



SECTION 72 DICKSON – COMMUNITY NEEDS ASSESSMENT



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SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au
Offices in Canberra, Hobart, Melbourne, Sydney

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EXECUTIVE SUMMARY

Background

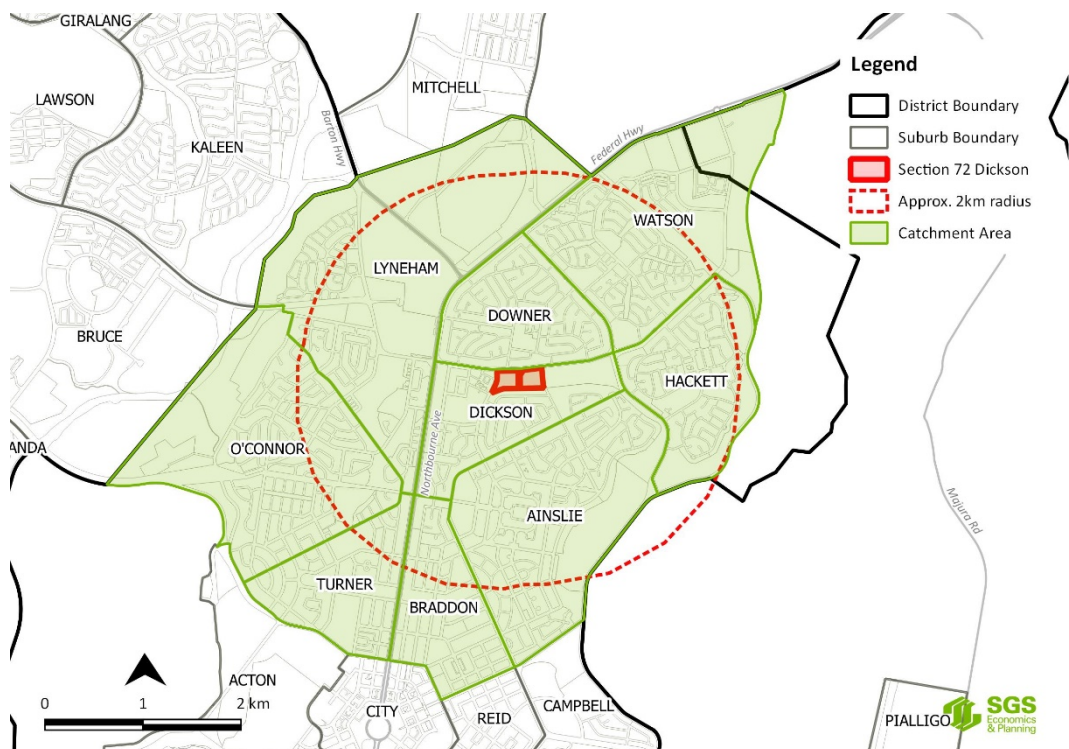
Section 72 Dickson, adjacent to the Dickson Group Centre, contains a number of existing community and commercial uses, including the Dickson Aquatic Centre. The ACT Government has identified Section 72 as an important site for urban renewal, because of its proximity to the Group Centre, public transport, and a range of existing community facilities and services.

The site is proposed to be redeveloped, while retaining a number of the existing uses, and including the ACT Government's commitment for a second Common Ground community housing development on Block 25. Opportunity sites for redevelopment have been identified as Blocks 6 and 22. Block 6 is currently owned by the ACT Government. Block 22 is privately leased by the Salvation Army, with negotiations currently underway concerning the future of the site.

SGS has been engaged by the Environment, Planning and Sustainable Development Directorate (EPSDD) to undertake a community needs assessment for Section 72. This assessment is intended to inform the ongoing planning of the site by identifying the likely need for different types of community facilities to support the existing and future population in the area over the next 10 to 20 years to 2029 and 2039. In doing so, suitable facilities and services that could be included as part of Section 72, as well as the broader catchment have been identified.

The catchment area considered in the assessment encompasses the suburbs shown in green below. A two-kilometre radius around Section 72 is illustrated below to show the relative distance to these surrounding suburbs.

CATCHMENT SUBURBS USED FOR ANALYSIS



Source: SGS, 2018.

Planning context

The proposal to redevelop Section 72 is consistent with the ACT Government's strategic planning documents concerning North Canberra and the Northbourne Avenue corridor, including the recently released ACT Planning Strategy and the City and Gateway Urban Renewal Framework, which have a focus on providing housing and services in proximity to public transport and existing centres.

Section 72 is currently zoned as CZ6 Leisure and Accommodation. Under the ACT's Territory Plan, community uses can be located in a range of zones, including the commercial zones such as CZ6. Community uses, as defined under the Territory Plan, include facilities that may be owned and operated as private businesses which may not be freely available for use by the public without charge.

Demographic profile

The catchment area is characterised by a significant young adult population, influenced by the proximity of the area to Canberra's universities (Figure 7 and Figure 8). The area has a slightly higher proportion of overseas-born residents compared to the rest of Canberra (Table 1), and slightly smaller proportions of Aboriginal and Torres Strait Islander residents (Figure 9). The catchment area is also significantly less religious than the wider ACT (Figure 10) and has higher proportions of residents with post-school educational qualifications (Figure 11).

Dwellings in the catchment are more commonly apartment type dwellings than is the case for the ACT overall, with consequently lower proportions of detached housing (e.g. townhouses) (Figure 12). There are larger proportions of lone person and group households in the catchment, than for the wider ACT (Figure 13), and smaller proportions of households with more than three residents (Figure 14). The catchment has historically had a relatively high proportion of public housing dwellings compared to the average for the ACT, though this is changing with the ongoing redevelopment of a number of former public housing sites in the area (Table 3 and Table 4). Renting is also a much more common form of tenure in the catchment than for the wider ACT (Figure 15).

The North Canberra district is expected to accommodate around 13 percent of the ACT's population growth to 2058, according to ACT Treasury's population projections (Table 7). By 2022 the population of the catchment suburbs is expected to increase by 3.2 percent from 2017, or 1,300 people, while Dickson is expected to see an increase of 22.8 percent, or 500 people (Table 6).

Population projections used in analysis

To assess the likely future demand for community facilities, an expected future population of the catchment needs to be identified. The ACT Government's published population projections, combined with ABS 2016 Census data, have been used to estimate the population and age profile for Dickson and the catchment area.

Projections have been identified for 2022, 2029 and 2039. The projections to 2022 are based on the available ACT suburb-based projections. The projections ahead to 2029 have been used as it is assumed that Section 72 will be developed within a 10-year timeframe. The projections to 2039 have been used to illustrate the longer term need for facilities beyond the development of Section 72. The estimated population of Dickson and the catchment area in 2029 and 2039 has been derived using the district level projections released by the ACT Government for North Canberra and the following assumptions and method:

- Assumed that the proportion of North Canberra's overall population in each suburb will be consistent with the proportion in 2022
- Applied these proportions to the total projected population for North Canberra in 2029 and 2039
- Calculated the total catchment area population using the identified catchment suburbs, and

- Assumed that the age profile of Dickson and the catchment area will be consistent with the 2016 Census.

This generates the following population and age profile, which has been used in the assessment.

ESTIMATED AGE PROFILE OF DICKSON AND CATCHMENT AREA, 2022 AND 2029

Age group	Dickson			Catchment area		
	2022	2029	2039	2022	2029	2039
0-4 years	152	180	208	2,193	2,601	3005
5-9 years	148	175	202	2,100	2,490	2877
10-14 years	92	109	126	1,834	2,175	2513
15-19 years	145	172	199	2,107	2,499	2887
20-24 years	377	447	517	4,696	5,569	6433
25-29 years	400	474	547	5,070	6,013	6946
30-34 years	307	364	421	4,527	5,369	6203
35-39 years	211	250	289	3,333	3,953	4566
40-44 years	191	227	262	2,812	3,335	3852
45-49 years	167	199	229	2,811	3,333	3851
50-54 years	129	153	177	2,403	2,850	3292
55-59 years	115	136	157	2,158	2,559	2956
60-64 years	88	105	121	1,819	2,157	2492
65-69 years	96	114	132	1,479	1,754	2027
70-74 years	51	61	70	1,092	1,295	1496
75-79 years	59	70	81	940	1,115	1288
80-84 years	55	66	76	805	955	1103
85-89 years	40	47	54	577	685	791
90-94 years	22	27	31	324	384	443
95-99 years	0	0	0	46	55	64
100 years and over	0	0	0	0	0	0
Total	2,847	3,376	3,900	43,125	51,144	59,084

Source: ACT Treasury, 2019; ABS 2016 Census; SGS calculations.¹

Current facilities and services

To assess the expected level of need in the catchment area in 2022, 2029 and 2039, benchmarks for the provision of different types of facilities have been used. It is acknowledged that some of the ratios are likely to be less relevant due to recent trends and policy shifts. It is also important to note that the benchmarks used provided a starting point, and are generally based on planning for greenfield developments. In the case of Section 72, it is also important to understand best practice approaches for providing facilities in urban renewal contexts. This is explored in Section 5 of this report.

The current supply of facilities in each of the suburbs in the catchment area has been identified using ACTmapi, other desktop sources, and in consultation with ACT Government directorates and service providers.

¹ ACT Treasury, 2019, 'Projections of the resident population 2019,' <https://apps.treasury.act.gov.au/snapshot/demography/act>

Supply and demand gaps

To estimate the likely level of need and future gaps in provision, SGS has used the ACT Government's publicly released population projections and ABS Census data to estimate the population and age profile of the catchment area, to 2022, 2029 and 2039. The findings of the gap analysis for each type of facility are summarised below.

It is important to note that as future economic and demographic outcomes are inherently uncertain the population projections utilised should not be relied on as fact. Demographics trends will change over time, and will influence the growth and types of households locating in the catchment area, which cannot necessarily be foreseen. Population projections developed by governments will evolve with changing trends, and the level of need and demand for community facilities will therefore need to be revisited at different stages.

General community spaces

Meeting rooms, neighbourhood halls and community centres

There are currently a range of neighbourhood halls and community centres within the catchment area, meeting the benchmark levels for provision. There is likely to be a future need for additional meeting rooms and multi-purpose flexible community spaces, to be able to cater to a range of uses as the population grows, and potentially for an additional community centre by 2039.

To maximise the use and accessibility of such facilities, meeting rooms are best located in a hub in proximity to other facilities. Several of these types of spaces could be incorporated into Section 72.

Licensed clubs

There is not a need to provide sites specifically for additional licensed clubs to service the catchment area. Provision is likely to be driven by market demand and can be accommodated in commercial or mixed use zones.

Religious facilities

Current facilities in the catchment area meet the benchmark level of provision for the expected population to 2022, 2029 and 2039. With current trends in religious observance, there is likely to be less need for specific spaces for places of worship, however, there may be some demand for sites and facilities from religious groups that could be accommodated in community spaces at Section 72.

Cultural facilities

Arts facilities

The catchment area is home to several existing arts facilities, both community and government operated, which satisfy the benchmark levels. There may be opportunities for temporary and pop-up arts spaces and activities associated with Section 72.

Libraries

Dickson Library is approaching capacity, and is popular for providing programs suitable for a diverse range of people in the catchment, particularly parents with children. Civic Library, although close to the Dickson Library, does not provide the same access to programs for the residential population due to its location and design, but does provide for the city employment population. There are opportunities for the Dickson Library to increase its footprint, capacity and programs on the existing site, whilst considering the building's heritage status, to meet community needs.

Educational and children's facilities

Schools

Primary schools in the catchment area are currently experiencing enrolment pressures, and additional facilities are likely to be needed to accommodate demand by 2029. However, it is unlikely that school facilities could be provided at Section 72 due to size constraints.

High schools in the catchment are currently approaching or at capacity, and as such the expansion of existing facilities may need to be considered. There may be capacity to accommodate additional demand for college places within the catchment at existing facilities by 2029, but expansions or additional infrastructure may need to be considered.

Early childhood education and care services

The ACT Education Directorate is developing new policies around the provision of services for children aged under five, which will influence future planning of child care facilities. Services across the ACT are planned for based on different age groups, hours of operation, and different management systems which are required to comply with different legislation and standards. Using the benchmarks for provision suggests that the current provision of early childhood education and care services in the catchment area is unlikely to meet future demand based on expected population growth, with a potential need for four additional centres in 2029, and six by 2039.

Market trends, demand from workers, and shifts in family types are likely to influence the expected level of demand for and potential location of child care facilities across the catchment. Section 72 provides a suitable location for child care centres, however, the presence of existing facilities may limit the appeal of the site for additional operators.

Child and family centres

Child and Family Centres in the ACT provide a targeted intervention approach, working with families to build parental skills, focusing on the period from pre-birth to the early years of life combined with universal access programs. The services are for children's development, safety and wellbeing, and a significant number of families that participate in the existing Child and Family Centres intersect with Child and Youth Protection Services and/or are experiencing domestic and family violence.

There is currently no stand-alone Child and Family Centre infrastructure located in the Dickson and the catchment area of Inner North. Whilst families with young children may access some health services through the Dickson and Civic Community Health Services (and this could be seen to satisfy the benchmark level of provision) the Child and Family Centre service offer is different. The success of the Child and Family Centre delivery approach is the capacity to tailor responses to meet the needs of individual families. Based on future growth and with its location and accessibility, there could be potential for a Child and Family Centre to be part of Section 72. This could be provided within the lower levels of a mixed-use building, providing services and private outdoor spaces for families and flexible spaces for the wider community to access.

Youth centres

The benchmark for youth centres is not currently being met, as there is no ACT Government youth centre in the catchment area, though some youth services are provided for the district at Junction Youth Health Service in Civic. Consideration could be given to incorporating space for youth centre services and recreational spaces for younger people as part of the design of Section 72.

Health and social service facilities

GP and allied health services

The benchmarks suggest a need for at least two additional GP medical centres to service the likely future population in the catchment, which could be included in part of Section 72 as a mixed use or commercial site. However, as GP clinics are typically privately operated facilities and can be provided in a number of different land use zones, there are likely to be market factors that influence whether they would choose to locate on the site.

Growth in the worker population may also induce further demand for GP and other medical services. Flexible consulting spaces could be provided to accommodate outreach services and respond to changing needs. A walk-in health centre for North Canberra has been committed to by the ACT Government, though this will not necessarily be located in Dickson.

Social services

The range of social services available in the catchment area meets the benchmark level of provision for the expected future population. Outreach services could be provided to meet changing needs through provision of general meeting or medical/consulting spaces if these were to be included as part of Section 72.

Services for older people

The current provision of senior citizens clubs in the catchment area, meets the benchmarks based on the expected future population. There may be a need for additional nursing homes places across the catchment, with an additional 200 in 2029 and 260 in 2039. There may be a need for an aged day care facility to service the catchment, which could be accommodated at Section 72. Section 72 could potentially be a suitable location for retirement or nursing home facilities provided access requirements can be met.

Emergency facilities

The current provision of emergency services facilities will be able to service the expected population of the catchment. Any future relocation of the ESA's Dickson Ambulance Station will still ensure that the catchment is serviced. The design of Section 72 will need to consider accessibility by road for emergency vehicles.

Sports facilities and open space

Playing fields and ovals

There are currently four district playing fields and around nine neighbourhood ovals within the catchment area. This level of provision meets the benchmarks for the expected population of the catchment. The design of Section 72 should allow for integration with the surrounding open space network.

Community gardens

The existing Dickson Community Garden is in close proximity to Section 72 and satisfies the benchmark level of provision. The CRA's Dickson Place Plan, developed in consultation with the community, also identifies a community garden as an immediate action. With continued growth in the population there may be an increase in residents wanting membership to a community garden, which could be incorporated into the open space within Section 72.

Parks and playgrounds

There is no identified benchmark for the provision of playgrounds, however, the catchment is home to seven existing town/neighbourhood parks. Playground facilities could be incorporated into the design of open space at Section 72 or upgraded nearby, and there may

be more demand for such facilities if more families move into the catchment as the process of urban renewal continues.

The ACT Government's Better Suburbs initiative has determined priority locations for playground provision across the ACT. The Dickson Place Plan has also identified Dickson as a possible location for a future play space.

Fitness centres

Fitness centres and gyms are largely delivered by the private market, and population growth will likely induce further demand for services. There is therefore less need to set aside specific sites for such uses, though they could potentially be accommodated at Section 72.

Key findings and recommendations

Overall, the catchment area is generally well-catered for in terms of community facilities for a population of its expected size. Because Section 72 is expected to be developed in the next 10 years, and because longer term population projections are more uncertain and more likely to change with trends, the recommendations in this report have focused on the need for facilities to 2029. It is acknowledged that with population growth, there may be need for further additional facilities to service the catchment areas by 2039.

Facilities in addition to those that currently service the catchment that may be needed in 2029 include:

- Several general meeting rooms and flexible community spaces that can be adapted to a range of uses (e.g. religious worship, pop-up arts activities)
- Potentially one additional government primary school
- Between four and six additional child care centres
- A youth centre and recreational spaces for younger people
- Two additional GP medical centres
- Around 200 additional aged care places
- One aged day care facility
- Expanding the Dickson Library, whilst considering the building's heritage status.

New development within the catchment will also need to provide open space and integrate with North Canberra's existing open space network.

Best practice in provision of facilities as part of urban renewal

Traditionally, community facilities and services have been provided through stand-alone buildings or facilities designed for one particular use. However, as population growth continues and urban renewal occurs, land devoted to single purpose uses may no longer be possible, nor perhaps desirable.

The availability of land suitable for community facilities, particularly those that require more space, is increasingly limited. Higher land costs in inner city and urban renewal areas also impact on the economic viability of delivering facilities. To continue to deliver the wide range of facilities needed to cater for a growing and diverse population, co-located facilities and services clustered together in centres and integrated as part of mixed use development is considered a more desirable outcome. This can increase accessibility and be a cost effective approach for both government and private service providers through reduced capital and ongoing costs, while providing benefits to residents. This includes improved access to a range of services in one place, including via public transport, which may not be the case with more dispersed models of provision. The integration of community facilities with other uses can also contribute to the vibrancy of centres and mixed use developments.

Facilities that could be included at Section 72 Dickson

Not all the facilities identified above may be suitable for inclusion as part of Section 72. The facilities that SGS considers to be suitable options for Section 72 include:

- General meeting rooms/flexible spaces, suitable for a range of uses
- Youth centre services and recreational spaces for younger people linking to open space within Section 72
- GP clinics, or flexible consulting rooms that can be used for GP and other outreach health and welfare services
- Aged day care and residential aged care facilities, subject to accessibility requirements being met.

There may also be potential for a Child and Family Centre at the site given its location and accessibility.

As the residential population increases, there would most likely be an increase in residents wanting membership to a community garden, which could be incorporated into the open space within Section 72.

Primary schools and child care centres are likely to have size and other constraints that limit their ability to be incorporated at Section 72.

It is important to note that these types of facilities could be provided as part of Section 72, but do not necessarily need to be provided at this location. Where facilities are provided is ultimately driven by a combination of factors, including availability. In line with best practice principles around the provision of community facilities, these types of facilities could potentially be provided as part of a mixed use development.

1. BACKGROUND

This section outlines the context for this report and the changes proposed for Section 72 Dickson.

1.1 Section 72 Dickson

Section 72 Dickson is located close to the Dickson Group Centre. The site is bounded by Antill Street to the north, Sullivans Creek to the south, Cowper Street to the west, and Hawdon Place to the east.

FIGURE 1: SECTION 72 DICKSON IMMEDIATE SURROUNDINGS



Source: ACTmapi, 2018.²

² ACTmapi, 2018, 'Territory Plan,' <http://app.actmapi.act.gov.au/actmapi/index.html?viewer=tp>

Figure 2 below shows the location of Section 72 Dickson in the wider North Canberra context.

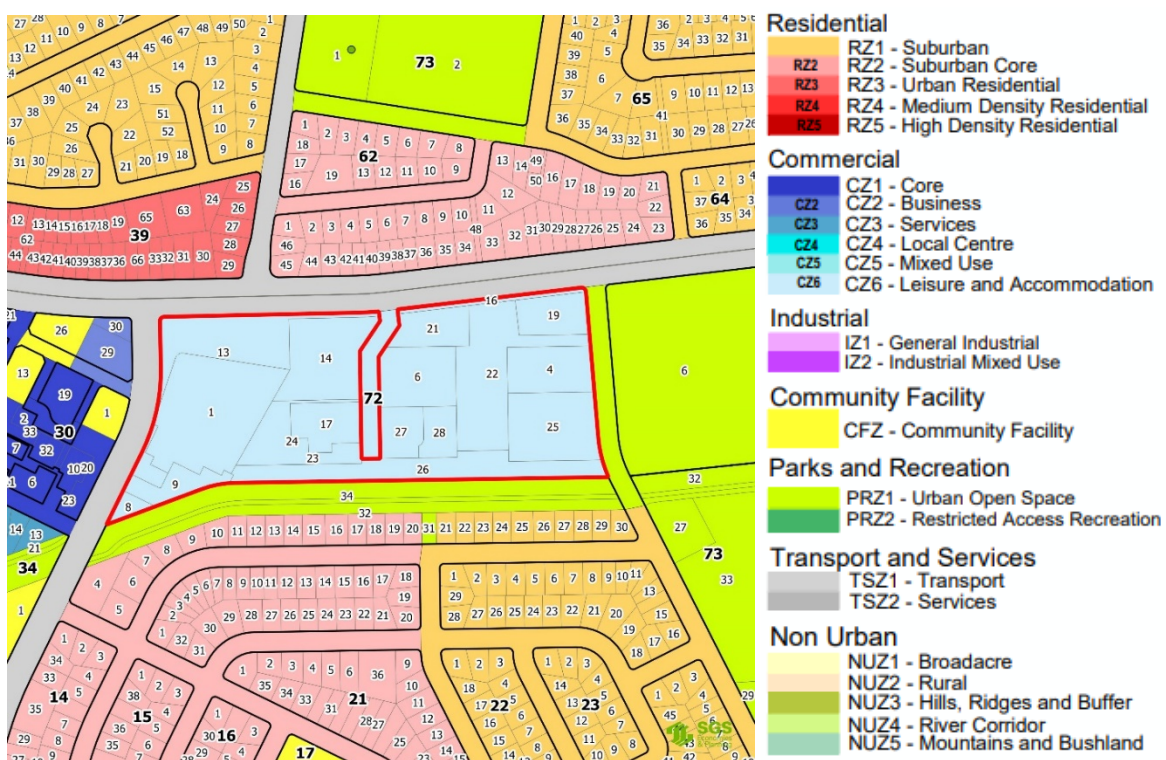
FIGURE 2: SECTION 72 DICKSON IN NORTH CANBERRA CONTEXT.



Source: SGS, 2018.

Figure 3 illustrates the land use zoning of the site and the surrounding area. Section 72 is currently zoned as CZ6 Leisure and Accommodation.

FIGURE 3: SECTION 72 LAND USE ZONING



Source: ACTmapi, 2018.

Section 72 is adjacent the Dickson District Playing Fields in the east. Lower density residential uses are predominant to the north and south of the site. Section 72 is also close to several schools and the Australian Catholic University campus. Current uses on the include:

- Majura Community Centre
- Majura Men's Shed
- Majura Tennis Club
- Salvation Army
- Dickson Aquatic Centre
- ANCA Gallery and Studios
- Pinocchio Early Learning Centre
- Kim Harvey Dance School
- Parkland Hotel and Apartments, and
- Kingdom Hall (Jehovah's Witness).

Proposed urban renewal

The ACT Government has identified Section 72 Dickson as an important urban renewal site, due to its proximity to the Dickson Group Centre, accessibility to public transport, schools, and community facilities. Much of the civil infrastructure and landscaping around the site is also reaching the end of its operational life. The site offers opportunities to support development with economic and social benefits. These could include the provision of cultural, community, sports and recreation facilities, affordable housing, and a second Common Ground community housing development which has been committed for Block 25.

The redevelopment of Section 72 Dickson is intended to provide increased amenity and revitalised spaces, in line with the ACT Planning Strategy's objectives for a more compact and efficient urban form. Planning and community engagement undertaken to date has focused on future land uses, better transport connections (walking, cycling and road), building design, and improved public amenities for the community.

Current plans for the site include the retention of the uses currently under Government leases, namely the Majura Community Centre and the Dickson Aquatic Centre. A number of the blocks within Section 72 are privately owned, and are not subject to the development proposal. The sites with opportunities for redevelopment have been identified as Blocks 6 and 22 (though this is currently privately owned), with Block 25 identified for the Common Ground site as noted above.

The designs for the site are the subject of ongoing community consultation activities and are likely to continue to evolve in response to community feedback.

1.2 Community needs assessment

The Environment, Planning and Sustainable Development Directorate (EPSDD) has engaged SGS to undertake a community needs assessment for Section 72 Dickson. The intent of this assessment is to inform the ongoing planning for the site by identifying the likely need for different types of community facilities to support the existing and future population in this area. In doing so, suitable facilities and services that could be included as part of the site's redevelopment can be identified.

The remainder of this report is organised as follows:

- **Section 2** outlines the planning and policy context relevant to Section 72 Dickson.
- **Section 3** considers the existing and likely future demographics of the Dickson area.
- **Section 4** identifies the current supply of facilities and services.
- **Section 5** assesses the likely future demand and gaps in provision of facilities.
- **Section 6** provides a summary of facilities that could be included as part of Section 72 Dickson.

2. PLANNING AND POLICY CONTEXT

This section outlines the relevant planning and policy context for Section 72 Dickson.

2.1 Planning context

Territory Plan Centres Hierarchy

The ACT's Territory Plan includes a hierarchy of centres. **Town centres**, including Civic, Belconnen, Gungahlin, Woden and Tuggeranong, act as focal points for higher order retail functions, commercial services, offices and community facilities. The hierarchy of centres is as follows:

- Civic/Canberra CBD
- Town Centres
- Group Centres, and
- Local Centres.

Group centres in the ACT provide a wide range of retail, business, community and recreational services. Group centres primarily provide major food retailing to nearby suburbs. Typically, group centre catchments are for sub-district/district populations, in the order of 15,000 – 25,000 people.

Local centres provide for convenience shopping, community and business services to meet the daily needs of the local population. The population catchments for local centres are between 3,000 and 10,000 people.

People living close to group centres, town centres or the Canberra CBD also use these centres to meet needs that would generally be met at lower order centres in the hierarchy. As an example, residents of Dickson may access the Dickson Group Centre for local centre as well as group centre purposes.

Dickson functions as a group centre for its catchment suburbs, however, facilities such as the library, swimming pool, playing fields, shops and restaurants cater to residents from wider areas.

There is currently only one major supermarket located in the Group Centre. A proposal is being developed for an additional supermarket alongside residential apartments close to the current location of the Woolworths supermarket.

Land use zoning

As noted above, Section 72 Dickson is currently zoned as CZ6 Leisure and Accommodation. CZ6 zoned land provides for the development of entertainment, accommodation and leisure activities for residents and visitors to the ACT. It aims to protect these leisure and accommodation services from other commercial uses, while encouraging activities that will enhance diversity and employment.

Developments on CZ6 land are required to have access to public transport, protect the amenity of nearby residential areas, ensure that design is compatible with environmental

values and surrounding landscapes, and ensure that street frontage activity is provided. The objectives of the CZ6 Zone are as follows.

- a. Provide for the development of entertainment, accommodation and leisure activities for residents of and visitors to the ACT and surrounding region
- b. Protect leisure and accommodation uses from competition from higher order commercial uses, and encourage activities that enhance the region's economic diversity and employment prospects
- c. Ensure leisure and accommodation facilities have convenient access to public transport
- d. Protect amenity of nearby residential areas, with regard to noise, traffic, parking and privacy
- e. Ensure the location of facilities, and their design and landscaping is compatible with environmental values
- f. Ensure that the bulk, scale, size, design and landscaping of development is compatible with the surrounding landscape
- g. Encourage activity at street frontage level and provide an appropriate level of surveillance of the public realm.

Defining community facilities

Community facilities are an important part of maintaining strong communities, through providing places to come together, encourage a sense of community, and support community wellbeing. Community facilities are generally seen as infrastructure including schools, health facilities, recreation grounds, parks, emergency service stations, and art and cultural facilities. These facilities are supported by 'soft' infrastructure, including programs, services, resources and activities.

Community uses under the Territory Plan

Community uses as defined under the Territory Plan include the following types of facilities:

- Child care centre
- Community activity centre (e.g. used for child minding, community centre, community hall, meeting rooms, Men's Shed, neighbourhood centre, public health and welfare or information services, scout/guide hall, or space for community groups)
- Community theatre
- Cultural facility (e.g. art gallery, museum, library)
- Educational establishment
- Health facility
- Hospital
- Place of worship, and
- Religious associated use.

These uses can be located in a number of zones in addition to CFZ Community Facility Zoned land, including the CZ6 Leisure and Accommodation Zone. Some of these facilities can be owned and operated as private businesses and are not necessarily freely available to the public without charge.

2.2 Policy context

The following sections consider some of the key planning and other ACT Government strategies that are relevant to the catchment area. There are also a number of sector specific strategic plans currently being undertaken, including in the areas of health, education, libraries and emergency services.

ACT Planning Strategy (2018)

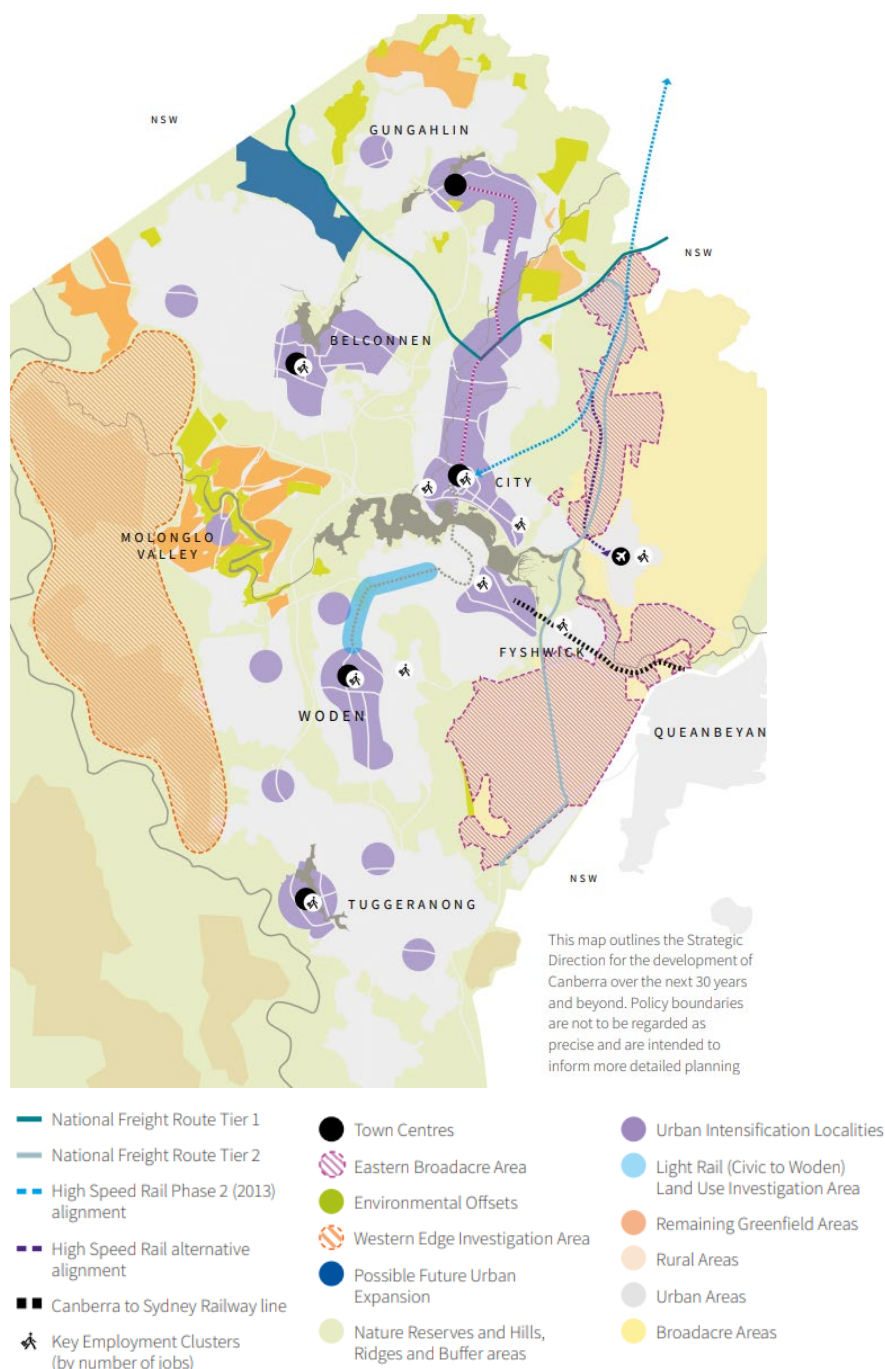
The recently released ACT Planning Strategy includes five overarching strategic directions:

- Compact and Efficient City

- Diverse Canberra
- Sustainable and Resilient Territory
- Liveable Canberra, and
- Accessible Canberra.

The Strategy builds on the previous 2012 ACT Planning Strategy and includes a target for 70 percent of development and urban intensification to occur within Civic, the Town Centres, around Group Centres and along inter-town rapid transit corridors. The Dickson Group Centre is identified as an urban intensification area and represents an opportunity for higher density development, subject to permissibility under zoning, as illustrated in Figure 4 below.

FIGURE 4: ACT PLANNING STRATEGY POLICY PLAN STRATEGIC DIRECTIONS



Source: ACT Government, 2018.³

³ ACT Government, 2018, ACT Planning Strategy 2018, https://www.planning.act.gov.au/data/assets/pdf_file/0007/1285972/ACT-Planning-Strategy-2018.pdf

The Strategy emphasises that centres must be able to respond to future employment and community demands and expectations. In doing so, centres must be able to meet the needs of the community, while providing opportunities for economic growth and improved liveability.

As well as embracing the need for a diversity of housing choices and access to services within strategic centres, the Strategy further emphasises the need for adequate provision of community and social infrastructure, sport and recreation facilities, and services for all Canberra residents.

City and Gateway Urban Design Framework (2018)

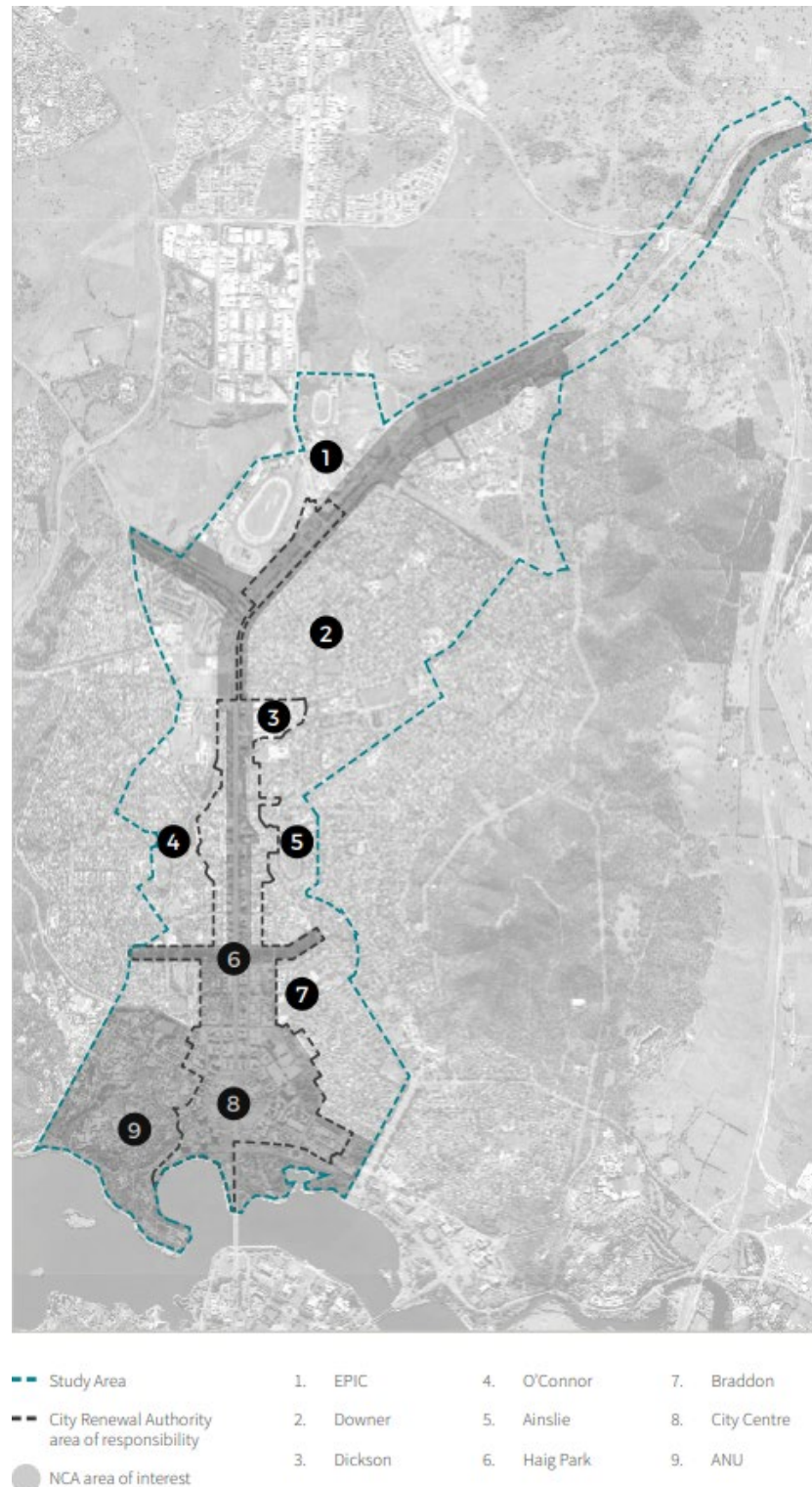
The City and Gateway Urban Design Framework (the Framework) is a joint Australian Government (through the NCA) and ACT government vision for the development of the city centre and along the gateway corridor of Northbourne Avenue and the Federal Highway. The Framework has been designed to guide the city's shape and urban form, improve access and movement, and create better places, while promoting sustainability and urban culture.

The Framework is based on a gradual shift in the landscape character and urban form along the corridor, progressing from a semi-rural 'approach route' along the Federal Highway, to an 'informal park boulevard' quality around Downer and Dickson, to a formal landscape 'avenue' in approaching the city centre along Northbourne Avenue.

Dickson is situated within the study area of the Framework and is also within the City Renewal Authority's area of responsibility. However, Section 72 is located outside the CRA's area of responsibility, as illustrated below in Figure 5. The Framework identifies Dickson as an important node for the corridor, seen as a key location development and redevelopment, in fostering renewed public places activity at the street level. The Framework aims to introduce east-west pedestrian and cycling connections around Dickson, linking to light rail and bus services, including along Sullivans Creek. Another important aim is to encourage development of sites to allow for a greater mix of land uses while retaining Dickson's fine grain character.

Under the Framework, Dickson is also identified as one of the key locations and community hubs for the delivery of community facilities. Community hubs are intended to be multipurpose places for a variety of activities, where a wide range of community needs can be met, formally and informally.

FIGURE 5: CITY AND GATEWAY FRAMEWORK AND CRA SUBJECT AREAS



Source: ACT Government, 2018.

ACT Housing Strategy (2018)

The ACT Housing Strategy sets out the vision for housing in Canberra, to foster a housing market that meets the needs of the community. The goals of the strategy focus on:

- An equitable, diverse and sustainable supply of housing for the ACT community
- Reducing homelessness
- Strengthening social housing assistance

- Increasing affordable rental housing, and
- Increasing affordable home ownership.

The Strategy recognises with Canberra's population growing, the delivery of housing in effective locations is of utmost importance. As such, housing growth needs to occur in locations with existing infrastructure, services and networks. Infill development and urban renewal will therefore be a key part of achieving the aims of the Strategy.

Dickson represents an ideal location for urban intensification, due to its established Group Centre, its accessibility to transport networks, including the forthcoming light rail. Consistent with the Planning Strategy, 70 percent of new housing is expected to occur within the established urban footprint.

The Strategy also recognises that housing development opportunities need to meet demand while also providing social housing and affordable housing options. In line with this, the ACT Government has committed to a Common Ground project being part of Section 72. Common Ground facilities have been recognised as a successful pathway out of homelessness, in providing permanent housing and on-site supportive services, as demonstrated by the existing facility in Gungahlin.

Draft Moving Canberra 2019-2045 Integrated Transport Strategy (2018)

A draft Integrated Transport Strategy for the ACT was released in 2018. Since the previous Transport Canberra strategy of 2012 Canberra's transport network has undergone significant transition. The new draft strategy more accurately represents this change and is the ACT Government's vision for a modern, sustainable and integrated network.

A significant part of the revised vision and network, is Stage 1 of light rail, travelling between Gungahlin and the City. As part of the route and the integration of the bus network, the draft Strategy show the Dickson Interchange as a key point of access for people living in the inner north, providing access to the light rail line, a new Rapid service connecting Watson to Belconnen, and connections to other suburban bus routes.

As part of the draft strategy, and the ACT Government's vision to make Canberra the cycling capital of Australia, Dickson is also identified as a key point on a proposed future cycling route between Gungahlin and the City, as well as the existing route connecting to the ANU along Sullivans Creek.

ACT Arts Policy (2015) and infrastructure plan

In 2015 the ACT Government released the ACT Arts Policy and an infrastructure plan. Participant consultation informed the preparation of these policies, where it was generally suggested that the ACT was well-catered for in terms of access to arts facilities. A key point was that many of those involved in the arts sector would prefer funding to be allocated for maintenance or upgrades to existing arts facilities over further funding for the construction of new venues. It was also suggested that a more strategic approach to the provision of facilities was needed.

Utilising existing resources more effectively for arts events and activities, including other community facilities and buildings, was another suggestion made to provide better access to spaces for artists and other cultural groups. The need to separate funding for maintenance of facilities from funding allocated for artistic and other programs run by artsACT, was also raised.

The priorities and actions in the Arts Policy (2015) are to be implemented through artsACT and the Cultural Facilities Corporation (CFC) strategic plans. The Policy also suggests that operational plans are to be developed by artsACT on issues including cultural infrastructure and funding. The artsACT Strategic Plan 2015-16 includes a specific commitment to develop a plan for the maintenance of existing facilities.

Indicative Land Release Program 2018-19 to 2021-22

The Indicative Land Release Program (ILRP) 2018-19 to 2021-22 aims to accommodate Canberra's growth and change by releasing land to the market, for residential, community, commercial and industrial uses. The ILRP evolves in line with government priorities, market condition and Canberra's changing population.

No sites in Dickson are currently listed in the ILRP, however, there are a number included for North Canberra:

- Section 50 Block 12 Lyneham (former Macarthur House site) – 530 residential dwellings/ 13,633 square metres mixed use space in 2018-19
- Section 63 City – 350 residential dwellings in each of the 2019-20, 2020-21 and 2021-22 years
- Section 4, 30 and 20 City – total of 15,900 square metres of commercial space (part of ANUX Precinct) in 2019-20
- Sections 74 and 76 Watson – 200 residential dwellings/8,500 square metres of mixed use space in 2020-21, and 200 residential dwellings in 2021-22.

There are currently no planned releases for community facilities zoned sites in the area, however independent living units are being built in Downer on the former school site which was rezoned from CFZ Community Facilities to RZ5 High Density Residential. The release of selected blocks at Sections 74 and 76 Watson may deliver some form of community facilities, though the planning for these sites is still evolving.

There are several sites within the catchment area that have been proposed for redevelopment that are likely to include commercial uses, including at the Yowani Golf Club, Kamberra Winery, the DKS development and the Doma Group/Coles proposal in the Dickson Group Centre.⁴ Some community uses have also been proposed as part of the DKS, Doma and Kamberra developments, such as child care facilities and medical centres.

While Section 72 is not currently on the land release program, the ACT Government is progressing planning for the site due to the commitment to deliver the second Common Ground facility on Block 25, and because Block 6 and Block 22 are currently disused.

Better Suburbs Statement

The ACT Government had undertaken extensive community consultation on what Canberrans want to see prioritised in terms of city servicing through the Better Suburbs program. The result of this has been the Better Suburb Statement 2030, written by 54 members of a Citizens' Forum.

The Statement offers a vision for city servicing to 2030 alongside shorter term priorities. The community wants a city that is attractive, well maintained, and safe, and that enhances a sense of place. Priorities for servicing under the Statement include:

- Lakes, ponds, stormwater and water quality
- Street and park trees, and
- Household waste and recycling.

The Statement is available from the Yoursay website at <https://www.yoursay.act.gov.au/BetterSuburbs>.

⁴ Consultation with EPSDD, 2019.

3. DEMOGRAPHIC PROFILE

This section describes the current and projected demographic characteristics of the Dickson area.

3.1 Catchment area

For the purpose of this analysis, the area shown in green in Figure 6 below has been identified as the relevant local catchment. This encompasses suburbs within an approximate two-kilometre radius of the site boundary and includes: Watson, Hackett, Ainslie, Braddon, Turner, O'Connor, Lyneham, Downer, and Dickson.

FIGURE 6: CATCHMENT SUBURBS USED FOR ANALYSIS



Source: SGS, 2018.

3.2 Current population

The following analysis considers the catchment area as identified above and the North Canberra district. The North Canberra district boundary encompasses the ABS' SA3 of North Canberra, which in addition to the catchment area suburbs includes Acton, City, Reid and Campbell.

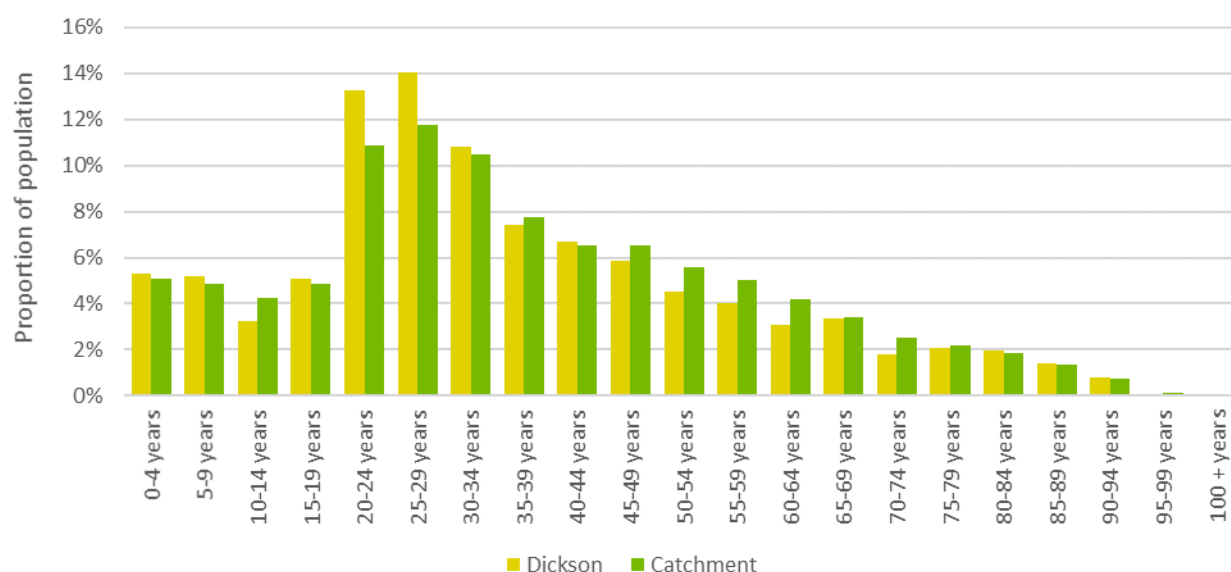
Population characteristics

Age profile

Figure 7 depicts the proportion of the population different age groups in Dickson and the catchment by five-year age groups in 2016. The most significant proportions for both areas are seen in the young adult age groups (20-24 years, 25-29 years and 30-34 years). This may

be influenced by the presence of university aged students, who wish to live close the Australian National University and the University of Canberra campuses. The catchment overall has a slightly higher proportion of residents in the 35 years and over, age brackets.

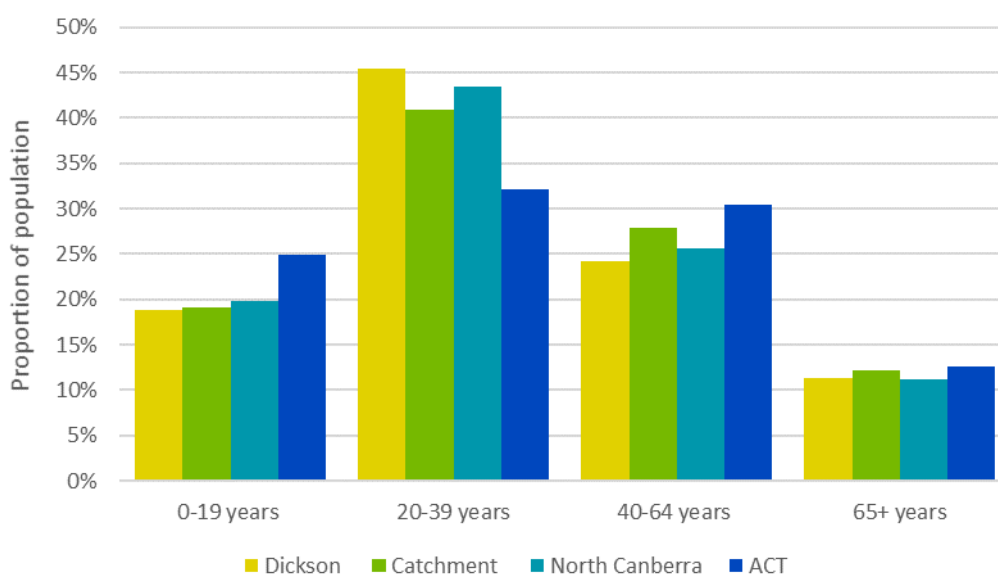
FIGURE 7: AGE PROFILE, DICKSON AND CATCHMENT, 2016 CENSUS



Source: ABS 2016 Census.

Figure 8 highlights the age profile of Dickson and the catchment compared to North Canberra and the ACT. There is a higher proportion of people in the 20-39 years group in Dickson (45 percent), the catchment (41 percent) and North Canberra (43 percent) compared to the ACT (32 percent). The ACT has a higher proportion of residents aged 0-19, and 40 years and over by comparison.

FIGURE 8: AGE PROFILE, 2016 CENSUS



Source: ABS 2016 Census.

Country of birth

Table 1 below shows the proportion of residents born overseas and the top 5 countries of birth from each area (excluding Australia). North Canberra has the highest proportion of residents born overseas at around 37 percent, followed by Dickson and the catchment, both at 35 percent.

TABLE 1: PROPORTION OF RESIDENTS BORN OVERSEAS, 2016 CENSUS

	% born overseas	Top 5 countries (excl. Australia)
Dickson	35.0%	China, England, Vietnam, Bhutan, New Zealand
Catchment	35.0%	England, China, India, New Zealand, USA
North Canberra	37.2%	China, England, India, New Zealand, USA
ACT	32.0%	England, China, India, New Zealand, Philippines

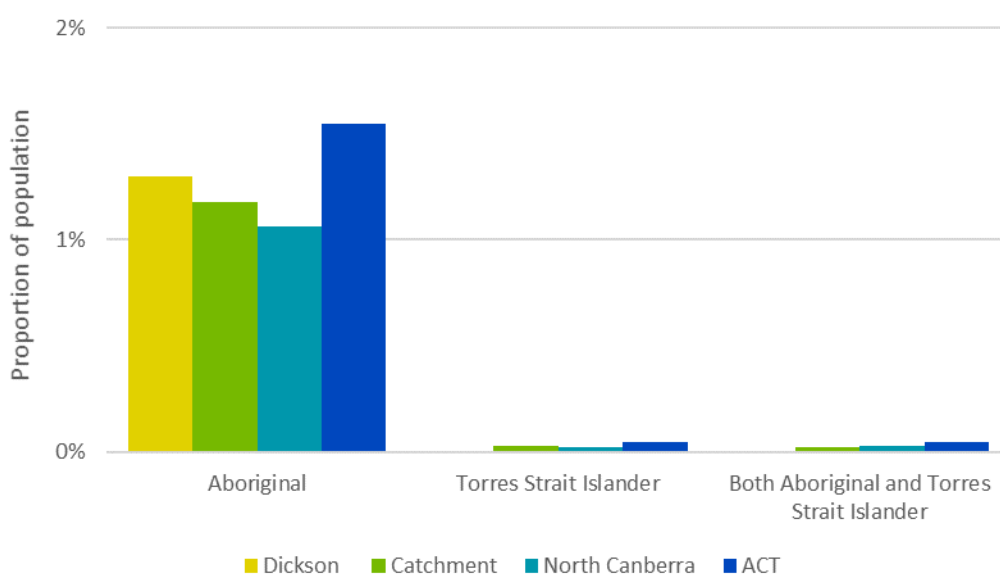
Source: ABS 2016 Census.

This composition of top five countries of origin shows that China, England, India and New Zealand are well represented.

Indigenous population

Figure 9 shows the proportion of the population that identified as Indigenous in 2016. The Aboriginal and Torres Strait Islander population is relatively small across each area, though the proportion in the catchment suburbs and North Canberra is generally lower than for the wider ACT.

FIGURE 9: INDIGENOUS POPULATION, 2016 CENSUS

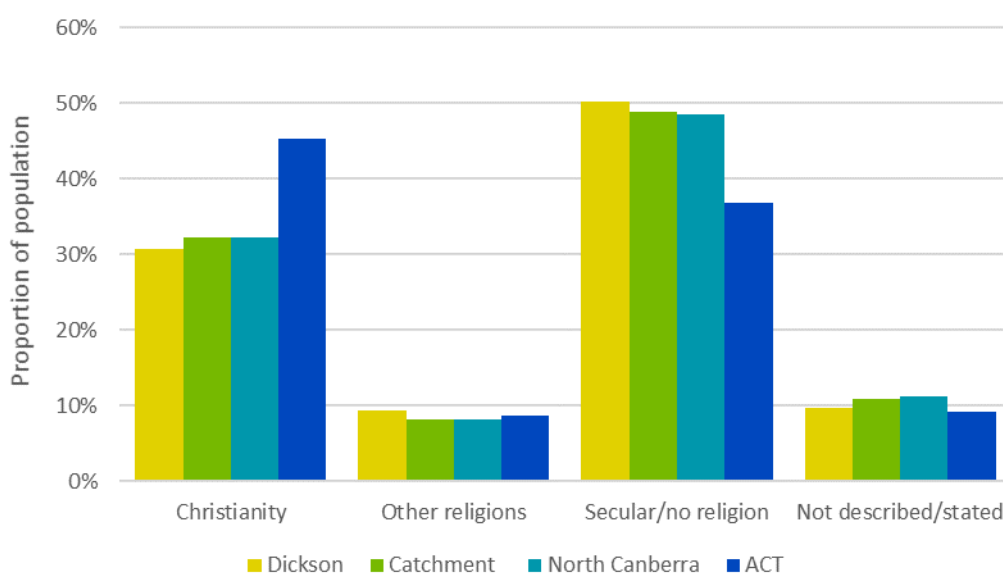


Source: ABS 2016 Census.

Religious affiliation

As shown in Figure 10 below, no religious affiliation is the most represented group in Dickson, the catchment suburbs, and North Canberra, while for the ACT as a whole, Christianity remains the most common form of religious affiliation. The prevalence of other religions is similar across each area.

FIGURE 10: RELIGIOUS AFFILIATION, 2016 CENSUS

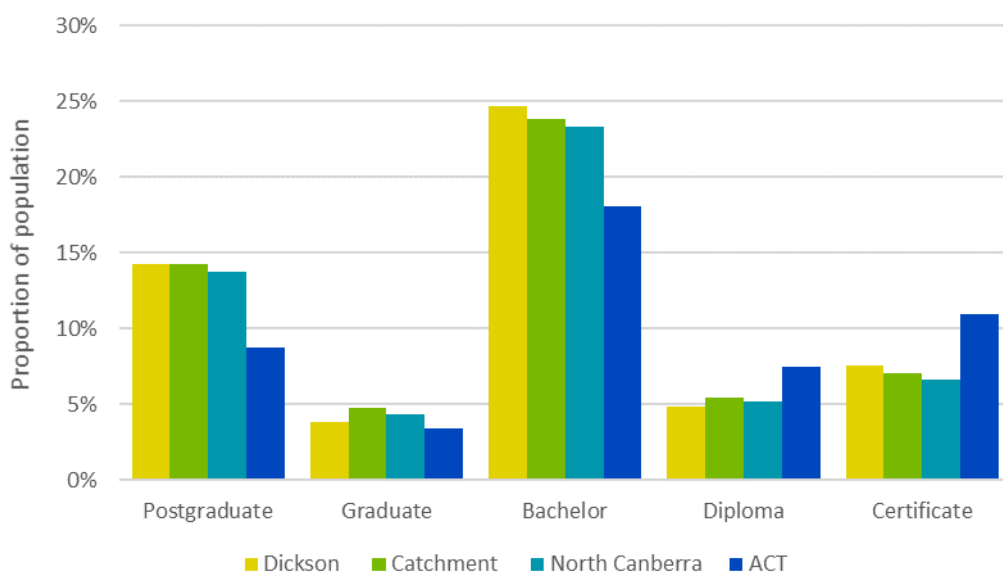


Source: ABS 2016 Census.

Education

The proportion of the population with post school qualifications are shown in Figure 11. Dickson, the catchment area, and North Canberra all have a higher proportion of residents with bachelor and postgraduate degrees compared to the ACT overall. In contrast, the proportion of residents with diploma and certificate qualifications was higher for the wider ACT compared to the catchment suburbs and North Canberra.

FIGURE 11: POST-SCHOOL QUALIFICATIONS, 2016 CENSUS



Source: ABS 2016 Census.

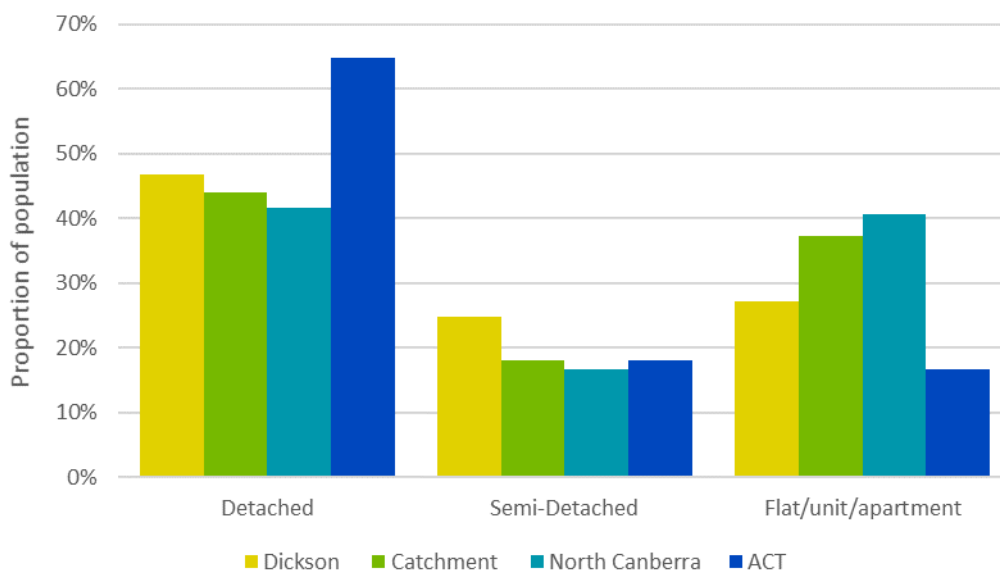
Dwelling characteristics

Dwelling types

Figure 12 below compares the dwelling types in Dickson, the catchment area, North Canberra and the ACT in 2016. Detached housing remains the most common form of housing across

each area, though the proportion is much higher for the ACT overall. North Canberra and the catchment suburbs have much higher proportions of apartment dwellings compared to ACT overall. Dickson itself has a relatively high proportion of semi-detached dwellings compared to the other areas.

FIGURE 12: DWELLING TYPES, 2016 CENSUS

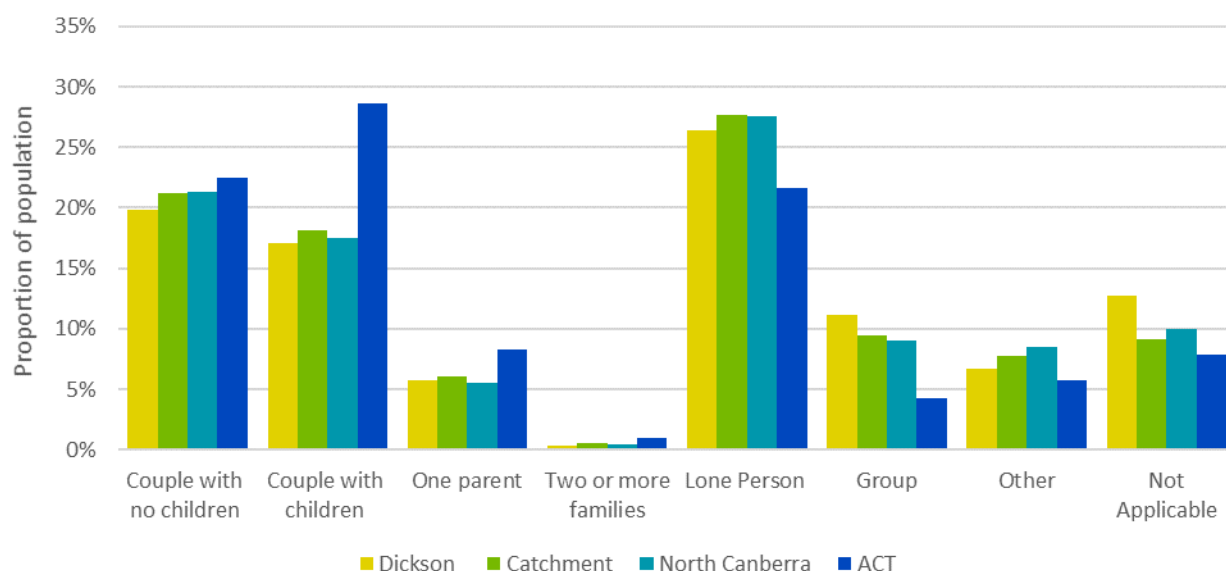


Source: ABS 2016 Census.

Household types

The household types across each area are shown in Figure 13. This demonstrates that Dickson, the catchment suburbs and North Canberra have a comparatively higher proportion of lone person and group households than the wider ACT. Couples with no children make up a similar proportion across each area, though the proportion is slightly higher for the ACT.

FIGURE 13: HOUSEHOLD TYPES, 2016 CENSUS



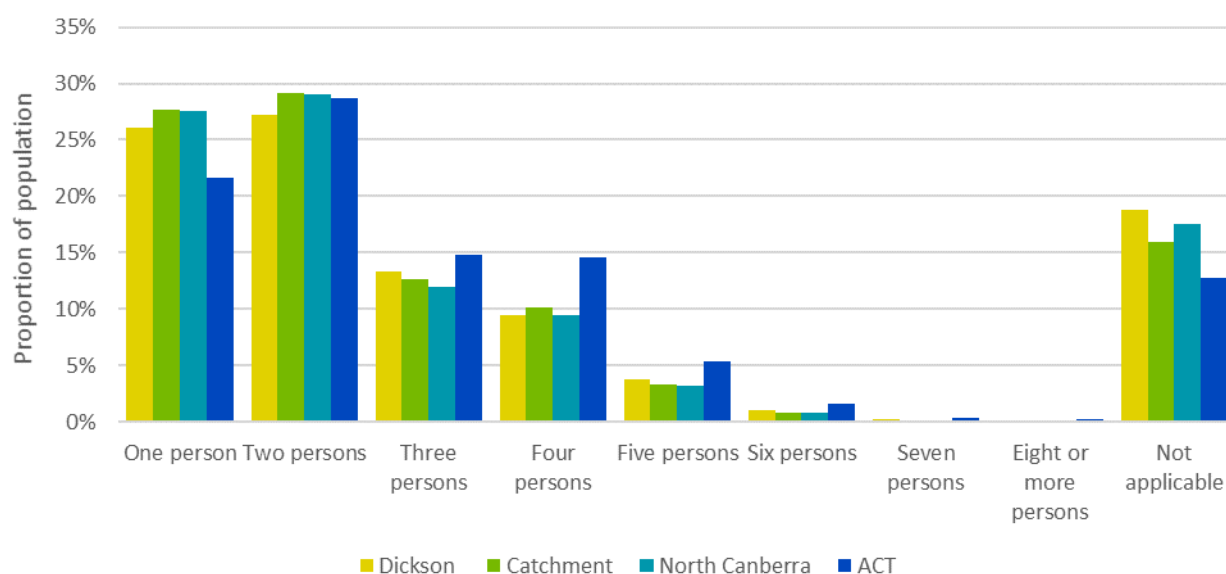
Source: ABS 2016 Census.

The ACT has a higher proportion of couples with children, at almost 30 percent of households, compared to less than 20 percent in Dickson, the catchment and North Canberra. Similarly, one parent households are more common in the ACT by comparison.

Household size

One and two-person households are the most common household sizes in Dickson, the catchment suburbs, North Canberra and the ACT overall, as illustrated in Figure 14. However, one person households are comparatively less common in the ACT. The ACT also has a higher proportion of households with three or more persons compared to the North Canberra areas.

FIGURE 14: NUMBER OF USUAL RESIDENTS, 2016 CENSUS



Source: ABS 2016 Census.

Table 2 below shows the average household sizes for each suburb in the catchment area compared to North Canberra and the ACT in 2016. The average household size is slightly larger in the ACT, at 2.5 persons, compared to 2.3 in Dickson and 2.2 in North Canberra, with some suburbs in the catchment with much smaller average sizes, such as Braddon with only 1.8 persons per household.

TABLE 2: AVERAGE HOUSEHOLD SIZES, 2016 CENSUS

Suburb/District	Average household size
Ainslie	2.4
Braddon	1.8
Dickson	2.3
Downer	2.5
Hackett	2.5
Lyneham	2.1
O'Connor (ACT)	2.5
Turner	2.0
Watson	2.4
North Canberra	2.2
ACT	2.5

Source: ABS 2016 Census QuickStats.⁵

Public housing

Recent years have seen significant change in the number of public housing dwellings in the catchment suburbs with the renewal and redevelopment of several large former public housing sites through the Asset Recycling Initiative (ARI). Table 3 shows the change in the number of dwellings in Dickson, the catchment, North Canberra and the ACT between 2014 and 2017.

TABLE 3: PUBLIC HOUSING DWELLINGS, 2014-2016

	June 2014	June 2015	June 2016	June 2017	Change 2014-2017	% change 2014-2017
Dickson	116	112	118	117	1	0.9%
Catchment	2,568	2,328	2,333	2,058	-510	-19.9%
North Canberra	2,915	2,674	2,676	2,401	-514	-17.6%
ACT	11,779	11,596	11,688	11,821	42	0.4%

Source: Community Services Directorate, 2017.⁶

This illustrates a significant decline in the overall number of dwellings in the area, though this is to be expected, given the renewal that is occurring. Table 4 below shows the current proportion of public housing dwellings in each of the catchment suburbs.

⁵ http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/036?opendocument

⁶ Community Services Directorate, 2017, 'Public Housing Stock by Suburb,' FOI release, 22 November 2017, https://www.cmtedd.act.gov.au/_data/assets/pdf_file/0018/1130724/Stock-by-Suburb-Report.pdf

TABLE 4: PUBLIC HOUSING IN CATCHMENT SUBURBS, 2019

Suburb	% of dwellings
Ainslie	18.5%
Dickson	7.7%
Downer	11.6%
Hackett	6.9%
Lyneham	13.7%
O'Connor (ACT)	12.4%
Turner	7.0%
Watson	7.0%

Source: ACT Housing, 2019.⁷

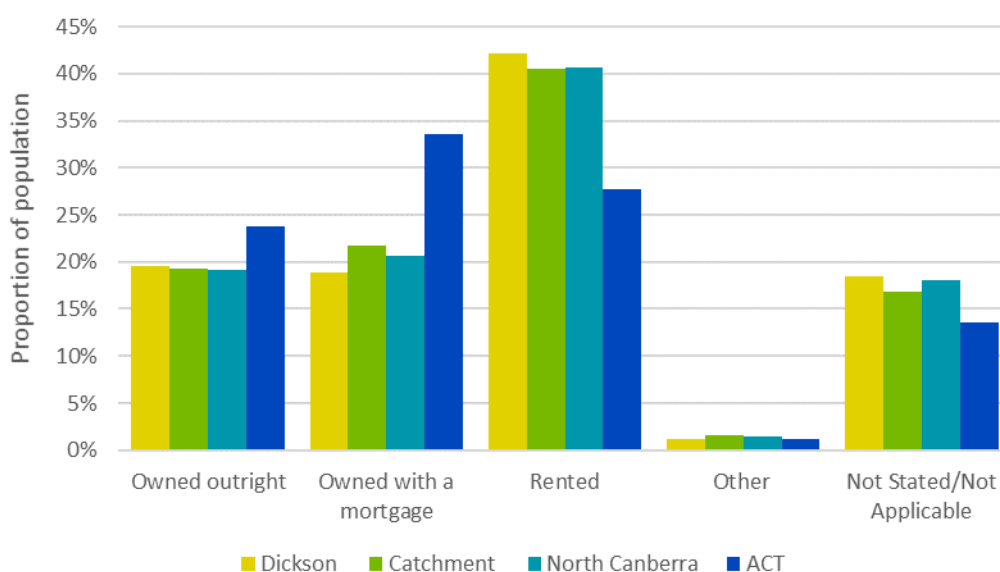
*Data for Braddon not provided.

The estimated proportion of public housing dwellings across the ACT is around seven percent by comparison. This illustrates that the many of the catchment suburbs accommodate a much higher proportion of public housing than the ACT average already, even with the removal of a number of key sites in recent years. Consistent with the ACT Housing Strategy, there are plans to grow and renew the ACT's public housing portfolio in the next five years, with a target for 200 new homes and 1,000 homes provided through renewal across Canberra.

Tenure

As highlighted in Figure 15 below, the proportion of households with outright ownership and ownership with a mortgage is higher across the wider ACT compared to Dickson, the catchment suburbs, and North Canberra. Conversely, renting is the most common form of tenure in each of the areas, at above 40 percent of households, while for the whole ACT, less than 30 percent of households are renters. This may be somewhat influenced by the accessibility of the catchment suburbs to the universities.

FIGURE 15: HOUSING TENURE TYPES, 2016 CENSUS



Source: ABS 2016 Census.

⁷ Provided to SGS February 2019.

3.3 Population growth

Recent growth

Table 5 illustrates the population growth seen in Dickson, the wider catchment, and North Canberra more broadly compared to the ACT between 2006 and 2017, based on the ABS' estimates of regional population.

TABLE 5: ABS ESTIMATED REGIONAL POPULATION GROWTH 2006-2017

	Estimated regional population 2006	Estimated regional population 2017	Change 2006-2017	% change 2006-2017
Dickson	2,054	2,211	157	7.6%
Catchment	34,475	41,368	6,893	20.0%
North Canberra	43,831	55,124	11,293	25.8%
ACT	335,170	410,301	75,131	22.4%

Source: ABS 2017 and 2018.⁸

This shows that the population of Dickson itself increased by around 150 people over this time. However, the proportional growth in the suburb was much lower than the growth seen in the wider area and across the ACT, which increased by over a fifth in the same period.

Projected growth

Understanding the expected level of future population growth is important to being able to plan effectively for community needs and infrastructure. Table 6 shows the most recently published ACT Government population projections from the suburb level, which extend to 2022.

TABLE 6: POPULATION PROJECTIONS TO 2022

	2017	2018	2019	2020	2021	2022	Change 2017-2022	% change 2017-2022
Dickson	2,318	2,387	2,468	2,600	2,718	2,847	529	22.8%
Catchment	41,771	40,771	41,120	41,822	42,452	43,125	1,354	3.2%
North Canberra	55,810	54,855	56,170	57,833	59,433	61,157	5,347	9.6%
ACT	411,667	420,321	428,509	436,635	444,651	452,590	40,923	9.9%

Source: ACT Treasury, 2019.⁹

This shows that in the next few years, Dickson is expected to see an increase of more than 500 people, representing a much higher level of growth compared to the rest of the catchment suburbs, and to wider North Canberra and the ACT overall. This is likely to be influenced by the ongoing redevelopment of former public housing sites in Dickson. While expecting a smaller proportion of growth, the catchment suburbs will need to house an additional 1,300 people by 2022.

Longer term population projections to 2058 are only available for the district level and the ACT as a whole, illustrated in Table 7.

⁸ ABS, 2017, *Regional Population Growth, Australia, 2016*, Cat. No. 3218.0, released 28 July 2017, <http://www.abs.gov.au/AUSSTATS/abs@.nsf/allprimarymainfeatures/7B33A7E366915C49CA258291001DFE75?opendocument>; ABS, 2018, *Regional Population Growth, Australia, 2016-17*, Cat. No. 3218.0, released 24 April 2018, <http://www.abs.gov.au/ausstats/abs@.nsf/mf/3218.0>

⁹ ACT Treasury, 2019, 'Projections of the resident population 2019,' <https://apps.treasury.act.gov.au/snapshot/demography/act>

TABLE 7: POPULATION PROJECTIONS TO 2058

	2018	2028	2038	2048	2058	Change 2018-2058	% change 2018-2058
North Canberra	54,855	70,966	82,794	89,239	91,597	36,742	67.0%
ACT	420,321	498,167	567,395	635,093	703,422	283,101	67.4%

Source: ACT Treasury, 2019.

The projected increase of around 36,700 people represents approximately 13 percent of the expected growth in the ACT over the timeframe.

4. CURRENT FACILITIES AND SERVICES

This section identifies the current community facilities and services in the catchment area.

4.1 Guidelines for provision of community facilities

The provision of community facilities in the ACT is generally related to the existing hierarchy of centres. This is to ensure that both higher order and local needs can be met and avoids the duplication of resources and facilities. The location of facilities around existing centres also provides opportunities for co-location, and to ensure that facilities and services are accessible through public and other forms of transport.

Benchmarks for facilities

Benchmarks, guidelines and other standards can be used to assess the level of need for community facilities, often with reference to a certain level of population or catchment area. Benchmarks for facilities that have been used in the ACT previously have been used in this Community Needs Assessment.

It is important to note that these benchmarks have been based on current and historical provision levels, and on planning for greenfield locations rather than urban infill. The way that community facilities are planned for in urban infill areas is different due to constraints including land availability, and the benefits associated with the co-location of a mix of different uses in proximity to good transport connections. As such, the benchmarks may not be entirely reflective of likely future needs, or of changing trends in provision and government policy concerning some type of facilities for an area like Dickson and North Canberra. Nevertheless, these types of benchmarks are an important starting point for assessing the need for different facilities.

Other trends and best practice principles

Trends in the provision of community facilities in the years since the ACT benchmarks were developed mean that some of the identified ratios may be less relevant in the current context. In particular with regard to:

- Religious facilities – there has been an observed decline in religious observance generally in the ACT and Australia in recent Censuses, as well as growth in ‘mega-churches’ and use of multi-purpose spaces for religious activities, which may lessen the number of facilities needed specifically for religious observance.
- Licensed clubs – recent years have seen several smaller clubs in the ACT close and the emergence of larger clubs, suggesting that the provision of more club facilities may not be economically viable.
- Co-location of pre- and primary schools – a policy shift from the ACT Government has meant that pre-schools are not likely to be established as stand-alone facilities and are instead co-located with government primary school facilities.

- Libraries – rather than a per-head of population benchmarking approach, Libraries ACT currently uses a comprehensive assessment tool developed by the State Library of NSW to determine demand and provision of library facilities.¹⁰
- According to ABS Census data, over the decade to 2016 there was a significant increase in the number of children living in high density dwellings in the ACT.¹¹ North Canberra (ABS Statistical Area 3) has the largest number of children aged less than 5 years living in high-density dwellings compared to all other Districts in the ACT (based on ABS definitions).¹²

These issues are further discussed in the gap analysis in Section 5.

Best practice in provision of facilities in urban renewal areas

In the past, many community facilities and services have been housed and delivered in stand-alone buildings or facilities designed for one particular use. However, local and State governments are increasingly recognising that in cities, and particularly for urban renewal precincts, that this model is no longer possible, and perhaps no longer desirable, for a variety of reasons.

Land availability

As urban renewal occurs in existing highly developed areas, the availability of land and space to dedicate to a single use is becoming more limited. This is particularly the case for facilities that require larger spaces, such as schools. Land costs are typically higher in established locations, adding to the overall costs and economic viability of delivering facilities. Population growth and changing demographics also mean that a wider range of facilities and services may be needed to cater to an area's needs than may have been the case in the past, with limited scope to have individual facilities for each.

To continue to deliver necessary community facilities and services to urban renewal precincts, best practice in this area is for services to be clustered together, sharing existing and new spaces, and improving the quality of buildings and access to facilities. Clustering is often in established retail or commercial centres (such as the ACT's town or group centres), in designated community precincts, or as part of mixed use developments.

Mixed use benefits

Community facilities are also increasingly being integrated into mixed use precincts which include housing. Though this may be limited to the types of facilities appropriate for integration within a residential complex, including community facilities that allow for people to live close to services, and at the same time increases the vibrancy and activity around housing precincts.

The clustering of facilities around key centres can be more cost effective for governments and providers, as they do not have to bear the costs of establishing and maintaining several buildings across a large geographic area. Co-location of multiple services and facilities is also beneficial for community members, as they are able to access a number of services in the one place. It can also encourage multi-purpose trips, where users can integrate visits to services with shopping and other trips without travelling as far. Co-location can also assist in facilitating referrals between different social services.

Accessibility from co-location

As centres tend to be better served by public transport, having services clustered in one location also means can improve accessibility for those who may not have access to private transport.

¹⁰ State Library of NSW, 2012, 'People Places – A Guide for Public Library Buildings in New South Wales,' Third Edition, https://www.sl.nsw.gov.au/sites/default/files/people_places_0.pdf

¹¹ 2016 Census Quickstats: North Canberra, ABS, 2017 (rereleased 23/10/2017)

https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/80105

¹² Please note ABS definitions for North Canberra (ABS Statistical Area 3) includes additional areas to those referred to in this report, and 'high density dwellings' includes flats, units and apartments.

The growth of higher density living environments in the ACT is already changing how some types of facilities can be provided, with more limited land availability and other constraining factors that need to be accounted for in planning for community facilities. As more people begin to live in apartments where private space is less expansive, the delivery and maintenance of open space and other community infrastructure becomes increasingly important.¹³

Examples of community facilities in urban renewal areas

Surry Hills Library and Community Centre

The Surry Hills Library and Community Centre is a popular mixed-use community facility in inner-city Sydney, and an example of the co-location of a number of community uses in the one place. Surry Hills is a well connected part of Sydney, close to Central Station, and caters to a diverse range of land uses, including residential dwellings alongside commercial office, light industrial and retail uses.

FIGURE 16: SURRY HILLS LIBRARY AND COMMUNITY CENTRE



Source: FJMT, 2019.¹⁴

The building was designed and developed through consultation with a vocal local community. It was important to the community that the facility was one that could be shared by everyone, and that incorporated not just a stand alone library, child care centre or community centre, but a mix of these facilities and services in one place. The building includes four storeys, and was designed to minimise its energy consumption and environmental impact.

¹³ See Victorian Department of Planning and Community Development, 2010, 'A Guide to Delivering Community Precincts,' https://www.localgovernment.vic.gov.au/_data/assets/pdf_file/0023/48623/Guide-to-Delivering-Community-Precincts.pdf; SJB Urban, 2013, 'Fishermans Bend Community Infrastructure Plan, prepared for Places Victoria, July 2013, https://www.fishermansbend.vic.gov.au/_data/assets/pdf_file/0031/29776/03_Volume_2_Community_Infrastructure_Plan.pdf

¹⁴ FJMT, 2019, 'Surry Hills Neighbourhood Centre,' <https://fjmtstudio.com/projects/surry-hills-library/>

FIGURE 17: CHILD CARE SPACE WITHIN SURRY HILLS LIBRARY AND COMMUNITY CENTRE



Source: FJMT, 2019.

The Connection, Rhodes

The Connection, in the strategic centre of Rhodes in Sydney, has been developed as a multi-purpose community precinct by the City of Canada Bay Council, and is another illustration of the co-location of community facilities in practice. Rhodes is an area undergoing substantial growth and change, with a growing residential population. The NSW Government intends for Rhodes to become a vibrant mixed-use community supported by transport and community infrastructure upgrades.

The Connection was developed as four integrated buildings overlooking the Rhodes foreshore including:

- The Learning Space – a library offering digital resources, access to printers and photography equipment, recording studios and a digital classroom
- The Digital Gallery – an exhibition space for video, sound and digital art
- The Meeting Space – meeting rooms available for hire by groups for activities such as exercise classes and book clubs
- The Event Space – conference venue with water views and capacity for 300 guests.

The Connection was established to accommodate the needs of the population as it grows, and combines many of the activities the community enjoys.¹⁵ It is a short walk from Rhodes Station, and overlooks the Rhodes Foreshore and Bennelong Bridge.

¹⁵ City of Canada Bay, 2019, 'Community centres,' <https://www.canadabay.nsw.gov.au/community/community-services/community-centres>

FIGURE 18: THE CONNECTION AT RHODES



Source: City of Canada Bay, 2019.¹⁶

FIGURE 19: MIXED USE SPACES AT THE CONNECTION



Source: City of Canada Bay, 2019.

¹⁶ City of Canada Bay, 2019, 'Visit Us,' <http://www.theconnectionrhodes.com.au/visit-us>

4.2 Current supply of facilities

Understanding current supply in the catchment area is important for assessing the likely future need for facilities. Table 8 outlines the facilities and services currently available in the catchment suburbs. These facilities have been identified through the ACTmapi database, other desktop research, and consultation with ACT Government Directorates and service providers.

TABLE 8: EXISTING COMMUNITY FACILITIES AND SERVICES IN CATCHMENT

FACILITY TYPE	SUBURB	NAME
General community spaces		
	Ainslie	YWCA Community House
	Ainslie	Goodwin Ainslie Men's Shed
	Ainslie	Corroboree Park Community Centre
	Ainslie	Corroboree Park Community Hall
	Ainslie	North Canberra District Guide Hall
	Ainslie	Ainslie Football and Social Club
	Braddon	Favier House Catholic Administrative Centre
	Braddon	The Braddon Club
	Dickson	Majura Men's Shed
	Dickson	Canberra Tradesmen's Union Club
	Dickson	Majura Community Centre
	Dickson	Meeting spaces at Dickson Library
	Dickson	Dickson College Hall
	Downer	Barnardo's Children Family Centre & Regional Office
	Downer	Canberra Lithuanian House
	Downer	Working Wonders
	Downer	Samaritan's Purse
	Downer	Downer Community Hall
	Hackett	ACT Sports House
	Lyneham	Rotary Club of Canberra North
	Lyneham	Ukrainian Catholic Centre
	Lyneham	Yowani Country Club
	O'Connor	Black Mountain District Guide Hall
	O'Connor	13 th Canberra Scout/Guide Hall
	Turner	First Canberra Scout/Guide Hall
	Turner	Canberra Seniors Centre
	Turner	Australian Croatian Club
	Turner	White Eagle Club
	Watson	Youth with a Mission
	Watson	Majura Scout/Guide Hall
	Watson	Canberra Technology Park
Cultural facilities		
	Braddon	Ainslie Arts Centre

Braddon	Ralph Wilson Theatre – DNA Dance Studio
Braddon	Gorman House Arts Centre
Braddon	Canberra Youth Theatre Company Space
Braddon	Canberra Contemporary Art Space, Currong & Bogong Theatre
Dickson	Dickson Library
Dickson	ANCA
Lyneham	Gungahleen School House
Watson	Watson Arts Centre
Watson	Canberra Potters Society
Educational facilities	
Ainslie	Primary Introductory English Centre Northside
Ainslie	North Ainslie Primary School
Ainslie	North Ainslie After School Care
Ainslie	YWCA Family Day Care
Ainslie	Honey Tree Early Childhood Centre
Braddon	Merici College
Braddon	Ainslie P&C After School Care
Dickson	Dickson College
Dickson	Secondary Introduction English Centre
Dickson	Daramalan College
Dickson	Emmaus Christian School
Dickson	Emmaus After School Care
Downer	Asia South Pacific Association for Basic and Adult Education
Hackett	Training for Health and Community Services
Hackett	Blue Gum Primary School
Hackett	Blue Gum Outside School Hours Care
Lyneham	Brindabella Christian College
Lyneham	Lyneham Primary School
Lyneham	Lyneham High School
Lyneham	Brindabella Christian Playschool
Lyneham	Lyneham Outside School Hours Care - NCS
O'Connor	St Joseph's Primary School
O'Connor	O'Connor Cooperative School
O'Connor	Black Mountain Special School
O'Connor	St Joseph's Outside School Hours Care
O'Connor	O'Connor Cooperative School Outside Hours and Vacation Care
Turner	Turner Primary School
Turner	Ainslie School
Turner	Alliance Francaise
Turner	Turner Outside School Hours Care

Watson	Majura Primary School
Watson	Academy of Interactive Entertainment
Watson	Road Ready Centre
Watson	Rosary Primary School
Watson	Australian Catholic University – Signadou Campus
Watson	Majura Outside School Hours and Vacation Care
Watson	YWCA Rosary School Age Care
Early childhood education and care services (to 0-5 years)	
(Management type and age groups)	
Ainslie	North Ainslie Preschool (Government, 4-5 years)
Ainslie	Inner North Playschool (community based, 3-4 years)
Braddon	Ainslie Baker Gardens Preschool (Government, 4-5 years)
Braddon	Goodstart Early Learning Centre (private, birth-5 years)
Braddon	KU Braddon Children’s Centre (community based, birth-5 years)
Dickson	Blue Gum Early Learning Centre (independent school, 4-5 years)
Dickson	Emmaus Preschool (independent school, 4-5 years)
Dickson	Majura Early Childhood Centre (community based, birth-5 years)
Dickson	Pinocchio Early Learning Centre (private for profit, birth-5 years)
Downer	Downer Preschool (Government, 4-5 years)
Hackett	Blue Gum Early Learning Centre (independent school, 4-5 years)
Hackett	Hackett Preschool (Government, 4-5 years)
Lyneham	Lyneham Preschool (Government, 4-5 years)
Lyneham	Brindabella Christian College Early Learning Centre (independent school, 3-5 years)
Lyneham	Wattle Early Childhood Centre (community based, birth-5 years)
O’Connor	St Joseph’s Early Learning Centre (Catholic, 4-5 years)
O’Connor	O’Connor Cooperative School Preschool (Government, 4-5 years)
O’Connor	St Philip’s Kindergarten (community based, 2-5 years)
Turner	Turner Preschool (Government, 4-5 years)
Turner	Treehouse in the Park Early Learning Centre (community based, birth-5 years)
Turner	Goodstart Learning Centre (private, birth-5 years)
Watson	Watson Preschool (Government, 4-5 years)
Watson	Nipperville Early Learning Centre (private for profit, birth-5 years)
Places of Worship	
Ainslie	Ainslie Church of Christ
Ainslie	All Saints Anglican Church

Ainslie	Hare Krishna
Braddon	Catholic Office for Participation of Women
Braddon	Australian Catholic Bishops Conference
Braddon	Basement Ministries
Braddon	Canberra City Oasis
Braddon	City Alliance Church
Braddon	St Columba's Congregation
Dickson	Dickson Baptist Church
Dickson	Dickson Kingdom Hall
Dickson	FOCUS Military Ministry
Dickson	St Brigid's Catholic Church
Hackett	Holy Cross Anglican Church
Hackett	St Margaret's Uniting Church
Hackett	The Christian Community
Lyneham	Buddhist Centre & Monastery
Lyneham	Crossroads Christian Church Office
Lyneham	Diamond Way Buddhist Meditation Centre
Lyneham	St Ninian's Uniting Church
Lyneham	St Volodymyr Ukrainian Catholic Church
Lyneham	Thai Temple – Wat Dhammadharo
O'Connor	Canberra Chinese Christian Church
O'Connor	Canberra Sri Chinmoy Centre
O'Connor	Church of Christ of Latter Day Saints
O'Connor	O'Connor Uniting Church
O'Connor	St Joseph's Catholic Church
O'Connor	St Philip's Anglican Church
Turner	Canberra Christian Fellowship
Turner	Finnish Holy Trinity Lutheran Church
Turner	Friends Religious Society (Quakers)
Turner	North Canberra Baptist Church
Turner	South NSW Conference of the Seventh Day Adventist Church
Turner	Ukrainian Orthodox Church of St Nicholas
Watson	C3 Church Watson
Watson	Christian City Church Canberra
Watson	Holy Rosary Catholic Church
Health and social service facilities	
Ainslie	Wakefield Gardens General Practice
Ainslie	Ainslie Family Practice
Ainslie	Your Hypnotherapy
Ainslie	Meg Appleton Counselling
Braddon	Centrelink
Braddon	Sisters of Mercy Goulburn - Residence

Dickson	Dickson Community Health Centre
Dickson	Dickson Medical & Travel Clinic
Dickson	Majura Medical Centre
Dickson	Koolamon Fellowship
Hackett	Canberra Community Housing
Lyneham	Mental Illness Fellowship
Lyneham	BJ White Psychologist
Lyneham	Salvos Counselling
Lyneham	Peak Achievement Centre
Lyneham	Australian Childhood Foundation
O'Connor	Wattle Street Medical Practice
O'Connor	O'Connor Family Medical Centre
O'Connor	Northside General Practice
O'Connor	Eryl Evans - Psychologist
O'Connor	O'Connor Clinical Psychology
O'Connor	Families ACT
O'Connor	Youth Coalition ACT ¹⁷
Turner	Dr. Catherine Drummond
Turner	McKay Garden Professional Centre Medical Surgery
Turner	ACT Hepatitis Council
Watson	Watson Medical Clinic
Watson	Catholic Care
Watson	Ted Noffs Foundation
Services for older people	
Ainslie	Goodwin Village Nursing Home and Retirement Village
Ainslie	Abbeyfield House Ainslie
Braddon	Girrahween Lodge
Braddon	Southern Cross Care George O'Neill Court
Braddon	Southern Cross Care Haseler Court
Downer	Brindabella Court
Lyneham	Kankinya Nursing Home
Lyneham	Morshead Home and Hostel
Turner	Canberra Seniors Centre
Emergency facilities	
Ainslie	Ainslie Fire and Rescue Service
Dickson	Dickson Ambulance Service
Hackett	Majura SES Emergency Centre
Sports facilities and open spaces	
Ainslie	Majura District Playing Fields
Ainslie	Keith Tournier Memorial Oval
Ainslie	Ainslie Oval

¹⁷ The Youth Coalition ACT facility also provides access to meeting rooms.

	Ainslie	Ainslie Tennis Club
	Braddon	Merici College Tennis Courts
	Braddon	Canberra City Bowling Club
	Braddon	Braddon Tennis Club
	Braddon	Northbourne Oval
	Braddon	Haig Park
	Dickson	Dickson District Playing Fields
	Dickson	Majura Tennis Club
	Dickson	Dickson Aquatic Centre
	Dickson	Dickson Community Garden
	Dickson	Dickson Squash Club
	Downer	Downer Neighbourhood Oval
	Hackett	Hackett Neighbourhood Oval
	Lyneham	Southwell Park District Playing Fields
	Lyneham	ACT Netball Centre
	Lyneham	Canberra Archery Club
	Lyneham	Lyneham Hockey Centre
	Lyneham	North Lyneham Neighbourhood Oval
	Lyneham	Lyneham Neighbourhood Oval
	Lyneham	National Sports Club – Squash Courts
	Lyneham	Tennis ACT
	Lyneham	VACT Beach Volleyball Courts
	Lyneham	Yowani Country Club
	Lyneham	NextGen Health Club
	O'Connor	O'Connor Community Garden
	O'Connor	O'Connor Tennis Club
	O'Connor	O'Connor District Playing Fields
	O'Connor	O'Connor Tennis Club
	O'Connor	Aquatots Black Mountain
	Turner	Turner Tennis Courts
	Turner	ANU North Oval
	Turner	Masson Street Oval
	Turner	Canberra North Bowling Club
	Watson	Watson Neighbourhood Oval
	Watson	Rosary Primary Oval

Source: compiled by SGS, 2019, based on ACTmap and other desktop research.

5. SUPPLY AND DEMAND GAP ANALYSIS

This section assesses the likely future demand for facilities and gaps in provision for the catchment area and Section 72.

5.1 Estimated population of Section 72 catchment

To assess the likely future demand for community facilities, an expected future population of the catchment needs to be identified.

SGS has used the ACT Government's published population projections, combined with ABS 2016 Census data, to estimate the population and age profile for Dickson and the catchment area. Projections have been identified for 2022, 2029 and 2039. The projections to 2022 are based on the available ACT suburb-based projections. The projections ahead to 2029 have been used as it is assumed that Section 72 will be developed within a 10-year timeframe. The projections to 2039 have been used to illustrate the longer term need for facilities beyond the development of Section 72.

As noted above, the ACT's publicly available population projections by suburb only extend to 2022, while the district and ACT-wide projections extend to 2058. The estimated population of Dickson and the catchment area in 2029 and 2039 have been derived using the district level projections released by the ACT Government in January 2019 for North Canberra and the following assumptions and method:

- Assumed that the proportion of North Canberra's overall population in each suburb will be consistent with the proportion in 2022
- Applied these proportions to the total projected population for North Canberra in 2029
- Calculated the total catchment area population using the identified catchment suburbs, and
- Assumed that the age profile of Dickson and the catchment area will be consistent with the 2016 Census.

A more detailed outline of this method is provided in Appendix 1.

Table 9 below shows the estimated population and age profile for Dickson and the catchment area respectively in 2022, 2029 and 2039, which has been used in the assessment of community need.

Caveats on population projections and demand

It is important to note that as future economic and demographic outcomes are inherently uncertain the population projections utilised should not be relied on as fact. Demographic trends will change over time and will influence the growth and types of households locating in the catchment area, which cannot necessarily be foreseen. Population projections developed by governments will evolve with changing trends, and the level of need and demand for community facilities will therefore need to be revisited at different stages. The robustness of the population projections that have been used in this community needs assessment is limited by the publicly available information that they have been derived from at this time.

As a key urban renewal area for the ACT, the demographics and types of families living in the suburbs around the Northbourne Avenue corridor are likely to change. For example, if more housing is developed to cater to families and larger household sizes, this will be reflected in

future population projections, and will also generate a need for particular types of facilities. The level of need and demand for different community facilities and services will evolve over time and will need to be revisited at different stages.

Shifts in best practice in the provision of community facilities will also affect the number and type of facilities that need to be delivered. In future, this may include more need for flexible and adaptable spaces.

TABLE 9: ESTIMATED AGE PROFILE OF DICKSON AND CATCHMENT AREA, 2022 AND 2029

Age group	Dickson			Catchment area		
	2022	2029	2039	2022	2029	2039
0-4 years	152	180	208	2,193	2,601	3005
5-9 years	148	175	202	2,100	2,490	2877
10-14 years	92	109	126	1,834	2,175	2513
15-19 years	145	172	199	2,107	2,499	2887
20-24 years	377	447	517	4,696	5,569	6433
25-29 years	400	474	547	5,070	6,013	6946
30-34 years	307	364	421	4,527	5,369	6203
35-39 years	211	250	289	3,333	3,953	4566
40-44 years	191	227	262	2,812	3,335	3852
45-49 years	167	199	229	2,811	3,333	3851
50-54 years	129	153	177	2,403	2,850	3292
55-59 years	115	136	157	2,158	2,559	2956
60-64 years	88	105	121	1,819	2,157	2492
65-69 years	96	114	132	1,479	1,754	2027
70-74 years	51	61	70	1,092	1,295	1496
75-79 years	59	70	81	940	1,115	1288
80-84 years	55	66	76	805	955	1103
85-89 years	40	47	54	577	685	791
90-94 years	22	27	31	324	384	443
95-99 years	0	0	0	46	55	64
100 years and over	0	0	0	0	0	0
Total	2,847	3,376	3,900	43,125	51,144	59,084

Source: ACT Treasury, 2019; ABS 2016 Census; SGS calculations.

5.2 Demand for facilities and services

This section provides a summary of the current level of provision of different types of facilities and potential demand in 2022, 2029 and 2039 based on the benchmarks.

General community spaces

Meeting rooms, neighbourhood halls and community centres

As the resident and worker population in the area grows, there will be an increasing need for general community spaces that can be adapted to different needs. This includes meeting rooms and multipurpose spaces in community hubs, and potentially as part of new housing developments.

Applying the benchmarks to the expected population of Dickson and the catchment identifies the following need:

- One to two meeting rooms at the local level (i.e. the suburb of Dickson), or 17 to 24 across the catchment by 2039
- Four to five neighbourhood halls across the catchment in 2029, and up to six in 2039, and
- Between two and three community centres for the catchment by 2039.

As shown in Table 8, there are two existing community centres within the catchment, including the Majura Community Centre at Section 72, though some of the buildings are in need of repair, due to their age. There also seven community or guide halls located within the catchment, in Ainslie, Downer, O'Connor, Turner and Watson.

Many of these facilities, and others identified above, provide access to meeting room spaces for hire, such as those at Dickson Library. There will likely be a need for more multi-purpose and flexible spaces across the catchment. Additional spaces could be included as part of Section 72. However, the availability of parking for users of the existing community facilities at Section 72 has been noted as an issue, including the hall, Men's Shed and Majura Function Room. Many of the ACT Government's property assets are also ageing and are not able to be maintained to a functional level to extend their life with current funding models.

The ACT Government is investigating how sites within the Dickson Group Centre, Haig Park and Braddon can be used for a range of community building and engagement activities, contributing to increasing the vibrancy and economic and social outcomes in these areas.

FINDING

There are currently a range of neighbourhood halls and community centres within the catchment area, meeting the benchmark levels for provision. There is likely to be a future need for additional meeting rooms and multi-purpose flexible community spaces, to be able to cater to a range of uses as the population grows, and potentially for an additional community centre by 2039. To maximise the use and accessibility of such facilities, meeting rooms are best located in a hub in proximity to other facilities. Several of these types of spaces could be incorporated into Section 72.

Licensed clubs

The benchmarks suggest a need for between eight licensed clubs to service the catchment in 2022 and at least 11 by 2039. However, as noted previously, policy changes and economic conditions mean that this number of facilities is likely to be excessive. There are already around six sports or hospitality clubs located within the catchment area.

Many smaller clubs in the ACT have closed in recent years or have been taken over by larger clubs. The ACT Government has also moved to reduce the number of poker machines in operation in the ACT, including through targeted incentives for clubs.

FINDING

There is not a need to provide sites specifically for additional licensed clubs to service the catchment area. Provision is likely to be driven by market demand and can be accommodated in commercial or mixed use zones.

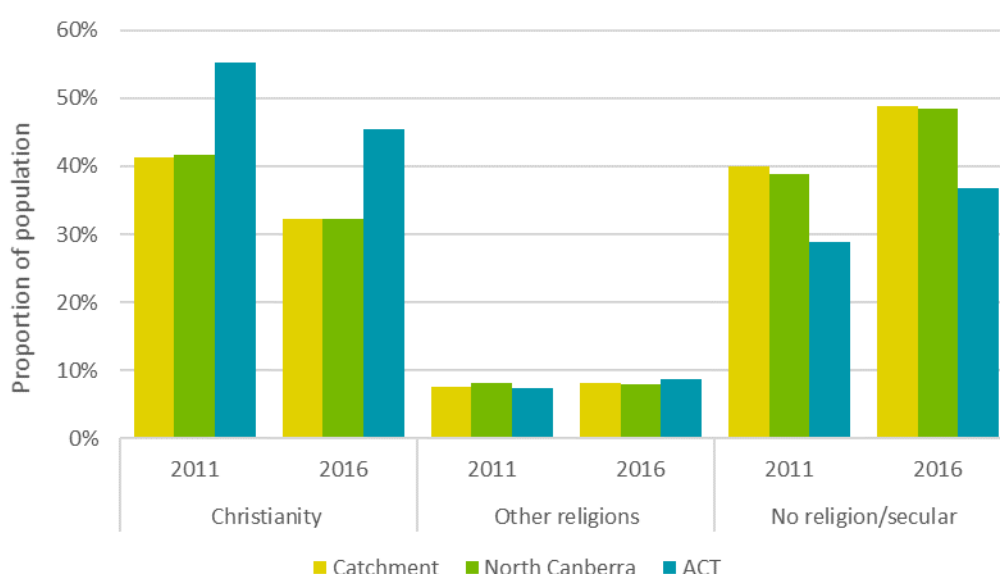
Religious facilities

The benchmarks for provisions suggest a need for 21 facilities in 2022, 25 in 2029, and at least 29 in 2039 across the catchment area. As identified in Table 8, the number of existing places

of worship catering to different religious groups in the catchment suburbs exceeds all of these benchmarks.

As noted previously, this threshold level for provision is likely to be excessive in the current context of declining religious affiliation generally in Australia and the ACT, and with other observed trends in religious worship which have reduced the need for small, suburb-based facilities, including the growth of so-called ‘mega-churches.’¹⁸ Figure 20 illustrates that the proportion of people with a religious affiliation, particularly with Christianity, declined substantially between the 2011 and 2016 Censuses in the catchment area, North Canberra and the ACT as a whole. Affinities with other religions remained steady, and ‘no religion’ responses increased substantially.

FIGURE 20: RELIGIOUS AFFILIATION, 2011 AND 2016 CENSUSES



Source: ABS 2011 and 2016 Censuses.

This suggests that there may be a reduced need for specific places of religious worship, particularly if this trend continues. However, the ACT Government has fielded numerous enquiries from churches and religious organisations around the availability of sites in the Inner North, suggesting there may still be some demand for these types of spaces. General community spaces, such as community halls or meeting rooms, can also be used for religious purposes.

FINDING

Current facilities in the catchment area meet the benchmark level of provision for the expected population to 2022, 2029 and 2039. With current trends in religious observance, there is likely to be less need for specific spaces for places of worship, however, there may be some demand for sites and facilities from religious groups that could be accommodated in community spaces at Section 72.

¹⁸ See ACT Government, 2009, ‘Future planning for religious community in the ACT,’ Research Paper, September 2009.

Cultural facilities

Arts facilities

The benchmarks identify a need for one to two community arts centres or theatre facilities for the catchment by 2029, and similar level of demand in 2039.

As illustrated above, there are a number of existing arts and theatre facilities located in the catchment suburbs, in Braddon, Dickson, Lyneham and Watson. This includes the Ainslie Arts Centre and the Gorman House Arts Centre, as well as the ANCA gallery at Section 72.

Consultation with Arts ACT and best practice in this space suggests that these established locations should be preserved and enhanced through links to public transport and efforts to encourage further visitation. Exploring opportunities for temporary arts activations to support urban renewal in the area has also been recommended, in line with future place making and other activities in the Group Centre. Temporary arts activation spaces could be incorporated into Section 72. The CRA, through its Place Plans for Dickson, Haig Park and Braddon is also looking at incorporating arts activities and public art into the catchment.

FINDING

The catchment area is home to a number of existing arts facilities, both community and government operated, which satisfy the benchmark levels. There may be opportunities for temporary and pop-up arts spaces and activities associated with Section 72.

Libraries

The ACT's existing libraries are an important asset to the community, with 65 percent of all Canberrans being members.

Libraries ACT uses the NSW State Library's standards for the planning for its facilities. This involves a more comprehensive assessment tool (People Places)¹⁹ to determine the need for libraries and associated programs. The tool looks at variables including population changes, access to transport, and the gross floor area of other libraries to determine a standard of provision.

The North Canberra area is currently serviced by the Dickson Library, while the whole district is also served by the Civic Library, however, the two facilities serve different purposes. The Dickson Library has an important role in providing suitable programs for a diverse range of people in the catchment, particularly for parents with children. The Civic Library, although close to the Dickson Library, does not provide the same access to programs for the residential population, but does provide for Civic's employment population.

It has been identified that Dickson Library is reaching its capacity. The recent Legislative Assembly Inquiry into the ACT's libraries identified that Libraries ACT has begun looking at the existing capacity of libraries across the ACT.²⁰ No firm plans for the future of the Dickson Library have been developed, though the age and heritage status of the building itself has been noted as a constraint. It has been suggested that the Dickson Library could be enhanced and developed to provide a range of programs and community services, whilst considering the building's heritage status. The Inquiry identified that a new ACT library is likely to be

¹⁹ State Library of NSW, 2012, 'People Places – A Guide for Public Library Buildings in New South Wales,' Third Edition, https://www.sl.nsw.gov.au/sites/default/files/people_places_0.pdf

²⁰ Standing Committee on Environment and Transport and City Services, 2018, 'Inquiry into ACT Libraries – Report,' November 2018, https://www.parliament.act.gov.au/_data/assets/pdf_file/0011/1283987/9th-ETCS-07-Inquiry-into-ACT-Libraries.pdf

provided to service the Molonglo region. Future libraries would ideally be co-located with retail precincts and compatible community services, such as a Child and Family Centres, to capitalise on foot traffic, and provide integrated service responses, particularly for more vulnerable clients. In line with international best practice, flexible spaces could be provided to cater to a diverse population.

FINDING

Dickson Library is approaching capacity, and is popular for providing programs suitable for a diverse range of people in the catchment, particularly parents with children. Civic Library, although close to the Dickson Library, does not provide the same access to programs for the residential population due to its location and design, but does provide for the city employment population. There are opportunities for the Dickson Library to increase its footprint, capacity and programs on the existing site, whilst considering the building's heritage status, to meet community needs.

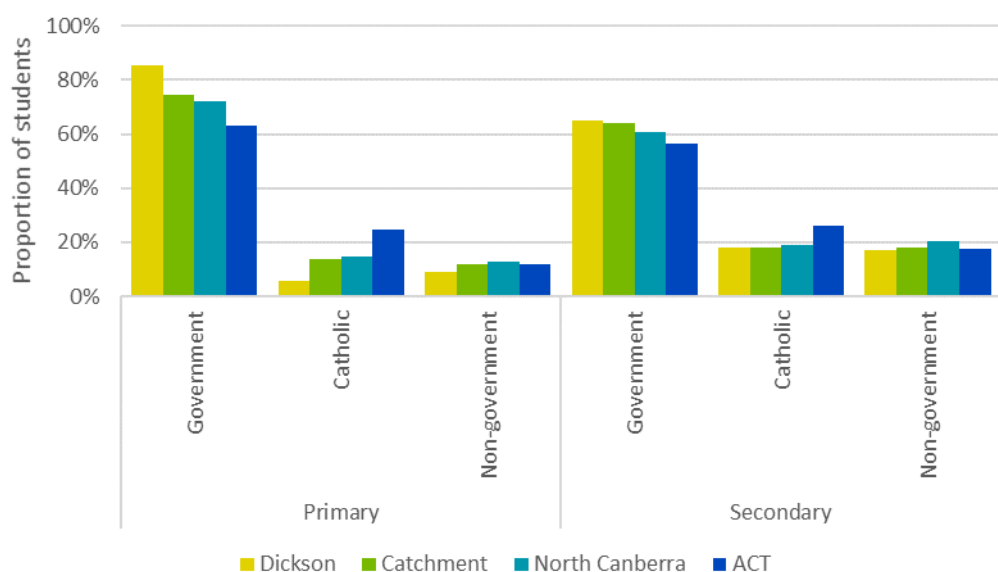
Educational and children's facilities

Schools

Under the benchmarks the expected population of Dickson in 2022, 2029, and 2039, the suburb of Dickson does not meet the threshold of need for a government or non-government pre/primary school at the local level. Applied to the wider catchment, the ratio suggests the need for at least five pre-primary schools in 2022, six by 2029 and seven by 2039. The benchmarks also suggest a need for at least eight non-government primary schools by 2022, 10 by 2029 and 11 by 2039.

It is important to note here that because these benchmarks have been based on historical levels of school provision, and have considered the wider ACT, the estimated level of need for non-government pre-primary schools is likely to be overestimated by the benchmarks. As illustrated below in Figure 21, children in North Canberra are more likely to attend government schools compared to the rest of the ACT. The ACT Education Directorate uses more nuanced methods in its planning for school demand other than benchmarks based purely on population.

FIGURE 21: ATTENDANCE AT PRIMARY AND SECONDARY SCHOOLS, 2016 CENSUS



Source: ABS 2016 Census.

Best practice approaches to planning for schools in infill locations like Dickson are also being investigated, as the constraints and issues that need to be considered in these areas are very different from greenfield locations. Many government schools in North Canberra are operating at, or close to their existing capacity for students.²¹ Projected population and employment growth, and the age of existing school assets, will mean continued pressure is placed on education facilities. To meet future demand, there are opportunities to focus on how education is delivered, including using spaces and infrastructure differently, expansion of existing schools, and investigating options for flexible scheduling and co-locating schools with other community assets.

Enrolment in government schools in the ACT is based on priority enrolment areas (PEAs) for primary schools, high schools and colleges. PEAs for North Canberra schools are shown in Appendix 4. Kindergarten to Year 12 students are guaranteed a place at a school if the PEA encompasses their residential address, or in specific circumstances (such as when a sibling is concurrently enrolled), while out of area enrolments can be permitted subject to capacities.

Dickson is within the PEA for North Ainslie Primary School. There are also four other public primary schools within the catchment area include Majura Primary, Ainslie School, Lyneham Primary School and Turner School. The ACT Government also operates the O'Connor Cooperative (Early Childhood) School and Black Mountain School for high school aged students with special needs within the catchment area. The most recent (2018) enrolment data for these pre-primary schools is shown in Table 10 below.

TABLE 10: 2018 ENROLMENTS, PRIMARY SCHOOLS

School	P	K	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total
North Ainslie Primary School	85	92	78	92	72	80	64	81	644
Majura Primary School	83	107	88	84	82	84	68	78	674
Ainslie School	61	59	47	49	45	42	60	58	421
Lyneham Primary School	60	68	61	68	67	65	64	62	515
Turner School	39	57	67	56	74	78	80	73	524

Source: Education Directorate, 2018.²²

Table 11 also shows the current enrolment capacity of each of the schools compared to current enrolments. This suggests that North Ainslie Primary in particular, is experiencing enrolment pressures, while the others in the catchment are also utilising above 80 percent of their capacity.

TABLE 11: PRIMARY SCHOOLS CAPACITIES AS OF 2018

School	2018 enrolment	2018 capacity	% of capacity
North Ainslie Primary School	644	635	101.4%
Majura Primary School	674	756	89.2%
Ainslie School	421	550	76.5%
Lyneham Primary School	515	600	85.8%
Turner School	524	623	84.1%

Source: Education Directorate, 2018.

*Note: utilisation rates of 85 percent or more are considered by the Education Directorate to be at operational capacity.

** These numbers include preschool enrolments, however preschools are excluded from the capacity numbers.

²¹ Utilisation rates for non-government schools are not available.

²² Education Directorate, 2018, 'Census of ACT Schools – February 2018,' released 29 May 2018, https://www.education.act.gov.au/about-us/policies-and-publications/publications_a-z?a=1202139

As such, there may be limited capacity for existing primary schools to accommodate all of the expected demand for places in 2022, 2029 and 2039, and could potentially require at least one additional primary school facility. However, due to the size of the land that is generally needed for primary school facilities, and ACT Government practice of co-locating preschools and primary schools, it is unlikely that this could be provided at Section 72.

The benchmarks also suggest a need for at least two government high schools for the catchment's population size in 2029, and up to three by 2039, as well as one non-government high school by 2039. The benchmarks also suggest a need for at least one government and one non-government college in 2029, and up to two by 2039.²³

A number of these benchmarks are already met by the current facilities located in the catchment, as further discussed below. However, as mentioned above, it is important to recognise that planning for new schools in infill areas can be more complicated than planning for other types of facilities, and the benchmarks are therefore less applicable in some contexts. Schools typically require a much larger land take (for example, around four hectares for a primary school and a publicly accessible playing field), and encourage co-location with early childhood and care centres, which is not always possible in infill locations and established areas such as North Canberra. Enrolments for high school and college students can be more mobile than for junior school. Some parents choose to send their children to schools outside of their immediate locality, particularly for high school and college years, including students living in NSW who may study in Canberra,²⁴ and a proportion of families will also choose private education. Demand for school places can therefore be harder to project.

For high schools, Dickson and Downer are within the PEA for Lyneham High School, while the rest of the district is within the Campbell High School PEA, with the exception of Watson, whose students can attend either school. Table 12 below shows the most recent enrolments at both schools, and their current utilisation rate. This shows that Lyneham High is currently operating above its enrolment capacity, while Campbell is operating at around 80 percent.

TABLE 12: 2018 ENROLMENTS AND CAPACITIES, HIGH SCHOOLS

School	Year 7	Year 8	Year 9	Year 10	Total	2018 capacity	% of capacity
Lyneham High School	285	280	288	266	1,119	1,088	102.8%
Campbell High School	189	196	185	149	719	868	82.8%

Source: Education Directorate, 2018.

Given that both PEA high schools are currently approaching, or over their capacities, consideration may need to be given to expanding the capacity of existing public high school facilities to accommodate demand in the short to medium term. In addition to Lyneham High, there are four private schools which offer high school education (see Table 14 below), which satisfies the benchmark for non-government high schools.

For colleges, Dickson and the rest of North Canberra is located within the PEA for Dickson College. Table 13 below indicates that there is some existing enrolment capacity at Dickson College, with utilisation at around 75 percent in 2018.

²³ Non-government schools in the ACT provides for enrolments from year 7 to year 12 at the same school. The government systems provides separate high schools and colleges.

²⁴ The ACT Government has moved to provide enrolment certainty for NSW students, who have enrolment priority at selected schools in Belconnen and Tuggeranong. See <https://www.education.act.gov.au/public-school-life/enrolling-in-a-public-school/nsw-resident-enrolments>

TABLE 13: 2018 ENROLMENTS AND CAPACITIES, COLLEGES

School	Year 11	Year 12	Total	2018 capacity	% of capacity
Dickson College	451	382	833	1,114	74.8%

Source: Education Directorate, 2018.

However, with expected population growth, and potential demand from out of area enrolments, consideration may also need to be given to expanding the existing facilities to accommodate future demand. There are also three private schools in the catchment area that provide college education, at Daramalan, Merici and Brindabella, exceeding benchmark level of provision for non-government colleges (see Table 14).

There are also a number of non-government primary schools located within the catchment boundary. Enrolment data for these and the non-government high schools and colleges is shown below in Table 14.

TABLE 14: 2018 ENROLMENTS, NON-GOVERNMENT SCHOOLS

Primary schools	P	K	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total
Rosary Primary School	N/A	32	29	33	47	45	52	52	290
Blue Gum Community School	119	13	14	15	11	8	12	13	205
Emmaus Christian School	31	43	35	28	24	28	23	26	238
St Joseph's Catholic Primary School	48	47	38	50	47	33	28	26	317
Brindabella Christian College	52	67	96	94	84	73	79	67	612
High schools and colleges			Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total
Daramalan College			252	252	247	251	209	196	1,407
Blue Gum Community School			8	7	11	3	N/A	N/A	29
Emmaus Christian School			28	21	22	18	N/A	N/A	89
Merici College			80	139	113	132	91	116	671
Brindabella Christian College			77	66	71	52	38	34	338

Source: Education Directorate, 2018.

The overall enrolment capacities of non-government schools are not available publicly while the data for government schools is. This makes it difficult to discern the capacity for these schools to accommodate more students.

FINDING

Government primary schools in the catchment area are currently experiencing enrolment pressures, and additional facilities are likely to be needed to accommodate demand by 2029. However, it is unlikely that school facilities could be provided at Section 72 due to land constraints.

Government high schools in the catchment are currently approaching or at their capacity, and as such the expansion of existing facilities may need to be considered. There may be capacity to accommodate additional demand for college places within the catchment at existing facilities by 2029, but expansions or additional infrastructure may need to be considered.

Early childhood education and care services

Early childhood education and care services focus on providing for children aged from birth to five years of age. The ACT Education Directorate is in the process of developing a new policy concerning the provision of community based education services for children in these age groups, and future provision of services will be informed by this. Currently, around 50 percent of families with children aged one year old, and 75 percent with children aged three years old, require education and care.

For the purposes of this assessment against the benchmarks for future need, the number of child care services catering to ages from birth to five years of age have been considered.

Using this definition, there are around eight centres currently operating within the catchment area, with a mix of Government, community and privately-run facilities. The benchmarks suggest a need for at least 12 child care centres for the future population in 2029, and at least 14 by 2039. However, it should be noted that the ACT Education Directorate considers a range of factors in planning services beyond the overall population, including different age groups, operational hours (part time and full time centres), and different management systems which are required to comply with different legislation and standards.

Using the benchmarks, the current level of provision in the catchment area is not likely to be able to meet the expected need for education and care services, and there may be a need for around four additional services by 2029, and six by 2039.

There are also a range of additional factors which can impact on the demand and provision of child care centres that may affect where future services are provided. This includes that parents will often seek child care places that are close to their place of employment rather than their residence. Demographic changes over time, including the types of families living in the catchment may also influence future demand.

The provision of child care centres is also likely to be influenced by economic factors and operator preferences. Guidelines around the size of centres can also place constraints on where child care centres could feasibly be located.²⁵ The presence of existing centres at and near Section 72 could limit the attractiveness of the site to another child care operator, though it would be a suitable location, being close to the employment and retail centre at Dickson. The accessibility of the site in terms of car parking availability, particularly at pick-up and drop-off times has also been noted as an issue, which could constrain the provision of further facilities.

The economic viability of supporting additional child care centres also needs to be considered, as many sites are currently leased from the ACT Government for low or nominal rent arrangements.

²⁵ The Education and Care Services National Law (National Law) and Education and Care Services National Regulations (National Regulations) identify a minimum unencumbered indoor space of 3.25 square metres per child, and 7 square metres of unencumbered outdoor space per child. See http://files.acecqa.gov.au/files/OPM/OPM_D_OperationalReqs.pdf

FINDING

The ACT Education Directorate is developing new policies around the provision of services for children aged under five, which will influence future planning of child care facilities. Services across the ACT are planned based on different age groups, hours of operation, and different management systems which are required to comply with different legislation and standards. Using the benchmarks for provision suggests that the current provision of early childhood education and care services in the catchment area is unlikely to meet future demand based on expected population growth, with a potential need for four additional centres in 2029, and six by 2039.

Market trends, demand from workers, and shifts in family types are likely to influence the expected level of demand for and potential location of child care facilities across the catchment. Section 72 provides a suitable location for child care centres, however, the presence of existing facilities may limit the appeal of the site for additional operators.

Child and family centres

The Government's Child and Family Centre program (currently across 3 sites) provides a targeted intervention approach that works with families to build parental skills and optimise their young children's development, safety and wellbeing. Selected services can be offered to children up to 12 years of age. As a universal service, families with young children (pre-birth to 8 years) can access a suite of targeted services and supports tailored to meet the needs of families. A significant number of families accessing Child and Family Centres programs intersect with Child and Youth Protection Services and/or are experiencing domestic and family violence. Families can access a range of specialist counselling and legal services as well as referrals to other services, providing a one-stop-shop for families that need support. A key benefit of the Centres is their capacity to respond to the need of individual families.

There is currently no stand-alone Child and Family Centre infrastructure located in Dickson and the catchment area of the Inner North. Whilst families with young children may access some health services through the Dickson and Civic Community Health Services (and this could be seen to satisfy the benchmark level of provision) the Child and Family Centre service offer is different. The success of the Child and Family Centre delivery approach is the capacity to tailor responses to meet the needs of individual families. For example, Child and Family Workers can:

- Help coordinate services that are involved and providing support to families, help develop strategies to support children's behaviour
- Assist with access to other services including short-term child care assistance for eligible families
- Provide drop-in parenting and family support through the intake service either in person or over the phone, and
- Offer a range of programs and groups for parents and children relating to parenting and family relationships.

The future growth projected at over 2,100 children aged birth- 4 years by 2022 for the catchment area will increase demand for services in North Canberra. Similarly, projections estimate 2,100 children aged 5-9 years by 2022 in the catchment area. With its location and accessibility, there could be potential for a Child and Family Centre to be part of Section 72 in the future. Based on the demand experienced in existing Child and Family Centres and strong uptake of Government and community partners to provide services from Child and Family Centre sites, it is proposed that a Centre could be located on the lower levels of a mixed-use building, providing services to families, and flexible office space and meeting rooms to Government and community providers. The Centre would ideally be sustainably designed,

provide private outdoor spaces for social/community gatherings, and be well connected to the existing path networks and open spaces.

FINDING

There is currently no stand-alone Child and Family Centre infrastructure located in the Dickson and the catchment area of Inner North. Whilst families with young children may access some health services through the Dickson and Civic Community Health Services (and this could be seen to satisfy the benchmark level of provision) the Child and Family Centre service offer is different. The success of the Child and Family Centre delivery approach is the capacity to tailor responses to meet the needs of individual families. Based on future growth and with its location and accessibility, there could be potential for a Child and Family Centre to be part of Section 72. This could be provided within the lower levels of a mixed-use building, providing services and private outdoor spaces for families and flexible spaces for the wider community to access.

Youth centres

The benchmarks identify a need for a youth centre at the district level. The *Community and Recreation Facilities Location Guidelines General Code* identifies that district youth centres should be located in Town Centres and be adequately separated from residential areas (for noise), and ideally be co-located with other recreational facilities. Smaller youth resource centres are ideally located near Town, Group or retail centres, in proximity to schools and open space.

The ACT Government has identified a need for the integration of youth specific facilities to cater to younger populations, and that there are opportunities for these to be co-located with community hubs and open space. There is not currently an ACT Government Youth Centre within the catchment area, though some youth facilities are provided for the North Canberra district at the Junction Youth Health Service in Civic, operated by Anglicare. With a growing population there may be need for additional youth centre services in the catchment, which could potentially be incorporated into Section 72.

FINDING

The benchmark for youth centres is not currently being met, as there is no ACT Government youth centre in the catchment area, though some youth services are provided for the district at Junction Youth Health Service in Civic. Consideration could be given to incorporating space for youth centre services and recreational spaces for younger people as part of the design of Section 72.

Health and social service facilities

GP and allied health services

The benchmarks identify a need for a community health centre for a district population of 60,000, and for a GP medical centre at the local or sub-district level for a population of 4,000. This suggests a need for one community health centre for the wider North Canberra district by 2039, and at least 10 GP centres by 2022, 12 by 2029, and 14 by 2039 for the catchment.

As illustrated in Table 8, Dickson is home to a community health centre, satisfying the benchmark level of provision, which includes podiatry and maternal and child health services run by the ACT Government. There are currently around 10 GP clinics located in the catchment including some at the Dickson Group Centre directly adjacent to Section 72. This indicates that there may be a need for additional GP centres to service the catchment as it

grows. It is also important to recognise that health facilities in the catchment also service the worker population in addition to residents, which would likely add to the demand for GP clinics and allied services.

Section 72 could be a suitable location for new GP facilities, with opportunities for co-location with the health centres and allied health services (both public and private), and accessibility by public transport. Provision of flexible consulting spaces could also be considered, where GPs and other providers could offer outreach services. This could also be utilised with general ACT Government services, subject to meeting accessibility, safety and security requirements.

The ACT Government has committed to providing a new walk-in health facility to service the North Canberra district. The site for this is yet to be identified, however, refurbishment or expansion of existing facilities could also be an option. Ideally, a walk-in centre would be located within mixed use areas, and have good connectivity and accessibility by public transport. Section 72 may not be an ideal location for a walk-in centre due to requirements around safety and accessibility.

FINDING

The benchmarks suggest a need for at least two additional GP medical centres to service the likely future population in the catchment, which could be included in part of Section 72 as a mixed use or commercial site. However, as GP clinics are typically privately operated facilities and can be provided in a number of different land use zones, there are likely to be market factors that influence whether they would choose to locate on the site.

Growth in the worker population may also induce further demand for GP and other medical services. Flexible consulting spaces could be provided to accommodate outreach services and respond to changing needs. A walk-in health centre for North Canberra has been committed to by the ACT Government, though this will not necessarily be located in Dickson.

Social services

The benchmarks identify a need for social service organisations at the district and regional level. Based on this, there would be a need for one for the whole North Canberra district by 2022, and for the catchment by 2039.

There are currently a number of social service organisations operating in the catchment area, catering to wide range of needs, thereby meeting the benchmark level. There are also several social service facilities located in Civic that would service the district catchment.

Social service needs may change over time, and organisations could potentially provide outreach services at Section 72 through general community spaces or medical/consulting spaces to adapt to those needs as they arise.

FINDING

The range of social services available in the catchment area meets the benchmark level of provision for the expected future population. Outreach services could be provided to meet changing needs through provision of general meeting or medical/consulting spaces if these were to be included as part of Section 72.

Services for older people

Retirement villages

The benchmarks do not identify a provision level for retirement villages. As noted in Table 8, there are at least five retirement villages located in the catchment area in Downer, Lyneham and Braddon.

As many retirement villages are run by private operators, market demand is likely to be a factor in whether such facilities are provided. There are also additional design considerations for retirement villages under the *Community and Recreation Facilities Location Guidelines General Code*, including walking distances and gradients to shops and transport, and the need for access for emergency vehicles. The proximity of Section 72 to the Dickson Group Centre may meet these provisions.

Nursing homes

The Australian Government has a target ratio for the provision of aged care in nursing homes of 78 places per 1,000 people aged over 70. This is a reduced level of provision from previous years, as aged care policy has shifted towards the increased provision of at home care. Using this target ratio and the projected age profile for the catchment, this suggests a total demand in the catchment for 350 places in 2029 and 404 places in 2039.

Based on the total demand and the available 146 places at nursing homes located in the catchment at the Goodwin, Abbeyfield, and Kankinya facilities in Ainslie and Lyneham, this suggests there will be a need for around 200 additional aged care places by 2029 and a further 60 in 2039. Some aged care services, including transportation and home care, are also provided by Northside Community Service at Section 72.

Similar to retirement villages, nursing homes should ideally be located close to other health services and in proximity to shops. Provision of such facilities may also be driven to some extent by market demand.

Aged day care centres

There do not appear to be any aged day care centres within the catchment area currently. The expected population of the catchment is approaching the threshold for such a facility in the benchmarks by 2029, and the population of the whole district would suggest a need for such a facility.

This could potentially be incorporated as part of Section 72. The *Community and Recreation Facilities Location Guidelines General Code* recommends that aged day care centres be located near town or group centres, major car parking and emergency vehicle access, and be co-located with other health and welfare services.

Senior citizens clubs

The expected population of the catchment in 2029 is approaching the benchmark level for a senior citizens facility. The Canberra Seniors Centre in Turner services the district and would generally satisfy this benchmark.

Activities catering to the needs of senior citizens could also potentially be accommodated at Section 72 if general community meeting places were to be provided.

FINDING

The current provision of senior citizens clubs in the catchment area meet the benchmarks based on the expected future population. There may be a need for additional nursing homes places across the catchment, with an additional 200 in 2029 and 260 in 2039. There may be a need for an aged day care facility to service the catchment, which could be accommodated at Section 72. Section 72 could potentially be a suitable location for retirement or nursing home facilities provided access requirements can be met.

Emergency facilities

The expected population of the catchment area by 2039 reaches the benchmark population requiring a police, ambulance or fire and rescue station. The expected population of 72,000 across North Canberra by 2029 also reaches this benchmark. As noted in Table 8, there are existing emergency facilities located in Dickson, Ainslie and Hackett that service the district and meet that threshold.

Under the Emergency Services Agency's Station Upgrade and Relocation Program, there has previously been discussion about moving the Dickson Ambulance Station from its current site, adjacent to Sullivans Creek and Northbourne Avenue, to another location within the North Canberra district. Should the station move from within the suburb of Dickson itself in future, it will still be able to service the larger catchment area.

The ACT Government does not have any immediate plans to move or expand the existing services it operated in North Canberra, beyond minor upgrade works to improve amenity for station crews. However, it is recognised that demand for emergency services is likely to increase with population growth in the catchment, including the number of times that vehicles from other station may need to access the area.

A key issue in planning for the location of facilities will be the road network and accessibility for emergency vehicles, and any changes to the road network as part of Section 72 would need to consider this.

FINDING

The current provision of emergency services facilities will be able to service the expected population of the catchment. Any future relocation of the ESA's Dickson Ambulance Station will still ensure that the catchment is serviced. The design of Section 72 will need to consider accessibility by road for emergency vehicles.

Sports facilities and open space

Playing fields and ovals

As illustrated in Table 8, there are existing district playing fields located in Dickson, adjacent to Dickson College, Lyneham (at Southwell Park adjacent the netball centre), in Ainslie and in O'Connor. The current *Estate Development Code* for the ACT suggests that playing fields require a minimum of eight hectares in land area, provided at a catchment of between 1:25,000 and 1:50,000. For the expected catchment population of around 51,000 in 2029, the existing district playing field facilities would satisfy this requirement.

Table 8 also identifies around nine neighbourhood ovals in the catchment, located in Ainslie, Downer, Hackett, Lyneham, Turner and Watson. The benchmarks suggest a need for at least five neighbourhood ovals for the expected catchment population in 2022, six for 2029, and at least seven by 2039. The current neighbourhood ovals in these suburbs are likely to be sufficient to service the future population.

The catchment also has the benefit of access to a range of other sporting facilities, including the Dickson Aquatic Centre, and outdoor green space including Haig Park and the Sullivans Creek corridor. It will also be important for Section 72 to retain open space and be integrated with the wider open space network.

The ACT Government does not have any immediate plans for new facilities in the catchment area, nor for major upgrades to existing assets, apart from a funding contribution towards the development of a new Centre of Excellence and Community Hub at Northbourne Oval. Upgrades to facilities may be funded in future through grants or budget appropriations and will be an ongoing consideration with the age of some of facilities. It is expected that the use of ACT Government venues and facilities will increase as the population of the catchment grows, and maintenance will be required to ensure that facilities continue to be fit for purpose.

FINDING

There are currently three district playing fields and around nine neighbourhood ovals within the catchment area. This level of provision meets the benchmarks for the expected population of the catchment. The design of Section 72 should allow for integration with the surrounding open space network.

Community gardens

There is a Dickson Community Garden currently operating, located within the Dickson College campus. The Garden is run by the Canberra Organic Growers Society, under a Memorandum of Understanding with Dickson College. The Garden includes a mix of garden beds available for community use and for students of the College.²⁶ In addition there is a community garden located at Jarrah Street O'Connor which is within the catchment being considered.

The benchmarks suggest a need for one community garden for a district population of 60,000. The current provision therefore meets this threshold. The Dickson Place Plan, developed by the City Renewal Authority (CRA) through community engagement, have listed a community garden as a possibility in and around the Dickson Group Centre. With a growing population across North Canberra there may also be increased demand for community gardens in future.

FINDING

The existing Dickson Community Garden is in close proximity to Section 72 and satisfies the benchmark level of provision. The CRA's Dickson Place Plan, developed in consultation with the community, also identifies a community garden as an immediate action. With continued growth in the population there may be an increase in residents wanting membership to a community garden, which could be incorporated into the open space within Section 72.

²⁶ Canberra Organic Growers Society Inc., 2019, 'Dickson,' <https://www.cogs.asn.au/cogs-gardens/dickson/>

Parks and playgrounds

Levels of provision of parks and playgrounds varies, and there is no benchmark identified. Figure 22 below illustrates the location of town and district parks as defined by the ACT Government in relation to the catchment area. This shows seven existing neighbourhood parks in the catchment. There are also many smaller playgrounds scattered throughout these suburbs.

FIGURE 22: TOWN AND DISTRICT PARKS AND PLAYGROUNDS IN THE CATCHMENT AREA



Source: SGS, based on ACT Government, 2018.²⁷

Playground facilities could potentially be incorporated into the open space as part of Section 72. The *Community and Recreation Facilities Location Guidelines General Code* recommends that playgrounds, as part of local and neighbourhood parks, be provided in locations within 400 metres of dwellings, and ideally co-located with playing fields or schools.

Demographic changes in the catchment area may also influence demand for playground spaces in future. As noted previously, Dickson and the catchment currently have a lower proportion of households with children, and higher proportions of young adults compared to the wider ACT. As urban renewal continues, and if new housing stock begins to appeal more to families, this may change and increase the need for more playgrounds and parks in future.

The ACT Government has also received feedback from the community concerning the need to upgrade the facilities at existing parks in the Dickson area, and for Dickson to have a high-quality park to match its role as a Group Centre. The Dickson Place Plan also highlights the potential of a play space in the Dickson Group Centre.

There are plans to upgrade pavements and footpaths within the catchment in the next three years, including along Northbourne Avenue and projects associated with the City and Gateway Strategy. A key issue in future will be the maintenance of infrastructure and services with limited budgets and higher demand.

²⁷ ACT Government, 2018, 'Town and District Playgrounds,' Open data portal, <https://www.data.act.gov.au/Sport-and-Recreation/Town-And-District-Playgrounds/fwth-mr9q>

FINDING

There is no identified benchmark for the provision of playgrounds, however, the catchment is home to seven existing town/neighbourhood parks. Playground facilities could be incorporated into the design of open space at Section 72 or upgraded nearby, and there may be more demand for such facilities if more families move into the catchment as the process of urban renewal continues. The quality of playground spaces has been identified as an important issue through the Dickson Place Plan and Better Suburbs consultation program.

Fitness centres

There is no benchmark identified for the provision of fitness centres. Gyms and related businesses are largely provided by the private market and will be driven by market demand. There is therefore less of a need to set aside sites specifically for this use, and such uses can also be accommodated in other commercial zones. Population growth is likely to increase demand for gyms and related services, increasing their economic viability. There are several existing gyms and fitness centres located in the Dickson Group Centre and across the wider catchment.

FINDING

Fitness centres and gyms are largely delivered by the private market, and population growth will likely induce further demand for services. There is therefore less need to set aside specific sites for such uses, though they could be accommodated at Section 72.

6. KEY FINDINGS AND RECOMMENDATIONS

This section summarises SGS' findings and recommendations for the community facilities that could be incorporated into Section 72 Dickson.

6.1 Overall findings

Overall, the catchment area is generally well-catered for in terms of community facilities for a population of its expected size. Additional facilities and services that may be needed to service the future catchment population in 2029 include:

- Several general meeting rooms and flexible community spaces that can be adapted to a range of uses (e.g. religious worship, pop-up arts activities)
- Potentially one additional government primary school
- Between four and six additional child care centres
- A youth centre and recreational spaces for younger people
- Two additional GP medical centres
- Around 200 additional aged care places
- One aged day care facility
- Expanding the Dickson Library, whilst considering the building's heritage status.

There is also a need for new development within the catchment to protect open space and to integrate with North Canberra's existing open space network.

With population growth, there is likely to be a need for further additional facilities in the area by 2039. However, because Section 72 is expected to be developed in the next 10 years, and because longer term population projections are more uncertain and more likely to change with trends, the recommendations in this report have focused on the need for facilities to 2029.

6.2 Facilities that could be included at Section 72 Dickson

While there may be a need for each of the facility types identified above, not all of these may be suitable for inclusion as part of Section 72. Facilities that may be suitable options for Section 72 are:

- General meeting rooms/flexible spaces, suitable for a range of uses
- Youth centre services and recreational spaces for younger people linking to open space within Section 72
- GP clinics, or flexible consulting rooms that can be used for GP and other outreach health and welfare services
- Aged day care and residential aged care facilities, subject to accessibility requirements being met.

It is important to note that these types of facilities could be provided as part of Section 72, but do not necessarily need to be provided at this location. Where facilities are provided is ultimately driven by a combination of factors, including funding availability. In line with best practice principles around the provision of community facilities, the types of facilities identified could potentially be provided as part of a mixed-use development.

A number of the existing buildings and land uses at Section 72 are planned to be retained as the site is developed, with redevelopment opportunities largely limited to Blocks 6 and 22

(though this is currently privately owned). If the preliminary concept plan were adopted, approximately 1450 square metres of ground floor space would be available for community uses. This constraint would need to be considered in the selection of appropriate uses.

There may be a need for at least one additional primary school to service demand from the wider catchment, however, this would not be able to be delivered as part of Section 72 due to the size of the site.

Section 72 provides a good location for child care centres, being close to existing employment and services, and having good transport accessibility. However, there are already two existing child care services in close proximity, and inclusion of another may risk oversaturating the market in the immediate area. There are also minimum area requirements for the design of child care centres that may constrain opportunities on the site. For a centre of 100 places, this would require a minimum indoor floor space of at least 325 square metres, and at least 700 square metres of outdoor space. There may also be additional issues that would need to be considered, such as the potential for overlooking. Accessibility is another issue that would need to be considered, particularly with the existing issues noted previously regarding parking access for users of other existing community facilities on the site.

Section 72 could also be a good location for a Child and Family Centre due to its location and accessibility, as the population grows and changes. Opportunities could include locating the Centre on the lower levels of a mixed-use building, providing services for families on the ground level and flexible office spaces and meeting rooms available on the first floor for the wider community. Given there are some existing Child and Family services (predominantly health services) within Dickson and the catchment, any future Centre would require further feasibility analysis.

As the residential population increases, there would most likely be an increase in residents wanting membership to a community garden, which could be incorporated into the open space within Section 72.

Best practice in providing for facilities in urban renewal areas

As noted previously in this report, best practice in the delivery of community facilities in urban renewal areas is for services to be co-located and clustered around key centres and integrated with residential development as part of the mixed use facilities.

The price and availability of land for stand-alone community facilities is increasingly constrained in inner city and urban renewal areas, meaning that clustered facilities can be more cost effective for both governments and private providers. The co-location of facilities with residential and commercial uses in and around existing centres also has benefits for the community, in being able to access a range of services in one place, and greater accessibility by public transport. A mix of uses can also contribute to the vibrancy of centres.

Notes on feasibility of potential uses

GP clinics/medical consulting spaces

While health facilities are considered to be community uses, GP clinics and allied services tend to be operated as private businesses. As such, there may be additional commercial considerations that will impact on the feasibility of their inclusion at Section 72.

Similar to child care centres, there are several existing allied health services in the immediate vicinity of the site, which could impact on the potential viability of additional medical services in a private market. At the same time, the co-location of complementary services could be a drawcard for some businesses.

Provision of flexible medical consulting rooms could appeal to both government-run outreach services and private practitioners.

Nursing homes and aged day care facilities

A limiting factor in including an aged care facility as part of Section 72 would be the requirements around the space needed for road access and accessibility for emergency vehicles. As many of the current uses are expected to be retained at Section 72, the space available is somewhat limited.

Aged care facilities are also operated by the private and not-for-profit sectors. Similar to the provision of GP and other medical services, market factors are likely to influence whether the site is a viable location for a centre. Assuming that the ACT Government would not be seeking to operate a facility itself, further consultation may be required with potential providers and operators to consider economic viability and other practical issues with providing a centre in this location.

Youth centres and recreational spaces for younger people

The benchmarking exercise has identified that there is a need for additional youth centres in the catchment area to satisfy the level of need of the future population. There may also be need for outdoor and recreational spaces for younger people, which could be incorporated into Section 72. The site would be a good location for this, with its proximity to the Group Centre, Dickson College and public transport. Outdoor recreational spaces could potentially be integrated with the existing green spaces along the Sullivan Creek corridor.

Meeting rooms and flexible spaces

Meeting rooms and flexible meeting spaces can be provided by both Government and the private sector. Many of Libraries ACT's facilities make such spaces available for a small fee in most cases, including the Dickson Library. The benefit of these types of rooms is that they can be used for a range of purposes, and could be adapted to meet the needs of the community as it changes over time. The costs associated with running such facilities would likely depend on the extent of features provided, for example, if computers and Wifi were to be part of the hire of the facility. Further analysis of demand could be required to test the viability of such spaces, though as the population grows there is likely to be increased demand overall. The proximity of the site to the Group Centre and transport means it would be a good location for general communal spaces.

APPENDIX 1

Population projection for catchment area

The table below shows the population projections by suburb to 2022.

POPULATION PROJECTIONS BY SUBURB – 2017-2022

Suburb	2017	2018	2019	2020	2021	2022
Acton	2,198	2,086	2,117	2,152	2,179	2,229
Ainslie	5,317	5,058	5,073	5,109	5,131	5,153
Black Mountain	0	0	0	0	0	0
Braddon	5,849	5,783	5,761	5,760	5,730	5,730
Campbell	3,451	3,471	3,720	3,976	4,215	4,467
Civic	4,790	4,948	5,715	6,342	7,022	7,732
Dickson	2,318	2,387	2,468	2,600	2,718	2,847
Downer	3,792	3,632	3,657	3,690	3,838	3,933
Duntroon	1,897	1,885	1,805	1,843	1,871	1,907
Hackett	3,032	2,920	2,954	2,992	3,017	3,050
Lyneham	5,448	5,453	5,558	5,677	5,770	5,884
O'Connor	5,753	5,497	5,531	5,576	5,597	5,640
Parkes - North	4	4	4	4	4	4
Reid	1,696	1,687	1,686	1,690	1,686	1,689
Russell	3	3	3	3	3	3
Turner	4,239	4,158	4,134	4,133	4,113	4,112
Watson	6,023	5,883	5,984	6,287	6,539	6,776
Total North Canberra	55,810	54,855	56,170	57,833	59,433	61,157
Catchment	41,771	40,771	41,120	41,822	42,452	43,125

Source: ACT Treasury, 2019.

The projected population for the North Canberra district and the ACT as a whole to 2029 and 2039 is shown below. In 2029, North Canberra is expected to have a population of 72,529, and reach 83,788 by 2039.

POPULATION PROJECTION FOR NORTH CANBERRA – 2017-2039

Year	North Canberra	% change	ACT	% of ACT population
2017	55,810	-	411,667	13.6%
2018	54,855	-1.7%	420,321	13.1%
2019	56,170	2.4%	428,509	13.1%
2020	57,833	3.0%	436,635	13.2%
2021	59,433	2.8%	444,651	13.4%
2022	61,157	2.9%	452,590	13.5%
2023	63,098	3.2%	460,440	13.7%
2024	64,742	2.6%	468,195	13.8%
2025	66,173	2.2%	475,856	13.9%
2026	67,703	2.3%	483,409	14.0%
2027	69,305	2.4%	490,850	14.1%
2028	70,966	2.4%	498,167	14.2%
2029	72,529	2.2%	505,360	14.4%
2030	74,224	2.3%	512,483	14.5%
2031	75,638	1.9%	519,536	14.6%
2032	77,009	1.8%	526,525	14.6%
2033	78,345	1.7%	533,449	14.7%
2034	79,321	1.2%	540,316	14.7%
2035	80,180	1.1%	547,134	14.7%
2036	81,044	1.1%	553,914	14.6%
2037	81,835	1.0%	560,664	14.6%
2038	82,794	1.2%	567,395	14.6%
2039	83,788	1.2%	574,117	14.6%

Source: ACT Treasury, 2019.

The table below shows the projected share of the North Canberra population made up by each suburb in 2022. These proportions have been applied to the expected population in 2029 (72,529) and 2039 (83,788) to estimate the population by suburb and calculate the population for the catchment area.

ESTIMATED POPULATION BY SUBURB – 2029 AND 2039

Suburb	Projected population 2022	% of North Canberra (2022)	Estimated population 2029	Estimated population 2039
Acton	2,229	3.6%	2,644	3,054
Ainslie	5,153	8.4%	6,112	7,060
Black Mountain	0	0.0%	0	0
Braddon	5,730	9.4%	6,796	7,851
Campbell	4,467	7.3%	5,298	6,121
Civic	7,732	12.6%	9,170	10,594
Dickson	2,847	4.7%	3,376	3,900
Downer	3,933	6.4%	4,665	5,389
Duntroon	1,907	3.1%	2,262	2,613
Hackett	3,050	5.0%	3,617	4,179
Lyneham	5,884	9.6%	6,978	8,061
O'Connor	5,640	9.2%	6,688	7,727
Parkes - North	4	0.0%	5	5
Reid	1,689	2.8%	2,003	2,314
Russell	3	0.0%	4	4
Turner	4,112	6.7%	4,877	5,634
Watson	6,776	11.1%	8,036	9,284
Total North Canberra	61,157	3.6%	72,529	83,788
Catchment	43,125	8.4%	51,144	59,084

The table below shows the age profile of the catchment area as of the 2016 Census. The proportions by age group have been applied to the estimated catchment population in 2022, 2029 and 2039 to generate the age profile that has been used in the community needs analysis.

ESTIMATED AGE PROFILE OF CATCHMENT AREA – 2022 AND 2029

Age group	Proportion as of 2016 Census	2022	2029	2039
0-4 years	5%	2,193	2,601	3,005
5-9 years	5%	2,100	2,490	2,877
10-14 years	4%	1,834	2,175	2,513
15-19 years	5%	2,107	2,499	2,887
20-24 years	11%	4,696	5,569	6,433
25-29 years	12%	5,070	6,013	6,946
30-34 years	10%	4,527	5,369	6,203
35-39 years	8%	3,333	3,953	4,566
40-44 years	7%	2,812	3,335	3,852
45-49 years	7%	2,811	3,333	3,851
50-54 years	6%	2,403	2,850	3,292
55-59 years	5%	2,158	2,559	2,956
60-64 years	4%	1,819	2,157	2,492
65-69 years	3%	1,479	1,754	2,027
70-74 years	3%	1,092	1,295	1,496
75-79 years	2%	940	1,115	1,288
80-84 years	2%	805	955	1,103
85-89 years	1%	577	685	791
90-94 years	1%	324	384	443
95-99 years	0%	46	55	64
100 years and over	0%	0	0	0
Total	100.0%	43,125	51,144	59,084

Source: ABS 2016 Census and SGS calculations.

APPENDIX 2

Agencies and organisations consulted

Directorate

Chief Minister, Treasury and Economic Development Directorate (CMTEDD) – Arts ACT

Chief Minister, Treasury and Economic Development Directorate (CMTEDD) – Sport and Recreation Facilities

Environment, Planning and Sustainable Development Directorate (EPSDD) – Land Policy and Strategy

Environment, Planning and Sustainable Development Directorate (EPSDD) – Direct Sales

Chief Minister, Treasury and Economic Development Directorate (CMTEDD) – Public Housing Renewal Taskforce

Chief Minister, Treasury and Economic Development Directorate (CMTEDD) – ACT Property Group

Community Services Directorate (CSD) – Housing and Community Services

Community Services Directorate (CSD) – Community Participation Group

Community Services Directorate (CSD) – Children and Families Branch

Education Directorate – Planning and Analytics (Government Schools)

Education Directorate – Schools Infrastructure and Capital Works

Education Directorate – Non-Government Schools Liaison Unit

Health Directorate – Health Improvement Branch

Health Directorate – Strategic Projects and Health Services Planning

Justice and Community Safety Directorate (JACS) – Station Upgrade and Relocation Project Risk and Planning

Transport Canberra and City Services (TCCS) – Capital Works and Strategic Planning

Transport Canberra and City Services (TCCS) – Libraries ACT

Transport Canberra and City Services (TCCS) – Better Suburbs

City Renewal Authority (CRA) – City Activation and Asset Recycling Initiative (ARI)

Northside Community Service

Council on the Ageing (COTA) ACT

APPENDIX 3

Benchmarks used for Community Needs Assessment

BENCHMARKS FOR PROVISION OF COMMUNITY FACILITIES

FACILITY TYPE	RECOMMENDED HIERARCHY OF PROVISION	RECOMMENDED STANDARD OF SERVICE (PER POPULATION CATCHMENT)
General community spaces		
Meeting rooms	Local	1: 2,500
Licensed clubs	Sub-district	1: 5,000
Religious facility	Sub-district	1: 2,000
Neighbourhood hall	Sub-district	1: 10,000
Community Centre	Sub-district	1: 20,000
Cultural facilities		
Community arts centre/theatre	Sub-district	1: 30,000
Library	District	Libraries ACT utilises the State Library of NSW standard for provision – People Places tool, which takes account of population growth, floor space and other factors
Educational/children's facilities		
Government pre/primary school*	Local	1: 7,500
Non-government pre/primary school*	Local	1: 5,000
Government high school*	Sub-district	1: 20,000
Non-government high school*	Sub-district	1: 60,000
Government secondary college*	District	1: 30,000
Non-government secondary college*	District	1: 30,000
Early childhood school**	District	1: 60,000
Child care**	Sub-district	1: 4,000
Child and family centre	District	1: 60,000
Youth centre	District	1: 60,000
Health and social service facilities		
GP medical centre	Local, Sub-district	1: 4,000
Allied health services	Local, Sub-district	Varies
Community Health Centre	District	1: 60,000
Social Service Organisations	District, Region	1: 60,000
Services for older people		
Retirement village	Sub-district	Varies
Nursing home	Sub-district	Previously 86 places per 1,000 people aged 70+

		*Target for 2022 for 78 places per 1,000 people aged 70+ ²⁸
Aged day care centre	District	1: 60,000
Senior Citizens Club	District	1: 60,000
Emergency facilities		
Police station	District	1: 60,000
Ambulance station	District	1: 60,000
Fire and rescue station	District	1: 60,000
Sports facilities and open spaces		
District playing fields	District	Varies ACT Estate Development Code suggests a ratio of between 1:25,000 and 1:50,000 and min. size of 8 hectares.
Neighbourhood ovals	Local	1: 7,500
Neighbourhood parks/playgrounds	Local	Varies
Community Gardens	District	1: 60,000
Fitness centres	Local/District	Varies

Source: Buckley Vann Town Planning, 2013 (unpublished), and SGS, 2019.

*Note: planning for schools by the Education Directorate uses different benchmarks and metrics. Children in North Canberra are also more likely to attend Government schools than the rest of the ACT. Planning for schools in urban renewal areas is different to planning for greenfield locations.

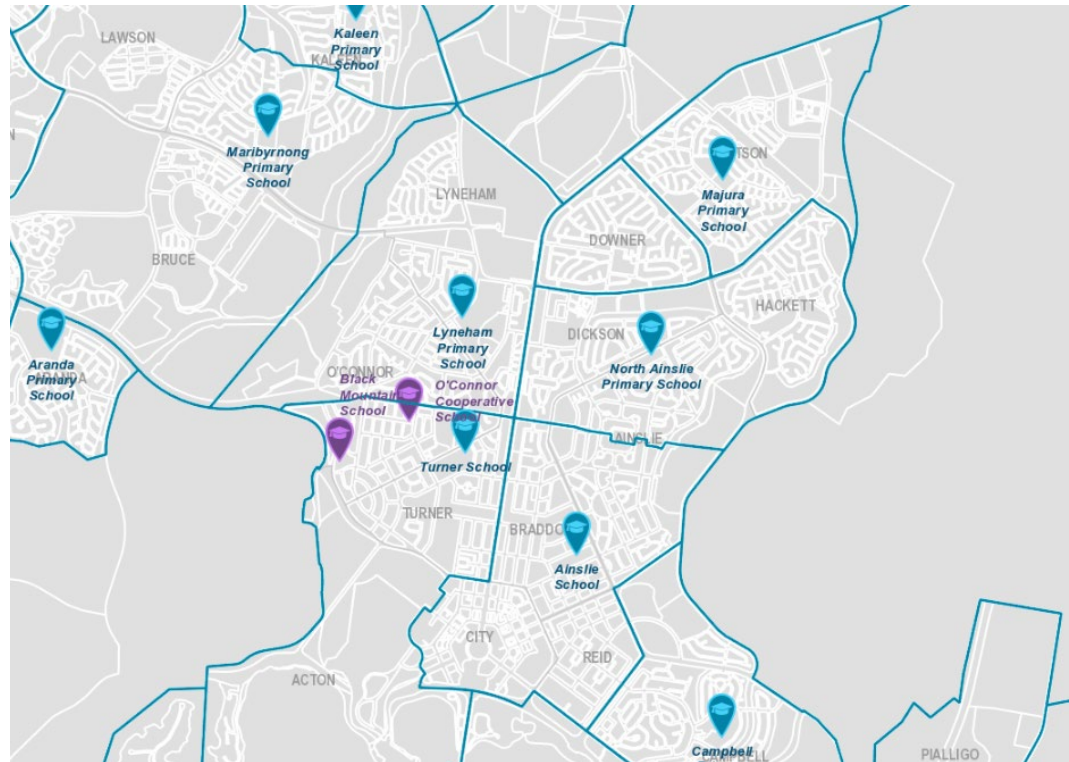
**Early Childhood Education and Care (ECEC) is provided for different age groups, on a full-time or part-time basis, and is provided under different management arrangements. Government is also investigating policies for provision. Planning for ECEC is therefore complex, and simplistic benchmarks should not be relied upon.

²⁸ Aged Care Financing Authority, 'Funding and Financing of the Aged Care Sector,' Short form report, page 7, July 2017, https://agedcare.health.gov.au/sites/g/files/net1426/f/documents/10_2016/acfa_annual_report_on_funding_and_financing_of_the_aged_care_industry_2016.pdf

APPENDIX 4

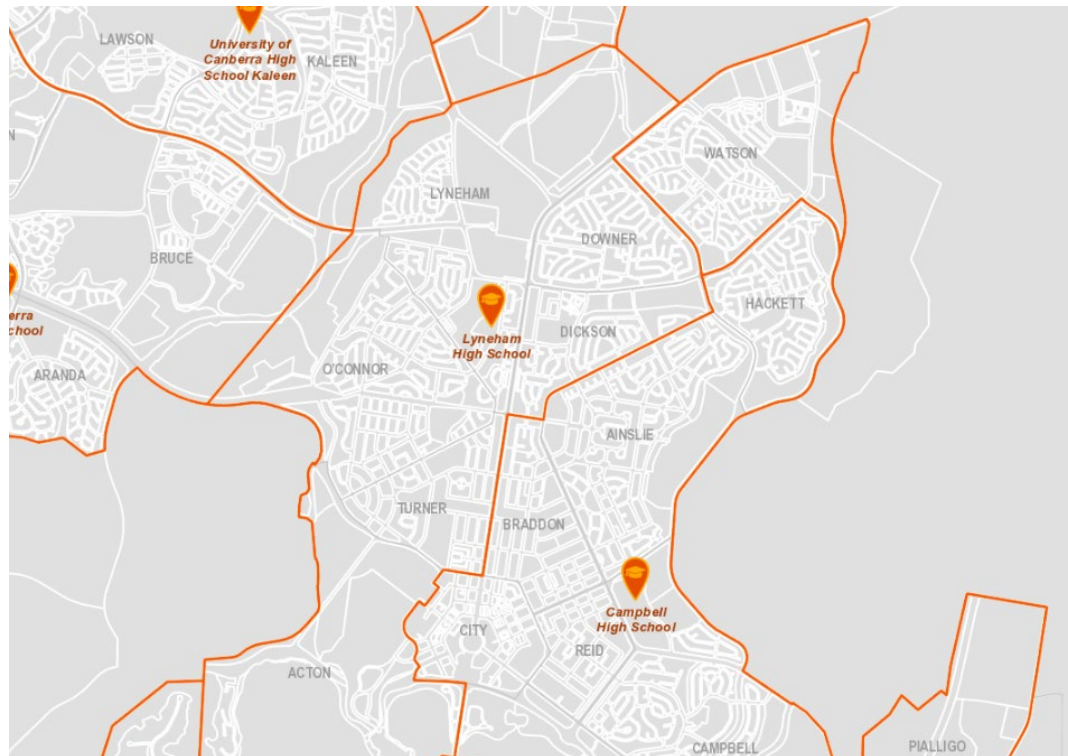
Priority Enrolment Areas (PEAs) and location of schools

PRIORITY ENROLMENT AREAS FOR PRIMARY SCHOOLS



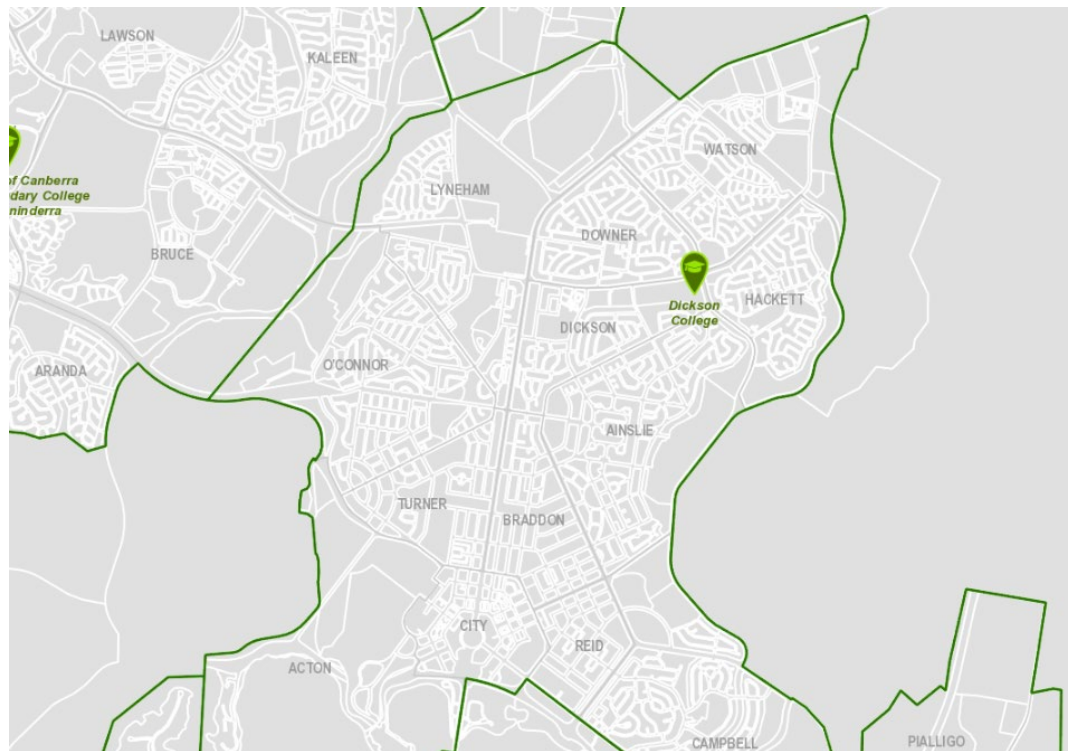
Source: ACTmapi, 2019.

PRIORITY ENROLMENT AREAS FOR HIGH SCHOOLS



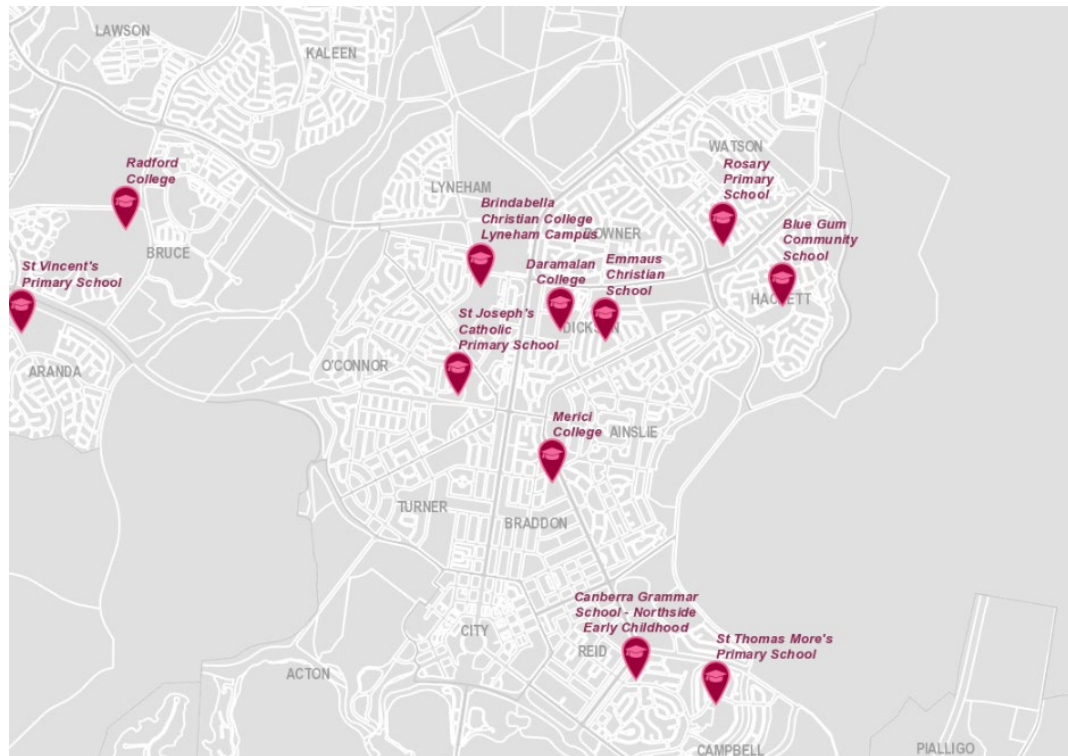
Source: ACTmapi, 2019.

PRIORITY ENROLMENT AREAS FOR COLLEGES



Source: ACTmapi, 2019.

NON-GOVERNMENT SCHOOLS IN THE CATCHMENT AREA



Source: ACTmapi, 2019.



Contact us

CANBERRA

Level 2, 28-36 Ainslie Place
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART

PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

MELBOURNE

Level 14, 222 Exhibition St
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY

209/50 Holt St
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au