

JUNE 2025

C O X

MASTERPLAN

ARSCOTT HOUSE

BELCONNEN | BLOCK: 42 SECTION: 65

Acknowledgement of Country

COX acknowledges the enduring spirit of Ngunnawal Country and the Traditional Custodians of this place. We recognise the knowledges, languages, stories, songlines, land, skies, waterways, and Spirit systems that have nurtured the local peoples here for millennia.

We pay our respects to the local peoples of the place on which this project stands, the Ngunnawal people, and any other peoples that call this place home. We pay our deepest respects to their Elders, past, present, and emerging and recognise their continuing cultural and Ancestral connections.

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Introduction

The following document outlines a proposal to convert the land use of Block 42 Section 65, from its previous use (CFZ: Community Facility) to a new land use (CZ5: Mixed Use). The document presents a series of strategies and site analyses that demonstrate the best outcomes for the site in terms of scale, separation, height, and its interface with neighboring contexts.



Context Analysis

The site of the demolished student accommodation building, Arscott House in 2020, is situated on the edge of the Belconnen Town Centre.

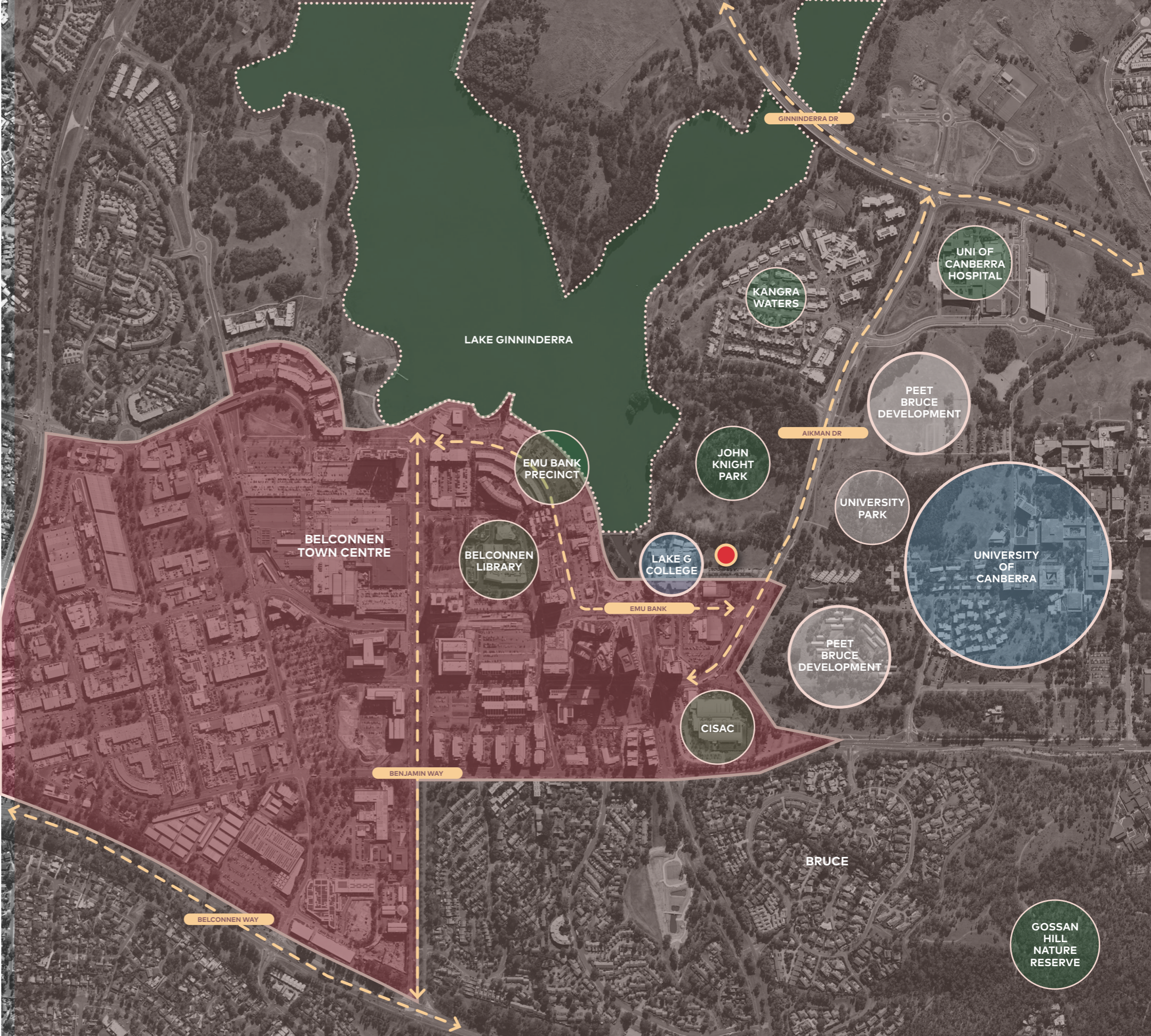
Belconnen is home over 100,000 people, with only 8,500 living in the town centre vicinity.

The interconnectedness of this site to public transport, cycle routes, education institutions, hospitals and healthcare, public services and natural features makes it highly desirable.

We believe that there is a great opportunity to locate a high-quality, mixed use precinct with residential and commercial dwellings as well as a community centre.

The project will act as a marker, symbolising the beginning of the Belconnen Town Centre.

 : SITE (Arscott House)



The Site

Arcott House

Section 42 Block 65, Belconnen

Site Area:

10,378 m²

Vehicle Access

- Entry and exit from the site is from a shared driveway with Lake Ginninderra which allows entry and exit to and from Aikman Drive

Pedestrian Access

- The site is connected by a network of footpaths in John Knight Memorial Park and along Aikman Drive
- There is a pedestrian traffic light adjacent to the site for safe passage across Aikman Drive
- An underpass also exists as an alternative option to get to and from John Knight Memorial Park and the University of Canberra

Bicycle Access

- Bicycle route C7 (Belconnen - Gungahlin) exists next to the site
- Bicycle route 3a and 3b (Belconnen - City) are within 270m and 900m respectively

Public Transport Access

- There is a bus stop along Aikman Drive and several along Emu Bank
- The Belconnen Bus Depot is within 750m walking distance
- A future lighttrail stop is proposed on Aikman Drive



01 Site Analysis



Site Analysis

Context + Urban Spaces

Legend (Immediate Context)

- 01 Lake Ginninderra Secondary College
- 02 Heritage University of Canberra Residences
- 03 PEET Bruce Development (Future)
- 04 University of Canberra Refectory
- 05 Bowling Alley (Zoned for 18 storeys)
- 06 Kangara Waters Retirement Village
- 07 University of Canberra Hospital
- 08 CISAC
- 09 Skate Park
- 10 Emu Bank Precinct & Arts Centre
- 11 Belconnen Library & Access Canberra
- 12 Westfield Belconnen

Legend (Open Spaces)

- A John Knight Memorial Park
- B University Park (Future)
- C Lake Ginninderra
- D University Hill
- E Diddams Close Native Grasslands

Legend (Greater Context)












- ↘ 2.7km Radford College
- ↘ 3.9km Australian Institute of Sport
- ↘ 4.3km GIO Stadium
- ↘ 4.5km Calvary Hospital
- ↓ 5.8km Macquarie Primary School
- ↘ 8.3km Australian National University
- ↘ 10km Canberra City
- ↓ 11km National Arboretum Canberra
- ↘ 16km Canberra Airport




Site Analysis

Public Transport + Major Bike Paths


Legend

-  Site
-  Bus Interchange
-  C7 - Belconnen to Gungahlin
-  C3a - Belconnen to City (via town centre)
-  C3b - Belconnen to City
-  C5 - Belconnen to Tuggeranong
-  Major Bus Networks (R2, R3, R4, R9)
-  Major Bus Networks (R8)
-  Major Bike Route
-  Future Lightrail Route
-  Future Lightrail Stop (as per UC Masterplan)

 COHEN ST. BUS INTERCHANGE

 WESTFIELD BUS INTERCHANGE


 BELCONNEN BUS INTERCHANGE

 C5 BELCONNEN - TUGGERANONG VIA WODEN CYCLE PATH

 C7 BELCONNEN - GUNGAHLIN CYCLE PATH

 C3A BELCONNEN - CITY CYCLE PATH

 C3B BELCONNEN - CITY CYCLE PATH

 TO GUNGAHLIN
13MIN DRIVE

 TO DICKSON
8MIN DRIVE

 TO CITY
10MIN DRIVE

Site Analysis

Current Building Heights

Legend



Site



1 - 4 storeys



5 - 9 storeys



10 - 12 storeys



13 - 18 storeys



19 - 24 storeys



25 - 28 storeys











University Buildings typically 4 - 8 storeys, 12 storeys in lower areas

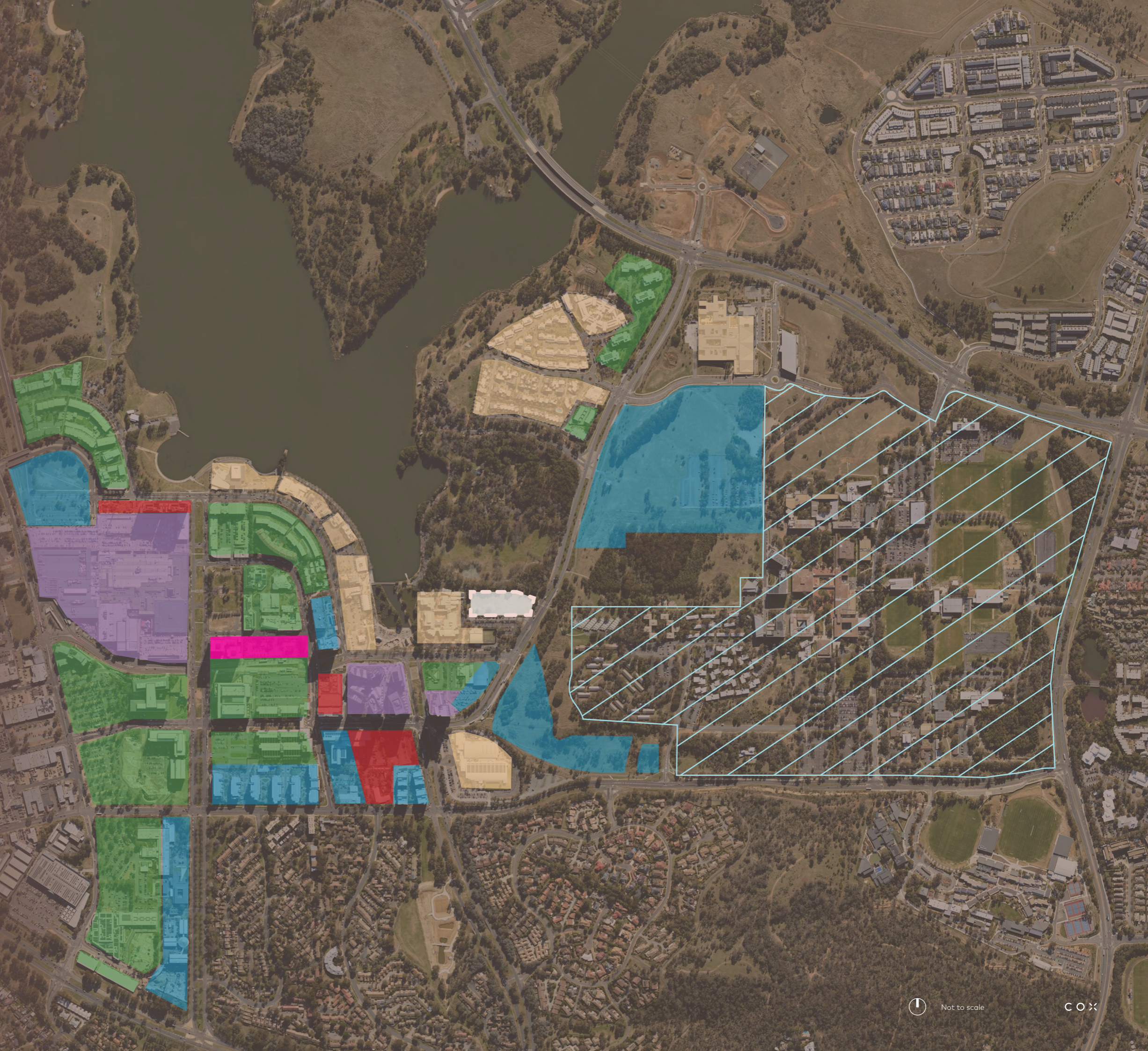


Site Analysis

Permissible Building Heights

Legend

-  Site
-  1 - 4 storeys
-  5 - 9 storeys
-  10 - 12 storeys
-  13 - 18 storeys
-  19 - 24 storeys
-  25 - 28 storeys
-  University Buildings typically 4 - 8 storeys, 12 storeys in lower areas



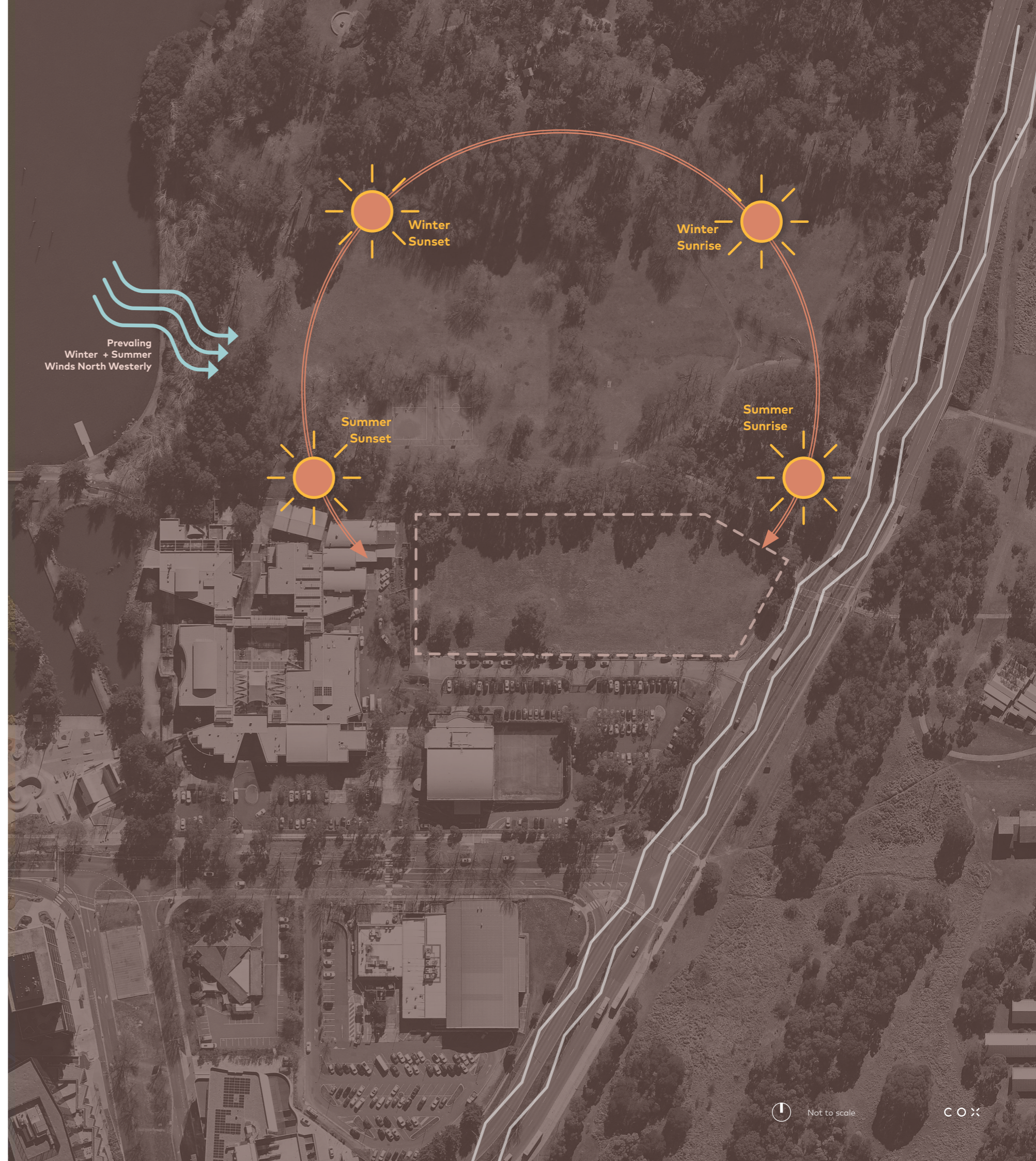
Site Analysis

Sun, Wind & Noise

Due to the location of the site it enjoys direct solar access from the North whilst overlooking John Knight Memorial Park. The prevailing wind direction is from the North West and is somewhat shielded by the park and Lake Ginninderra College.

Legend

- Site
- Sun Path
- Wind Path
- Noise










Site Analysis

Bike + Pedestrian Movement

Surrounded by four major cycling routes between Belconnen, the City and Gungahlin the site is very well connected.

Pedestrian movements occur predominantly between the University of Canberra, Lake Ginninderra College, and Westfield Belconnen along Belconnen Boulevard. Major Bus interchanges and other public services are located along this route.

Legend



	Site
	Pedestrian Movement
	Major Bike Routes
	Belconnen Boulevard (as per UC Masterplan)
	Bus Stops (routes R8, 21, 31, 43, 843 and 901)
	Future Lightrail Route
	Future Lightrail Stop (as per UC Masterplan)



Site Analysis

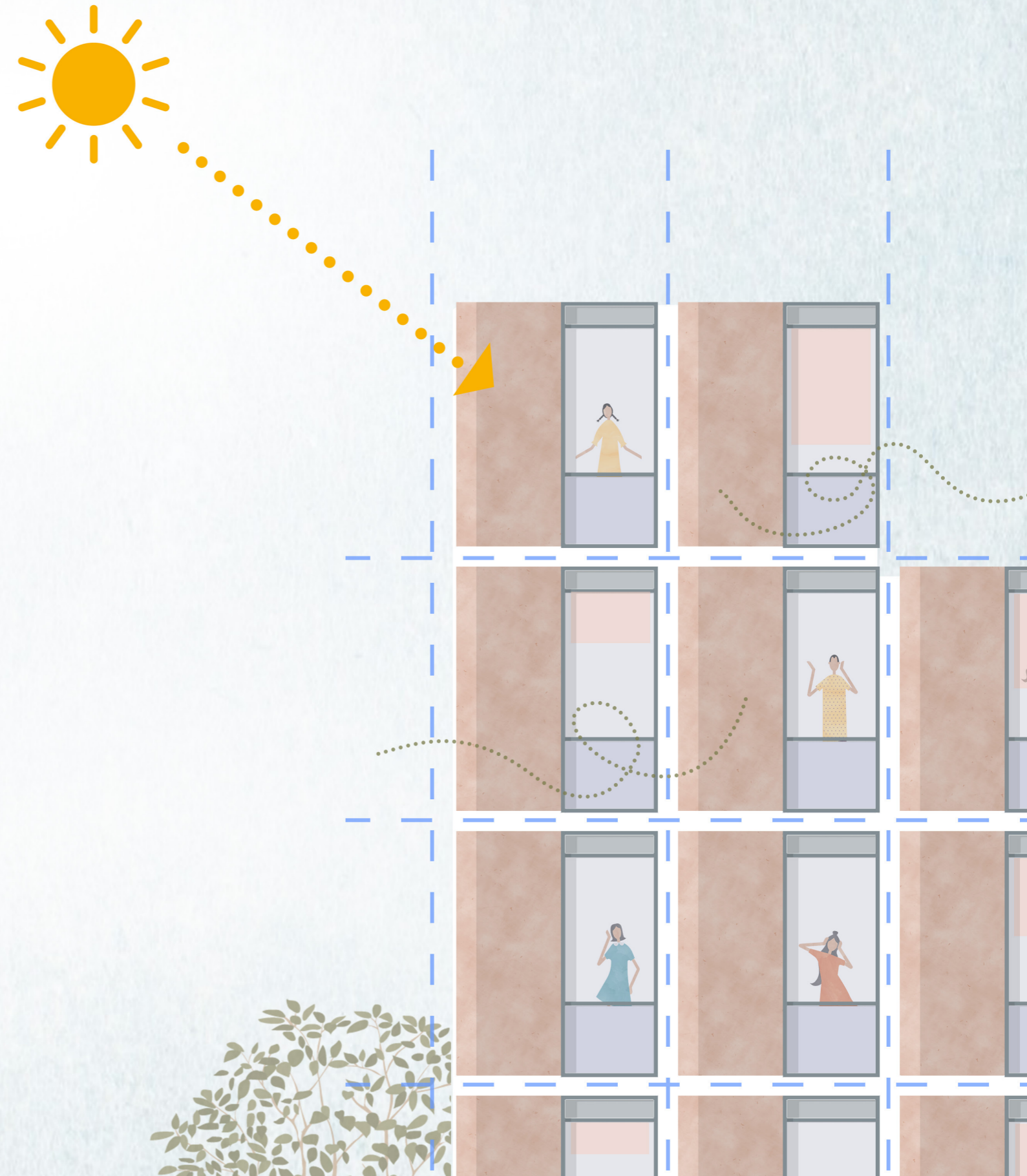
Protected Trees

Legend

	Site
	Protected trees due to 8m (12 total)



02 Planning Framework

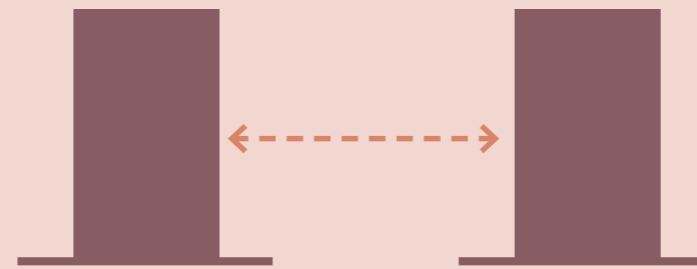


Belconnen District Policy:



- Improved connections between the University of Canberra and town centre to integrate these areas
- Building heights are appropriate and development contributes to a safe and interesting streetscape
- Retain and promote the existing high-quality recreation and cultural facilities of the town centre
- Provide opportunity for a variety of public transport
- Provide for a range of employment

Minimum Building Separation:

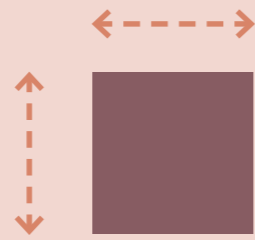


	External wall to external wall or unscreened element	Unscreened element to unscreened element
0-4 storeys	3m	6m
5-8 storeys	4.5m	9m
9+ storeys	6m	12m

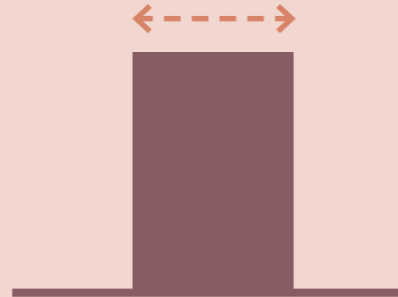
Key Commercial Zone Specifications:



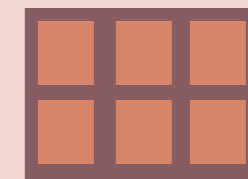
15% Site Permeability



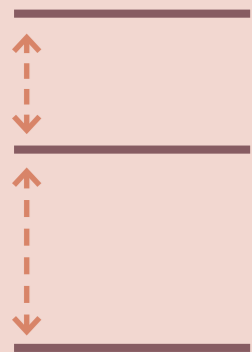
750m² max. per Floor
for towers above 6 storeys



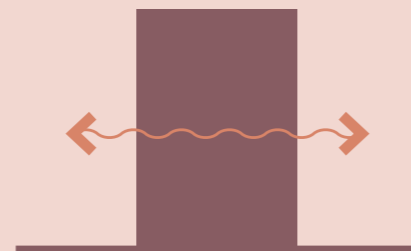
16m max. Building Depth



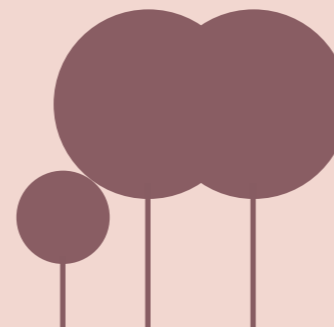
**6 Accessible Apartments
max. per floor**
for buildings with 4+ storeys



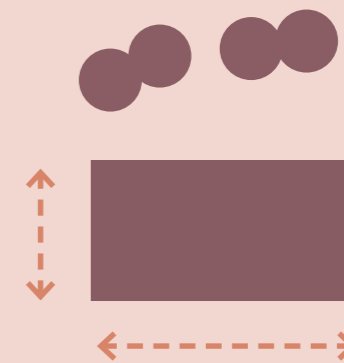
3.2m min. Floor to Floor
3.8m min. height for ground floor



**60% of Apartments to
Achieve Natural Cross
Ventilation**
for first 9 storeys



35% Canopy Cover
at maturity



8m² min. PPOS per Dwelling
1.8m min. dimension

03 Design Brief



Design Brief

Arscott House - UCAN

Territory Plan Design Guides:



Urban & Housing Design Guides
Country & Place



Urban Design Guide
**Urban Structure
&
Natural Systems**



Urban & Housing Design Guides
Site & Land Use



Urban Design Guide
Access & Movement



Urban Design Guide
Public Space & Amenity

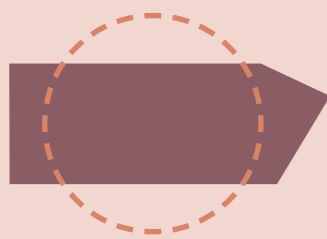


Urban & Housing Design Guides
**Built Form
&
Building Design**



Urban & Housing
**Sustainability
and
Environment**

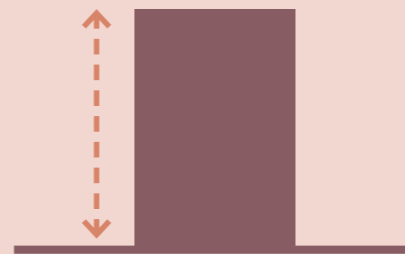
Project Specific Requirements:



Site and Land Use
CF → CZ5 MPA



Urban Structure
Masterplanning



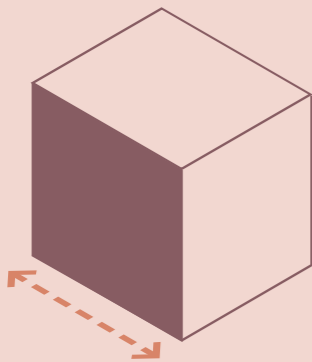
Built Form
4 - 14 levels



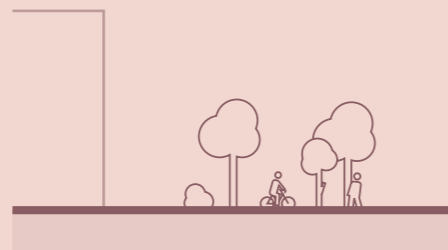
Public Space and Amenity
25% of site min.



Built Form
3,000m² Community Centre



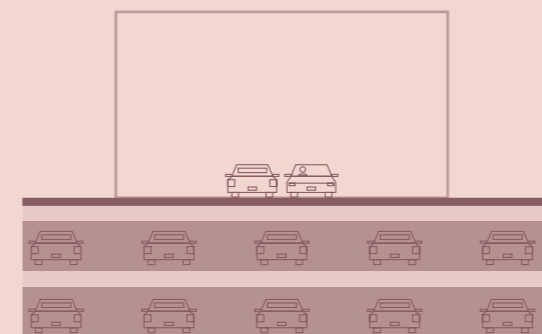
Building Design
**Balance Between
GFA & Desirability**



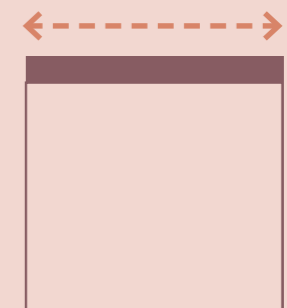
Natural Systems
Connection to Park



Natural Systems
Tree Retention



Access and Movement
Improve Existing Parking



Built Form
55m max. linear face

Design Brief

Sustainable Design

Sustainability is central to the vision for the proposed Arscott House development. The proposed project delivers:

- Optimised locations of built forms to align with the local micro-climate
- Adopting passive design strategies for units and public spaces to maximise spatial comfort
- A pedestrian friendly environment
- Integration of living infrastructure to ameliorate urban heat island effects
- Adaptable design to allow for multiple programs and end users in a varied demographic environment

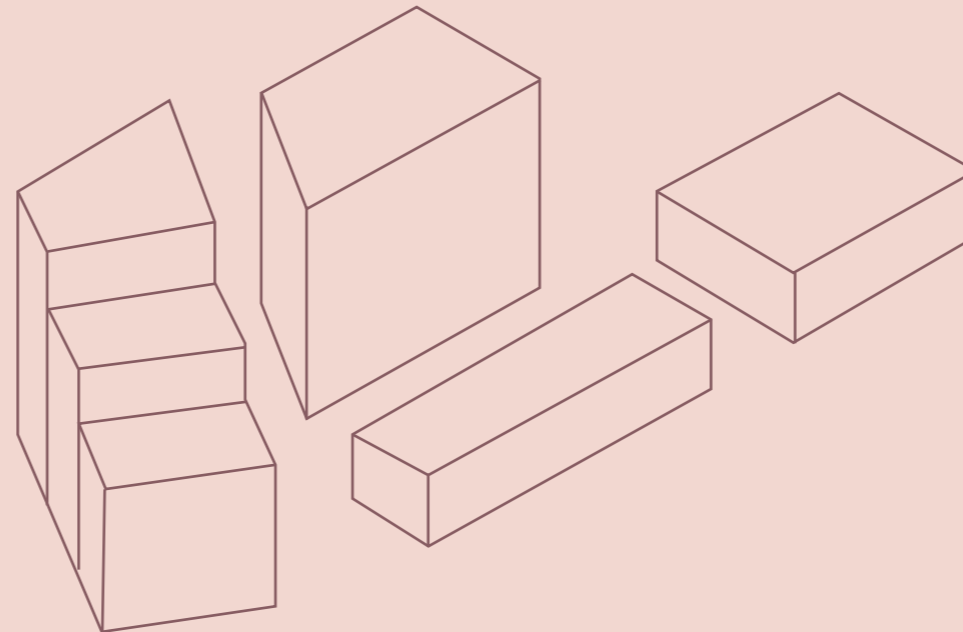
The location of the communal spaces on the site create a space for users to build community and improving quality of life.

Passive Design

- Optimised solar access to public realm and communal spaces
- Design targets to achieve solar access for communal indoor living areas
- Design prioritises on harnessing useful daylight to built forms through optimised orientation and stepped heights

Low Carbon and Circular Design

- Prioritisation of local, low carbon materials
- Adaptable design that allows future flexibility of internal layout in spaces
- All-electric, fossil-fuel-free design



Access and Movement

- Pedestrian friendly development that facilitates ease of movement
- Opportunity to support active transport including bike parking and close proximity to public transport like bus interchange and future light rail
- Opportunity for dedicated bike lane access and egress on-site

Sustainability and Environment

- Minimises urban heat island effects through integration of greenery, and softscape within the development
- Rooftop PV panels for on-site renewable energy generation
- Incorporate water reuse strategies within the development
- Natural cross-ventilation considered in building widths

Landscape and Greenery

- Maximises greenery in site strategy and provides opportunity for green roof spaces
- Deep soil area incorporated into ecological corridor connecting to park
- Maximum 42% site coverage








04 Macro Site Strategy



Masterplan Sketch

Arcscott House + Context

Legend

-  Site Boundary
-  Ecological Corridor
-  Belconnen Boulevard
-  Community
-  Residential
-  Mixed-Use
- 01 Site
- 02 Community
- 03 Carpark (40 spaces)
- 04 Selected residential strategy
- 05 Lake Ginninderra College
- 06 John Knight Memorial Park Basketball Courts
- 07 Connection to John Knight Memorial Park
- 08 Connection through green spaces
- 09 Connection through to active travel/blue green network
- 10 Wayfarer (27 storeys)
- 11 The Republic (28 storeys)
- 12 Belconnen Skate Park
- 13 Lake Ginninderra
- 14 Connection to Belconnen town centre
- 15 Signalised Connection to University of Canberra




Masterplan Sketch Arscott House + Context

Legend

 Site Boundary

 Ecological Corridor

 Belconnen Boulevard

 Community

 Residential

 Mixed-Use

01 Site

02 Community Zone

03 Car park (40 spaces)

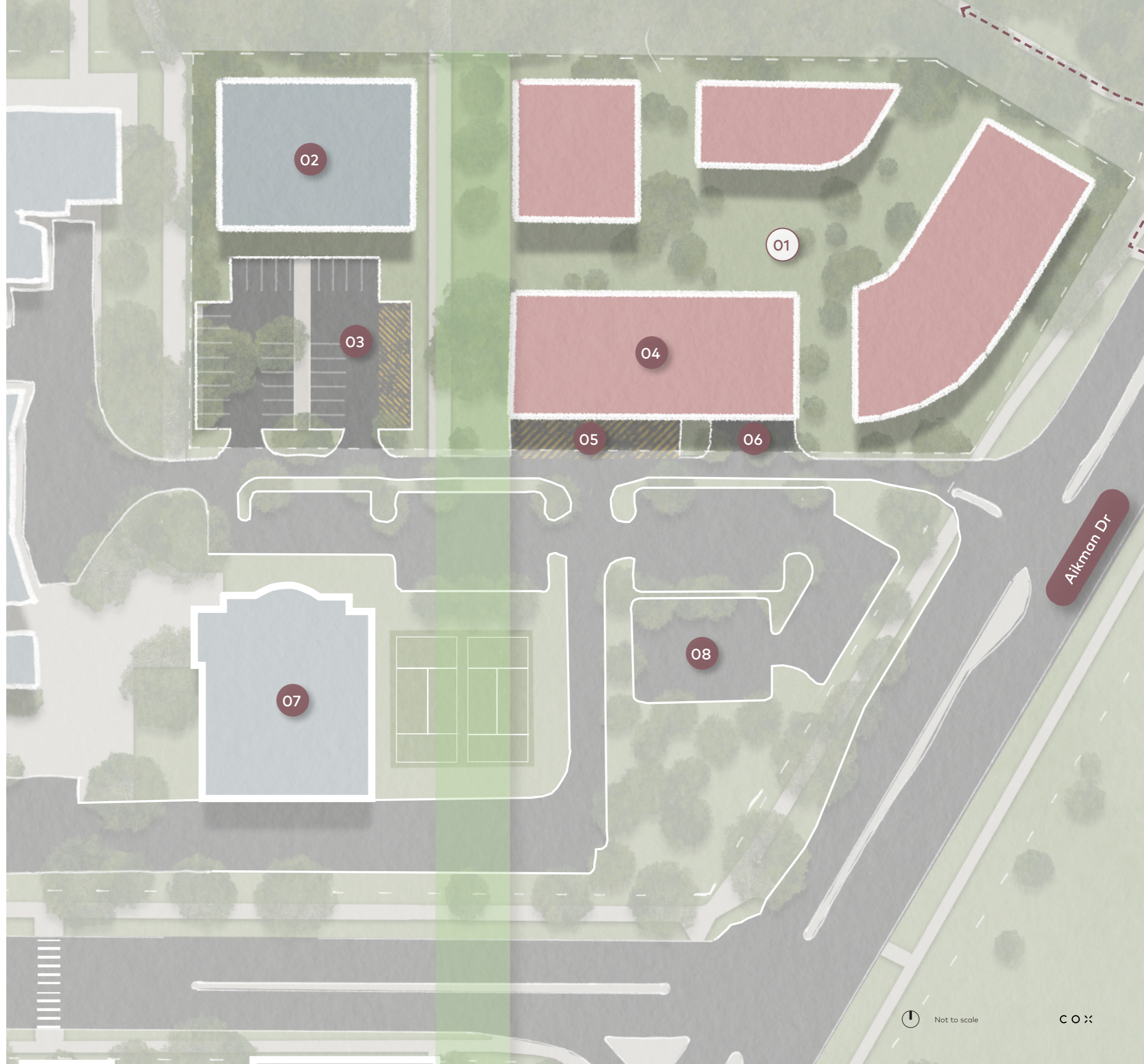
04 Selected residential strategy

05 Loading Zone

06 Basement Entry

07 Lake Ginninderra Secondary College Gym & Tennis Court

08 Lake Ginninderra Secondary College Parking








05 Site Strategy



Site Strategy

Proposed Use









Legend

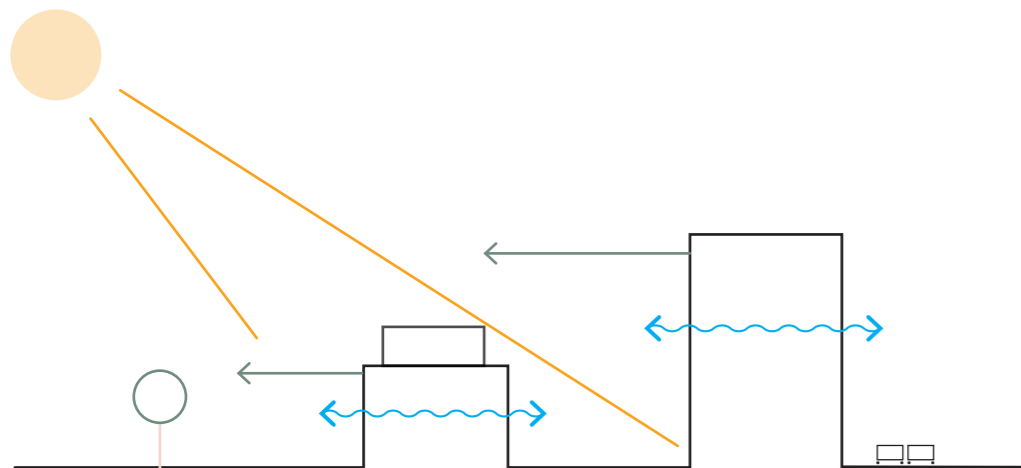
	Site (10,378m ²)
	Protected Trees
	Ecological + Deep Root Zone (1,180m ² or 11%)
	Proposed Mix Use (6,500m ² or 63%)
	Proposed Community Use (2,700m ² and 26%)



Site Strategy Heights

Legend

	Site
	Protected Trees
	Ecological + Deep Root Zone
	Community Use: 4 storeys
	Mixed Use: 4 - 6 storeys
	Mixed Use: 10 storeys
	Mixed Use: 12 - 16 storeys
	Diagrammatic Section Drawing



John Knight Memorial Park

06 Design Development



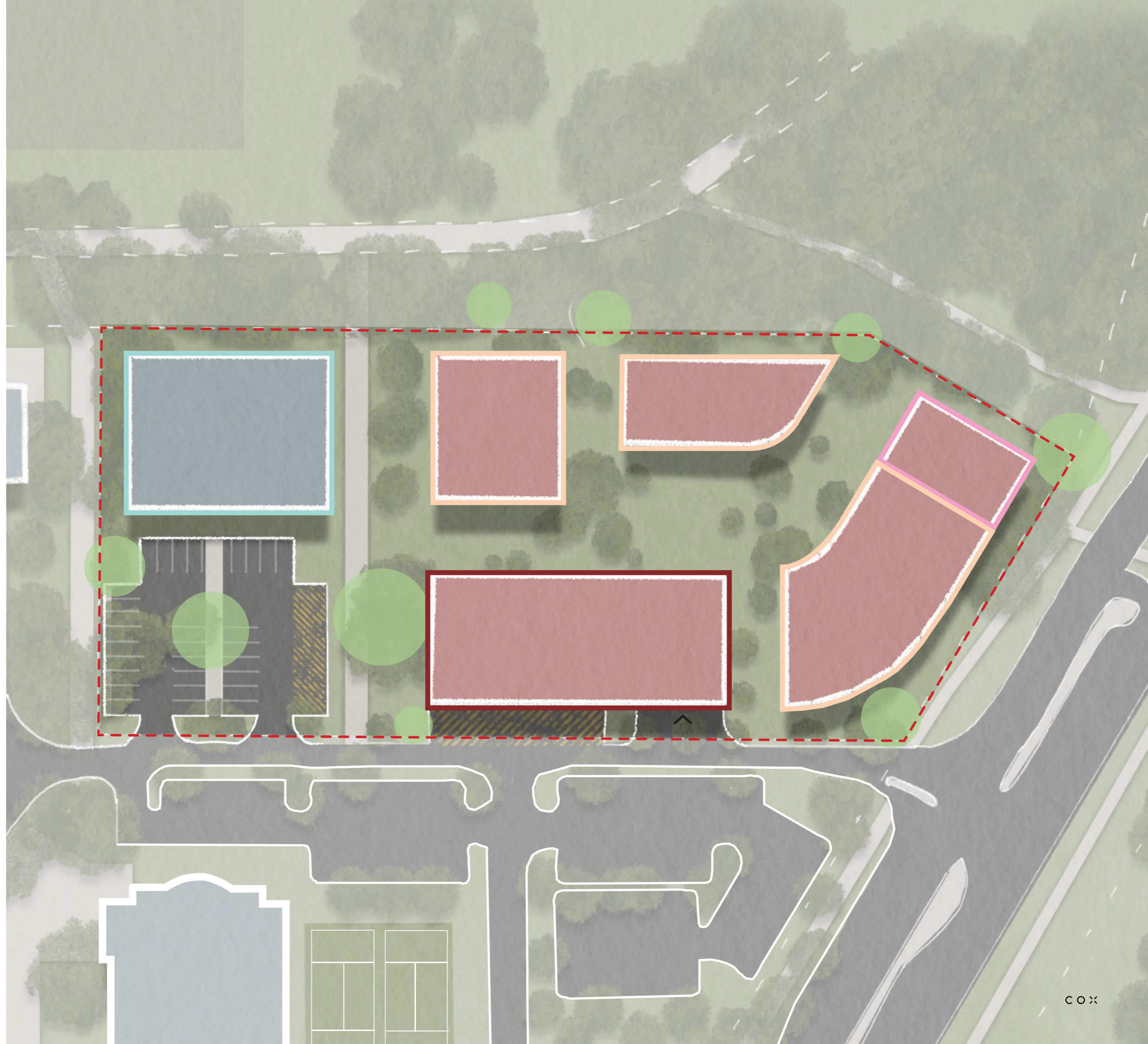
Design Development Site Plan

Residential GFA = 32,000m²
 Community Zone GFA = 4,000m²
 Building Coverage = 42%
 Facade Solar = 65%
 Apartment Yield = 330 approx.

- Stepped form to Aikman Drive, ties into Town Centre heights
- Quality deep root zones
- Strong basement and loading zone entry points, due to building length
- Residential dialogue to ecological corridor
- Possible communal rooftop gardens
- Existing trees retained
- Two forms facing park

Legend

- Site
- Protected Trees
- Ecological + Deep Root Zone
- Loading Zone
- Basement Entry
- Community: 4 storeys
- Residential: 4 - 6 storeys
- Residential: 10 storeys
- Residential: 12 - 16 storeys







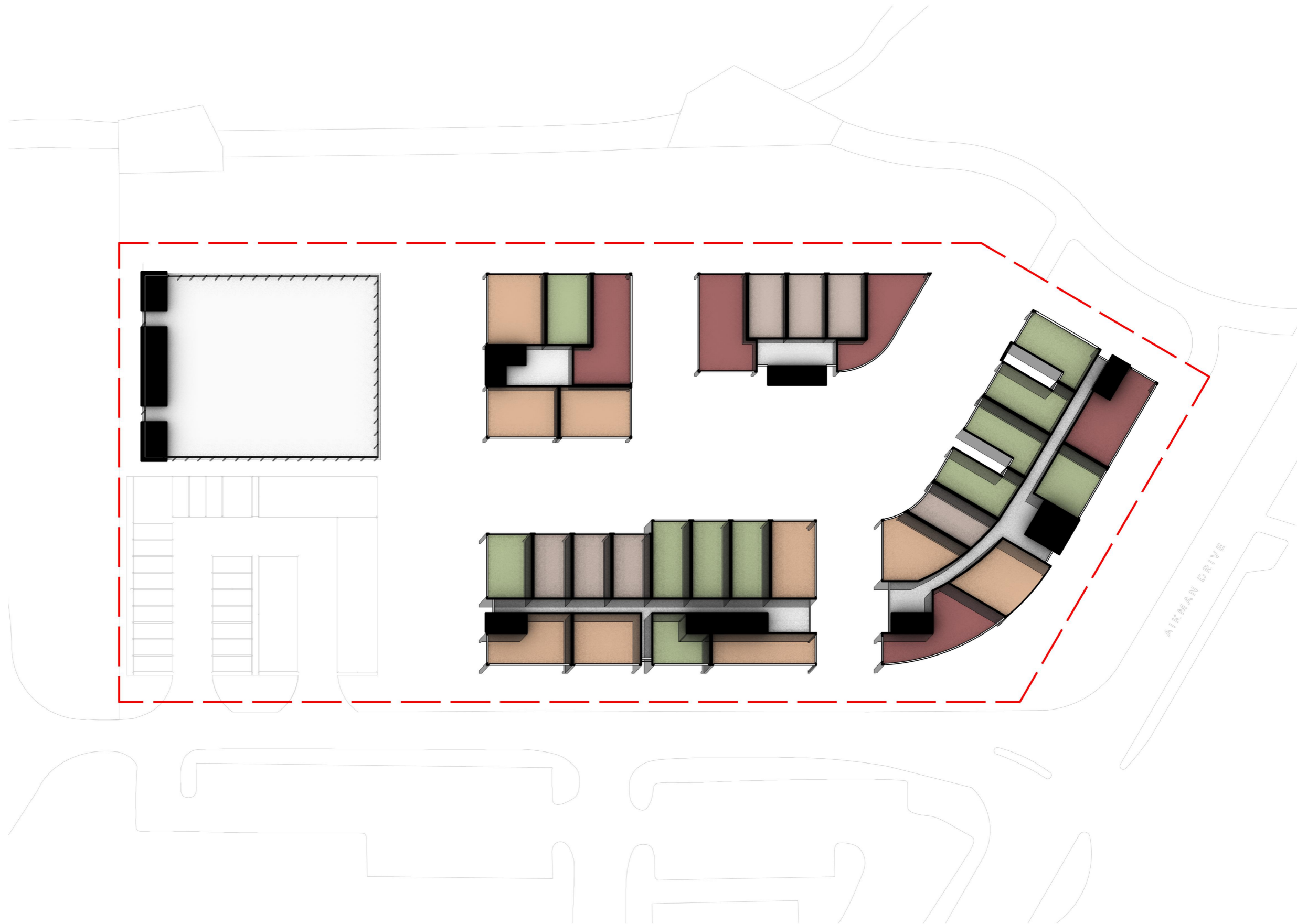
Design Development

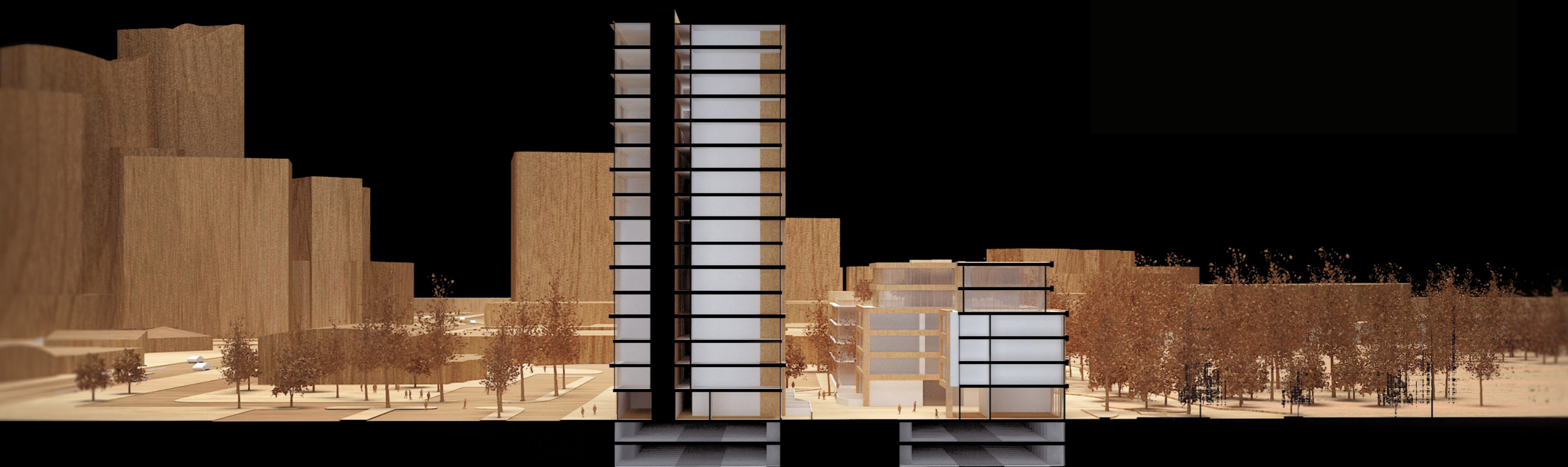
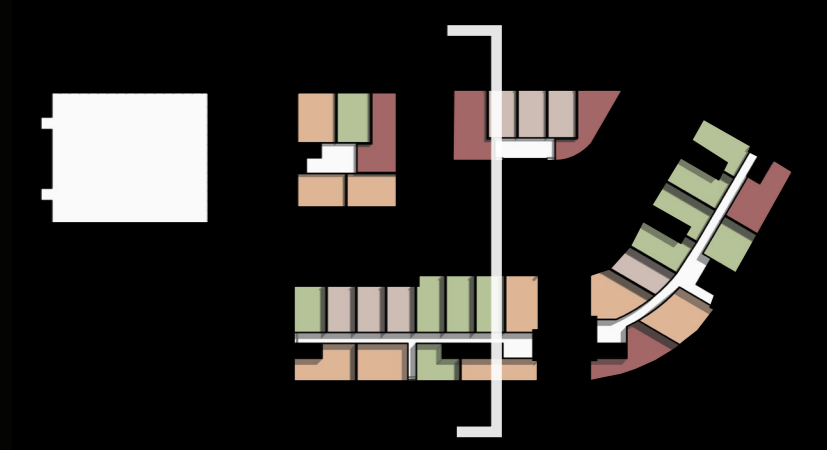
GFA, NSA & Yield

Residential GFA = 32,000m²
 Community Zone GFA = 4,000m²
 Building Coverage = 42%
 Facade Solar = 65%
 Apartment Yield = 330 approx.

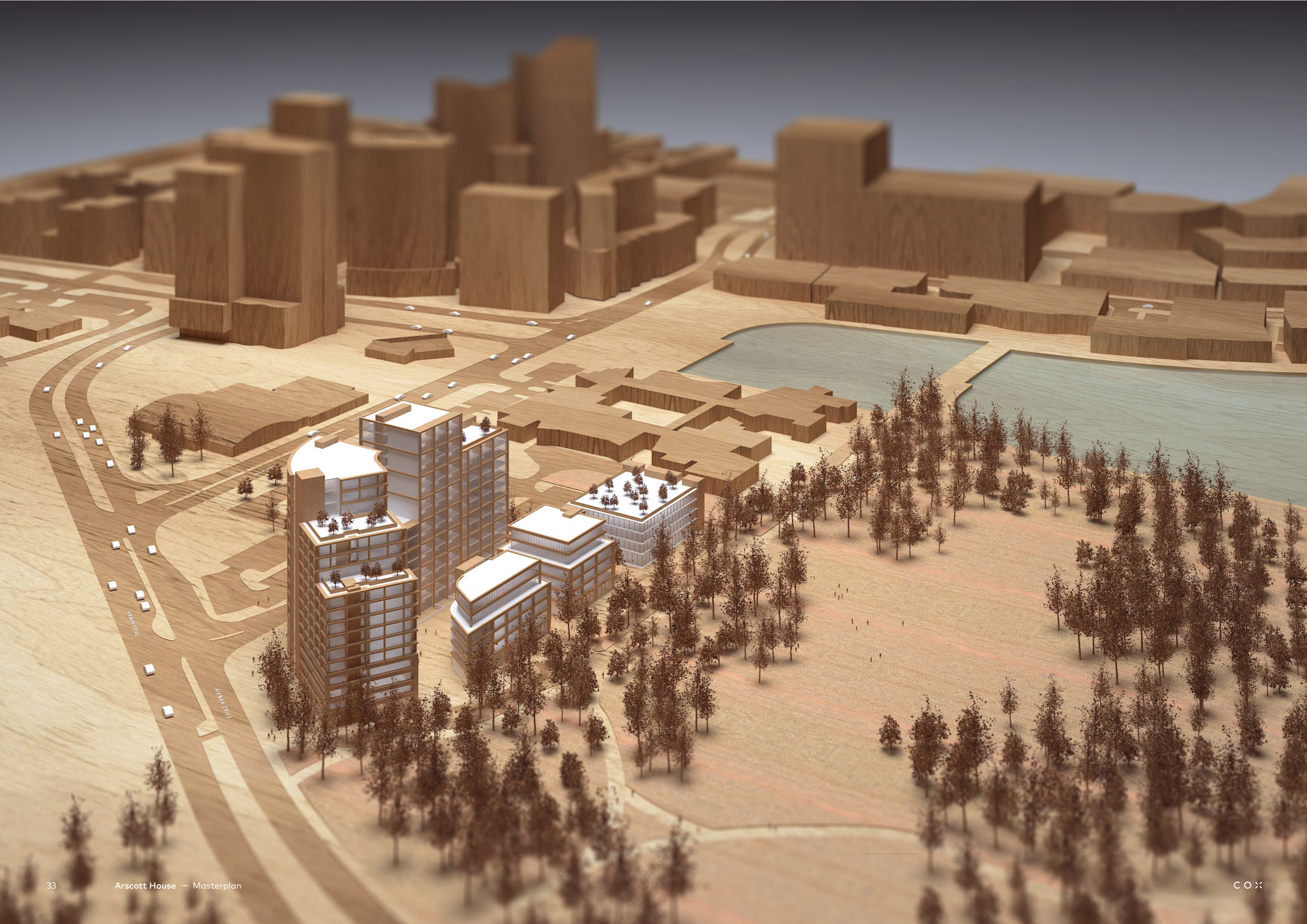
Legend

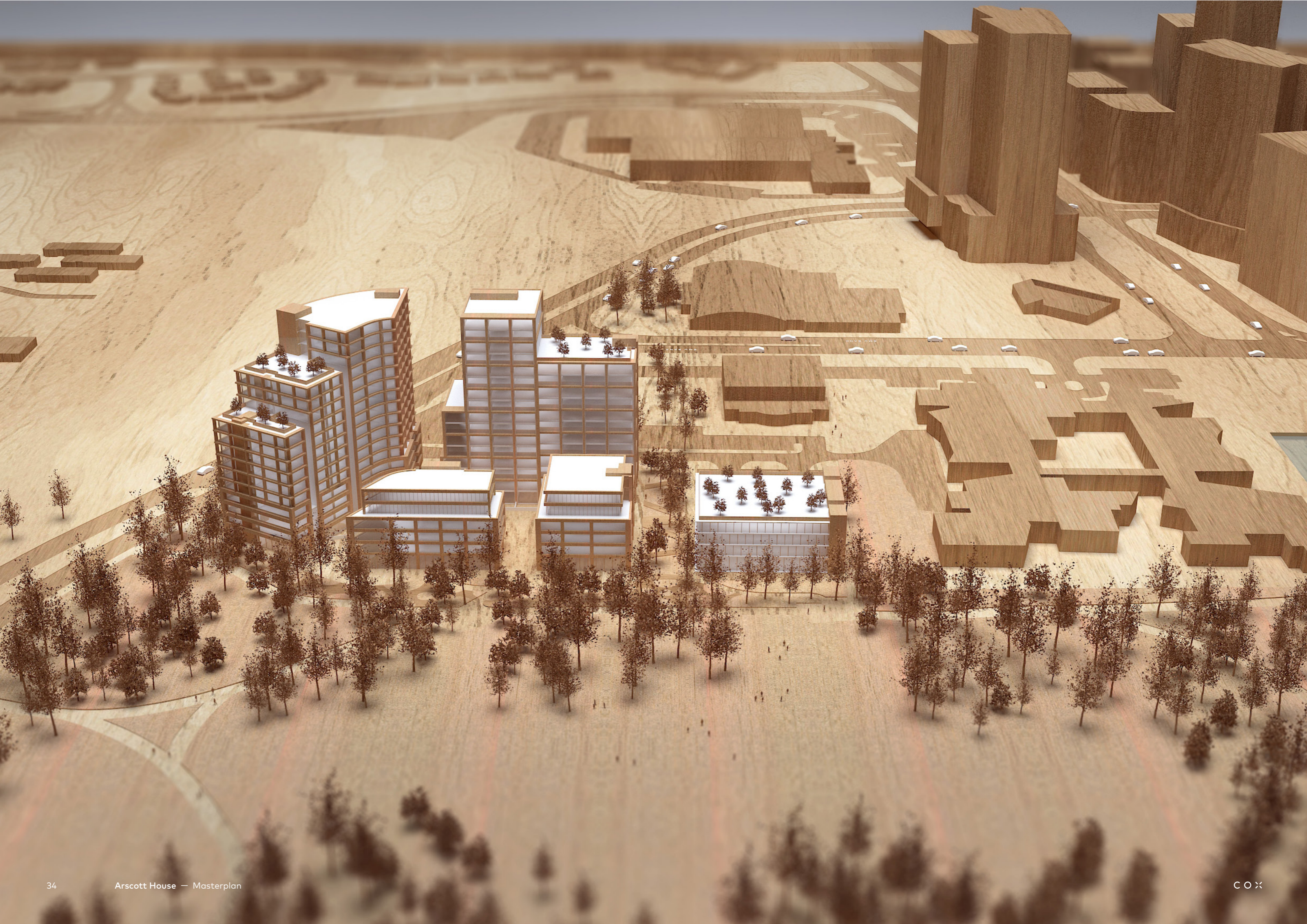
	Site	
	1 Bedroom	(20%)
	1+ Bedroom	(40%)
	2 Bedroom	(25%)
	3 Bedroom	(15%)



















JUNE 2025

Arcott House
Masterplan

COX

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