Communication Link

North Curtin Residential Area

2024 Community Engagement Consultation report

FINAL

August 2024

Ask.
Listen.
Understand.
Achieve.

Acknowledgement of Country

In the spirit of reconciliation, Communication Link acknowledges the Ngunnawal people, Traditional Custodians of the land on which our head office resides. We acknowledge and respect their continuing culture and the contribution they make to the life of our community in Canberra and the region. We also acknowledge all other Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of all land on which our work and connections may reach, and pay our respect to their Elders, past and present.

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1. Executive Summary

Between 29 April and 18 June 2024, we invited the community to have their say on early planning for a new residential development in the North Curtin area.

The area is located between Yarralumla and Curtin, alongside the future Light Rail to Woden on an undeveloped site formerly known as the Curtin Horse Paddocks. The Woden District Strategy identifies the site as a Change Area Category 2 (between 0 – 10 years) for urban intensification.

We heard from the community through:

- An online survey
- Long form submissions
- 5 community pop ups
- 2 community workshops
- 3 ACT Government workshops
- Engagement with Traditional Custodians of the ACT and surrounds.

Feedback from the community has informed draft Detailed Conditions of Planning, Design and Development (Planning Conditions) which will set out the principles that will guide the detailed planning and development of the future residential area.

The finalised draft Planning Conditions will be lodged with the National Capital Authority (NCA) for endorsement and will be a complimentary document to the National Capital Plan for the site. All future development in the North Curtin Residential Area will be assessed against the endorsed Planning Conditions for approval.

In total there were 2902 pieces of data gathered through the engagement activities. The top four themes that emerged through the engagement with community and stakeholders were:

- Transportation and connections (31%) of feedback
- Green space and environmental considerations (21% of feedback)
- Amenity and infrastructure (21% of feedback)
- Built form and housing (20% of feedback).

Other themes that emerged included: accessibility (3% of feedback); First Nations representation (2% of feedback); weather impact mitigations (2% of feedback); safety (1% of feedback); and consideration for horses (1% of feedback).

This report outlines the main issues and suggestions we heard from the community and stakeholders in relation to each of these themes.

2. Introduction

2.1 Background

The project

The ACT Government is planning for future population growth in the North Curtin Residential Area, a key site strategically located on the Canberra Light Rail – City to Woden corridor as identified in the Woden District Strategy. The ACT Government is progressing site planning and technical assessments for the area in collaboration with key stakeholders, including the National Capital Authority (NCA) and the community.

The North Curtin Residential Area is located at Block 13 Section 121 Curtin, Block 1 Section 114 Yarralumla and Block 1 Section 77 Deakin and is an undeveloped site formerly known as the Curtin Horse Paddocks.

The North Curtin Residential Area is identified in the Woden District Strategy as a Change Area Category 2 (between 0-10 years) for urban intensification, with intentions to improve access to light rail and acknowledge the biodiversity in the area, achieve walkable streets, increase the tree canopy, provide recreation and play opportunities, and enhance the creek line. Other elements of the Woden District Strategy relevant to this development include housing, connecting neighbourhoods to light rail and exploring opportunities to integrate Yarralumla Creek into the blue-green network.

The proposed future development seeks to contribute positively to the surrounding community and create a new neighbourhood where people can live close to employment, transport, education and recreational opportunities.

The project is and will continue undergoing planning, design and development studies over the coming years to guide the future development of the site.

This engagement program has informed draft Conditions which set out the principles that will guide the future residential development.

The finalised draft Planning Conditions will be lodged with the NCA for final endorsement and will be a complimentary document to the National Capital Plan for the site. All future development in the North Curtin Residential Area will be assessed by the NCA against the endorsed Planning Conditions for approval.

Land exchange between the ACT Government and the National Capital Authority

In February 2020 Commonwealth and Territory Governments completed a land transfer to establish a new Diplomatic Estate on part of the Curtin Horse Paddocks. 30% of this site remained with the Territory.

In October 2020, NCA progressed Amendment 95 to the National Capital Plan. This amendment rezoned the Territory portion of the land, closest to Adelaide Avenue, for Residential Use under the National Capital Plan. This area is now known as the North Curtin Residential Area.

Development requirements

The following planning outcomes have been determined for the area:

- The site will be developed for residential use.
- The site is Territory Land within Designated Areas of the National Capital Plan. Planning for the site will respond to planning requirements as established by the NCA, however will not be inconsistent with the requirements of Territory policies including Living Infrastructure, Housing and Active Travel.

- The site provides an opportunity to respond to housing supply policies and as such the outcome will be medium to high density (or a mix of the two), not low-density residential dwellings.
- The site must align well with plans for the future Diplomatic Estate however this engagement program was not about the diplomatic estate.
- To inform this planning, Communication Link and First Nations consultant Curijo facilitated community and stakeholder engagement between 30 April and 18 June 2024.

Location of the site

Block 13 Section 121 Curtin, Block 1 Section 114 Yarralumla and Block 1 Section 77 Deakin (the site) is an undeveloped site located in the Woden District, formerly known as the Curtin Horse Paddocks.

The total site area is 13 hectares and is bounded by the Cotter Road ramp to the north, Yarra Glen to the east, Yarralumla Creek to the south that runs along the edge of the established residential suburb of Curtin and the future Diplomatic Estate to the West (see Figure 1 below).

The future extension of Canberra Light Rail City to Woden, along Yarra Glen, supports a place based, transport-oriented development approach to the site.



Figure 1 Aerial view of the North Curtin Residential Area site

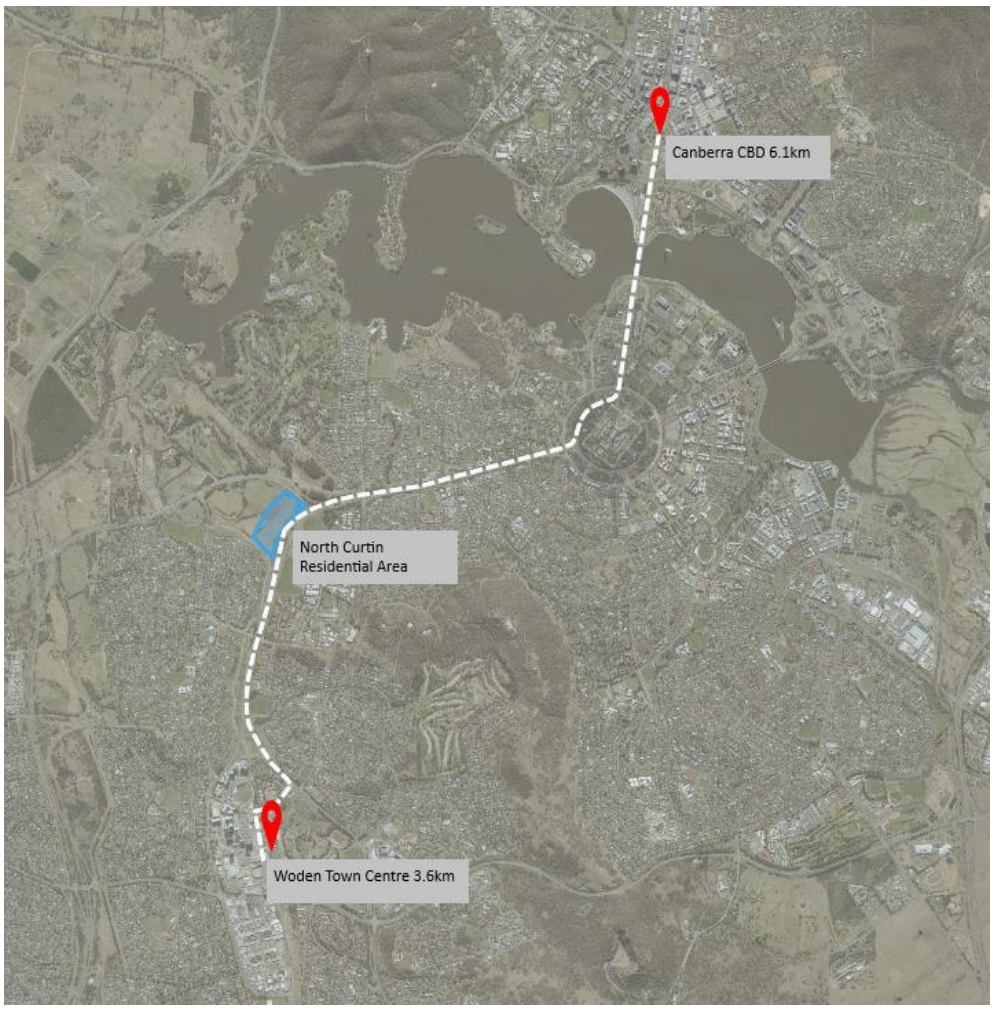


Figure 2 North Curtin Residential Area location along proposed Canberra Light Rail City to Woden State Circle alignment.

2.2 Purpose of this report

This report provides an analysis of the feedback received from engagement activities undertaken to inform the draft Planning Conditions for the North Curtin Residential Area. The report provides details of engagement activities, participation, key themes identified by the community in response to the engagement and an overview of how the draft Planning Conditions have evolved in response to that feedback from the community.

3. How we engaged

3.1 Engagement objectives

The primary objective of the engagement was to gather community input to contribute to the preparation of the draft Planning Conditions - an agreed framework to guide future development of this area by:

- Working in collaboration with key stakeholders and the community
- Respecting the tangible and intangible cultural values of the Ngunnawal people, and other people or families with connection to the lands of the ACT and region
- Building trust and collaborating with residents, businesses, organisations, land owners/ managers/ users to establish an agreed framework to guide future development; and
- Raising awareness and understanding of planning objectives and role of the planning processes that are underway.

3.2 Approach

The engagement program was designed by engagement consultants, Communication Link, in close collaboration with the EPSDD project team and planning consultants, Architectus. Architectus was responsible for preparing the draft Planning Conditions and as such, was closely involved throughout the engagement program to ensure this early planning was effectively informed by community and stakeholder input.

Engagement activities focused on gathering community values and priorities for the new area to inform the draft Planning Conditions. Later engagement activities, such as the second round of workshops, presented elements of the draft Planning Conditions that were under development to test sentiment and gather further ideas and feedback.

3.3 Stakeholders

3.3.1 Community stakeholders

The engagement program sought to engage with a wide range of interested community and stakeholder representatives. Below is a summary of community stakeholder categories that were approached to participate in the engagement and their likely interest in the project.

Table 1 Community stakeholders

Group	Interest area
First Nations representatives	First Nations community representatives were engaged so that the project respects the tangible and intangible cultural values of the Ngunnawal people, and other people or families with connection to the lands of the ACT and region.
Community residing in surrounding area	Community members within Woden and the Inner South, particularly the residents of Curtin, Yarralumla and Deakin were interested in this development and any potential impacts.

Group	Interest area
Future residents, workers, and users of the area	People who may call North Curtin 'home' in the future were invited to contribute to ensure that the area is developed in-line with current and future needs.
Community Councils	Both the Woden Community Council (incorporates Curtin) and the Inner South Community Council (incorporates adjacent suburbs) were interested in the proposed development, to provide feedback and communicate the engagement to their members and networks.
Resident's Associations	Curtin Residents' Association, Yarralumla Residents' Association and Deakin Residents' Association were also engaged and asked to reach out to the existing local communities nearby the new development area.
Current recreational users of the site	Many Canberrans use the site for a variety of recreational activities, including the equestrian community (paddock management, ACT Equestrian Association and the Friends of Curtin Horse Paddocks). as well as bushwalkers, cyclists, families for nature-based play and birdwatchers.
Environmental groups	These groups were approached to participate as they may be concerned about environmental impacts and outcomes for the area.
Community groups	Community groups were approached to ensure different representative groups were considered. This will include cycling advocacy groups, disability advocacy groups, community service organisations, health promotion organisations, multicultural community groups, groups representing older Canberrans, and Parents and Friend's Associations from schools in the area.

3.3.2 Government stakeholders

Cross government engagement was also key to the program. Below is a list of government stakeholders that were engaged to inform the Planning Conditions.

Table 2 Government stakeholders

Government area
Environment, Planning and Sustainable Development Directorate (EPSDD)
Major Projects Canberra (MPC)
Transport Canberra and City Services (TCCS)
Suburban Land Agency (SLA)
Housing ACT
Chief Minister Treasury and Economic Development Directorate (CMTEDD)
Conservator of Flora and Fauna
ACT Environment Protection Authority
ACT Education Directorate

3.4 Timeline of engagement activities

Below is a timeline showing the engagement activities and how they interacted with National Capital Authority board meetings and promotional activities.

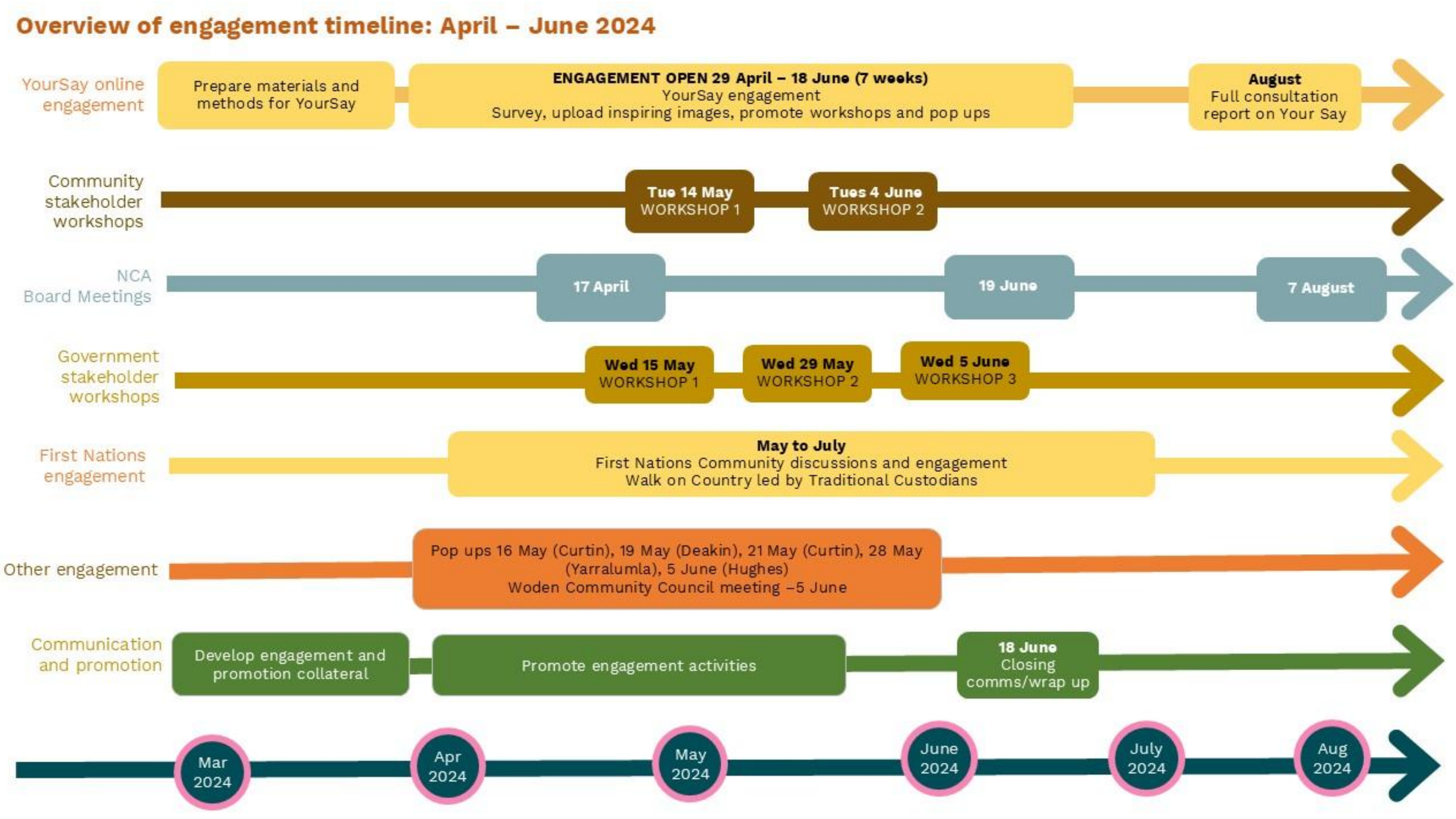


Figure 3 Timeline of engagement activities

3.5 Engagement promotion

The engagement was widely promoted which is evident in the high levels of participation. The following promotional activities were undertaken to promote the engagement:

- Letterbox drop flyer to local residents
- Social media posts on EPSDD social channels
- Media release and social media post for the Minister for Planning
- Social media post for the Chief Minister
- Various newsletters including Our Canberra, Office for Disability and the Environment and Planning Forum
- Stakeholder emails
- Community Council presentation

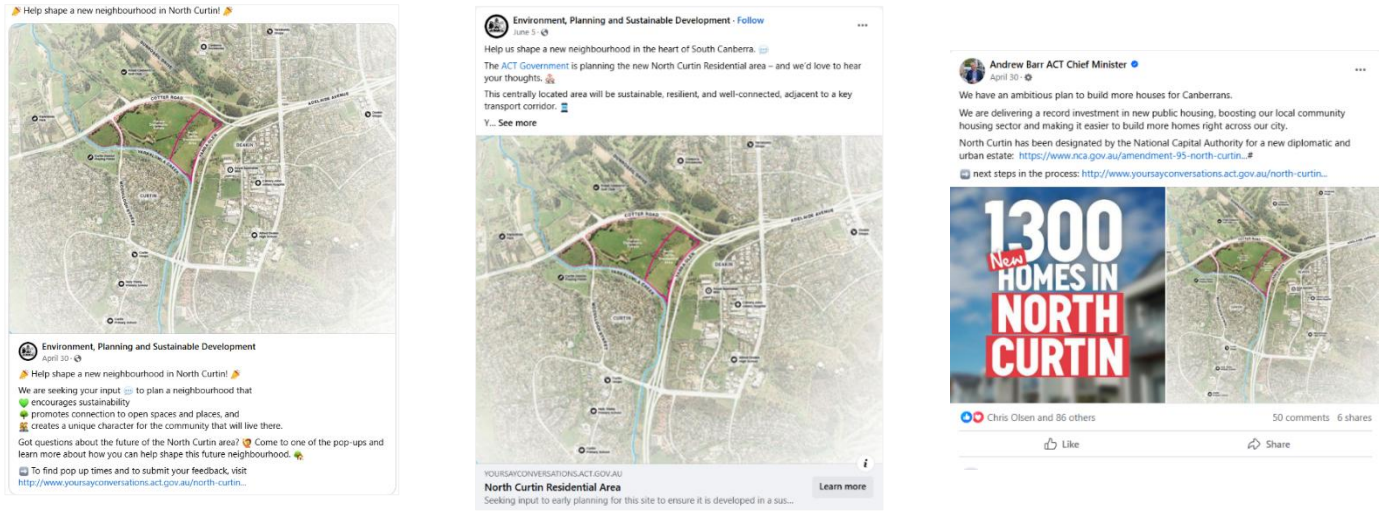


Figure 4 Example social media posts

3.6 Engagement activities

155 people attended pop up engagements	**375** people completed the online survey	**23** people attended Community Workshop 1	**20** people attended Community Workshop 2	**37** submissions were received

3.6.1 Survey

An online survey was open to the community from 30 April to 11 June 2024. The survey was designed to gather community values and aspirations to contribute to preparation of the draft Planning Conditions.

375 surveys were completed.

The survey included multiple choice and ranking questions to gather community feedback on:

- Environmental and sustainability features
- Travel infrastructure
- Active travel connections
- Private vehicle connections
- Housing types
- Public amenities and facilities.
- The survey also included open ended questions and these responses contribute to the 2902 pieces of qualitative feedback data received through the survey, workshops, pop up engagements and submissions. Open ended questions in the survey sought feedback on:

- Links to local history
- Acknowledgement of Traditional Owners
- Connections and travel
- Uniquely Canberra characteristics
- Enhancing open space along Yarralumla Creek
- Other ideas and suggestions.

3.6.2 Pop Ups

Pop-up engagement stalls were part of a series of in-person engagement activities to gather feedback from the community. Five pop-up stalls were held across May and June at the following locations and times:

- Curtin Shops on 16 May 2024 from 12:30pm - 2:30pm
- Deakin Shops on 18 May 2024 from 9:00am – 11:00am
- Curtin Shops on 21 May 2024 from 3:00pm - 5:00pm
- Yarralumla Shops on 28 May 2024 from 3:00pm - 5:00pm
- Hughes Community Centre on 5 June 2024 from 4:00pm – 8:00pm.

The pop-ups were well attended, particularly in the Curtin area. 155 residents and representatives from resident associations participated. 116 people attended the two Curtin shops pop ups, 3 people attended the Deakin shops pop up, 32 people attended the Yarralumla shops pop up, and 3 people attended the Hughes Community Centre pop up.

At the pop ups the project team informed the local community about the new area and listened and gathered feedback and ideas. Community members were asked to share what they feel is important for the new area, to inform the draft Planning Conditions. Specifically, the community were invited to share ideas on:

- Connections
- Outdoor areas, parks and open spaces
- Built amenity for the community
- Site values
- Who the future residents may be and how to cater to their needs.

A large context plan with project information and feedback activity boards were set up at each pop-up. Community members were encouraged to ask questions through one-on-one discussions and provide feedback using post it notes on the activity boards.



Figure 5 Pop up engagement stalls at Curtin and Yarralumla Shops

3.6.3 Engagement with First Nations peoples

Acknowledging, respecting and incorporating Ngunnawal culture is one of the four planning priorities for the proposed North Curtin Residential Development.

The approach to First Nations engagement was led by Curijo Consulting. Engagement with the Ngunnawal and wider First Nations communities involved:

- Ongoing discussions with the secretariat of the Dhawura Ngunnawal Caring for Country Committee
- A Walk on Country with Richie Allen, Ngunnawal Traditional Custodian and core members of the project team on 14 June 2024
- A presentation and discussion with the Dhawura Ngunnawal Caring for Country Committee on 9 July 2024 (this had been rescheduled twice by the DNCCC and as such was not held within the timeframe of the public engagement period).



Figure 6 Richie Allen, Traditional Custodian, leads a Walk on Country for the project team

3.6.4 Community workshops

Two community workshops were held, on 14 May and 4 June 2024, at the Hughes Community Centre Hall from 5.30 to 7.30pm.

The workshops were facilitated by Helen Leayr, Communication Link with presentations from Dot Hepburn, EPSDD and Greg Burgon, Architectus.

Community Workshop 1 aimed to:

- Present the vision and constraints of the site
- Seek feedback on:
  - values and principles important to the community
  - approaches to the structure plan for the site
  - trade-offs such as density versus open space
  - how the new area should connect with existing areas
  - connections and transport into the area
  - character of the new estate.

> Firstly, congratulations on running a very thorough and inclusive community consultation process. My husband and I attended the two workshops held at Hughes Community Hall and were impressed by the quality of the presentations and moderator as well as the engagement and contribution by those attending.
>
> Feedback via survey

23 local residents and representatives from community organisations and resident associations attended Community Workshop 1 including 22 in-person and 1 person online.

Participants split up into small groups with a large site plan and a series of blocks and worked together to determine their preferred site structure and what they value about the area. A member of the design team from Architectus or the project team at EPSDD joined each table to listen, facilitate and support the groups in the activities.

Feedback was gathered through the site plans developed by each group, a worksheet with key questions for the groups to discuss and respond to, and through whole group discussions throughout the workshop.



Figure 7 Activities in Community Workshop 1

Community workshop 2 aimed to:

- Update the community on what we have heard so far through the consultation
- Close the loop by showing the community key elements of the draft Planning Conditions and demonstrate how what we have heard from the community has influenced the preparation of them

- Seek final feedback on anything of the concern from the community that has not been adequately addressed in the draft conditions
- Explain next steps.

20 local residents and representatives from community organisations and resident associations attended Community Workshop 2.

The planning consultant, Architectus, presented a series of preliminary draft Planning Conditions for the new residential neighbourhood. The draft Planning Conditions were developed in response to key themes heard during Community Workshop 1 and the online survey and pop-up engagements.

Participants were asked to comment on the draft Planning Conditions in relation to the following key themes that the community had told us were important:

- Communal amenity
- Built form and housing
- Transportation and connections
- Green spaces and environmental considerations.



Figure 8 Providing feedback on draft Planning Conditions

The community was presented with four diagrams and written draft planning controls that relate to each theme and invited to provide feedback. A large site plan for each theme was positioned across four tables. Participants were encouraged to move around the room and comment on themes of specific interest to them. We received feedback from the plans stationed at each table and through whole group discussions.

3.6.5 Government workshops

Three workshops to collaborate across ACT Government areas were held on 15 May, 29 May and 5 June 2024. Two workshops (15 May and 5 June) were held at 480 Northbourne Ave, Dickson Office Building and were facilitated by Helen Leayr, Communication Link with presentations from Dot Hepburn, ACT Government EPSDD and Greg Burgon, Architectus. The workshop on 29 May was conducted via Microsoft Teams with a discussion on the technical requirements of the draft Planning Conditions led by Greg Burgon, Architectus.

The workshops were well attended with representatives from:

- EPSDD – Planning and Urban Policy, Southern Gateway Planning and Development and Implementation
- SLA
- TCCS – Transport Policy, Development Coordination
- MPC – Light Rail.

The aims of Government workshop 1 were to:

- Present the vision and constraints of the site
- Get feedback and cross agency collaboration on elements such as
  - values and principles
  - approaches to the structure plan for the site
  - trade offs such as density versus open space
  - how the new area should connect with existing areas

- connections and transport into the area
- character of the new estate.

The aims of Government workshop 2 were to:

- provide a summary of the indicative structure plan
- Gain technical input on the draft Planning Conditions.

The aims of Government workshop 3 were to:

- Provide an update on key themes from the community consultation program
- Provide a summary of key themes from cross-government liaison
- Show how the draft Conditions of Planning respond to input from community and cross government engagement
- Get feedback to help finalise the draft Conditions of Planning

3.6.6 Long form submissions

Feeback from community councils and residents' associations indicated a desire to provide feedback through an online mechanism that was more detailed than the survey.

In response, stakeholders were invited to email long form submissions. As this option was introduced in the middle of the engagement period, the final submission date was extended to 18 June (rather than 11 June 2024) to enable stakeholders and community members more time to provide submissions.

37 submissions were received. Submissions were provided by:

- 29 individual community members, mostly from the Curtin area
- Greater Canberra organisation
- Curtin Residents' Association
- ACT Ministerial Advisory Council on Ageing
- Woden Valley Community Council
- Inner South Canberra Community Council
- Living Streets Canberra
- Pedal Power
- Yarralumla Residents' Association.

4. What we heard

4.1 Quantity of feedback

610	2902
people participated across all engagement methods	unique pieces of data were collected

4.2 Key themes

The feedback received has been categorised to assist in identifying recurring feedback and to enable an appreciation of the breadth of information received. All feedback has been grouped into one of 9 themes. The figure below shows how these themes were represented as a percentage of the total feedback received.



Figure 9 Feedback themes presented as a percentage of overall feedback

4.3 Theme: Transportation and connections

31% of feedback: 886 comments

This theme draws together feedback associated public transport, active travel infrastructure, road connections and road congestion.

4.3.1 Transport and connections - feedback from the online survey

Active travel infrastructure

Survey respondents were asked to select three types of travel infrastructure they felt was most important to the Woden District and surrounds. The top five selections were:

Travel infrastructure	Count	Percent
Pedestrian and cycling paths	300	82%
Light rail stop	231	63%
Bus stops	204	56%
Car parking spaces	154	42%
Bike storage and bike racks	69	19%

Active travel connections

Respondents were asked to rank the importance of active travel connections from North Curtin to a range of locations. The rankings were as follows:

Local for active travel to:	Number of votes	Score (1-5)
Curtin Shops	300	3.66
Public spaces within the new neighbourhood	303	3.62
A light rail stop	301	3.43
Deakin Shops	280	1.96
Yarralumla Shops	279	1.77

Private vehicle connections

Respondents were asked to rank the important of private vehicle connections from the new area to nearby locations. The top five destinations were:

Local for private vehicle travel to:	Number of votes	Score (1-7)
Woden	296	5.45
Canberra City	297	4.98
Curtin Shops	280	4.56
Molonglo Valley & Weston Creek	295	3.15
Deakin Shops	263	2.79

4.3.2 Active travel infrastructure

Planning to provide an environment that encourages walking and riding was a key theme across the feedback. Issues and suggestions related to active travel discussed included:

> Please consider building a pedestrian/cycling bridge across Adelaide Avenue at the Mint to support transport connections with Deakin.
>
> Feedback via survey

- This was an opportunity for the ACT to show action towards its commitments to active travel
- Incorporate ample pedestrian and cycle paths within the new area that connect to surrounding path networks and to shops and public transport stops
- Create a vibrant walkable neighbourhood to decrease car dependence, with active travel infrastructure that promotes accessibility for all
- Have some areas with reduced car access to make them pedestrians only
- Build a safer bike route from Curtin into Civic
- Include pedestrian and bike overpass connecting the new area to Deakin
- Provide active travel bridge over Yarralumla Creek connecting Curtin to North Curtin
- Separate bike paths from roads to keep bike users away from cars
- Design loop paths that enable residents to walk for a couple of kilometres to enjoy nature and get exercise
- Include design elements that allow for safe and comfortable active travel such as:
- underpasses that enable pedestrians to get to key locations without crossing traffic (such as children walking and riding to school)
- Paths that are well shaded by street trees to reduce sun exposure and heat stress
- Lighting on paths and crossings
- Ensure paths are wide enough to support accessibility for people with disability and older people with mobility equipment
- Incorporate paths for horse riders connecting to the broader horse riding path network.

4.3.3 Road connections

Issues and suggestions related to road connections included:

> Vehicle connection into Curtin will be critical to prevent rat runs that erode North Curtin's existing amenity.
>
> Feedback via survey

- Calls for the project to consider road and transport connections wholistically rather than as a one of development, with many requests for detailed transport planning for the Woden, Molonglo Valley and Weston Creek areas
- Additional access and entry into the North Curtin neighbourhood, with suggestions for entrances to and from Adelaide Avenue/Yarra Glen
- Suggestions for a crossroad at the existing lights to Scrivener Dam
- Ensuring road connections enable residents to easily get to Woden by car without increasing congestion on suburban roads
- Concern that sample design concepts had the only access point through McCulloch street, which would not be sufficient to avoid traffic congestion
- Concern that roads should not be close to Yarralumla Creek due to the high flood risk

- The importance of connecting the new area to existing suburbs to ensure North Curtin doesn't become an isolated pocket of dwellings, including car and active travel connections.

4.3.4 Road congestion

Feedback included:

- Concern that the major roads in the area - Yarra Glen/Adelaide Ave, Cotter Rd and McCulloch St are already congested with peak hour traffic
- Concerns over the impact of the new development on traffic in nearby roads. Local residents expressed concern about the 'rat run' through Curtin continuing to get busier
- Concern that 1300 dwellings would increase the population of the area beyond what the road network could support. Without addressing excess congestion, options for access in and out of the new area may be limited.

4.3.5 Public transport

Comments included the following issues and suggestions:

- Connection to a light rail stop from residences
- Close access to bus stops as the light rail stop would still be a distance from many of the dwellings and not accessible for some residents
- Addition of local bus services to connect the new area with Curtin and Yarralumla Shops as well as other key areas such as Deakin, Civic and Woden
- Bus and light rail stops that are comfortable and well planned.

> Please include a light rail stop in north Curtin, and a way for students to get to Deakin High.
>
> Feedback via survey

4.4 Theme: Green space and environmental consideration

21% of feedback: 582 comments

This theme draws together feedback associated with green spaces, trees, community gardens, habitats for wildlife.

4.4.1 Environmental considerations - feedback from the online survey

Survey respondents were asked to select their top three environmental and sustainability features for the new area. The results were:

Sustainability features	Count	Percent
Landscape design for public amenity and biodiversity	284	78%
Open spaces for community activities and natural systems	278	76%
Efficient transport and travel options	250	68%
Climate conscious construction techniques and buildings	200	55%
Efficient energy supply and use	147	40%
Water saving, management and public amenity	120	33%

In addition, 'parks and gardens' was the highest rated amenity option in the survey.

4.4.2 Green spaces

Feedback included issues and suggestions such as:

- Concern about loss of green space
- Provide a significant amount of open space with attractive and varied landscape designs
- Green spaces for water permeability
- A mix of public and private green spaces
- Wide street frontages with space for trees
- Re-naturalise Yarralumla Creek or create wetlands off the creek
- Landscaping to reduce urban heat
- Keep large amount of green space in between the creek and the new residential streets
- Spaces for people with dogs
- The importance of green spaces and nature for mental health
- Spaces for children including playgrounds as well as more natural spaces for children
- In addition to large open spaces, design smaller green spaces amongst the buildings
- Tree lined border separating the new area from the diplomatic estate.

> Trees and green areas please. Don't turn it into a concrete jungle.
>
> Feedback via survey

4.4.3 Habitats for wildlife

Feedback included:

- A desire to see birds and kangaroos from the windows of the residences
- Native vegetation and wildlife corridors
- Preserve as much natural habitat as possible and create new and richer natural habitat to encourage animals to come back to the area
- Re-naturalised creek or wetlands as a habitat for birds and animals
- Seeking knowledge from Traditional Custodians about the right plants and shrubs to attract wildlife.

4.4.4 Trees

Many comments related to trees in the design such as:

- Calls for 30% (and up to 40%) tree coverage
- The value of trees coverage to reduce urban heat and provide shade
- Tree canopy on main transport routes for active travel
- A mix of native and deciduous trees for winter sun and autumn colour.

> A mix of deciduous trees (for autumn colour), blossom trees (for spring colour), and native trees (for the birds and insects).
>
> Feedback via survey

4.4.5 Community gardens

Feedback included issues and suggestions such as:

- Including community gardens in the design as a space to build community
- The value of community gardens for apartment residents to grow vegetables, herbs and fruits.

> Recreating elements of a more natural waterway such a meandering creek, chain of ponds, swampy meadows and/or wetlands, to create pools and ponds for native animals. A boardwalk along the northern side of the creek.
>
> Feedback via survey

4.5 Theme: Amenity and infrastructure

21% of feedback: 604 comments

This theme draws together feedback associated with communal amenity such as playgrounds, communal BBQs, bike storage, dog park, cafes, outdoor gym equipment, picnic areas, shelter and shade, parking and infrastructure such as schools, health hubs and shopping centres.

4.5.1 Amenity and infrastructure - feedback from the online survey

Survey respondents were asked to select their preferred amenity options for the area. The results were:

Amenity features	Count	Percent
Parks and gardens	328	94%
Community facilities	299	85%
Commercial activities	261	75%
Recreation facilities	226	65%

4.5.2 Qualitative feedback about amenity and infrastructure.

Many forms of amenity were suggested such as:

- Playgrounds
- Cafes and restaurants
- Barbeque and picnic areas
- Outdoor exercise equipment
- Toilets in larger parks
- Dog parks
- Sports grounds and facilities
- Small supermarket
- Gym and exercise services
- Childcare
- Health services
- Seating
- Aged care facilities
- Shelter and shade
- Parking.

> Having some good quality retail/food services there will be absolutely vital. The idea that you'd have 1300 dwellings without a single café is very worrying.
>
> Feedback via survey

Issues and suggestions included:

- Strong views that investment in amenity would be important to make a new area with 1300 dwellings successful
- Questioning the residential only zoning (by the National Capital Authority) of the area. Many suggestions that a mixed-use precinct of residential, commercial and community amenity/infrastructure would be necessary to support the population, build community, promote walkability, and reduce car travel and pressure on surrounding areas
- Concerns that existing shopping amenity in Curtin could not support the additional population and suggestions to upgrade shopping centres in the area

- Suggestions to include a neighbourhood plaza with shops and services for people to congregate to create a 'village feel' and build connections
- Suggestions to counterbalance apartment buildings and higher density by maximising green and open space, along with public amenities
- Feedback that comparisons made with Campbell 5 (which was presented as an example in survey images and workshop presentations) would only be relevant if additional amenity and infrastructure were provided, as Campbell 5 has a range of restaurants, cafes, shops and services
- Concerns about recent losses of communal amenity in Woden and Deakin such as basketball courts, swimming pool (potentially) and bowling club
- Questions about schools and childcare and whether existing provisions in the surrounding areas could cope with the increase in population (as well as consideration for travel options to these)
- Suggestions for community areas to focus on intergenerational design that encourage younger and older neighbours to interact
- Provision of ample shade along paths and in outdoor paces to reduce heat, including generous tree coverage and other forms of shade and shelter
- Provision of ample parking for people with disability, include visitor parking in apartments buildings, include parking for bikes, incorporate underground car parking to minimise car parking on streets.

> Listen to community comment and create a vibrant, environmentally friendly, socially integrating community for all in the new North Curtin precinct.
>
> Feedback via survey

4.6 Theme: Built form and housing

20% of feedback: 553 comments

This theme draws together feedback associated building styles, solar access and density.

4.6.1 Built form and housing - feedback from the online survey

The survey asked respondents to select three housing types they felt would be most appropriate for the new area. The results were:

Housing type	Count	Percent
Townhouses	306	86%
Duplexes	243	69%
Apartments up to 4 storeys	175	49%
Apartments - maisonettes	104	29%
Apartments – mixed use	101	29%
Apartments up to 6 storeys	76	21%
Apartments up to 8 storeys	57	16%



Figure 10 The survey included example images of housing types with descriptions

4.6.2 Building styles

Feedback included issues and suggestions such as:

- Providing a range of housing choices to suit different households including families with young children, dwellings suitable for older people to age independently, affordable dwellings
- Quality design that exceeds that of many newer suburbs in Canberra
- Quality architecture that connects and flows to useable and harmonious natural outdoor spaces
- Blocks that allow space for backyards
- Combining residential and commercial areas together to attract more people
- North facing apartments with good solar access, electrifies, and sustainable with solar panels and EV chargers
- Apartments that maximise the views of the Brindabellas and across the beautiful landscapes of Canberra
- Building design that is in sympathy with the surrounding areas
- Suggestions on making the most of rooftops to create more green space and community amenity
- Align with the European model or 3-4 storeys with trees, limited traffic and shared spaces
- Use Canberra red brick and other uniquely Canberra design elements
- Design elements to reduce noise from Adelaide Avenue.

> Architecture that mirrors the mid-century era of many of our landmark public buildings in the Parliamentary Triangle / Civic area (eg Harry Seidler).
>
> Feedback via survey

4.6.3 Density

Sample plans and communication about the development estimated approximately 1300 dwellings in the new area. Feedback about density occurred throughout the engagement with views advocating both for and against the proposed level of density.

Feedback raising concerns included:

- Resistance to the concept of only apartments in the area
- Acceptance that this new area will not be single dwellings but support for townhouses, duplexes and low rise apartments
- Concern that the suggested number of homes – 1300 is too high for the area and will bring approximately 2500 new people without sufficient amenity
- A call for blocks that allow space for backyards
- Concern that higher density will create run off issues during heavy rain
- Concern about impacts on traffic and amenity in the surrounding areas.

> I don't want to see it built out heavily with multistory apartments as is evident in molonglo.
>
> Feedback via survey

Feedback supporting a medium or higher density area included:

- Preference for medium density over low density
- Resistance to the idea that Canberra's style can only include low density housing, and advocating for higher density with amenity (built and natural)
- The area is well located and connect, thus suitable for higher density development

> It's time to turn Canberra into a modern and vibrant city, and away from a backwater sleepy country town.
>
> Feedback via survey

- Include amenity, shops, open spaces and access to public transport to make medium density housing a success
- Integrate apartment buildings into the environment and streetscape
- Do not replicate Gungahlin or Molonglo Valley, aim for something with higher quality outcomes.

4.6.4 Solar access

Comments included:

- Maximise the number of north facing apartments with good solar access, and build all electric, sustainable dwellings with solar panels and EV chargers
- Orientate public spaces for solar access

4.7 Theme: Accessibility

3% of feedback: 95 comments

This theme draws together feedback associated with age friendly design, accessibility for people with disability and affordability.

Overall, many comments called for the principles of Universal Design to be applied to the design of the whole area to ensure accessibility and inclusion for all people.

4.7.1 Accessibility for people with disability

- Suggestions included:
- Ensure parks and open spaces are physically accessibility and inclusive
- Include a sensory garden into parklands and open spaces
- Provide many seats in shaded areas along paths and in public spaces for people to rest
- Create beautiful natural outdoor spaces to support mental health
- Ensure dwellings such as apartments are wheelchair friendly in all rooms including kitchens and bathrooms
- Include some single-story duplexes or townhouses for older people or people with disability.
- Match accessibility dwellings to the people who need them. This is a good opportunity to create age friendly housing, allowing downsizers from larger homes
- Provide ample parking for people with disability
- Look at connections for people with disability from accessible dwellings to public transport, shops and public outdoor spaces to make sure the whole community is accessible.

4.7.2 Age friendly design

> This is a good opportunity to create age friendly housing, allowing downsizers from larger homes.
>
> Feedback via survey

Suggestions included:

- Paths that are wide and suitable for mobility scooters and other mobility aids
- Facilities and amenities that are within easy walking distance including shops, cafes, services and public transport
- Intergenerational design for young and older people to connect with each other
- A mix of housing options to support older people who wish to downsize but stay living in their local area
- Lifts in multi-storey apartment buildings
- Consideration for housing affordability challenges faced by many older people due to limited incomes, increasing disability and ill health, and greater need for support.

4.7.3 Affordability

- Comments included:
- The cost of dwellings in the new area may be prohibitive to many people in the community and that affordable housing needs to be factored into the design to ensure diversity and choice
- Affordable housing is also needed for low-middle income households who do not qualify for systemic housing support but experience housing affordability stress.

4.8 Theme: First Nations representation

2% of feedback: 67 comments

> Create more houses that are affordable, to free the current generation from this rental crisis.
>
> Feedback via survey

The survey included an open question about how the new area can acknowledge and celebrate connection to the Traditional Owners of the ACT. Comments included:

- Ensure ongoing engagement with First Nations communities to listen and incorporate their ideas into the design of the area
- Recognise and protect local plants species and animals
- Take advice from Traditional Custodians about plantings and land care practices
- Celebrate local First Nations history
- Encourage and fund local groups and artisans to build community and connection
- Education through informative signage and artworks
- First Nations inspired street names and place names
- Themed playgrounds around Tradition Custodians' stories
- Listening and reflection spaces
- Spaces for community gathering and sharing
- Interpretive walking trail.

> Incorporation of Ngunnawal art into streetscapes and using Traditional Knowledge for selection of local native plants for green spaces.
>
> Feedback via survey

4.9 Theme: Weather impact mitigations

2% of feedback: 65 comments

- Comments included:
- The Yarralumla Creek is connected to a flood plain and the area still floods occasionally
- Suggestions to avoid building within 500 metres of the creek
- Suggestions to maximise permeable ground throughout the area to absorb excess water and prevent flooding
- The stormwater infrastructure in the area has not been updated for decades and would not manage with the increased population size.

4.10 Theme: Safety

1% of feedback: 33 comments

Comments included:

- Flood risk from Yarralumla Creek and the need to factor flood defences into the design
- Paths that avoid interacting with road traffic to provide safe active travel for children and adults
- Bike/scooter paths separated from walking paths
- Safe crossings to key locations and destinations
- Lighting for safety at night.

4.11 Theme: Consideration for horses

1% of feedback: 17 comments

Community members associated with the Curtin Horse Paddocks participated in the consultation as they are closely affected by the change in use of the area. Feedback and ideas included:

- Keep a pony club in the area as part of the new plan
- Include paths for horse riding, particularly a route for riding to Equestrian Park at Cotter Rd Weston
- Public art that recognises the history of the area as horse paddocks
- Retention of a small area for scenic horse riding.

4.12 Insights from First Nations engagement

Engagement with Traditional Custodians and other Aboriginal and Torres Strait Islander community members living in the ACT was led by engagement consultants Curijo.

To date, engagement has included:

- A Walk in Country led by Richie Allen, Traditional Custodian with members of the project team on 14 June 2024
- A presentation and discussion with the Dhawura Ngunnawal Caring for Country Committee on 9 July 2024.

4.12.1 Walk on Country insights

The Walk on Country on 14 June 2024 was led by Richie Allen, Traditional Custodian, and attended by: Stan Jarrett (Curijo), Christiane Whiteley (Architectus), Dot Hepburn and Steven Gianakis (EPSDD Development and Implementation), Naomi Lee (Communication Link), Matt Cools and Matt Gavin (EPSDD Rural Services).

Following are the main themes discussed and shared by Richie Allen.

- Design that shares knowledge and respects the importance of Songlines, waterways and heritage
- Landscaping to protect and encourage traditional plants and animals into the area
- Buildings designed with (not against) the environment
- Continuing engagement with Traditional Owners in the design of the area.

4.12.2 DNCCC meeting insights

Dhawura Ngunnawal Caring for Country Committee (DNCCC) meeting insights

On Tuesday 9 July 2024, the project team presented to the DNCCC, seeking their input into an appropriate First Nations engagement approach for ongoing engagement for the North Curtin Residential Area. This discussion with the DNCCC was postponed to a date outside of the engagement program due to unforeseen circumstances.

The project team provided a summary of the recently completed engagement program including:

- a summary of the four main themes identified in the engagement
- a summary of the themes discussed during the Walk on Country hosted by Richie Allen
- suggestions for how the draft Planning Conditions could be amended to embed First Nations considerations.

Items raised the DNCCC included:

- The inclusion of Ngunnawal People on land for consideration in the Planning Conditions
- The preference for the use of ‘Ngunnawal’ rather than ‘First Nations’
- The issue of housing and homelessness for Ngunnawal families on Ngunnawal lands.

Appendix A Example of promotional collateral

