



WELCOME PACK

DICKSON SECTION 72

Stage 2: Community Workshop 1

24 October 2018

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INTRODUCTION

Section 72 Dickson is located close to major public transport services on Northbourne Avenue, the Dickson group centre and recreational facilities. It is home to the Dickson Pool and a mix of other uses, including the site for a second [Common Ground](#) for Canberra.

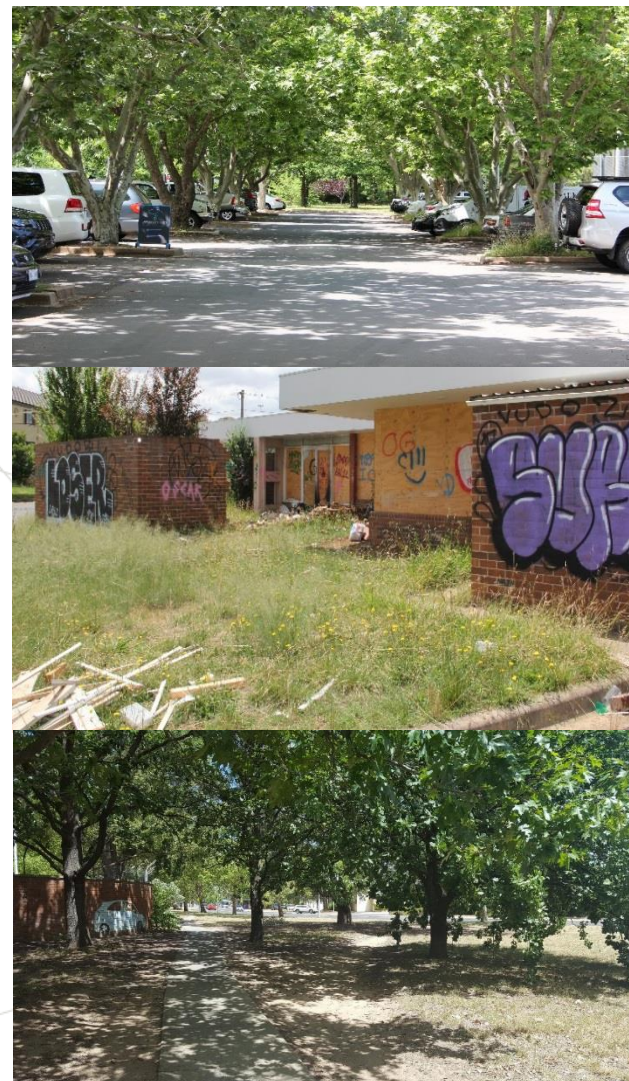
In 2014-15 we heard from the community and key stakeholders about your aspirations for the site. Earlier this year we continued this conversation to find out more about what is important for the future of this part of the Inner North. You can find out more in the [Stage 1 Engagement Report](#).

Based on input received to date, a vision and principles were established, and preliminary planning commenced to show how the future of Dickson Section 72 might take shape.

Section 72 is currently zoned [CZ6 Leisure and Accommodation](#), which allows a range of uses including entertainment, accommodation and recreation uses. Part of the current conversation is to listen to the community's views on what future land uses are suitable for Section 72.

The infrastructure in Section 72 including paths, landscape and public realm areas are in varying condition and are in need of renewal.

We're also coordinating with other key projects in the inner north, including the [Dickson Place Making Implementation Plan by the City Renewal Authority](#).



PROJECT TIMELINE

2014 -
2015

Previous **Omnibus Territory Plan Variation**

Community feedback on land use zoning for 17 sites across Canberra, including Dickson Section 72.

Jan –
June
2018

Stage 1 **Opportunities and Challenges**

Establish a vision and principles for the future of Section 72 Dickson based on the community's views and government expectations.

WE ARE HERE

Sept –
Nov
2018

Stage 2 **Strategic Planning**

Preliminary planning for the future of the site including preferred land uses and public realm upgrades.

Late
2018

Stage 3 **Estate Development Plan**

A draft Estate Development Plan will be presented to community for further feedback and refinement.

Early
2019

Stage 4 & 5 **Detailed Design & Territory Plan**

A Territory Plan Variation will be released for consideration and Estate Development Plan lodged as a development application.

STUDY AREA

DICKSON SECTION 72



COMMUNITY ENGAGEMENT TO DATE

2014 and 2015

Current planning and engagement for Dickson Section 72 acknowledges and builds on key outcomes from community engagement undertaken in 2014 and 2015.

Previous messages from the community included:

- provide integrated precinct planning for Dickson Section 72, including planning and design controls;
- retain community facilities, trees and open spaces in the precinct;
- deliver integrated public spaces and walking and cycling network;
- investigate alternative funding models for public space upgrades; and
- understand the future demand for community facilities.

January to June 2018

Building on previous community engagement, a range of methods were used during stage 1 engagement to encourage people to explore challenges and opportunities, key themes and a vision for the site. Engagement methods included:

- A community workshop
- Info kiosks
- Meet the Planners sessions
- Written submissions and emails
- Comments made on the Social Pinpoint tool on the YourSay project website
- Facilitating walking presentations with students and the local community through the site

More information on engagement, including engagement reports for the project can be found here:
<https://www.yoursay.act.gov.au/dickson-section-72>



WHAT WE HEARD

January – June 2018



RESIDENTIAL USES

Strong support for housing to support a diverse community.



ACTIVE TRAVEL

Strong support for better walking and cycling infrastructure and for people to be prioritised over cars.



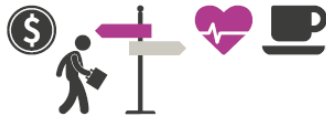
PARKING

Suggestions to improve the quantity and configuration of parking, whilst others want to see less parking to encourage more walking and cycling.



DENSITY

Suggestions to integrate development into the landscape and existing tree line of the precinct with preferably low-rise, medium density development.



COMMUNITY FACILITIES AND INCLUSIVE COMMUNITIES

Strong support for existing community facilities to be protected and enhanced for current and future populations.



GREEN SPACE AND URBAN AMENITY

Strong support for trees and landscape characteristics to be protected and for more active and creative spaces to be provided.



SAFETY AND SECURITY

Concerns about anti-social behaviour in the area, including vandalism of buildings and some physical attacks due to the underutilisation of areas within the precinct.

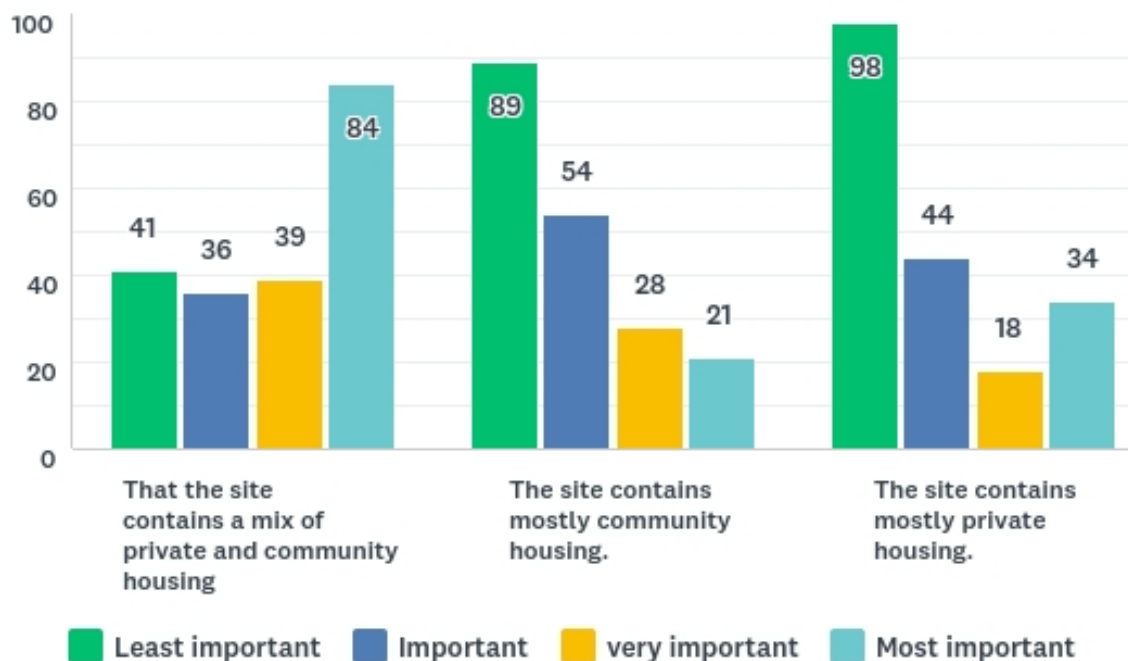
WHAT WE'RE HEARING SO FAR

Community Engagement September – October 2018

We have been capturing the community's ideas for the site during stage 2 engagement through an online survey, a community drop-in information session, three information kiosks at the Dickson shops and via email submissions received by the project email inbox.

The majority of feedback we have received has been through the online survey and the drop in session with 231 responses to the survey as at 16 October 2018. Most of the responses have been from postcode 2602 (146 respondents) with a smaller number from outside of the inner north (33 respondents)*. We are also seeing most respondents are between 25-54 years of age and are mostly female (57%) compared to male (37%).

Graph showing interim survey responses for housing preferences in Section 72:



* NB: Not all respondents provided their postcode.

WHAT WE'RE HEARING SO FAR

Community Engagement (cont'd)

So far, through the different engagement methods we are hearing the most important things to consider for the future of the site are:

- A mix of private and community housing
- To maintain the existing parking at the pool and to not create a new access road from the site into the pool carpark.
- Improvements to the pool forecourt
- People wanting to visit the site in the next 5 years to enjoy the greens space, cycling through to access the Dickson group centre, social activities and community facilities.
- Most suggestions preference lower density building heights of no more than 3-4 storeys with some suggesting higher buildings up to 6 storeys could be an option if designed to be sympathetic to the public realm and existing buildings.
- Considering the quality and sustainable design of buildings, and potential impacts on the privacy of adjacent residents.
- The top three preferred design examples from residential building photos provided in the survey are shown **on the right**.



OUTCOMES OF OTHER RELEVANT PROJECTS

ACT Planning Strategy Refresh

During August 2018 residents, stakeholders, academics and young planners workshopped together on planning ideas for Canberra's future. The outcomes of this work included:

- Creating the right transport and connection: Getting our future transport right - being well-connected.
- Being green and sustainable: Sustaining and valuing the bush capital - climate change response - conservation - sustainable development precinct and dwelling level.
- Growing right: Increasing density - Careful consideration of greenfields vs infill and integration with the region - housing diversity - optimising land use mix - ensuring good design .
- Economy: Fostering a vibrant economy - creating thriving centres - designing access to employment – innovation.
- A liveable city: Public amenity - walkability - creating community - designing for social equity.
- Enabling good planning: Good policy design and long term thinking - community co-design.

www.yoursay.act.gov.au/act-planning-strategy-refresh

City and Gateway Draft Urban Design Framework

Stage 1 community engagement informed the development of the Draft Framework. Key messages included:

- Safe and convenient walking and cycling infrastructure for all ages and abilities to create active and healthy lifestyles
- New developments to demonstrate high architectural quality and sustainable design contributing positively to streets and public spaces.
- Valuing good public places and see urban renewal as an opportunity to up-grade the existing urban landscapes, public places and community facilities in the corridor to attract and support a diverse community.

www.yoursay.act.gov.au/city-and-gateway-draft-urban-design-framework

Better Suburbs Statement

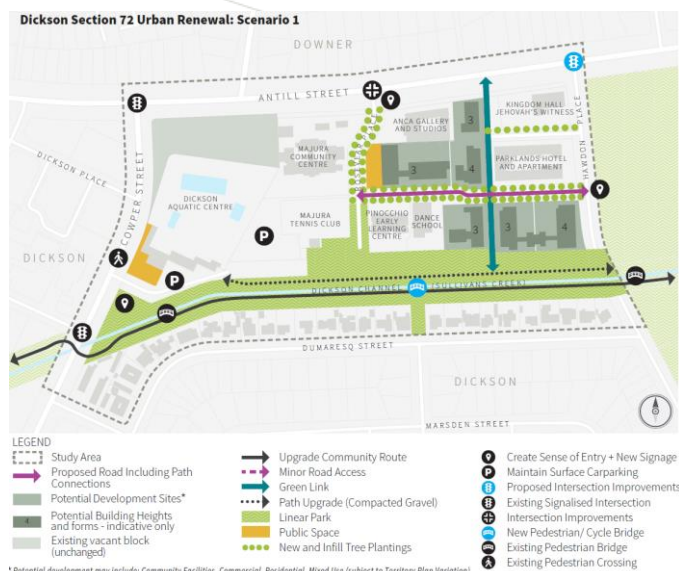
In 2017 Canberran's were asked to provide feedback on how they rate some of the city services provided by the Territory. Outcomes of phase 1 consultation included:

- Canberran's value and appreciate the suburbs in which they live. Over 86% of survey respondents indicated that they would promote their suburb as a great place to live.
- The quality of facilities and standard of service is also important to Canberran's. A strong majority (82%) of people responded that they prefer having less infrastructure but of a higher quality and servicing, to having more infrastructure with less servicing.
- Overall, survey respondents are satisfied with community facilities and have further ideas for their improvement. Libraries, dog parks and sporting and recreational facilities are seen as less important than basic, day-to-day services, however the community is happy with these facilities and services currently.

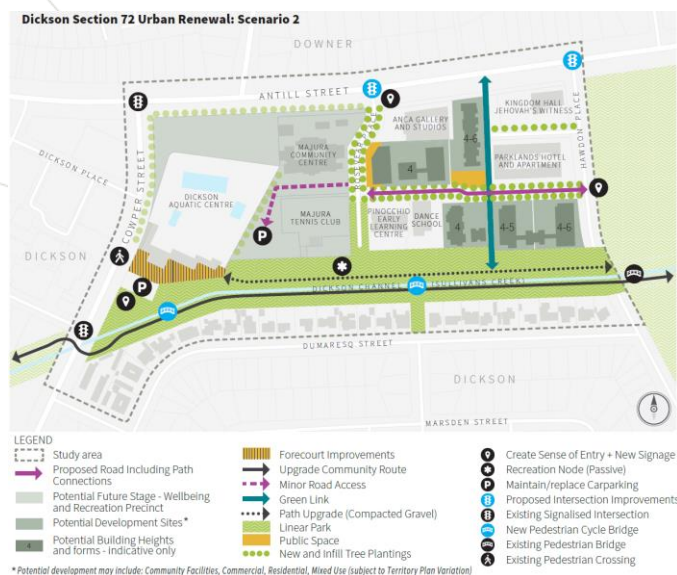
The Better Suburbs Statement has now been endorsed and can be found here: www.yoursay.act.gov.au/BetterSuburbs

SCENARIOS

Based on the engagement outcomes from earlier this year, EPSDD created two planning scenarios to generate further discussions on the future of the precinct.



Scenario 1: Medium density development opportunities (mix of uses) with essential public realm upgrades



Scenario 2: Increased development density (mix of uses) balanced with additional improvements to community facilities and public realm upgrades

Higher resolutions versions of this scenario is available at www.yoursay.act.gov.au/dickson-section-72 or email us at section72Team@act.gov.au

Dickson Section 72 Urban Renewal: Scenario 1

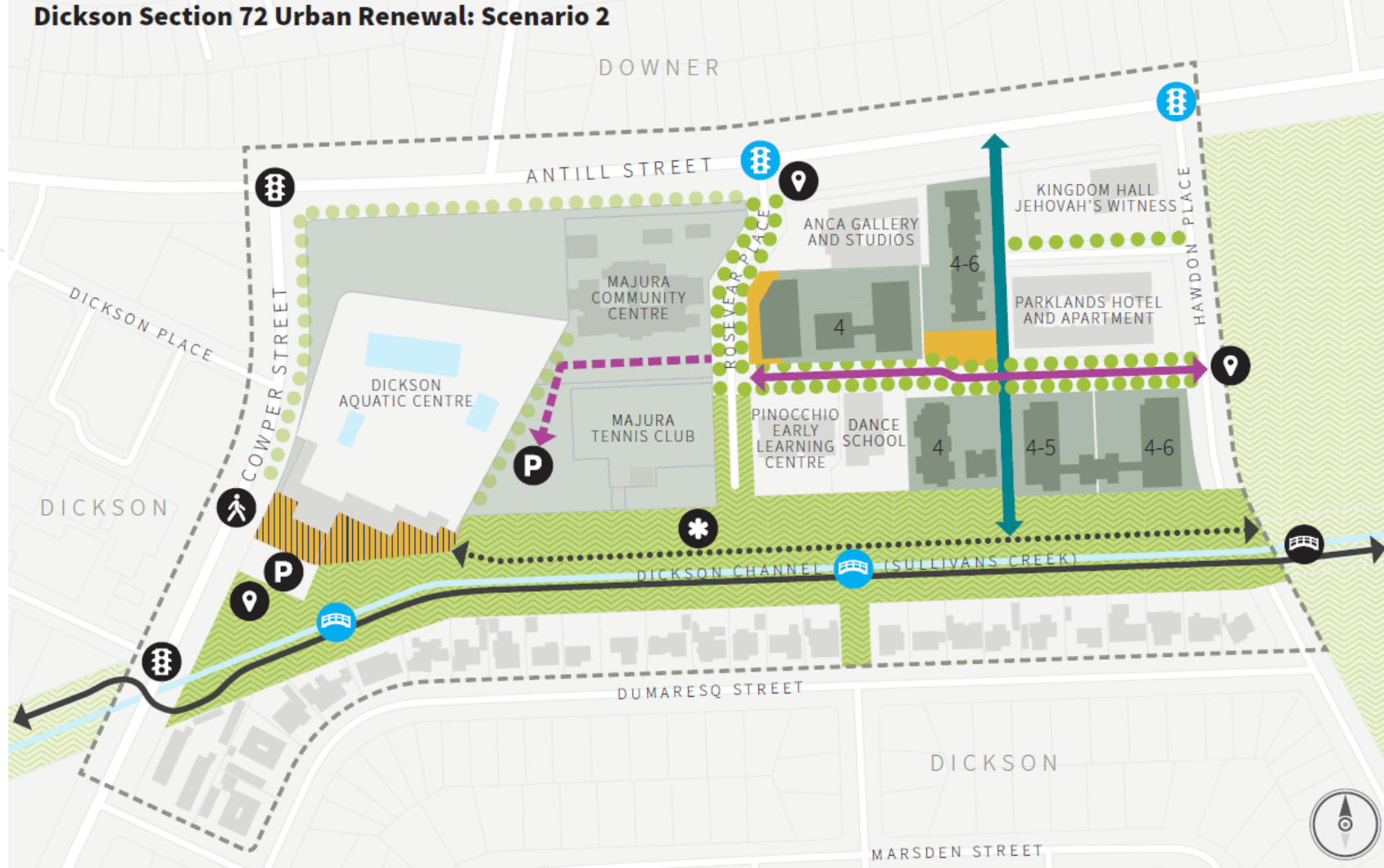


LEGEND

- | | | |
|--|---------------------------------|-------------------------------------|
| Study Area | Upgrade Community Route | Create Sense of Entry + New Signage |
| Proposed Road Including Path Connections | Minor Road Access | Maintain Surface Carparking |
| Potential Development Sites* | Green Link | Proposed Intersection Improvements |
| Potential Building Heights and forms - indicative only | Path Upgrade (Compacted Gravel) | Existing Signalised Intersection |
| Existing vacant block (unchanged) | Linear Park | Intersection Improvements |
| | Public Space | New Pedestrian/ Cycle Bridge |
| | New and Infill Tree Plantings | Existing Pedestrian Bridge |
| | | Existing Pedestrian Crossing |

* Potential development may include: Community Facilities, Commercial, Residential, Mixed Use (subject to Territory Plan Variation)

Dickson Section 72 Urban Renewal: Scenario 2



LEGEND

- | | | | | | |
|--|--|--|---------------------------------|--|-------------------------------------|
| | Study area | | Forecourt Improvements | | Create Sense of Entry + New Signage |
| | Proposed Road Including Path Connections | | Upgrade Community Route | | Recreation Node (Passive) |
| | Potential Future Stage - Wellbeing and Recreation Precinct | | Minor Road Access | | Maintain/replace Carparking |
| | Potential Development Sites* | | Green Link | | Proposed Intersection Improvements |
| | Potential Building Heights and forms - indicative only | | Path Upgrade (Compacted Gravel) | | Existing Signalised Intersection |
| | | | Linear Park | | New Pedestrian Cycle Bridge |
| | | | Public Space | | Existing Pedestrian Bridge |
| | | | New and Infill Tree Plantings | | Existing Pedestrian Crossing |

* Potential development may include: Community Facilities, Commercial, Residential, Mixed Use (subject to Territory Plan Variation)

ACT

To meet projected population growth and housing demand the ACT will need to deliver 53,000 dwellings by 2031 and a further 47,000 by 2041 .



Dwelling density:
Low : 65%
Medium: 18%
High:17%

Population is 55,125. The population was at a similar level 50 years ago and is only back to the original planned numbers. The population is projected to reach 78,700 by 2041.



Dwelling density:
Low: 42%
Medium: 17%
High: 41%

KEY FINDINGS FROM TECHNICAL STUDIES

- **Infrastructure and contamination** - a sewer upgrade will be required to support any future development; stormwater feasibility work (subject to confirmation of proposed development); contamination investigation work is ongoing.
- **Ecological** - there are no areas of environmental significance or triggers under Commonwealth or ACT environmental legislation within the study area.
- **Traffic and parking** - any new development within the Dickson Section 72 precinct is likely to trigger the need to upgrade the Rosevear Place and/or Hawdon Place intersections with Antill Street, further short-term parking allocations should be considered for the precinct; cycle and pedestrian paths will require improvements and/or upgrades.
- **Tree Assessment** - the precinct contains over 690 trees of varying health and quality, mostly comprising species from the Eucalyptus, Pinus, Quercus, Platanus and Ulmus families.
- **Heritage** - The site has a rich history including being home to the Northbourne Aerodrome in the 1920s and the CSIRO Experiment Station for opium farming and post war pasture experiments in the 1940s to 1950s. There are however no registered heritage places or objects recorded within the site.

KEY FINDINGS FROM TECHNICAL STUDIES continued

- **Community Facilities** - The Inner North is well serviced with community facilities, but we know that the population is changing and this requires services to respond to the changing needs of the population. To respond to these changing needs, evidence shows an innovative and best practice approach should be applied when providing community facilities, including looking to:
 - Create 'activity hubs' with services, shopping, jobs and lifestyle.
 - Co-locate multiple uses for greater flexibility and a variety of offerings in one place.
 - Maximise use - sharing existing space decreases need to build new facilities.
 - Value what we have – getting more out of existing infrastructure. Using what we have differently, upgrading quality and improving access is a best practice response.
 - Increase reliance on commercial components to improve viability and sustainability.
 - A network approach – consider what we have in a strategic and integrated way across a broad network of facilities that work together to meet community needs across neighbourhood, group of suburbs, district and regional scales.
 - Partnership – Governments and private sector sharing resources
 - Environmental and sustainable design – better design and material reducing operating costs and making more viable and sustainable.
 - Locate facilities to promote use of active travel and public transport options.
 - Involve community – tailoring solutions to different parts of the community and understanding shifts that influence how, why and what infrastructure is needed.

With a best practice approach in mind, the Dickson s72 project provides the opportunity for the community to help shape how these services might best respond to these changing needs, within the broader context of opportunities across the Inner North.



ACT
GOVERNMENT



COMMUNITY WORKSHOPS

Workshop 1: Wednesday 24 October 2018, 6.30-8.30pm

Ground Floor Function room, Dame Pattie Menzies House, Challis Street, Dickson

At this workshop, guided by the community feedback received to date, the consultant team will workshop ideas for the precinct with the community members which will then be used to create a draft precinct plan.

Workshop 2: Thursday 15 November 2018, 6.30-8.30pm

Ground Floor Function room, Dame Pattie Menzies House, Challis Street, Dickson

At this workshop the government will present a draft plan based on the community's input from the first workshop. Workshop participants will then discuss what works and what could be improved on the draft design



Thank you and we look forward to seeing you at the workshops.

For more information visit:

Website: www.yoursay.act.gov.au/dickson-section-72

Email: section72Team@act.gov.au