ACT Government

DICKSON SECTION 72

STAKEHOLDER WORKSHOP OUTCOMES REPORT – STAGE 1

ENVIRONMENT, PLANNING AND SUSTAINABLE DEVELOPMENT DIRECTORATE

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INTRODUCTION

Dickson Section 72 has been identified by the ACT Government and community as a site with opportunities for broader community benefits resulting from its location, site topography and treed landscape. The study area is located between Cowper Street to the west, Antill Street to the north, Hawdon Place to the east and borders north of Sullivan's Creek to the south (See Figure 1) in Dickson. The site is located 800 metres from major public transport services on Northbourne Avenue adjacent to the Dickson group centre and bordered by recreational facilities at the Dickson playing fields and swimming pool and tennis court. These elements combine to make it an important precinct to reconsider its best uses for the community.

Figure 1. Study Area



1. Downer

2. Dickson Shops

3. District Playing Fields

4. Daramalan College

5. Dickson

1. Majura Community Centre

2. Dickson Aquatic Centre

3. Tennis Club

4. Parkland Hotel & Apartment

1. Antill Street

2. Cowper Street

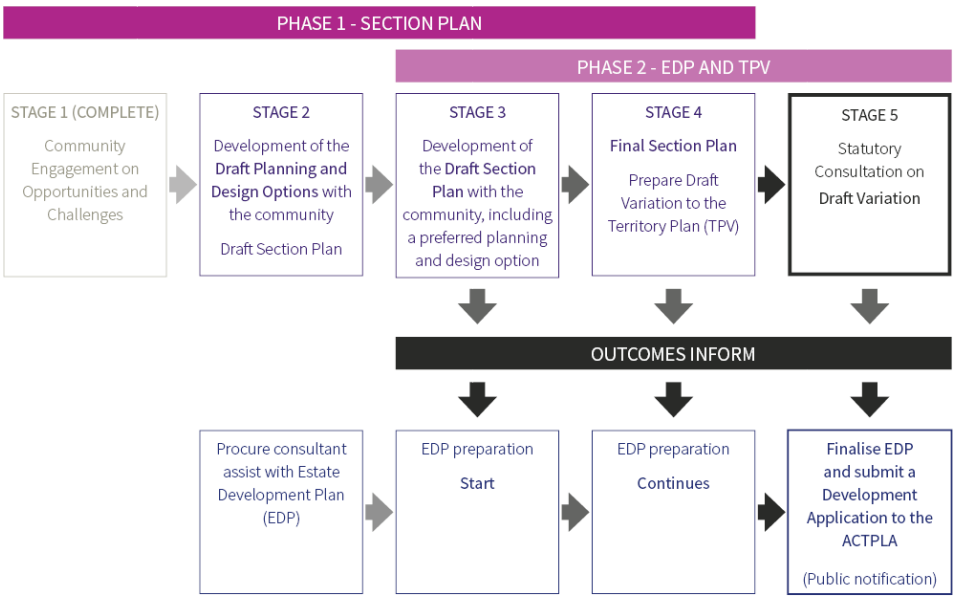
The Environment, Planning and Sustainable Development Directorate (EPSDD) is undertaking community engagement, planning and technical background studies to inform an integrated Section Plan for Dickson Section 72 which will inform future stages of the project (See Figure 2). A Section Plan will set the policy context for future developments, including: land uses; possible building heights; active travel locations; traffic movement and public realm activation areas.

This report provides the outcomes of the community workshop co-facilitated by EPSDD and the Community Services Directorate (CSD) on Tuesday 27 February 2018, as part of Phase 1, Stage 1 of the project. The purpose of the workshop was to gain community input to help identify opportunities for the site, the outcomes of which will inform the planning and design options to be tested again by the community as part of Phase 1, Stage 2.

Presentations from EPSDD and CSD representatives provided the context for the project, including the drivers of change and the ACT Government's commitments to establish a Common Ground 2 and social housing within Dickson s72. Messages from previous engagement in 2014 were revisited and expanded on from outcomes from meetings with leaseholders earlier this year. Attendees participated in activities to confirm or challenge these key messages, which will be built on during future stages of the project. Following these presentations, attendees participated in several interactive activities that focused on how they valued the site and how they would like the site to look like in the future.

Next steps for the planning and engagement for the site includes working with the outcomes of this workshop and other community engagement feedback received during Phase 1, Stage 1 (see Figure 2 for more details). Other engagement activities that occurred as part of Stage 1, included Meet the Planner sessions, Info Kiosks, written submissions and online engagement (Social Pinpoint comments). The outcomes of Stage 1, Phase 1 engagement will inform the preparation of planning and design options for Phase 1, Stage 2.

Figure 2 Project Stages and Phases



DICKSON SECTION 72 PROJECT

BACKGROUND

We are consulting on the future of the precinct as part of the ACT Government's commitment to join with the community and service providers to explore options for future uses of Dickson Section 72.

Community aspirations will be a key focus of the renewal ideas for Dickson Section 72. This includes gaining views on:

- various land uses
- community services
- place making
- landscape, infrastructure and transport requirements; and
- transport connections to the surrounding area.

The very much valued Dickson Pool will remain and there are no thoughts to relocate this facility. We want to look at how Dickson Section 72 can continue to support the community, and how we can capitalise on the opportunities for the site to enhance the area and its amenity for the community.

BUILDING ON KEY MESSAGES

The current planning and community engagement for Dickson Section 72 acknowledges and builds on key outcomes from previous community engagement undertaken in 2015.

Previous messages from the community included:

- provide integrated precinct planning for Dickson Section 72, including planning and design controls
- retain community facilities, trees and open spaces in the precinct
- deliver integrated public spaces and walking and cycling network
- investigate alternative funding models for public space upgrades; and
- understand the future demand for community facilities.

ABOUT THIS REPORT

This workshop outcomes report details:

- How the outcomes from previous (2014) engagement are being recognised through the current planning process.
- Why government is having another conversation with the community about Dickson Section 72;
- The outcomes of the activities that were undertaken by workshop attendees. This included:
  - confirming what we heard during community engagement in 2014;
  - participant's feedback to a series of questions;
  - what participants considered as the priority challenges and opportunities for the site; and
  - a visioning exercise on what the site could look like in 10 years time.
- Next steps for the planning and engagement for the site.

THE STAKEHOLDER WORKSHOP

WORKSHOP OBJECTIVES

The objectives of the workshop were to:

- inform key stakeholders about the project including the various engagement and planning stages
- confirm key messages from previous engagement in 2014/15
- seek focussed input from stakeholders
- facilitate discussion between stakeholders; and
- develop an understanding of the key challenges and opportunities for the site to inform the planning and design options for further planning and engagement.

WORKSHOP ATTENDEES

Twenty stakeholders RSVP'd to the event, and 15 attended on the night.

ACT Government representatives from CSD, the City Renewal Authority and EPSDD were also in attendance.

WORKSHOP AGENDA

1. Welcome
2. Introductions
    - Why is Dickson Section 72 important to me? - *activity*
3. Project Overview and Site Context – *presentation*
4. Who are we planning for?
    - Who currently uses S72 and how do they use it? - *activity*
    - Who do we imagine our future users might be? - *activity*
5. Messages to date and challenges and opportunities - presentation
    - Have we captured all important elements so far? - *activity*
6. What are other important challenges and opportunities? - *activity*
7. Reporting back - *activity*
8. Voting on: What is most important to you? - *activity*
9. Your vision: If you brought someone to this place in 10 years what would you be hoping for them to experience? How might they describe it? - *activity*
10. Next Steps and Close - *presentation*

OUTCOMES FROM WORKSHOP ACTIVITIES

The following section documents the workshops attendee's responses, verbatim, to a series of questions that were discussed in table groups. The responses have been categorised under major headers or planning themes. Attendees were provided with options of documenting their responses using yellow trace, butchers paper or maps, or by using the online Poll Everywhere software. Poll Everywhere allows participants to respond to questions by logging into the site using their mobile phones.

ACTIVITY 1: WHY IS SECTION 72 IMPORTANT TO ME?

Responses: Community Facilities

- Need for more community facilities to support growing community
- Beginnings of major community and cultural centre for the region
- Lots of activities, as we grow can use more community facilities
- Capacity to grow for future population
- The community facilities
- Pool
- I love the pool
- Good community (sports, arts, recreations) focus
- Lots of good things going on in the section – ANCA, dance, tennis, pool, important to highlight this
- Safe communal space
- Land bank for community uses that build healthy communities and promote and sense of belonging
- Community facilities should be kept and maintained for community
- Community facilities for future can be here – very much needed
- Pool and surrounds important and highly valued – any development should improve on this
- Lots of good things

Responses: Trees and green spaces

- Trees and green spaces
- Lovely green space to be shared
- Trees are important
- Mature trees
- Peaceful trees

Responses: Potential to support growing community

- Huge space that should be shared with the community
- Need for more community facilities to support growing community
- Opportunity to meet needs of future population
- Lots of activities, as we grow can use more community facilities
- Old planetarium, mini golf - there were opportunities for kids
- Potential for co-housing opportunities
- Potential to activate the space into creative, vibrant, green community spaces

Responses: Mix of uses

- Lots of activities

Responses: Location

- Proximity to group centre
- Close to Dickson wetlands and shops
- Co-housing opportunity

Responses: Walking

- Love walking along Dickson drain

Responses: Other

- Hidden gem
- Important space – need to get it right

ACTIVITY 2 AND 3: WHO ARE WE PLANNING FOR?

Who currently uses Section 72 and how do they use it? Who do we imagine our future users might be?

(Note: Due to the way questions were asked, the distinction between current and future users was unclear for some categories).

Responses: Artists

> Artists
> Graffiti artists
> Quality street art

Responses: Students

> • College students (2 responses)

Responses: Families

> Children
> Childcare drop-off
> Parents drop off pick up
> Families attending the swimming pool
> Employees
> Staff

Responses: People using recreational facilities and open space

> Martial arts, high quality training
> Skateboarders
> Gym users - targeted for different uses

Responses: In general

> The whole of inner north
> People parking
> Older people

Responses: Anti-social behaviour

> Anti-social users
> People misusing site (starting fires, graffiti)

Responses: Movement

> Pedestrians (getting to and from Dickson group centre and other facilities)
> Bike riders and pedestrians
> Dog walkers (2 responses)

Responses: People who are experiencing disadvantage

> People sleeping rough

Responses: Jehovah's Witnesses

> 200 members.

ACTIVITY 4: WHAT ARE THE IMPORTANT CHALLENGES AND OPPORTUNITIES?

Participants were encouraged to provide their feedback on what they considered to be the challenges and opportunities using maps and butchers paper.

Responses: Challenges

> Integrate this site into the pool precinct and ensure the pool is protected. No large buildings or car parks - sympathetic use (5 responses)
> Families and seniors don't stay – no parks or playgrounds (2 responses)
> Hawdon Place needs speed humps to reduce burn-outs (2 responses)
> Landscaping for fence areas – privacy – noise reduction – helping to prevent flooding (2 responses).
> Safety and security
> Young people have nothing to do
> No good quality public spaces
> Coles / Aldi development adjacent are not yet resolved
> Flooding – more development and impact
> Drainage issues
> Height limit - Common Ground – potential challenge on how much space on the block
> Concerns around lifespan of the trees – pines and their coverage
> Activation of space
> Do we want s72 to have residential and if so, what would the mix be?

Responses: Opportunities

> Turner Senior citizens relocating to Northside Community Centre (10 responses)
> Community gardens (7 responses)
> Community gardens and playgrounds (5 responses)
> Pop-up art – music spaces – public art – clever creative spaces (4 responses)
> Goodwin nursing home – good example of community facility that integrates well into existing residential area (4 responses)
> Lighting - better walking shared bike and pedestrian paths (4 responses)
> Co-housing (3 responses)

- Aged care if residential was allowed (3 responses)
- Demonstration housing – tiny houses (3 responses)
- Community environment park (3 responses)
- Indoor recreational facilities (3 responses)
- Older women – homeless opportunity for Common Ground (3 responses)
- Coffee shop / van (2 responses)
- Skate parks – murals
- Pop-up music and art
- Green spaces
- Landscaping
- Path (next to Sullivan's Creek)
- Aged care for older women
- Naturalise Sullivan's creek – without implicating stormwater
- Corner block on Antill Street behind the pool has potential for a park (concern raised around high traffic area – potential concerns of access and connection)

ACTIVITY 5:HAVE WE CAPTURED ALL ELEMENTS SO FAR?

The purpose of this activity was to provide the workshop attendees with the opportunity to confirm or challenge key messages from previous engagement during 2014.

There were no answers provided to this question by the workshop attendees.

ACTIVITY 6: VOTING – WHAT IS MOST IMPORTANT TO YOU?

Participants were asked to vote on their five priority challenges and opportunities.

Responses: Challenges

- Integrate this site into the pool precinct and ensure the pool is protected. No large buildings or car parks- sympathetic use (5 votes)
- Coles / Aldi development adjacent are not yet resolved (1 vote)
- Older women – homeless opportunity for common ground (3 votes)

Responses: Walking and cycling infrastructure

- Lighting - better walking shared bike and pedestrian paths (4 votes)

Opportunities

Public spaces

- Community gardens and playgrounds (12 votes)
- Pop-up art – music spaces – public art – clever creative spaces (4 votes)
- Community environment park (3 votes)

Community facilities

- Turner Senior citizens relocating to Northside Community Services (10 votes).
- Indoor recreational facilities (3 votes).

Residential / supportive housing

- Aged care if residential (7 votes).
- Demonstration housing – tiny houses (3 votes).
- Co-housing (3 votes).

ACTIVITY 7: VISIONING EXERCISE

If you brought someone to this place in 10 years what would you be hoping for them to experience? How might they describe it?

Responses

- Co-housing demonstration project that can be replicated elsewhere
- Community environ park and a Common Ground
- Community facilities well linked to surrounding suburbs with green lined pathways that encourage cycling and walking
- Cultural city hub – range of non-profit interesting groups doing things that support sustainable living
- A great place to come for all Canberran's and local community
- Community focussed – active people interacting with each other – plenty of green spaces – providing support for all
- Community – non-residential – low rise – connected – active – open – green spaces
- Supporting people who are homeless and have mental illness is everyone's responsibility
- Low density housing – with much green shared space
- Enliven spaces - community gardens – housing that people love – community and creative spaces.

OTHER IDEAS AND ISSUES THAT CAME UP DURING THE WORKSHOP

During the workshop, participants discussed some of their concerns and questions for the site and listed them on the 'other ideas that may come up for you' sheet. The comments and questions included:

- Why public housing on Section 72?
- Current zoning is a restriction
- What range of uses should be in the mix?; and
- Possibility to engage with NGO providers.

These comments and questions will be considered as part of planning for Dickson Section 72.

NEXT STEPS

Next steps for the planning and engagement for the site includes working with the outcomes of this workshop and other community engagement feedback received during Phase 1, Stage 1 (see Figure 2 for more details). Other engagement activities that occurred as part of Stage 1, included Meet the Planner sessions, Info Kiosks, written submissions and online engagement (Social Pinpoint comments). The outcomes of Stage 1, Phase 1 engagement will inform the preparation of planning and design options for Phase 1, Stage 2.

Figure 3. Project Stage and Phases

