circus Site will need to be carefully managed to ensure pedestrian use is not impacted further
- The 40kph speed limit in the town centre is not working and speed humps are ineffective
- The themes repeat the sentiment from the Belconnen Master Plan but were not carried through in the redevelopment that has occurred which seemed to benefit property developers, not locals.
- Public transport connections are important, as well as parking and access for people with disabilities and mobility issues.

Q4: Theme 2: A network of green and lively open spaces.









64 respondents considered this theme as extremely important (5 stars)

18 responses were provided for the 4 star rating

A star rating of 1-3 was given by only 11 of the 93 respondents

Q5. Which of these images best describes how this theme might be brought to life?

There were 8 images provided, with each respondent asked to select their Top 3.

1	 <p>A choice of activities and amenities... ...that invite people of all ages and abilities to stop and stay</p>	59 responses
2	 <p>More green</p>	40 responses
3	 <p>Intimate places.... ...that provide opportunities for social interaction</p>	30 responses
4	 <p>Better maintained spaces</p>	29 responses
5	 <p>Better amenities... ...(such as toilet blocks and play spaces)</p>	28 responses
6	 <p>Everyday uses</p>	27 responses
7	 <p>Special events</p>	27 responses
8	 <p>More water based and play activities</p>	27 responses

Q6: Do you have any other thoughts or ideas about this theme?

33 respondents chose to answer, 60 did not respond.

Responses focussed strongly around the need for green spaces throughout the sites, but particularly around the waterfront, with a variety of native and feature plantings that would emphasise the lake and uniqueness of the place and its natural features.

Improvements made should cater to all age groups and provide genuine accessibility, including diversity of options for playing, gathering, eating and participating (i.e. community garden).

Other responses included

- Canberra is a great place for families, is very green and very safe
- Construction of the Arts Centre on the lake shore was a mistake and further open green space along the lakefront should be created with the lake as the feature
- Lighting should be sensitive to light pollution guidelines
- An aspirational mixed use town centre should support utility, amenity, ecology and creativity
- Thinking outside of the box for better maintained spaces. How could organisations/schools/early childhood centres be involved in this, 'adopting' areas?
- Emu Bank is not currently maintained adequately, which brings the neighbourhood down
- Community events, markets and a community garden would encourage a community feel and connection
- The wildness of Lake Ginninderra should not be further tamed and already has lots of great spaces.
- Current access routes throughout the town centre are overlooked and should link to areas like the park on Eastern Valley Way. Existing vistas are ugly.
- The eateries along Emu Bank are tired, with graffiti and rubbish littering the area.
- A restaurant with a large deck over the lake (linked to the proposed cafe at the Arts Centre)
- Rowing boats, kayaks/paddle boats could be available (non-motorised)
- ACT Government commitment to 30% permeable surfaces should be incorporated into the design requirements for these developments.
- Emu Inlet Park should be developed as a green zone for passive recreation, including good seating in shaded areas and be maintained to a high standard
- Margaret Timpson Park is under-utilised and should be the location for any new facilities like a playground and public toilets
- It would be sensible to provide and promote access to the library and community facilities that exist beyond instead of building new ones.
- The library is isolated from the Mall and town centre
- These sites should be owned and operated by the ACT Government, not private developers.
- A footpath should be included along Southern Cross Drive to enable Page and Scullin residents to walk to the area.

Q7: Theme 3: Develop the land release sites in such a way that they give people more reasons to visit and live in Belconnen.





41 respondents considered this theme as extremely important (5 stars)





4 stars was the next most popular response with 25 respondents

30% of respondents (27) provided a star rating of 1-3 for importance

Q8. Which of these images best describes how this theme might be brought to life?

There were 8 images provided, with each respondent asked to select their Top 3.

1	 <p>Parks, streets, shops and restaurants.... ...with a family-friendly focus.</p>	52 responses
2	 <p>Co-locate/cluster retail.... ... activities to create a magnet of public life.</p>	47 responses
3	 <p>Being able to walk... ... from home to work and the shops</p>	44 responses
4	 <p>Events and celebrations on the lake edge</p>	44 responses

5	 <p>Amplify the creative culture of Belconnen Town... ...Centre and build on proximity to existing assets like the Belconnen Arts Centre</p>	32 responses
6	 <p>Integrate housing choices with precinct living.... ...amenity that fosters active communities, a healthy climate and is affordable to occupants</p>	21 responses
7	 <p>Be multifunctional... ... to cater for different people at different times of the day or week</p>	11 responses
8	 <p>A variety of... ...flexible commercial and community spaces from the very small to the large</p>	11 responses

Q9: Do you have any other thoughts or ideas about this theme?

32 respondents chose to answer, 61 did not respond.

Respondents comments included consideration to the existing amenity in the area and how this could be improved and connected in a better way, while creating new developments. There was concern with the design and aesthetics of high rise buildings being too similar and ensuring a diverse housing mix that provided different styles of homes, not just high rise apartments.

Attention to existing food and beverage locations was included and noted that focus should be placed on improving existing restaurant locations and variety before (or rather than) introducing new restaurant areas. Development should preserve and emphasise the natural features of the lake and access to it, whilst also offsetting the dominance of the Westfield shopping centre.

- . Land releases are fantastic when they bring business and people into the area
- . The existing green spaces at Emu Inlet should not be sold or developed
- . The demographic of retired people in Belconnen should not be overlooked for the facilities and amenities that they require
- . Areas close to the lake should be developed openly and not cluttered by buildings directly on the shoreline
- . Green spaces have been reduced with previous development and related existing infrastructure has been allowed to fall into disrepair
- . Diversity of food and beverage venues (e.g. pop up style) should be catered for
- . More diverse land use should not come at the expense of high quality housing and public spaces
- . More retail activity outside of the mall would be encouraged
- . This theme is essential to the quality of life for residents and visitors to Belconnen
- . A diverse mix of housing should be included, not just high rise apartments, including terrace style homes to a maximum of 3 storeys
- . Building replicas of other buildings should be avoided
- . The overemphasis on fast food and pubs in the area, as well as lack of connectivity for walking does not encourage a healthy lifestyle
- . Relocation of the library and Belconnen Community Centre to Lathlain Street would help to enliven the area
- . The potential for having too many restaurant areas should be carefully considered, and a focus on quality of providers and existing locations being improved.
- . Recognising and celebrating Ngunnawal culture is important and should be included in all themes.
- . There should be less focus on building more infrastructure, instead re-invigorating what is already there whilst providing more open green spaces.
- . High rise development does not promote a positive view of the town centre and give nothing back to the community

Q10: Theme 4: Feel like a local.



36 respondents considered this theme as extremely important (5 stars)





26 responses were provided for the 4 star rating



A star rating of 1-3 was given by 31 of the 93 respondents (33%)

Q11. Which of these images best describes how this theme might be brought to life?

There were 8 images provided, with each respondent asked to select their Top 3.

1	 <p>Diversity on the street... ...- types of people, mix of businesses, opening times (day and night), residential and activities</p>	57 responses
2	 <p>Regular organised community activities... ...and events</p>	43 responses

3	 <p>Child-friendly parks and streets... ...that provide for play and safe movement</p>	38 responses
4	 <p>New community facilities... ...such as water sports facility on the lake edge with a café.</p>	37 responses
5	 <p>Shared spaces & facilities... ...that bring people together, like a dog exercise area</p>	29 responses
6	 <p>Community focused enterprises... ...like a bike repair shop.</p>	23 responses

7	 <p>More artwork & information reflecting identity... ...of Belconnen & its people, especially the Ngunnawal peoples' habitation, custodianship & culture</p>	23 responses
8	 <p>Collaboration between community groups... ...creatives, Ngunnawal and other stakeholders for a sense of place and belonging</p>	12 responses

Q12: Do you have any other thoughts or ideas about this theme?

24 respondents chose to answer, 69 did not respond.

Family friendly amenity featured strongly and included nature play parks, water refill stations and rest areas. Comments also centred on people focussed development being crucial and that ease of access, variety of experiences and attractiveness of venues was important to locals. Markets, festivals, nightlife and community events that create a greater sense of community in the town centre are limited and could be encouraged within revitalisation of the existing infrastructure in the town centre, rather than creating additional built environment.

- Child friendly streets and parks are very important
- Food variety is important, areas along Emu Bank are run down
- Community facilities that support organisations are vital
- Art and product contributions from local immigrants, young people and local aboriginals would enrich the community and provide employment opportunities through selling at markets / stalls etc.
- Consideration should be given to creating more 'dog-friendly' places and parks in Belconnen to ensure people who don't feel safe around dogs aren't excluded.
- Concern was raised with no community facilities (government owned/operated) being provided on the release sites and subsequently the ability to influence what would be developed.
- There are existing bike businesses (Onya Bike, Bike Culture) that would be affected by introducing new ones.

Place aspirations for the three Belconnen Town Centre land release sites.**Do you have any stories or memories from the former Water Police Site (Emu Inlet Park, Evelyn Park Place)? Have you been using the area nearby?**

74 respondents answered no to this question.

19 respondents answered yes to this question and included memories of fishing, stand up paddle boarding, scout activities in the water, canoeing and walking by the lake. Most respondents noted a decline in use and activity of the area and poor connectivity and aesthetics associated with the residential development on Beissel Street.

Removal of the police building was considered an improvement by many due to its poor aesthetics and its limiting access to the lakefront.

The area is seen as full of promise and potential which has not been realised. Many people see it as a place only to begin or end a walk without providing any reason to stay, sit, share food, conversation or friendship.

Taking into account the draft place proposition and themes, what uses of the site would you prefer to enhance visitation?

8+ respondents highlighted that the area should not be built on and that no more cafes or restaurants were required as there were providers in the area who were already struggling and more options will be provided when the Cirrus Building completes. Better connectivity on foot or by bike to the town centre and to the shopping centre was also a popular response as was encouraging the use of water sports, kayak hire and better integration of the lake into daily activities..

- It is a prime spot for an iconic cafe or community building which has the chance to set the tone for the town centre identity
- The area should be opened up to become a place for more families to visit and enjoy the area with water sports and a cafe
- Leave it as is and encourage better use of the existing tenant sites along Emu Bank
- Shade trees and seating should be provided
- Waterside dining options should focus on cafes and high quality restaurants, not fast food
- Currently the Belconnen Town Centre feels very segregated and run down.

Do you have any stories or memories from the Circus Sites such as seeing the big top set up in the site or a circus performance?

68 respondents answered no to this question. 25 respondents answered yes to this question with the majority stating their memories of this site was only being used for the circus and that it was a typically a large dusty piece of land for the rest of the time. Several comments noted the fun and excited memories of attending the circus with their families, with others commenting about the outdated and cruel realities of circus now and that the site should be used for another park.

Taking into account the draft place proposition and themes, what would the Circus site need to offer to encourage you to visit or live there?

The opportunity to use the site to enhance green space in the town centre was noted through the use of open space, parks, trees and shade but also through incorporation of green roofs to any built form developed on the site. Good connections was a popular response with laneways, alleyways, and a strong precinct identity able to be created on this site. Lower density, low rise / large format residential or green and public spaces with outdoor dining options was also a popular response for this site, with the interesting topography noted as an opportunity for some different and more thoughtful solutions.

Circus/open air trapeze, ice-skating rink, children's water park and outdoor community uses were also mentioned by respondents due to the sites proximity to parking at Westfield.

Do you have any stories or memories from Lathlain St Precinct?

75 respondents answered no to this question. 18 respondents answered yes to this question with the police traffic centre (learn to ride), fire training tower and ambulance stations all noted as memorable places.

The precinct was noted as generally having poor connectivity, with abandoned buildings whilst also being noted for family gatherings, shopping and catch ups with friends.

Taking into account the draft place proposition and themes, what would the Lathlain St Precinct need to offer to encourage you to visit or live there?

16 respondents mentioned that open green spaces, parkland areas and trees should be incorporated into the Lathlain St Precinct to encourage visitation and improve the look and feel of the place.

It was noted by 7 respondents that Lathlain St should be closed off to vehicles to prioritise pedestrians and provide tram connectivity in the future.

Another popular response was extending and emphasising the 'Eat Street' presence along Lathlain St with more cafes and restaurants. Outdoor seating would also benefit from improved views and atmosphere created by fewer cars and more green spaces.

Some respondents noted that improving the look and feel of the area may encourage them to consider living there. Also residential accommodation bordering Lathlain St should be well considered in terms of density in relation to the public open space, with staggered setbacks and affordable housing components to enable first home buyers to enter the market in this location.

A public open space will be part of a renewed Lathlain St Precinct. What qualities should this public open space have? For example green oasis, informal play, safe movement etc.

- It should act as the Belconnen Town Square as it is larger and better situated than Margaret Timson Park
- Strong pedestrian and cycle connections between the mall/lake and Lathlain St with easy and safe movement across the road to the mall and nearby shops.
- Green oasis, productive food gardens and fruit trees, bushland, open grass areas, lots of shade trees, native gardens, understory woodland, colour in foliage
- Places for the community to gather, picnic benches and tables for people to eat lunch
- Informal play areas, children's playground and some exercise equipment
- Drinking water fountains or other water features
- Safe movement throughout the area, particularly at night was a popular response
- Acknowledgement of indigenous history of the area

- The public open space should be government owned and maintained
- Ability for small events, installations, weekend concerts, pop up stalls, pavilions and open undercover areas that are accessible in wet weather and the cold
- Wide footpaths and wide cycle paths
- Well maintained street art and artworks, interesting and curving paths with focal points like a fountain and roofed arbours for shade
- Lighting that provides safety at night while encouraging after hours activity in the area
- Hyde Park in Sydney and Southbank in Brisbane were mentioned as examples to model from

One respondent noted that a park may not be suitable if it is bordered by 12 storey buildings and suggested a public square may be more appropriate that would enable activities such as Fair Days.

Another respondent noted the design should consider how young people (12-26 year olds) want to use the public space, not just families. Somewhere that is safe for everyone including teenagers and the homeless.

Online Industry Workshop Outcomes:

An online workshop was facilitated with Property Council members on Wednesday, 17 March via Zoom. The workshop aim was to present and seek feedback from industry stakeholders regarding inputs to the draft Belconnen Place Design Brief including:

1. Inform and review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes.
2. Inform and review high-level outcomes from Co-Design Engagement phase regarding place themes and community aspirations for on-site and off-site development outcomes.
3. Understanding some of the barriers to implementing on-site and off-site community infrastructure and ideas to overcome these barriers.

What we heard from this session:

1. How is Valuation and setting reserve prices dealt with to allow delivery on non-financial objectives and ensure good design outcomes (rather than maximising revenue)
2. In a post-COVID office and commercial market, there is an identified need to explore alternative ground floor uses other than retail/commercial
3. Determining off-site works requirements, specific costing and integration with TCCS works delivery and maintenance is important

4. How to create improved government-industry partnerships and policy to deliver community aspirations and infrastructure outcomes?
5. Creating clear expectations of the developer post-sale and seeing the project through to completion is critical..
6. Procurement & valuation - planning documentation is critical - how it can be dealt with as a valuer and not over-valuing each site
 - » Planning constraints and obligations need to be clearly defined to ensure that everyone understands the offering and flexibility of delivery
7. The value of development in Belconnen is the residential offering

Be careful about requirements for ground level activation tenancies. In the past there has been a statutory requirement to provide all building edges for commercial development. Reality is that there are only a few sites that can accommodate a quality cafe and restaurant. The remaining sites and building edges come at the risk of not being leased and inactivated.

- e.g. Kingston Foreshore and Braddon - High degree of tenant turnover
- Tenants not able to sustain high rents – resulting in lower quality outcomes
- A need to be strategic about ground level commercial outcomes
 - » Emu Bank is an example - prime waterfront commercial spaces - still doesn't work
 - » Maximise land value by increasing ground floor residential

Opportunities to overcome some of these barriers

Currently Belconnen does not have a great demand for office and retail, there is a need to be strategic about locations and uses including;

- Hotel - although there are a few new hotels in the area - investigate occupancy rates and potential tenants
- Diversity of residential housing and commercial uses
- Is there an opportunity for low-rent creative spaces - build a precinct and energy and foot traffic
- A high need for recreational uses - dancing classes, sports facilities, etc - these are easy to provide ground floor uses

How do we engage inside and outside of buildings?

- Creating a better commercial product, which increases the environment or lure for Commonwealth tenancies
- Businesses need a mix of workers to support commercial businesses
 - » Need an early conversation about realities to create bustling and vibrant places
 - » Need to consider that new development may be pushed out of the existing light service areas in Lathlain St

In a post-covid market, are there new opportunities for office space? Live, work, play

- Still trying to understand any changes in the market and large office requirements - not a one size fits all model
- Increased importance on shared meeting rooms, 'third spaces', more flexibility on lease terms, etc
- The Commonwealth workforce is the current driver of the Belconnen office market - need a government commercial commitment if there is to be another large office development created (pre-commitment is required for financing in Belconnen)

In the past, private industry implementation and handover of community services and amenities have been very difficult to negotiate with government departments

- Investigate NSW government policies and incentives for community benefit (tax relief, etc)
- Need a statutory mechanism in place to require community outcomes, otherwise it's very challenging

What works for the community often also works for developers - however expectations need to be clear before going to market.

- - » Need to make it attractive for developers.
 - » A clear pathway for community aspirations to occur needs to be defined by SLA

Belconnen Land Release Sites Place Design Brief

DRAFT Rev C
3 May 2021



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 Woolobaloh 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.

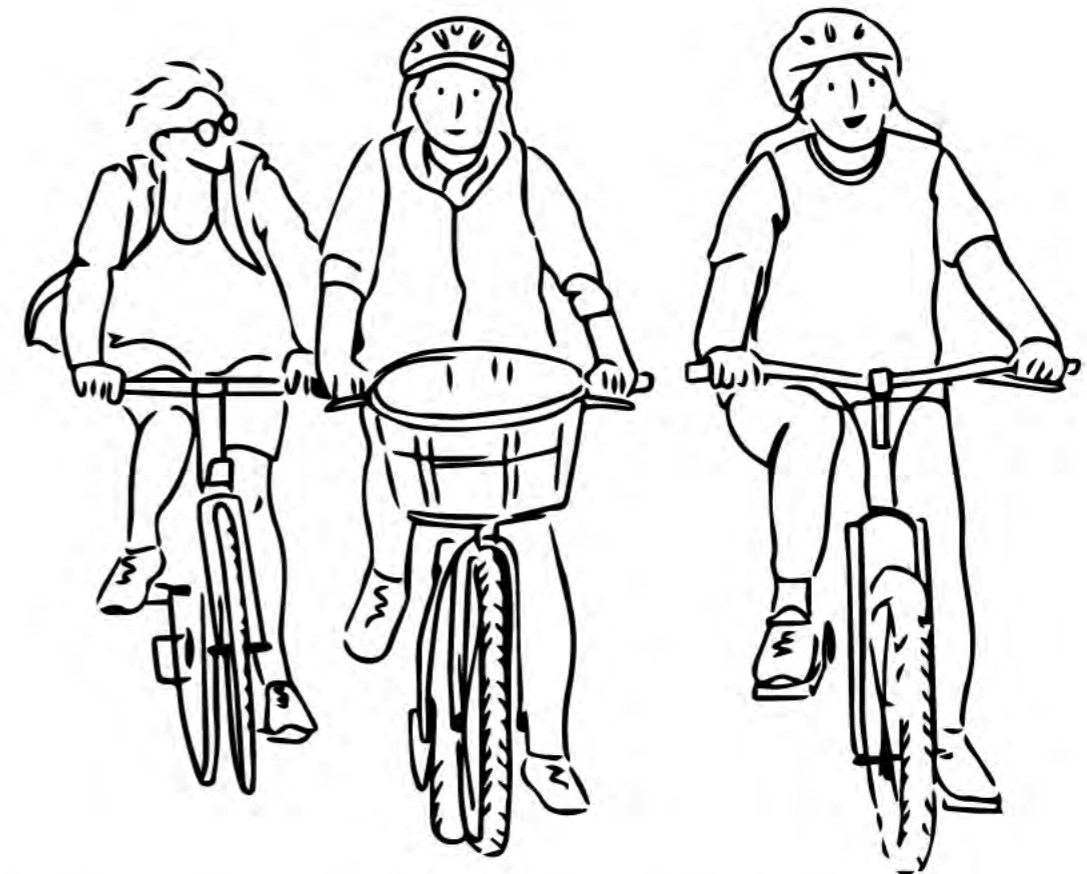


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DOCUMENT CONTROL

Revision	Description	Date of Issue
A	Preliminary Draft	13/04/2021
B	Draft	26/04/2021
C	Final Draft	03/05/2021



1.0 Purpose of the Place Design Brief

Gaining insight into an area's unique character as well as opportunities to benefit broad sections of the local community can be difficult for developers to comprehend and implement. The results are often hit and miss, and unfortunately when it is not done well can leave a negative impact for future generations.

The Suburban Land Agency has taken the initiative to develop a Place Design Brief for a series of Belconnen Land Release Sites, to assist developers in preparing a development proposal that contributes positively to a sense of place for the citizens of Belconnen and visitors alike.

The Place Design Brief sets out community aspirations to ensure the Belconnen Land Release Sites develop into a beautiful, liveable, and loveable neighbourhood buzzing with community and business life.

Prepared using the insights and local knowledge from within the Belconnen community, the Place Design Brief defines community expectations for the sites focused on desirable urban experiences. The outcomes inform the common spaces that are shared by whole community including built form interfaces, streetscapes, public amenity, publicly accessible spaces, their location, greenery, and commercial activity associated with the development sites.

The purpose of the Place Design Brief is to assist developers, architects, landscape architects and urban designers gain a better understanding of Belconnen's sense of place, enabling them to create quality place-based outcomes that balance community aspirations with developer requirements for the Belconnen Land Release Sites.

The Place Design Brief specifically focuses on the Urban and Built Environment, Activity and Local Economy.

Why Places are important.

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

For most people, where they live 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 networks, connections to people within their neighbourhood including the local shops, public parks, and the places where they recreate, and increasingly where they may spend part of their working week.



Creating a liveable neighbourhood is multi-faceted which requires good governance, place-based design thinking, a willingness to create a lasting legacy for community and 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.

Local economy: Growing a resilient local economy through convenience, choice and distinction.

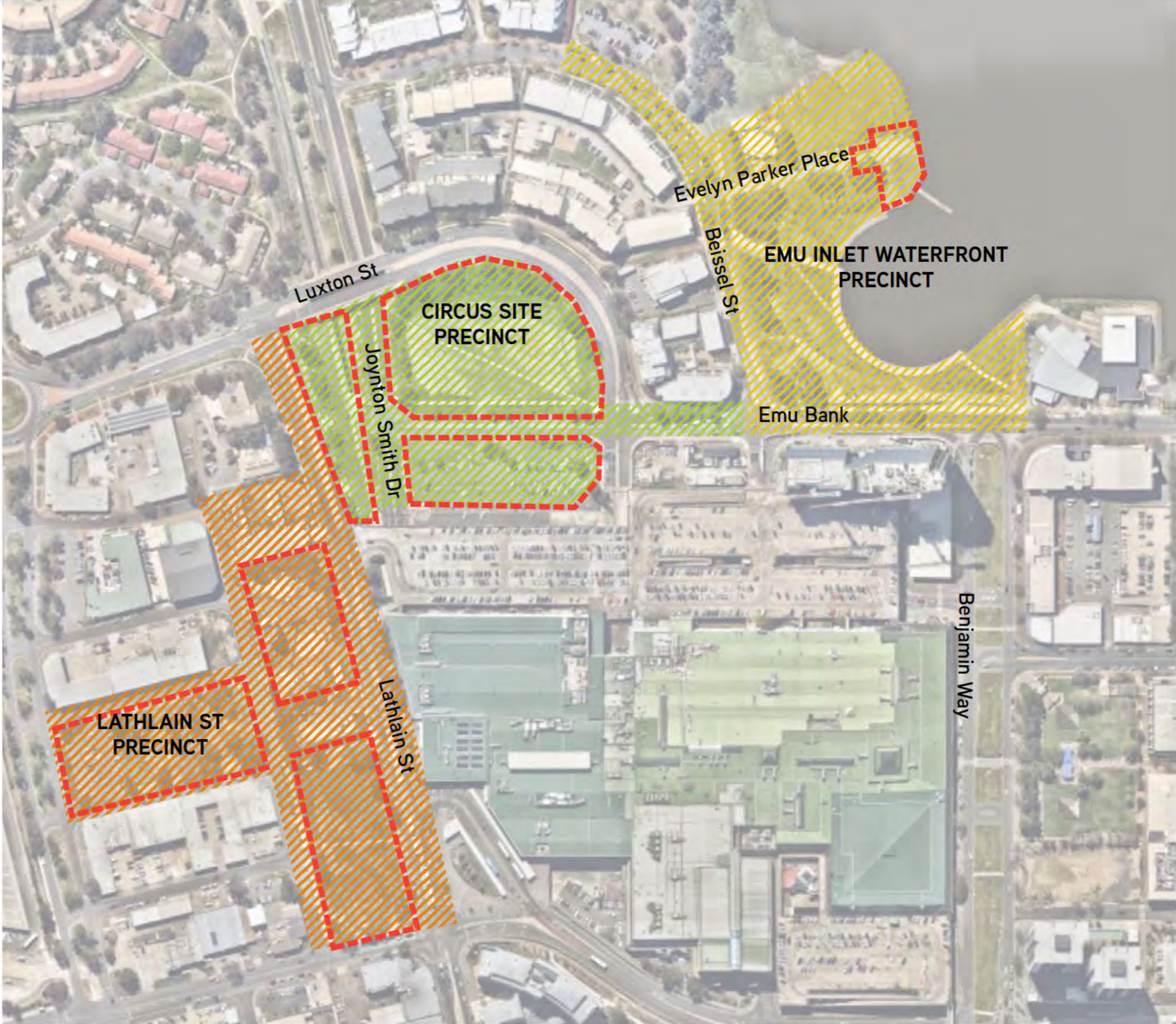
Activity: Creating unique place experiences by focussing on place activation, place-management and great design.

Urban environment: Providing public places with multiple choices in relation to experience and activity, walkability, safety and comfort.

Built environment: Designing high quality buildings that contribute to a better place and are comfortable offering greater liveable amenity.

Natural environment: Responding visually and physically to the rich natural context by providing green spaces throughout the development.

2.0 Study Area



3.0 Planning Context



Figure 1. Belconnen Town Centre Territory Plan

Lathlain St and Circus Precinct Release Sites are zoned CZ2 BUSINESS ZONE but one (Block 38 Section 52) is being zoned CZ1 CORE ZONE:

- 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 lively pedestrian routes and public spaces
- A high quality urban environment through use of sustainable design and materials and maintain a high level of amenity for employees and the public.

The **Former Water Police Land Release 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 entertainment opportunities for both visitors and residents of the ACT and surrounding region.

This site has some specific restrictions including:

- 2 story height limit
- Excludes trees, jetty and boat ramp
- Needs to maintain continuous public access around the lake edge
- Active street level frontage
- Needs to protect amenity of nearby residents from noise, traffic parking and privacy.

Typical CZ1 & CZ2 uses include:

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

Typical CZ 6 uses include:

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

4.0 Retail and Commercial Opportunity

Commercial and Market Considerations

The following pages considers the commercial opportunities, issues and implications that will influence the development of each site. It focuses primarily on the active 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 Urban Renewal Release Site – especially those along 120m strip of Emu Bank and the 250m strip along Lathlain St have the potential to generate between 7,000sqm and 8,500sqm of retail/food and beverage offer in two discreet 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.

Summary of Mixed Use Development Context

Up to 4.4M visitors to the Belconnen Town Centre each year are from outside the Belconnen District. This means that there are 4.4 M visitors which would not normally travel to Belconnen Town Centre except for the draw associated with an element of the Westfield Centre.

There is an over representation of Retail, Financial and Insurance, Rental, Hiring and Real Estate when compared to Belconnen District and ACT averages.

Interestingly, accommodation and food service sectors are not overrepresented despite the usual correlation to the retail sector.

- 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.
- That 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 approx 500m2 at ground level, with approximately 1100m2 available over two storeys.
- Gross Pollutant Trap located on-site, requires services easement for access.
- 3.5m wide no-build pedestrian access zone along lake foreshore boundary.
- Existing retaining wall needs to be lifted and extended along south-eastern boundary to prevent flooding in a 1 in 100 year flood event.
- Existing jetty needs to be incorporated into future redevelopment of site.
- On-site parking constrained.
- 50 m waterfront frontage.

Key Elements & Commercial Drivers

- South and East fronting.
- Also benefits from north facing – albeit not to waterfront.
- Direct access to water
- Jetty access.
- Limited dedicated or shared car parking.
- Opportunity for boardwalk between built form and waterfront.

Preferred Commercial Uses

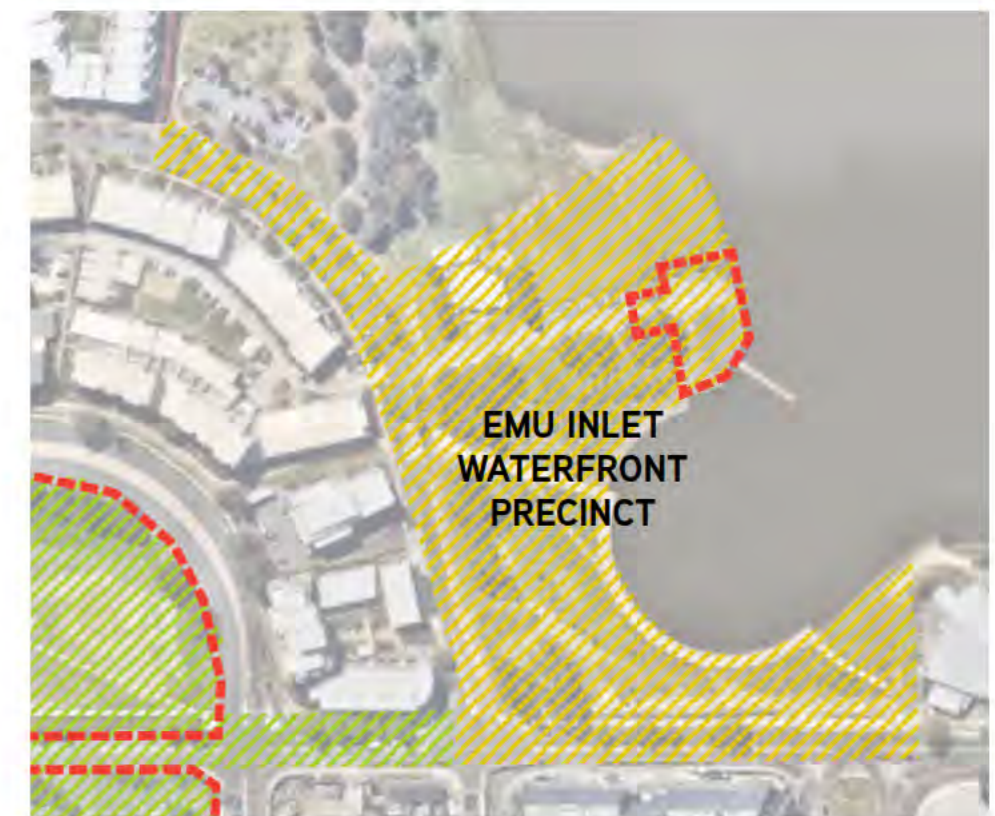
- Highest and best commercial use with the right operator – restaurant/ café/takeaway or combination of all:
 - Works for breakfast, lunch, dinner.
 - Weekdays and weekends.
 - Casual dining / event and reception.
- Secondary complementary uses -
 - Commercial water-based activity.

Main Delivery Considerations

- This is a destination site.
- It cannot rely on trade from other activity and must stand on its own feet
- It will require a proven operator with commercial incentives to encourage them to the site.
- There is insufficient land area to accommodate other activities to create a critical mass.
- Competition includes Emu Bank waterfront and the Belconnen Arts Centre.

Summary

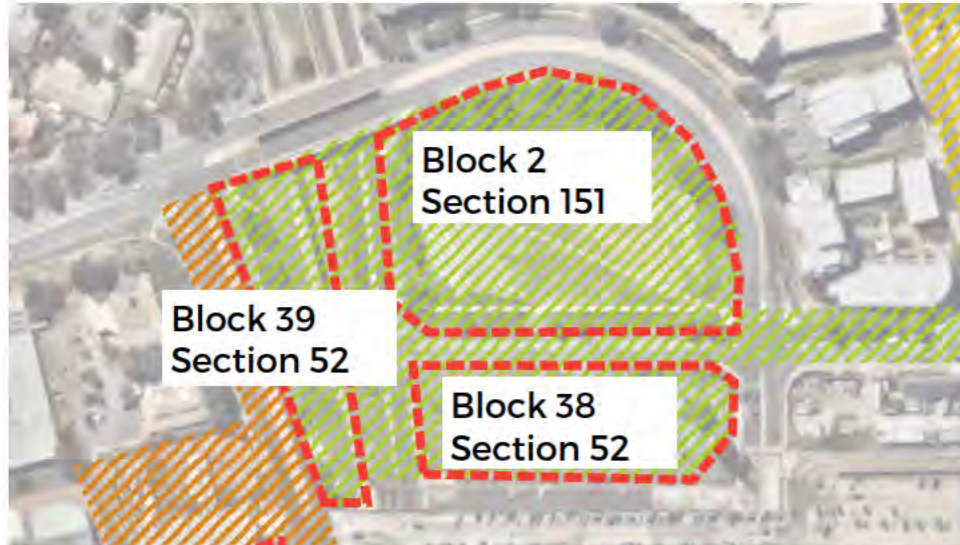
- There are very few commercial options available for this site.
- The site could potentially attract a 750sqm restaurant / café venue and be complemented by a 150sqm commercial water activity kiosk.
- The successful commercial development on this site would rely on attracting a key and proven commercial operator.
- 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.



Circus Site Precinct

General Development Metrics

- Precinct total - 18, 178m²
- Approx 500 dwellings across Precinct including 50 Affordable and 25 public housing dwellings
- 4 Storeys. Maximum of 12 storeys could be allowed subject a clear public pedestrian connection linking Lathlain Street to the lower end of Luxton St 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 St are limited to a max 2 storey.



Summary

- The Circus Precinct comprises 3 sites totaling 1.75Ha 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 equate to between 3,500sqm - 4,500sqm of retail/hospitality floor space and 35-45 tenants.

Circus Site Precinct Block 2 Section 151

Development Metrics

- Land Area of 10,551m²
- 160 m of curved north/east facing Luxton St frontage.
- 110 m of south facing Emu Bank frontage.
- 70 m of west facing Joynton Smith Dr frontage.

Key Elements & Commercial Drivers

- The site is too deep to simply create edge of site frontage.
- A secondary edge through the middle of the site will create more development frontage, additional land value and an address through the middle of the site.
- A pedestrian walkway could logically be created north-south connecting the existing walkway through the site immediately north (connecting Luxton St to Beissel St through Lakeside and Central park developments).

Preferred Commercial Uses

- The retail/ commercial core of the site is towards Emu Bank.
- Some retail or hospitality activity may be considered for south facing Emu Bank (if the opposite side of Emu Bank,Block 38 Section 52 is developed for retail/hospitality purposes).
- If Block 38 Section 52 is not developed, the outlook onto the Westfield carpark is not an attractive retail frontage.
- Therefore, the highest and best use includes:
 - Luxton St frontage - Residential and/or Office
 - Emu Bank frontage - Residential and/or Office
 - Joynton Smith Dr frontage - Residential and/or Office
 - North south Pedestrian walkway - Residential and/or Office
 - With opportunities for strategically single boutique café to serve local resident/workforce at corners or within the site.

Main Delivery Considerations

- The site 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.
- This site should be providing consumers with other commercial activity rather than capturing trade away from other parts of the Town Centre.

Circus Site Precinct Block 38 Section 52

Development Metrics

- Land Area 4872m²
- 120m north facing frontage along Emu Bank.
- 50m depth of site with no discernible street frontage to the sides.

Key Elements & Commercial Drivers

- This site has the potential to create a double-sided retail/hospitality strip along 120m of east-west frontages of Emu Bank.

Preferred Commercial Uses

- This site is suited predominantly to commercial/office uses.
- Residential could be considered but its proximity to the shopping centre may make it less attractive to potential residents.

Main Delivery Considerations

- Its primary role is to complement the development of Block 2 Section 151 by creating a comprehensive street frontage along both sides of Emu Bank. Both sites need to work together and one site will not work without the other.

Circus Site Precinct Block 39 Section 52

Development Metrics

- Land Area 2755m²
- 120m east facing north south frontage along Joynton Smith Dr.
- 120m west facing north south frontage along Lathlain St.

Key Elements & Commercial Drivers

- Narrow depth and different grade frontages will require creative solutions to accommodate residential or office space.
- Ground ground level suits retail and hospitality - however the single sided is not likely to attract key operators or quality tenants.

Preferred Commercial Uses

The highest and best uses for this site include:

- Lathlain St frontage - Residential and/or Office.
- Joynton Smith Dr frontage - Residential and/or Office.

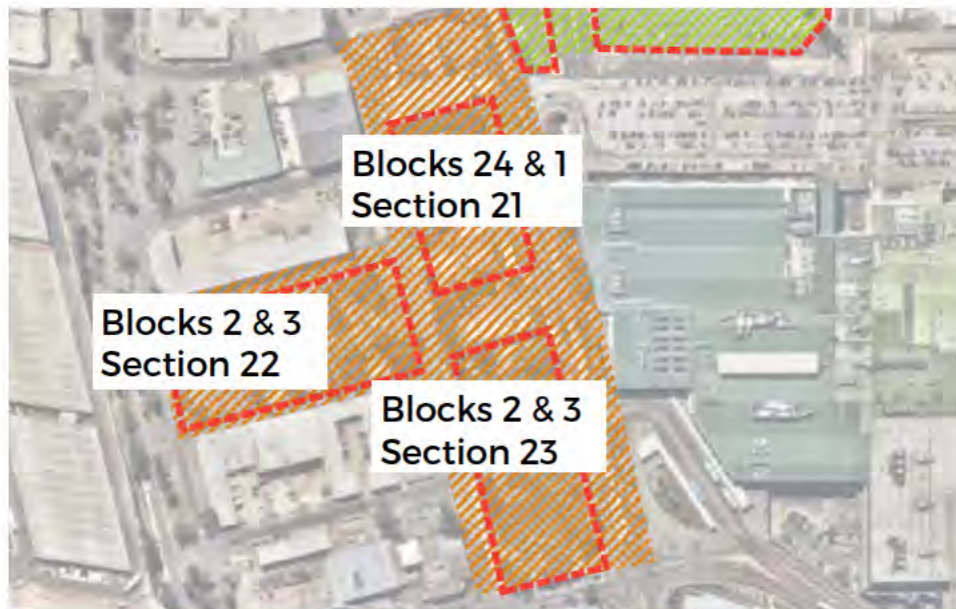
Main Delivery Considerations

- Without creating additional depth - it would be difficult for a developer to add any value to this site.

Lathlain St Precinct

General Development Metrics

- Precinct total - 21,095m²
- Approx 500 Residential Dwellings,
- Approx 4000 m² of Commercial/ Community
- Ranges from 8 to 18 Storeys
- Residential use not allowed on ground floor and / or first level along Lathlain Street.
- Existing public car spaces needs to be replaced within future redevelopment of site.
- Minimum 6m verge to be installed along western side of Lathlain St.



Summary

- Lathlain St precinct offers a range of opportunities from food and beverage to Lathlain St and secondary service type uses on streets further west.
- Lathlain St will require significant amount of design consideration and intervention to create, attract and activate a 250m stretch of street front.
- The key to this precinct is to restrict the temptation to activate every street frontage with high end uses.

Lathlain St Precinct Blocks 1 & 24 Section 21

Development Metrics

- Total Land Area 7231m²
- 95m east facing frontage to Lathlain St.
- 95m west facing frontage to Rae St.

Key Elements & Commercial Drivers

- Directly opposite Westfield west entry and external food and beverage offer.
- High traffic volumes.

Preferred Commercial Uses

- The site lends itself to food & beverage to Lathlain St to complement the offer on the hospitality uses on the east side as part of the shopping mall.
- Residential or office above
- This site could generate between 1,500sqm-2,000sqm of food and beverage floor space containing 15-20 shops.

Main Delivery Considerations

- Retail/ Hospitality needs to feed off the offer already available across the road.
- Activation and viability would be dependent on attracting at least one -two major operators or series of franchises to underpin the attraction of the other tenancies.
- Alfresco dining would help activate the street front.
- Poor attractiveness and amenity of Lathlain St needs to be addressed.
- Rae St frontage would be best served as service street for activity above.

Lathlain St Precinct Blocks 2 & 3 Section 23

Development Metrics

- Total Land Area 7483qm.
- 115 sqm east facing Frontage to Lathlain St.
- 125 sqm west facing frontage to Rae St.
- 50sqm south facing frontage to Cohen St.
- Direct frontage onto urban plaza.

Key Elements & Commercial Drivers

- This site shares similar commercial characteristics to Blocks 1 & 24 Section 21.
- Close proximity to bus exchange.

Preferred Commercial Uses

- The site is suited to food & beverage tenants.
- This site would generate up to 2,000sqm -2,500sqm of retail or hospitality floor space containing 20-25 shops.

Main Delivery Considerations

- At street level the value for this site is the frontage (20m depth) to Lathlain St
- This site would also require the attraction of major tenants to promote a viable street-based development.
- Alfresco dining and increased amenity would assist with the activation of the precinct.

Lathlain St Precinct Blocks 2 & 3 Section 22

Development Metrics

- Total land Area 6381m²
- 130m of north and south facing frontage.
- 55m of east and west facing frontage.

Key Elements & Commercial Drivers

- This site represents a significant and uniform parcel of land.
- It falls too far from the energy of the Belconnen Town Centre to attract key/prime retail or food and beverage activity.

Preferred Commercial Uses

- This site therefore represents an opportunity for secondary uses that may include retail services or service industrial uses.
- No retail or food and beverage could reasonably expect to remain viable on any frontage of this site.

Main Delivery Considerations

- The main benefit of this site is that it 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).

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 Belconnen Land Release Sites are seen as an important catalyst to reinvigorate and establish best-practice benchmarks for the 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 developed by the community are listed in priority. They have then been applied to each of the sites in Section 5.0 Community Place Aspirations through defining undesirable, successful and highly desirable outcomes for each site.

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 reactivate 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

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.



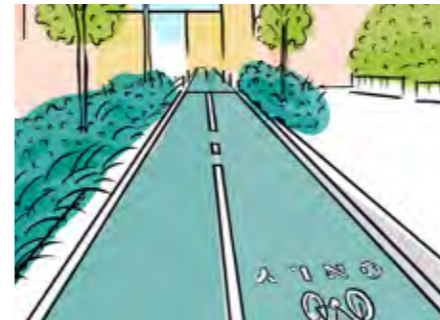
Spaces that provide opportunity for pop-up events, community activities, buskers and street trading.



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.



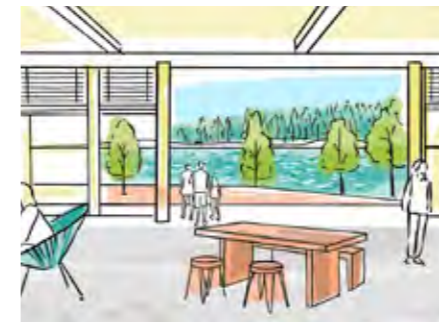
Events and celebrations on the lake edge.



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 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 Belconnen 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 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

Successful Criteria

Under Success Criteria, more tangible examples are organised in three ambition levels to further clarify the community's expectations. The table below articulates each ambition levels. The examples given to describe each ambition level on the following pages 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 successful outcomes. They demonstrate exemplar initiatives and site-specific innovations. They will deliver exceptional places that are distinctly Belconnen.

Community Place Aspirations Plan

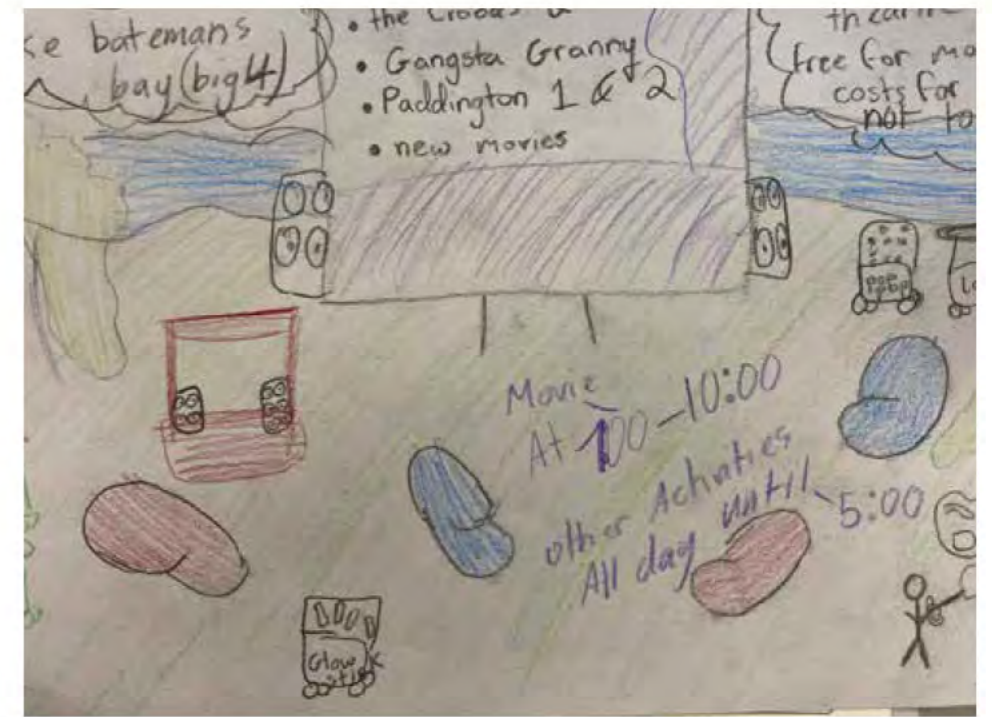
Finally, a Community Place Aspirations Plan for each site illustrates the opportunities for how development can improve places for people through on-site and off-site place improvements.

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.



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

- 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.



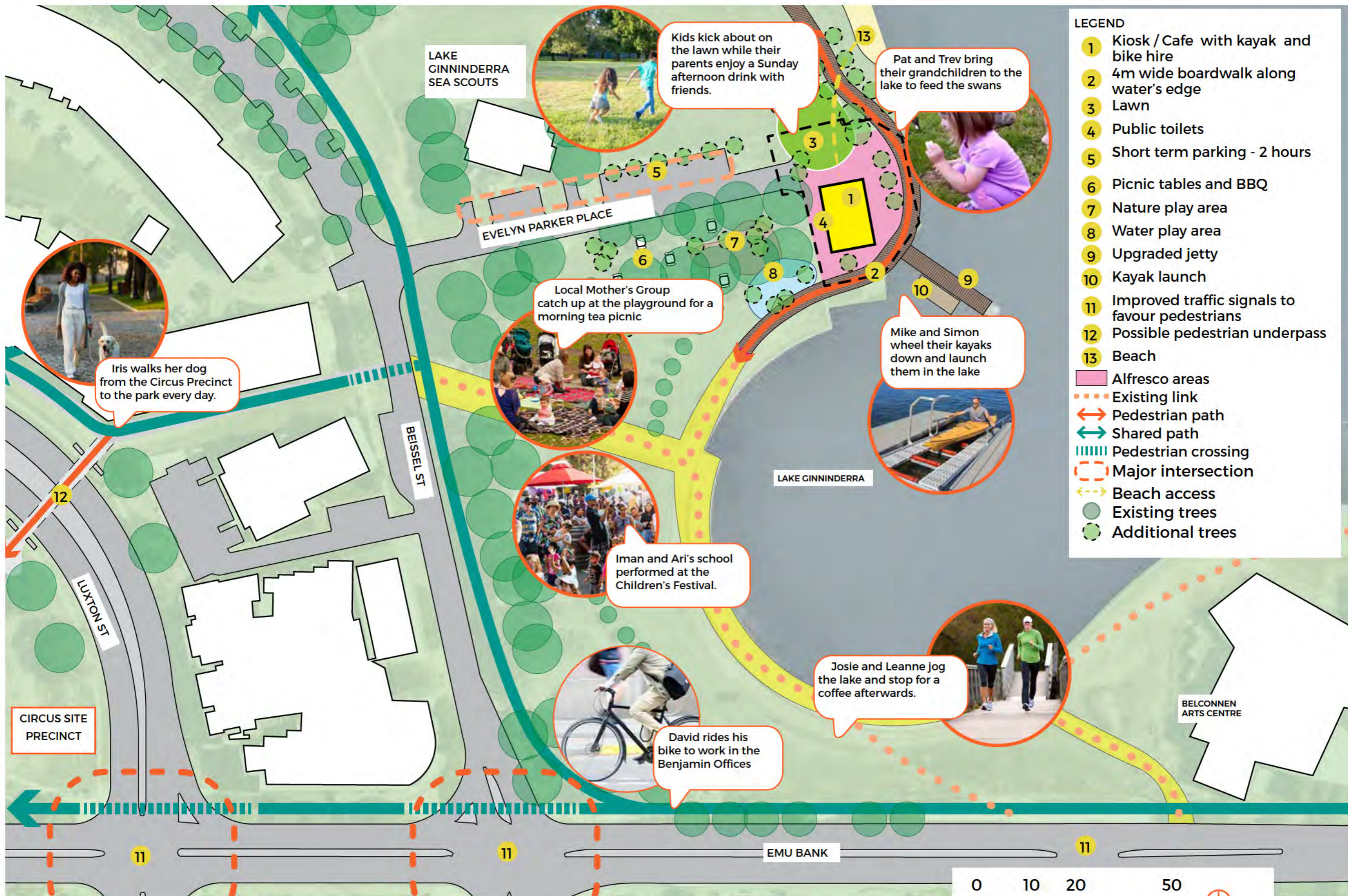
Successful development outcomes will improve the basic landscape amenity and activation of Emu Inlet Park:

- 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.



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:

- 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

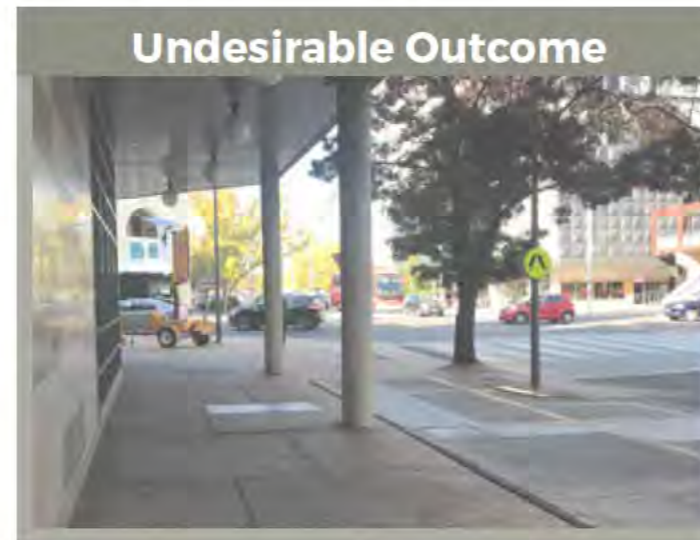
This Precinct is a thriving residential community. Lake Ginninderra, Lathlain St and Belconnen Mall are all within walking distance along comfortable and easy to navigate pedestrian connections and streets.

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 St 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 Ave, 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 St, 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.



Undesirable development outcomes will reduce the current amenity in the area without promoting good linkages to Lathlain St, shopping mall and the waterfront and creating more opportunity for green spaces:

- 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.



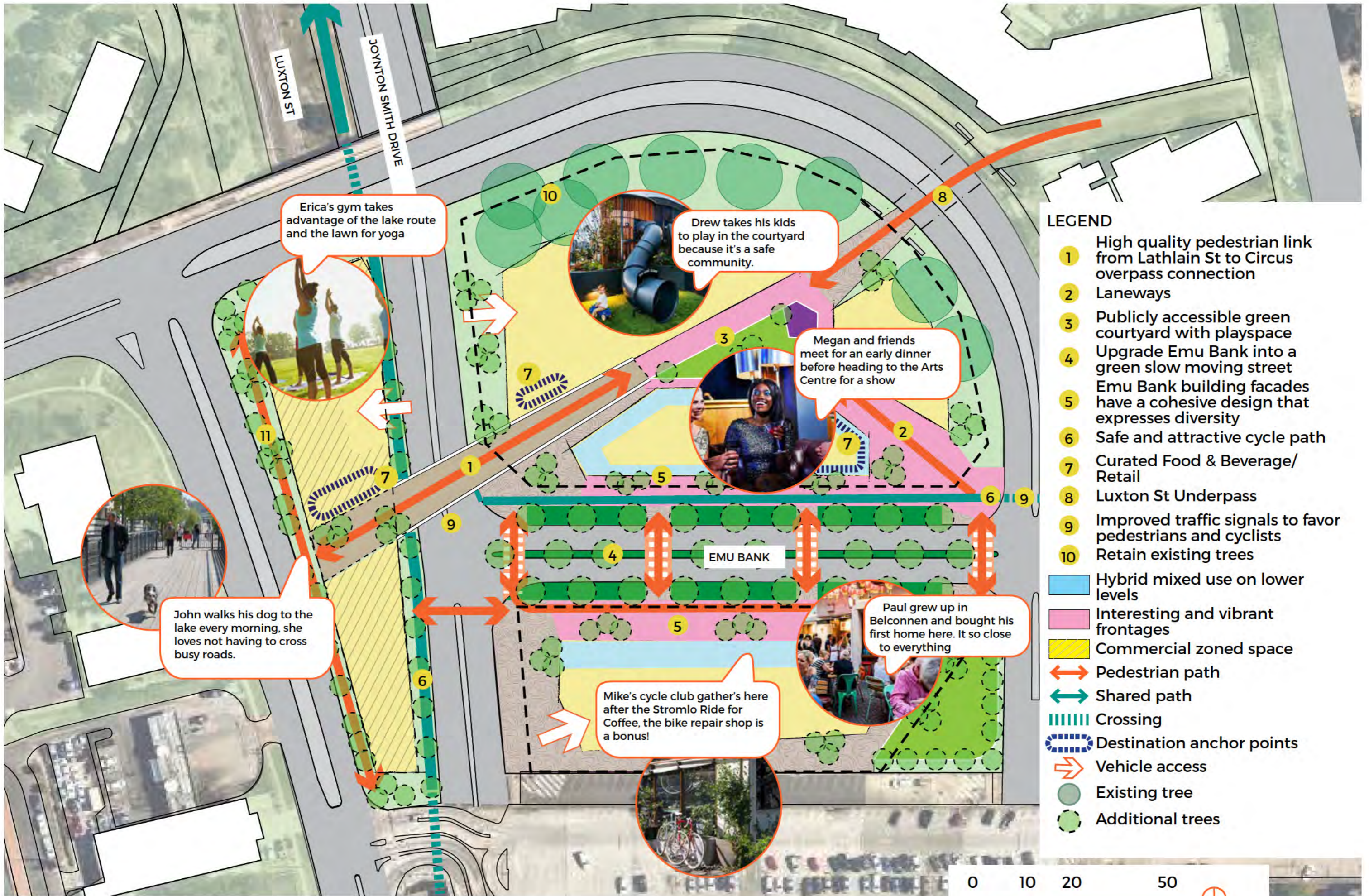
Successful development outcomes will activate the precinct and improve pedestrian connections between the three individual sites and to Lathlain St, shopping mall and waterfront through comfortable and high quality urban environments and public amenity.

- Modify Emu Bank to ensure slower traffic, and increased pedestrian crossings, and wide setback to create a shaded tree-lined street and native plantings on verge, 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 St 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.



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 St and the waterfront:

- The level change between Lathlain St 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 Ave.
- 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 St Precinct

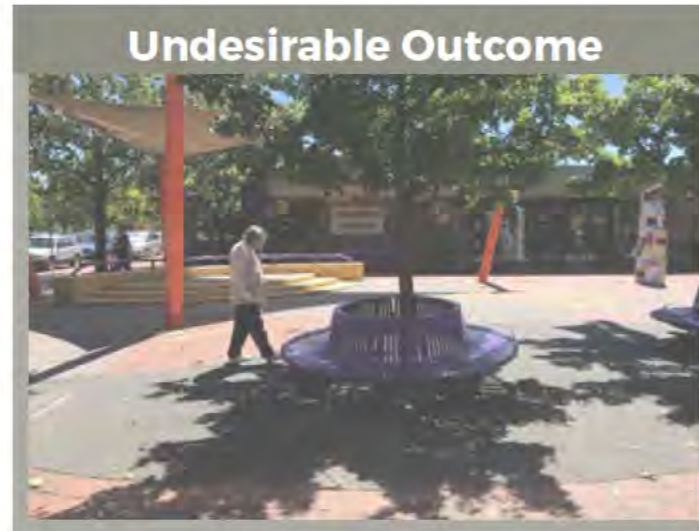
Community Narrative

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. A community facilities are preferred on the ground level.

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. Lathlain Street is transformed into a high-amenity, low speed, pedestrian friendly environment;
4. Walder Street Park becomes a high amenity green open space suitable for a range of uses and closely integrated with surrounding land uses and built form;
5. Development supports Lathlain Street Precinct becoming a location for community-based activities and events;
6. Site design maximises the provision of green space and biophilic design, including the retention of existing mature trees and new tree planting.



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

- 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 amenities.
- 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. active tenancies and opportunity provided for outdoor dining).
- Large format commercial tenancies that are difficult to tenant and subsequently left vacant.



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

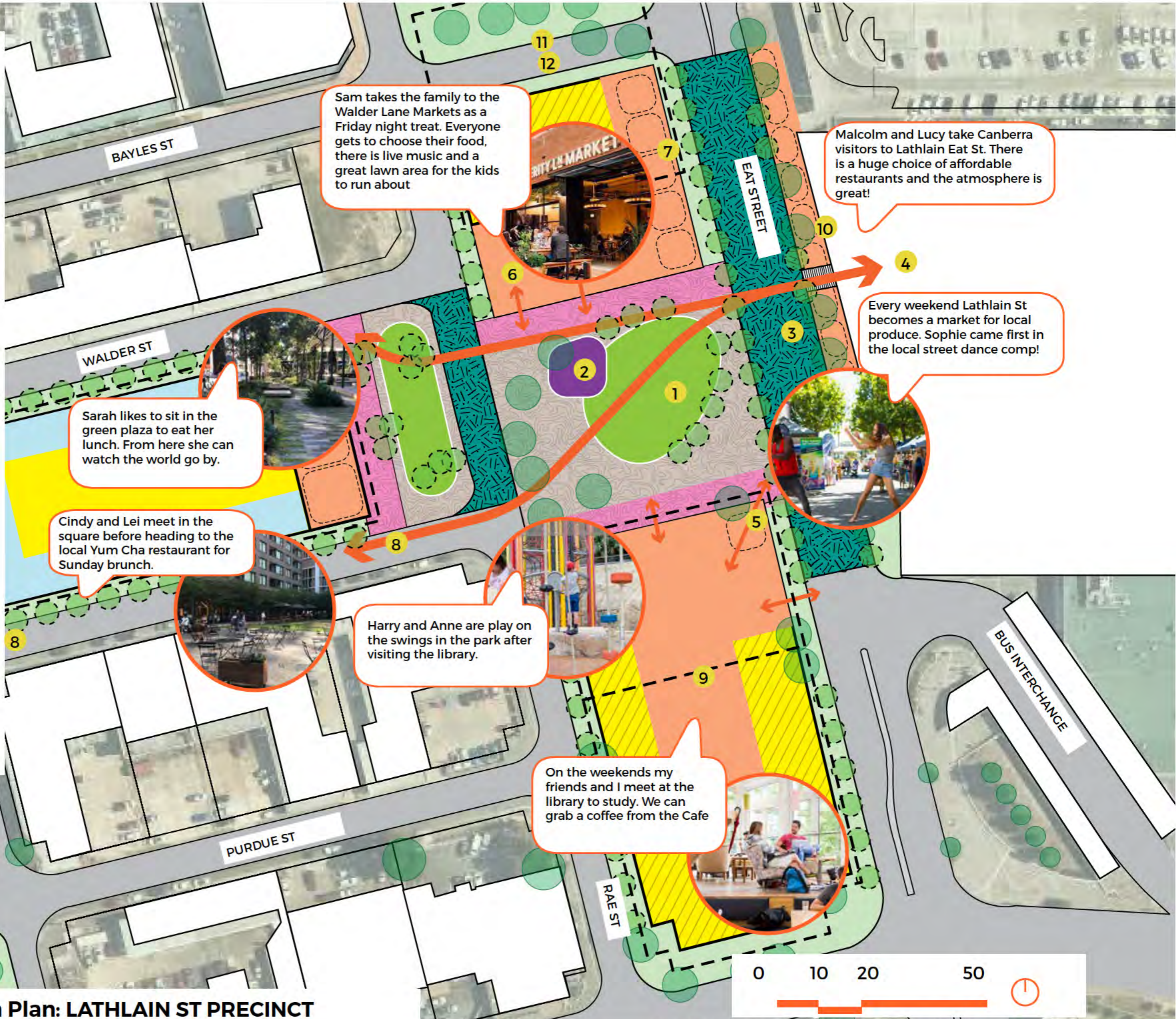
- Site design provides a space for community-based activities and events and a series of green spaces.
- The 'Eat Street' along Lathlain St is a shared zone with a slow speed environment to prioritise people over cars.
- Widened verges with more large street trees to provide shade for alfresco dining.
- 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 space.
- 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.



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'.
- Connections to the Shopping Mall and the Circus Precinct are improved.
- Retractable bollards at the entry of 'Eat Street' allow for its closure to traffic, creating the perfect venue for regular weekend night markets, community events and festivals.
- The Walder St 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.
- Co-working, flexible, creative and small spaces are provided as part of the commercial tenancy mix.
- Continue Bayles Street to Lathlain Street (in lieu of continuing Walder St) 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 St through to Lathlain St
 - 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
 - ↔ Inside/Outside relationships
- Retailer footprint
 - Existing tree
 - Proposed tree



Sam takes the family to the Walder Lane Markets as a Friday night treat. Everyone gets to choose their food, there is live music and a great lawn area for the kids to run about

Malcolm and Lucy take Canberra visitors to Lathlain Eat St. There is a huge choice of affordable restaurants and the atmosphere is great!

Every weekend Lathlain St becomes a market for local produce. Sophie came first in the local street dance comp!

Sarah likes to sit in the green plaza to eat her lunch. From here she can watch the world go by.

Cindy and Lei meet in the square before heading to the local Yum Cha restaurant for Sunday brunch.

Harry and Anne are play on the swings in the park after visiting the library.

On the weekends my friends and I meet at the library to study. We can grab a coffee from the Cafe

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.

Uses and activities - describes the elements that support public life.

Successful Criteria

Under each of these three categories, specific themes are described with Objectives and Success Criteria with 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 through predominantly on-site improvements .	The highly desired outcomes are in addition to acceptable outcomes and demonstrate exemplar initiatives and site-specific innovations for sustainable living and the ideals of a walkable and connected community also through off-site improvements. The examples used are not exhaustive

BUILT ENVIRONMENT - Public Realm Interface - Residential

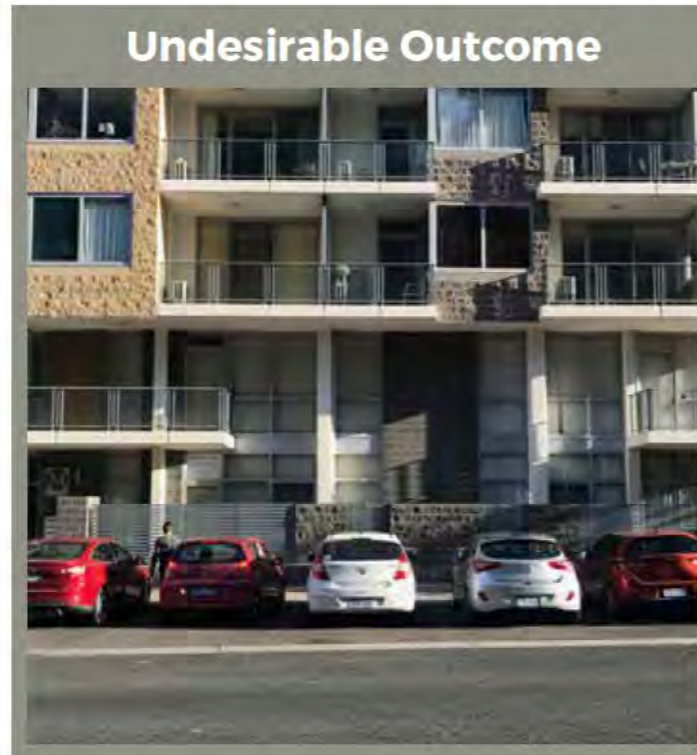
The buildings and their gardens along streets and laneways make walking interesting, comfortable and safe.

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

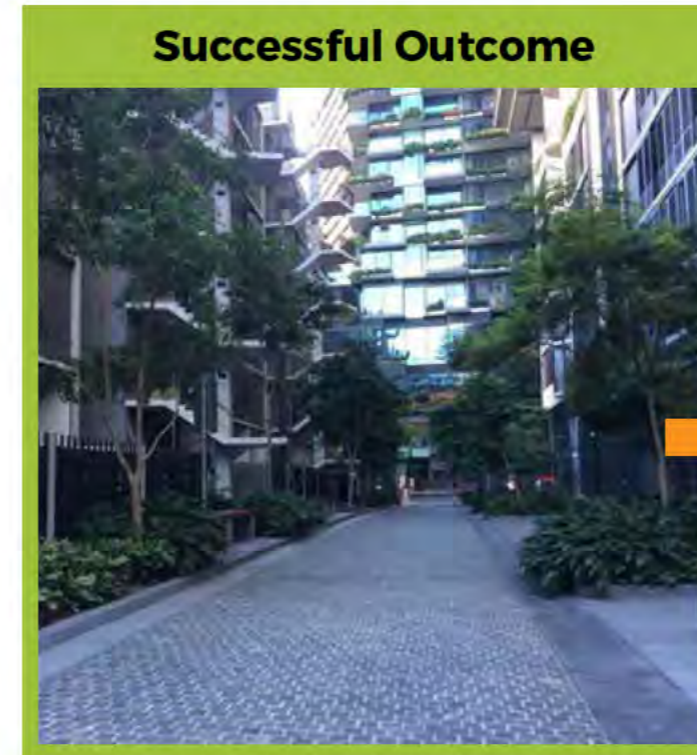
The treatment of these edges makes a significant contribution to the attractiveness and walkability of the street

Objectives

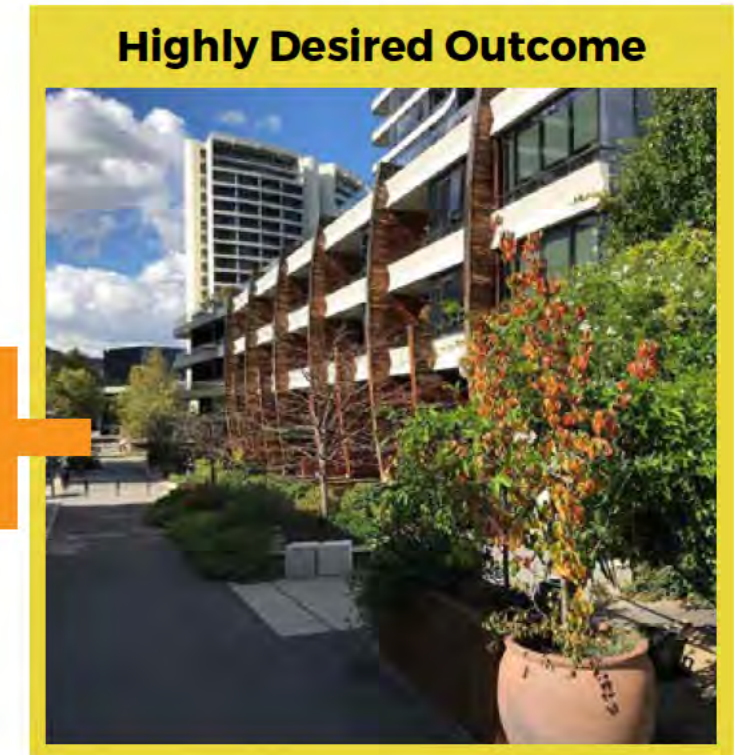
- Development creates a green and articulated street edge through a combination of elements including building scale and landscape (vertical and horizontal).
- The built form features interesting and varied architectural treatments and interacts with the public realm and its landscape
- Carefully crafted 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 - 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

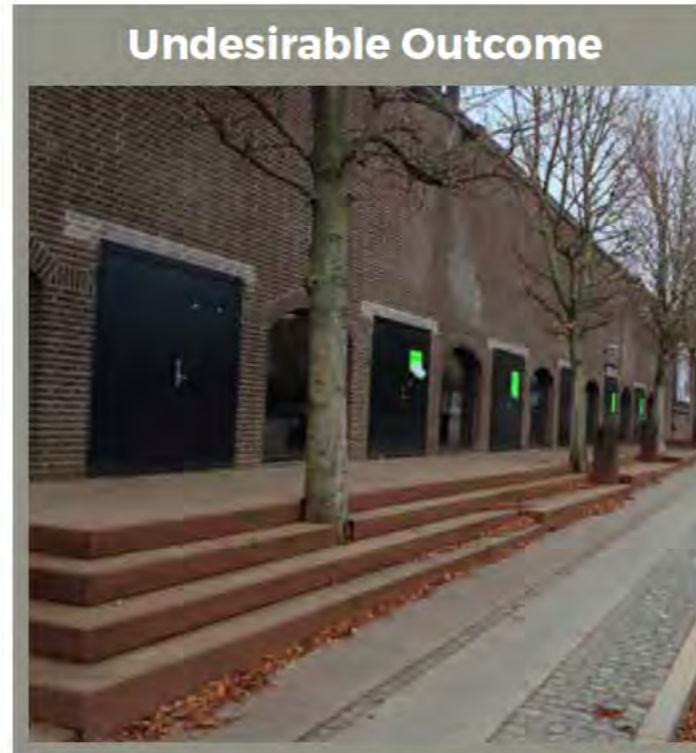
Great shops, cafes and office spaces buildings that attract people will make the precinct vibrant.

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

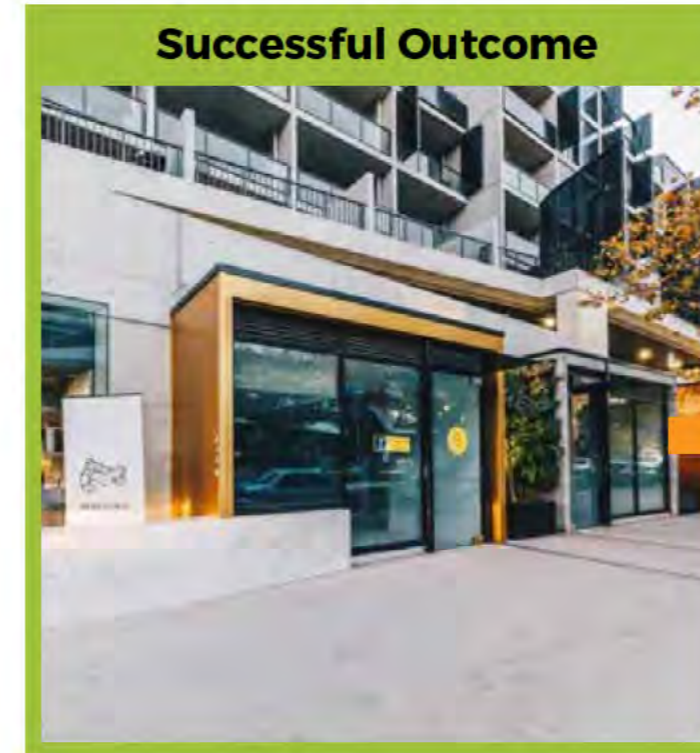
This could include shops, businesses, cafes, restaurants, and community facilities.

Objectives

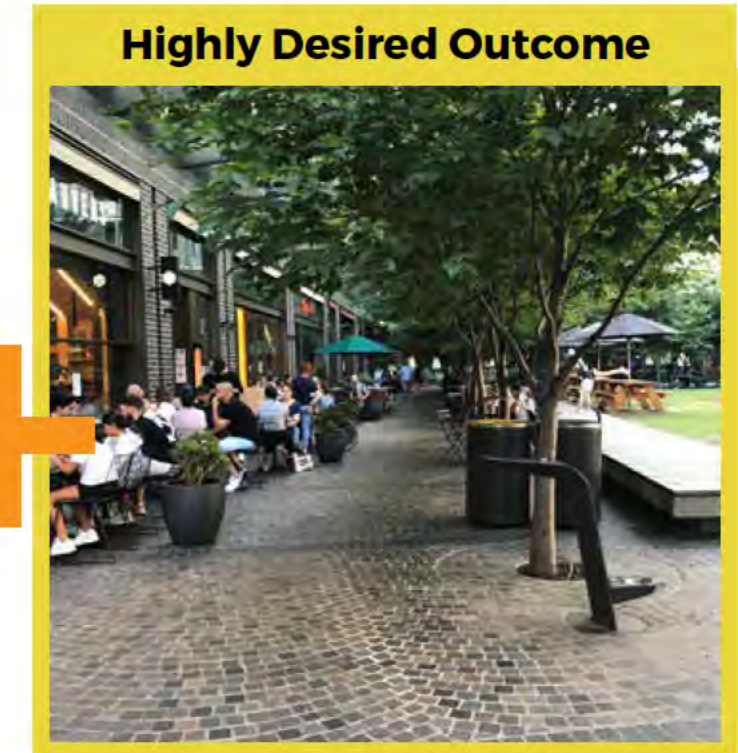
- The interface needs to be both physically and visually accessible.
- The treatment of these edges makes a significant contribution to the vitality of the street by way of attractiveness, walkability, shade, shelter and comfort.
- The use of street trees, garden beds and vertical green walls supports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



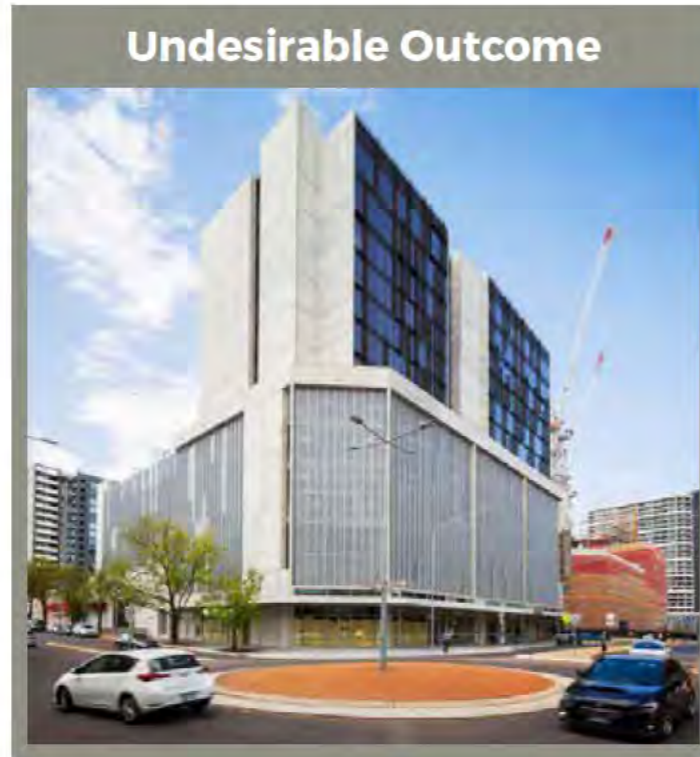
- In addition to the successful outcomes;
- Curated and complimentary mix of ground floor uses.
 - Interesting shop window displays.
 - Ambient lighting that highlights landscape and/or architectural elements.
 - Layers of greenery with garden beds, pots, lawn, and trees.
 - Continuous awnings providing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

BUILT ENVIRONMENT - Carparking

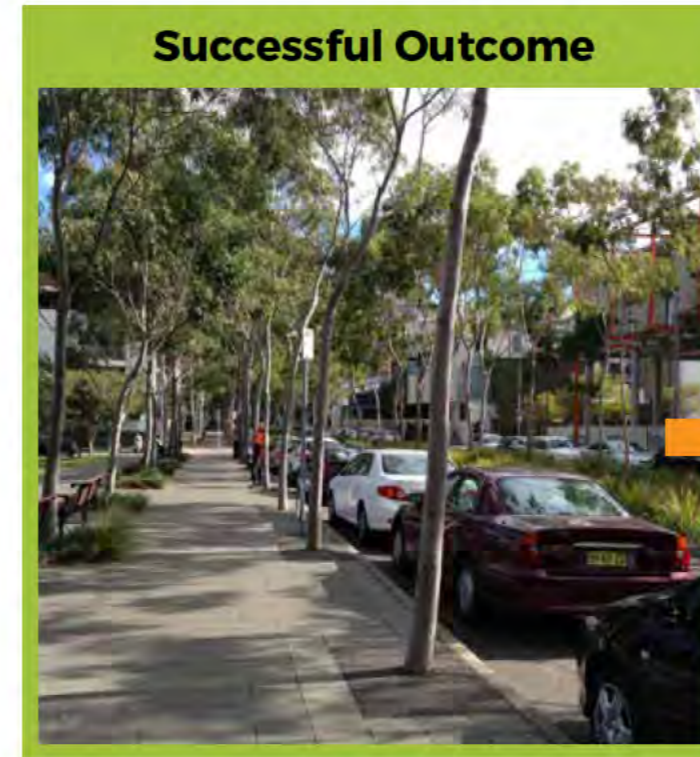
Cars, either parked or moving, should not dominant the urban experience.

Objectives

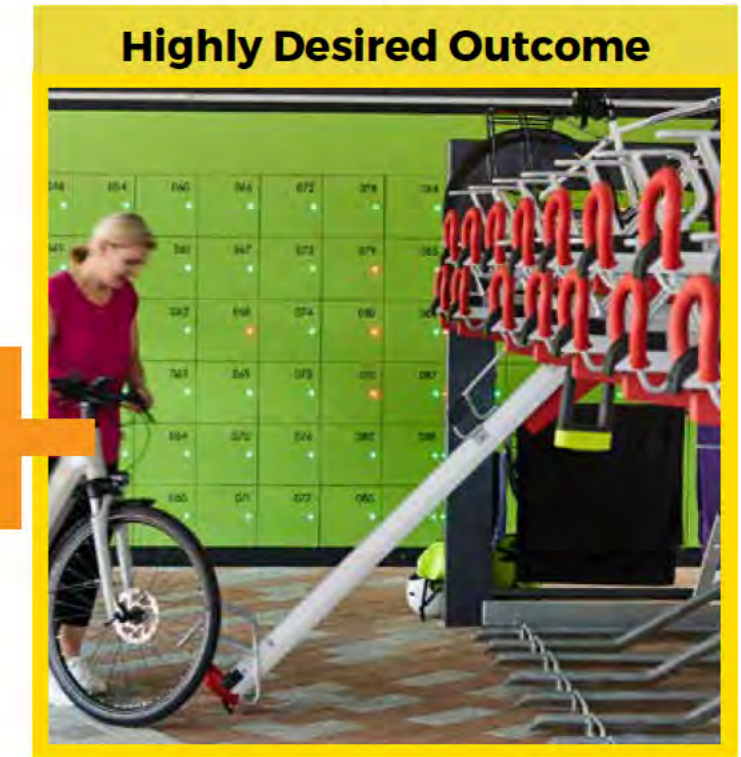
- If the development requires any at-grade or structured carparking, the carpark must be designed in such a way that it contributes to the quality of the urban fabric, including streetscape beauty, pedestrian connections and street tree provision.



- 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.
- Walkways through carparks along pedestrian desire lines linking the footpath to building entries.



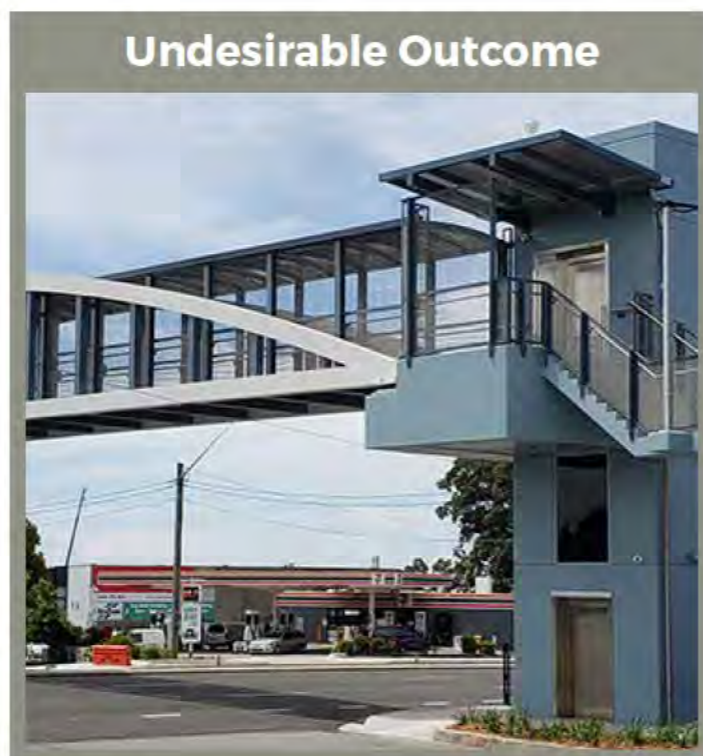
- In addition to the successful outcomes;
- Combined public and private parking provisions.
 - Car sharing parking provisions.
 - Setting basement structures so that deep root planting zones are maximised for large shade trees and community benefit.
 - Permeable pavement surfaces.
 - End of trip facilities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

URBAN ENVIRONMENT - Level Change

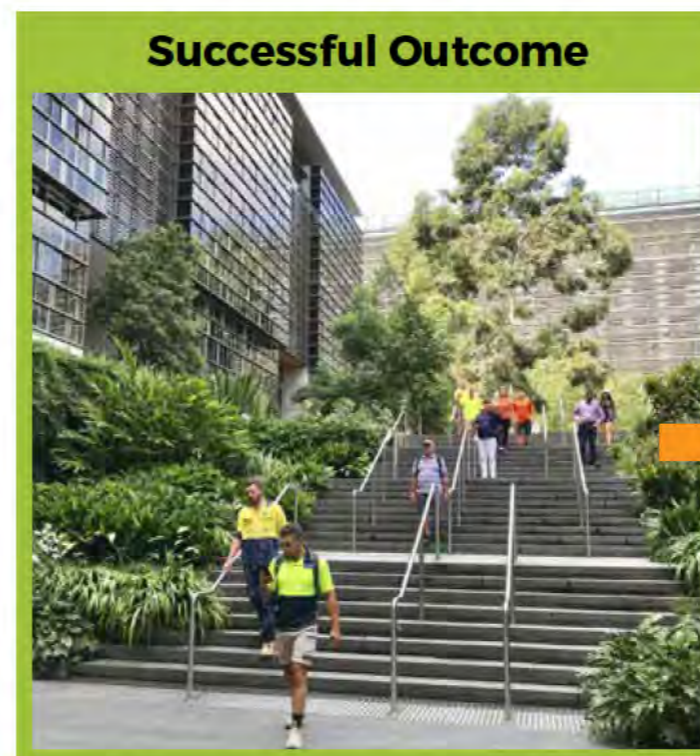
The level changes through the lots between Lathlain St, Circus precinct and down to the waterfront presents an opportunity to create a unique destination for the development site. If considered carefully, level changes could provide residents of the Circus Site Precinct with direct access to the waterfront 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 St 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.
- Poorly maintained and unsafe publicly accessible 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 DDA compliant access.
- Generous, spatial and beautiful bridge over Joynton Smith Drive.
- Walkways and infrastructure are well maintained by body corporate.
- Integrated with the architectural and 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 a destinations for residents and the broader community.

The Green Spaces 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.
- A diverse range and varying scales of green open spaces is desired, including both vertical and horizontal greening 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. play space 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
- Activities including play spaces.
- Good passive surveillance to enhance safety and wellbeing.
- Well maintained and cleaned 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.
- A well maintained, clean and healthy landscape setting for the community.



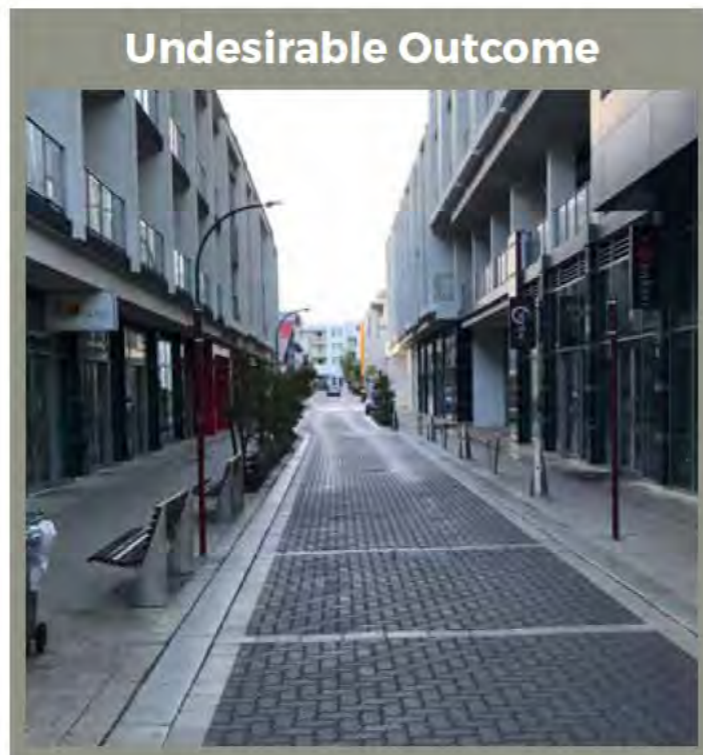
- In addition to the successful outcomes;
- Offsite contribution to tree planting and landscape works in nearby public open spaces.
 - Integration of urban landscapes into a rich, layered and diverse micro-green setting.
 - Existing mature trees retained.
 - Locally native plant selection,
 - Public 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

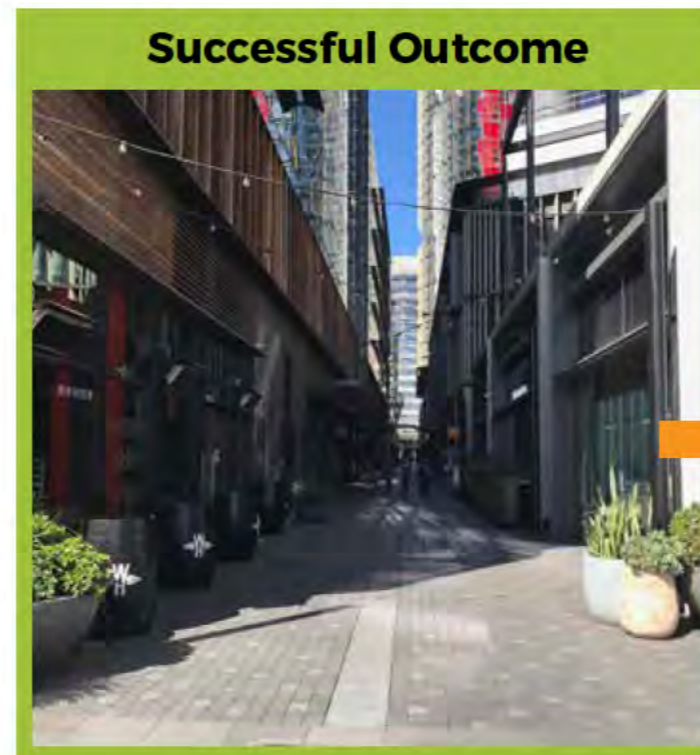
The laneways are intimate places providing opportunity for social interaction. The mix of activity and fine grain quality make them a magnet of public life.

Objectives

- Special features such as site specific art, greenery, and lighting bring the laneways to life.
- Use laneways and walkways to reduce 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



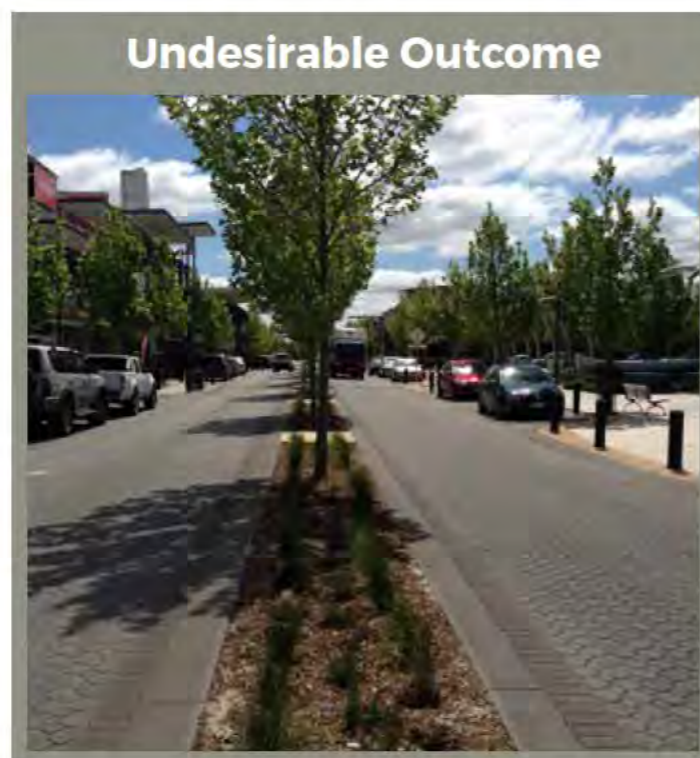
- In addition to acceptable outcomes;
- Site-specific artworks - intimate and scale appropriate, Ngunnawal art.
 - Infrastructure provision (power and water) for temporary events.
 - Place programming and events

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 and 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 with bike fix-it stations.
- Shared streetscape zones where pedestrians have priority to cross the street and slow-moving cars must give way.



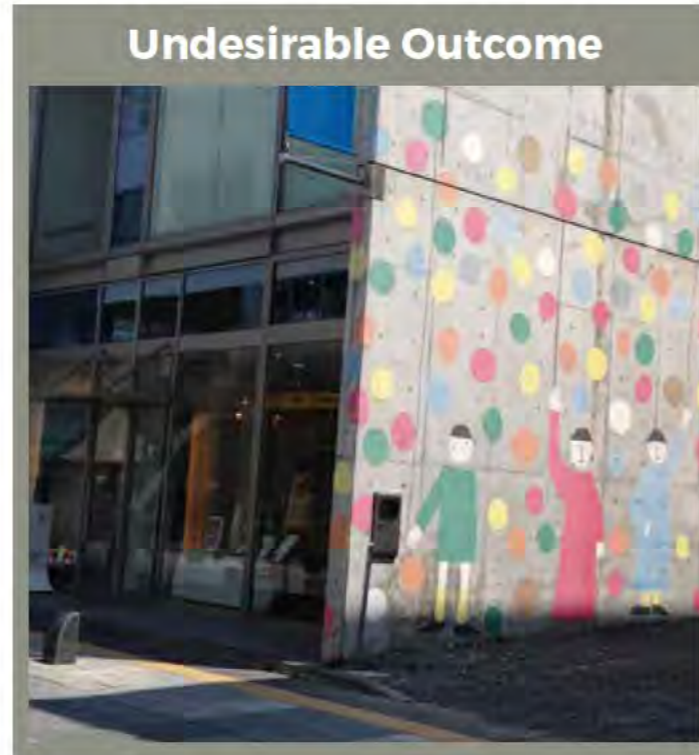
- In addition to the successful outcomes;
- Streets prioritised for people through slow speed environment, safe intersections and continuous and extended path systems.
 - Artwork, street furniture, shopfront displays, alfresco areas and street ornaments including pots and annual flowerbeds adjacent the 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.

URBAN ENVIRONMENT - Community Amenity

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.

Objectives

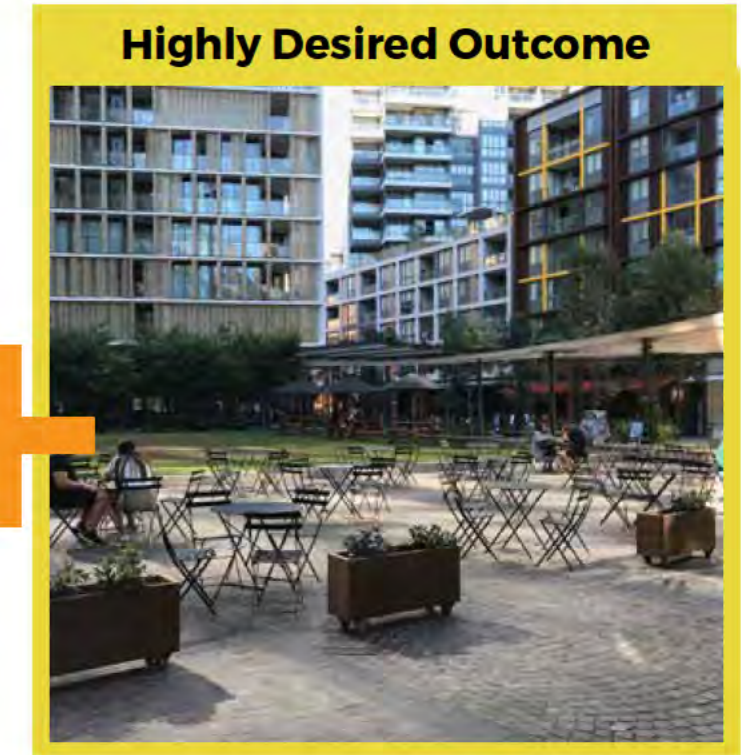
- Community amenities could include new facilities (such as a library or a child care), sports infrastructure (such as indoor sports courts) as well public toilets, and a range of seating choices.
- The community amenities need to be conveniently located, well maintained, safe and easily accessed.



- 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.
- Poorly located and it feels unsafe to access the facility.
- Public toilets that are returned as an asset to Government



- Conveniently located
- Welcoming
- Community facility or recreational uses on ground level that spills onto open spaces and encourages useability.
- Public toilets that are managed and maintained by the body corporate.
- 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.



- 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 publically accessible spaces by the body corporate with an annual program of curated community events.

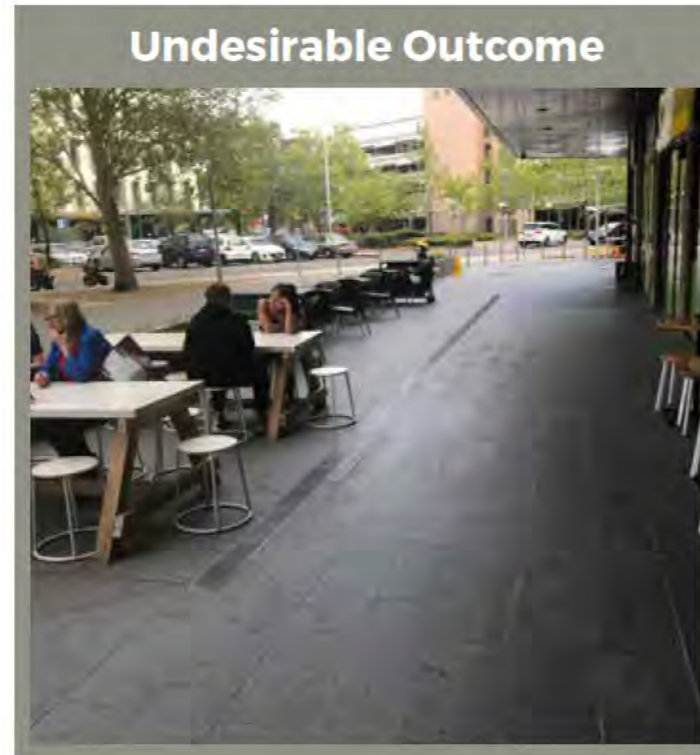
ACTIVITY & LOCAL ECONOMY - Place Activation

Regular community activities will build a sense of belonging and Belconnen identity.

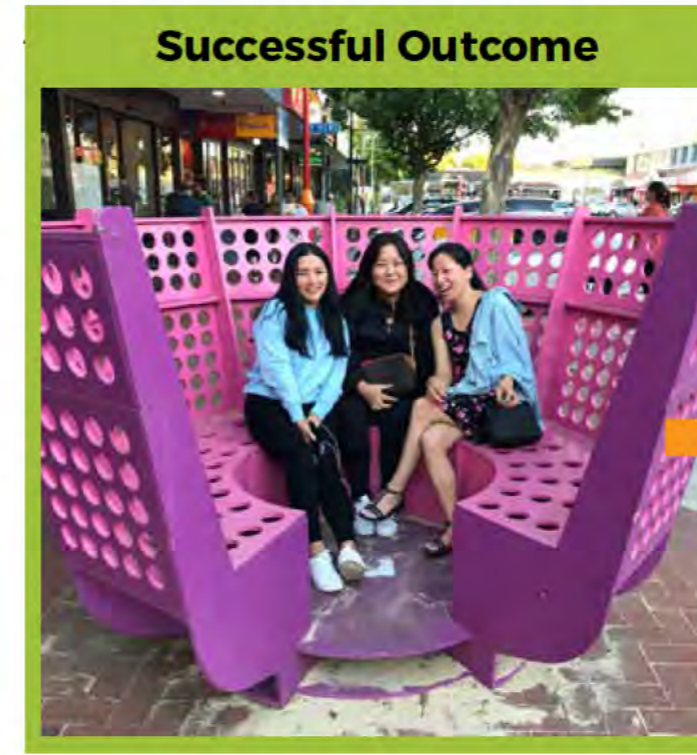
Place Activation is the 'software' of a place. It is less tangible than the physical outcomes, but it contributes to building resilient communities, the personality of the place; its vibe and feelings of confidence and enthusiasm.

Objectives

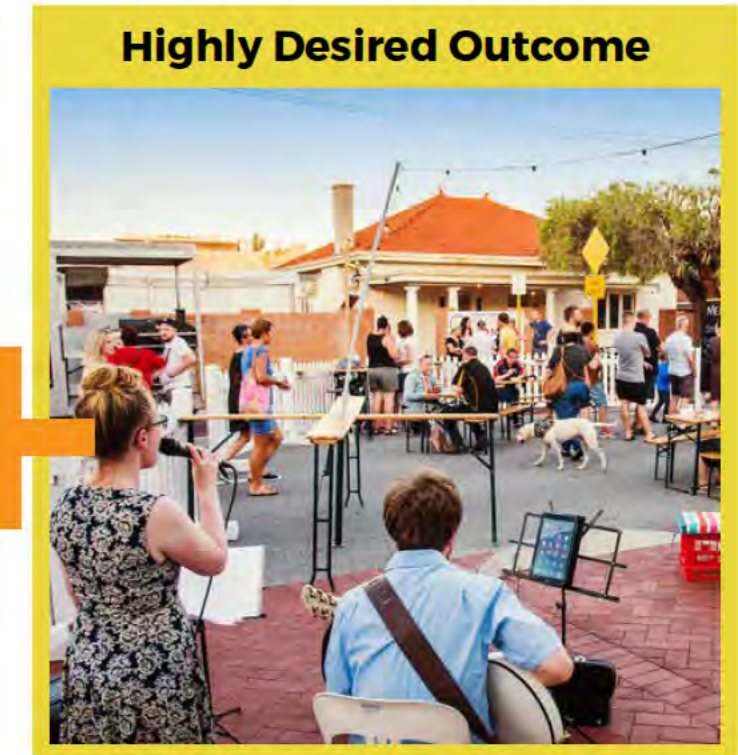
- A Place Activation programme is developed and delivered together by the local businesses, landowners, residents and visitors.



- 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



- Flexible open spaces catering for different users of all ages.
- Shade and greenery.
- Colour.
- A choice of things to do.
- People and public life are encouraged.
- Small and intimate moments can be accommodated within the setting.
- One-off elements that are fun and intergenerational.
- Site-specific artworks.
- The design allows for regular community events in the open spaces and streets.
- Design of Lathlain St allows for regular closure into a pedestrian only space during events.



- 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.
 - The developer contributes to an annual program of curated community events via a levy or fund.

ACTIVITY & LOCAL ECONOMY - Play

Opportunity to play will make Belconnen a family friendly, inclusive, and happy place.

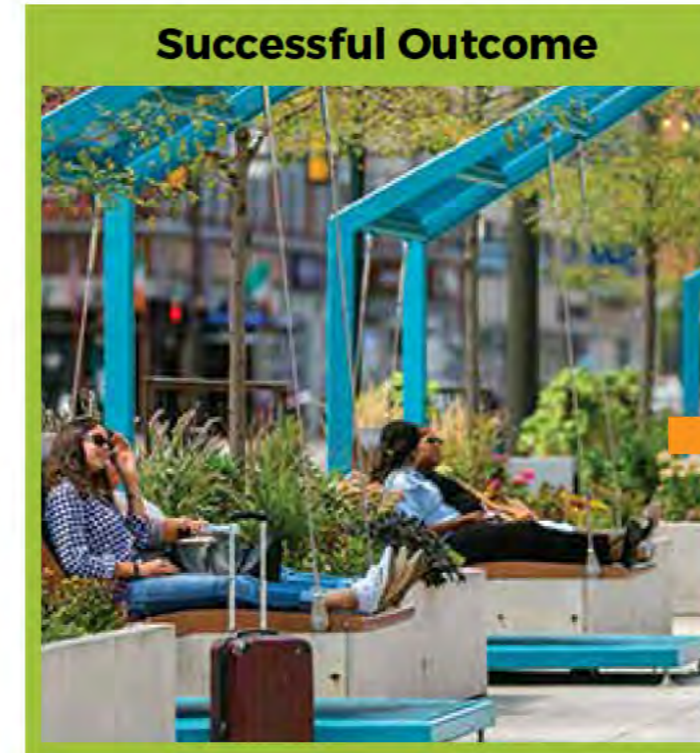
The concept of play spaces in this mixed-use urban area expands beyond what is conventionally delivered as 'playground' or district park. Instead it aims at a 'fine-grain' provision of play opportunities in the broadest sense that fills the precincts with life. Objectives

Objectives

- 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 can be safely accessed by foot and are co-located with other amenities for convenience.
- Play ranges 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.



- Standard and unimaginative 'off the shelf' play equipment and furniture
- Amenity that does not encourage inter-generational use.
- Amenity that is isolated from other uses.
- Amenity that is not site-specific
- No trees or greenery.



- Site specific sculptural play elements.
- Places that encourages inter-generational usage and interaction.
- Playspaces that are natural and challenge children's skills.
- Trees and greenery.
- Safe and well-maintained space.
- Co-location of spaces with other uses and amenity (e.g. toilets, seating, café, shade).



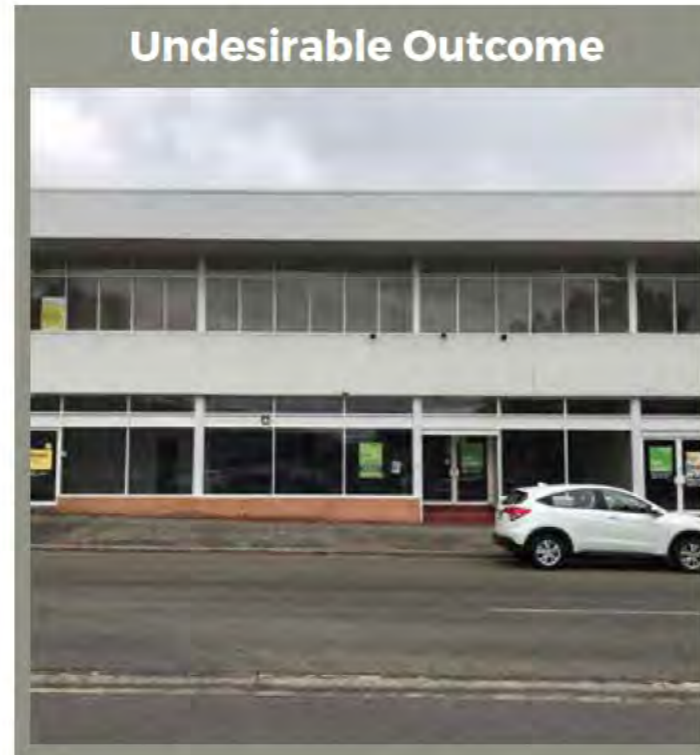
- In addition to the successful outcomes;
- Water play.
 - Play equipment for young and old.

ACTIVITY & LOCAL ECONOMY - Commercial Opportunity

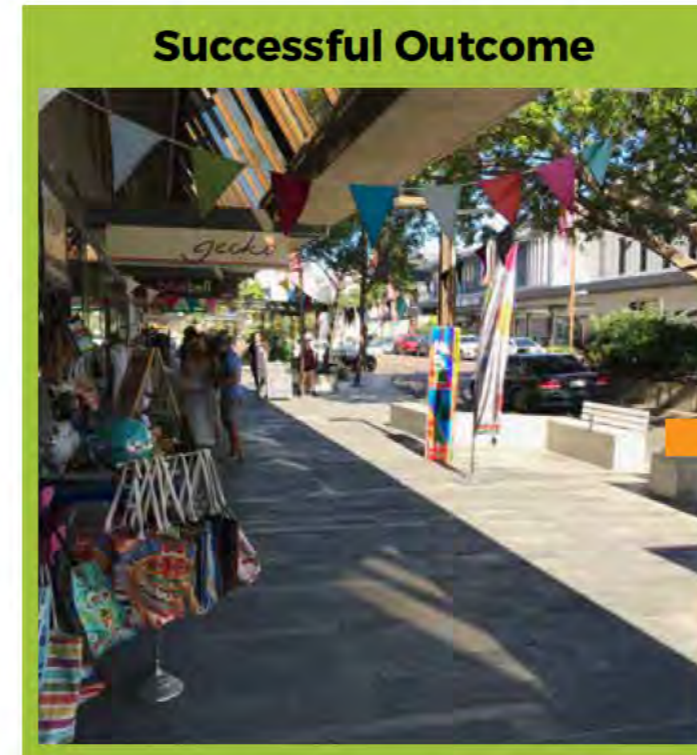
The cluster of varied shops, cafes and restaurants, bars and taverns will have family-friendly focus and create a magnet of public life.

Objectives

- The diversity of the offer will provide for different people at different times of the day or week.
- 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.
- Empty shops.
- 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.



- 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 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.



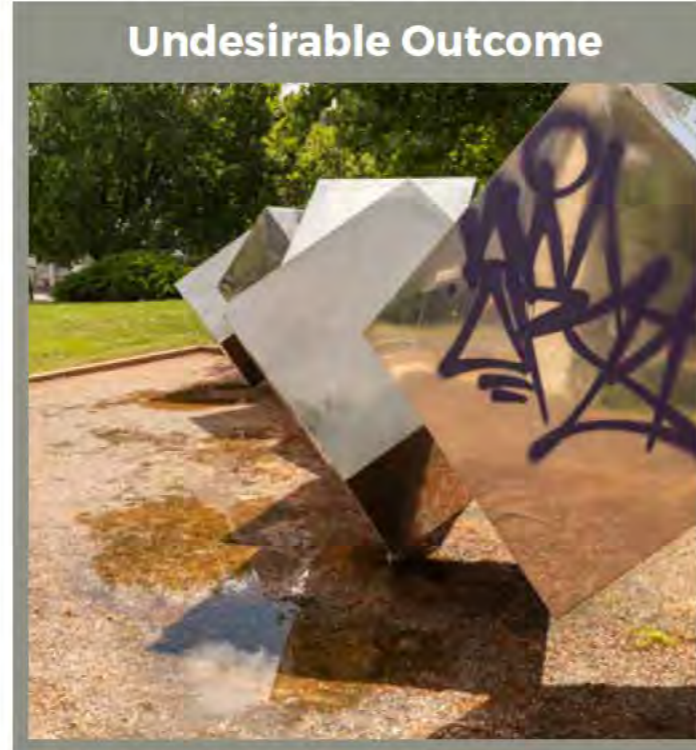
- In addition to the successful outcomes;
- A ground floor community facility (such as a library) with direct access to the open space and bus station.
 - Co-working, flexible, creative, and small spaces provided as part of the commercial tenancy mix.
 - Opportunities for boutique breweries/ small bars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

ACTIVITY & LOCAL ECONOMY Precinct Connectivity & Public Art

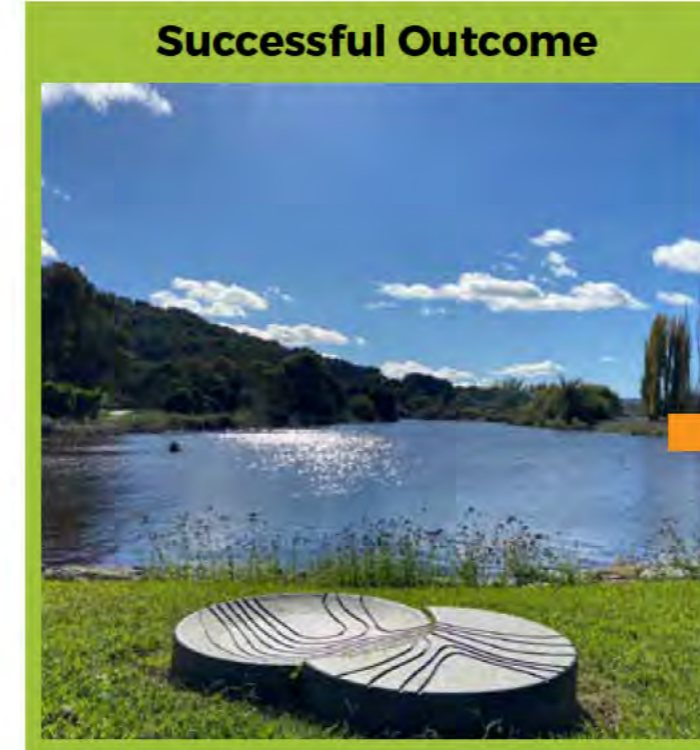
Amplify the creative culture of Belconnen by establishing the Arts Centre as the heart of Belconnen and a network of cultural story-lines across all the Precincts and providing more public art and free cultural events.

Objectives

- 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".



- No artwork or community events.
- Artwork not cared for.
- Generic artwork that is not site-specific.
- Boring wayfinding.
- No Ngunnawal art and culture integrated.



Site specific artwork that :

- Celebrates local stories, the identity of Belconnen and its people, in particular the Ngunnawal peoples' continuous habitation,
- Intimate and scale appropriate.
- Interactive and can be played on.



In addition to the successful outcomes;

- A trail of activated artworks that physically connects the different precincts and encourages walking.
- 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.
- A program of free events and festivals in the parks and streets including a concerts in the park (with a stage on a barge in the lake)

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