



ACT
Government

Suburban Land
Agency

Land Release Sites Belconnen Town Centre Co-Design Phase Report Summary

PLACE
LABORATORY



Acknowledgment of Country

The land on which we live and work is aboriginal land. Aboriginal people have lived on the Australian continent for at least 65,000 years. Non-aboriginal people have lived in Australia for just 230 years.

As a practice, we are working towards an understanding of that fact, and how it might inform our relationship to the land, its original people, and the work that we do. We acknowledge that we have a long way to go. Our studios are located on Ngunnawal and Whadjuk country in Canberra and Perth respectively.



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Phase Two Co-Design Engagement Methods and Purpose

Town Team Movement, Place Laboratory in collaboration with the Suburban Land Agency has undertaken the Phase Two 'Co-Design' Engagement between 6 March - 26 March 2021.

The engagement has included the following activities:

- Open Online Survey between 17 February - 26 March
- Online Community Co-Design Workshop on Tuesday, 9 March
- Stakeholder Co-Design Workshop on Thursday, 11 March
- After School Care Workshop on Thursday, 11 March
- Young People Open 'Co-Design' Workshop on Friday, 12 March
- Community 'Co-Design' Workshop on Saturday, 13 March
- Property Industry Workshop on 17 March

How does the Phase Two 'Co-Design' Engagement build on the results from the Stage One 'Discovery' Phase?

Stage One 'Discovery' Results

- 1.1** Understanding and building on previous strategies, including the 2016 Belconnen Masterplan
- 1.2** Engaging with the wider community for the purpose of developing a Belconnen Place Proposition and Place Themes

Stage Two 'Co-Design' Objectives

- 2.1** Using the Place Themes and design principles to understand the preferred User Experiences of the Belconnen Town Centre relevant to and connecting each identified land release site
- 2.2** Defining the Place Design Brief to inform the future land release sales of identified urban renewal precincts in the Belconnen Town Centre



Engagement Summary

The outcomes of phase 2 'Co-Design' engagement builds on the outcomes of Phase 1 and will be used to inform a Place Design Brief for the land release sites in the Belconnen Town Centre.

In total, 148 people directly participated in the Phase Two 'Co-Design' engagement. Stakeholder representatives included local businesses, residents, various community leaders, Belco Arts Centre, University of Canberra, Lake Ginninderra Sea Scouts, Belconnen Community Council, Property Council, and local primary and high school students.

Participation in each engagement included the following:

91 people participated in the phase two 'Co-Design' online survey

10 Property Council members participated in the Industry workshop

3 Participants at the Online Community Workshop

13 Participants, from 7 organisations, at the Stakeholder Workshop

17 local high school students and young people participated in the Open 'Co-Design' workshop

Approximately 14 after school primary school students at the After School Care workshop

14 community members attended and participated in the In-person Community Workshop

In summary, participation included a wide variety of stakeholders representing the diverse users of the Belconnen Town Centre.

The feedback provided through the Co-Design Engagement Phase helps to shape the Place Proposition and Place Themes and impacts the priority placed on the Themes.

We feel confident that the level of engagement and participation in the activities has captured a diverse cross section of views and opinions from the community around the land release sites in the Belconnen Town Centre.

This information will be used to directly inform and assist in developing the design recommendations made for the land release sites.

The following parts of the Phase Two 'Co-Design' Engagement report focus on highlighting the summary outcomes from each individual workshop and online survey. An appendix is also provided with detailed notes from each engagement activity.

Promotion of Engagement Opportunities

A number of tools and channels were used to promote the Co-Design phase of engagement. The table below lists the tools and channels used.

Activity	Date	Reach
Direct email to community members that took part in the previous phase 1 engagement	18 – 25 February 2021	58 emails sent
Direct email to stakeholder groups impacted by future development in the subject area	6 - 20 February 2021	44 emails sent
YourSay web page published updates	17 February 2021	3,583 views 1,447 visitors
SLA Facebook and Twitter posts	25 February - 18 March 2021	2138 views
SLA presentation phase 1 update at the Belconnen Community Council online public meeting	16 February 2021	7 Individuals

Online Community Co-Design Workshop

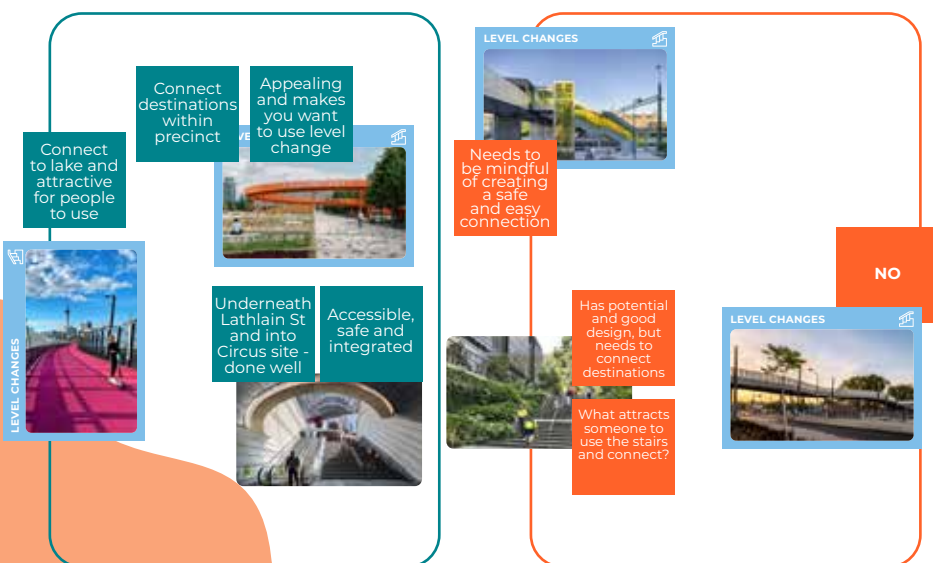
The workshop aim was to present and seek feedback from community members regarding inputs to the Place Design Brief for the land release sites in the Belconnen Town Centre. Specific details included:

- Inform and review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes;
- Engaging in discussion about what people love about the release sites in Belconnen Town Centre and what can be improved;
- Present place experience visual images relevant to development sites. Ask participants to review and consider how the experiences may be applied to the values of the development sites in the Belconnen Town Centre and each identified theme.

Level Change Connections

This is Future Belconnen

This is *not* Future Belconnen



3 online workshop participants provided their feedback to inform the future land release sites which included the following:

1. Enhance pedestrian connections within and throughout the land release sites
2. Be strategic about creating new destination and commercial tenancies
3. Enhance the opportunities for recreation along the waterfront
4. Increase greenery and shade to create more comfortable environments
5. Colour and creativity is needed on new buildings and laneway spaces
6. Development of the Circus Site and level change to Lathlain Street is critical to improving connectivity. The Circus site also has the opportunity to create a strong pedestrian connection to the waterfront
7. Mechanisms to slow vehicle traffic and reduce parking along the waterfront will be important
8. Creating new destinations has the opportunity to build on the existing community 'vibe' in Belconnen

Stakeholder Co-Design Workshop

The stakeholder co-design workshop aim was to present and seek feedback from community stakeholders regarding inputs to the Place Design Brief for the land release sites in the Belconnen Town Centre. Specific details included:

1. Inform and review outcomes from the Discovery Phase, including the Place Proposition and Place Themes.
2. Present place experience visual images relevant to development sites. Ask participants to review and consider how the experiences may be applied to the values of the release sites in Belconnen Town Centre and each identified theme.
3. Ask participants to map ideas for preferred experiences on each of the sites creating new user experiences, connections and destinations. Note this exercise is not about buildings, it is about the experiences of spaces between the buildings.

Workshop Summary Feedback - What we heard in this session

1. The building interface should include greenery and interesting building materials
2. The streetscape should be activated with multi-functional micro-parks, urban greenery spaces and a site-specific local street art trail
3. The former water police site should include a cafe and kayak hire. The area is well-landscaped and new amenities include BBQ's, a toilet, seating along the waterfront edge and a place space
4. Lathlain Street could have an urban park that is alive with multi-cultural entertainment and late-night uses. A play space is also included for day time activation and there is funky seating and areas to meet. The street would be a shared pedestrian area and people feel comfortable walking and crossing the road.
5. The level change between Lathlain St and Circus sites should be accessible and a destination within itself with greenery and interesting pieces of information.
6. The town centre should be accessible and welcoming for tourists and locals alike. The place has a unique, active and intimate feel.



Stakeholder Co-Design Workshop Outcomes

Discussions regarding each place theme:

Theme 1:

A fine-grained network of walkable connections throughout, around and between the land release sites.

1. Safer and more walkable areas
2. Speed cameras
3. Increase safety at night and improve lighting
4. Good shade trees
5. Focussing on what can be achieved on each land release site and always looking at and considering the bigger picture
6. Addressing development concerns
 - a. Not having adequate green spaces, narrow walkways and intrusive fencing
7. Foot bridges to beautify the area and increase walkability
8. More art needs to be included in this theme - site-specific
9. Streetscape
 - a. Trees, pedestrian flow, smooth access to Lathlain St
10. Pedestrian and green priority
 - a. Draw people out of the mall and into new local destinations
11. Define roles and responsibilities of developer and government
12. Consider the journey - best way to go and experience Belco
13. Integrated building materials
14. Connect Lathlain St to Emu Bank and level considerations

Theme 2:

A network of green and lively open spaces

1. Not using same species in every development
2. Considering indigenous planting - showcasing natives
3. Incorporate government initiatives occurring over the next 3-5 years and strategy for increase in tree canopy coverage
4. Centre the human-based initiatives within a broader holistic approach - connect to the natural environment
5. Support and build biodiversity - restore native plants at the lake
6. Better building setbacks to avoid wind tunnels and increase tree canopies
7. Nature play - less artificial
8. Sites to utilise stormwater on-site for greenery
9. Keep existing native trees
10. Slowing down traffic in distinct areas
11. Making places interesting to linger
12. Greater lighting
13. Social enterprise bike, kayak and canoe hire
14. Connecting recreational activity within the lake and Emu Inlet
15. Focus on activity and creating green space
16. Locally relevant and inspired public art
17. Simple custom play elements - not from a catalogue
18. Place manager - events, activity and community building

Theme 3:

Develop the land release sites in such a way that give people more reasons to visit and live in the Belconnen Town Centre

1. What about light rail in Belco?
2. Showcase contemporary architecture and development precincts
3. Make Belconnen different to other new development sites - i.e. look and feel
4. Kayak and fishing hire - highlight engagement with Lake

Theme 4:

Feel like a local

1. Water activities hire - will need to address need for more parking without reducing public space
2. Bring people in. Don't focus on bringing cars in
3. Should be attractive for everyone - not only locals, visitors too
4. Feel safer
5. Sense of belonging

After School Care Workshop

A workshop was organised for primary school students at the Charnwood – Dunlop School (Bettington Cct, Charnwood). Approximately 30-40 students were at the after-school program and 14 students participated in our workshop activity.

The purpose of this workshop was to creatively ask the primary school students to draw a vision of how they would like to see Emu Inlet activated for young people. Outcomes of the workshop ideas exercise and four of the drawings are highlighted below.

1. Sport and Recreation
 - a. water-activities such as a swimming area, kayaking and boat tours with friends and families
 - b. A colourful basketball court for older kids to play
2. Kids Events
 - a. A movie night on the waterfront with kids and family movies. The area also has beanbags, food trucks, bubbles and a play area.
3. Meeting Space
 - a. Barbeque areas with seating, a water fountain and playground for families. Also, shady trees throughout the park.



Young People Open 'Co-Design' Workshop

An open-style interactive workshop with young people was undertaken at 'The Corner' Belconnen Youth Centre. A summary from the workshop included the following ideas:

1. Providing affordable and free activities is very important to young people. This includes free activities and events in micro-parks, free board games, pop-up outdoor cinema, community facilities, affordable kayak hire and low-cost market stalls.
2. Young People also want to be involved in the development of community art, such as the design of future LGBTQI+ spaces and public art.
3. The former water police is preferred to be landscaped and designed as a public meeting space with kayak hire and a small-scale cafe setback from the water.
4. The level change from Lathlain St to Emu Bank is very aspirational, and the core components should include accessibility, colour and promote walkability throughout the sites.
5. Increasing shade and comfort along streetscapes is highly valued.
6. Additional amenity and play within Emu Inlet is also strongly desired.



Community Co-Design Workshop Outcomes

A facilitated community 'co-design' workshop was organised on Saturday, 13 March.

The workshop included a wide range of community demographics including long-term residents, new residents and workers in the area, Lake Ginninderra Sea Scout representatives, a young family and a student just leaving high school.

The workshop aims were to present feedback from the previous stage of consultation and work in groups (with diverse perspectives) to seek feedback, which informs the Place Design Brief for the land release sites in the Belconnen Town Centre. Specific details included:

1. Inform and review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes;
2. Present place experience visual images relevant to development sites. Ask participants to review and prioritise how the experiences may be applied to the values of the release sites in Belconnen Town Centre;
3. Ask participants to map ideas for preferred experiences on each of the site and relate back to place themes. Note this exercise is not about buildings, it is about the experiences of spaces between the buildings;
4. Work in groups to create new urban experiences, connections and destinations on each of the land release sites and surrounding public spaces;
5. Facilitate a general discussion about what success looks like.



Community Co-Design Workshop Summary Notes:

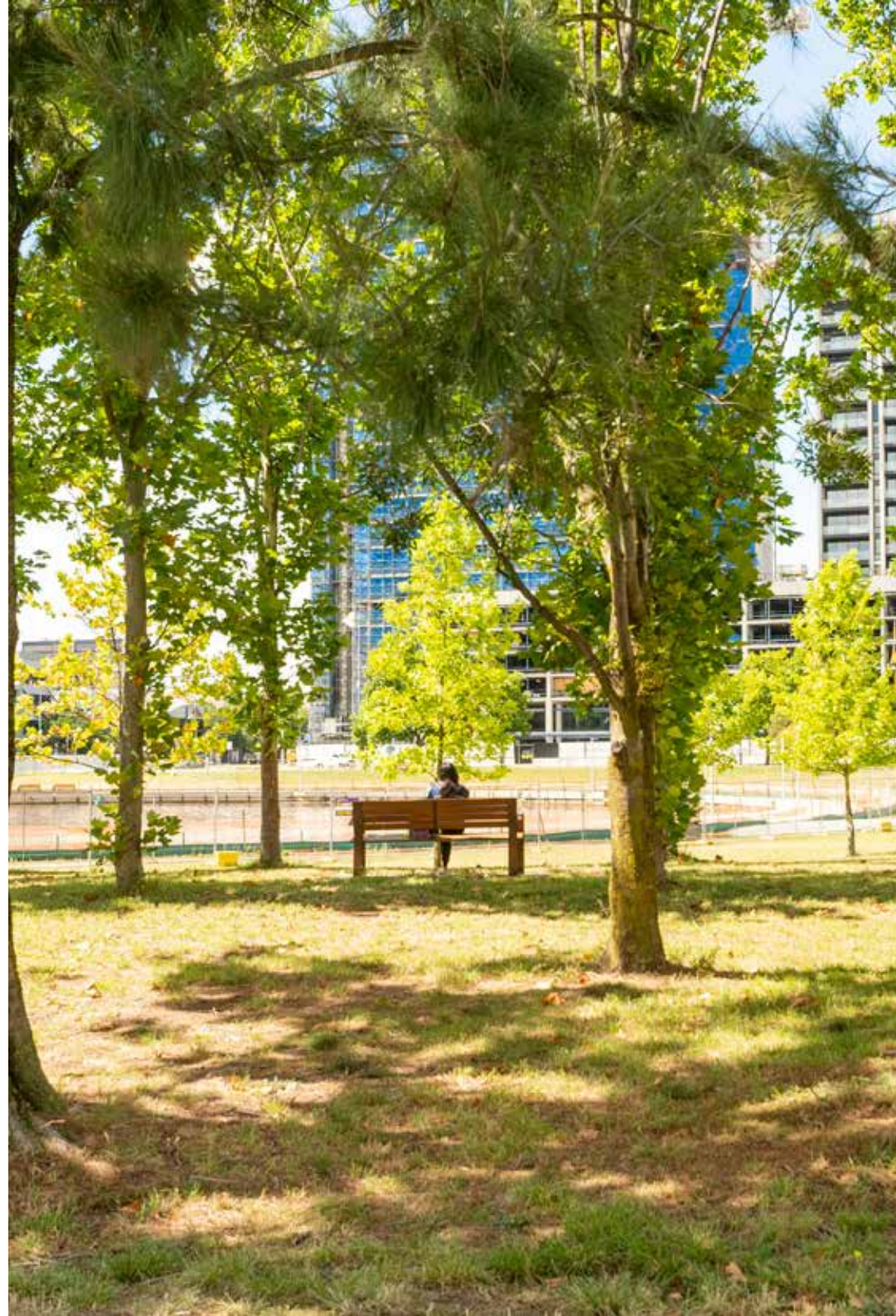
1. Connection between each land release site has been carefully considered with storylines telling the history, culture and destination presence of the town centre. The storylines are brought to life with street art, interactive play and green social spaces.
2. Walkability and wide footpaths are highly valued within and between each land release site
3. Lathlain Street is a walkable entertainment precinct with a lively urban park and community facility
4. The former water police site could be developed as a modest cafe with boat hire and managed and operated by the Lake Ginninderra Sea Scouts.
5. The building interface of ground level developments should have interesting materials, innovative shopfronts and green walls.
6. The level change is aspirational and a key destination of the town centre.



Online Property Industry Workshop

The workshops aim was to present and seek feedback from industry stakeholders regarding the Place Design Brief for the land release sites in the Belconnen Town Centre. Discussion with the participants highlighted a number of important considerations, which includes the following information;

- In a post-COVID office and commercial market, there is an identified need to explore alternative ground floor uses other than retail/commercial. Currently Belconnen Town Centre does not have a great demand for office and retail so there is a need to be strategic about locations and uses including;
- Hotel - although there are a few new hotels in the area - investigate occupancy rates and potential tenants
 - » Diversity of residential housing and commercial uses
 - » Is there an opportunity for low-rent creative spaces - build a precinct and energy and foot traffic
 - » A high need for recreational uses - dancing classes, sports facilities, etc - these are easy to provide ground floor uses
- How is valuation and setting reserve prices dealt with to allow delivery on non-financial objectives and ensure good design outcomes (rather than maximising revenue)
- How to create improved government-industry partnerships and policy to deliver community aspirations and community infrastructure outcomes



Open Online Survey Results

91 people participated in the Open Online Survey between 17 February - 26 March. 35-39 and 35-44 age demographics had the highest level of participation in the survey (14 respondents each), followed closely by 50-54 year old's (13 respondents), 30-34 year old's (12 respondents) and 25-29 year old's (11 respondents).

The survey sought responses that were ratings, written and image based regarding the 4 Themes;

1. Theme 1: A fine-grained network of walkable connections throughout, around and between the land release sites.

2. Theme 2: A network of green and lively open spaces

3. Theme 3: Develop the land release sites in such a way that they give people more reasons to visit and live in Belconnen

4. Theme 4: Feel like a local.

Green spaces, a variety of buildings and uses and improved connectivity and activation linked the highest responses to the images used to describe all four Themes.

Image 1 from Theme 1, described as 'Comfortable environment with good shade trees' was the most popular response (80) of all images.

Theme 2 was considered the most important theme by respondents, with 64 (68.8%) giving 5 stars.

Variety and activation linked many selected responses to describe all 4 Themes, with respondents also placing high importance on the following:

1. Having a choice of regular organised community activities and events
2. Amenity such as parks, streets, shops and restaurants should have a family friendly focus
3. Enhanced street character - built form should be characterised by interesting interfaces, shop fronts, entrances and increased opportunities for activity
4. Diversity on the street - types of people, mix of businesses, opening times (day and night), residential housing and activities.



Online Survey Results

The Online Survey included a section asking people to comment about their stories or memories of the sites and what their preferred uses are for each site in the future. A summary of the responses is highlighted below.

Water Police Site

Respondents encouraged increased water activities and access to the lake and offered that better amenity in the area in the form of gardens, parks and seating would be a reason for people to stay and play instead of seeing the area as a place to start or end a walk or cycle. Improved provision of and maintenance of boardwalk, walking and cycle paths and existing food and beverage offerings in the area would enhance visitation.

Circus Site

Several respondents noted the fun and excited memories of attending the circus with their families, with others commenting about the outdated and cruel realities of circus now and that the site provided an opportunity to enhance green space in the town centre through the use of open space, parks, trees and shade but also through incorporation of green roofs to any built form developed on the site.

Good connections was a popular response with laneways, alleyways, and a strong precinct identity able to be created on this site. Lower density, low rise / large format residential or green and public spaces with outdoor dining options was also a popular response for this site, with the interesting topography noted as an opportunity for some different and more thoughtful solutions.

Lathlain St Precinct

Respondents welcomed the inclusion of a public open space that would provide a green oasis to cater to all ages and uses. This area should complement and support expansion of the existing 'Eat Street' area, reduce car presence and increase connectivity to the mall and lake.

Emphasis was also placed on better use and maintenance of existing Belconnen Town Centre infrastructure, amenity and retail (food and beverage) offerings, better pedestrian and cycle connectivity throughout the town centre and land release sites as well as improving the aesthetics of the area through green spaces and native landscaping.

Appendix

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Online Community Workshop Outcomes

The workshop aim was to present and seek feedback from community members regarding inputs to the Place Design Brief for the land release sites in the Belconnen Town Centre. Specific details included:

- Inform and review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes;
- Engaging in discussion about what people love about the release sites in Belconnen Town Centre and what can be improved;
- Present place experience visual images relevant to development sites. Ask participants to review and consider how the experiences may be applied to the values of the development sites in the Belconnen Town Centre and each identified theme.
- What we heard in this session

Engagement results included:

In summary, feedback from the online workshop participants which should inform the future land release sites includes the following:

1. Enhance pedestrian connections within and throughout the land release sites
2. Be strategic about creating new destination and commercial tenancies
3. Enhance the opportunities for recreation along the waterfront
4. Increase greenery and shade to create more comfortable environments
5. Colour and creativity is needed on new buildings and laneway spaces
6. Development of the Circus Site and level change to Lathlain Street is critical to improving connectivity. The Circus site also has the opportunity to create a strong pedestrian connection to the waterfront
7. Mechanisms to slow vehicle traffic and reduce parking along the waterfront will be important
8. Creating new destinations has the opportunity to build on the existing community 'vibe' in Belconnen

Engagement Question	Stage Two 'Co-Design' Objectives
What do people love about the release sites in the Belconnen Town Centre?	<ul style="list-style-type: none"> • Connection with the Water • Amenities and access to shopping, cafes, restaurants and community services • Walking and cycling trails
What can be improved?	<ul style="list-style-type: none"> • Car Parking - specifically near the Sea Scouts and Emu Inlet • Lowering speed of vehicles • Improving pedestrian access and connections to destinations across Belconnen Town Centre • Improving landscaping, maintenance and general greenery • Park assets in Emu Inlet including nature play, toilet and BBQ facilities • Limiting building heights and bulk of development within the former water police site • Colour and creativity across new development

Online Community Workshop Outcomes (continued)

Discussions regarding each place theme:

Theme 1:

A fine-grained network of walkable connections throughout, around and between the land release sites:

1. Walkable connections are most important for future development within the Circus Site to connect Lathlain Street and the waterfront
2. Pedestrian network is 'a mess' and needs improvement
3. Make Emu Bank one-way
4. Access to the mall from the north is challenging
5. Footpaths and connections across roads feel unsafe and not friendly for people
6. Require improved open spaces for community
7. The level change from Lathlain St to Circus Site is an important connection
8. Business and Light Industry precinct along Lathlain street is disconnected from the rest of the precinct
9. The bike highway should be better connected into the existing network
10. More laneways and stronger pedestrian connections

Theme 2:

A network of green and lively open spaces

1. Maintenance of existing landscaping important
2. Cafes and restaurants are strong destination links
3. Always more trees!
4. Need to consider narrow environment and health of the town centre - maintain and widen footpaths
5. Lathlain St has the most to benefit from more trees and greenery
6. Micro-open spaces in the Circus site development
7. Increase amenities on the development sites to improve greenery and comfortable walkable spaces
8. Increased landscaped areas

Theme 3:

Develop the land release sites in such a way that give people more reasons to visit and live in Belconnen

1. Need to create active ground floor uses and reduce traffic noise
2. Need to be strategic about how new businesses are developed and number of commercial tenancies created
3. Requires strong curation of destination and tenancies

Theme 4:

Feel like a local

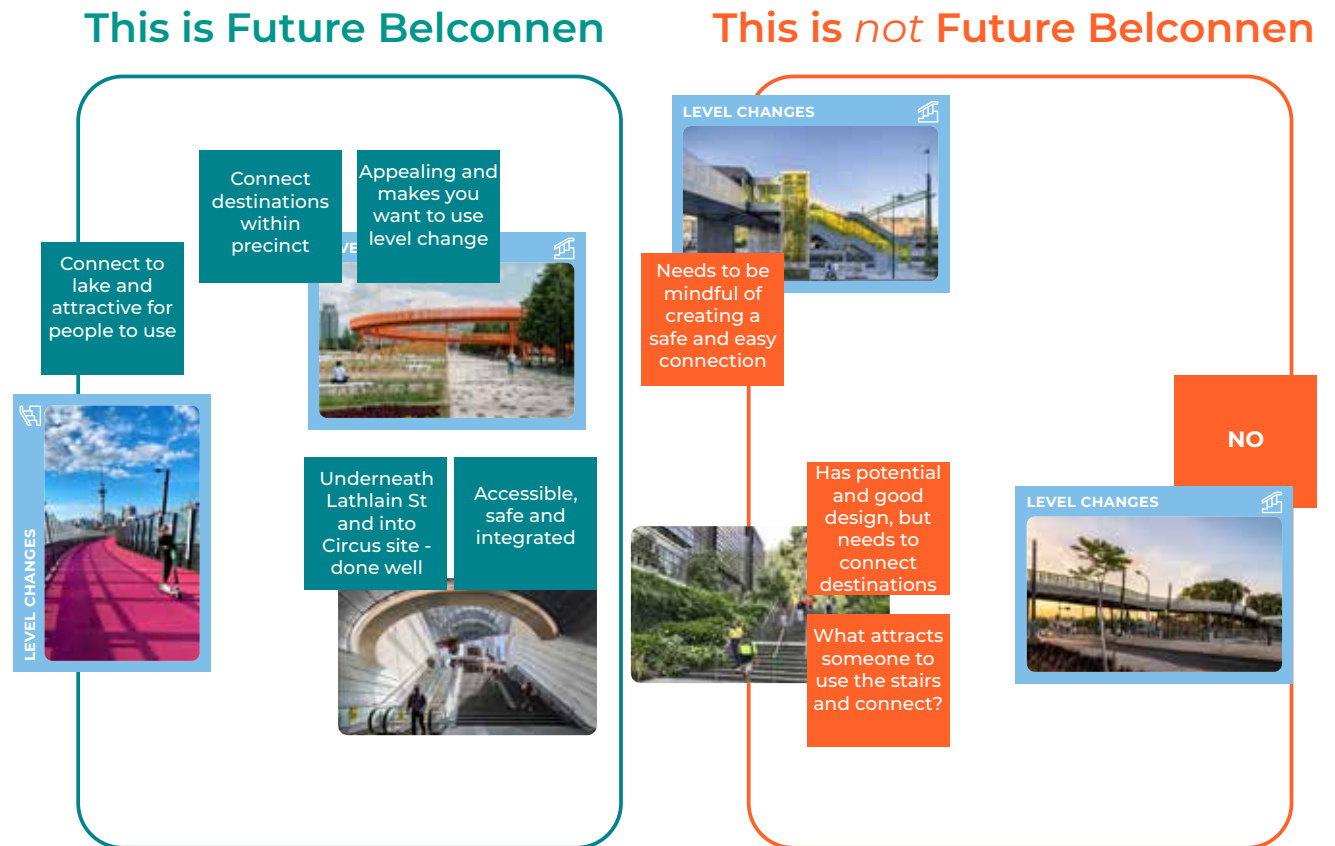
1. Good cafe with inclusive feel - will be challenging
2. Building the community 'vibe'
3. Enhancing the recreation / activity opportunities on the lake
4. People love the town centre for what it is - don't try too hard to replicate other areas

Online Community Workshop Outcomes (continued)

Future Belconnen Town Centre Images Exercise

The next exercise required participants to consider design principles relevant to the new development sites and comment on the 'look and feel' of images and whether or not it fits with the 'future of Belconnen Town Centre'.

Level Change Connections



Stakeholder Co-Design Workshop Outcomes

The stakeholder co-design workshop aim was to present and seek feedback from community stakeholders regarding inputs to the Place Design Brief for the land release sites in the Belconnen Town Centre:

1. Inform and Review outcomes from the Discovery Phase, including the Place Proposition and Place Themes.
2. Present place experience visual images relevant to development sites. Ask participants to review and consider how the experiences may be applied to the values of the release sites in Belconnen Town Centre and each identified theme.
3. Ask participants to map ideas for preferred experiences on each of the sites creating new user experiences, connections and destinations. Note this exercise is not about buildings, it is about the experiences of spaces between the buildings.

Workshop Summary Feedback - What we heard in this session

1. The building interface should include greenery and interesting building materials
2. The streetscape should be activated with multi-functional micro-parks, urban greenery spaces and a site-specific local street art trail
3. The former water police site should include a cafe and kayak hire. The area is well-landscaped and new amenities include BBQ's, a toilet, seating along the waterfront edge and a place space
4. Lathlain Street could have an urban park that is alive with multi-cultural entertainment and late-night uses. A play space is also included for day time activation and there is funky seating and areas to meet. The street would be a shared pedestrian area and people feel comfortable walking and crossing the road.
5. The level change between Lathlain St and Circus sites should be accessible and a destination within itself with greenery and interesting pieces of information.
6. The town centre should be accessible and welcoming for tourists and locals alike. The place has a unique, active and intimate feel.



Stakeholder Co-Design Workshop Outcomes (continued)

Discussions regarding each place theme:

Theme 1:

A fine-grained network of walkable connections throughout, around and between the land release sites.

1. Safer and more walkable areas
2. Speed cameras
3. Increase safety at night and improve lighting
4. Good shade trees
5. Focussing on what can be achieved on each land release site and always looking at and considering the bigger picture
6. Addressing development concerns
 - a. Not having adequate green spaces, narrow walkways and intrusive fencing
7. Foot bridges to beautify the area and increase walkability
8. More art needs to be included in this theme - site-specific
9. Streetscape
 - a. Trees, pedestrian flow, smooth access to Lathlain St
10. Pedestrian and green priority
 - a. Draw people out of the mall and into new local destinations
11. Define roles and responsibilities of developer and government
12. Consider the journey - best way to go and experience Belco
13. Integrated building materials
14. Connect Lathlain St to Emu Bank and level considerations

Theme 2:

A network of green and lively open spaces

1. Not using same species in every development
2. Considering indigenous planting - showcasing natives
3. Incorporate government initiatives occurring over the next 3-5 years and strategy for increase in tree canopy coverage
4. Centre the human-based initiatives within a broader holistic approach - connect to the natural environment
5. Support and build biodiversity - restore native plants at the lake
6. Better building setbacks to avoid wind tunnels and increase tree canopies
7. Nature play - less artificial
8. Sites to utilise stormwater on-site for greenery
9. Keep existing native trees
10. Slowing down traffic in distinct areas
11. Making places interesting to linger
12. Greater lighting
13. Social enterprise bike, kayak and canoe hire
14. Connecting recreational activity within the lake and Emu Inlet
15. Focus on activity and creating green space
16. Locally relevant and inspired public art
17. Simple custom play elements - not from a catalogue
18. Place manager - events, activity and community building

Theme 3:

Develop the land release sites in such a way that give people more reasons to visit and live in the Belconnen Town Centre

1. What about light rail in Belco?
2. Showcase contemporary architecture and development precincts
3. Make Belconnen different to other new development sites - i.e. look and feel
4. Kayak and fishing hire - highlight engagement with Lake

Theme 4:

Feel like a local

1. Water activities hire - will need to address need for more parking without reducing public space
2. Bring people in. Don't focus on bringing cars in
3. Should be attractive for everyone - not only locals, visitors too
4. Feel safer
5. Sense of belonging

Stakeholder Co-Design Workshop Outcomes (continued)

User Experience Cards: Prioritising Future Experiences for Land Release Sites in the Belconnen Town Centre

Participants were asked to categorise images organised in a series of 11 design principles as 'This is Future Belconnen' or 'This is not Future Belconnen'.

Groups were also asked to prioritise the most important images by adding a 'tick' mark to the priority images. One group even organised the 'This is Future Belconnen' into each of the four place themes. Below are images representing the outcomes and Appendix 1 includes the 'Belconnen Town Centre Urban Experience Guide'.



Image One -

Waterfront Activities: Kayak hire, seating and stepping stones were prioritised as important 'future Belco' experiences



Image Two -

Level Change: A green, accessible and colourful level change is preferred between Lathlain St and Circus Sites.

Community Amenity: Should include shaded seating in open spaces and break up walking paths.



Image Three -

Streetscape Activation: A public art trail of locally-inspired and site specific stories should lead people throughout the new developments.

Inclusive Spaces: Micro-parks should be developed with comfortable and moveable street furniture.
Green Space: Community gardens with native plantings and seatings should be designed in open spaces.

Laneways: Should be colourful and curious with art along the walls and footpaths.



Image Four -

Play and Public Life: Nature play and playful custom street furniture should be developed, which celebrates the local identity of Belconnen Town Centre.

Integration of Large Car Parks: Should include on-site water management and native plantings throughout the site to break up the heavy grey concrete spaces.



Image Five -

Play and Public Life: Should be multi-purpose and undefined. Public art that is also used for seating and play should be encouraged.

Inclusive Spaces: Should be activated with colour and events. Possibly an indoor community facility for groups to meet and activate.



Image Six -

Streetscapes: Should include potted plants and maintained to create new life and colour throughout the development sites. A community garden and edible plants could be a feature along the streets.

Other notable comments:

1. **Streetscape Activation:** Public life, outdoor dining spaces and reducing traffic widths for an 'eat street' area were preferable. It was noted that the 'eat street' concept would need to be strategic and limited to corner podium sites and possibly Lathlain Street to connect the existing restaurants outside the mall.
2. **Community Amenity:** Play equipment, bike racks and shaded barbeque areas were included as 'this is future' Belconnen by most groups.
3. **Waterfront Ideas:** Kayak and boat hire and additional seating along the waterfront were preferred by all groups. A large function centre was not preferred by most groups. Instead a small cafe with an non-intrusive building was discussed.
4. **Building Interfaces:** Should be interesting on ground levels visible to the public and include natural materials with living green walls and bushy native plantings.
5. **Laneways:** Flashy hanging neon signs and clean spaces with grey and black materials were not preferred by most groups.



Stakeholder Co-Design Workshop Outcomes (continued)

Prioritised 'This is Future Belconnen' images broken down into the place themes:



Image Seven -

Theme 2: A network of green and lively parks, plazas, laneways and streets:

Community gardens, native plantings, and streets with large shade trees along the building edges.



Image Eight -

Theme 3: Develop the land release in such a way that they give people more reasons to visit and live in Belconnen Town Centre:

A waterfront with more seating on the lake edge, an interesting level change with colour and greenery, linking destinations (and providing a reason to use the level change), colour in laneways and a public art trail, connecting each land release site.



Image 9 -

Theme 4: Feels like a local:
comfortable seating and meeting spaces and fun things like kayaks to bring the community together.



Image 10 -

Theme 1: A fine-grained network of walkable connections throughout, around and between the land release sites:

Comfortable and shaded seating along walkable journeys with wide and well-maintained footpaths, community amenities and interesting streetscapes with plants and urban greenery.

Stakeholder Co-Design Workshop Outcomes (continued)

Final 'Co-Design' Exercise: Creating urban experiences, destinations and connections between each of the land release sites:

Using the prioritised 'experience cards', the groups were asked to create a journey of experiences, connections and destinations specific to each of the land release sites and connecting spaces. A summary of the outcomes from each land release site is listed below.

Former Water Police Site & Emu Inlet User Experiences:



Image 11 - Land uses should include a kayak hire kiosk with possible cafe and waterfront seating. Surrounding the site should include increased native plantings, a playground and connecting footpaths with playable multi-purpose artworks.



Image 12 - Connections to Emu Inlet should include a row of mature and shady trees and pedestrian-focused laneways creating new paths not adjacent to the busy roads. Art murals can create a trail of destinations leading users to the waterfront from the development sites.

Stakeholder Co-Design Workshop Outcomes (continued)

Former Water Police Site & Emu Inlet User Experiences:



Image 13 -

Additional experiences and public assets preferred along Emu Inlet include nature play, bike racks, BBQ areas, toilet and programming of events.

The streetscapes leading along Emu Bank and other streets connecting to the waterfront should be improved with more accessible footpaths, shade, greenery and improved walkable connections crossing Emu Bank.



Image 14 -

The waterfront should be an active day-time and night-time experience for families, tourists and locals. An improved mix of restaurants less reliant on fast food dining is desired.

Stakeholder Co-Design Workshop Outcomes (continued)

Circus Sites:



Image 15 - Building interfaces should include green walls and laneways with site specific art that guides users throughout the Circus Site precinct.

The internal spaces should be publicly accessible and comfortable for meeting and socialising.

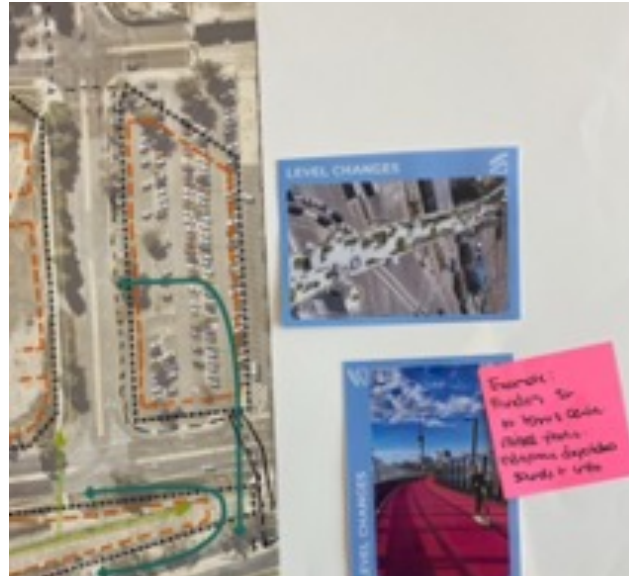


Image 16 - The level change could itself be a destination and a raised pedestrian bridge, which connects Lathlain St to Circus Sites and Emu Bank.

The bridge can also have soundscapes act as a trail of interactive information. A similar example is the raised pedestrian bridge in Flinders St, Melbourne, which connects the Rod Laver Arena and has indigenous information, sound bells, etc.



Image 17 - The micro-parks within the development and possibly on podium locations include comfortable inclusive spaces with play and street furniture such as seating and benches. Green spaces and native plantings are also included within the social micro-parks.

The development should feel intimate and welcoming through its interface and accessible public spaces, even though the building height and scale is high and bulky.

Stakeholder Co-Design Workshop Outcomes (continued)

Lathlain Street Precinct



Images 18 & 19 -

A large urban park with native green spaces, shaded seating, kids play and funky site-specific hangout zones. Entertainment should spill out onto the park from adjacent buildings.

The 'eat street' on Lathlain St should also connect with the park. This is the best spot for multi-cultural restaurants and late-night entertainment. Lathlain St also becomes semi-pedestrian and users feel safe crossing the road.

Stakeholder Co-Design Workshop Outcomes (continued)

Day in the Life User Experience Journey

One group completed a full itinerary for a 'perfect future day in Belco', wandering through each of the developed land release sites, which includes the following:

1. Wake-up and drive into the town centre. Parking on Lathlain St and it's an easy, safe, shady and comfortable walk to Emu Inlet.
2. Coffee on the water to catch up with mates and watch the kids use the kayak hire and play equipment.
3. Mid-morning, spend time volunteering at the community garden, which is located on the open space area next to the sea scouts.
4. There also happen to be markets, which we can see from the community garden and we wander towards Margaret Timpson Park through the accessible paths and shady trees.
5. In the early afternoon we meet for a lazy lunch and some drinks in the dining /'eat street' precinct along Lathlain St.
6. Mid-Afternoon - We walk along the Street Art trail from Lathlain St and through the Circus Sites. We also love the green walls and interesting building materials of the development.
7. Just before dinner we do some retail shopping in the mall and catch an early movie in the cinema.
8. When it gets dark, the waterfront comes alive with street food and a free summer concert event. Friends meet us here and we have a great night. It feels great to visit and live in Belconnen Town Centre.



After School Care Workshop Outcomes

A workshop was organised for primary school students at the Charnwood – Dunlop School (Bettington Cct, Charnwood). Approximately 30-40 students were at the after-school program and 14 students participated in our workshop activity.

The purpose of this workshop was to creatively ask the primary school students to create a vision of how they would like to see Emu Inlet activated for young people. To do this, reference images were provided on a table for students to view and discuss. After we had a discussion about different ideas, each student was given a piece of paper and colouring pencils to draw their ideas for an activated waterfront precinct. Students also had to write three words to describe their drawing. Outcomes of the workshop ideas exercise and four of the drawings are highlighted below.

Images 20 - 23

Examples of the ideas drawn by primary schools students to activate Emu Inlet and the waterfront precinct



A summary of the main ideas raised during the After School Care workshop include:

1. Sport and Recreation

- a. Water-activities such as a swimming area, kayaking and boat tours with friends and families
- b. A colourful basketball court for older kids to play

2. Kids Events

- a. A movie night on the waterfront with kids and family movies. The area also has beanbags, food trucks, bubbles and a play area.

3. Meeting Space

- a. Barbeque areas with seating, a water fountain and playground for families. Also, shady trees throughout the park.



Young People Workshop Outcomes

An open-style workshop with young people was undertaken at 'The Corner' Belconnen Youth Centre on Friday, 12 March. A free sausage sizzle and Westfield's Gift Card Raffle was also offered as a door prize for people who participated in the engagement activities.

As part of the workshop, two interactive workshop exercises were set up for young people to take part in.

1. The first exercise required groups of young people to work together to prioritise and categorise 'design principle' images that either have the 'look and feel' of 'Yes, this is Future Belconnen' or 'No, this is not Future Belconnen'. The purpose of this exercise was to better understand what young people feel is and is not quality design outcomes in Belconnen Town Centre
2. The second exercise was a co-design game and required students to create new user experiences on each of the land release sites and create new pedestrian destinations and connections between each of the sites. The purpose of this exercise was to understand the preferred user experiences of new development outcomes from young people in Belconnen

Images 24-27 -
Photos from each of the Young People workshop exercises

What we heard from this session

- Providing affordable and free activities is very important to young people. This includes free activities and events in micro-parks, free board games, pop-up outdoor cinema, community facilities, affordable kayak hire and low-cost market stalls.
- Young people also want to be involved in the development of community art, such as the design of future LGBTQI+ spaces and public art.
- The former water police is preferred to be landscaped and designed as a public meeting space with kayak hire and a small-scale cafe setback from the water.
- The level change from Lathlain St to Emu Bank is very aspirational, and the core components should include accessibility, colour and promote walkability throughout the sites.
- Increasing shade and comfort along streetscapes is highly valued.
- Additional amenity and play within Emu Inlet is also strongly desired.



Young People Workshop Outcomes (continued)

Below is a review of the outcomes from both activities.

Workshop Exercise One Outcomes: Defining 'What is' and What is not' Future Belconnen



Image 28

This is Future Belco!

Inclusive Spaces:

- Community art projects that celebrate the unique people of Belconnen. Also, an opportunity to empower under-represented groups such as the LGBTQI+ community
- Comfortable meeting spaces with shade, seating and greenery
- A central community facility or more programs (similar to the Belco Youth Space) for more people to come together, plan new ideas and hang out
- More shared pedestrian spaces and reclaiming streets for people
- Road murals and intersections that slow traffic and prioritise people

Play & Public Life

- More play equipment and shade outside Margaret Timpson Park
- Water play and stepping stones for kids
- Markets along the streets and public areas

- Multi-purpose open space with activities for young people, families and older generations to come together
- Multi-purpose and undefined artworks that people can also sit and play with

Waterfront Ideas

- Affordable water activity hire

Green Spaces

- Micro-parks and streetscapes with space for mature trees and increased shade

Level Change

- Less stairs and more accessible and colourful ramps that encourage walking

Young People Workshop Outcomes (continued)

Workshop Exercise One Outcomes: Defining 'What is' and What is not' Future Belconnen



Image 29

This is not Future Belco

Inclusive Spaces

- Large open concreted areas
- Expensive outdoor dining areas

Play & Public Life

- Traditional play equipment
- Catalogue street furniture
- Over-landscaped areas that do not encourage activity

Streetscape Activation

- Too much focus on retail, especially if it takes up too much footpath area
- Large open car parks
- Seating on the water edge does not need to be over-expensive and fancy
- Long fixed seating areas disconnected to other activities

Community Amenity

- Large grey buildings with street art - needs to be more colourful and funky



New Ideas put forward for Belconnen

- Bean bags and moveable seating
- Open sheltered spaces
- Dog park
- Free pop-up outdoor cinema
- Increased cultural diversity of shops
- Free board games – 'take a game, leave a game' concept
- More pedestrian lighting along the waterfront and Emu Bank
- A stage and music events - attract more people to visit new destinations
- Bring the youth centre outdoors to Margaret Timpson Park

Young People Workshop Outcomes (continued)

Exercise Two Workshop Outcomes: Co-Design User Experience Game

Participants designed new user experiences for each of the land release sites.

Former Water Police Site

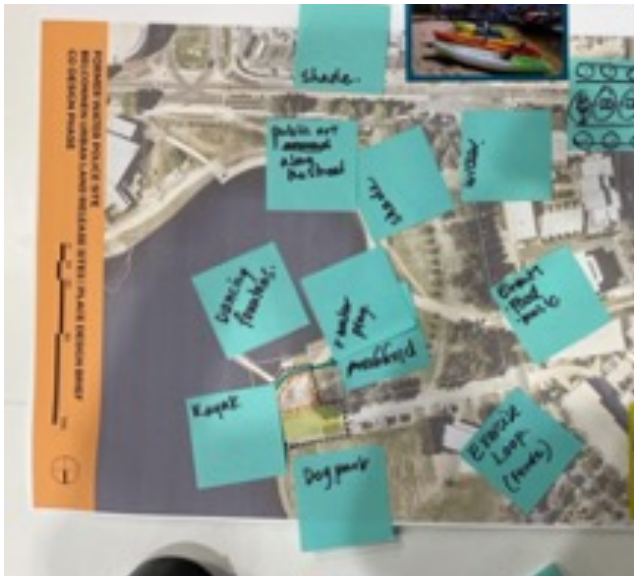


Image 31 -

Play & Public Life: Emu Inlet is improved with a dog park, water play, playground and kayaks.

Streetscape Activation: A public art trail is designed along the footpath with 'dancing fountains' as a feature on the lake itself.



Image 32 -

Waterfront Ideas: The site is left open for sightseeing, landscaping and seating. It is a destination attraction for locals and tourists. A small cafe is setback from the water's edge closer to the car parking area.



Image 33 -

Community Amenity & Green Spaces: A tree-lined street is established along Emu Bank to connect the Circus Sites with Emu Inlet.

Young People Workshop Outcomes (continued)

Exercise Two Workshop Outcomes: Co-Design User Experience Game

Participants designed new user experiences for each of the land release sites.

Circus Sites:

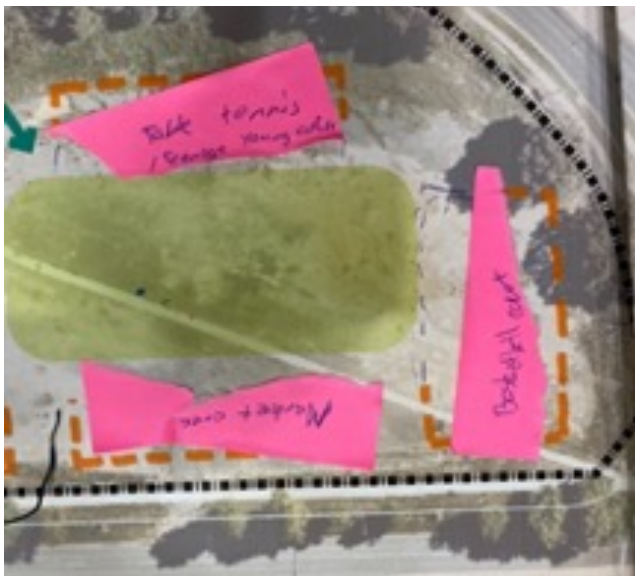


Image 34:

Streetscape Activation: Activities within the micro-parks include table tennis courts and a basketball court. Along Emu Bank and the streetscape edge is a market area, which provides a new offering and attracts people from the shopping centre to visit the precinct.



Image 35 -

Level Change: A long 'sky bridge' is constructed, which slopes down from Lathlain Street through Emu Bank and finishes towards the entry to Emu Inlet. The bridge is accessible and colourful and connects the different buildings along the Circus Sites with a raised pedestrian platform.

Young People Workshop Outcomes (continued)

Exercise Two Workshop Outcomes: Co-Design User Experience Game

Participants designed new user experiences for each of the land release sites.

Lathlain Street Precinct:



Image 36 -

Building Interface & Land Use: The urban park is the focal point of the precinct. Surrounding the park is a library or community facility, restaurant and entertainment uses that spill onto the site. Lathlain St also becomes a shared zone and pedestrianised on evenings and weekends with a direct connection to the park.



Image 36 -

Inclusive Spaces: The urban park includes an open lawned area for family friendly events, kids activities and a summer concert series.

Green Spaces: The remaining parts of the park and adjoining streets increase the level of tree canopies, which connect to the park with native plantings and warm bushy shrubs.

Community Amenities: The park and surrounding areas also caters for cycling with more bike racks and a small playground for kids.

Community Co-Design Workshop Outcomes

A facilitated community 'co-design' workshop was organised on Saturday, 13 March.

The workshop included a wide range of community demographics including long-term residents, new residents and workers in the area, Lake Ginninderra Sea Scout representatives, a young family and a student just leaving high school.

The workshop aims were to present feedback from the previous stage of consultation and work in groups (with diverse perspectives) to seek feedback, which informs the Belconnen Place Design Brief for the land releases in the Belconnen Town Centre. Specific content included:

1. Inform and review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes;
2. Present place experience visual images relevant to development sites. Ask participants to review and prioritise how the experiences may be applied to the values of the release sites in Belconnen Town Centre;
3. Ask participants to map ideas for preferred experiences on each of the site and relate back to place themes. Note this exercise is not about buildings, it is about the experiences of spaces between the buildings;
4. Work in groups to create new urban experiences, connections and destinations on each of the land release sites and surrounding public spaces;
5. Facilitate a general discussion about what success looks like.



Images 37 - 40: General Workshop Discussion Photos

Community Co-Design Workshop Outcomes (continued)

What we heard from this session

Exercise 1: Defining 'What is' and 'What is not' Future Belconnen

Similar to the previous workshops, participants were asked to review the images organised in a series of 11 design principles. However, in this exercise, groups were asked to first prioritise the top 3 design principles and only use these design principles (along with any of their own ideas) for the duration of the workshop. The design principles used for the remain parts of the workshop included:

- . Green Spaces
- . Streetscape
- . Streetscape Activation
- . Play & Public Life
- . Waterfront Ideas
- . Community Amenity

Groups were next asked to categorise the images as 'This is Future Belconnen' or 'This is not Future Belconnen'. The most important images were marked with a 'tick' to indicate it is a priority image. Results are provided below.



Image 41

This is Future Belco!

Waterfront Ideas:

- . Wide footpaths along the water edge with seating and lighting - walkway around lake
- . Kayak hire and a shaded area
- . Build recreational hire space and gift to Sea Scouts to manage and operate

Streetscape

- . Public life with wide footpaths, increased tree canopy, outdoor dining and interested potted plants on the edges of buildings
- . Interesting materials along buildings on ground levels

Green Spaces

- . Tree-lined streets, micro-parks full of native planting and greenery and the ability to feel like you are in nature (even in the middle of development sites)

This is Future Belco!



Image 43 & 44

Community Amenity

- Public toilet with signage
- Shaded seating spaces
- Bike racks with more functional design

Streetscape

- Low speed streets
- A wide verge with buffer for vehicles and pedestrians
- Shaded trees and place non-vehicle places to site
- Interesting facades and retail shopfronts

Green Spaces

- Native plants and diversity of species - ground cover, bushy plants and mature shady trees
- Edible plants

Waterfront Ideas

- Areas for stopping and enjoying the environment
- More water activities - but not motor boats and jet skis

Streetscape Activation:

- Street art trail that is a 'song line' and tells the story of Belconnen
- Parklets to reclaim street
- Outdoor dining on street edges and corner sites
- Bringing retail onto the street
- Long table dinners and shared zones for restaurants to spill onto the street in evenings
- Play streets in more residential areas
- Herbs and edible gardens on verges

Waterfront Ideas

- Public seating on water edge, shady places to sit and watch the view
- Footpath along lake
- Cafe / boat hire managed by a social enterprise such as Sea Scouts
- More lighting along footpaths

Play & Public Life

- Parking
- Water play and stepping stones leading people throughout development sites
- Nature play, markets, table tennis, playground
- Multi-purpose art and green intimate spaces
- Shared pedestrian lanes for walking, sitting and play

This is *not* Future Belco



Image 45

Streetscape

- Large open concreted areas
- Narrow verges
- Cobblestone or rough ground materials
- On-street parking
- Lack of shade
- Blank and bland

Waterfront Ideas

- Less hard edges and concrete surfaces (but still maintain accessibility)

Green Spaces

- Non-native tree species
- Controlled green spaces
- Less concrete - not blank hard surfaces



Image 46

Play & Public Life

- 'Catalogue' Play equipment
- Community murals on construction fencing
- Half-court basketball

Waterfront Ideas

- Two-storey structure
- Concrete edges
- Large building envelope and bulk
- Temporary large marquees
- Do not want to block views of lake

Streetscape Activation

- Bland outdoor dining
- Plastic tables and chairs with no shade

New Ideas put forward for Belconnen

- Creating 'story lines' to create connection through the town centre
- Providing a small cafe / kayak hire space. Multiple suggestions were put forward for the Sea Scouts to manage the space

Community Co-Design Workshop Outcomes (continued)

Exercise 2: Prioritising the design principles and creating destinations within each of the urban renewal land release sites

Working in groups, participants were asked to use the 'This is future Belco' experience cards to create unique destinations within each of the land release sites and elements to connect each of the sites with a unique story or identity.

Former Water Police Site Outcomes



Image 47 -

Waterfront Ideas: a Cafe / boat hire on the site, which is managed and operated by the Sea Scouts. Public seating and a connected footpath is also provided on the site.

Play and Public Life: Additional underground parking for vehicles on Emu Bank. Water play, stepping stones and a playground for kids and families

Streetscape: Coloured lanterns in trees along footpath connecting the lake and eateries

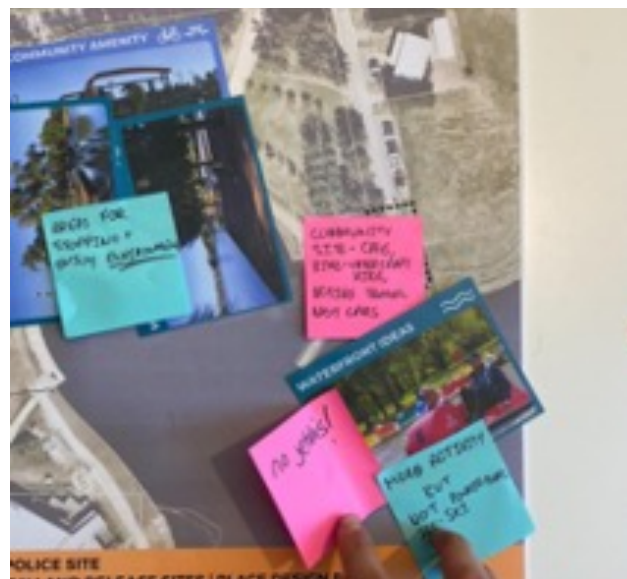


Image 48 -

Community Amenity: Areas for stopping, sitting, playing and enjoying the environment

Waterfront Ideas: Community site - cafe, bike and watercraft hire. Promote active travel, not cars.

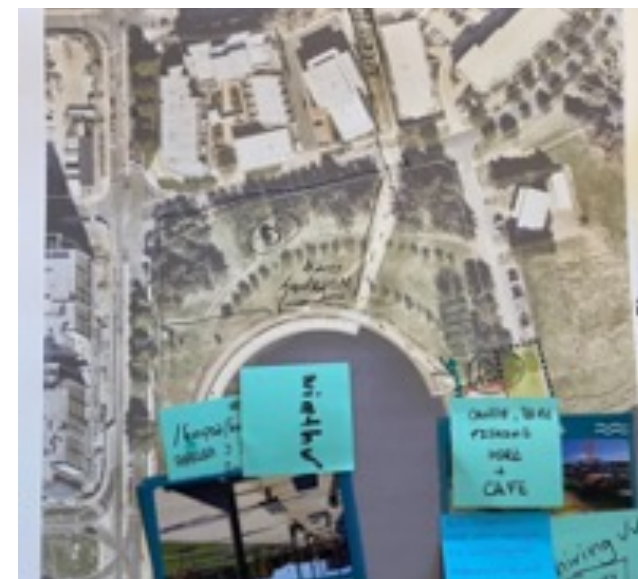


Image 49 -

Waterfront Ideas: Priority is to create a canoe, bike and fishing hire facility with small cafe. The facility should be gifted for scouts to operate. Emu Inlet should also include a large water play area, connected wide footpath on the water edge with seating.

Community Co-Design Workshop Outcomes (continued)

Exercise 2: Prioritising the design principles and creating destinations within each of the urban renewal land release sites

Circus Sites:



Image 50 -

Play & Public Life: The circus site is connected to Emu Bank with pedestrian streets, play and public life. Wide footpaths are created with seating and small elements of play on the verge.

Streetscape Activation: Markets occur on weekends and key corners and building edges are filled with outdoor dining and mature trees for shade. And elements of the old circus are incorporated into the development.



Image 51 -

Streetscape: wide laneway cuts through the middle of the circus site and tunnels through Luxton Street to create a new pedestrian connection into the existing residential zone and finishing at the lake. The walkway also includes a level change and connects with Lathlain Street. Intimate and micro-green spaces / destinations are created along the path for seating and socialising.

Streetscape: The building edge along Emu Bank uses interesting materials and is activated as an extended 'eat street' with wide footpaths creating a pedestrian priority area.



Image 52:

Level Change: The design should be aspirational and modelled to demonstrate a quality connection into the circus sites, if a 12-storey bonus is to be considered.

Streetscape: Should cater for low-speed vehicles and a wide verge buffer for cars.

Community Co-Design Workshop Outcomes (continued)

Exercise 2: Prioritising the design principles and creating destinations within each of the urban renewal land release sites

Lathlain St Precinct:



Image 53 -

Play and Public Life: The park should include intimate green spaces with creative seating.

Streetscape Activation: A street art trail is created with songlines telling the story of Belconnen and connecting, history, culture and the physical destinations. Lathlain Street outdoor dining area can be enhanced with parklets, long table dining and more outdoor dining. Lathlain St can even become a shared zone prioritised for pedestrians and dining at peak times.



Image 54 -

Green Spaces: The park connects the adjacent buildings with the ground levels spilling onto the park. It also helps to establish an improved pedestrian connection with the shopping centre. Shade and intimate green spaces are provided to encourage lingering and socialising.



Image 55 -

Streetscape: The ground level buildings should focus on improving the facades encouraging walkability and a more retail focus offering in the precinct.

Community Amenity: Shaded seating areas and moveable furniture is valued within the park area, which connects with the adjacent buildings.

Streetscape Activation: Lathlain St should be a no or low car zone. The road can be diverted around Lathlain St.

Community Co-Design Workshop Outcomes (continued)

Ideas to create a more connected series of destinations and amenities



Image 56 -

Play & Public Life: Interactive play elements tell a story along songlines that draw people through the landscape, while learning, playing and interacting with the community.



Community Co-Design Workshop Outcomes (continued)

Exercise 3: Each group was asked to present their final co-design outcomes and discuss the aspirations of each land release site and how they are proposed to be connected

Group One:

1. Storylines are the roots that are lifted and weaved through the town centre.
2. Interactive destinations are created to bring together all parts of the community, and include kids play, street art, play and meeting spaces and boat hire
3. Lathlain Street has a library or community facility and is filled with soft infrastructure, instagram moments and intimate micro-spaces
4. A section of Lathlain St is closed to reinforce the street for people and outdoor dining

Group Two:

1. The aim is to create a human scale destination with comfortable, visible and accessible destinations and environments
2. Micro-parks are created on the corner of development sites and practical walkable connections are created throughout each precinct. The developments think about the movement of people, not just cars. Walking trails, laneways and tunnels are created to not only connect the new development sites, but also existing places in the town centre. The pedestrian streets also break up the bulk of the large development scale.
3. The level change is a destination within itself with steps leading people to wander on the slope, green spaces and a pedestrian guide to new places of interest on either side. A plain stairway is not a good enough outcome.
4. Lathlain Street is a mixed-use precinct, which prioritises pedestrians and reduces car lanes.
5. Green roofs are also provided and on-site water management is key to each development

Group Three:

1. Each site is connected with water and pedestrian streets
2. People are drawn to the lake to interact and view the water, but new play spaces and amenities are created guiding people to visit the Circus Site. The main feature is a waterfall from Lathlain Street down to the Circus Site
3. Lathlain street is filled with bars, restaurants and a community facility.
4. A tunnel is created through Luxton Street and connects the Circus Site with the existing residential precinct and creates a new pedestrian link to the lake.
5. The developments are waterwise and have integrated on-site water management techniques.
6. The former water police site is a cafe and boat hire, which is gifted to the Sea Scouts to manage and operate

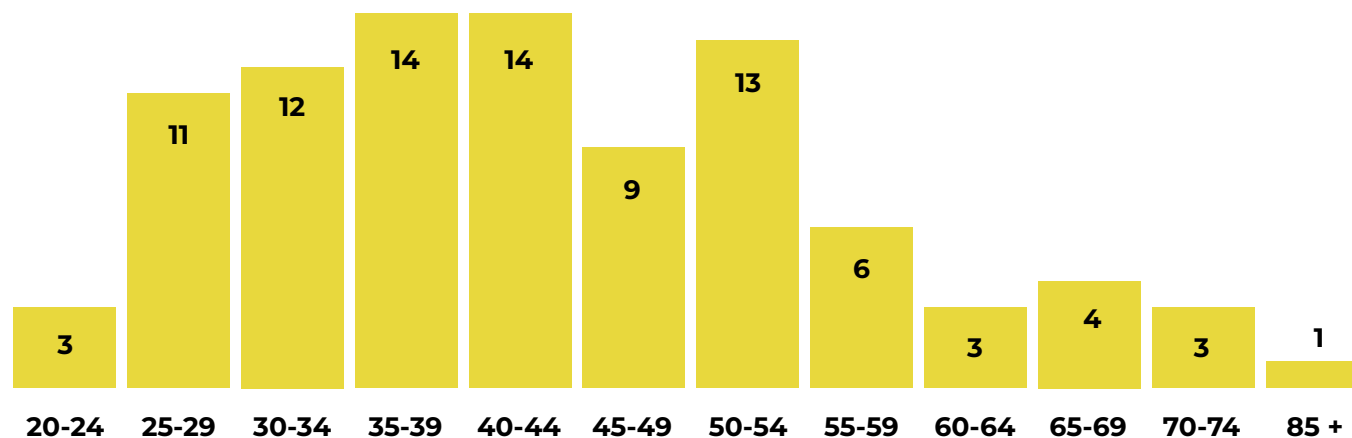
Community Co-Design Workshop Summary Notes:

1. Connection between each land release site has been carefully considered with storylines telling the history, culture and destination presence of the town centre. The storylines are brought to life with street art, interactive play and green social spaces.
2. Walkability and wide footpaths are highly valued within and between each land release site
3. Lathlain Street is a walkable entertainment precinct with a lively urban park and community facility
4. The former water police site is developed as a modest cafe with boat hire and managed and operated by the sea scouts.
5. The building interface of ground level developments could have interesting materials, innovative shopfronts and green walls.
6. The level change is aspirational and a key destination of the Belconnen Town Centre.

Online Survey Results Summary

The Online Survey was between 17 February -26 March 2021 on the ACT Government's YourSay portal. 91 people participated in total with 35-39 and 40-44 year old's having the highest response rates in the survey (14 respondents each), followed closely by 50-54 year old's (13 respondents), 30-34 year old's (12 respondents) and 25-29 year old's (11 respondents).

32 males and 55 females participated, with 6 respondents not wishing to disclose, identifying as non-binary or other (91 total).



Online Survey Results Summary (continued)

91 responses were received to the survey from people aged between 20 and 85. 35-39 and 40-44 year olds had the highest level of participation in the survey (14 respondents each), followed closely by 50-54 year olds (13 respondents), 30-34 year olds (12 respondents) and 25-29 year olds (11 respondents).

Theme 1:

'A comfortable environment with good shade trees, wide footpaths, quality materials, gardens, and street furniture' was the image that the most respondents (80) described as bringing Theme 1 to life.

Theme 2:

A network of green and lively open spaces was considered the most important theme by respondents, with 64 (68.8%) giving 5 stars.

Theme 3:

Parks, streets, shops and restaurants with a family friendly focus, a variety of flexible commercial and community spaces and being able to walk from home to work and the shops were the images that respondents felt best brought theme 3 to life.

Theme 4:

To bring this theme to life, respondents thought that diversity on the street, regular organised community activities, events and child friendly parks and streets that provide for play and safe movement provided the best descriptions.

Green spaces, a variety of buildings and uses and improved connectivity and activation linked the highest responses to the images used to describe all four Themes including:

- Having a choice of activities and amenities
- Parks, streets, shops and restaurants should have a family friendly focus
- Streets being characterised by interesting interfaces, opportunities for frequent shop fronts, entrances and activities
- Diversity on the street - types of people, mix of businesses, opening times (day and night), residential and activities; and
- Regular organised community activities and events

Online Survey Results Summary (continued)

The Online Survey included a section asking people to comment about their stories or memories of the sites and what their preferred uses are for each site in the future. A summary of the responses is highlighted below.

Water Police Site

Respondents encouraged increased water activities and access to the lake and offered that better amenity in the area in the form of gardens, parks and seating would be a reason for people to stay and play instead of seeing the area as a place to start or end a walk or cycle. Improved provision of and maintenance of boardwalk, walking and cycle paths and existing food and beverage offerings in the area would enhance visitation.

Circus Site

Several respondents noted the fun and excited memories of attending the circus with their families, with others commenting about the outdated and cruel realities of circus now and that the site provided an opportunity to enhance green space in the town centre through the use of open space, parks, trees and shade but also through incorporation of green roofs to any built form developed on the site.

Good connections was a popular response with laneways, alleyways, and a strong precinct identity able to be created on this site. Lower density, low rise / large format residential or green and public spaces with outdoor dining options was also a popular response for this site, with the interesting topography noted as an opportunity for some different and more thoughtful solutions.

Lathlain St Precinct

Respondents welcomed the inclusion of a public open space that would provide a green oasis to cater to all ages and uses. This area should complement and support expansion of the existing 'Eat Street' area, reduce car presence and increase connectivity to the mall and lake.

Emphasis was also placed on better use and maintenance of existing Belconnen infrastructure, amenity and retail (food and beverage) offerings, better pedestrian and cycle connectivity throughout the town centre and land release sites as well as improving the aesthetics of the area through green spaces and native landscaping.

Q1. Theme 1: A fine-grained network of walkable connections throughout, around and between the land release sites.




57 respondents considered this theme as extremely important (5 stars)




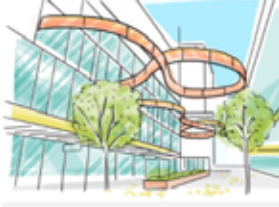
4 stars was also a popular response with 29 respondents

A star rating of 1-3 was given by only 7 of the 91 respondents

Q2. Which of these images best describes how this theme might be brought to life?

There were 7 theme images provided, with each respondent asked to select their Top 3.

1		80 responses
	<p>Comfortable environment with good shade trees...</p> <p>...wide footpaths, quality materials, gardens, and street furniture</p>	
2		41 responses
	<p>Streets characterised by interesting building...</p> <p>...interfaces; opportunities for frequent shop fronts, entrances and activities</p>	
3		38 responses
	<p>Spaces that provide opportunity for...</p> <p>...pop-up events, community activities, buskers and street trading</p>	

4		31 responses
	<p>Safer and easier pedestrian...</p> <p>...routes that are complete</p>	
5		28 responses
	<p>Safer and slower streets...</p> <p>...such as Emu Bank and Lathlain St to encourage walking</p>	
6		28 responses
	<p>Connected and safe links...</p> <p>...to cycle paths.</p>	
7		19 responses
	<p>Public art ...</p> <p>...that showcases the history and character of Belconnen.</p>	

Q3. Do you have any other thoughts or ideas about this theme?

42 respondents chose to answer, 51 did not respond.

Increased walkability, pedestrian friendly zones (+traffic calming), better connectivity, easy wayfinding and an increased feeling of safety and security featured strongly throughout the 42 responses. Concerns were raised regarding the lack of natural landscaping and environment indigenous to Canberra throughout the existing areas as well as a lack of interest or thought shown to current development contributing to local experiences.

Public art that was unique and different was mentioned, with respondents also stating that more destination locations for outdoor sport and social gatherings with emphasis on the waterfront were important to increase community gatherings and enhance the diversity of interactions across all segments of the community.

Other responses included

- Encouraging more active travel like e-scooters, e-bikes, alternative transport and use of improved dedicated cycleways
- Increased sense of identity through more iconic architecture and use of unique, interesting and quirky art placement that will make people smile
- Ensuring areas are well lit and activating the external areas of the shopping centre
- Parklands and existing green spaces are essential and should not be built out
- Providing more diverse styles of restaurants, cafes of all sizes and cuisines
- Not having buildings between the lake and public spaces, development should front the lake with open walkways for public access, not front the street.
- Areas that require minimal maintenance to ensure future funding issues will not result in them becoming rundown.
- More shade is required and colonnade or promenade style inclusions in new builds would support pedestrian experiences.
- New buildings should allow people to walk through them, not around them and not revert to grid style patterns of development for pedestrians and cyclists
- Tall buildings should be carefully considered for their aesthetics, current area is described as 'cement heavy' and should not add to wind shear down Emu Bank
- Traffic management during construction on the Circus Site will need to be carefully managed to ensure pedestrian use is not impacted further
- The 40kph speed limit in the town centre is not working and speed humps are ineffective
- The themes repeat the sentiment from the Belconnen Master Plan but were not carried through in the redevelopment that has occurred which seemed to benefit property developers, not locals.
- Public transport connections are important, as well as parking and access for people with disabilities and mobility issues.

Q4: Theme 2: A network of green and lively open spaces.





64 respondents considered this theme as extremely important (5 stars)





18 responses were provided for the 4 star rating

A star rating of 1-3 was given by only 11 of the 93 respondents

Q5. Which of these images best describes how this theme might be brought to life?

There were 8 images provided, with each respondent asked to select their Top 3.

1		59 responses
	A choice of activities and amenities... ...that invite people of all ages and abilities to stop and stay	
2		40 responses
	More green	
3		30 responses
	Intimate places.... ...that provide opportunities for social interaction	
4		29 responses
	Better maintained spaces	

5		28 responses
	Better amenities... ...(such as toilet blocks and play spaces)	
6		27 responses
	Everyday uses	
7		27 responses
	Special events	
8		27 responses
	More water based and play activities	

Q6: Do you have any other thoughts or ideas about this theme?

33 respondents chose to answer, 60 did not respond.

Responses focussed strongly around the need for green spaces throughout the sites, but particularly around the waterfront, with a variety of native and feature plantings that would emphasise the lake and uniqueness of the place and its natural features.

Improvements made should cater to all age groups and provide genuine accessibility, including diversity of options for playing, gathering, eating and participating (i.e. community garden).

Other responses included

- Canberra is a great place for families, is very green and very safe
- Construction of the Arts Centre on the lake shore was a mistake and further open green space along the lakefront should be created with the lake as the feature
- Lighting should be sensitive to light pollution guidelines
- An aspirational mixed use town centre should support utility, amenity, ecology and creativity
- Thinking outside of the box for better maintained spaces. How could organisations/schools/early childhood centres be involved in this, 'adopting' areas?
- Emu Bank is not currently maintained adequately, which brings the neighbourhood down
- Community events, markets and a community garden would encourage a community feel and connection
- The wildness of Lake Ginninderra should not be further tamed and already has lots of great spaces.
- Current access routes throughout the town centre are overlooked and should link to areas like the park on Eastern Valley Way. Existing vistas are ugly.
- The eateries along Emu Bank are tired, with graffiti and rubbish littering the area.
- A restaurant with a large deck over the lake (linked to the proposed cafe at the Arts Centre)
- Rowing boats, kayaks/paddle boats could be available (non-motorised)
- ACT Government commitment to 30% permeable surfaces should be incorporated into the design requirements for these developments.
- Emu Inlet Park should be developed as a green zone for passive recreation, including good seating in shaded areas and be maintained to a high standard
- Margaret Timpson Park is under-utilised and should be the location for any new facilities like a playground and public toilets
- It would be sensible to provide and promote access to the library and community facilities that exist beyond instead of building new ones.
- The library is isolated from the Mall and town centre
- These sites should be owned and operated by the ACT Government, not private developers.
- A footpath should be included along Southern Cross Drive to enable Page and Scullin residents to walk to the area.

Q7: Theme 3: Develop the land release sites in such a way that they give people more reasons to visit and live in Belconnen.









41 respondents considered this theme as extremely important (5 stars)

4 stars was the next most popular response with 25 respondents

30% of respondents (27) provided a star rating of 1-3 for importance

Q8. Which of these images best describes how this theme might be brought to life?

There were 8 images provided, with each respondent asked to select their Top 3.

1	 <p>Parks, streets, shops and restaurants.... ...with a family-friendly focus.</p>	52 responses
2	 <p>Co-locate/cluster retail.... ... activities to create a magnet of public life.</p>	47 responses
3	 <p>Being able to walk... ... from home to work and the shops</p>	44 responses
4	 <p>Events and celebrations on the lake edge</p>	44 responses
5	 <p>Amplify the creative culture of Belconnen Town... ...Centre and build on proximity to existing assets like the Belconnen Arts Centre</p>	32 responses
6	 <p>Integrate housing choices with precinct living....amenity that fosters active communities, a healthy climate and is affordable to occupants</p>	21 responses
7	 <p>Be multifunctional... ... to cater for different people at different times of the day or week</p>	11 responses
8	 <p>A variety of... ...flexible commercial and community spaces from the very small to the large</p>	11 responses

Q9: Do you have any other thoughts or ideas about this theme?

32 respondents chose to answer, 61 did not respond.

Respondents comments included consideration to the existing amenity in the area and how this could be improved and connected in a better way, while creating new developments. There was concern with the design and aesthetics of high rise buildings being too similar and ensuring a diverse housing mix that provided different styles of homes, not just high rise apartments.

Attention to existing food and beverage locations was included and noted that focus should be placed on improving existing restaurant locations and variety before (or rather than) introducing new restaurant areas. Development should preserve and emphasise the natural features of the lake and access to it, whilst also offsetting the dominance of the Westfield shopping centre.

- Land releases are fantastic when they bring business and people into the area
- The existing green spaces at Emu Inlet should not be sold or developed
- The demographic of retired people in Belconnen should not be overlooked for the facilities and amenities that they require
- Areas close to the lake should be developed openly and not cluttered by buildings directly on the shoreline
- Green spaces have been reduced with previous development and related existing infrastructure has been allowed to fall into disrepair
- Diversity of food and beverage venues (e.g. pop up style) should be catered for
- More diverse land use should not come at the expense of high quality housing and public spaces
- More retail activity outside of the mall would be encouraged
- This theme is essential to the quality of life for residents and visitors to Belconnen
- A diverse mix of housing should be included, not just high rise apartments, including terrace style homes to a maximum of 3 storeys
- Building replicas of other buildings should be avoided
- The overemphasis on fast food and pubs in the area, as well as lack of connectivity for walking does not encourage a healthy lifestyle
- Relocation of the library and Belconnen Community Centre to Lathlain Street would help to enliven the area
- The potential for having too many restaurant areas should be carefully considered, and a focus on quality of providers and existing locations being improved.
- Recognising and celebrating Ngunnawal culture is important and should be included in all themes.
- There should be less focus on building more infrastructure, instead re-invigorating what is already there whilst providing more open green spaces.
- High rise development does not promote a positive view of the town centre and give nothing back to the community

Q10: Theme 4: Feel like a local.



36 respondents considered this theme as extremely important (5 stars)





26 responses were provided for the 4 star rating

A star rating of 1-3 was given by 31 of the 93 respondents (33%)

Q11. Which of these images best describes how this theme might be brought to life?

There were 8 images provided, with each respondent asked to select their Top 3.

1		57 responses
	Diversity on the street... ...types of people, mix of businesses, opening times (day and night), residential and activities	
2		43 responses
	Regular organised community activities... ...and events	

3		38 responses
	Child-friendly parks and streets... ...that provide for play and safe movement	
4		37 responses
	New community facilities... ...such as water sports facility on the lake edge with a café.	
5		29 responses
	Shared spaces & facilities... ...that bring people together, like a dog exercise area	
6		23 responses
	Community focused enterprises... ...like a bike repair shop.	

7		23 responses
	More artwork & information reflecting identity... ...of Belconnen & its people, especially the Ngunnawal peoples' habitation, custodianship & culture	
8		12 responses
	Collaboration between community groups... ...creatives, Ngunnawal and other stakeholders for a sense of place and belonging	

Q12: Do you have any other thoughts or ideas about this theme?

24 respondents chose to answer, 69 did not respond.

Family friendly amenity featured strongly and included nature play parks, water refill stations and rest areas. Comments also centred on people focussed development being crucial and that ease of access, variety of experiences and attractiveness of venues was important to locals. Markets, festivals, nightlife and community events that create a greater sense of community in the town centre are limited and could be encouraged within revitalisation of the existing infrastructure in the town centre, rather than creating additional built environment.

- Child friendly streets and parks are very important
- Food variety is important, areas along Emu Bank are run down
- Community facilities that support organisations are vital
- Art and product contributions from local immigrants, young people and local aboriginals would enrich the community and provide employment opportunities through selling at markets / stalls etc.
- Consideration should be given to creating more 'dog-friendly' places and parks in Belconnen to ensure people who don't feel safe around dogs aren't excluded.
- Concern was raised with no community facilities (government owned/operated) being provided on the release sites and subsequently the ability to influence what would be developed.
- There are existing bike businesses (Onya Bike, Bike Culture) that would be affected by introducing new ones.

Place aspirations for the three Belconnen Town Centre land release sites.

Do you have any stories or memories from the former Water Police Site (Emu Inlet Park, Evelyn Park Place)? Have you been using the area nearby?

74 respondents answered no to this question.

19 respondents answered yes to this question and included memories of fishing, stand up paddle boarding, scout activities in the water, canoeing and walking by the lake. Most respondents noted a decline in use and activity of the area and poor connectivity and aesthetics associated with the residential development on Beissel Street.

Removal of the police building was considered an improvement by many due to its poor aesthetics and its limiting access to the lakefront.

The area is seen as full of promise and potential which has not been realised. Many people see it as a place only to begin or end a walk without providing any reason to stay, sit, share food, conversation or friendship.

Taking into account the draft place proposition and themes, what uses of the site would you prefer to enhance visitation?

8+ respondents highlighted that the area should not be built on and that no more cafes or restaurants were required as there were providers in the area who were already struggling and more options will be provided when the Cirrus Building completes. Better connectivity on foot or by bike to the town centre and to the shopping centre was also a popular response as was encouraging the use of water sports, kayak hire and better integration of the lake into daily activities..

- It is a prime spot for an iconic cafe or community building which has the chance to set the tone for the town centre identity
- The area should be opened up to become a place for more families to visit and enjoy the area with water sports and a cafe
- Leave it as is and encourage better use of the existing tenant sites along Emu Bank
- Shade trees and seating should be provided
- Waterside dining options should focus on cafes and high quality restaurants, not fast food
- Currently the Belconnen Town Centre feels very segregated and run down.

Do you have any stories or memories from the Circus Sites such as seeing the big top set up in the site or a circus performance?

68 respondents answered no to this question. 25 respondents answered yes to this question with the majority stating their memories of this site was only being used for the circus and that it was a typically a large dusty piece of land for the rest of the time. Several comments noted the fun and excited memories of attending the circus with their families, with others commenting about the outdated and cruel realities of circus now and that the site should be used for another park.

Taking into account the draft place proposition and themes, what would the Circus site need to offer to encourage you to visit or live there?

The opportunity to use the site to enhance green space in the town centre was noted through the use of open space, parks, trees and shade but also through incorporation of green roofs to any built form developed on the site. Good connections was a popular response with laneways, alleyways, and a strong precinct identity able to be created on this site. Lower density, low rise / large format residential or green and public spaces with outdoor dining options was also a popular response for this site, with the interesting topography noted as an opportunity for some different and more thoughtful solutions.

Circus/open air trapeze, ice-skating rink, children's water park and outdoor community uses were also mentioned by respondents due to the sites proximity to parking at Westfield.

Do you have any stories or memories from Lathlain St Precinct?

75 respondents answered no to this question. 18 respondents answered yes to this question with the police traffic centre (learn to ride), fire training tower and ambulance stations all noted as memorable places.

The precinct was noted as generally having poor connectivity, with abandoned buildings whilst also being noted for family gatherings, shopping and catch ups with friends.

Taking into account the draft place proposition and themes, what would the Lathlain St Precinct need to offer to encourage you to visit or live there?

16 respondents mentioned that open green spaces, parkland areas and trees should be incorporated into the Lathlain St Precinct to encourage visitation and improve the look and feel of the place.

It was noted by 7 respondents that Lathlain St should be closed off to vehicles to prioritise pedestrians and provide tram connectivity in the future.

Another popular response was extending and emphasising the 'Eat Street' presence along Lathlain St with more cafes and restaurants. Outdoor seating would also benefit from improved views and atmosphere created by fewer cars and more green spaces.

Some respondents noted that improving the look and feel of the area may encourage them to consider living there. Also residential accommodation bordering Lathlain St should be well considered in terms of density in relation to the public open space, with staggered setbacks and affordable housing components to enable first home buyers to enter the market in this location.

A public open space will be part of a renewed Lathlain St Precinct. What qualities should this public open space have? For example green oasis, informal play, safe movement etc.

- It should act as the Belconnen Town Square as it is larger and better situated than Margaret Timson Park
- Strong pedestrian and cycle connections between the mall/lake and Lathlain St with easy and safe movement across the road to the mall and nearby shops.
- Green oasis, productive food gardens and fruit trees, bushland, open grass areas, lots of shade trees, native gardens, understory woodland, colour in foliage
- Places for the community to gather, picnic benches and tables for people to eat lunch
- Informal play areas, children's playground and some exercise equipment
- Drinking water fountains or other water features
- Safe movement throughout the area, particularly at night was a popular response
- Acknowledgement of indigenous history of the area

- The public open space should be government owned and maintained
- Ability for small events, installations, weekend concerts, pop up stalls, pavilions and open undercover areas that are accessible in wet weather and the cold
- Wide footpaths and wide cycle paths
- Well maintained street art and artworks, interesting and curving paths with focal points like a fountain and roofed arbours for shade
- Lighting that provides safety at night while encouraging after hours activity in the area
- Hyde Park in Sydney and Southbank in Brisbane were mentioned as examples to model from

One respondent noted that a park may not be suitable if it is bordered by 12 storey buildings and suggested a public square may be more appropriate that would enable activities such as Fair Days.

Another respondent noted the design should consider how young people (12-26 year olds) want to use the public space, not just families. Somewhere that is safe for everyone including teenagers and the homeless.

Online Industry Workshop Outcomes:

An online workshop was facilitated with Property Council members on Wednesday, 17 March via Zoom. The workshop aim was to present and seek feedback from industry stakeholders regarding inputs to the Place Design Brief for the land release sites in the Belconnen Town Centre, including:

1. Inform and review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes.
2. Inform and review high-level outcomes from Co-Design Engagement phase regarding place themes and community aspirations for on-site and off-site development outcomes.
3. Understanding some of the barriers to implementing on-site and off-site community infrastructure and ideas to overcome these barriers.

What we heard from this session:

1. How is valuation and setting reserve prices dealt with to allow delivery on non-financial objectives and ensure good design outcomes (rather than maximising revenue)
2. In a post-COVID office and commercial market, there is an identified need to explore alternative ground floor uses other than retail/commercial
3. Determining off-site works requirements, specific costing and integration with TCCS works delivery and maintenance is

important

4. How to create improved government-industry partnerships and policy to deliver community aspirations and infrastructure outcomes?
5. Creating clear expectations of the developer post-sale and seeing the project through to completion is critical..
6. Procurement & valuation - planning documentation is critical - how it can be dealt with as a valuer and not over-valuing each site
 - » Planning constraints and obligations need to be clearly defined to ensure that everyone understands the offering and flexibility of delivery
7. The value of development in Belconnen is the residential offering

Be careful about requirements for ground level activation tenancies. In the past there has been a statutory requirement to provide all building edges for commercial development. Reality is that there are only a few sites that can accommodate a quality cafe and restaurant. The remaining sites and building edges come at the risk of not being leased and inactivated.

- e.g. Kingston Foreshore and Braddon - High degree of tenant turnover
- Tenants not able to sustain high rents – resulting in lower quality outcomes
- A need to be strategic about ground level commercial outcomes
 - » Emu Bank is an example - prime waterfront commercial spaces - still doesn't work
 - » Maximise land value by increasing ground floor residential

Opportunities to overcome some of these barriers

Currently Belconnen does not have a great demand for office and retail, there is a need to be strategic about locations and uses including;

- Hotel - although there are a few new hotels in the area - investigate occupancy rates and potential tenants
- Diversity of residential housing and commercial uses
- Is there an opportunity for low-rent creative spaces - build a precinct and energy and foot traffic
- A high need for recreational uses - dancing classes, sports facilities, etc - these are easy to provide ground floor uses

How do we engage inside and outside of buildings?

- Creating a better commercial product, which increases the environment or lure for Commonwealth tenancies
- Businesses need a mix of workers to support commercial businesses
 - » Need an early conversation about realities to create bustling and vibrant places
 - » Need to consider that new development may be pushed out of the existing light service areas in Lathlain St

In a post-covid market, are there new opportunities for office space? Live, work, play

- Still trying to understand any changes in the market and large office requirements - not a one size fits all model
- Increased importance on shared meeting rooms, 'third spaces', more flexibility on lease terms, etc
- The Commonwealth workforce is the current driver of the Belconnen office market - need a government commercial commitment if there is to be another large office development created (pre-commitment is required for financing in Belconnen)

In the past, private industry implementation and handover of community services and amenities have been very difficult to negotiate with government departments

- Investigate NSW government policies and incentives for community benefit (tax relief, etc)
- Need a statutory mechanism in place to require community outcomes, otherwise it's very challenging

What works for the community often also works for developers - however expectations need to be clear before going to market.

- » Need to make it attractive for developers.
- » A clear pathway for community aspirations to occur needs to be defined by SLA