



Gungahlin Town Centre East

Place Ambition Community Engagement Report

December 2022

Prepared by Studio THI & Communication Link on behalf of Suburban Land Agency

THI

Bolder thinking
for urban life



Communication Link
Ask. Listen. Understand. Achieve.

Acknowledgement of Country

Suburban Land Agency, Studio THI and Communication Link acknowledge the Traditional Custodians of the land in which the Gungahlin Town Centre East project is located - the Ngunnawal people. We pay our deep respect to their elders, past and present and their connection to land and community. We extend that respect to all Aboriginal and Torres Strait Islander peoples.

Table of contents

Overall Summary of Findings	1
Taking a Place-based Approach	1
Engagement Activities & Target Audiences	1
What we heard	2
Emerging Place Pillars	8
 Appendix 1: Summary of Appetites by Audience	 9
 Appendix 2: Program Overview & Individual Activity Outcomes	 15
Program Overview	16
Pop-up Activities - Gungahlin Community Festival	21
Future Shapers Survey	24
Future Thinking Panel	30
Young People Workshop	32
Place Ambition Survey & Workshop	36
Stakeholder Engagement	45

Overall Summary of Findings

Taking a Place-based Approach

The ACT Government is engaging with the community to assist in developing the area known as Gungahlin Town Centre East (GTC-East). This is a largely undeveloped area of land that will be released by Suburban Land Agency (SLA) over the coming years. A place-based approach is being adopted to capture the current and future Gungahlin community's insights, priorities, and vision for this area. This community vision will be articulated in a Place Ambition statement and spatially expressed in a more detailed precinct design as set out in a Design and Place Framework.

Studio THI and Communication Link were engaged by SLA to design and deliver a community engagement program to develop the Place Ambition statement for GTC-East. The multifaceted engagement program was delivered in October and November 2022 and explored the following key questions:

- What's special about Gungahlin and its Town Centre today, what's missing?
- What is the desired look, feel and experience of GTC-East?
- How can the development of the GTC-East enable us to live more sustainably and meet the needs of future generations?

This document presents an overview of the engagement program, including the insights gained, and summarises the emerging Place Pillars that will form the foundations of the Place Ambition statement for GTC-East.

Engagement Activities & Target Audiences

The engagement program was designed to reach a diverse and underrepresented cross-section of the Gungahlin community and **heard from over 220 voices**. The program sought input through the established Community Panel (a demographically representative group of 100 Gungahlin residents) and along with high school students, key stakeholders and the general Gungahlin community. The engagement program included pop-up events, a young person workshop, self-paced online surveys, face-to-face and online workshops and a Future Thinking Panel event.

Future Shapers Survey — Gungahlin community panel 41 Participants 14 - 23 October	Future Thinking Panel — All Gungahlin community 15 Participants 2 November	Place Ambition Survey — Gungahlin community panel 44 Participants 19 - 23 November	Stakeholder engagement — Belco Arts (Gungahlin Arts) Planning Institute of Australia ACT Youth Advisory Council Pedal Power Gungahlin Community Council Executive team 6 Participants
Gungahlin Festival pop-up — All Gungahlin community 94 Participants 15 October & 28 October	Young people workshop — Gungahlin college students 15 Participants 9 November	Community workshops — All Gungahlin community 7 Participants 16 & 17 November	

What we heard

Gungahlin District today

NOTE: For the purpose of this engagement program the Gungahlin District was defined as the suburbs of Amaroo, Bonner, Casey, Crace, Forde, Franklin, Gungahlin, Harrison, Jacka, Kenny, Mitchell, Moncrieff, Ngunnawal, Nicholls, Palmerston, Taylor and Throsby.

Gungahlin District's performance as a great local area today

During the engagement program, participants were invited to share with us their views on Gungahlin District's performance as a great local area to live, work and play.

- **What is great about Gungahlin District today** - across the program participants told us that the district is family friendly, multicultural and rapidly changing. Participants value its great network of parks and walking and cycling trails and feel that the local area is welcoming to people from all walks of life. Overall they also feel safe in the local area at day and night.
- **What would you like to see improved in Gungahlin District** - across the program participants told us that the district lacks vibrancy and points of interest (specifically at night time). They feel that the area needs additional education opportunities, including early childhood through to secondary options. Overall local area affordability was also discussed as an issue.

Missing elements in Gungahlin District today

In all engagement activities, we asked people what they would add to Gungahlin District if they had a magic wand. The following illustration presents a summary of outcomes.



Gungahlin Town Centre today

Participants were invited to reflect on Gungahlin Town Centre's current performance as a great place. Overall, they told us that the Town Centre performs well as a safe, functional and welcoming place but lacks vibrancy and iconic features and doesn't contribute to an overall sense of community pride.

What the Town Centre does NOT deliver today:

- Vibrant & interesting places
- Housing affordability (as a place to either purchase or rent)
- Diverse business types, sizes & employment opportunities
- Contributes to a sense of pride in the community
- People-focused streets
- Iconic features
- Celebration of cultural heritage
- Limited attachment to place - many community members said they had no to limited attachment to the Town Centre today

What the Town Centre delivers today:

- Welcoming people from all walks of life
- Safe at all times of the day or night
- Range of housing choices/options
- Network of parks + walking and cycling trails
- Access to everything needed for daily life

GTC-East project perceptions

Across the engagement program, participants were provided an overview of the GTC-East project, including its current planning framework and a size comparison, to understand the scale of the precinct. They were then invited to reflect on current local area problems the project could exacerbate and enhance. The following provides a summary of the key themes.

Local area concerns that may be further exacerbated by the GTC-East project

- Already stressed traffic and parking in the Town Centre
- Placing further stress on community facilities and services
- Getting the balance right between live, work, shop, play – concerns that the resultant mix of use will be too focused on residential and not provide enough opportunities for local employment, entertainment options, recreation amenity and green space
- Local area house prices increasing due to enhanced amenity of the local area
- Integration with established Town Centre and neighbourhoods

- Attracting anchor businesses or retailers to realise the potential of the place
- The translation of the plan into the actual precinct, and driving the delivery of quality outcomes – what are the guidelines or requirements that will be asked of developers to ensure quality outcomes?

Local area enhancement opportunities of the GTC-East project

- Provide space for community connection
- Improve local access to community facilities and services
- Enhance connection to surrounding local neighbourhoods
- Increased provision of quality green spaces
- More pedestrian-focused streets and a built form that promotes active travel
- Increased local employment opportunities by incorporating office space and by attracting a range of other business to the local area
- Create a mixed-use place where you can live, work and play
- The development of a new destination for the local area through excellence in placemaking

GTC-East place appetites






GTC-East Priorities and deliverables

To position the Place Ambition statement for the GTC-East precinct in global best practice, the project team developed a series of 11 key attributes of great town centres, reflecting the lessons learnt from a global best practice study on successful suburban town centres. Across the engagement program the key attributes were presented to the community and prioritised to reflect their desired outcomes in the GTC-East precinct. The following table presents a summary of the community's priority attributes and the key deliverables they would like considered.

Town Centre Attributes

Desired deliverables

	<p>47% Promoting resilience & reuse Strengthens natural ecologies and supports people to use less and be more environmentally responsible</p>	<ul style="list-style-type: none"> • Sustainable energy systems and materials • Community solar power production and sharing • Connected parks, wetlands and habitat corridors • Urban agriculture • Native plantings to attract birds, bees and butterflies • Encourage a circular economy - reduce, reuse, recycle and beyond
---	---	---

	<p>41% Variety of community amenities</p> <p>Encourage play, and connection with others via libraries, adult learning spaces, galleries, maker spaces, parks, and leisure centres</p>	<ul style="list-style-type: none"> • Community event space • Indoor sports facility • Community gardens • Indoor and outdoor intergenerational playgrounds (with adjacent cafe) • Dog parks • Library • Gallery • Community gardens • BBQ & picnic areas
	<p>38% Range of retail options</p> <p>Everyday and specialist options, fresh food, dining and entertainment at a range of price points (including free entertainment)</p>	<ul style="list-style-type: none"> • Cinema • Outdoor retail & dining precinct • Pubs, nightclub, live music venue • Major retail anchors • Street front bars & cafes
	<p>30% Mix of places to work & do business</p> <p>Deliver business types and sizes offering a spectrum of employment opportunities</p>	<ul style="list-style-type: none"> • A spectrum of employment opportunities • Co-working office space • Clean manufacturing space (microbrewery, digital printing, coffee roasting) • Co-working art, design and maker spaces • Small commercial office • Innovation hub • Large format commercial
	<p>30% Strong sense of place</p> <p>Distinctive look and feel, people-focused street and public spaces, high-quality design and materials</p>	<ul style="list-style-type: none"> • Public spaces that respond to the needs of a diverse community - children through to seniors • Night-time vibrancy & relaxed and sociable evening • Places to sit, relax, gather and rest • Significant public anchors included to encourage social interaction and connection • Distinctive look and feel that draws on Ngunnawal culture and the other cultures in Gungahlin today
	<p>24% Diversity of places to live</p> <p>A variety of dwelling types including apartments and townhouses at various price points (to rent and buy)</p>	<ul style="list-style-type: none"> • Apartments designed to a high standard of energy efficiency and climatic comfort • Apartments offer that has a strong focus on creating a sense of community between residents • Social and community housing • Housing in mixed use places • Micro-living offers promoting smarter and greener living • Rent to buy schemes to support different avenues into home ownership • Multi-generational home offers • Long-term rental options to secure housing affordability

Data sources from: Future Shapers Survey, Young people's workshop, Place Ambition Survey

GTC-East look, feel & experience in 2040

In the Place Ambition Survey and workshops, participants were provided with a series of predetermined images and words and were asked to create a collage of their desired future GTC-East precinct. From this exercise the community have told us they would like GTC-East to be a place that:

- Is **environmentally conscious** and promotes resilience and reuse
- Delivers great **pedestrian focused streets**
- Reflects the **cultural diversity of the local area** and supports the sharing of Ngunnawal culture
- Has **quality finishes and design** - incorporating elements are memorable, surprise and delight and include interesting lighting at night, texture and layering in the built form and public art
- **Always something happening - a buzz of activity**, including at night
- Is an **anchor for community and public life** - a place that encourages connection with others in your community, be with friends and meet new people
- **Fuses the natural and built environment** - incorporating significant percentage of green space and plantings in the precinct
- Is a mixed use and multidimensional place that includes the **next generation live and work opportunities**

The following diagram reflects a summary of the desired look, feel and experience.

Words to describe a future GTC-East



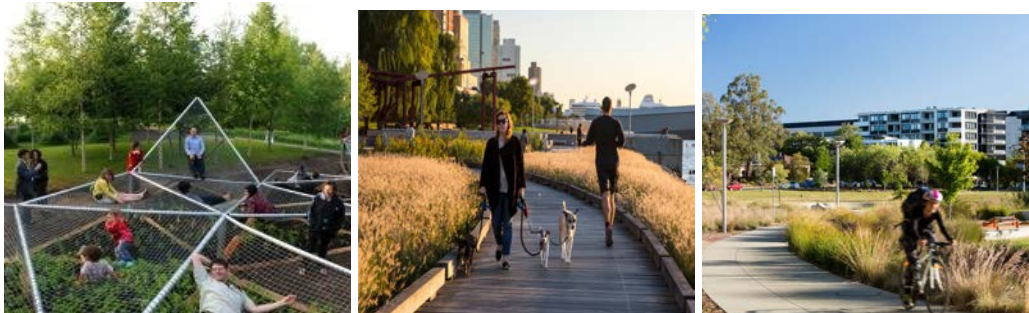
Inspiration for the look, feel and experience in a future GTC-East



Inspiration for community & public life in a future GTC-East



Inspiration for parks and recreation in a future GTC-East



Emerging Place Pillars

Based on the insights gained throughout the engagement program, the following emerging Place Pillars will guide the development of the Place Ambition document.

Pillar 1

Indigenous biophilic design*

Intersecting Ngunnawal culture, leading environmental design and urban experience

Incorporating knowledge of Country, indigenous plantings and holistic water management to create a quality place that is textural, locally authentic, memorable and comfortable in all seasons

(*) **Biophilic design** integrates the natural environment and ecosystems into urban areas. It is a considered approach to increasing the biodiversity of urban areas, reinstating/enhancing natural systems, prioritising native plantings, and creating sensory places that enhance community health and wellbeing.



Pillar 2

A destination for public life & community connection

Design that supports people of all ages, cultures, backgrounds, and abilities to come together and socialise, create and connect

Anchored by a collection of community facilities & amenities that could include a library, indoor and outdoor sports facilities, intergenerational playground, linear park and quality public spaces



Pillar 3

A future-ready mixed use neighbourhood

A vibrant, compact and 18-hr place that is a response to tomorrow's challenges

Enabled through compact urban design that is pedestrian and active-transport focused, a mix of use that includes next generation work and live opportunities, and a design that enables people to use less and be more environmentally responsible



Appendix 1

Summary of Appetites by Audience



Introducing the Audiences

To reflect the diverse nature of the Gungahlin community and the difference in the desired outcomes for GTC-East, four representative audience groups were established, and the results segmented by each group's perspective. The following section of this report presents the desired GTC-East look, feel and experience by audience.

Students & young adults



Gungahlin College students and young adults under 30, reflecting approximately 37 voices in the Young People Workshop, Future Shapers Survey and Place Ambition Survey.

Senior citizens



Members of the Gungahlin community aged above 65, reflecting approximately 15 voices in the Future Shapers Survey, Place Ambition Survey and workshops.

Professionals



Members of the Gungahlin Community who participate in professional work, ages ranging from 18-65, reflecting approximately 85 voices in the Future Shapers Survey, Place Ambition Survey and workshops.

Families



Members of the Gungahlin Community who have school-aged children or younger, ages ranging from 25-55, reflecting approximately 54 voices in the Future Shapers Survey, Place Ambition Survey and workshops.

Students & young adults

Students and young adults in the Gungahlin District would like to see GTC-East become a vibrant Town Centre both during the day and night. This group is environmentally conscious, particularly around building materials and transport. They are very open to a more sociable and co-living lifestyle and interested in working in creative and innovative spaces.



Top 3 Town Centre priorities for GTC-East

Range of retail options (20%)
Compact and accessible (17%)
Promote resilience (9%)

Source: Future Shapers Survey & Young People Workshop

Attachment to Town Centre today

No attachment + limited attachment (43%)
Moderately attached (28%)
Extremely attached (23%)

Source: Young People Workshop

Places that are safe and fun to hang out with friend

Indoor/outdoor recreation venues (day & night)

- Trampoline park
- Cinema
- Karaoke
- Skate park
- Roller skating rink
- Pubs, clubs and live music venues
- Places to sit and relax
- Places that are comfortable in all seasons

Housing appetites

- Social and community housing
- Apartments that offer a strong focus on creating a sense of community between residents (co-living)

Connectedness

- Interconnected public transport
- Design that makes walking and cycling enjoyable in all seasons.

Environmental awareness

- Sustainable energy system and material
- Low emission building and green structure
- Urban agriculture

Retail

- Indoor/outdoor dining precinct
- Food court

Places to work

- Co-working art, design and maker spaces
- Small commercial office
- Innovation hub

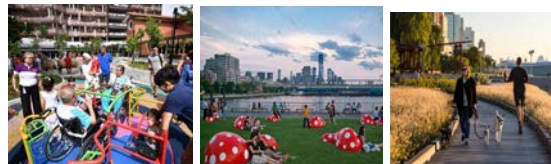
The look, feel and experience of GTC-East in 2040



The community & public life of GTC-East in 2040



The parks and recreation of GTC-East in 2040



Senior citizens

Senior citizens in Gungahlin are interested in staying connected to the rest of the community and having access to health and wellbeing services. They are also interested in attending adult learning or recreation activities - visiting art galleries or libraries and taking part in learning or art programs. This group is not particularly interested in retirement villages but would like housing security and sustainable apartment living.



Top 3 Town Centre priorities for GTC-East

Health & wellbeing services (17%)
Compact, accessible & connected (17%)
Strong sense of place (17%)

Source: Future Shapers Survey

Attachment to Town Centre today

No attachment + limited attachment (51%)
Moderately attached (25%)
Extremely attached (13%)

Source: Future Shapers Survey

Places to learn new things and socialise with others (all ages)

- Gallery
- Library
- Intergenerational playground
- Playground with cafe
- Parks and nature walking trails
- Places to sit and relax
- Relaxing evening activities and dining options
- Spaces for group activities such as tai chi or dancing

Housing appetites

- Apartments designed to a high standard of energy efficiency and climatic comfort
- Long-term rental options to secure housing affordability

Connectedness

- Pedestrian-friendly streets
- Design that makes walking and cycling enjoyable in all seasons
- High quality footpath for wheelchairs and mobility scooters.

Environmental awareness

- Sustainable energy system and material
- Urban agriculture

Retail appetites

- Boutique and bespoke retail
- Second-hand or flea market

Places to work

- Co-working art, design and maker spaces
- Opportunities to work locally

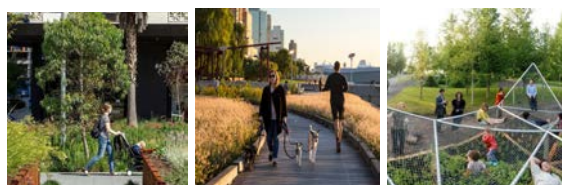
The look, feel and experience of GTC-East in 2040



The community & public life of GTC-East in 2040



The parks and recreation of GTC-East in 2040



Professionals

Professionals in Gungahlin are interested in casual and relaxing places to socialise, such as cafes, bars, outdoor dining areas and dog-friendly spaces. They are also interested in diverse types of business and employment opportunities with well-connected public and active transport options. Most professionals expressed interest in micro-living and co-living opportunities near retail and commercial spaces.



Top 3 Town Centre priorities for GTC-East

Compact, accessible & connected (17%)
Mix of places to work & do business (14%)
Diversity of places to live (11%)

Source: Future Shapers Survey

Attachment to Town Centre today

No attachment + limited attachment (37%)
Moderately attached (50%)
Extremely attached (13%)

Source: Future Shapers Survey

Indoor and outdoor recreation facilities for social interaction and to be active

- Dog park
- Indoor/outdoor sport facilities
- Community facilities
- Parks and nature walking trails
- Relaxing evening activities and dining options
- Places to run and stay active

Design expectations

- Unique architecture and identity
- People-focused streets

Housing needs

- Mixture of residential and retail offers
- Micro-living that is smarter and greener

Connectedness via walking cycling & transport

- Interconnected public transport
- Design that makes walking and cycling enjoyable in all seasons

Environmental awareness

- Sustainable energy system and material
- Facilities and retail that promotes reduce and reuse

Retail

- Outdoor retail & dining precinct
- Street-front bars and cafes

Places to work

- Improved Wifi connectivity
- Innovation
- Spectrum of employment opportunities

The look, feel and experience of GTC-East in 2040



The community & public life of GTC-East in 2040



The parks and recreation of GTC-East in 2040



Families

Families make up a large proportion of the Gungahlin community, yet they have extremely low attachment to the current Gungahlin Town Centre. Both parents and students agree Gungahlin offers education facilities that meet their needs but require more recreational and community events and facilities.



Top 3 Town Centre priorities for GTC-East

Compact, accessible & connected (17%)
 Mix of places to work & do business (14%)
 Diversity of places to live (11%)

Source: Future Shapers Survey

Attachment to Town Centre today

No attachment + limited attachment (37%)
 Moderately attached (50%)
 Extremely attached (13%)

Source: Future Shapers Survey

Places that everyone in the family can enjoy

- Cinema
- Indoor/outdoor recreation facilities
- Intergenerational playground with cafe
- BBQ and picnic area
- Community event space
- Parks and nature walking trails
- Community garden

Housing appetites

- Rent-to-buy scheme or different model to support home ownership
- Multi-generational home offers

Connectedness

- Network of parks & public spaces
- Public and active transport network

Environmental awareness

- Sustainable energy system and material

Retail

- Outdoor retail & dining precinct
- Street-front bars & cafes

Places to work

- Co-working office
- Clean manufacture space
- Small commercial offices

The look, feel and experience of GTC-East in 2040



The community & public life of GTC-East in 2040



The parks and recreation of GTC-East in 2040



Program Overview & Individual Activity Outcomes

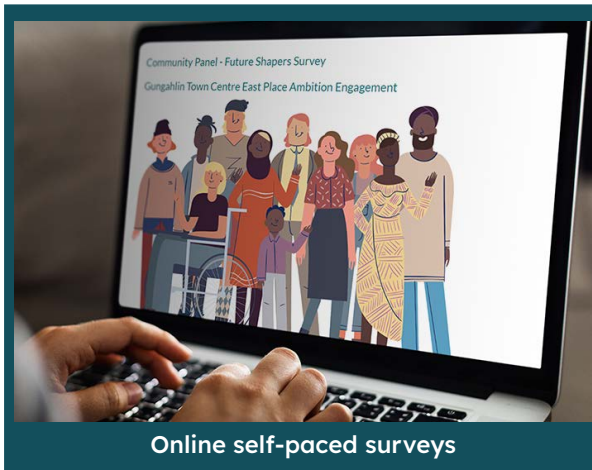


Program Overview

Engagement Activities & Target Audiences

The engagement program was designed to reach a diverse and underrepresented cross-section of the Gungahlin community and **heard from over 220 voices**. The program sought input through leveraged the established Community Panel (a demographically representative group of 100 Gungahlin residents) and along with the input of high school students, key stakeholders and the general Gungahlin community. The engagement program included pop-up events, a young person workshop, self-paced online surveys, face-to-face and online workshops and a Future Thinking Panel event.

Future Shapers Survey — Gungahlin community panel 41 Participants 14 - 23 October	Future Thinking Panel — All Gungahlin community 15 Participants 2 November	Place Ambition Survey — Gungahlin community panel 44 Participants 19 - 23 November	Stakeholder engagement — Belco Arts (Gungahlin Arts) Planning Institute of Australia ACT Youth Advisory Council Pedal Power Gungahlin Community Council Executive team 6 Participants
Gungahlin Festival pop-up — All Gungahlin community 94 Participants 15 October & 28 October	Young people workshop — Gungahlin college students 15 Participants 9 November	Community workshops — All Gungahlin community 7 Participants 16 & 17 November	



Online self-paced surveys



Community pop-up events



Future thinking panels



Community workshops

General Gungahlin community

The general community were invited to help shape the future of GTC-East by participating in community workshops, surveys, a Future Thinking Panel, and pop-up engagement activities throughout the Gungahlin Festival.

Gungahlin Community Panel

The Gungahlin Community Panel comprises approximately 100 community volunteers demographically representative of the Gungahlin community. The purpose of the panel is to ensure people from various age groups, household structure, cultural backgrounds, and levels of physical mobility are represented in developing future outcomes for the district. During this engagement program, the Gungahlin Community Panel members participated in self-paced online Future Shapers and Place Ambition surveys, providing insights about the current Town Centre and the desired outcomes of GTC-East.

Gungahlin College students

Young people are the potential future workforce and homeowners of Gungahlin. In this project, we engaged with Gungahlin college students to share their views about the current Town Centre and what they would like to see in the future for GTC-East.

Gungahlin Key Stakeholders

As part of the engagement process, we approached key Canberra community stakeholder groups to provide input into GTC-East. We received feedback from representatives of the following organisations -

- Belco Arts (Gungahlin Arts)
- Planning Institute of Australia
- ACT Youth Advisory Council
- Pedal Power
- Gungahlin Community Council Executive team

Future Thinking Panel

The Future Thinking Panel comprised of five leading urban development practitioners, who expressed their unique perspective and ideas for creating a sustainable, community-focussed and vibrant Town Centre in Gungahlin -

- Richie Allan from Traditional Owners Aboriginal Corporation
- Norion Ubechel, Co-Founder, Chief Strategy & Impact Officer from Place Intelligence
- Justine Hyde, Director Creative City at the City of Melbourne
- Kirsty White, Urban Strategist, Lendlease
- Patrick Fensham, Principal and Partner, SGS Economics

Promotion Approach

The following promotional activities were undertaken to let the community and stakeholders know of the various engagement activities:

- **Letterbox drop** - targeted letterbox drops enabled residents to find out more about the project and opportunities to get involved or ask questions.
- **Stakeholder invitations** - emails were distributed to key stakeholder organisations with information and materials.
- **Social media** - SLA Facebook, and LinkedIn platforms were used to promote the public events and surveys.
- **YourSay** - a project page was set up on the ACT Government's YourSay community conversations webpage to enable interested stakeholders to find out more about the project and to provide opportunities to get involved or ask questions.

S Suburban Land Agency is in Gungahlin Enclosed Oval.
October 4 · 📍

We are so thrilled to be a sponsor of the 2022 **Celebrate Gungahlin Festival** for the month of October. It all kicks off this Saturday 8 October at the Gungahlin Enclosed Oval from 11am - 3pm with the Sports and Wellbeing Expo. 🏆🏆🏆
Come down and see us and chat about projects in the region. See here for more details.



Celebrate Gungahlin Festival

September 22 · 📍

The Celebrate Gungahlin Sports and Wellbeing Expo is happening from 11am-3pm on Saturday 8 October at the Gungahlin Enclosed Oval!

Live entertainment, great demonstrations, opportunities to come and try different sports and activities and this fantastic list of stallholders means there will be something for everyone to get their bodies moving and their souls connecting to community!

<https://www.facebook.com/events/48778666499734>

Belconnen Arts Centre
October 27 at 11:43 AM · 📍

We can't wait to see you at the
Celebrate Gungahlin Community Picnic - Presented by Suburban Land Agency this Saturday!



Celebrate Gungahlin Festival

October 27 at 11:40 AM · 📍

The Celebrate Gungahlin Community Picnic presented by Suburban Land Agency is going ahead this Saturday 29 October! We're so excited to see you there for this fabulous, family-friendly program of local live music, community stalls and festive atmosphere.

Bring your family, your friends, your picnic rugs and outdoor chairs and make the most of a lovely little break in the rain to connect with your local community.

Featuring: Belconnen Arts Centre Wing Suburban Land Agency
Monica Moore #wattas Feelings #TheNewBlack #LeanneCastley
With One Voice Gungahlin Choir C3 Belconnen Pinoy Catering ShotClock Espresso
KiranDesigns Dainere's Rainbow Brain Tumour Research Fund Act Labor ACT Greens
BikersAgainstStitchdabuse BikersAgainstStitchdabuse

S Suburban Land Agency is in Gungahlin, Australian Capital Territory.

November 10 at 9:25 AM · 📍

Thank you to everyone who came along to our Future Panel Session last week. It was a great opportunity to sit back and hear from a range of thought leaders in urban development and explore the possibilities of what this space could be. We had a live scribe capture the conversation as it unfolded – check out the amazing results below. 🙌

■ There is still time to get involved in the conversation and be part of shaping the future Gungahlin Town Centre East area. Register now to attend one of our workshops on the 16 or 17 November. <https://bit.ly/3NSxRZ> 🟢



Individual Activity Outcomes

The following section of this report provides a detailed summary of each engagement activity's approach and summarises the insights gained. They are reported in chronological order as follows:

Pop-up activities - Celebrate Gungahlin Festival

A series of pop-up activities at the Celebrate Gungahlin Festival to create awareness of the GTC-East project and gain feedback from the community on priority Town Centre principles for the project.

Future Shapers Survey

A self-paced online education module and survey completed by Community Panel members which invited them to:

- Learn about key concepts shaping the sustainable urban growth of cities and the important role of great town centres in achieving these ambitions
- Explore the key attributes of sustainable, community-focussed and vibrant town centres and share their views on the priorities to be considered in GTC-East

Future Thinking Panel

A 1.5-hour face-to-face panel session, where the community heard from five leading practitioners who presented their unique perspectives and ideas on what should be considered to create a sustainable, community-focussed and vibrant Town Centre in Gungahlin in 2050.

Young people workshop

A 1-hour Place Ambition workshop with Gungahlin College students to explore their desired look, feel and experience for GTC-East.

Place Ambition survey & workshops

A series of activities to explore the Community Panel and general community's desired look, feel and experience for the future GTC-East precinct. A central line of inquiry was developed and implemented in three formats - a 1.5-hour face-to-face workshop, a 1.5hour online workshop and a self-paced online survey.

Stakeholder engagement

Targeted engagement with key Gungahlin stakeholders via an online self-paced survey, providing an opportunity to gain the specific views of the impact the project may have on the organisation's clients, members and representatives.

Pop-up Activities - Celebrate Gungahlin Festival

Overview

Activity: Pop-up engagements

Audience: General Gungahlin community

The Celebrate Gungahlin Festival is a month-long program of community-organised events celebrating the sights, smells and sounds of Gungahlin's diverse communities. The SLA hosted a series of pop-up stalls throughout the festival and invited the community to provide their input on their desires for the GTC-East precinct.

Date & location:

- Celebrate Gungahlin Cultural Showcase – Gungahlin Town Square, 15 October 2022
- Celebrate Gungahlin Community Picnic – Yerrabi Pond District Park, 29 October 2022

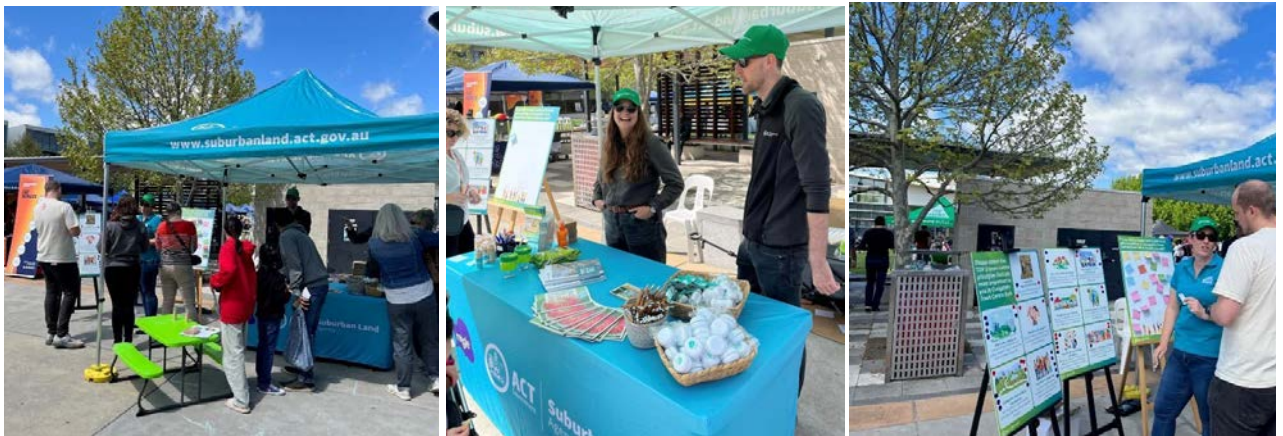


We heard from 93 people across these events

Method: The purpose of hosting the pop-ups at the festival was to create awareness of the GTC-East project and gain feedback from the community to contribute to the development of the Place Ambition. Corflute boards were used to guide conversations.

The two questions were:

- If you had a magic wand and could add anything to GTC-East, what would you add?
- Please select the top three Town Centre principles most important to you in GTC-East. Participants added three sticky dots indicating their preference about the following principles:
 - Diversity of places to live
 - Strong sense of place
 - Celebrates Ngunnawal culture
 - Calendar of events and activities
 - Inclusive and welcoming
 - Mix of places to work and do business
 - Health and well-being services
 - Promote resilience
 - Range of retail options
 - Compact, accessible and connected
 - Variety of community amenities

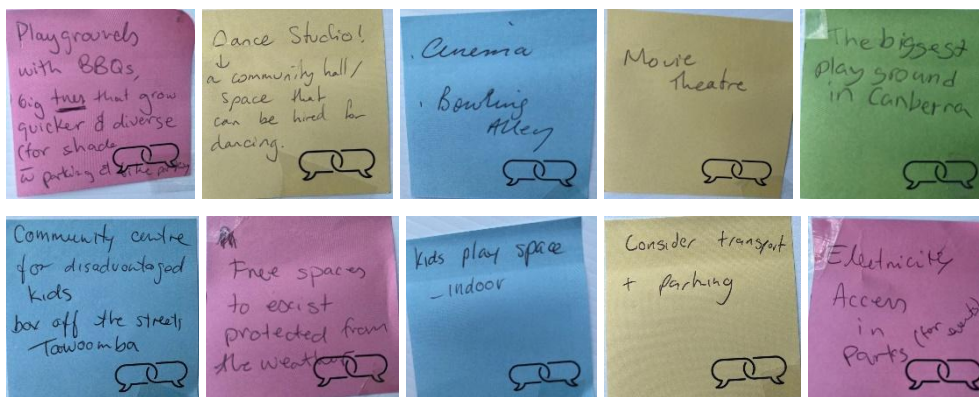


What we heard

‘If you had a magic wand and could add anything to Gungahlin Town Centre East, what would you add?’

Over the two pop-up events, we received 93 responses to the ‘magic wand’ question. In order of popularity, the responses included:

- **Outdoor community amenities** including playgrounds, dog parks, weather-sensitive multi-functional outdoor spaces, and outdoor entertainment spaces for community activities.
- **Indoor entertainment and community venues** including cinemas, indoor playgrounds and multi-functional community centres.
- **Traffic-related changes** including parking are divergent. Some community members would like more parking, while others prefer less parking.
- **Nature and sustainability practices** including protecting large trees, more grassland, and maintaining existing grassland.
- **Community sentiments and cohesion** including public art implementation, night art and cultural events, farmer markets and a stronger sense of community.



“Please select the TOP 3 Town Centre principles that are most important to you in GTC-East”

Over the two pop-up events, we received 94 responses on the top three Town Centre principles question. The top picks were:

- **Compact, accessible and connected** is the top principle for the community (20 responses)
- **A variety of communities amenities** is equally important (19)
- **Calendar events and activities** (15)



Future Shapers Survey

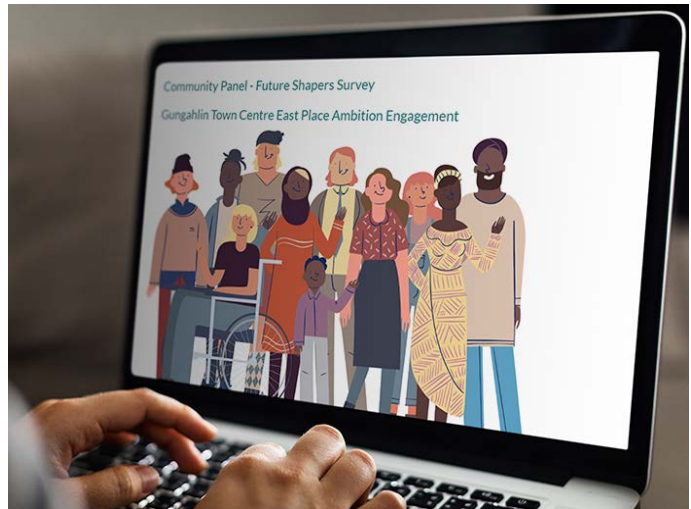
Overview

Activity: Self-paced online education module and survey

Audience: Gungahlin Community Panel members

Date: 14 October - 23 October 2022

We heard from 41 people in this survey

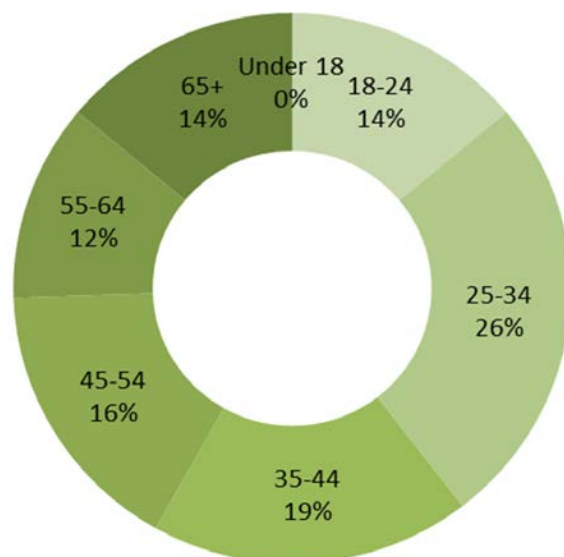


Method: The Future Shapers Survey was a self-paced online education module and survey that invited Community Panel members to:

- Explore the great places they use and access in Canberra today and reflect on what makes them great
- Share views on what inspires and attracts people to live, work and visit the Gungahlin District and its Town Centre
- Learn about key concepts shaping the sustainable urban growth of cities and the important role of great town centres in achieving these ambitions
- Explore the key attributes of sustainable, community-focussed and vibrant town centres and share their views on the priorities to be considered in GTC-East

Who we heard from

The Gungahlin Community Panel comprises approximately 100 community volunteers demographically representative of the Gungahlin community. Forty-one Gungahlin Community Panel members participated in the Future Shapers Survey. The age profile of the 41 participants was equally distributed across a diverse age group from 18 to 65+. The pie graph on the right presents the age group percentage of participants.



What we heard

Gungahlin District today

“What 3 words or phrases would you use to describe the Gungahlin District today?”

What are areas for improvement in Gungahlin District

- Overall, participants do not think their local area is affordable for people with a range of incomes (74%).
- Participants also found the district lacks great education opportunities (52%). This included earlier childhood education through to secondary education. Participants also do not find their local area vibrant and interesting (53%).

“If you could change anything about the Gungahlin District, what would you change?”

The below responses have been organised by themes

Work

- Professional employment opportunities
- Areas that include both businesses and residential opportunities

Retail & services

- A large mall in Moncrieff
- More shops and restaurants in the suburbs with specifics including higher quality food outlets, night clubs, cinema, stationary store, a tech store, hospital

Community facilities

- More community facilities and easier access to existing community facilities
- Indoor sports facility/community centre
- More community days and markets down at Yerrabi Pond
- Community gardens

Planning & built forms

- Better planning to reduce dominance of cars
- Higher quality architecture and built form

Live

- Opportunities to live and work in the same neighbourhood
- Rental increases and make housing more affordable

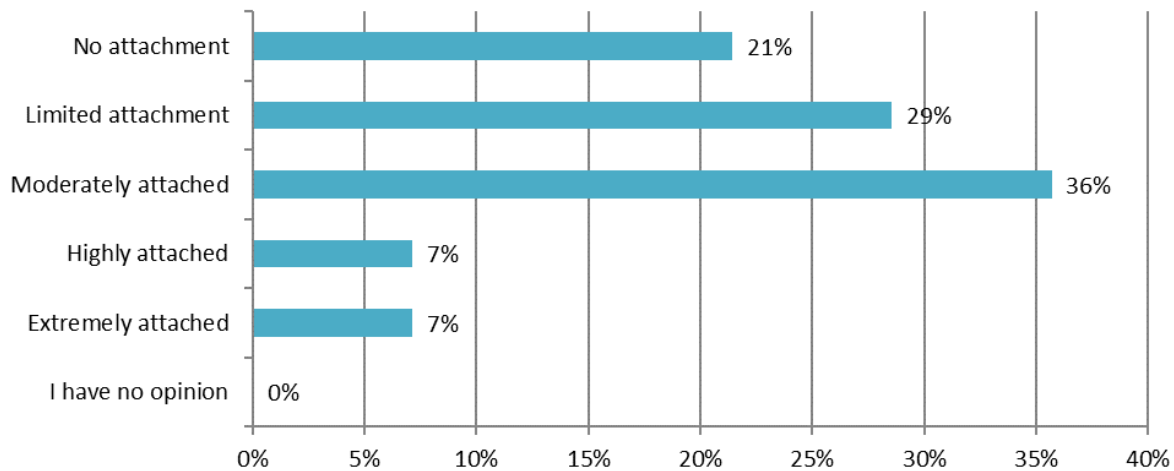
Moving around

- Traffic congestion and reliance on cars
- Cheaper parking especially in the Town Centre
- Slow speed areas to better enable pedestrians
- Enhanced public transport access across the District
- Bring the light rail through to Casey

Gungahlin Town Centre today

“How attached do you feel to the Gungahlin Town Centre today?”

Overall , the level of place attachment to the Town Centre today is low.



“In what areas does Gungahlin Town Centre perform well today?”

- 60% of participants found Gungahlin Town Centre today has a range of health and wellbeing services.
- 57% of participants felt Gungahlin Town Centre has various types of dwellings, including townhouses and apartments at various price points.
- Participants felt the Town Centre is well-used, has limited vacant shops (65%), and is clean and well-maintained (65%).
- 74% of participants agreed that Gungahlin Town Centre is safe, enjoyable and comfortable to walk and cycle. 58% of the participants think it has safe and reliable public transport.
- 40% of the participants agreed that Gungahlin Town Centre welcomes everyone regardless of their background or ability

“What areas could Gungahlin Town Centre improve?”

- 64% of participants indicated that the Gungahlin Town Centre lacks energy and vibrancy.
- 65% of participants feel Gungahlin Town Centre is missing diverse business types and sizes that offer a spectrum of employment opportunities.
- 62% of the participants also pointed to a lack of diverse programs or activities that provide reasons for the community to come together.
- 61% of participants think the current Town Centre has not been helping people learn about the area’s heritage.
- 61% of the participants felt Gungahlin Town Centre lacks recognisable and iconic features.
- 61% of the participants did not agree Gungahlin Town Centre has a great people-focused street.

- 57% of the participants felt that Gungahlin Town Centre lacks built forms that encourage people to meet new people and participate in community activities and events.
- An average of 44% of the participants did not agree that Gungahlin Town Centre is environmentally sustainable - this includes the use of building materials, the type and style of planting, whether public spaces are climate resilient and whether it provides amenities that support active transport.

Priorities for GTC-East

“What would you like to see prioritised in GTC-East”

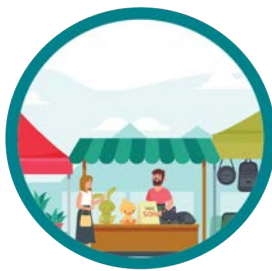
To position the Place Ambition for the GTC-East precinct in global best practice, the project team developed a series of 11 key attributes of great town centres, reflecting the lessons learnt from a global best practice study on successful suburban town centres. In the Future Shapers Survey a summary of the key Attributes was presented and participants were asked to select their priority key attributes to be delivered at GTC-East.



70%

Compact, accessible & connected

Easy to get to and move around, prioritises walking, cycling and public transport.



63%

Range of retail options

Everyday and specialist options, fresh food, dining and entertainment at a range of price points (including free entertainment).



56%

Mix of places to work & do business

Deliver business types and sizes offering a spectrum of employment opportunities.



52%

Variety of community amenities

Encourage play, and connection with others via libraries, adult learning spaces, galleries, maker spaces, parks, and leisure centres.



44%

Strong sense of place

Distinctive look and feel, people-focused street and public spaces, high-quality design and materials.



37%

Inclusive and welcoming

People from different cultural backgrounds, income levels, and age groups feel welcome and can participate.

“If you could add anything to GTC-East Precinct, what would you add?”

The following table presents a summary of the key themes identified.

Work

- Office space with employment opportunities that encourage flexible working
- White collar employment opportunities

Live

- Genuinely affordable housing for people on low incomes
- More residential land being included

Community facilities

- Include community facilities to increase community ownership and connection to the Town Centre
- A large sports stadium
- A family park
- Cinema
- A town park with kids' play equipment and a water feature
- Community gardens

Retail & services

- Things that encourage people to linger longer in the Town Centre - for example, a learning institution, unique retail, great public spaces etc
- A full service hospital
- A broader retail offer

Planning, built form & greening the precinct

- Better planning to reduce cars parked all over the place and ensure better access to services
- Higher quality design outcomes and increased quality architecture
- A diversity of native trees and plantings
- Incorporate green energy into the precinct
- Create a mixed residential and commercial neighbourhood
- Include groves of trees and places to sit, relax and socialise

Moving around

- Mixed views on parking - ranging from increase provision to minimise parking
- Prioritise pedestrians and public and active transport - including plenty of wide footpaths, great bus and light rail shelters that protect from the seasons, pedestrian-only / car free areas in precinct, speed reduced traffic areas

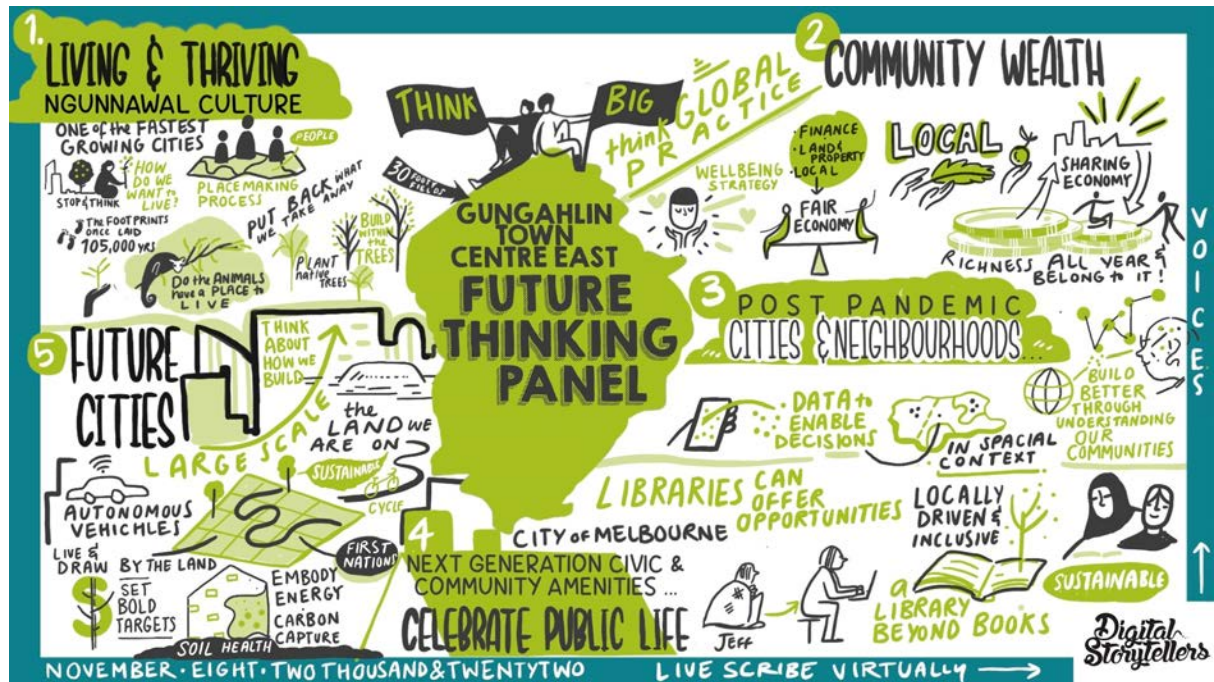
Future Thinking Panel

Overview

Date: 2 November 2022

Audience: General Gungahlin community

We heard from five leading practitioners and 15 audience members on their views on the future potential of GTC-East



Method: The purpose of this panel session was to inspire community members around what's possible in the future GTC-East precinct and broaden their understanding of global best practice urban outcomes and opportunities. During this 1.5-hour face-to-face panel session, the community heard from five leading practitioners presenting their unique perspective and ideas for creating a sustainable, community-focussed and vibrant Town Centre in Gungahlin in 2040.

The Future Thinking Panel included experts in Indigenous co-design practice, town planning and urban development best practice, placemaking, and economic development, to understand what could be possible in GTC-East. Topics included:

- **Future culture** - Ngunnawal cultural and heritage: Richie Allan from Traditional Owners Aboriginal Corporation
- **Future work, play and life** - Trends shaping how we might live, work and play in thriving suburban town centres in 2050: Norion Ubechel, Co-Founder, Chief Strategy & Impact Officer from Place Intelligence
- **Future community** - Next generation civic and community amenities: Justine Hyde, Director Creative City at City of Melbourne
- **Future cities** - What we need to be considering in major urban transformation projects - Kirsty White, Urban Strategist, Lendlease
- **Future economy** - Future economic policy challenges and issues: Patrick Fensham, Principal and Partner, SGS Economics

At the end of the event, the audience was invited to take part in a Q&A and networking session with SLA staff and panel members.

What we heard

Nature-focused development

Several participants commented on their view on protecting native trees and waterways. They were particularly focused on linking a nature pathway between Mulanggari grassland and Yerrabi pond.

Opportunities for future employment

Employment opportunities were mentioned several times throughout the event. However, people seem to have different views on what might encourage employment.

Intergenerational playground & multi-purpose community space

We heard that grandparents would like to have opportunities to play with their grandchildren, rather than just watching them play. The idea of multi-purpose community spaces has been raised a number of times as a solution for people of all ages to play and have fun together.

Young People Workshop

Overview

Date: 9 November 2022

Audience: Gungahlin College students

We heard from 15 people from this workshop

Method: SLA team facilitated a place ambition workshop with Gungahlin College students to complete place ambition workbooks for GTC-East. In this workshop, the key focus is to inquire about young people's perspectives on -

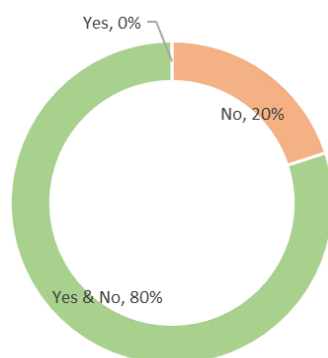
- What would they like to see prioritised in the future of GTC-East?
- What is the look, feel and experiences they would like to see and have in the future of GTC-East?

What we heard

Gungahlin Town Centre today

Overall the students had very low attachment to the Town Centre today and do not consider it to be a great place.

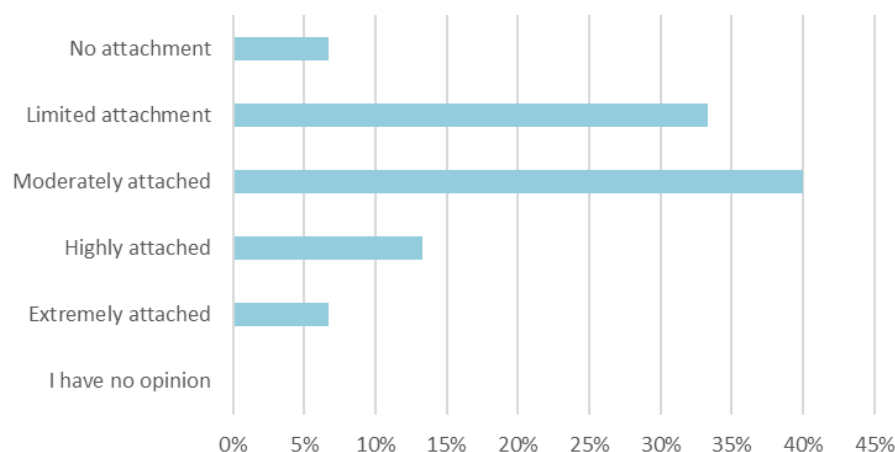
Would you describe Gungahlin Town Centre today as a great place?



Why did you make this selection:

- It's boring, nothing to do
- Yes, everything you need is here
- Needs more places to socialise
- Cars are still prioritised when it really should just be closed only for pedestrians
- Too much crime
- Pavement is hazardous and uneven
- Needs more green

"How attached do you feel to the Gungahlin Town Centre today?"



The students were provided with a predetermined list of the key attributes of great town centres and were asked to select the items they felt Gungahlin Town Centre performed well in and the criteria where it underperformed.

“What does Gungahlin Town Centre perform well today?”

- All students agreed that they can access everything needed for daily life in the Town Centre (including work, local services, health and wellbeing services and amenities)
- 69% of the students agreed that the Town Centre is welcoming to people from all walks of life.
- 62% of the students agreed the Town Centre has great education opportunities - from childcare, primary and high schools and adult education.

“What is Gungahlin Town Centre missing today?”

- 63% of the students don’t believe Gungahlin Town Centre today is a vibrant and interesting place.
- 40% of the students don’t think Gungahlin Town Centre is affordable (as a place to either purchase or rent) for people with a range of incomes.
- 40% of the students don’t think Gungahlin Town Centre has a range of housing choices/options that suit many life stages and budgets.

“What local area improvements/enhancements could this development enable?”

- Increased housing diversity and choice
- Create a mixed use neighbourhood including work and live options
- Create a sense of community and identity for Gungahlin
- Opportunities for people to established small business
- Things to do, an injection of fun into the District
- Outdoor cinema and indoor cinema
- Increased retail provision - greater diversity of shops, restaurants and night time activities
- Better pavement “I can ride my skateboard on the pavement in Civic but not Gungahlin”

“What local issues or concerns do you think this development could make worse?”

- Traffic and parking stress exacerbated
- Lack of greenery in the development, would like to see a focus on ‘greening’ the precinct
- It won’t deliver a variety of retail

“What would you like to see prioritised in GTC-East”

To position the Place Ambition statement for the GTC-East precinct in global best practice, the project team developed a series of 11 key attributes of great town centres, reflecting the lessons learnt from a global best practice study on successful suburban town centres. During the Young People Workshop the key attributes were presented to the students and they were asked to select the things they would like to see prioritised in the GTC-East precinct. The following table presents a summary of the student’s priorities.



73%

Compact, accessible & connected

Easy to get to and move around, prioritises walking, cycling and public transport.



73%

Range of retail options

Every day and specialist options, fresh food, dining and entertainment at a range of price points (including free entertainment).



45%

Inclusive and welcoming

People from different cultural backgrounds, income levels, and age groups feel welcome and can participate.



45%

Promote resilience and reuse

Strengthens natural ecologies and supports people to use less and be more environmentally responsible



36%

Mix of places to work & do business

Deliver business types and sizes offering a spectrum of employment opportunities



27%

Variety of community amenities

Encourage play, and connection with others via libraries, adult learning spaces, galleries, maker spaces, parks, and leisure centres.

GTC-East Vision

Participants in the workshop were provided with a series of predetermined images and words and were asked to create a collage of their desired future GTC-East precinct.

“Words that reflect the look, feel and experience of GTC-East in 2040”

Always something
happening - a buzz
of activity

Experience the
natural
environment

Be with friends and
meet new people

Edgy & urban

“Images that reflect the look, feel and experience in GTC-East in 2040”



“Images that reflect the community & public life in GTC-East in 2040”



“Images that reflect the parks and recreation in GTC-East in 2040”



Place Ambition Survey & Workshop

Overview

Activity: Face-to-face & online workshops, self-paced online survey

Audience: General Gungahlin Community and Community Panel

Method: The Place Ambition activity built upon the previous Future Shapers Survey findings, inviting participants to tell us about their desired look, feel and experience for the future GTC-East precinct. All Place Ambition activities followed the same process, slightly adjusted to suit the engagement delivery method.

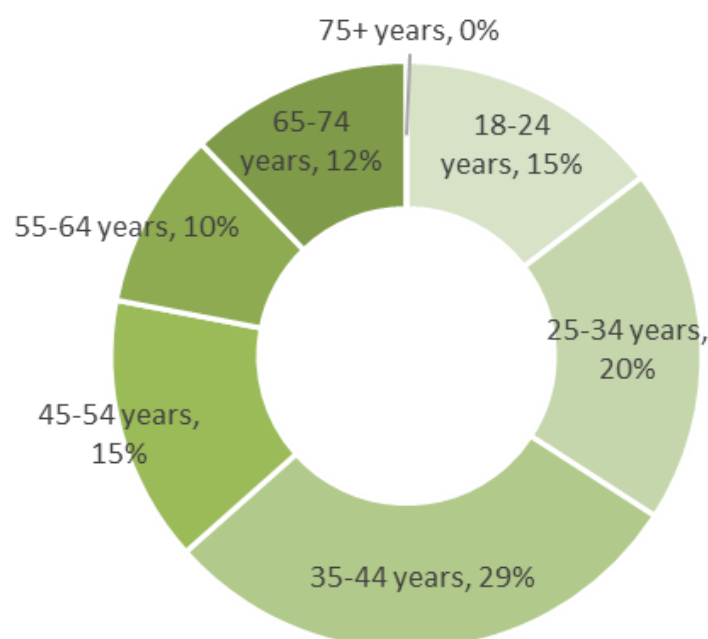
Date, format & audience

The Place Ambition activity was carried out in two formats:

- 1 x online workshop and 1 x face-to-face workshop with the general Gungahlin community (16 & 17 November) **We heard from 7 people in these workshops**
- 1 x self-paced online survey with Gungahlin Community Panel members (19-23 November) **We heard from 44 people from this survey**

Who we heard from

Forty-four Gungahlin Community Panel members participated in the Place Ambition Survey. Seven community members also participated in the survey during the workshop. The age profile of the participants was equally distributed across a diverse age group from 18 to 65+. The pie graph on the right presents the age group percentage of participants.



What we heard

If you had a magic wand and could add anything to Gungahlin District, what would you add?

(The below responses have been organised by themes)

Retail & services <ul style="list-style-type: none"> • A public space with outdoor cafes and restaurants where no cars are allowed, and pedestrians are prioritised • Nightclub/ adult entertainment • A range of retail, food and entertainment options for all price points including free 	Community facilities & play <ul style="list-style-type: none"> • Indoor activity for kids - including indoor play areas, trampoline space, karaoke, and Timezone, ten-pin bowling • Cinema • A performing arts centre and or arts space (like Strathnairn or Belconnen Arts) • Indoor sporting facility • Community gardens
Work <ul style="list-style-type: none"> • A depth of local employment opportunities 	Creation of a central people focused hub <ul style="list-style-type: none"> • A better planned central hub with great shops, the large central office for a government agency, lots of parking, green spaces and tree-lined streets

“How do you feel about the Gungahlin Town Centre today?”

Throughout the Place Ambition activities participants were provided with a predetermined list of the key attributes of great town centres and were asked to select the items they felt Gungahlin Town Centre performed well in and the criteria where it underperformed.	Have no opinion	Disagree	Neither agree or disagree	Agree
I feel the Town Centre is a vibrant and interesting place	0%	41%	18%	41%
The Town Centre is welcoming to people from all walks of life	0%	12%	24%	65%
I feel safe in the Town Centre at all times of the day or night	0%	24%	24%	53%
The Town Centre is affordable (as a place to either purchase or rent) for people with a range of incomes	12%	24%	24%	41%
The Town Centre has a range of housing choices/options that suit many life stages and budgets	0%	29%	12%	59%
The Town Centre has a diverse range of business types, sizes and employment opportunities	0%	35%	24%	41%

The Town Centre has a network of parks and walking and cycling trails that help me live an active and healthy lifestyle	0%	29%	12%	59%
The Town Centre has great education opportunities - childcare, high school through to adult education	0%	18%	24%	59%
I can access everything I need for daily life in the Town Centre (including work, local services, health and wellbeing services and amenities)	0%	35%	6%	59%
The Town Centre has a range of amenities that support me to participate in community life (including libraries, sports and recreation centres, parks and public squares, and a program of free or low-cost community events)	0%	29%	12%	59%
The Town Centre contributes to my sense of pride in the community	6%	41%	24%	29%

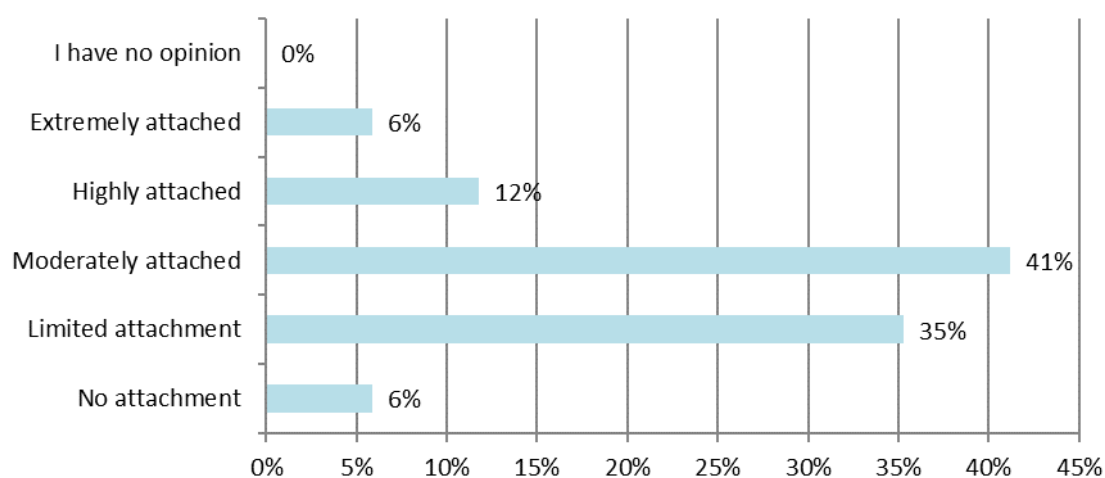
Things the Town Centre performs well in today:

- Overall, most participants (59%) see their Gungahlin Town Centre is welcoming to people from all walks of life
- They also consider their Town Centre has great education opportunities (53%)

Things missing from the Town Centre today:

- Overall, participants do not think Gungahlin Town Centre contributes to their sense of pride in the community (41%)
- Participants also think Gungahlin Town Centre is not a vibrant and interesting place (41%)

“How attached do you feel to the Gungahlin Town Centre today?”



Local area concerns that may be further exacerbated by the GTC-East project

- Already stressed traffic and parking in the Town Centre
- Getting the balance right between live, work, shop, play – concerns that the mix of use will be too focused on residential and not provide enough opportunities for local employment, entertainment options, recreation amenity and green space
- Local area house prices increasing due to enhanced amenity of the local area
- The translation of the plan into the actual precinct, and driving the delivery of quality outcomes – what are the guidelines or requirements that will be asked of developers to ensure quality outcomes?

Local area enhancement opportunities of the GTC-East project

- Provide space for community connection
- More pedestrian-focused streets and a built form that promotes active travel
- Increased local employment opportunities by incorporating office space and by attracting a range of other business to the local area
- Improve local access to community facilities and services
- Increased provision of quality green spaces
- The development of a new destination for the local area through excellence in placemaking

Deliverables of the Town Centre priorities

In the previous Future Shapers Survey, we identified the top 5 Town Centre principles that the Gungahlin community would like to prioritise. In the Place Ambition Survey, we asked participants to select the top 3 deliverables for each priority.

From the perspective of compact, accessible & connected, what are the TOP 3 deliverables you would like to see incorporated into the GTC-East precinct?

A network of public spaces & parks	60%
Design that makes it pleasant to walk or cycle all seasons	57%
Interconnected public transport networks	50%
Pedestrian-friendly streets	47%
Free Wi-Fi	27%
Electric vehicle and bike charging facilities	23%
Shared zones for cars, bikes and pedestrians	23%

Bike and E-scooter lanes	13%
End of cycling trip facilities	7%

From the perspective of a range of retail options, what are the TOP 3 deliverables you would like to see incorporated into the GTC-East precinct?

Cinema	57%
Outdoor retail & dining precinct	43%
Pubs, nightclub, live music venue	43%
Street-front bars and cafés	37%
Laneway retail	20%
Fresh produce market	17%
Boutique and bespoke retail	17%
Restaurants at a range of price points	17%
Second-hand or flea market	17%
Food court	13%
Hawker style food centre	10%
High street	7%
Indoor market place	7%
Small grocery store	3%

From the perspective of a mix of places to work and do business, what are the TOP 3 deliverables you would like to see incorporated into the GTC-East precinct?

Co-working office space	50%
Clean manufacture space (microbrewery, digital printing, coffee roasting)	50%
Co-working art, design and maker spaces	47%
Innovation hub	47%
Small commercial offices	47%
Large format commercial offices	40%

Digital fabrication facilities	13%
Other - Improved Internet Access	3%

From the perspective of a mix of places to live, what are the TOP 3 elements you would like to see incorporated into the GTC-East precinct?

Apartments designed to a high standard of energy efficiency and climatic comfort	53%
Apartment offer that has a strong focus on creating a sense of community between residents - eg shared areas such as communal libraries, bookable dining rooms and large kitchens, outdoor cooking areas, communal lounges	30%
Ability to customise your apartment or townhome design	27%
Micro-living and tiny homes - living smaller, smarter, greener	27%
Rent-to-buy schemes and different models to support transition to home ownership	27%
Intergenerational homes / multi-family offer	23%
Social and community housing	20%
Shop-top living opportunities	20%
Long-term rental lease options - eg 5+ year leases to secure rent affordability	17%
Retirement living community	13%
Other - <ul style="list-style-type: none"> I would like to see no or very limited residential incorporated into the Gungahlin East Stand-alone home options with yards Stop all future high density development No strong views 	13%
Dual key apartments	3%
Aged care opportunities	0%

From the perspective of a variety of community amenities, what are the TOP 3 deliverables you would like to see incorporated into the GTC-East precinct?

Community event space	45%
Community garden	38%
Indoor and outdoor playgrounds	34%
Art gallery	28%
Intergenerational play opportunities	28%
BBQ & picnic spots	24%
Day hospital	17%
Tool library & repair centre	17%
Dog-off-leash park	14%
E-sport centre	14%
Library	14%
Maker space	10%
Senior centre	7%
Indigenous culture and knowledge centre	7%
Mobile library / community book swap	3%
Nature interpretive centre	0%
Toy library	0%

From the perspective of a strong sense of place and celebrating Ngunnawal culture, what are the TOP 3 deliverables you would like to see incorporated into the GTC-East precinct?

Public spaces that respond to the needs of a diverse community - children through to seniors	38%
Interesting night-time lighting	34%
Places to sit, relax and rest	34%
Places to socialise with friends and community for free	34%
Comfortable in all seasons	31%

A network of great public spaces	28%
Preserve First Nations significant sites and celebrate the Ngunnawal people	28%
Incorporates indigenous plantings in the landscape	21%
Includes walks, signage and art features that incorporate First Nations culture, art and design	21%
Public art throughout the precinct	14%
Building and public space design that is memorable and reflects the local community	14%
Sensory features including sound and touch	0%

From the perspective of promoting resilience & reuse, what are the TOP 3 deliverables you would like to see incorporated into the GTC-East precinct?

Sustainable energy systems and materials	55%
Community solar power production and sharing	34%
Connected parks, wetlands and habitat corridors	34%
Green walls and roofs	34%
Native plantings to attract birds, bees and butterflies	31%
Encourages a circular economy - reduce, reuse, recycle and beyond	31%
A network of linear and pocket parks	21%
Rainwater, storm water storage	17%
Prioritise low emission building materials and green construction	17%
Urban agriculture	14%
Community composting centres	10%
Eco-materials for public buildings	3%

GTC-East Visioning Activity

Participants were provided with a series of predetermined images and words and were asked to create a collage of their desired future GTC-East precinct.

Words to reflect the look, feel and experience of GTC-East 2040

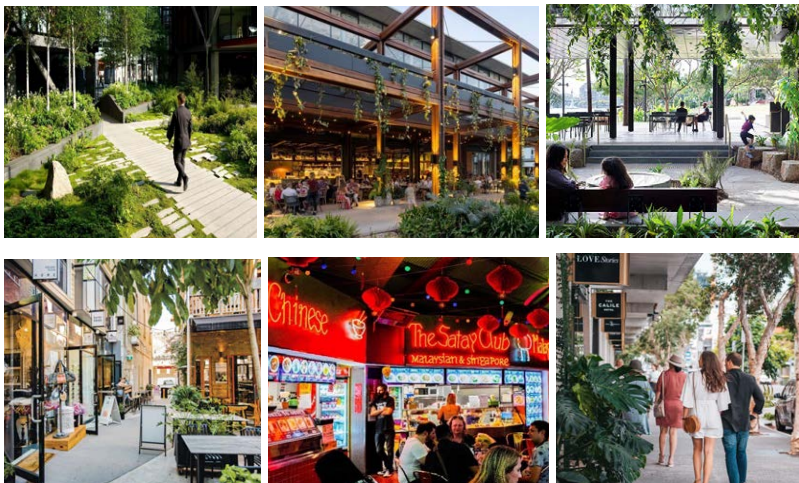
Experience the
natural environment

Stimulating,
inspirational &
creative

Welcoming,
intimate & friendly

Inviting & attractive

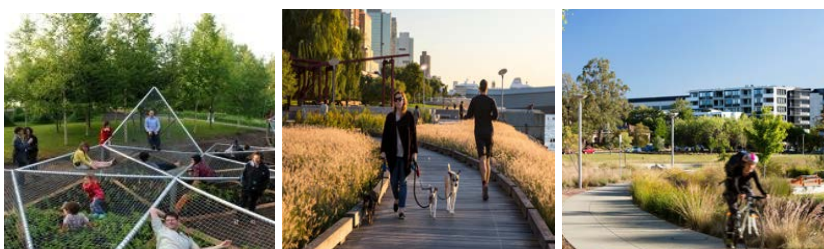
Images that reflect the look, feel and experience in GTC-East 2040



Images that reflect the community & public life in GTC-East 2040



Images that reflect the parks and recreation in GTC-East 2040



Stakeholder Engagement

Overview

As part of the GTC-East engagement program, key community stakeholder groups were identified to participate in the process to gain feedback. Stakeholders were approached to provide perspectives and insights towards the development of the Place Ambition for the GTC-East development as they relate to the following interest areas:

- Parks, Public Spaces and Active Travel
- Business
- Accessibility and inclusiveness

Method: The stakeholder engagement was carried out in two formats:

1. Online self-paced survey

As part of the engagement program, a series of stakeholder roundtables were proposed. However, due to a lack of numbers because of timing conflicts with other engagement processes, the program was adjusted to allow stakeholders to provide input online, via a self-paced survey. This survey provided key community stakeholders with an opportunity to give insights on potential challenges and benefits of the GTC-East project and how its development may impact their organisation's clients, members and representatives.

Survey questions

- From the perspective of your organisation's clients/representatives, what issues or concerns could the development of the GTC-East precinct further impact or exacerbate?
- From the perspective of your organisation's clients/representatives, what improvements/enhancements could the GTC-East enable?
- From the standpoint of your organisation, if the development of GTC-East could include one thing to make it stand out from all other centres in Canberra, what is the one thing you would suggest it includes?
- From the perspective of your organisation's client/representatives, are there any other key themes you'd like the project team to consider?
- Does your organisation have any activities or programs that could link in with the development of the GTC-East precinct?
- If yes, what are the programs and activities, and how could the Suburban Land Agency connect with you to explore opportunities?

2. Online workshop with Gungahlin Community Council

An online workshop was held with the Gungahlin Community Council executive. An SLA representative provided an overview of the engagement process and the purpose of the Place Ambition. Workshop participants were then asked to contribute to a discussion relating to the above survey questions.

We heard from 15 stakeholders

We received feedback from representatives of the following organisations

- Belco Arts (Gungahlin Arts)
- Planning Institute of Australia
- ACT Youth Advisory Council
- Pedal Power
- Gungahlin Community Council executive team

What we heard

Key issues and concerns

When asked what issues or concerns could the development of the GTC-East precinct further impact or exacerbate, the following consistent themes and issues were identified as part of this activity.

- Lack of character
- Access to community facilities (including schools)
- Integration with neighbouring sites
- Integration with light rail
- Excellence in placemaking
- Green public spaces
- Access to active travel facilities
- No large anchor businesses
- Lacking large retailers
- Getting the balance right (retail, work and nightlife)
- Providing the right opportunities for developers to buy into building in Gungahlin
- Exacerbating already stressed traffic and parking in the Town Centre

Improvements and enhancements

When asked what improvements/enhancements could the GTC-East precinct enable, the following consistent themes and issues were identified as part of this activity.

- Provide space for community connection
- Improved community facilities
- More office spaces
- Dedicated green spaces
- Improve Gungahlin Town Centre connectivity
- Promote active travel
- Linkages with the district planning process

One thing to make it stand out

Key stakeholder proposed the following suggestions as key things that would make the development of GTC-East stand out from other centres in Canberra:

- Space for community connection and participation
- A well-designed community centre facility that enhances the above strength and provide improved services both for people in Gungahlin and across Canberra
- It would be completely accessible by design
- Spaces where all people of all ages, cultures, backgrounds, and abilities can come together.

- Separated cycle paths that connect to other main paths or provide the basis for a connected, safe way of moving about using active transport
- Something iconic, something to make the precinct stand out
- The linear park could be the centre-piece
- Create an entertainment precinct

Key themes

Stakeholders were asked to share key themes they'd like considered in the project. The following is a summary of those themes:

A desire for GTC-East to consider:

- Arts activities and events
- The opportunity to be an entertainment precinct
- Excellence in placemaking, including community-led/reinforced involvement in the decision making, reinforced by sales/development conditions that are complied with
- The creation of an inclusive and accessible place by design
- The incorporation of elements to support active travel - including connecting into existing and planned cycle infrastructure and public transport, end-of-trip facilities and bike parking
- Achieving the right balance of mixed-use development
- The need to attract large retailers and developers to Gungahlin Town Centre
- Developing fly-throughs and artist impressions to attract interest in the engagement process

Image sources:

<https://www.gillespies.co.uk/projects/neo-bankside>

<https://www.mybrisbane.com/the-best-of-west-end-from-market-shopping-to-meals-out/>

<https://eatsouthbank.com.au/places/riverside-green/>

<https://landscapeaustralia.com/articles/2021-australian-urban-design-awards-commendation-for-built-projects-city-and-regional-scale/>

<https://www.idea-awards.com.au/2015/rouse-hill-town-centre-playground/>

<https://www.artformurban.co.uk/case-studies/piazza-mazzini-iesolo-italy>

<https://zartart.com.au/zartstatic/page/ngv-triennial>

<http://www.play-scapes.com/play-design/natural-playgrounds/dymaxion-sleeps-or-a-natural-playground-on-two-levels/>

<https://whatwelikenyc.wordpress.com/tag/guidepost-to-the-new-space/>

<https://kansalaisfoorumi.fi/wp-content/uploads/2020/06/A-Model-of-an-IGL-Center.pdf>

<https://www.cityofsydney.nsw.gov.au/talks-courses-workshops>

<https://thefield.asla.org/2016/08/18/it-takes-a-community/>

<http://www.play-scapes.com/play-history/mid-century-modern/darling-quarter-playscape-sydney-australia-aspect-studios-2011/>

<https://www.theodysseyonline.com/small-intimate-concerts>

<https://infrastructuremagazine.com.au/2020/09/22/melbournes-iconic-laneways-to-be-revitalised/>

<https://www.greenspec.co.uk/building-design/well-being-environment-introduction/>

<https://scoop.com.au/perths-best-hawkers-markets/?type=food-markets-and-providores®ion=perth-and-surrounds&mapType=roadmap&view=grid&mode=discover>

<https://www.queensland.com/us/en/places-to-see/destinations/brisbane/new-farm-and-the-valley/james-street-brisbane-guide>

<https://www.bloomberg.com/news/articles/2019-02-28/not-everyone-loves-your-new-dog-park-this-is-why>

<https://www.pressreader.com/philippines/philippine-daily-inquirer-1109/20160601/281844347888211>

<https://www.idea-awards.com.au/2015/rouse-hill-town-centre-playground/>

<https://www.poettinger.com/de/meiller-gaerten-06.html>

<https://www.divercitymag.be/en/utrecht-has-the-largest-bicycle-parking-in-the-world/>

<https://www.oculus.info/projects/dyuralya-square>

<https://www.archdaily.com/962545/google-gets-approval-for-downtown-west-campus-designed-by-sitelab-urban-studio>

<https://www.cityofsydney.nsw.gov.au/talks-courses-workshops>

<https://dirt.asla.org/2014/03/>

Illustration sources:

illustrations by Pikisuperstar, Freepik, macrovecto, pikisuperstar, pch.vector, gstudioimagen1, pch.vector, upklyak, rawpixel.com and upklyak on FreePik