



DICKSON SECTION 72

COMMUNITY ENGAGEMENT REPORT - STAGE 1

JULY 2018

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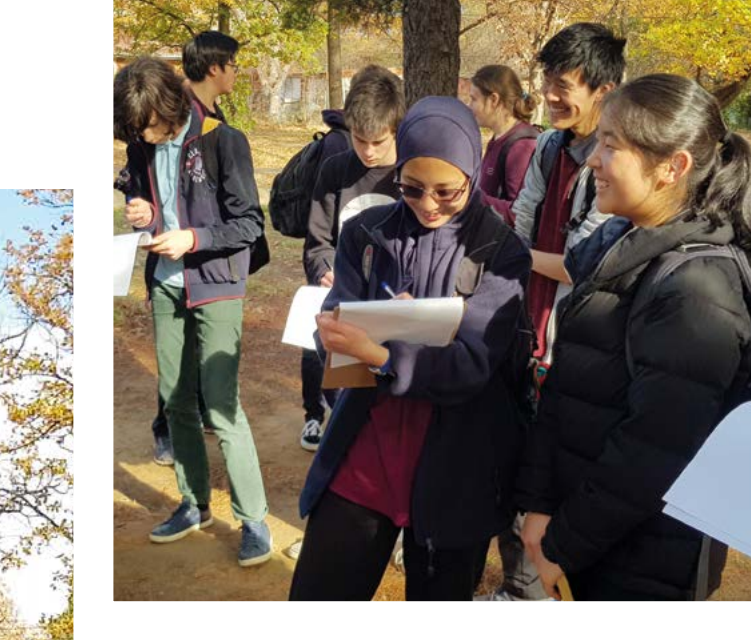


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EXECUTIVE SUMMARY

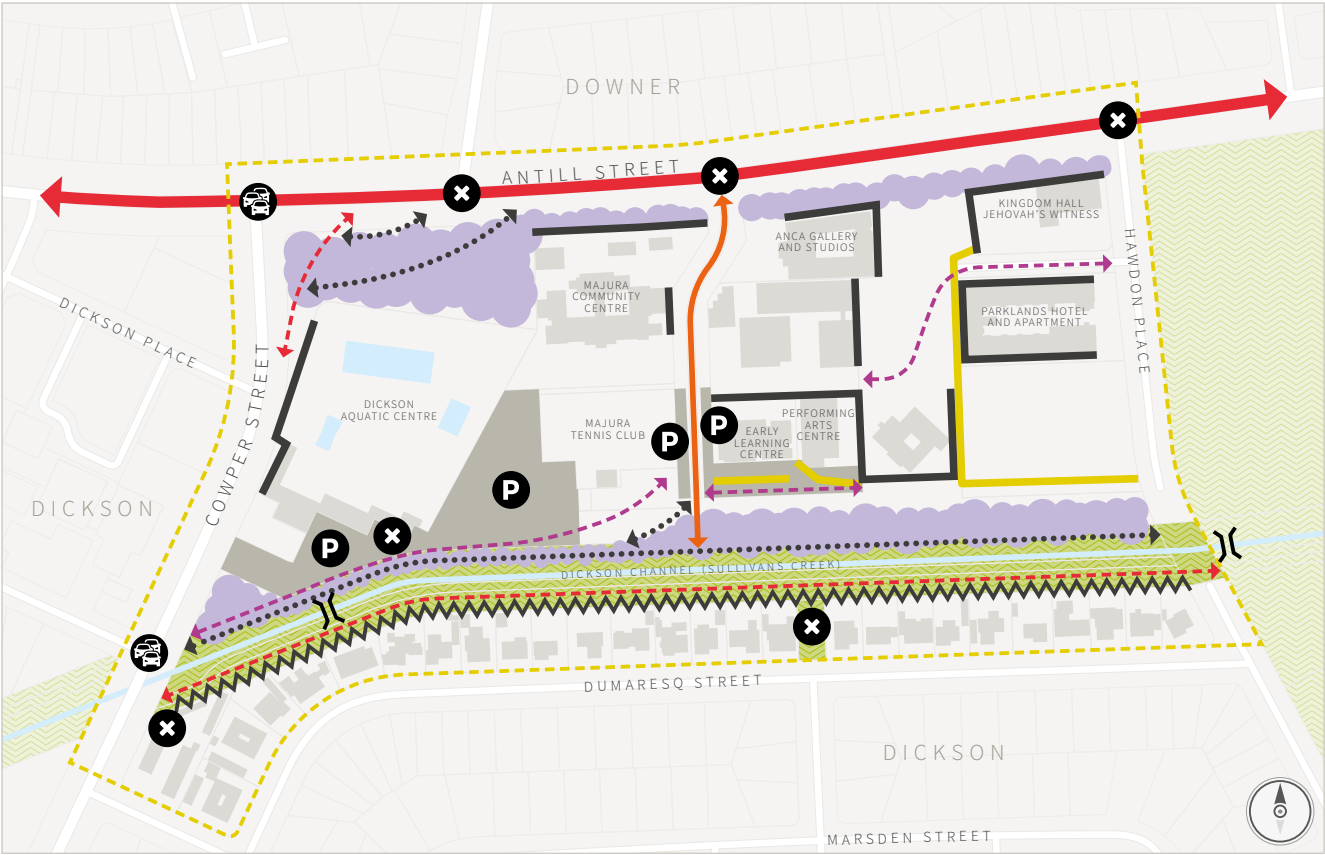
Dickson Section 72 has been identified by the community as an important precinct where there are opportunities to enhance and protect the valued cultural, community and natural assets for the wider community. Being in close proximity to major public transport, including the future light rail on Northbourne Avenue and to the Dickson shops, makes the precinct an ideal location to support a growing population in our city's inner north

An integrated planning process, including engaging with the community, has been undertaken in Stage 1 of the project to understand the key opportunities and challenges for the site. **Figure 1** provides how the challenges were presented for the precinct which formed part of the integrated process. Discussions with the community, businesses and leaseholders will guide future opportunities for the precinct.

Previous conversations with the community have been considered by the project team who have built on the outcomes of the 2014 engagement to include views on:

- New and existing land uses
- Community facilities and services
- Place making opportunities
- Landscaping and infrastructure
- Traffic, transport and active travel (walking and cycling) connections

Figure 1: Challenges presented at the community workshop



LEGEND

- | | | | |
|--|--------------------------------|--|------------------------------|
| | POOR ACCESS INTO PRECINCT | | NARROW, POORLY LIT PATH |
| | SURFACE PARKING | | HIGH TRAFFIC VOLUMES |
| | CONGESTION POINTS | | UTILITIES/ SERVICE EASEMENTS |
| | DENSE TREE/ SHRUB PLANTINGS | | INACTIVE EDGES |
| | POOR ACCESS THROUGH PRECINCT | | NARROW FOOTBRIDGE |
| | PROMINENT DESIRE LINES | | POOR INTERFACE |
| | POOR PEDESTRIAN/ CYCLE AMENITY | | |

As part of Stage 1 engagement the Environment, Planning and Sustainable Development Directorate (EPSDD) and the Community Services Directorate (CSD) used a range of methods to encourage people to explore their views. These methods included: a community workshop; Info Kiosks; Meet the Planners sessions; emails; written submissions; and comments made on Social Pinpoint on the YourSay project website. This feedback has been invaluable in gaining insights into the community's aspirations and concerns for the future of the precinct.

Key themes from the community, which are expanded on throughout this document included:



RESIDENTIAL USES

Strong support for housing to support a diverse community.



ACTIVE TRAVEL

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



PARKING

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



DENSITY

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



COMMUNITY FACILITIES AND INCLUSIVE COMMUNITIES

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



GREEN SPACE AND URBAN AMENITY

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



SAFETY AND SECURITY

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

These themes, along with the planning and technical background studies that informed the first stage of planning, have shaped a vision and the planning and design principles which set the basis for planning and design scenarios to inform future transformation. The planning and design scenarios will be tested as part of Stage 2 of engagement.

For more information on Stage 2 visit www.yoursay.act.gov.au.

INTRODUCTION

Dickson Section 72 has been identified by the ACT Government as a site with opportunities for broader community benefits resulting from its location, site topography and treed landscape. The study area is located between Cowper Street to the west, Antill Street to the north, Hawdon Place to the east and borders north of Sullivan's Creek to the south (See **Figure 2**) in Dickson. The site is located 800 metres from major public transport services on Northbourne Avenue adjacent to the Dickson group centre and bordered by recreational facilities at the Dickson playing fields, the Dickson pool and tennis court. These elements combine to make it an important precinct to reconsider its best uses for the community.

Figure 2: Study Area



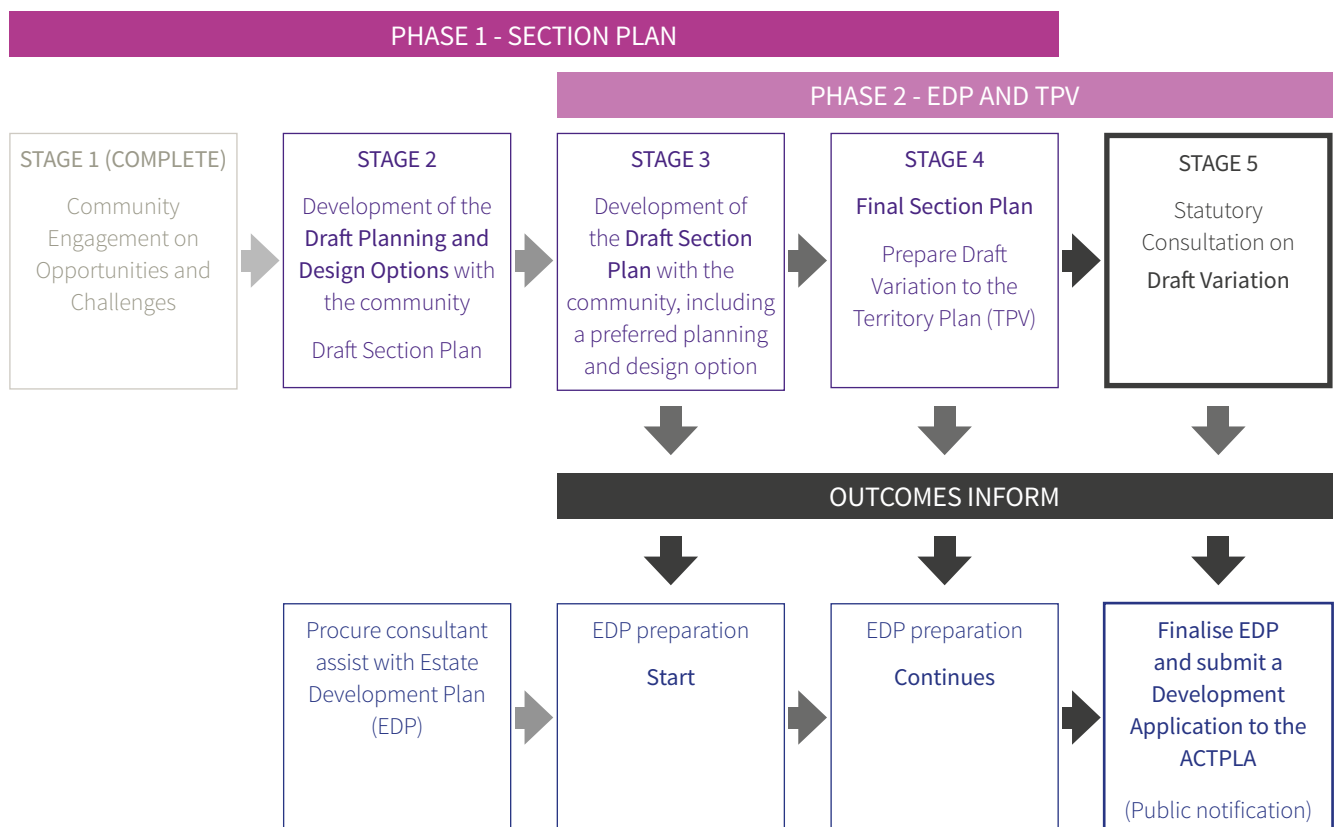
LEGEND

1	DOWNER	1	MAJURA COMMUNITY CENTRE	1	ANTILL STREET
2	DICKSON SHOPS	2	DICKSON AQUATIC CENTRE	2	COWPER STREET
3	DISTRICT PLAYING FIELDS	3	TENNIS CLUB		
4	DARAMALAN COLLEGE	4	PARKLAND HOTEL & APARTMENT		
5	DICKSON				

EPSDD is leading the community engagement, planning and technical background studies to inform an integrated Section Plan for Dickson Section 72 which will guide future stages of the project (See **Figure 2**). A Section Plan will set the policy context for future developments, including: land uses; possible building heights; active travel locations; traffic movement and public realm activation areas. The Section Plan will also include the consideration of the government’s commitments to establish a Common Ground 2 and public housing within Dickson Section 72.

Previous conversations with the community have been considered by the project team who have built on the outcomes of the 2014 engagement. Community engagement responds to commitments made in the Minister’s Statement of Planning Intent (2015) to work more collaboratively with the community and industry to create high quality, usable public places and buildings that reflect a ‘people first’ approach.

Figure 3: Community engagement process



COMMUNITY ENGAGEMENT ACTIVITIES

EPSDD in collaboration with CSD facilitated various activities for Stage 1 engagement aimed at opening a dialogue with a broad range of people including community groups, leaseholders, and residents.

Engagement activities that occurred during the six week period from 23 January until 16 March 2018, included a community workshop (refer to Appendix 1); Info Kiosks; “Meet the Planners” sessions; emails; written submissions; and comments made on Social Pinpoint on the YourSay project website. **Table 1** provides details about engagement activities and community participation.

Table 1: Overview of participation, engagement activities and methods used to advertise events

DATE	ENGAGEMENT ACTIVITY	PARTICIPATION
22.01.18	Advised leaseholders and stakeholders prior to launch of Stage 1.	Letters were left at leaseholders premises or contacted prior to launch.
23.01.18	Launch of Stage 1 and the YourSay website, including Social Pinpoint.	As above.
02.02.18	Postcard drop- off	Postcards distributed to leaseholder premises and resident adjacent on Antill Street and on Dumaresq Street, Dickson.
02.18	Posters	Information posters displayed at local schools and inner north commercial centres.
03.02.18 & 10.02.18	INFO KIOSKS* 03.02.18 - Dickson Pool 3-6 pm 10.02.18 - Library Courtyard 4-7pm <i>Most people attending these sessions were aged 25+ years with comparatively smaller younger people (15+) and older people (65+).</i>	39 people attended. 51 people attended.
19.02.18 – 16.03.18	Leaseholder meetings with EPSDD and CSD.	Leaseholders were invited to meet with EPSDD and CSD representatives.
02.03.18 & 06.03.18	MEET THE PLANNERS 02.03.18 - Dickson Shops 3–6pm 06.03.18 - Downer Shops 10am–1pm	100 people attended. 40 people attended.
27.02.18 & 07.03.18†	A community planning workshop was held on 27.02.18 at the Parklands Hotel.	16 people attended from the community, non-government, and legislative assembly. Workshop 2 cancelled†
01.05.18‡	‘Walkshop’ facilitated by the Heart Foundation (ACT).	14 local residents attended.
16.05.18‡	Presentation to North Canberra Community Council on project and engagement process.	Members of NCCC.
12.06.18‡	Presentation to Year 12 Dickson College Students	18 college students participated.
20.06.18‡	Presentation and ‘Walkshop’ with Year 10 students from Lyneham High	22 high school students participated.
27.06.18‡	Presentation and ‘Walkshop’ with Year 10 students from Daramalan College	25 high school aged students participated.

Notes: * Info Kiosks and “Meet the Planners” sessions were held in conjunction with engagement on the City and Gateway Urban Design Framework to ensure a coordinated approach. † The second and identical workshop was scheduled for 07.03.18, however was cancelled due to only three RSVPs. The three RSVPs were offered one-on-one meetings with the project team. ‡ To ensure that the project team stayed connected and continued conversations with the community other activities were undertaken to support this.

CONTINUING CONVERSATIONS WITH THE COMMUNITY

Since the close of Stage 1 engagement, EPSDD has been continuing conversations with the community, including:

- A community 'walkshop' of Dickson Section 72, facilitated by the Heart Foundation (ACT), attended by 14 local residents and by the Minister for Planning and Land Management. The purpose of the 'walkshop' was to discuss the potential opportunities for the future of the precinct and to also challenge some of these ideas using the Active Living Principles which provide a framework for designing and planning for healthy, active neighbourhoods.
- The project team presented to and facilitated 'walkshops' with students from Dickson College; Lyneham High; and Daramalan College. The purpose of these events was to hear from the younger segment of the community about their concerns and aspirations; how they currently use the precinct; and how they would like to be engaged in the future.
- A presentation was given to the North Canberra Community Council on 16 May 2018. The presentation provided an update on the stages and indicative timelines of the project which includes the planning phase guiding the implementation and delivery phase. The presentation also provided the community with information about their future opportunities to provide their feedback on the project.

INTERNET AND SOCIAL MEDIA

The Internet and Social Media were also used throughout the community engagement to provide project information, workshop details and opportunities to provide comments on the project YourSay website via Social Pinpoint. Social Pinpoint is an interactive online tool where people can make site specific comments about their future hopes and concerns for the precinct.



OUTCOMES FROM STAGE 1 COMMUNITY ENGAGEMENT

We received helpful feedback through the various engagement activities undertaken during Stage 1 engagement for Dickson Section 72. A number of themes and priorities emerged from comments resonating the community's aspirations and concerns for the future of the precinct. The most common themes related to potential future residential use; valuing, protection and enhancement of green space and urban amenity; better active travel connections and supportive infrastructure; valuing and protection of community facilities and the desire for an inclusive precinct. Safety and security was also a common theme raised by the local businesses and other users of the precinct. Most comments received about building design and density echoed what we had previously heard during engagement on the Minister for Planning and Land Management's Statement of Planning Intent (2015), to provide new developments that are sensitive to the landscape, and are low-rise and medium density with heights of up to 3-4 storeys.



"My overall request is that you adopt an integrated approach to the design, incorporating the existing assets (e.g. trees, swimming pool, tennis courts, community centre, motel) and creating an overall concept which is:

- *aesthetically pleasing, with a good balance between natural and built elements: buildings of 3 storeys or less with shaded courtyards, small parks and clumps of trees*
- *accessible from Cowper and Antill Streets and from Hawdon Place, with an extra pedestrian/cycle bridge through to Dumaresq Street (opposite Bates Street)*
- *easy to navigate, with an internal road that is predominantly for pedestrians and bicycles, with cars limited to 10kph and one way only.*
- *safe, particularly for children and old people*
- *quiet, and*
- *with sufficient parking for residents and those visiting the community amenities."*

EMAIL SUBMISSION

RESIDENTIAL USE

Residential use was the most common theme that emerged from messages received during Stage 1 engagement. We received more messages that were supportive of residential use, including public and social housing, compared to lower levels of messages that showed no support. Suggestions for residential use included sustainable, supportive and community housing, co-housing, public housing and housing for people to age-in-place.

General comments showed concern for any future residential use that is high density and with building heights over 3-4 storeys. Some comments also indicated that residential uses in the precinct would reduce the availability of community uses for the growing population of the inner north.

Prior to the launch of Stage 1 engagement, government made a commitment to delivering Common Ground 2 and public housing within the Dickson Section 72. Comments relating to social or public housing were the most varying. A large number of messages showed support for this type of housing due to the close proximity to local services, shops and facilities. However, some feedback indicated support, but also showed concern about potential adverse effects to the social mix and safety and security of the precinct. Some messages indicated no support for public or social housing due to the possible safety and security implications, but also because they want to see the area kept as a community facility precinct.

Support for social and public housing is shown in feedback that was received via the Social Pinpoint tool on the YourSay website. The most popular comment on Social Pinpoint produced 138 likes for 'great location for public housing', with 24 people disliking any public housing within the site.



"This block of land is extremely valuable to the community and should not be developed in a way that contributes to the continuing gentrification of this area. I support the use of this block for low cost housing, government housing, housing and infrastructure for senior citizens and green community spaces. Preferably a mixture of all of these built with a height limit of about 3 storeys."

"I am very happy to see people living on Section 72 if that comes with an increase in indoor and outdoor community facilities, along with public/community/aged housing. I'm sure ACT Property Group could use some more space in the inner north. It will also be important to keep, or even increase, the footprint of commercial space. Having people about working during the day is important for spaces to feel safe."

"It's good to improve and add to the stock of public housing but we must guard against creating ghettos. Public housing dwellings should be interspersed among other dwellings."

SOCIAL PINPOINT COMMENTS

"Would like to see Common Ground and public housing for older people"

"MEET THE PLANNERS", DICKSON

EPSDD have been engaging with the broader Canberra community recently on Housing Choices in the ACT. What we have heard so far in this process is that there is a wide range of housing types desired and needed to suit the needs of the diverse members of our community. A number of the key themes that have been emerging in the Housing Choices conversation are also reflected in the comments that were received around residential uses in Section 72.

A range of citizens commented that the site could be suitable for housing for seniors in the local community, with many noting the close proximity to recreational facilities, shops and medical services.



"There is a lack of 3 bedroom townhouses on single level for older residents in Canberra (apartments tend to be smaller and be multilevel/have stairs). This is a good area to provide a seniors/mixed residential area in close proximity to shops/medical/garden and recreational facilities."

"This an opportunity to develop some accommodation suitable for the aged populations in Downer, Dickson, Hackett and Watson who want to downsize but remain living in the same area. There are not many options available in this area for this portion of the population and they are currently having to move away from the area despite being cashed up and ready to buy in the area. This location would be ideal for them, with flat access to Dickson shops which has everything they need."

SOCIAL PINPOINT COMMENTS

The site was also identified a number of times as an appropriate location for a co-housing development. Submissions noted the opportunity to showcase Dickson Section 72 as a 'Demonstration Housing' location, noting the correlation between the Housing Choices and Housing Affordability work that EPSDD are currently undertaking.



"This is a great site for co-housing - could also include community facilities and perhaps social housing. Could be a wonderful mixed space - people of all ages and sharing of facilities."

"This would be an epic site for a co-housing development (on at least part of it) that could extend into neighbourhood/ community areas towards the Dickson shops. An environmentally sustainable co-housing project would absolutely support Canberra's vision as Australia's most sustainable/ environmentally focused city whilst also tying into the Housing Choices project."

SOCIAL PINPOINT COMMENTS



ACTIVE TRAVEL

People want to see walking and cycling prioritised over cars, as well as better walking and cycling infrastructure and connections into and through the site. Ideas include formalising the dirt track on the northern side of Sullivan's Creek, a new footbridge across Sullivan's Creek, widening existing shared paths, providing more lighting and traffic calming measures for Hawdon Place and Rosevear Place.



"If there are going to be more people living/working/using/passing through S72, it will be important to improve the connectivity to the Dickson group centre."

“MEET THE PLANNERS”, DICKSON SHOPS

"Is there a way to make this pathway through the car park safer at night? Maybe a different route with wider and well lit path for bikes and pedestrians through to Rosevear Pl, and less hidey holes for cars."

WORKSHOP PARTICIPANT

"I would suggest segregating bicycle and pedestrian traffic in this area. I think it's important for parents with prams and elderly people to feel safe but also for cyclists to be allowed to commute at speed. Keep the existing bike path and seal the two dirt tracks that pedestrians already use on either side of the drain. Both of these dirt paths are more sheltered than the existing bike path under the shade of the trees. No need to reinvent the wheel just improve what people already use."

The valuing of active travel infrastructure was highlighted in one of the top Social Pinpoint comments, which showed the bridge crossing Sullivan's Creek and Hawdon Place for walking and cycling liked 37 times.

"The bridge across Sullivans Creek and Hawdon Place provide key pedestrian north/south permeability for the site."

"Bicycle and pedestrian access between Dickson shops/Section 72 and Downer is not adequate at the moment. Crossing Antill Street is difficult and especially hazardous on weekends when junior soccer is on. Additional crossing points where cars can clearly see pedestrians would be beneficial"

SOCIAL PINPOINT COMMENTS



COMMUNITY FACILITIES AND INCLUSIVE COMMUNITIES

Some responses show that people want to see existing community facilities protected and enhanced for current and future populations. Groups that were specifically mentioned included older and younger generations, and people experiencing disadvantage. Messages received also show that the precinct could be improved by providing public infrastructure that supports uses for a diverse range of people.



"Dickson Pool has been a fabulous community asset since it was built, and provides an impressive level of service to an outdoor recreational facility that supports safe, supervised and healthy physical activity for all ages and abilities. Future-proofing Dickson Pool is essential given the likely opportunities and potential threats it faces in this location, due to climate change, population changes, and direct competition from privately owned and managed pools in the same catchment."

"I think a playground is a great idea, but I think there might be better places - over on the playing fields or stormwater sides."

"This would make a great spot for a community garden."

SOCIAL PINPOINT COMMENTS

"One of the things that's lacking in Section 72 is a central square, a public space that acts as a unifying element and that tree-lined paths can radiate off from. This would also help to bring people who work in the precinct together at lunchtimes and act as a meeting place. Re-designing the layout to make the precinct work well would help a lot."

INFORMATION KIOSK, DICKSON

"Need for more community facilities to support growing community"

WORKSHOP PARTICIPANT

GREEN SPACE AND URBAN AMENITY

We have heard that the trees and landscape characteristics should be protected whilst providing more active and creative spaces, such as playgrounds, parks, community gardens and a central meeting point for social interaction. There have been some suggestions made by lessees to improve interfaces between existing and future facilities to improve integration, activate green space and create safer places and urban amenity.

Some suggestions have included using the Dickson pool in the cooler months for community activities, temporary place making activities to bring people into the precinct, whilst others have suggested the need for permanent public infrastructure and activities to create an 'identity' for the precinct.

Suggestions to acknowledge and respect the history of the precinct have also been made, including acknowledging the history of the Dickson Experiment Station, the Northbourne Aerodrome and some of the trees that were planted during this time on Block 22 and along the northern side of Sullivan's Creek.



"The forecourt of the Pool is public space, and could be re-designed to be an inviting and attractive plaza with good paving and seating. A fountain here would be beautiful."

SOCIAL PINPOINT COMMENT

"Need relaxing places to walk and have things like BBQs - landscaping that the public can benefit from."

INFORMATION KIOSK, DICKSON

"Potential to activate the space into creative, vibrant, green community spaces."

WORKSHOP PARTICIPANT

SAFETY AND SECURITY

Some concerns have been raised about anti-social behaviour in the area, including vandalism of buildings and some physical attacks due to the underutilisation of areas within the precinct and an associated lack of 'eyes on the street' and activity. This issue has been raised with mixed feedback.

A Social Pinpoint comment that makes a reference to social housing causing anti-social housing had 35 people supporting this idea while 16 people did not support this idea.



"Dickson is at risk of becoming a future ghetto with too many people squashed into a small area. It is already quite dangerous at night. Let's not jam thousands more people into an overstretched and under serviced hub. Medium density housing at most!"

SOCIAL PINPOINT COMMENT

Other suggestions to make the precinct feel more safe is to upgrade the infrastructure to the walking and cycling paths and the configuration of the parking, particularly around the Dickson pool.

One suggestion to improve the safety and security included:



"This path needs better night lighting so walkers can feel safe from robberies in the evening especially if this area is going to be changed to residential."

SOCIAL PINPOINT COMMENT

PARKING

Some suggestions have been made to improve the quantity and configuration of parking on Rosevear Place, Hawdon Place and surface parking at the pool. Parking provision during future stages of development has been raised. Some people would also like to see less parking to encourage more walking and cycling.

This mixed response is shown in this next Social Pinpoint comment referring to insufficient parking for the site only receiving 4 likes but receiving 30 dislikes.



"The carpark is grossly insufficient in summer. Perhaps the informal parking next to the drain could be formalised?"

SOCIAL PINPOINT COMMENT

Another comment confirming that more parking in the area may not be required receiving 7 likes and 0 dislikes:



"I disagree that more parking is required here. I have lived in various suburbs of the inner north for most of my life and I have never driven to the pool. I would prefer for resources to be spent in improving pedestrian and bicycle connectivity to community services such as this."

"Improve bike/pedestrian transit/paths around the pool. - e.g. diminish cars as the priority."

SOCIAL PINPOINT COMMENTS

DENSITY

Key messages received relate to integrating development into the landscape and tree line of the precinct ('City in the Landscape' character) with preferably low-rise, medium density development with active interfaces to the public places.



"Good opportunity for some medium density innovative housing mixed with community facilities."

"Lower scale, no higher than trees"

"No residential - make area for broader community."

MEET THE PLANNERS, DICKSON



SUMMARY OF OUTCOMES FROM CONTINUING CONVERSATIONS WITH THE COMMUNITY

COMMUNITY ‘WALKSHOP’ OF DICKSON SECTION 72

Fourteen local residents attended a community ‘walkshop’ on 1 May 2018. The purpose of the ‘walkshop’ was to discuss the community’s thoughts for the precinct with built environment professionals from the Heart Foundation (ACT). The Active Living Principles, developed by the ACT Government and the Heart Foundation, supported discussions with the community and in some cases challenge ideas of elements that make a healthy and active precinct.

Many of the discussions focussed on the public open space and the need to enhance and embrace the natural amenity. This passion for the open space and natural amenity was anchored with ideas about respecting the history of the precinct and its potential for placemaking activities, such as introducing markets and artwork into the underutilised spaces at the Dickson pool and the pool forecourt. Suggestions on enhancing natural spaces also included naturalising Sullivan’s Creek.

Some participants wanted to see residential uses, whilst others challenged this idea with wanting to see the precinct retained for its community uses to support a growing population in the inner north. Suggestions were made about the walking and cycling connections into and through the precinct and the need to ensure that public transport services support into night time activity. Residents suggested that to encourage more people and activity into the precinct, better walking, cycling and road connections are required. Providing more lighting, allowing for a mix of uses was to increase the diversity of people using the precinct, was suggested to improve the feeling of safety and security for the precinct.

‘WALKSHOPS’ AND PRESENTATIONS WITH LOCAL HIGH SCHOOL AND COLLEGE STUDENTS

Presentations and ‘walkshops’ were held in June 2018 with students from Dickson College, Daramalan College and Lyneham High. These activities were undertaken to inform the students about the project; ask the students how they would like to be engaged for future stages of the project; and to seek their feedback on their future aspirations and concerns for the precinct.

Students indicated that most of them do not currently stay in the precinct, except when visiting the Dickson pool during the warmer months. Most students regularly travel around or past the precinct to get to school, or to the Dickson shops. These comments demonstrate that there are opportunities to increase the diversity of uses or to provide better public spaces to attract high school and college students to enjoy precinct.

Students provided helpful suggestions that may attract this younger demographic to use the precinct. This included their desire for better walking and cycling connections; community facilities and inclusive communities; and green space and urban amenity. Other emerging themes included residential uses for a diverse and inclusive population; commercial uses such as cafes; and safety and security, including vandalism and other anti-social behaviour being an issue for the precinct. Suggestions also highlighted that the precinct has the potential to serve the broader community and could be easily enhanced to make it more community friendly and a great place to just ‘hang-out’ with their family and friends. This aspiration was heard here with the following comment:

“I want to hang out there, but my friends and I have to sit on fallen trees, that log fence or the drains, which is a shame.”

When answering the question: *“If you brought someone to s72 in 10 years what would you be hoping for them to experience? How might they describe it?”*

The students suggested that future users of the precinct could include people from diverse age groups and socio-economic backgrounds and that there is the potential for future populations to live, work and recreate in the precinct. Many students wanted to see more people using the site and better walking and cycling access and connectivity into and through the precinct. There was also a strong desire to see the precinct as inviting, relaxed and safe, but also vibrant, offering cultural and recreational activities such as markets, parks and playgrounds, amphitheatres, drive-through cinemas, adventure parks and skate parks. Students also valued good quality natural amenity and wanted to see a diversity of people using the precinct. More colours, lighting and artwork were also suggested to improve the public amenity for the precinct.

TECHNICAL SUMMARY

While we have been talking with the community about Dickson Section 72, EPSDD staff have also been undertaking extensive planning work (See Appendix 2). Our planning work draws upon a range of technical and background studies to support challenges and opportunities analysis and forward planning for the precinct.

HOW PLANNING RESPONDS TO COMMUNITY MESSAGES

The ACT Government thanks all who participated in the engagement activities and community activities for the project.

In response to the outcomes from Stage 1 engagement and the planning and technical studies, the following vision and planning and design principles have been developed. These will support the development of planning and design scenarios to be tested with the community during Stage 2 engagement.

VISION

Dickson Section 72 will be a lively, safe and accessible community use/residential precinct that encourages active lifestyles, offers innovative housing options, and celebrates the area's natural attributes and existing uses.

PLANNING AND DESIGN PRINCIPLES

- **Revitalise:** Establish a unique identity for the Dickson Section 72 precinct that integrates and enhances existing land uses and natural amenity.
- **Diversify:** Offer dwelling and lifestyle options that ensure growth and change take place in a manner that supports diversity, active lifestyles and social inclusion.
- **Connect:** Adopt a 'people first' mind-set through creating a network of comfortable, legible and permeable connections into and through the precinct.
- **Celebrate:** Honour and enhance the precinct's history, landscape character and natural amenity to support the social and physical wellbeing of future residents.
- **Transform:** Encourage innovation and environmentally sustainable built form through the design of buildings that challenge the status quo, complement the public realm and encourage design excellence.
- **Co-locate and Cluster:** Locate community uses with complementary services and facilities to activate and establish 'one stop' community and recreation nodes within the precinct.

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