



PRE-DEVELOPMENT  
APPLICATION COMMUNITY  
ENGAGEMENT –  
**COMMON GROUND DICKSON**  
BLOCK 25 SECTION 72  
ENGAGEMENT REPORT

HOUSING ACT  
COMMUNITY SERVICES

DECEMBER 2019

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## EXECUTIVE SUMMARY

Over eight weeks from 12 September to 7 November 2019, Housing ACT asked for the community's thoughts on the concept designs for Common Ground Dickson, to be located at 8 Hawdon Place, Dickson (Block 25 Section 72).

People shared their feedback on the concept designs:

- By logging into YourSay and commenting using the Plans and Feedback tab.
- Emailing us at [housingactrenewal@act.gov.au](mailto:housingactrenewal@act.gov.au).
- Talking to us at a range of drop-in sessions.

People were also able to get in touch by calling Access Canberra on 13 22 81.

Over the eight week period, Housing ACT met with a range of stakeholders to discuss the concept designs, including community resident groups and councils, leaseholders and neighbours within Section 72, and the broader community by way of pop-up information sessions, with ten consultation events held during the engagement period. In total, 84<sup>1</sup> people attended the events and the YourSay webpage had 2,030 views, with 32 contributors leaving 38 comments. The project team received 43 emails about the concept designs and one phone call.

A Consultation Report has now been prepared, capturing what we heard from the community throughout the consultation period, which will be submitted along with the Development Application.

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<sup>1</sup> 84 people attended the events held during the 8 week consultation period. A further 6 people attended a briefing held outside of the 8 week consultation period.

# INTRODUCTION

## COMMON GROUND DICKSON

This Community Engagement Report has been prepared to support a Development Application for Common Ground Dickson on Block 25 Section 72 Dickson. This project is being progressed by Housing ACT.

Common Ground is a model of housing that aims to end long-term, chronic homelessness by providing housing with on-site wrap around support services. Common Ground is a permanent Housing First supportive housing model that offers permanent housing for people who have experienced long-term homelessness or are at risk of homelessness and mixes that with personalised support. The Common Ground model also includes affordable housing for people who are on low incomes.

Common Ground Dickson has been designed to consist of 40 units all designed to meet Class C Adaptable standards (AS4299), with a mix of 18 one-bedroom, 14 two-bedroom and 8 three-bedroom units. The proposed design includes offices and associated meeting rooms to support the Common Ground operations. The ground floor also has a flexibly-designed space that could be used for a range of community uses, as well as a space to realise a social enterprise (such as a café).

There had been extensive engagement with the community throughout 2018 about future plans for Section 72, including Block 25. These conversations were led by the Environment, Planning and Sustainable Development Directorate (EPSDD) with support from Housing ACT. The conversations looked at how Section 72 could continue to support the community, enhance the area and deliver on the ACT Government's commitments to urban renewal and the second Common Ground at Dickson. In response to the community feedback captured throughout 2018, EPSDD began drafting an Estate Development Plan (EDP) that incorporated feedback to date to inform the next stage of engagement.

EPSDD advised the community that engagement around broader design plans for the urban renewal of Section 72 was on hold until the future of Block 22 is resolved. It indicated that once the future of this block was known, a community reference group would be established to build on what had been heard so far and provide further guidance and advice on the overall planning for Section 72, including in relation to Block 6 and Block 22 and any public realm development or upgrades.

Whilst this broader project was put on hold, the ACT Government decided in early 2019 to proceed with Common Ground Dickson on Block 25.

The concept designs for Common Ground Dickson brought together input from discussions with the community (referred to above), the housing and homelessness sector, the Common Ground Canberra Board, and a study which was carried out into people with high and complex needs and their accommodation requirements.

The proposed designs were presented to the National Capital Design Review Panel (NCDRP) which was broadly supportive of the proposal, particularly the building height, form, indicative dwelling mix and associated community functions. The NCDRP considered that the approach taken would deliver high levels of amenity for future residents with an appropriate consideration of the existing built form in this location.

This report details the community engagement undertaken by Housing ACT on the design of Common Ground Dickson, identifies who was consulted, the manner in which they were contacted, what information sessions were held and a summary and analysis of the responses received. Noting that additional consultation has occurred outside the formal community engagement period, the report

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primarily focusses on consultation undertaken over an eight week period, from 12 September to 7 November 2019.

The engagement was conducted in accordance with the pre-Development Application community consultation requirements for a building of residential use with three or more storeys and 15 or more dwellings, and a building with a gross floor area of more than 5,000m<sup>2</sup>. The purpose of the pre-Development Application was to ensure that there was meaningful engagement with the community prior to submitting a Development Application for Common Ground Dickson.

### **DRAFT VARIATION TO THE TERRITORY NO 367**

At the same time as the pre-Development Application community engagement was conducted, EPSDD carried out consultation on a Draft Variation to the Territory Plan No 367 to change the zoning of Block 25 which would permit the development of Common Ground Dickson to proceed.

The Draft Variation to the Territory Plan proposes to rezone Block 25 from commercial CZ6: leisure and accommodation zone to CFZ: community facility zone. This reinforces the proposed community benefit of Common Ground Dickson. Amendments to the Dickson precinct code and map were also proposed to allow uses that are associated with the proposed development.

The community engagement for Draft Variation to the Territory Plan No 367 commenced on 13 September and ended on 1 November 2019. EPSDD has prepared a separate report on the community consultation for the draft variation.

## SITE INFORMATION

### PROJECT SITE

Block 25 Section 72 Dickson has a land area of 6,968m<sup>2</sup> and is currently zoned commercial CZ6: leisure and accommodation under the Territory Plan (but is proposed to be varied to CFZ: community facility zone under Draft Variation to the Territory Plan No 367).

Whilst the total area of the block is 6,968m<sup>2</sup>, the developable area of the site was reduced to 4,234m<sup>2</sup> in response to community feedback received during 2018 as part of the Section 72 Urban Renewal community engagement undertaken by EPSDD. This feedback included the community's desire to see east/west connections through the section for pedestrians, bicycles and cars, as well as the retention of trees and landscaped urban spaces within the section.

Block 25 is some 500 metres away from the Dickson Group Centre, which has a range of facilities including a large supermarket, chemist, library, banks, shops, food outlets, post office, and a library. Further facilities will be provided when the existing car park adjacent to Block 31 Section 30 is redeveloped. That redevelopment will also include residential dwellings.

The site is well situated within walking distance to bus stops on Antill Street (about 300 metres away) and Cowper Street (about 500 metres away), with the Dickson Bus Interchange on Cape Street (some 1.4 kilometres) and the light rail stop on Northbourne Avenue.

### EXISTING USE

Common Ground Dickson is proposed for Block 25 Section 72 Dickson (8 Hawdon Place). This block has been vacant since 2010, when the former Downer Club (including observatory and planetarium) burned down and the damaged buildings were demolished.

### CONTEXT AND ADJOINING PROPERTIES

The project site is situated in the established Inner North suburb of Dickson and is surrounded by the following:

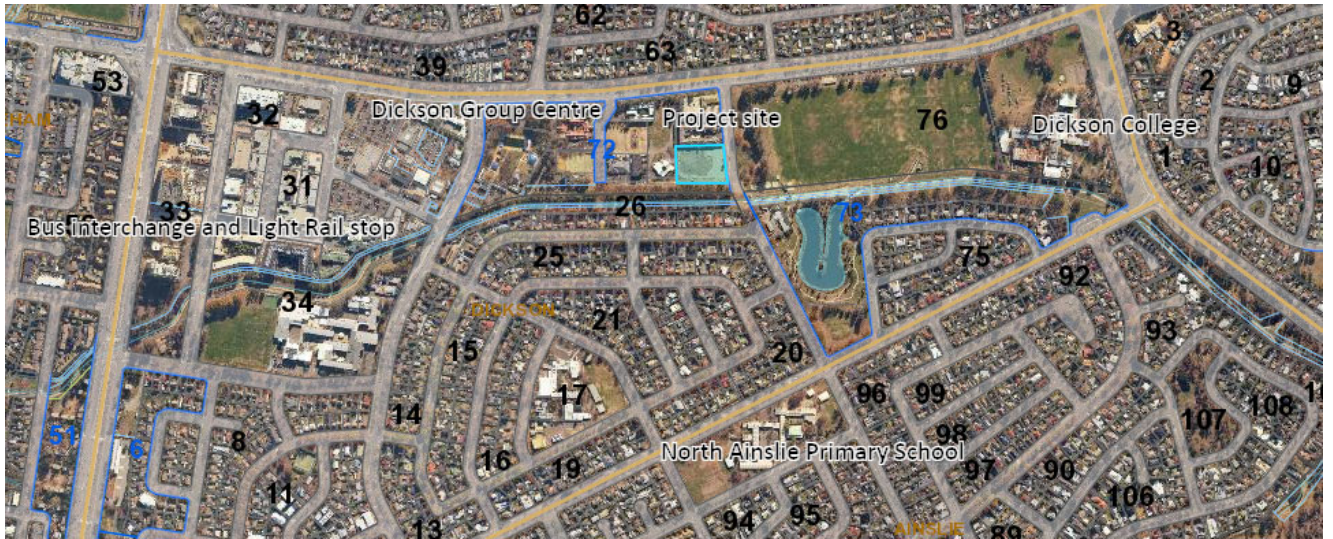
- The Canberra Parklands Central Hotel is to the north of the site;
- To the east are the Dickson Playing Fields;
- To the west is a block leased by the Salvation Army; and
- To the south there is a stormwater channel with rows of mature trees that separate the site from Dumaresq Street.

There are a wide range of community and recreational facilities near the site including the Dickson Playing Fields, the Dickson Wetlands, the Kim Harvey School of Dance, the Dickson Pool, the Majura Tennis Club, and the Australian National Capital Artists gallery. The Majura Community Centre which houses Northside Community Service, the Majura Men's Shed and the Majura Early Childhood Centre, is close by, as is the Pinocchio Early Learning Centre on Rosevear Place. Dickson College and North Ainslie Primary School are public schools within close proximity to the site and Daramalan College and Emmaus Christian School are also nearby.

The zoning for all blocks within Section 72 is commercial CZ6: leisure and accommodation zone, including Block 25. The Dickson Playing Fields and the Dickson Wetlands have a parks and recreation PRZ1: urban and open space zone. The land to the south consists of a range of zones – Block 26 Section 72 is CZ6: leisure and accommodation, Blocks 32 – 34 Section 26 is PRZ1: urban and open space with the land south of Blocks 32 – 34 being residential RZ1: suburban.



## LOCATION AERIAL PHOTOGRAPHS



## PROJECT OVERVIEW

Addressing housing affordability and homelessness is a long term commitment of the ACT Government. The first Common Ground has been operating successfully since it opened in Gungahlin in July 2015. The ACT Government's intention to build a second Common Ground in Dickson was announced prior to the 2016 election.

The ACT Government identified \$2.147M in the 2019-20 Budget towards the cost of constructing Common Ground Dickson with the details of the capital funding withheld to ensure value for money is achieved when making an approach to market.

Common Ground Dickson on Block 25 will consist of 40 units designed to Class C Adaptable standards (AS2499), with a mix of 18 one-bedroom, 14 two-bedroom and 8 three-bedroom units. There will be community spaces on the ground floor, some of which will be available exclusively to the residents of Common Ground Dickson, while other communal space will be available to be used by the broader community. There will also be space for a social enterprise (such as a café) as well as offices and associated meeting rooms as part of the building.

The Common Ground model was originally developed by Roseanne Heggarty in New York in 1990 and is a model of housing that aims to successfully end long-term chronic homelessness by providing housing with on-site wrap around supports. The Common Ground model also includes affordable rental housing for people who are on low incomes.

Common Ground is not a temporary or transitional service or shelter, rather it is a permanent supportive housing option for people who have experienced long-term homelessness and it mixes accommodation with personalised support. In addition to single people and couples, Common Ground Dickson has designed to be able to support older women, single parents and families with children.

Similar to the existing Common Ground Gungahlin, the model for Common Ground Dickson will be developed in partnership between government, community and the private sector. The ACT Government will fund construction, retaining the asset, and will contribute to and subsidise the model to enable ongoing funding of staff positions and payment of land rates.

The success of the Common Ground model relies on on-site support services for residents. These on-site support services (e.g. case management, employment/training opportunities) for residents are treated separately from the tenancy management (e.g. rental payments, property maintenance).



## ACT CONSULTATION GUIDELINES

The ACT Government has adopted *Planning and Development (Community Consultation) Guidelines 2017 NI2017-569*.

The Guidelines establish the framework for consulting with the community for certain development proposals, including a building with a residential use with 3 or more storeys, 15 or more dwellings, or a building with a gross floor area of more than 5,000m<sup>2</sup>. This section responds to the elements of the Guidelines.

The Planning and Land Authority requires that at a minimum the following be undertaken:

1. **Notify how consultation will occur for the proposal on the ACT Government's community consultation web page.**

Project information was uploaded to the ACT Government's community consultation webpage – [www.yoursay.act.gov.au/common-ground-dickson](http://www.yoursay.act.gov.au/common-ground-dickson) – when the pre-DA consultation was announced on 12 September 2019. This was two weeks before the first public consultation session on 26 September 2019.

Details were provided on the YourSay website about the following public consultation activities:

Type	Location	Date
Pop-up information stand	Dickson Group Centre	26 September 2019 – 9:30–11:00am
Library Display	Dickson Library	30 September – 11 October 2019
MyDickson Market stall	Dickson Group Centre	4 October 2019 – 10:00am–2:00pm
Pop-up information stand	8 Hawdon Place, Dickson	26 October 2019 – 10–11:30am
Pop-up information stand & coffee van	8 Hawdon Place, Dickson	1 November 2019 – 7:30–9:30am

The following information was also provided on the YourSay website:

- Plans and detailed information regarding the development, including links to related pages (Section 72 Urban Renewal and Draft Variations to the Territory Plan)
- Frequently Asked Questions – some FAQs were amended or new FAQs were added during the community engagement in order to provide up-to-date information
- The email address to request information/provide comments (in addition to being able to leave comments on the YourSay webpage) for any further project enquiries.

The development was also notified on the Environment, Planning and Sustainable Development website for pre-DA community consultation at the start on the community consultation period ([www.planning.act.gov.au/talk-with-us/pre-da-consultations](http://www.planning.act.gov.au/talk-with-us/pre-da-consultations)).

2. **Ensure people living in the areas immediately surrounding the development and the wider community (as appropriate) are informed of the intended consultation process and consulted on the proposal.**

Postcards were sent to all households in Ainslie, Dickson, Downer, Hackett, Lyneham, O'Connor and Watson. Based on the ABS 2016 Census, the postcards would have reached 13,824 dwellings across the seven suburbs. The postcards directed people to YourSay for more information about the proposed development.

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In addition to the consultation activities outlined above, stakeholder briefings were held for the following parties:

- Members of the Dickson Resident's Group, Minister's Advisory Group on Affordable Housing, North Canberra Community Council, Downer Community Association and associated residents – 12 September 2019
- Stakeholder briefings for lessees/owners/operators of businesses/organisations located within Section 72 – 23 and 25 September 2019
- Meeting with members of the Dickson Residents Group and Downer Community Association – 11 October 2019
- Joint Pathways Committee – 15 October 2019
- Presentation to the North Canberra Community Council – 16 October 2019
- Presentation to ACT Aboriginal and Torres Strait Islander Elected Body - 4 December 2019

### 3. Ensure people from a diverse demographic (age, gender, race, religion and/or physical abilities as appropriate) have the opportunity to view and make comment on the proposal.

The following elements of the consultation ensured a diverse demographic were given the opportunity to view and make comment on the proposal:

- Postcards about the proposal were distributed to almost 14,000 dwellings across seven Inner North suburbs. This distribution area was consistent with the area reached by the EPSDD when engaging with the community about the renewal of Section 72 throughout 2018 (see above).
- The proposal was notified through YourSay with updates to the information and Frequently Asked Questions provided as required throughout the eight week period to ensure up-to-date information was made available.
- There were instances of people who requested information or clarifications through email or by phone, which were responded to accordingly. For example, one Lyneham resident who did not have access to a computer was provided with a physical copy of the information available on the website.
- The ACT Aboriginal and Torres Strait Islander Elected Body was provided a briefing on the project. Feedback from the Elected Body on the design of Common Ground Dickson included elements of design as well as future service provision. This included opportunities for independent living skills for residents, inclusion of Ngunnawal native plants in the landscaping and ensuring that there is adequate access for community bus/transport on-site.
- A pop-up information was held on site with a coffee van during the early morning to capture views from passing students and commuters along the Dickson Channel.

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### 4. Conduct face-to-face engagement sessions that are accessible to a diverse cross-section of the community.

There were four public information sessions held at different locations at different times of the day to capture a range of local views, including:

Type	Location	Date
Pop-up information stand	Dickson Group Centre	26 September 2019 – 9:30–11:00am
MyDickson Market stall	Dickson Group Centre	4 October 2019 – 10:00am–2:00pm
Pop-up information stand	8 Hawdon Place, Dickson	26 October 2019 – 10–11:30am
Pop-up information stand & coffee van	8 Hawdon Place, Dickson	1 November 2019 – 7:30–9:30am

In addition, information about the project was displayed at the Dickson Library from 30 September to 11 October 2019. There was also a presentation made to the North Canberra Community Council at its meeting on 16 October 2019 at the Downer Community Centre – this meeting was attended by members of the public, as well as the Community Council members.

The following elements were considered to ensure a diverse cross-section of the community could be reached at the engagement sessions:

- **Location:** the sessions were held at the Dickson Group Centre, the Downer Community Centre and on-site at 8 Hawdon Place. The Dickson Group Centre and 8 Hawdon Place were chosen as local people with an interest in the project would not have far to travel and it was also an opportunity to engage passers-by who may not have known about the project. The meetings of the North Canberra Community Council are held at the Downer Community Centre which is within relatively close proximity to the subject site. Meetings with the Joint Pathways Committee and the ACT Aboriginal and Torres Strait Islander Elected Body were held at off site meeting places.
- **Timing:** The timing varied in order to maximise opportunities for people to attend an information session. For example, the MyDickson Market is well attended and holding an on-site coffee van early in the morning was aimed at attracting students. The presentation at the North Canberra Community Council was held in the evening. Separately, there were meetings held with Section 72 stakeholders which were held out of hours. At the request of the Downer Resident's Group, a meeting was held during the day to answer questions they had about the proposed development.
- **Quantity:** There were four public information sessions and six information sessions provided to individual groups. A static display was provided at the Dickson Library during the September – October school holiday period.
- **Type:** A variety of formats were used, including: drop-in information sessions, static display, meetings, and town hall discussions. The drop-in format allows individuals to attend at their convenience for as long as necessary. It also allows one-on-one discussions to occur which some people can find less intimidating, attendance is spread over a longer time and there are increased opportunities for discussion and feedback. The static display allows people to take their time viewing the information by themselves. Individual meetings allow people to ask questions, directed to officers from various agencies that agreed to attend. The town hall meeting is the normal style of presentation methodology used at community councils. This allows the information to be presented to a larger group of people at one time.

### 5. Make available to the community conceptual drawings with appropriate dimensions/measurements including at a minimum.

The following documentation is required by the guidelines and was made available as follows:

- A site plan (showing parking areas, access and egress, waste areas and communal spaces)  
Provided online, at drop-in sessions, stakeholder briefings, and at the Joint Pathways Committee and ACT Aboriginal and Torres Strait Islander Elected Body briefings.
- Indicative floor plans  
Provided online, at drop-in sessions, stakeholder briefings, and at the Joint Pathways Committee and ACT Aboriginal and Torres Strait Islander Elected Body briefings.
- Elevations  
Provided online, at drop-in sessions, stakeholder briefings, and at the Joint Pathways Committee and ACT Aboriginal and Torres Strait Islander Elected Body briefings.
- Shadow diagrams if there are likely to be shadow impacts  
Provided online and updated during the eight week period following a request for clearer information from a member of the community, and available to view at drop-in information sessions.
- Perspectives  
Provided online, at drop-in sessions, stakeholder briefings, and at the Joint Pathways Committee and ACT Aboriginal and Torres Strait Islander Elected Body briefings.
- Landscaping plans  
Provided online, at drop-in sessions, stakeholder briefings, and at the Joint Pathways Committee and ACT Aboriginal and Torres Strait Islander Elected Body briefings.
- Proposed materials and finishes – visual images help the community conceptualise and understand the scale and nature of the development. Providing a range of images from different angles and scales, and of similar developments, can be useful.  
As the exact nature of materials and finishes had not been finalised at the time of consultation, a variety of images of the proposed development from various angles were made available online, showing a mix of materials including brick. A smaller selection of the images were made available at drop-in sessions, stakeholder briefings and at the Joint Pathways Committee and ACT Aboriginal and Torres Strait Islander Elected Body briefings.

There was also an FAQ titled 'What materials are going to be used in the new building?' which was prepared to explain that a variety of high-quality, durable and sustainable materials that enhance the streetscape and complement the identity of the area are being explored to use as part of the development.

### 6. Make available to the community a plain English statement explaining the proposal, including any departures from the Territory Plan, a response to the zone objectives and the key design elements of the proposal. This should focus on key planning issues.

Plain English explanatory statements were provided on the YourSay website about:

- The proposed development of Common Ground Dickson.
- Background information about future plans for Section 72, as well as the outcome of the community engagement that was undertaken in 2018

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- Frequently Asked Questions that provided information on a range of topics. As community engagement progressed new updated FAQs were created and made available, clarifying information and to address a topic which was raised during the community engagement.
- Information about the need to change the zoning was also included on the website and a link provided to the EPSDD website for specific information about Draft Variation to the Territory Plan No. 367.

### 7. Make the documentation required by points 5 and 6 available for the public to view online or on the proponent's website or another appropriate location.

Documentation was uploaded to [www.yoursay.act.gov.au](http://www.yoursay.act.gov.au) and updated on a number of occasions during the eight week pre-DA community engagement period.

### 8. For development applications to remove the concessional status of a Crown lease.

Not applicable.

## FURTHER REQUIREMENTS

The Guidelines establish the framework for undertaking consultation activities for certain development proposals. The Planning and Land Authority requires the applicant undertake minimum activities, as responded to at 1 to 8 above.

The Guidelines also state that where pre-DA community consultation is required, a report must be submitted that as a minimum includes:

- The approved consultation form.
- Confirmation that the consultations were notified on the EPSDD website.
- Details of the nature and extent of consultation undertaken.
- Details on how a diverse demographic were targeted.
- Copies of what the community were shown during the consultation process.
- Summary of how the community responded to the proposal and the main comments.
- Details how the submitted design responds to the community's concerns.
- Details on whether the proposal is substantially the same as that shown to the community.

These requirements are addressed in the following sections of this report.

## WHO WE HEARD FROM AND HOW

### LOCAL COMMUNITY AND STAKEHOLDERS

For the purpose of the pre-DA consultation, stakeholders and people with a potential interest in the proposal were considered to include:

- Residents of Ainslie, Dickson, Downer, Hackett, Lyneham, O'Connor and Watson.
- Lessees and organisations that own/occupy buildings within Section 72.



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- Nearby schools and students who frequent the area.
- North Canberra Community Council.
- Dickson Residents Group.
- Downer Community Association.
- The ACT Aboriginal and Torres Strait Islander Elected Body

It is considered that the above community stakeholders meet the requirement to consult with a diverse demographic range.

## CONSULTATION ACTIVITIES

The following activities were undertaken and sought to reach a cross-section of the community and relevant stakeholders:

- Media release by Minister Berry announcing commencement of pre-Development Application consultation (12 September).
- Media event on site with Ministers Berry and Stephen-Smith and Ms Di Kargas (Common Ground Canberra) regarding the commencement of pre-Development Application consultation (12 September 2019).
- Content for pre-Development Application uploaded to YourSay (12 September 2019). Content included information about the proposal such as – background, Frequently Asked Questions, description of the proposal, concept floor plans, shadow diagrams and concept 3D plans (the content remains available at [www.yoursay.act.gov.au/common-ground-dickson](http://www.yoursay.act.gov.au/common-ground-dickson)).
- Distribution of a postcard about the proposal to almost 14,000 properties across seven Inner North suburbs, including Ainslie, Dickson, Downer, Hackett and Watson (distribution between 12-16 September), and Lyneham and O'Connor (distribution complete 20 September).
- Stakeholder briefing for members of the Dickson Resident's Group, Minister's Advisory Group on Affordable Housing, North Canberra Community Council, Downer Community Association and associated residents (12 September 2019) – 4 people attended.
- Stakeholder briefing for lessees/owners/operators of businesses/organisations located within Section 72 (23 September 2019) – 6 people attended.
- Stakeholder briefing for lessees/owners/operators of businesses/organisations located within Section 72 (25 September 2019) – 2 people attended.
- Pop-up information stand #1 – Dickson Group Centre (26 September 2019, 9:30 – 11am) – 15 people attended.
- Display at Dickson Library - (30 September to 11 October 2019). It was not possible to capture how many people viewed this display.
- Pop-up information stand #2 'MyDickson Market Stall' – Dickson Group Centre (4 October 2019, 10am to 2pm) – 29 people attended.
- Meeting with members of the Dickson Residents Group and Downer Community Association (11 October 2019) – 3 people attended.

- Presentation to Joint Pathways Committee – specialist homelessness organisations (15 October 2019) – 10 people attended.
- Presentation to the North Canberra Community Council (16 October 2019) – approx. 20-30 attendees<sup>2</sup>.
- Pop-up information stand #3 – on-site at 8 Hawdon Place (26 October 2019, 10 – 11:30am) – 2 people attended.
- Pop-up information stand #4 - on-site coffee van at 8 Hawdon Place (1 November 2019, 7:30am to 9:30am) – 13 people attended.
- Presentation to the ACT Aboriginal and Torres Strait Islander Elected Body (4 December 2019, 11:15am-11:45am) - 6 people attended.

More detailed demographic information can be found at [Attachment A](#).

## WHAT WE HEARD

### CONSULTATION OUTCOMES

Pre-Development Application consultation was conducted in accordance with Section 138AE of the *Planning and Development Act 2007*.

Over the eight week period, Housing ACT met with a range of stakeholders to discuss the concept designs, including community resident groups and councils, leaseholders and neighbours within Section 72, and the broader community by way of pop-up information sessions, with ten consultation events held during the engagement period. There was an additional presentation to the ACT Aboriginal and Torres Strait Elected Body outside of the eight week period, which six people attended.

In total, 90 people attended the events and the YourSay webpage had 2,030 views, with 32 contributors leaving 38 comments. A broader snapshot of the YourSay Participation from 12 September to 7 November 2019 is at [Attachment B](#).

Individual follow up correspondence also took place, with 43 emails and one phone call from interested members of the public received over the 8 week period.

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<sup>2</sup> This figure is approximate. At the time of writing, the NCCC minutes had not been published on its website. This figure has not been included in the overall participant count.

### Key insights

#### Common Ground model, site and cohort

1. There was strong support for the Common Ground model and the provision of additional affordable and social housing in the area.
2. The community noted the need for additional support services for the area's vulnerable people and the role that Common Ground would play in supporting groups such as older women and single parent families which are proposed for Common Ground Dickson.
3. While noting the support for Common Ground there were a range of views expressed about the suitability of the proposed site, with some comments not supporting the proposed site. Issues such as soil contamination, flooding as well as overshadowing and overlooking were raised.
4. While noting that the Government had committed to establishing Common Ground on Block 25, there were some comments which considered that the development needed to be set within the context of an overall master plan for the area which would allow for better integration of the site with the remainder of Section 72.

#### Further insights:

##### 1. Design and siting

The design responded to the views that the community had also expressed about development of Section 72 including permeability through the site, urban amenity safety, retention of trees and building height and design. There were a mix of views expressed about the proposed design and height of the buildings, with some supporting the height and design, while others believed that the buildings could be lower and the design improved. This reflected the views about these issues which were expressed during the earlier community engagement undertaken by EPSDD in 2018.

##### 2. Adequate car parking spaces

There were consistent views expressed about the need for more parking spaces. While noting the proximity of public transport, or in some cases the lack of it, there were calls for more car parking spaces to be provided for the development to reduce people parking on verges and impacting trees and the amenity of the area.

##### 3. Retention of trees

There were comments about the loss of trees which would result from the development of Common Ground. These comments in the main referred to trees which were outside of Block 25, the area within which Common Ground is to be located.

## RESULTANT CHANGES TO THE PROPOSAL

As a result of the consultation with the community about the proposal, the following changes have been made to the design:

- The proposed road to the south has been redesigned as a driveway which will provide access to the waste collection area and enable waste trucks to make a forward in and forward out movement on the site. The driveway will include 11 car parking spaces (of which six will be allocated to staff), which will be accessible by the public. Public movement through the area will also be enabled by a footpath and shared space for pedestrians/cyclists in front of the social enterprise.
- The stub road to the north of the site has been redesigned to allow for additional public car parking. The proposed design now includes 37 parking bays in this area.

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- The basement has been modified so that a minimum of 36 parking spaces are provided – which includes 20 accessible car parking spaces. If none of the accessible parking spaces are required, the car park can be reconfigured to provide 45 spaces.
- An additional eight surface car parking spaces along the eastern verge of Hawdon Place have been included in the proposed design. Agreement to establish these spaces will be sought through the Development Application process.

What We Heard throughout the eight week engagement period and the issues raised in the pre-DA consultation process are detailed at [Attachment C](#).

## NEXT STEPS

Housing ACT intends to finalise the design and lodge the Development Application by the end of 2019. The Consultation Report and attachments will be published on YourSay to keep the community informed about the project as it progresses.



**ACT**  
Government

Housing ACT  
Community Services Directorate

December 2019