

Dickson Section 72 - Stage 2 Engagement

LISTENING REPORT



THE PROJECT

Dickson Section 72 is an urban renewal site located adjacent to the Dickson group centre and recreational facilities at the Dickson playing fields, making it an important precinct to reconsider its best uses for the community.

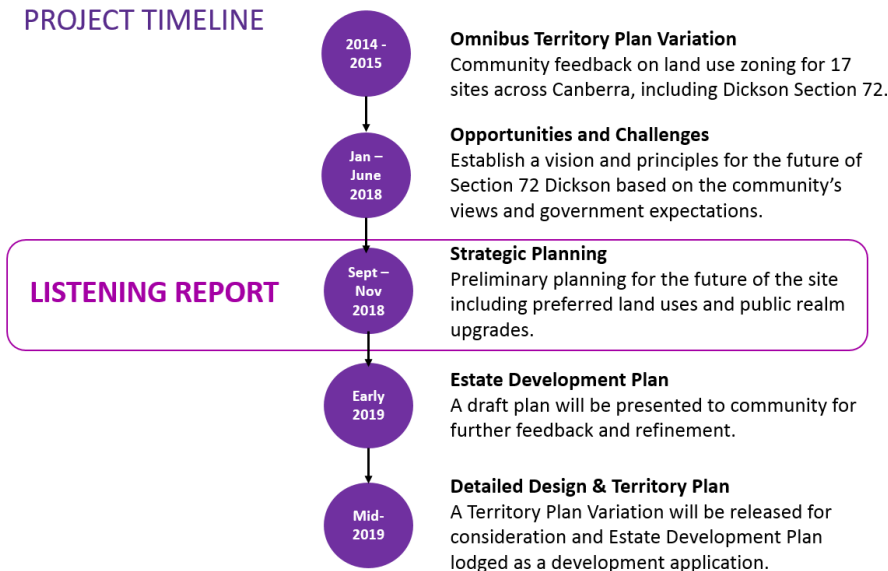
The area is home to a range of existing uses including community, cultural and recreation facilities, nearly 700 established trees, along with three vacant and disused sites, which are government-owned.



The ACT Government is committed to the renewal of Section 72, including a site for a Common Ground community housing development. On the basis of 2018 growth trends, it is anticipated that we may need up to 100,000 new dwellings in ACT by 2041. We are aiming for 70,000 of these to be within our existing urban footprint to strengthen our suburbs, and provide housing and opportunities for all.

With its close proximity to the Dickson group centre and existing facilities, major public transport services along Northbourne Avenue, Section 72 is an ideal location for urban renewal to support the changing needs of our population.

PROJECT TIMELINE



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THE CONVERSATION

Stage 2 engagement occurred from 16 September – 26 October 2018. Conversations with the community focused on two planning and design scenarios that were based on feedback received during stage 1 engagement earlier this year. The two scenarios proposed various levels of mixed-use development, including residential, public realm and landscape upgrades.

A range of engagement methods were offered to the community to capture their input, including: an online survey; four drop-in sessions; a design workshop; and email submissions. Participation throughout Stage 2 included:

Online survey: 262 responses

Drop-in: 4 drop-in sessions, total of 108 people participated

Design workshop: 30 people attended a workshop held on Wednesday 24 October.

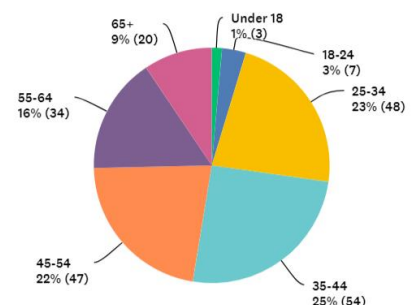
Email submissions: 25 emails received

WHO ENGAGED

78% of respondents who provided their postcode were from the local area (postcode 2602), the majority were female (57.3%), and aged between 25 – 54 years of age (69%). The project team also spoke to Section 72 leaseholders and businesses. They provided a project update to the North Canberra Community Council on 19 September 2018.

Age

Answered: 213 Skipped: 49



THANK YOU FOR YOUR FEEDBACK

2719

People were reached via the Your Say project site.

138

People had face-to-face conversations with the project team

12,200

Postcards were delivered to Dickson, Downer, Watson, Hackett, Ainslie and Lyneham.

262

People completed the online survey.

170

People and stakeholders were sent 4 email updates throughout the engagement

9742

People were reached via 13 social media posts.

24

Written submissions were received.

78%

Of respondents who provided their postcode through the survey were from postcode 2602.

Key insights from the community

Five common themes emerged from Stage 2 engagement:

1. Desire for a mix of housing to support a diverse community.
2. Updated and new community, cultural, commercial, recreational and entertainment facilities that are well connected to support an inclusive, social, creative and active community.
3. Enhanced green spaces providing refuge and comfort for a changing climate, integrated with public spaces that acknowledge local history, improves visual amenity and encourages social and active community pursuits.
4. Improved walking and cycling connectivity, access to public transport, balanced against the provision of parking and impacts on local traffic with new residents and visitors to the area.
5. 9% of survey respondents provided comments on the engagement or planning process.

1. Desire for a mix housing to support a diverse community.

Mix of housing: There was a strong preference for the area to contain a mix of private and community housing.

- 42% of the 234 answers to question 2 of the survey: *Which improvement do you think should be included in the future plan for Dickson Section 72?* indicated this mix was most important. Another 20% said it was very important.

Building heights: There was a mix of preferences for building heights.

- Out of 21 comments provided on building heights, there were 4 comments supporting 1-2 storeys, 7 comments supporting 2-3 storeys, 5 comments supporting 3-4 storeys, 4 comments supporting 4-6 storeys and 1 comment supporting a mix of building heights.
- Other comments included desire for buildings with a human scale, within the treed landscape. Concerns included no more apartments and minimising high rise.

Building design: Survey question 3: *What types of new buildings do you feel would suit the site?* showed the following preferences for building design:



Note:

- Question 3 of the survey did not ask what people liked about these images. This was explored further in the community workshop.
- Due to a technical error in the Survey Monkey program, the images for this question did not appear in the survey from 13 October – 16 October 2018. Approximately 12 survey respondents were not able to answer

this question during this time. Once we were notified about this issue, we contacted the survey company, who re-loaded the images back up onto the survey.

Other suggestions included:

- Housing for people to age-in-place, an aged care facility, affordable housing and well-built, sustainably designed buildings and the importance of visual amenity and good quality public spaces.
- A village character, with New Acton as an example of this.

Other concerns included:

- Allowing residential uses on the site could have potential impacts on rates for existing organisations, businesses and residents and may reduce potential for the expansion of community facilities.
- Buildings above 4 storeys may impact the privacy of adjacent residents to the south of the area and users of the pool, and access to sunlight for adjoining buildings and public places.

2. Updated and new community, cultural, commercial, and recreational and entertainment facilities that are well-connected to support an inclusive, social, creative and active community.

Updated and new facilities: Respondents would visit the area in the future because of its green spaces, accessibility to Dickson, social activities and community facilities, and valued improvements to facilities, playgrounds and open space.

- In response to survey question 5: *In five years' time would you like to visit the site for?* respondents answered to enjoy the green spaces (80%), cycle through to access the Dickson group centre (63%), participate in social activities (62%) and use the community facilities (61%).
- In response to survey question 6: *What opportunities do you see for improved community, recreational or entertainment facilities on the site?* 'facilities' (17%), 'playground' (14%), 'green space' (8%); and 'community garden' (8%) were mentioned most.
- In response to survey question 4: *Which improvement do you think should be included in the future plan?* 32% wanted improvements to the existing Majura Community Centre.
- In the last 12 months, 217 people have attended national cultural events (60%), gallery and artists openings (60%), theatre events and live music (56%). Most of these events were outside of their suburb of residence (70%) and were mostly attended during the evening (60%). Given that 78% of the survey respondents were from postcode 2602, the area could provide more opportunities for local people to attend more cultural and night time activities.

Public place upgrades: There was support for pool forecourt upgrades.

- In response to survey question 4: *Which improvement do you think should be included in the future plan?* 40% said improvements to the pool forecourt was most important.
- Further discussion about public place upgrades is provided in response to themes 3 and 4.

Parking: Parking at the pool was valued.

- In response to question 1: *Tell us which improvements you think should be in the future plan for the site?* 50% responded that maintaining the existing parking at the pool was the most important consideration.

Other suggestions included:

- Improved connections between facilities, including providing more lighting, installing art work or a history trail between the facilities.
- More flexible and low-cost meeting spaces for clubs, community groups, younger and older people.
- Indoor and outdoor spaces for activities such as yoga classes, community performances, music and arts events, informal social events, community gardens and play spaces for all ages and abilities.
- The pool to include a hydrotherapy pool, a covered pool open throughout the year, and other complementary rehabilitation and commercial services.
- Adult education and sustainable living courses.
- An improved interface between facilities along Antill Street to improve access, visibility and identity.
- New small commercial uses such as a café, a pub or wine bar, small offices, and arts and crafts stores.

Other concerns included:

- The future commercialisation of services would not provide accessibility to all.
- Medical and health services should remain within the Dickson group centre.
- Families with children living on the site would have an impact on the capacity of local schools.
- An independent community needs assessment should be undertaken to understand the changing needs of the population.

3. Enhanced green spaces providing refuge and comfort for a changing climate, integrated with public spaces that acknowledge local history, improve visual amenity and encourage social and active community pursuits.

Landscape characteristics: There was support for green space, open space, shade and grass on the site.

- In response to survey question 11: *What type of landscape characteristics were important for the site?* the most common words were: 'green space' (23%), 'open space' (14%), 'shade' (10%), 'grass' (10%) and 'community' (7%).
- 'Green space' (14%) was the most popular words when people were describing how they would like to see facilities improved.

Public spaces: There was support for upgrades to the pool forecourt.

- In response to survey question 4: *Which improvements do you think should be included in the future plan for Dickson Section 72?* 40% of responses showed upgrades to the pool forecourt was most important.
- Further discussion about public place upgrades is provided in response to themes 2 and 4.

Other suggestions included:

- The design of outdoor spaces to incorporate natural and organic shapes, local art installations and areas that support social and recreational activities, such as artistic events, markets, 'pop-up' opportunities, outdoor exercise equipment, community gardens, informal recreational activities and history walks to honour the history of the site.
- Public places to provide shade and access to sunlight, seating, toilets, bubblers and lighting to improve safety and amenity. Spaces that are an 'oasis', for 'wellness' and 'vitality'.

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- Buildings that are well integrated with green and public spaces. The New Acton precinct was referenced as a good example of where buildings integrate well with public spaces.
- Good quality, well maintained green spaces, lawns, trees, shrubs and gardens to support wildlife and provide shade and shelter in the hotter months, including along walking and cycling paths.
- Some comments suggested a preference for native vegetation and others suggested a preference for exotic and deciduous trees and shrubs.
- Play spaces to cater for all ages and abilities and calls for 'nature play', 'water play' and 'adventure play' spaces. The Boundless all abilities playground and Henry Rolland Park in Canberra were provided as examples of how a play spaces can be inclusive and provide for a diverse community. Sydney Park and Cairns Botanic Gardens were also referenced as good examples. There was also some desire to see a skate park within the site.

Other concerns included:

- Existing trees along Sullivan's Creek that are coming to the end of their natural life and any loss of mature trees may have an impact on the privacy of adjacent residents to the south of the site.
- Play spaces within the linear corridor would need to be cognisant of the flooding potential of Sullivan's Creek.

4. Improved walking and cycling connectivity, access to public transport, balanced against the provision of parking and impacts on local traffic with new residents and visitors to the site.

Parking: There is support for maintaining the pool car parking

- In response to question 1: *Which improvements do you think should be included in the future plan for Dickson Section 72?* 50% supported maintaining the quantity of parking adjacent to the pool.

Improved connections: There was support for improvements to walking and cycling paths and connectivity to and through the site.

- In response to survey question 1: *Which improvements do you think should be included in the future plan for Dickson Section 72?* 34% wanted a new pedestrian/cycle bridge over Sullivan's Creek followed by 32% wanting the path along the north side of Sullivan's Creek to be upgraded with compacted gravel.
- There was equal support for an east-west link though the site was prioritised (26%) and a north-south link through the site (26%).
- Cycling connections was highlighted as being important in response to question 5: *In five years' time what would you like to visit the site for?* The second most important reason to visit the site will be to cycle through to the Dickson group centre (63%).

Other suggestions included:

- Improved walking and cycling connections to the Dickson shops, wetlands, playing fields, Dickson bus interchange, and Downer.
- New buildings to provide new parking, and amenity and safety should be prioritised over large parking lots.
- Improving the safety and accessibility of walking and cycling infrastructure and the safety between cyclists and pedestrians. Suggestions included widening the bridges across Sullivan's Creek and installing lighting along Sullivan's Creek.

Other concerns included:

- Residential uses impacting traffic and parking capacity.
- The current traffic congestion on Cowper Street and potential future congestion on Antill Street.
- New traffic lights on Section 72 / Antill Street intersections may impede pedestrian and cycle access across Antill Street and/or reduce accessibility for driveways with Antill Street frontage.

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- Access to public transport for older people and people with disabilities.

5. Comments on the engagement and planning processes through survey responses and written submissions

Engagement process

- 10 comments were received about the engagement process. Comments included questioning the engagement methodology, the survey design and timing of the workshops.

Planning process

- 12 comments were received on the planning process. Comments included wanting improved design outcomes, a loss of trust in government process and alignment with community aspirations, and requesting an independent planning panel for the site.

Community needs assessment

- 3 requests were received for a community needs assessment to be undertaken to support planning outcomes for the site.

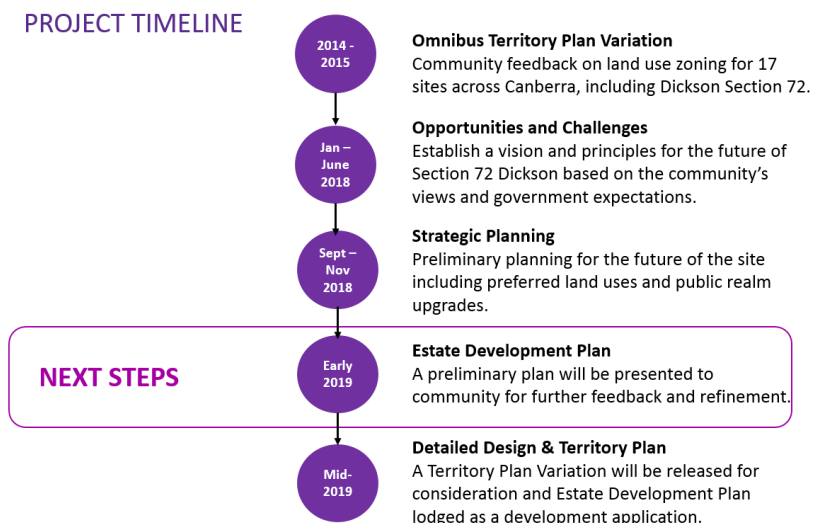
WHAT'S NEXT?

Your feedback is being used to inform a draft plan for the site. A preliminary draft plan will be presented for further feedback through a community workshop on Thursday 15 November, 6.30-8.30pm at Dame Pattie Menzies House, 16 Challis Street, Dickson.

We will present an updated draft plan in early 2019 for broader community feedback, before it is submitted as a Development Application.

Key Timings

PROJECT TIMELINE



Community Workshop 1 Report

Dickson Section 72

9th November, 2018



SPACELAB
CREATING TIMELESS PLACES

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SPACELAB declares that it does not have, nor expect to have, a beneficial interest in the subject project.

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ACT Government | CW1R

Revision	Author	Approval	Issued
A	HS	GB	CS

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1.0 INTRODUCTION

1.1 Purpose of this report

This report has been prepared by **SPACELAB** as the planning and design consultants engaged to deliver design services for Section 72 Dickson for the ACT Government. It in no way represents the views of the ACT Government, or the Environment Planning and Sustainable Development Directorate.

It is to summarise the result of community input during the **Workshop 1** on 24th October 2018 and to support the proponent in preparing a listening report for community consultation purposes. This report showcases the general aspiration and expectation from community participants to the future redevelopment in Section 72, Dickson.

SPACELAB facilitated the first of two design workshops utilising the principles of co design for the preparation of an estate development plan and urban renewal project for the subject site. The First workshop was framed as a listening exercise in which participants were actively encouraged to provide their ideas and views on the key principles of urban and landscape design and how these apply to key issues for the subject site. The second workshop will explore design ideas and responses developed from this workshop along with technical expertise and the extensive community consultation program being undertaken by the proponent.

This report captures the participants ideas, comments and concerns in terms of key topics and individual responses that arose from each table. The participant responses have been grouped by urban and landscape design principle. The reports from each table have been faithfully transcribed and can be viewed in Appendix A.



2.0 THE SITE

2.1 Site Location

Section 72 is located between Antill Street to the North, Sullivan's Creek to the South, the Dickson Group Centre to the West and Dickson playing fields to the East.

There is a total of 18 blocks in Section 72 of Dickson.

The site is zoned Commercial Zone CZ6 Leisure and Accommodation and contains a range of community, cultural and recreational land uses along with several vacant blocks, Block 6, 22 and 25, that form the basis of an urban renewal project.

The exact location of the site within Dickson is shown in the Context and Site Plan on Figure 1 on previous page (4) and Figure 2 below.



Figure 2 | Site Plan

Source: ACTmap*i* Territory Plan



2.2 Context

Community Workshops are an important part of planning to ensure community representatives are at the centre of design ideas for Section 72. The **SPACELAB** Studio and Cardno team worked closely with all community members present to workshop ideas to be used in later draft precinct plan. This workshop was broadly arranged in two design workshops led by Giselle Ravarian (Urban design), Arden Jones and Geoff Bunnett (Landscape design) from **SPACELAB** Studio presented the ideologies and direction for what could be possible in terms of redevelopment (see **3.0 DESIGN PRINCIPLES**).

There were 32 community members registered and 22 attended to this workshop (5 attendees registered on-site). All members were organised in 5 groups of six for discussion with a recorder on each group, each member had a chance to arise questions directly to the designers and provided thoughts to the group recorders for future reference.

Workshop Details:

Date and time: Wednesday 24th October 2018, 18:30 to 20:30.

Location: Ground Floor Function Room, Dame Pattie Menzies House, Challis Street, Dickson.

Attendees: 22 Community members, 9 facilitators, 1 government speaker.

Provided Materials: each member had been given three maps, two precedent imageries (urban design and landscape design), a Welcome Pack from ACT Government and a blue pen. The Welcome Pack contained background information on the planning and community engagement outcomes to date for the site and was emailed to all registered participants five days ahead of the workshop.

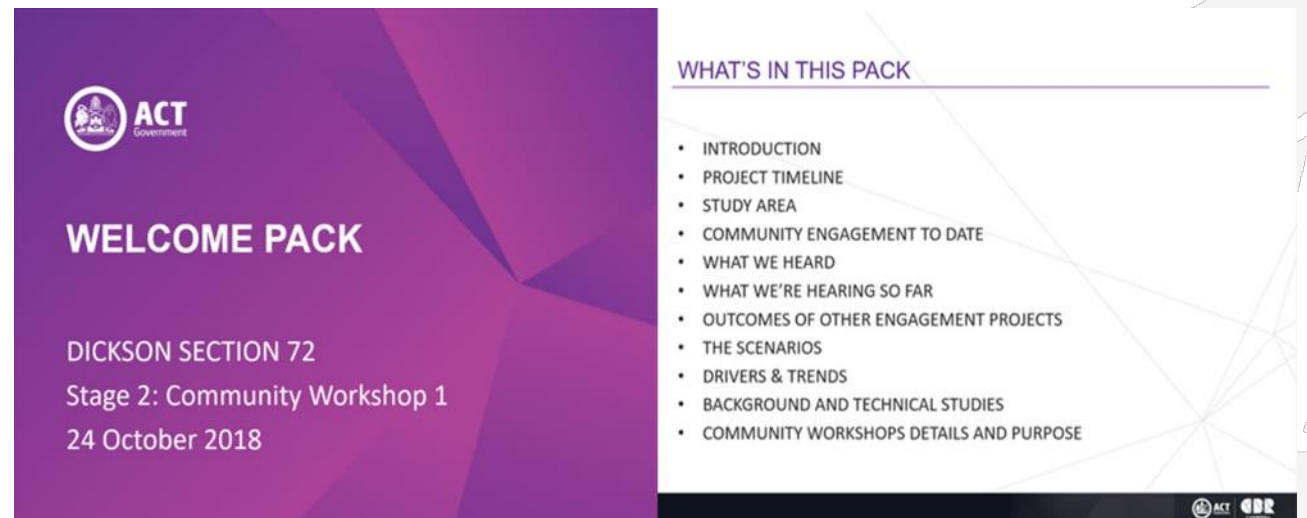


Figure 3 | Welcome Pack

Source: ACT Government, Environment Planning and Sustainable Development Directorate

Expectations: to allow public to influence the design of the redevelopment; to hear the voice of public and recognise their needs and wishes toward the future precinct plan.



3.0 DESIGN PRINCIPLES

These design principles were developed by **SPACELAB** to frame and encourage conversations at each table.



3.1 Urban Design

PRINCIPLES FOR THE PLACE

1. **Enhancing** - Enhances Local Economy and Living Affordability:

- It respects the needs and aspirations of the community who live and work there
- It creates opportunities for people to prosper and local businesses to thrive
- It sustains and enhances the natural environment
- It enhances the built environment visually, physically and functionally

- It celebrates unique characteristics—heritage, culture and community—that create a sense of place and identity
- ##### 2. **Connected** - Both Physically and Socially:
- It is well connected to surrounding areas
 - You can see where you are and where you are going
 - It is connected to places with jobs, schools, shops, facilities and services
 - It feels connected with the natural environment

3. **Diverse** - Diversity of Options and Experience:

- The place has its own character and qualities
- There is a rich range of experiences—how you move around and interact with others, what buildings and spaces look and feel like, and what things you can do
- There is a range of facilities, services and activities
- Despite the diversity, there is an overall harmonious blend
- You can take different routes depending on your mood, or if you're visiting different places on your way
- It meets different people's needs, including a diversity of housing options
- There is biodiversity in the flora and fauna

4. **Enduring** - Sustainable, Enduring and Resilient:

- It is resilient to extreme weather events, natural disasters and a changing climate
- Things are built to last, where appropriate – they're made of robust materials, are designed well and there's a sense of quality
- It is visually and aesthetically pleasing as well as practical
- It is well maintained and cared for
- It is designed to save resources like water, energy and materials, and minimises its impact on the environment
- It considers current and future activities and can evolve and adapt over time

PRINCIPLES ABOUT PEOPLE - LIVEABILITY:

1. **Comfortable** - Comfortable and Welcoming:

- It feels comfortable to walk through, sit, stand, play, talk, read, or just relax and contemplate
- It is not too exposed to unpleasant noise, wind, heat, rain, traffic or pollution
- You can freely use the place, or at least part of it, without having to pay
- You can be yourself and feel included as part of the community
- It caters for people with various physical capabilities, the old and the young



2. **Vibrant** – Vibrant with People Around:

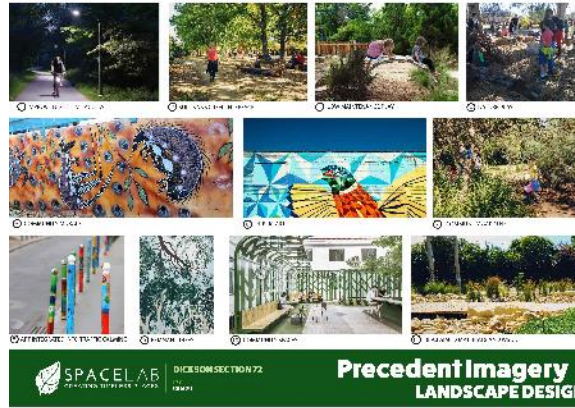
- You can see that there are other people around
- People are enjoying themselves and each other's company
- There are places to meet and interact, play, explore, recreate and unwind
- It is a place you want to visit, experience, or live in

3. **Safe** – Feeling Safe and Secure:

- Whether is at night, during the day or on your own
- Roads and paths are safe for adults and children to walk or ride their bikes
- This relates directly to vibrancy

4. **Walkable** – Enjoyable and Easy to Walk or Cycle Around:

- It prioritises people walking or riding before vehicles
- It is easy to get around on foot, bike, wheelchair, pushing a pram or wheeling luggage
- Buildings and streets feel like they're the right size and type for that place
- It encourages physical activity and social interaction and promotes a healthy lifestyle



3.2 Landscape Design

PRINCIPLES FOR PLACE

1. **Green Spaces** – Trees and Vegetation:

- Consider and harmonize existing trees into master plan to maximise urban amenity
- Introduce new, healthy trees for improved summer shade and winter wind buffering
- Maximise planted areas and limit hard stand in the open spaces to promote water permeability and prevent heat island effects

2. **Connected Spaces** – A Permeable Network:

- Create accessible paths across the site for pedestrians, cyclists, do walkers and people of all ages
- Honour community desire lines and negotiate obstacles within the master plan wherever possible
- Join open spaces between the private and public realm if possible to minimise fragmented pockets of space

3. **Community spaces** – Diversity of Options and Experience:

- Incorporate community ideas for playgrounds as space and locations allow: nature play/natural materials, outdoor exercise equipment, all access play, skate park and multi-functional proprietary equipment
- Formal or informal community gardens
- Outdoor learning spaces including tactile and edible plantings
- Allow spaces for events and functions organised by community groups: potential outdoor cinema, performance area, picnics, thematic gardens
- Potential to bring history of the site up through the landscape design via interpretive signage and public art

4. **Safe Spaces** – See and Be Seen:

- Ensure public pedestrian network has adequate lighting
- Create a master plan which has public open spaces which are visible and active, event after hours



4.0 KEY PRINCIPLES FROM THE WORKSHOP

In this section, the key principles are used to capture the individual comments from each table. They are transcribed comment from each table and collected together to respond to the two frameworks of urban design and landscape used for the workshop. While some tables indicated a priority to the principle's others took the view all matters were equally important, and some tables did not attribute any priority. Accordingly, the following principles are simply transcribed with no implied hierarchy or ordering intended. They are simply the principles.

Where two or more tables identified a similar design principle or subsidiary idea these have been amalgamated and presented as one to avoid repetition. Where an individual comment was unclear in intent or focus the relevant table recorder was consulted to provide context for what was said. The original table reports as compiled by each reporter on the night are appended for continuity purposes. Please refer to **APPENDIX A**.

The principles and subsidiary ideas for Community Workshop 1 as transcribed are:

4.1 Urban Design

4.1.1 ENHANCING - Enhances Local Economy and Living Affordability:

- Key considerations are housing, interface, destination, experiential
- Identity/theme for the whole precinct is needed
- Take advantage of the things that are already there
- Build around core for the precinct based around the arts, sport, culture
- Increase use for more community facilities- not just apartment buildings
- A mix of housing/social /art, not just apartments
- Being led down the path of "residential"
- Affordable housing is desirable
- Terrace housing
- How to increase communal activities – also increase interactivity
- Creating a viable village not just apartments for the wealthy
- Medium density residential is acceptable to bring in population and opportunity
- Site must attract a variety of demographics and community. Not a monoculture. Mixed ages/sex
- Must be age friendly options
- Attract low income artists
- Concern to avoid lower socio-economic ghetto
- Downer promoted as affordable housing, yet it is expensive town housing
- The site should be used to provide for community needs
- Gallery should be retained

- Optimise the retail opportunity
- Commercial opportunity should be allowed
- Retail opportunities are moving towards Northbourne Avenue – so focus on crafts not retail.
- Swimming pool to be upgraded
- Lack of trust in government about its intent
- Blocks need to be resized

4.1.2 CONNECTED - Both Physically and Socially:

- Difficult to access to carpark
- Dickson shops is a main connection route for surrounding areas
- No crossover throughout the place
- Church is empty, carpark is always empty
- Low usage of buildings
- Improve the Cowper street crossing south-eastern entrance point to the space
- Strengthen the connection from Cowper Street into the section
- Better connection to the playing fields (Section 76)
- Concern about how proposition will affect Antill Street traffic
- For the homeless
- Happy to support community housing and common ground
- Not just residential but the right mix and location
- The site suffers shading out
- Block 25 is an isolated space, no relationship to surrounding area, lack of connectivity
- Block 25 is stuck on the corner, isolated and not mixing



- What can activity (within the section) connect to?
- Green space is a significant connection but not the main one
- There is scope to add commercial activity that connects to existing activities and be a connection for surrounding areas
- Hawdon Place needs to connect for traffic through into the centre of the section
- Potential cycle tracks through the section

4.1.3 DIVERSE - Diversity of Options and Experience:

- enhance unique building character
- Block 25 needs a mixed environment (like the Residential 4 Zone)
- Legible building forms that reflect local character of the area
- Consistent built-form
- The future around Dickson and the Northbourne Avenue corridor is density and resulting built form is up, but keep the scale down on this site as point of differentiation from the rest
- Reasonable increase in building heights are acceptable
- Buildings should not be too tall
- Six storeys are too big
- An oasis of low built form surrounded by height.
- Car parking is important
- Car parking in Block 24 can be replaced with other facilities and uses
- Improve the accessibility of car parking
- adapt the carpark into community spaces (e.g. car park market during the weekend)

- new buildings should provide their additional parking
- Create/designate a space that is adaptable
- Public realm is comfortable not just a retail opportunity
- Pleasant places that invite you to stay (after you have dropped kids at tennis/dance/child care/pool)

4.1.4 ENDURING - Sustainable, Enduring and Resilient:

- Retail opportunity
- Improve the usage of natural open space
- Reactivate the existing space/facility is seen as important
- The idea of pop-up that associates with existing retail or facility (e.g. pop-up gallery)
- Improve the usage of current recreational and cultural facilities (e.g. expanding pool/gym, improve gallery)
- Strengthen the characteristic of each facility and the connection
- To recognise the importance of the tennis club (no similar court in surrounding suburbs)
- Business is growing (120% increase of membership last year)
- Commercial is needed around the tennis club
- Improve streetlight around the tennis club
- Pool closes in winter and needs to be an adaptable space for some other kinds of entertainments during off season
- Optimise the use of pool and surrounding such as better traffic planning for drop-off, pick up temporary parking
- Improve the retailing condition in this block
- Sustainable power preferred
- The stormwater interconnectivity is an important opportunity

- Flooding events (are they likely to affect play areas safety?)
- Does the ACT govt plan to turn stormwater drain into a naturalized ecosystem or perhaps a series of (off or online) wetland ponds? This is a question to government
- Connectivity to wetlands
- Bring water to connect areas i.e. playing fields
- Water could be inviting play space as long as it was safe.
- Water play would have to be safe and clean
- Need to consider children

4.2 Design Principles about people – Liveability:

4.2.1 COMFORTABLE - Comfortable and Welcoming:

- Not inviting
- No connectivity
- No permeability to street
- Pool not used a lot
- The pool is isolated from other blocks
- Improvements start with the pool interface
- The pool is a very big positive
- Tennis courts seen as exclusive, not socially inclusive
- The unpleasantness of riding past a basement car park entry (or walking past it)
- Overflow for soccer on Section 76 playing field
- Green space in the north west (Block 13) adjacent to the pool could be embellished to suit development.
- Schools nearby are at capacity where will residents' kids go if this area is developed



- The green space between the pool and tennis courts could be better utilised
- More acceptable (adaptable to needs) - must be accessible
- Utilise greenspace east of Hawdon Place
- Avoid the Block 6 existing frontage being a focus

4.2.2 VIBRANT - Vibrant with People Around:

- Precinct plan that defines usages that build on the creative and cultural fabric of the precinct
- Improve the lighting through the area
- Afterhours activity seen as unsafe due to poor light along the southern boundary
- Activate dead space and avoiding unsafe area creation
- Hours of operation never going to be a Braddon or 24 /7 central city space
- Not wanting more empty shopfronts created (e.g. fish n chip shop, Bean and Grain) as a consequence of Dickson Section 72
- No activity at night on vacant sites
- ANCA evenings for gallery openings already happening
- Dance centre and Majura Child Care also run evening events
- Gym and tennis open in the evenings
- Uses that would draw people after hours
- After hours schools
- Young people used the gym, what's in this for them?
- Community services
- Environment centre
- Council (government or community) managed pizza ovens
- Bookshop
- Public art/murals
- Skate park

- Children's play area
- Opportunities for children to engage in play that builds resistance
- Nature play/interactive parks
- Play spaces
- Risky play
- Moonlight cinema projected back onto a wall
- Places to run a variety of community events, Maybe indoor/outdoor/covered so its multi-use and all weather capable
- Rotunda
- Place for musicians to perform; hall, outdoor theatre
- More spaces to gather
- Needs more businesses
- Pub would be good
- Commercial spaces i.e. wine bar/ public toilets to accompany
- Farmers market, quality of Woolworths questionable
- bakery/licensed café
- Cafes
- Restaurants
- Landscaping of green spaces,
- An urban zoo
- Pop ups location (Block 6)
- Community gardens
- Food production sites
- Think about community gardens, shared green spaces, children's park to meet the surrounding neighbourhood needs for future neighbourhood development
- Avoid loitering
- Common ground needs to connect to existing users and have a relationship to them.
- Connect common ground clients with the existing users (in Section 72).
- Prefer it (common ground) is built on Block 22

4.2.3 SAFE – Feeling Safe and Secure:

- People are afraid to use this space at night
- Feel unsafe in the carpark (day and night)
- Some arson
- Main path going to Dickson Shops not lit (feeling unsafe) with density there's a need to cater for increased traffic
- Improve the space and public realm to avoid the dodgy outcomes
- Green space along the south of the site for riding or walking through the area is unpleasant and feels unsafe
- Need passive surveillance to prevent enabling potential crime
- Lack of lighting surrounding tennis court
- Light rail is may generate increased on site and overflow parking demand
- Intersection upgrades need to be considered particularly the interface with the playing fields/oval
- concern that poor outcomes will create a "Dodgy end of Dickson"
- Concern about the who and what is the common ground cohort
- Common ground public housing will make people feel unsafe
- Flooding events (Are they likely to affect play areas safety?)
- There haven't been any actual attacks in the area
- Public safety needs to be tested
- Safety not really a factor with a range of activities already occurring into the evening and after dark (gallery openings, night tennis, swimming pool - all open in evening)



4.2.4 WALKABLE - Enjoyable and Easy to Walk and Cycle Around:

- Footpaths don't connect through the site or to each other
- Bridges are narrow and hard for bikes to use
- Where do the kids get to play within the space?

4.3 Landscape Design

4.3.1 GREEN SPACE - Trees and Vegetation:

- Improve the north west corner of the site with something amenable to people, such as seating etc
- Trees along the southern boundary are important
- Most trees should be retained
- Want to keep the garden nature of the space, green space must remain
- Where recreation activities involve adjacent green spaces, those spaces should remain green space.
- Greenspace should be all around Section 72
- Formalize the landscape around the centre (Of Section 72)
- There should be a graduation across the site from the extremities (boundary of the section) used for unstructured play space transitioning to high quality formal landscape integrated with built form towards (both east west and north south) and at the centre of the section
- Bring external natural feel to the estate
- Solar access through landscaping between buildings

- Area south of the pool – underutilized and has nice shade
- Pool privacy from the northern block to be maintained for pool users. Limit oversight of the pool from the north. The block (Block 13) is felt to be an outdoor environmental protection area.
- The outdoor pool is valuable for the reason it is an outdoor pool and not covered.
- Park on the northside of pool to be left as is but with improved access
- Native play/WSUD (i.e. botanic gardens in Cairns) is a good example to draw from
- Natural materials
- Rubbish bins/rubbish collection solutions
- Stormwater reticulated into the system, need tanks on site (south east of site)
- Community Park Nature Play to be a visitable drawcard
- Pet friendly in natural open spaces
- Accept trees “as is”
- Visual backdrop and screen to pool
- Block 22 is correctly a defacto open space, consider formalising it as an open space
- Encourage less hard surface
- There is a need to focus on the greenspace and what the community wants for that as well rather than focus on the three development sites
- High quality landscape and high-quality public realm
- Fluid progression of landscape into the development space such as was achieved with the “Nishi Building” and vegetable gardens in Braddon, also, the (Canberra Organic Growers Society) garden in Dickson
- Don't want the place to become another Braddon or Northbourne Avenue corridor

- Formalize the landscape around the centre (of Section 72).

4.3.2 CONNECTED SPACES - A Permeable Network:

- Block 13 needs to create more of a flow through to and especially from the north of Section 72 to access northside and the tennis club locations. Permeability- needs to allow the uses to be improved
- Wetland Dickson (low priority)
- Design to link pool and wetland
- Carry out wetland element to Section 72
- Better connection with wetland
- Smooth transition across Hawdon Place connecting Section 72 with Block 6, Section 76 playing fields
- Appropriate spaces between buildings that match the height, quality and active frontages which don't turn inward - only to private domain
- Courtyard feel to be avoided (Can new residential developments create their own open space, so it links with Section 72 public open space?)
- Active travel through the site is currently treacherous
- Fixing paths that are bumpy etc. around the site, including bridges over the floodway – wide enough for 2-way travel
- Bike parking
- Car parking/car spaces hardly used in winter and very busy in summer
- Pathway at the rear of housing in Watson is suitable precedent for gravel roads
- Screen to pool excellent example of gravel soft pathway



- Blocks 6, 22 and 25 to ensure the landscaping is integrated into the development sites rather than treat the project as one big development site “the pink space needs to talk to the green space”
- North south foot traffic to be encouraged. Can a vehicle crossing of the drain (Sullivan’s creek) connect Hope Street to Hawdon Place? Northern resident pedestrian access from Melba Street crossing to connect to the Rosevear Place on Antill Street.

4.3.3 COMMUNITY SPACES: - Diversity of Options and Experience:

- Like the look of Finn Street Park (images). Difficulty for Section 72 is finding the community to take ownership of the space. A matter of who resides in Section 72 and that outside imposing ownership.
- There is a need to create a community or sense of collective ownership of the space.
- Reinforce and encourage the community aspect of Section 72
- Pool privacy from the northern block to be maintained for pool users. Limit oversight of the pool from the north. Block 13 is felt to be an outdoor environmental protection area
- The outdoor pool is valuable for the reason it is an outdoor pool and not covered.
- Play spaces, mapping play, advantage play, water play
- Finn Street example is great to draw from
- Use lights to isolate and illuminate different area
- 3D art light show

- Playground at back of Ainsley Shops are a good example of bad design - prioritize play equipment which is functional/multifunctional
- Nature play preferred
- Outdoor cinema
- Picnic area would be nice, like the cinema at Melbourne Botanical Gardens
- Like the one at the Royal Children’s Hospital – tactile, natural materials and plants
- Tactile playground etc
- More interactive builders play
- Interactive using ropes, balancing, natural products, water pumps
- Maximise existing assets for parking by limiting the time people can use available parking
- There should be space for pop ups, parties, festivals and event sites. Sites that are useful spaces. hybrid activity sites not just around Bk 6 (responding to Image 10).

4.3.4 SAFE SPACES: See and Be Seen

- Use art, murals, public artwork and regularly changing mural to change the feel of buildings
- Create a sense of ownership
- Access to toilet blocks drinking water/bubblers
- Instil a sense of responsibility to pick up rubbish/solar compacter
- Need more parking for bikes re connectivity from Downer to Dickson is unsafe
- Stormwater is a long park, connectivity and what to do with it? Lighting and access to encourage after dark use
- Block 6 northern boundary walkway (drug dealing site) that is adjacent to ANCA should be opened and connect all the way through to the Hawdon Place driveway of Block 22. The

walkway should be enhanced as a greenspace and better connect with the ANCA.



5.0 NEXT STEPS

This report builds from the initial workshop and along with the “Your Say Survey” of community interest regarding Dickson section 72 will form the basis for the second design workshop. The second Community Workshop is set for 15th November 2018 at which a preliminary draft plan will be presented.

The workshop will provide opportunity to update the draft plan and design concept addressing the landscape and built form that ensure the land uses for the site reflect the community’s feedback and the objectives and policies of the Territory Plan.

Having regard to the above considerations and other matters that may be raised through public consultation, a final concept design will be subject to approval through the Estate Development Plan planning processes of the Planning and Development Act 2007.



Appendix A: TABLE REPORTS



LA

Workshop 1 : Dickson Section 72
Community Input Session #1
Landscape Design
24/10/2018

Item for discussion (e.g street typology)	Description of discussion point	Priority (H/M/L)
✓ Mapping play ✓ Advantage play.		M
✓ All like Finn St		M
✓ Water element in Section 72	- link between pool and wetland. - carry out wetland element to place - rivers like lighter.	L-M
✓ Ark to change the usage of space.	- Are lighter. - lights to isolate different usage. - Projection on building. (Dickson flex).	L
Dickson market is small and lockage.	- change the time allowance for market. - creat themes for market.	L
✓ Seating in treeland		M
Greenspace not just in one spot, but all along spaces		M
✓ Taller buildy is not an issue.		M

Workshop 1 : Dickson Section 72
Community Input Session #1
Urban Design
24/10/2018

Item for discussion (e.g street typology)	Description of discussion point	Priority (H/M/L)
✓ Safety (night).	- Tennis court. - Daytime is pecked.	H
✓ - access to car park. ✓ - Carpark safety.	- even day time. - safety issue comes from carpark - entrance from	H/M
✓ expand pool / gym.		M
✓ Facility	- Galley is good. - church is empty - low usage for building.	H
✓ Entrance from west south.		M
Tree along south is nice to walk.	- To keep the trees along south.	H
Connection with Dickson Wetland.		L
Prep details to face east.		





Workshop 1 : Dickson Section 72
Community Input Session #1
Landscape Design

24/10/2018

Item for discussion (e.g street typology)	Description of discussion point	Priority (H/M/L)
Playground preferred.	- Like the one at the Royal Children's Hospital - Tactile playground etc.	H
Adjacent open spaces elements to be brought into estate.	- Courtyard feel to be avoided - Bring external natural feel to the estate.	M
Bad playgrounds to be avoided.	- Playground at the back of Drake shops are a good example of a bad design.	H
Nature Play preferred.		M
Outdoor cinema	- Picnic area would be nice. - Cinema at Melbourne Botanical Gardens referenced	M
Improving existing paths	- Fixing paths that are 'bumpy' etc. around etc, including bridges over flooding.	H
Spaces around buildings	Appropriate spaces between buildings that match the height	H
Sun next to buildings	Solar access through landscaping between buildings	M

Workshop 1 : Dickson Section 72
Community Input Session #1
Urban Design

24/10/2018

Item for discussion (e.g street typology)	Description of discussion point	Priority (H/M/L)
Traffic on Antill Street	Key concern about how proposition will affect traffic	H
Biking in Sacramento	The unpleasantness of riding past a carpark (or walking past it)	H
Empty shop fronts currently in Dickson	Not wanting more empty shopfronts in Dickson S72. (Fish chip shop, Ben and Cavin)	H
Uses that would draw people after hours	- Restaurants - After hours schools	H
Swimming pool to be upgraded.	Seems a very big positive, so that there is	M
Having good linkages around the site.	- Footpath not to end. - Connection to light rail - Main path not lit (feeling unsafe going to Dickson shops)	H
U turns permitted on Antill Street	Self explanatory for	H
Parking	Overflow for soccer	H

TABLE 2
Poppy
Josie





Workshop 1 : Dickson Section 72
Community Input Session #1

Landscape Design

24/10/2018

Item for discussion (e.g street typology)	Description of discussion point	Priority (H/M/L)
Nature play. WSUD	ie Batine gardens in Cairns. natural materials.	H.
natural materials	more interactive benches, nature play. furniture, using ropes, balancing, natural products, water pumps	
Amenity recycling.	rubbish bins. rubbish collection. / delivery	H.
ownership create a sense of ownership.	walls, public artwork changing walls.	H.
	still a sense of responsibility to pick up rubbish. / self-compost for rubbish.	
trees.	love the established trees. / rarely interact with them.	
	removing them to make areas safe + inviting. Be selective. Shade important look at replacing trees for better options.	M-H

Workshop 1 : Dickson Section 72
Community Input Session #1

Urban Design

24/10/2018

Item for discussion (e.g street typology)	Description of discussion point	Priority (H/M/L)
walkability	no connectivity no proximity to street starts with jump pool.	H.
pool / green space.	utilise green space. between pool + tennis courts.	H.
pool	draw out put more activity around pool.	H.
tennis court	not used a lot. / seen as exclusive. not inviting. / could be only together to a particular set of people. ↓ multipurpose / lawn could be seen as multipurpose.	L.

group forum	str water area / creek	flooding events / safety As good place for people.	pastor	M
	swellards + connectivity	connectivity networks Big water to connect areas i.e. playing fields	M-H	?? pastor based
	water	a water could be inviting place as long as it was shaded		

water play = safe + clean.

not coming out.
3 was time
passive surveillance.





Workshop 1 : Dickson Section 72
Community Input Session #1
Landscape Design
24/10/2018

Item for discussion (e.g. street typology)	Description of discussion point	Priority (H/M/L)
COMMUNITY PARK & NATURE PLAY. TO BE A VISITABLE PARKLAND.	- REINFORCE & ENCOURAGE THE COMMUNITY ASPECT OF THE SECTION 72.	
WIDE & SAFE SHARED PATHWAYS	- PATHWAYS & ACCESS TO BE A "NON CONTESTED" WALK - EXAMPLE - NORTH SIDE NEW WOODHOUSE & HATS PARK CROSSING - SHARED PATHWAYS.	
PARK ON NORTHSIDE OF POOL TO BE LEFT AS IS - WITH IMPROVED ACCESS.	- ACCENT TREES "AS IS" - VISUAL BACKDROP & SCREEN TO POOL - EXCELLENT	
PATHWAY AT REAR OF HOUSING IN WAGON IS SUITABLE (PRECINCT FOR GRAVEL & MTS)	EXAMPLE OF GRAVEL - SOFT PATHWAY	
BUILD A ROAD & CARS WILL COME	WHY BUILD MORE ROADS - ENCOURAGE LESS HARD SURFACE	
SO POST BUILD ROADS	MAKE ACTIVE TRAVEL	
LIMIT THE TIME PEOPLE CAN USE AVAILABLE PARKING.	MAXIMISE EXISTING ASSETS - FOR PARKING.	
SO LIMATE LONG PARK. CONNECTIVITY & WHAT TO DO WITH IT?	LEAVING & ACCESS TO ENCOURAGE SAFE AFTER DARK USE.	

NORTHWEST REDEVELOPMENT SITE 22 - IS CURRENTLY REFERTO OPEN SPACE
CONSIDER TO FORMALISE THAT AS OPEN SPACE.

T4

STOFF
BONNETT.

Workshop 1 : Dickson Section 72
Community Input Session #1
Urban Design
24/10/2018

Item for discussion (e.g. street typology)	Description of discussion point	Priority (H/M/L)
INCREASE USE FOR MORE COMMUNITARY FACILITIES - NOT JUST APARTMENT BUILDINGS.	HOW TO INCREASE COMMUNITARY ACTIVITIES & ALSO INCREASE INTERACTIVITY.	
RETAIL OPPORTUNITIES ARE MOVING TOWARDS NORTHMOORE - SO FOCUS ON CRAFTS - NOT RETAIL.	CREATING A VIABLE VILLAGE. NOT JUST APARTMENTS FOR THE WEALTHY. - mixed ages / SES	
BUILD A SHORE & FOR THE PRECINCT BASED AROUND ART, SPORT, CULTURE.	OWNER PROMOTED AS AFFORDABLE HOUSING - YET ITS EXPENSIVE TOWNHOUSES. - LACK OF TRUST IN GOVERNMENT.	
HOUSING INTERFACE. DESTINATION.	SITE MUST ATTRACT A VARIETY OF DEMOGRAPHICS & COMMUNITY NOT A MONOCULTURE.	
EXPERIENTIAL. FEELS LEAD DOWN THE PATH OF "RESIDENTIAL"	MUST BE MORE FRIENDLY OPTIONS / HOUSING. - SOCIAL ART / NOT JUST APARTMENTS. - TERRACE HOUSING	
PRECINCT PLAN THAT DEFINES USAGE THAT BUILD	MORE ACCEPTABLE - MUST MUST BE ACCESSIBLE. -	
ON THE CREATIVE & CULTURAL FABRIC OF THE PRECINCT.	PUBLIC REALITY IS COMPLEX NOT JUST A RETAIL OPPORTUNITY.	
BUILDINGS NOT TOO TALL - SIX STOREYS IS TOO BIG	ENSURE OPEN GREEN SPACES ARE INCLUDED - NOT JUST CANYONS BETWEEN APARTMENTS	

PLEASANT PLACES THAT INVITE YOU TO STAY (AFTER YOU HAVE DROPPED KIDS AT TRAINS / DANCE / CHILDREN POOL

CHLOE
HOGARTH
- DIRECTOR
- URBAN DESIGNER
- EPS PP.





Landscape principles:

Workshop 1 : Dickson Section 72
Community Input Session #1

Landscape Design

24/10/2018

Item for discussion (e.g. street typology)	Description of discussion point	Priority (H/M/L)
	Can't see green space and want to see a pink space - focus on green space.	
Bk 62225	Love looking at well not one big design site. Pink space to help green space.	
	Put program into the pink space - rich biodiversity. HQ. Public realm.	
High quality.	Good data along site and activities. Instructed play space.	
	Close to built structure. Transit landscape to built.	
Bk 13	Create room of a flow into the north side + things need to allow it to be improved.	
Bk 6	Narrow walkway (pink) green space flow from other. One way Bk 22 to Reservoir adjacent to ANCA.	
example 10.	Open space for people for party, festival event sites - useful spaces. Hybrid spaces.	

T5
Transcribed 26/10

Workshop 1 : Dickson Section 72
Community Input Session #1

Urban Design

24/10/2018

Item for discussion (e.g. street typology)	Description of discussion point	Priority (H/M/L)
high rise height ①.	Shading out + overbearing. There is a lot of trees down - an oasis of shade.	
Safety.	Love socio economic ghetto. No relationship to surrounding area.	
Connectivity	To what Dickson stops main green space but not main space for commercial activity. Much late night.	
green + walking	Safety not a factor.	
hours of garden	Never going to be 24 hr. Area after hours opening. Dance centre (late night). Major area has evening events. Green + tennis courts. Late night sunbathing. More active for night on the 3 vacant sites.	
corner site discovery	Rich in corner. Isolated site - not mixing mixed environment Bk4.	
Road connections	Handon Pl. Two traffic.	

