



Omnibus Territory Plan Variation

Community Engagement Outcomes

**Watson and Dickson Sites
October 2014
Draft version C.1**

Dickson Section 72, Blocks 1 to 28
Watson, Section 74 and 76



T +61 02 6226 8880
F +61 02 6226 8704

info@communicationlink.com.au
www.communicationlink.com.au

ABN: 49 081 231 629

1. INTRODUCTION	3
2. EXECUTIVE SUMMARY	3
3. PROJECT DESCRIPTION.....	3
3.1 Consultation objective.....	4
3.2 List of sites	4
3.4 Approach to consultation	5
4. SEEKING COMMUNITY INPUT.....	6
4.1 Promotion and marketing	6
4.2 Engagement activities undertaken.....	6
4.3 Participation	6
5. COMMUNITY FEEDBACK	7
5.1 Dickson – Section 72 (part).....	7
5.2 Watson – Sections 74 and 76	9
6. CONCLUSION.....	10
7. ATTACHMENTS.....	10

DRAFT

1. INTRODUCTION

The supply and release of land is a central part of the ACT Government's economic and social strategy and supports the needs of a growing population and expanding economy. Each year the ACT Government prepares a four year Indicative Land Release Program which sets out the Government's intended program for residential, commercial, industrial, community and non-urban land releases. The Indicative Land Release Program reflects the changing priorities and policies of the Government.

The Omnibus Draft Territory Plan Variation sought to provide a broader context in which the forward land release program can be considered. This included community engagement to better understand the challenges associated with management of the public housing portfolio and consideration of the importance of providing a range of affordable housing options and meeting the needs of the commercial and industrial sectors of Canberra.

2. EXECUTIVE SUMMARY

The Draft Omnibus Territory Plan Variation included such a diverse range of sites that it is not surprising that it attracted mixed community views. These community views have been captured across several reports as some natural grouping of sites occurs in response to the community views.

The sites discussed in this report are those located in North Canberra – Dickson Section 72, Blocks 1 to 28 and Watson Section 74 and 76. Both these sites are current vacant land zoned for commercial and community uses. The proposed variation is to allow residential developments on these sites.

Community consultation for these sites was undertaken concurrently, including a presentation to the North Canberra Community Council and a community drop-in session.

Consistent feedback themes across both sites related to overall design of future developments on the site, the need for broader overarching planning within North Canberra, potential parking and traffic impacts and the need to maintain or enhance community facilities in the areas.

Community feedback on other planning proposals or activities in the north Canberra area, were excluded from the data analysis for each specific site, however have been included verbatim in the record of community feedback at attachments 1 and 2.

While this report introduces the full list of sites considered within the Draft Omnibus Territory Plan Variation project, this report summarises the feedback received for two sites in North Canberra. Community feedback for other sites is reported in complementary reports.

This report does not provide a government response to the community feedback.

3. PROJECT DESCRIPTION

The purpose of the Community Engagement Program associated with the Omnibus Draft Territory Plan Variation was to engage with the community early about the development of public housing complexes and land that is to be included in the Indicative Land Release Program. Through early engagement one objective was to improve community understanding of issues associated with the management of the public housing portfolio and how the release of land contributes to the overall benefit of the community.

3.1 Consultation objective

The objective of this early stage consultation was to gather community feedback and identify any key issues early so that they could be considered when drafting the formal Territory Plan Variation. The outcomes of the community engagement will assist to determine how the sites will be development and the specific Territory Plan requirements for each site.

3.2 List of sites

The following sites were considered as part of the Omnibus Draft Territory Plan Variation:

Sites	Proposed changes to Territory Plan	Current site status
Charnwood Section 97 Block 6	Former fire station to community	Former fire stations
Dickson Section 8, Blocks 1 to 6 and Blocks 36 to 39	Public housing retained as residential	Vacant land
Dickson Section 72, Blocks 1 to 28	Commercial and community (leisure and accommodation) to include residential	Vacant land
Downer Section 61, Block 4	Community to residential	Former school site
Fyshwick , Section 47, Blocks 7 and 8 Jerrabomberra , Blocks 21, 353, 2028	Broadacre and River Corridor to Industrial Zone IZ2	Vacant land
Greenway , Section 28, Block 2	Leisure and accommodation CZ6 to residential	Vacant land
Griffith , Section 39, Blocks 2,8,9,10 and 11-16	Public housing to residential RZ2 – RZ5	Stuart Flats public housing
Kaleen , Section 117 Block 23	Community facility to residential RZ5	Vacant land
Lyons , Section 53, Block 1	Public housing to residential RZ5	Strathgordon Court, Lyons
Mitchell , Section 54, Block 4	Broadacre to industrial	Vacant land
Narrabundah , Section 34, Blocks 12 and 13	Commercial CZ6 to include residential	Vacant land
Narrabundah , Section 62, Block 3	Residential RZ1 to RZ5	Gowrie Court public housing
Red Hill , Block 1, Section 25 and 26, Block 49, Section 25-43, Section 29 Blocks 1 – 16, Section 31 and Section 32, Blocks 51 – 55	Residential RZ2 to RZ5	Red Hill Flats public housing
Stirling , Section 24, Block 92	Commercial CZ6 to include residential	Vacant Land
Stromlo , part of Block 511	From transport and Hills, Ridges and Buffer to commercial	Stromlo Forest Park
Symonston , Section 1, Block 8	Industrial IZ1 to IZ2	Vacant Land
Watson , Section 74 and 76	Commercial CZ6 to include residential	Vacant Land

3.4 Approach to consultation

The sites were reviewed for those of particular interest to the community for early stage consultation, prior to the release of the draft Territory Plan Variation public exposure period.

The approach adopted with respect to early stage community engagement on the sites varied dependent upon the anticipated level of community interest, or the complexity of the proposed change to the Territory Plan. It was noted that all sites will progress through the standard Territory Plan Variation public notification and associated consultation process.

For each site letters were written to surrounding residents and key stakeholders providing them with information and seeking their feedback to the proposed variation.

For a selection of sites considered to be of greater interest to the community additional opportunities were provided for the community to learn about the proposals and provide feedback. These community engagement activities included:

- Written information on the proposed Territory Plan Variation and notification of upcoming consultation activities. This was distributed by letterbox drop to relevant suburbs and advertised in the Canberra Times, Chronicle and online.
- Presentation to the relevant Community Council and the opportunity to ask questions or provide feedback.
- Community information or 'drop-in' sessions which featured the display of relevant maps and where possible suggested designs for the relevant block. Planning representatives of the Environment and Planning and/or Chief Minister, Treasury and Economic Development Directorate were on hand to explain the material and answer questions from members of the community. These sessions included the opportunity to submit a written comment on the proposed Territory Plan Variation.
- Community meetings were held in conjunction with a number of Community Councils and Resident Groups.

The table below summarises the community engagement activities undertaken with respect to specific sites.

Suburb or sites	Community 'drop-in' session	Presentation to Community Council	Community meeting in conjunction with Community Council or resident group.
Dickson	✓	✓	
Charnwood		✓	
Greenway	✓	✓	
Griffith (Gowrie Court)	✓		✓
Kaleen		✓	

Lyons (Strathgordon Court)	✓	✓	
Narrabundah (Stuart Flats)	✓		✓
Narrabundah (Vacant land on Jerrabombera Av.)	✓		✓
Watson	✓	✓	

4. SEEKING COMMUNITY INPUT

4.1 Promotion and marketing

Detailed below is the advertising and marketing program undertaken during the community engagement program to attract participation in the various events.

- Promoted on Time to Talk website
- General news advertising in the Chronicle
- Notification in the Community Noticeboard section of the Canberra Times
- Information on the relevant Directorate websites
- Social media notifications
- Letterbox drops to relevant suburbs
- Distribution of information through local Community Councils

4.2 Engagement activities undertaken

The following specific events were undertaken during the community engagement program associated with the Watson and Dickson sites:

- Presentation to the North Canberra Community Council meeting, 20 August 2014
- Community Information, or 'drop-in' session, 25 August 2014

4.3 Participation

Throughout the Omnibus Territory Plan Variation community engagement program there were more than 700 representatives of the community participate in the various engagement activities. With respect to the sites in the inner-south of Canberra the participation is summarised below.

Activity	Approximate number of attendees
Community drop-in session	150
Presentation to the Community Council	50

Members of the community were provided with feedback forms at the community drop-in session. Forms were returned that evening as well as emailed and posted in after the event. There were almost 130 written comments provided with respect to the Watson and Dickson sites.

5. COMMUNITY FEEDBACK

This report provides a summary of the community feedback associated with the following North Canberra sites:

- Dickson, Section 72
- Watson, Sections 74 and 76

Due to the proximity of Dickson and Watson, the community consultation activities in the area covered both sites.

In the early stages of the consultation activity there was a community perception that the pool would be part of the redevelopment. There was a number of submissions received calling for the pool to be maintained. There was also considerable community comment provided with respect to a proposal to locate a temporary car-park alongside Dickson Pool, requiring the removal of substantial trees. All of these comments have been removed from the data before the following analysis was undertaken.

A number of participants in the consultation activities provided general feedback across both sites and as a result these comments have been considered in the data for each site.

There were some consistent themes across both sites

- Interest in overarching design issues, such as high quality development and the need for coordinated consideration of the range of planning projects underway in North Canberra.
- Parking and traffic implications of proposed developments on these sites.
- Support for maintenance of existing community facilities, and in particular in Watson call for further community facilities to be established in the area.
- Calls to maintain existing large trees on both sites.

Community feedback on individual sites is summarised in the following sections.

5.1 Dickson – Section 72 (part)

Section 72 Dickson is approximately 500m from the Dickson Group Centre. The site is bounded by Cowper Street, Antill Street, Hawdon Place and Sullivans Creek. The Dickson Pool area is excluded from the Territory Plan Variation. The site is surrounded by RZ1 areas and the proposed variation would allow for development on the site to include a residential component.

Community engagement activities for this site included:

- Presentation to the North Canberra Community Council on 20 August 2014; and
- Community 'drop-in' session on Monday 25 August 2014.

79 written comments were provided on feedback forms at drop-in sessions and community meetings and through the email address for the Omnibus Draft Territory Plan Variation. These comments are recorded verbatim in Attachment 1 to this report, with the exception of one comment, which was considerably large and as such as been treated as a submission and summarised at Attachment 2.

The key issues raised by these comments in order of frequency were:

- A mixed range of views on development and design issues including:
 - Concern that the development will negatively change the community feel of the site
 - That there needs to be a coordinated planning approach given the range of development activities underway in the area; and
 - Both support and opposition to the proposed change of zone.
 - Calls for high quality development
- Concerns about existing impacts of high levels of traffic and shortage of parking being further exacerbated by development on this site
- Calls for community facilities currently on this site to be maintained and not negatively impacted by the development.
- Maintenance of green space, in particular the established trees on the site.
- Calls to maintain large trees on the site and provision of parkland for residents
- Feedback on the community consultation process to date and suggestions for how it could be improved.
- Mixed views on the need for increased density on the site.
- A small number of participants asked questions about the height of buildings. Comments ranged from two storeys to up to 5-6 storeys.
- A small number of comments were made about the ACT Government public housing policy.

Chart 1: Community Comments – Dickson



5.2 Watson – Sections 74 and 76

These vacant sites in Watson are located alongside the Federal Highway and are currently zoned Commercial CZ6 (leisure and accommodation zone). The proposed Territory Plan Variation was to change the zoning to CZ5 (Commercial to include residential).

Opportunities for members of the community to comment on the proposed Territory Plan Variation were specifically provided at the following community engagement activities:

- Presentation to the North Canberra Community Council on 20 August 2014; and
- Community 'drop-in' session on Monday 25 August 2014.

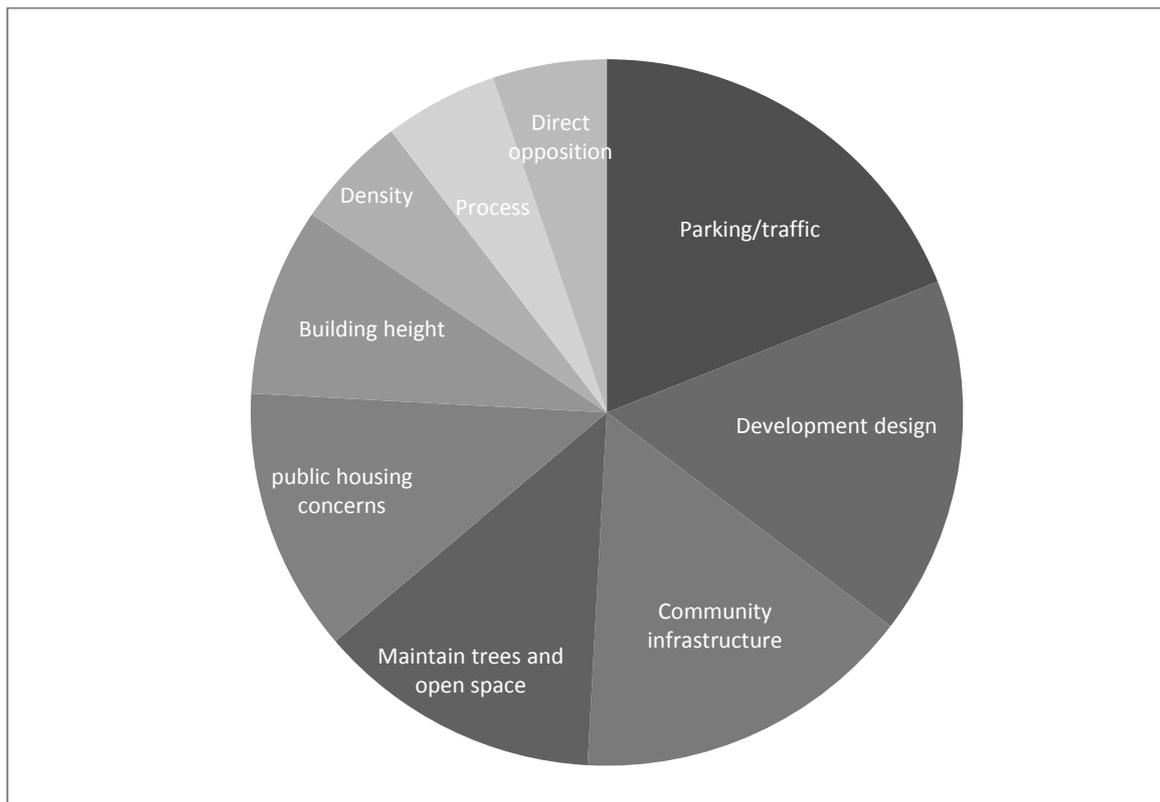
Feedback in relation to these Watson sites was provided from members of the community in the following formats:

- 49 written comments provided on feedback forms at drop-in sessions and community meetings and through the email address for the Omnibus Draft Territory Plan Variation
- 2 written submissions

The key issues raised by these comments in order of frequency were:

- Parking and traffic concerns including impact on Aspinall Street, parking at the Watson shops and need for more bus services to the area.
- Overarching development design issues including calls for high quality development; good solar design and suggestions that high rise is not appropriate
- Call for improved community facilities in the area including recreational, community and retail or commercial facilities. It was noted that Majura Primary School is already at capacity.
- Calls to maintain large trees on the site and provision of parkland for residents
- Questions about the suitability of the site for public housing due to the distance from local shops. Community was interested in a mixed development.
- Concern was expressed about the potential height of buildings with a preference expressed for 2 – 3 storeys.
- Interest in the level of density proposed for the site, with mixed views on density with some support for medium density, while other suggestions that low density was more appropriate.
- There were a small number of community members directly opposed to the proposed change of zone. (12% of comments received)
- There were a small number of complaints about the consultation process and provision of information. (12% of comments received).

Chart 2: Community Comments – Watson



6. CONCLUSION

This Community Engagement Outcomes report provides a summary of feedback received with respect to two North Canberra sites; part of Dickson Section 72 and Watson Sections 74 and 76. The community of the area appears actively interested in the plans for these sites with approximately 150 people attending the community 'drop-in' session and almost 130 written comments provided with respect to these sites.

7. ATTACHMENTS

Attachment 1 – Table of written comments received

Attachment 2 – Summary of written submissions received

Written feedback from completed feedback forms, emails and records of telephone conversations. There may be duplication across feedback for each site, due to community members indicating their comments relate to more than one site.

Written comments – Dickson

<p>Watson s74 and s76 no need for zone change, leave alone. Dickson s72 No need for zone change, leave alone. No useful information given Real intentions kept secret Canberra using all its green space, will soon be a concrete jungle</p>
<p>These suburbs are subject to a great deal of infill. The population is growing steadily. I support this but the government needs to recognise and make provision for increased community facilities not fewer. By changing the zoning for community to residential you are deliberately undermining private business developments for community resources and encouraging sale of the land for housing and make it impossible for new clubs, churches, and sports to meet social needs. You are changing the community into a housing desert.</p>
<p>Hard to consider one site out of context, should include information across the whole suburb. For example, should include information on Downer. Waste of time this evening, too hard to hear, should be a proper presentation.</p>
<p>Very concerned about green belt between Dickson Pool and Antill Street being removed and trees taken out. This would greatly reduce the amenity of Dickson Pool and reduce the buffer between the often heavy traffic (car exhaust) on Antill Street and the pool area. Also concerned about the inclusion of car park east of the pool being included in the rezoning area. There is no guarantee that free 2hr parking would be available during times of heavy pool use. Also concerned about Watson rezoning. Traffic on Knox street is already too heavy and fast because people from north Watson drive to Watson shops. If this area is rezoned, it should have its own shopping centre and community focus. Finally Majura Primary would be unable to sustain substantial increase in numbers as it is already bursting at the seams.</p>
<p>Watson - I live there because of the access to natural bush, please preserve EEC integrity as part of this development. ALSO - I hope a village/shops is part of any further multistorey development - more people walking rather than relying on cars as is happening because no shops are part of North Watson development. Dickson - I am a member of the Dickson swim club and I am ecstatic that the pool and oval and wetlands and shops are existing 'precincts' and destinations. The pool is a fabulous asset for North Canberra, Belconnen and Gungahlin. Not sure why 2-3 supermarkets are required. Always design for active travel please, FIRST, walking and bike and public transport - to encourage that over cars.</p>
<p>I expected at this stage of planning to have a proposal of 'density' in a visual form. The existing level of density in Tay Street built by Village Building is too dense, especially in environmentally sensitive area located next to pristine bush land. The presentation of Aspinall street opposite new Watson is an ongoing "for sale/for lease" signs by R/E agents! This is a common area and if repeated on the new blocks to be built on it doesn't give a very welcome entrance into the National Capital!! Car parking and rampant signage need to be planned especially as the entry into Canberra by visitors and locals alike.</p>
<p>Very concerned about type and style of development, need to retain (a) community facilities and (b) safe family neighbourhoods. Relieved to see Dickson Pool untouched.</p>
<p>Watson - I accept that development of sections 74 and 76 is more or less inevitable, and that their location means that any development is most likely going to in keeping with nearby areas i.e. medium density housing. Dickson - But section 72, while it holds obvious attraction for developers, is a perfect location for much needed inner north community facilities and amenities. It would be a terrible shame to abandon responsibility for deciding how the area should be used under the pretext of letting the market decide, when we already know what the market will put here - still more units and townhouses! Consequently, I strongly believe zoning should not be opened up to the extent that the area could become just one more tract of profit-making residential development, at the expense of the community amenity.</p>
<p>I'm interested to hear and read about your plans for development which is no doubt necessary but am concerned that perfectly healthy trees will be removed, in the process.</p>

<p>Concerned about loss of trees on the Antill Street side of Dickson Pool, taking out trees for car parking is environmentally short sighted. I request that any development is sympathetic to the existing area and all trees are preserved, in particular the trees to the south side of section 72 Dickson beside the storm water drain, the trees will create a buffer both visually and noise for Dumaresq Street residents.</p>
<p>Concern re cutting down significant old trees for temporary car park. concerned about 25 yrs of consultation for Dickson, Watson and Downer but little is reflected about how community views are taken on-board. People cynical on consultation process - consultation just a process</p>
<p>Very concerned about height. Should not be more than 2 storeys. Access should be via Federal Hwy to alleviate already busy Aspinall Street. See Starlight. What is the percentage of public housing? Trying to avoid high/multi storey slums as in Reid and Braddon.</p>
<p>We are concerned with the increase in traffic, Antill Road should get an upgrade. The Dickson Library needs to be expanded to cater for wider audiences and younger populations Improve the wetland to cater for child friendly population Build a child friendly park for new population BBQ facilities and new park in the wetlands !!!</p>
<p>It is a pity the car park was not covered tonight as it is the main thing that people are interested in.</p>
<p>I'll be most interested to see what sort of proposals are actually put up for section 72. I'm relieved that the earlier map which included Dickson Pool was incorrect.</p>
<p>Not sure what is being proposed very UN clear</p>
<p>It would be sad to see a loss of trees to make way for a temporary car park. Another disused site nearby would be a much better option (or underused)</p>
<p>Residential development needs to ensure community parking (particularly Rosevear Place) is not effected - i.e. current pressure on public carp parking needs to be addressed - From Pinocchio ELC</p>
<p>Please don't hurt Majura Men's Shed and Northside Community Care. It's too successful</p>
<p>Don't remove the trees on the cnr of Cowper and Antill Sts to create a temporary car park. Once gone, we will never get this area back. Try to maintain free parking. The \$ hungry developers and ACT Govt have enough paid parking sites in Dickson. Remember those of us who live near the site and have to afford to do so post development</p>
<p>I would be against rezoning if it meant any risk to existing community resources e.g. tennis courts within the rezoned area. I would also be against any changes to the zoning which could impact on the nearby swimming pool which is fabulous (and unique) resource Canberra. As an aside, I am also not in favour of sacrificing a large number of trees on the north-west side of the block in order to provide short term car parking while the supermarket etc. redevelopment is in train.</p>
<p>Greatest concern for the "temporary car park" site - treed area on northside of Dickson pool. What public consultation took place about this decision? Once 50 year old trees are replaced by bitumen and zoning is changed to residential/commercial/community, what 'protection' does the community have over the future use of this bit of land that is integral to the amenity of the swimming pool. In addition, with an aging population, would it not be sensible to increase community amenities available to residents in a precinct already established for this purpose? A community needs communal space, services and facilities - not just high density residential - this will soon be upon us along Northbourne and the old Downer school site.</p>
<p>Would be good to improve Rosevear Place access to Antill - narrow and very crowded at peak times (drop off to childcare and use of training centre). Would support redevelopment of former Downer soccer club site Would support bridge over storm water drain as proposed(expand) access to childcare</p>
<p>I am concerned that the Dickson pool's car park is half included in the rezoning. I think the rezoning of the land could make the land more valuable and a developer/business occupy the car parks making it harder for people to visit/use the pool. I think that there should be a requirement that business/developers leasing the land need to provide service to the community, for example, enable the community to use meeting rooms for community groups and activities. I think a good playground should be included in the area. There is a need to maintain the opportunity for sports and recreation. By changing the zoning of the land it will make the land more valuable and less likely that small business/community activities will be maintained, childcare etc.. There is a need for tennis courts/sports in the area just like other suburbs such as Ainslie and O'Connor.</p>

<p>Why do we need 3 supermarkets in Dickson? Why not put one in the Watson rezone? Especially if putting in more housing.</p> <p>Object to cutting down trees just for a car park! Why didn't you use the vacant ground near the shell service station?</p> <p>How does your proposed rezoning in Dickson sit with proposals for former Downer School site? What about supporting reinvigoration of small shops in old Downer shop precinct?</p> <p>DONT DESTROY POOL ENVIRONMENT!! CRITICAL COMMUNITY RESOURCE!!</p>
<p>This is a huge opportunity to create something unique and different in Canberra - village with mixed retail/community hub - with sustainability (water and energy innovation) and active travel (walk/cycle/bus) at its hearty. Please no more high apartments that encourage people to stay inside then drive everywhere. Look to innovate, no car cities for ideas on village design incorporating community activities.</p> <p>Traffic is already crazy, Saturday soccer, Dickson shopping, summer at the pool (regular illegal parking due to a focus on using the car to get around).</p> <p>Please don't add this already critical issue but demonstrate the leadership you claim as a Govt and design for the people/community first not the car/cash.</p>
<p>I am concerned at the removal of mature trees near Dickson pool. It makes no sense to remove old growth trees for a temporary purpose given that it will be 50 years before any replacement trees grow. The environmental amenity is worth more than car parking</p>
<p>I would have objections to anything residential higher than 2 storeys. The community centres - ANCA, Majura Centre should remain. No objection to residential behind ANCA. Removal of old Photinia (bad for asthma) to be replaced by something more friendly. Trees to remain I hope.</p>
<p>Appreciate the chance to have a look at proposal plans and ask questions. I look forward to hearing back (or seeing on website/mail) about next steps and community input tonight.</p>
<p>It is to be hoped this session is not regarded as consultation - it is purely information. Much of the evidence that has surfaced in the last couple of weeks was previously unknown, and the feeling is that there has been a conspiracy of silence, so that for the residents is lose/lose and the winners will be the developers, as always. The idea of creating a village is mythical. More information is needed, however, I must say the officers were very polite but unfortunately not always well informed.</p>
<p>The rationale for including s72 in the Omnibus has not been persuasive - why not treat this as a distinct and separate planning study and provide sufficient resources and time to carry out proper planning analysis and data collection? Given that the Master Plan for Dickson is barely underway, the staging issues in bringing this 7.27 hectare site into the pipeline are cause for concern. Concentrate residential and mixed use in the Northbourne corridor and get it to work otherwise the fragmentation will dilute the benefit of greater density close to the transport corridor and potential light rail station.</p>
<p>Friendly accessible staff</p> <p>Inability to make informed and meaningful comment and develop ideas because no context for planning given, including the assumptions for the tramline, how amenity is created as a whole, the govt existing social and community goals e.g. are rooms available and accessible for not for profit groups like toastmasters, how is sport encouraged for the young and others, how are feelings of safety and freedom encouraged?</p> <p>Social requirements for housing being met through construction standards, e.g. plaster board wall partitions between residents in apartments re-create the social stresses of the era of slums. Hear people cough, go to the toilet; children, teenagers and adults with no aural privacy. Well understood cause of social problems and personal stress.</p> <p>Basement car parking does not reproduce the same secure and confidence in parking a car that having a garage. Therefore need accommodation standards reproducing functionality of houses. Have individual lock up garages for residents and visitors.</p> <p>Prevent the parking on native strips and the slum - like apartment complex at the Civic end of Majura Ave. Demonstrated by actual impact of cars parked in the entire nature strip, native strip is a dust bowl, compaction will eventually kill the street trees, laundry hanging on clothes horses on the balconies, balconies used as a storage space. An unpleasant slum streetscape has been produced.</p> <p>No vision for the streetscape have been presented. No vision or values for anything has been presented</p>
<p>MAJOR ISSUES</p> <p>retaining community feel of local area - greenery, walking tracks, safe paths</p> <p>making sure bicycle track is maintained</p> <p>retain and rejuvenate beautiful stand of gums along the canal/bike track - make sure any new developments front the stormwater canal attractively (and don't look like the back of a toilet block!) and that new developments compliment the wetlands - i.e. provide access and site-line</p> <p>retain community hall and other facilities</p> <p>retain trees between the swimming pool and Antill Street</p> <p>I understand the need to increase residential sites - BUT with greenery and attractive landscaping (I'm also looking forward to our new light rail!)</p>

<p>With increased population I'm expecting an increase in the money, thought and vision put into land and street scaping.</p>
<p>Concerns about additional traffic on Antill Street, parking availability, possible loss of community facilities, development not sustainable given population. Trees loss - replacement. Concerned about the density of buildings i.e. height given the Dickson shopping precinct has residential dwellings included. Noise level increased. More consultation before development approved.</p>
<p>I am concerned about the prospect of medium density housing particularly from the perspective of traffic along Antill Street and Cowper Street, which currently is impossible to park near. Car usage will increase markedly, so will pedestrian access across Cowper Street.</p> <p>Both will make traffic along Cowper St much more difficult.</p> <p>I am also greatly concerned at the proposal to remove trees from Dickson swimming pool for a temporary car park:</p> <ul style="list-style-type: none"> - only half the cars currently to park in Dickson will be accommodated - with ramifications for shoppers and business owners. - Cowper street will be unusable for pedestrian access across it will stop traffic(already very difficult) - Traffic along Antill Street will also (unable to read) - I live in Downer, so getting out of Melba Street will become even worse. - The environment will suffer with fewer trees and more surface run off. - Putting in more large shops will require more apartments/flats in an illogicalreducing Canberra's ... city environment.
<p>I attended the community drop-in "information session" on Mon evening in the hope I would be able to get some idea of what the LDA is planning to do with the Dickson & Watson sites, but I have to say I was seriously underwhelmed with the "information" made available.</p> <p>I acknowledge that it is still early days in respect of planning, but surely the LDA has some actual specific ideas of what they would like to do with the Dickson & Watson sites?</p> <p>Surely the idea of such an evening is to provide as much detail as is actually available, or at least be upfront & honest about what any redevelopment is trying to achieve?</p> <p>All that appeared to be on display were generalised plot drawings & vague motherhood statements about wanting to redevelop the sites, how great they would be, and what wonderful transport connections they would have with the surrounding areas.</p> <p>For instance, I was surprised to learn that the proposed tram is apparently already a done deal - according to mention of available transport links in Dickson.</p> <p>There was a conspicuous lack of mention of the R word - residential.</p> <p>The question most of the participants likely wanted to find out about, and certainly the one I heard being asked of your guides, unfortunately also seemed to be the one subject the LDA were carefully downplaying. Residential development.</p> <p>Surely the whole point of this omnibus territory plan variation exercise is medium to high density residential redevelopment?</p> <p>What sort of number are we talking about? What sort of heights? How much existing open space disappears? Surely we already have an RZ1-5 system to define this sort of thing? Why not reference that?</p> <p>And what gets bulldozed to make way for this redevelopment?</p> <p>Doesn't the bulk of section 72 already contain community facilities. Where do they go?</p> <p>I was politely informed that "none of this had been decided".</p> <p>Well of course not. But some information would be helpful.</p> <p>The cynic in me suggests a driver behind tonight's drop-in session may have been more about providing as little detail as possible - thus limiting any potential for any negative feedback, whilst still enabling the LDA to tick the really-really-early community consultation box.</p> <p>I hope this is not the case and look forward to a great deal more actual "information" in the near future.</p>
<p>I'd like to thank you for the opportunity to comment on any proposed rezoning of section 72 in Dickson.</p> <p>I am a permanent resident of Downer, a regular user of the bike paths around that area, a season pass holder at the Dickson Swimming Pool for the last 5 years, and President of the Dickson Swimming Pool (which had over 100 members last year).</p> <p>I welcome the productive use of land around suburban centres. However, my main concern rests with the parking amenity and access to the Dickson Aquatic Centre. Even in current circumstances traffic congestion around the pool is a risk to cyclists and pedestrians. This is beyond capacity in the summer months when attendance at the pool sends drivers to park on the verge.</p> <p>An important feature of the pool is the aspect from within the pool grounds which is enriched by the native trees surrounding the pool. The loss of these trees will have a long term detriment to the unique beauty of the pool.</p> <p>Any future development should also consider the disruption to the pool during building activities. The proposed clearance of the trees to the north of the pool on the corner of Anthill & Cowper is sure to create stress on the traffic congestion around the pool. It appears as though planning for this work has not considered these impacts sufficiently.</p>

Dickson Aquatic Centre serves a community meeting place that promotes healthy living for all ages. The importance of this outdoor space cannot be under-estimated. Please ensure its value is not undermined by any changes in this area.

Well what a useless Exercise attending last nights Information Session at Majura Community Centre turned out to be, what a farce..... I asked your Representative the following Questions about the so called "Plan" for Block 2 Section 76

1. Are any existing Trees going to be Protected given at my behest there are many trees bearing the Silver Tags meaning they will not be removed?
 2. Are the "bands" of natural area shown on your Plan indicative of the Governments determination not to destroy existing Natural Ecology in this area given we have a Mob of Kangaroos, a number of Plovers and a family of Echidnas living on the Site for much of the Year?
 3. How high will the Unit Blocks shown on your Plan be?
 4. Where will the Boundary shown on the Plan, excluding an area along Federal Highway, commence?
 5. Does the Government intend putting in adequate drainage along the Boundary will Karillia Park to ensure run off from the Development does not fill our basements during both the Construction period and upon completion?
- Your Representative could not answer any of my questions why? Because the Plan as presented IS NOT THE PLAN!!!!!! Meaning, I presume, the Developer will be permitted to do whatever they want without any input, or feedback, or opposition from nearby residents AGAIN..... or is that "still"?

Regretfully I was unable to attend the Community Drop-in Session on the above subject, held on 25 August 2014. I hope it was successful.

I would, however, like to offer some comments on the further development of these sites:

Dickson – Section 72

I am a Watson resident living in public housing and a previous resident of Downer and have lived in the area for over 50 years.

I believe it is important to maintain the "liveability" and facility of the Dickson area. The Section noted for further development is on the main alternative route into Canberra and offers visitors and residents a look at the aesthetics and planning of our city. Whilst Antill Street is named a "street" it one of the few Avenue-style streets in the inner north. I believe it is imperative to maintain the wide open aspects of this Street. When driving west, Black Mountain dominates with a glimpse of the Brindabella in the distance; when driving east the impressive Mount Majura is clearly visible. The mature trees, including the prunus and gums, lining the boundary of the site should be maintained.

I believe redevelopment of the area should maintain the setback from the street that currently exists, with single level or two-storey buildings fronting Antill Street and, if necessary, three story buildings further back. I do not believe anything higher than four stories should be built. This would allow for north facing buildings with no overshadowing from higher buildings. There is a wonderful example of architectural excellence at 87 Antill Street, where eight two-storey units have been built on a suburban block (with underground parking). These Units, whilst modern in appearance, are not dissimilar to adjoining two-storey semi-detached homes. I actually stopped on one occasion to offer my congratulations to the builder and architect on such a sensitive and attractive redevelopment. This is the best example of redevelopment I have seen in this city. I believe it is important to maintain the character of suburbs.

There needs to be very focused consideration given to access to the site as Cowper Street is an extremely busy thoroughfare and only a two-way traffic flow. Infrastructure such as this should be established before any further building work is undertaken on the site.

I would not like to see the Swimming Pool demolished (I would know if this was the case had I attended the session, but just in case). The access road into the Pool area could be developed as an alternative route into the Site.

It is important to develop a diverse range of accommodation and I was interested to note in the first paragraph of your letter that the project supports the "...revitalisation of the public housing portfolio". This is an ideal location to build public housing properties, particularly Older Persons Units, being close to bus routes, medical facilities and a shopping centre.

Sections 74 and 76 Watson

Most of my comments on the Dickson Site are applicable to this variation also. I believe that a "wall of glass" is not an attractive entrance to our City and we should be mindful of the impact on visitors and careful not to become "like any other city". Again, maintaining the set back from this major road is important and keeping buildings low on the Federal Highway frontage will maintain access to the northerly aspect whilst not overshadowing buildings further back. An excellent example of this is the major intersection on Northbourne Avenue where four suburbs (Dickson/Braddon and Turner/O'Connor) meet on the Macarthur/Ainslie Avenues. The lower height buildings backed by taller office blocks are well set back from the intersection and it makes for an attractive, though well-developed intersection.

General

If there is an intention of redeveloping these sites with high density Unit blocks, it is important that there is ample

<p>parkland available to residents. Otherwise the diversity of redevelopment will be lost – I cannot imagine raising children in an area where there is no safe playing facilities, nor can I imagine living, as an older person, in an area where I am unable to walk or sit in a park. Four stories is a liveable height using stairs.</p> <p>I thank you for the opportunity to make comment on the Variations.</p>
<p>Thank you for the letter dated 11 August regarding the above development. I am unable to attend the community drop-in session 25 August. I would like to express concern re: community facilities such as the ANCA, swimming pool, tennis court, etc. being affected by the development.</p> <p>Please keep us posted. Is there a newsletter being circulated or a website updated on regular basis re; the above.</p>
<p>We are deeply concerned to hear that there is a proposal to develop the Dickson pool and tennis courts precinct. Unfortunately we only heard of this proposal after your public information evening on Monday.</p> <p>We would be grateful for any information you could provide about what is proposed for the site.</p> <p>The Dickson pool and tennis courts are an integral part of our family's life in Canberra: we have made many new friends, and consolidated old ones, on hot afternoons at the pool; and love being able to walk to and from our tennis lessons, and have a local spot to meet other members of our community for a social game. In addition, our daughter and her class mates walk to and from school swimming lessons, which adds to their sense of belonging in the local community.</p> <p>We look forward to receiving additional details from you.</p>
<p>Dickson section 72 TPV: I support the idea of including residential use in section 72, Dickson. A common concern of residents near a new plan for higher residential density is that it will cause traffic congestion. As a long-term inner north Canberra (and Hackett since 2003) resident, my experience is that most of the increase of traffic is caused by 'rat runners' coming in from further out suburbs, getting to the city. The more infill, higher density living in inner-north, the less car traffic there will be coming from those areas in the future. Also, increasing residential opportunities and higher densities in areas like Dickson, should increase the mode-shift away from cars into public transport, cycling and 'shanks pony' (walking). I think that section 72 should allow higher density along Antill street (5-6 levels mixed use), tapering off to 2 or 3 levels on the southern (bike path) side of the site. There should also be bike/pedestrian connections to the main bike path and a widening of the bike path to Dickson in anticipation of higher cycle and foot traffic.</p>
<p>To our knowledge no planning analysis or impact assessment has been undertaken for this site. The proposal is therefore lacking clarity. How can the community support this when it doesn't know what will be erected.</p> <p>No consultation just a PR exercise to tick the boxes</p> <p>Concern with the pool's survival despite assurances</p> <p>Concern about the block immediately north of the pool. The community does not want this to be temporary car park. There is a lot of anger there.</p>
<p>I have heard word that the site around Dickson Pool is being considered for redevelopment. Please plan for future community facility before cutting down more trees, creating concrete/brick heat sinks and/or removing one of the best oasis in Canberra Summertime.</p> <p>Having lived in many other places it seems this city is overly concerned with big housing developers and car parks. (And the odd specific sporting field upgrade thrown in to support "active kids" - with huge car parks and no trees).</p> <p>Please leave our local regions accessible (by bike or foot) and available for public use: both incidental and planned. Public housing is an issue in Canberra but the cost of the rental market is the key, not more land grabs by developers. Please keep our pool as it is; adjacent tree cover and all!</p>
<p>The following comments pertain to Section 72 (Dickson).</p> <p>I was initially alarmed that the proposal appeared to include the Dickson Swimming Pool Complex, a unique, characterful and well patronised facility which is one of the major benefits of living on the Inner North of Canberra. Indeed the facility draws its patrons from a wide area, given the pleasant surrounds, well maintained facilities. It is completely different to CISAC and Canberra Olympic pools.</p> <p>I am pleased to see that the Dickson Swimming Pool complex has been excised from the proposed Section 72 variation.</p> <p>The space between Hawdon Place and Dickson Pool has always seemed & enigmatic to me: I have never really known or engaged with what is there, and I accept that there is an argument that it could be better used.</p> <p>I do believe that the surface car parking to the East of Dickson Pool is essential to the operation of the pool in summer. The pool attracts families with children of all ages, and safe accessible parking is a fundamental requirement. It is frequently not possible to find a park there on summer afternoons, a testament to it's value on those occasions. I cannot comment on the usage of the car park in winter, when the pool is closed.</p> <p>The green space to the North and West of Dickson pool is, by definition, an extension of the pool environment. The mature trees provide a welcome contrast to the concrete built environment of Dickson Centre and Library, and I think they are a vestigial reminder of the Bush Capital/ green space nature of Canberra.</p> <p>If the remaining (Eastern) end of Section 72 is to be re-zoned (and I assume that others more familiar with the existing facilities and usage of that area will mount arguments for its preservation), then I think that allocation to housing would be short-sighted. Historically the area has been used for community facilities, and given its location amidst a sea of existing houses, it MUST have value as non-residential space... perhaps a community / light</p>

commercial area would be appropriate, for example., perhaps a mix of community facilities (Church?) and boutique commercial (coffee houses, specialty shops, restaurants [NOT supermarkets!]) and commercial space, such as healthcare (doctors, dentists, optometrist, pathology Collection) might be appropriate. The existing Dickson retail areas are great, but they do not have the amenity offered by many local shopping clusters. Perhaps a satellite of the Dickson retail area, from Hawdon Place to the pool could be developed with a more intimate character than the main commercial area. This might provide a supplementary use for the surface car parking to the East of the pool, thus justifying its preservation for use by pool users, particularly out of retail hours. Thank you again for providing the opportunity to comment on the proposed variations, I urge planners to consider something of innovative and non-residential nature for Section 72. Once re-zoned for housing, any opportunity for establishing a community focus in the area will be lost forever.

I am writing regarding the development of Section 72 in Dickson. I understand and support creation of a sustainable Inner North Canberra, and therefore urban intensification. However, I would like the ACT Government to ensure that any residential developments on land currently zoned for community, leisure or other purposes is converted in the most environmentally and socially responsible way, and to place development conditions on such land to ensure this is the case. The challenge of housing shortage should not be met by 'quick fix' mediocre development. It is very easy to construct units of mediocre design, but Canberra has no reason not to develop intelligently and with a view to housing stock that can last a century, not mere decades - particularly as we will be transitioning into a more resource constrained world. All new medium density accommodation in Canberra should be built to the highest environmental standards, incorporating green roofing (which provides environmental benefits), water recycling and passive solar orientation of units. The surrounding landscape and public space around units is also essential to build community spirit and character. This includes providing space for community gardens. In addition, established trees (regardless of size) should be retained and hard surfacing should be kept to an absolute minimum. Climate change will mean the cost of re-establishing trees in Canberra will be expensive in the coming decades (water alone is a factor, but the temperature increase will increase establishment failure rates). Established trees stand a better chance of surviving. The trees currently provide ecosystem services in the form of clean air and a cooler city - as well as physical amenity. Canberra is a beautiful city to live in because of them, and they should not be taken for granted or treated as dispensable. Developer profits can equally be realised through a 'best practice', rather than a 'cheapest inputs' approach. It would be great to see the Development Directorate encourage developers' entrepreneurial spirit and capacity to engage with best practice architectural principals as ultimately this can service everyone in the community to great advantage (including developer bottom lines, not to mention pride in their work). A likely 3-5 degree mean temperature increase in SE Australia, means that it is important to future proof and get housing stock right now. Please develop Canberra intelligently. Thank you

It is very difficult to comment on the proposed variation as no information has been provided in your documentation about what is planned for the area except that it is being rezoned. If it is rezoned to include residential can it also please have some community facilities, such as a skate park and retention of the tennis courts, and some trees and tables. It is very difficult to comment on rezoning without hearing what is planned. Further information should be provided to the community about what is proposed before the rezoning occurs. Residential buildings should fit with the surrounding landscape and be no taller than the Parklands hotel. Any taller would have a significant impact on a large number of houses in Dickson who would no longer be able to access the northern sun.

My family greatly enjoys using the Dickson pool when it is open. Its grounds and amenity are incomparable with any other swimming pool in Canberra (with, perhaps the exception of Manuka; but I've never been there, so couldn't say). Removing this facility would be extremely unwelcome, and would diminish one of the more charming aspects of life in Canberra. There is already an overabundance of high density housing in Canberra's Inner North; please don't remove this valuable resource for yet another set of high rise apartments.

Section 72 Dickson

I came to your information session at Dickson on 25 August 2014. Section 72 contains a number of blocks zoned as CZ6 Leisure and Accommodation. As I understand it you plan to change the zoning on all the blocks in section 72 Dickson from CZ6 to Residential FZ5 - High Density Residential.

This is a big change. Instead of justifying any future change to an individual block from Leisure and Accommodation to High Density Residential and making sure there is some thought of the reason for the change and some discussion as to whether the change will be good or bad there will be no discussion. The block will already be zoned for High Density use and the development can be hurried through.

Any leaseholder of a block within Section 72 will be able to sell their block for development and make a substantial profit. It will be hard for some of the lease holding organisations to resist, and it will be hard for the public to make any input. The zoning will already be for High Density Residential so how can any objection be justified?

There was talk at the meeting of "urban village" development. This is a tempting phrase but there will be little of a village feel about section 72 when the present mixture of occupancies is replaced by block on block of high density flats 6 stories high.

<p>I believe this is a wrong move designed to fast track high density occupation of the whole section. Any future change of purpose application for a block should be judged on its merits. If that makes more work for planners or politicians, so be it. I think it would lead to better outcomes and that is what we all want.</p>
<p>Section 72 must remain commercial - providing work places/sites and brings workers to Dickson. Six storey apartment blocks are not needed there. There are enough in Cape/Challis Street. And if the new apartments are built on Northbourne Ave - enough is enough! Do not cut down the 50 year old trees to make a temporary Coles car park! How do you get these ideas? Use the old Dickson hotel site! What an eyesore - cut down the weeds not the trees!</p> <p>Just a comment about the "meeting" @ Dickson Community Centre (25/8). That wasn't a meeting! 3 easels re Dickson and 3 re Watson!! Unless you were in the front row (2 people) it was impossible to hear what was being said. Why not run a proper meeting so everyone can hear the same information at the same time and community concerns can be aired and responded to.</p>
<p>The push by the ACT Government and vested developers to change the character of Inner City suburbs is generally very disturbing. I consider that the ACT Government is employing amateurs and unskilled City Planners and ACT Labor is not servicing the best interests of Canberrans. How about employing more highly qualified and experienced City Planners and get rid of the current crop.</p> <p>The decision to destroy the trees and establish a temporary car park at the corner of Cowper Street and Antill Street is a very poor/bad planning decision. It is totally inappropriate and nobody believes that it will only be a temporary car park. It will cause chaos for all and just cause horrible traffic congestion at Antill Street and Cowper Street and surrounding Streets as people struggle to get out of their street.</p> <p>While not opposed to well-planned renewal and development of Inner city suburbs totally, it's becoming ever so much more uncomfortable to live in the inner city suburbs by increased traffic, noise and population. Leave the character of suitable intact. Develop outer suburbs instead with appropriate infrastructure and high density. The ACT Legislative Assembly and ACT Labor in particular are making living in Canberra unpleasant. I would not recommend anyone move to Canberra any more.</p>
<p>I would like to register my concern about the future rezoning and redevelopment of areas adjacent to Dickson shops, in particular the Dickson Pool precinct. Many families including ours have enjoyed this pool and its welcome green spaces over a number of years. It would be a great loss to the north side of Canberra if this pool were to be destroyed to make way for some kind of urban development.</p> <p>Please value and retain this important cultural and community asset.</p>
<p>I wish to support Dickson Pool remaining open. It is a special and unique community asset almost worthy of Heritage Listing.</p> <p>The pool is quiet and vacant during Winter but with the help of heating, it is open for most of the year. The pool is beautiful, including its trees and grass surrounds. Beauty in the heart of a city is a community de-stressor. Please retain this.</p> <p>The pool is used almost every school day during Term 1 for swimming carnivals – a huge number of schools will be disadvantaged by its redevelopment. An indoor swimming carnival does not have the carnival atmosphere – an important part of growing up in Australia and a fantastic memory for every child. The sense of community at an outdoor pool like Dickson must be treasured.</p> <p>The Dickson Pool is a fantastic place for families to take children over the Summer vacation and on weekends during warmer months. Grandparents, parents, friends and relatives share the sun, shade, barbecues while jumping into and out of the pool to cool off. Don't destroy this community building hub.</p> <p>Government is not just about economics, it is about creating culture, making a city a great place to live, grow up in, and build friendships as well as pass all of this on to the next generation. Sure, build apartments and shops on top of the Dickson parking lots but keep the heart of Dickson as green as possible – keep the Swimming Pool.</p>
<p>I believe there is a community consultation meeting this evening about redevelopment plans in Dickson. I cannot attend the meeting but am wanting to confirm that there are no plans to redevelop the site of the Dickson Pool. I think this is a lovely facility and increasingly rare to find an outdoor pool especially one with such lovely leafy grounds. It would be a tragedy to have it redeveloped. Please let me know what the plans are.</p>
<p>We regularly use the Dickson outdoor pool and wish to register our distress at any discussion regarding it's redevelopment. We, like a growing number of families in the inner north suburbs of Canberra, live in a 2 bedroom apartment with our 2 children. We do not have our own backyard or outdoor area and are therefore heavy users of community facilities such as parks and the Dickson pool.</p> <p>We would like to see the Dickson pool continue to operate in its current state – an outdoor facility with beautiful trees and a place for families to enjoy. We often meet friends there in summer for a swim, and an early BBQ dinner. Every time we attend the pool we run into other families we have met in the inner north – it gives us a great sense of community and belonging. This sense of community and belonging is quite difficult to achieve in the transient population of Canberra. We come from a country town and really miss the country atmosphere of belonging – the Dickson pool is one of the few places in Canberra that we get this feeling and it is one of the reasons we stay in Canberra and enjoy living here.</p> <p>Please retain the Dickson pool as it is!</p>

I have just heard that the ACT Government is considering changes to Section 72 Dickson, one of the current land-uses in that area is Dickson Pool.

As an ACT ratepayer, living in Lyneham, I am horrified by this potential change to Dickson Pool. Dickson Pool is a very well supported pool, that serves the local community incredibly well. There are huge numbers of patrons coming from all parts of Canberra for a swim (thereby keeping fit which has got to be a bonus in ACT where many folk, like me, are camped in front of a computer for most of the working day) and to relax in the shady trees. It is an important socio-cultural infrastructure for our city. Also it is on the "to-visit" list of national and international swimmers when they come to Canberra. In that while those in Canberra may take it for granted, the character of the pool is like a garden-of-Eden over summer. There are many families with young children who use Dickson, and allowing parents of young children to get out into a cool space in the midst of heat-wave, is very beneficial to everyone's mental and physical health. Considering that summers are only going to get hotter, we need more pools and more green spaces, to offset the heat caused by non-evaporating surfaces such as residential dwellings. In my opinion closing down Dickson pool would be a "politically courageous" decision, I have always voted Labor in ACT elections, yet would change my voting preference if another party agreed to keep Dickson pool open.

I understand that the ACT Government are proposing a change to the Territory Plan that encompasses the Dickson Pool and surrounds.

I'm afraid that I missed the information session on Monday, but thought I'd take the opportunity to provide my input via email.

My concerns and feedback concern the Dickson Pool. This pool is like a second home for me and my family during the summer months, a feeling I know is shared by many people in Canberra. It is one of the few remaining outdoor pools with beautiful mature trees and grounds - a peaceful and friendly oasis for the community.

I would ask that any proposed change to the Territory Plan include provisions to ensure that Dickson Pool is protected from any form of redevelopment.

I wish to express my disapproval of the proposed changes to the Dickson pool site.

This site is where many families from around the area and further suburbs gather together on many days over the summer period.

I personally will meet up with families from my children's school at this location. The children and adults will swim and parents will quite often organise a BBQ dinner (fathers or mothers when not on holidays, meet at the pool after work). This happens regularly on the school holidays.

Further in the school community where my children attend; parents and children will arrange to meet at the pool after school. This happens from December to March.

Please do not make alterations or plan to demolish the Dickson Pool area.

I wish to support Dickson Pool remaining open.

The pool is beautiful, including its trees and grass surrounds. The grass and trees are cool and comfortable in the heat of the summer and especially preferred when compared to the stuffy and hot nature of indoor centres.

The pool is used almost every school day during Term 1 for swimming carnivals, including by the school my child attends – a huge number of schools will be disadvantaged by its redevelopment. An indoor swimming carnival does not have the carnival atmosphere – an important part of growing up in Australia and a fantastic memory for every child. The sense of community at an outdoor pool like Dickson must be treasured.

The Dickson Pool is a fantastic place for families to take children over the Summer vacation and on weekends during warmer months. Dickson pool has an excellent variety of options for all family members and is very reasonably priced, while also providing excellent summer swimming lessons for children to undertake during holiday times. Not all families are able to commit to expensive weekly swimming lessons at an indoor centre and my family (along with many others) utilise the Dickson holiday swim and survive program, because it is both affordable and enjoyable over the summer holidays. We spend every day there for two weeks doing both lessons and play. We visit at least 2-3 times per week in addition to a fortnight of swimming lessons over the summer months, after school or on weekends, to play and to meet family and friends (including organised events or birthday parties). Their grass, trees, bbq facilities and space mean we can spend the whole day! By no means would we be as comfortable in an indoor pool environment or have the same level of community and enjoyment. Their recently installed water play park is a huge hit with children of all ages and is an excellent way to introduce babies and toddlers to water play in a safe and enjoyable environment and over the winter months my children ask constantly when they will be able to go back to Dickson Pool.

Please do not close Dickson Pool!

I am a resident and rate payer inSt, Ainslie, and both I and my family are frequent users of the Dickson pool.

My two children learn to swim there each summer, and I and my wife swim often. We have used the pool frequently for the 15 years that we have been in Canberra. There are very few pools like it in Australia - one in North Adelaide, but none in Sydney, Melbourne, Hobart, Darwin or Perth. Its leafy and tranquil surrounds complement the excellent facilities, the superb water quality, and the ease of access.

I understand that there is a proposal to redevelop the pool and replace it with other facilities. I write to oppose this in the strongest possible terms. It is one of Canberra's gems, and must be supported for the enormous community enjoyment that it provides.

I have heard word that the site around Dickson Pool is being considered for redevelopment. Please plan for future community facility before cutting down more trees, creating concrete/brick heat sinks and/or removing one of the best oasis in Canberra Summertime.

Having lived in many other places it seems this city is overly concerned with big housing developers and car parks. (And the odd specific sporting field upgrade thrown in to support "active kids" - with huge car parks and no trees). Please leave our local regions accessible (by bike or foot) and available for public use: both incidental and planned. Public housing is an issue in Canberra but the cost of the rental market is the key, not more land grabs by developers.

Please keep our pool as it is; adjacent tree cover and all!

Dickson pool should not be closed to make way for housing. It is a community pool and its demise will put extra load on surrounding pools.

If you have a plan to re-build, please ensure it is replaced with a full 50 metre pool..

I refer to your letter of 11 August 2014. Thank you for the opportunity to respond. Please find following my comments.

Prior to the redevelopment of the site of Dickson Pool I would like to point out some of the services the site provides through my eyes.

Of course we can all see that it allows for swimming. But the site provides for so much more.

Dickson Pool equates to Canberra's premiere beach.

Dickson Pool is iconic. A comparison unfounded.

Dickson Pool is the space we meet for swim club, followed by pancakes, lazing in the sun after doing laps

Dickson Pool is where you park your pram as your baby falls asleep mesmerized by the leaves of the oaks above.

Dickson Pool is where, after all those years of sitting on duty watching your babies, you now sit under the trees as

your teenage children meet their mates on a hot summers day. So many of our kids have grown up with Dickson

Pool as their backyard. It has been a huge part of their upbringing.

At Dickson Pool you meet with friends and enjoy a picnic

Dickson Pool is where, on a hot summers day, you can refresh after work with a family gathering.

Dickson Pool is where you have the birthday party with a BBQ and cake between swims

Dickson Pool is where enjoyment of the sun on our backs happens, as laps are done after the long winter stuck inside

Dickson Pool is the safe place teens can meet and have healthy non drug and alcohol related fun.

Dickson Pool is where the game of soccer is played, between swims, under the trees.

Dickson Pool is laughing, screaming and relaxing for everyone.

What is the plan.... to build more apartments? Each block with their own pool. Making people less likely to meet and gather in communal areas. Remember the community feel. It's much better.

Dogs were considered as the new dog park was developed in O'Connor on a land area that seems similar to that of our pool site. Humans should be considered equally and our play spaces should be left alone.

Haven't we heard professionals for years say we need more green spaces and family fun and we are loosing this emphasis due to this proposal.

Remember guys, money doesn't bring happiness and selling our pool will not bring happiness to the council members who see development and a bucket of money on our Dickson Pool site.

There is no place in Canberra that provides these things provided at Dickson Pool. Dickson Pool is unique and essential and needs to be saved.

I attended the information centre at Majura Community Centre on Monday night last week. I have to first say that for me it was a waste of time. It was advertised as a drop in event between 5.30-7pm. I arrived a bit before 6pm & could not get near any of the maps or hear what people by them were saying – it was hopeless as a form of consultation & I left very cross that I'd gone out of my way on my way home from work on a wet night walking up to there from the bus without being able to get a clear sense of the situation or to give my views.

However, I would like to say that I am very concerned at the lack of any overall planning consultation with residents of this area. There seem to be many developments going on which cumulatively have considerable impact & which we are asked to respond to one at a time. This is not good planning. As one problem is solved, another is caused! I think it is time we had a proper community meeting with your department to assess the whole situation.

However, returning to Section 72 I would have to say that I consider it within a wider framework of the infrastructure, especially traffic, around the Dickson area, especially Cowper St, Antill St, Dickson Place, and in the summer the parking issues around the swimming pool that are leading to damage on the grass between it & Cowper St & the drain.

It seems clear to me that the streets around the proposed development are already above capacity & this was recognized in SMEC's 2012 report which related to upgrading of the shopping centre (before the Section 72 proposal was added)

The SMEC study says that the " indicative road hierarchy, based on predicted daily traffic volumes was also investigated. It was found that with the increased development in Dickson, a number of roads would be carrying substantially higher traffic volumes than is recommended for their hierarchy. These roads include:

- Cowper Street
- Challis Street
- Cape Street (including the extension)
- Badham Street
- Dickson Place

The predicted traffic volumes on these streets mean that on-street parking may not be appropriate. In addition, access and egress to and from developments may be impacted by the high volumes." (SMEC 2012:ppES2-3). Antill St is also at high capacity.

The shopping centre is about to be massively upgraded which will likely cause an increase in traffic to the shopping centre – which is being upgraded in the shopping centre hierarchy without consequential upgrading of the roads around it (as that would be hard to do given the space there). Instead the SMEC study suggests lots more traffic lights which will make it really slow to move around at all!

So we are already facing a looming problem (those of us living close by already experience this problem regularly – try getting off a bus in Cowper St & trying to cross the road in peak hour near Daramalan College or further along towards Majura Ave- you take your life in your hands!.)

I am also aware of the limitations of other infrastructure eg sewerage , which is old & was not built for the density of housing now being built. I am not opposed to a reasonable level of infill, but it must be carefully planned & must not exacerbate existing road problems. I agree that the Section 72 area could be nicer, could link better to the bike path & the shops, but I am very dubious about more residential housing & more traffic being generated around that already very overcrowded area. If it is to be spruced up a bit, some more recreational use would be desirable, not more housing.

I also trust that the trees to the north of the swimming pool along Antill St will now be given a reprieve and the old ACTAB area will be used for temporary car parking which the shopping centre is being “developed”. I gather that I was not alone in objecting to their removal to make way for a temporary car park.

Thanks for the opportunity to comment, but I would urge more significant and effective community consultation in the future. We live here; we know where the problems are. We have more knowledge than the expert reports you pay a mint for! We are not anti-some change and development. We just want it better planned.

As a footnote I see that the July 2014 Design Team traffic study about Woolley/Cape St (Block 31 Section 34) traffic has completely missed the fact that the most intense traffic & parking pressure around that area is at night & the area which is about to be developed is used as a major evening car park – where will those cars go at night when the new development occurs? There is already nowhere to park at night around there which is why that somewhat dark & dubious back area is used as a car park.! Just thought this was overlooked & is rather significant. Please pass this comment on to the relevant people.

The planning of Section 72 presents a one-off opportunity to develop Dickson Group Centre in a cohesive way rather than the developers having a field day to maximise profit - not that I believe profit should not be taken into consideration. I am one of the many who believes that a 'temporary' car park should not go ahead. While it was said that the existing facilities would remain, it appears that there has already been 'deals' done with some of the land...(?) Block 72 and indeed the Group Centre. What we really need is some proper community consultation, as the rezoning of this area would provide entrepreneurs with "open slather" on what has been zoning for accommodation and leisure. At risk would be ANCA, the tennis courts (club) and even the pool. Can I reiterate we need VISION and PROPOER consultation and open and transparent arrangements. Am wondering have you any 'plans' for the library and crowded medical centre?

I strongly object to the further erosion of community use in Section 72 by changing to use to CZ5. Development allowing residential accommodation, i.e. unit development further limits public and community use. The possible future linking of Hawdon St with Hawdon Place would adversely affect both Downer, Dickson and Ainslie residents with city bound rat running. It would also affect the parkland use on Hawdon St.

Watson Block 11 and 12 Section 74 and Block 2 Section 76
Proposed Territory Plan Variation

I will not support a change of zone from CZ6 to CZ5. There are no restrictions (rules) on building heights in CZ5 zones. There will be a requirement for a Development Control Plan which satisfies the National Capital Authority in a 200 metre buffer surrounding the Federal Highway.

RECOMMENDATIONS and CONCERNS

1. The blocks should be subdivided to retain CZ6 zoning in the 200 metre buffer next to the Federal Highway to preserve its use for entertainment, leisure and tourist accommodation.
2. To the southeast the land could be zoned from CZ6 to RZ4. This would allow for some buildings with a maximum height of 15.5 metres (generally three storeys) and could have a maximum plot ratio of 80%. This bulk would be more in keeping with the surrounding buildings and apartment complexes in Watson and prevent overshadowing of the existing two storey apartments to the southwest.
3. Is the 1300 dwelling limit in north Watson which was set in Territory Plan Variation 5 in 1994, and re-iterated in a Draft Master Plan for north Watson in 2003 intended to be breached with a revised omnibus Territory Plan in 2014? Major developers are certain to take advantage of a wholesale change of zoning to CZ5 and tender their

bids to achieve the maximum bulk allowed.

4. I am very concerned about the social consequences of higher density development in north Watson, including the social, environmental and economic consequences for our local schools, transport systems, community facilities and shopping centre. I note that there has been no mention in this proposal to categorically preserve any of this land for leisure facilities in Watson. Provision of land for leisure facilities never seems to be a priority of planners or at any stage of early consultation with the community. Rather the exercise is directed to revenue-raising.

5. The omnibus variation to the Territory Plan in 2008 introduced a change of zone in Braddon not proposed in the preliminary version for public consultation. What checks and balances are going to be provided to ensure that this does not happen again?

Dickson Section 72

Proposed Territory Plan Variation

I will not support a change of zone from CZ6 to CZ5. This precinct functions well in the zone allocated. Over time groups currently leasing public facilities will be 'rated out', 'congested out' and 'parked out' in a CZ5 zone as unleased land and leased land is developed with high rise buildings. The precinct services a wide compass of north Canberra residents. It is no secret that there is unmet demand for groups seeking access to lower-cost leisure facilities. The problem will be further exacerbated as the result of ongoing medium density residential development in Dickson, Downer and Watson and more generally in all of north Canberra. Scarce land in the CZ6 zone is becoming an endangered species. I note that there doesn't seem to be any desire on the part of ACT planners to plan for additional leisure facilities in Dickson, Downer and Watson or more widely in north Canberra. I am rather weary of the support given to revenue-raising residential development contrasted with the neglect of public goods and services.

Are you aware that a Draft Master Plan for north Watson was prepared in 2003? What do you mean by planning studies have commenced? Who is responsible for this process? Is it EDD or ESDD? What was the reason for early EDD involvement? I am well aware that the Territory Plan amendment will be an omnibus variation and that it will be presented to the community and the ACT assembly as a take it or leave it proposition. We could be going through the same process as in 2008 when the final omnibus variation included a zone change in Braddon which was not mentioned in a preliminary draft for community consultation. I am eager to see that this not happen again.

I am writing to voice my concerns regarding the proposed variation to the zoning of section 72 Dickson. I moved into the Dickson area around 2 years ago, and the first thing that struck me was the community nature of the area. My neighbours were engaging and involved in the community. I subsequently joined the Majura tennis club and found that the members were some of my neighbours, and have lived in the area for a number of years. Given the number of residential developments being undertaken in Dickson and Braddon west of Cowper street, and the potential for much more, I wonder at the need to allow for a greater number at the possible detriment of a local community centre. I understand the need for high density housing close to the city and see the advantages that a greater population brings, however, when the population is increasing surely there is a need for more community buildings not less.

The following is the response from the Downer Community Association(DCA) with regard to the proposed rezoning of Section 72 Dickson.

*The many proposals for redevelopment within Dickson will leave the suburb an urban waste land of high story apartment blocks and very little green space or community facility There is a strong concern that the government is seeking to maximise its financial return to the detriment of the amenity of the area's residents.

*It seems apparent that development in Dickson/Downer will be undertaken on a piecemeal basis with DAs yet to be submitted for public comment on the Coles/Doma site, the redevelopment of the Downer School site and whatever proposals will emerge from this rezoning. There are already DAs out there for the temporary car park on the corner of Cowper/Antill Streets and the redevelopment of the shop sites in Cape Street. All this activity makes it impossible for the local residents to form a holistic picture of what is proposed for our neighbourhood. The DCA is of the strong opinion that rezoning should not take place until a full traffic planning analysis and impact statement for the Dickson/Downer area considered as a single entity is finalised and delivered to public scrutiny.

*The DCA is concerned that public consultation appears to be very much a tick the boxes exercise. We would like to see positive evidence that the LDA is not only listening to the community's many concerns but acting positively on them

I was unable to attend the drop-in session on the 25th about the redevelopment of section 72 in Dickson. The information on the web suggests this is a minor amendment to allow residential development and that the pool is unaffected, however rumours at North Ainslie School suggest otherwise. Is there somewhere I can access more information? I certainly wouldn't like to see the pool go, but would welcome redevelopment that kept its lovely character but allowed year round swimming

I would like to voice my opposition in the strongest possible terms to any redevelopment that includes the removal of Dickson swimming pool. This is an amazing community resource and one of only a few outdoor pools in Canberra, and certainly the finest. Summers are not likely to get any cooler, making this an even more valuable space as we move into the future.

Any redevelopment that removes this unique and wonderful Canberra icon would be an appalling step backwards. Like many others who use this pool, I was not aware of the consultation process until recently since I do not live in the area. There are many of us who make the trip to Dickson in summer especially for the pool. The consolation, in this respect, runs the risk of being badly incomplete since the users of this facility cover a much wider than the area you have letterboxed.

Section 72 Dickson. It is possible that some residential could be suitable for this site. However the local community is looking for any changes on this site and others to be done within the context of an updated neighbourhood or precinct plan. Such planning would indicate that amount of land throughout the neighbourhood that could be available for future community facilities is not being reduced. With more residential allocations being made for Dickson - and that's a good thing - we need to ensure that there is a similar increase in the availability of community facilities. Similarly any developments in the neighbourhood should be enhancing, not reducing the green infrastructure. The number of trees on this site should be enhanced not reduced with each development. This site connects with the Dickson concrete drain or creek. As proposals are developed for this site, proposals should be developed to see the concrete drain removed alongside section 72 and to see a linear parkland and water way built to replace the former engineered concrete solution. In short, I consider the local residents are open for change, but they wish to be fully engaged with each and every change being proposed and over time wish to ensure a high level of amenity is maintained - this includes biodiversity - we must ensure we enhance the mix of trees, shrubs etc. Thanks for the chance to comment - keep up the good work.

I would like to comment on the proposed re-development of this site.

My children go to school in Dickson at Emmaus Christian School. We have spent all of our swimming carnivals at Dickson Pool as well as had swimming lessons. We also visit the pool in summer as a family.

The pool is a beautiful and affordable family outing location. Children these days are spending increasing amounts of time indoors playing video games and families are spending less time together.

I strongly oppose the pool being closed. It is one of the places that makes Dickson a nice place to live and visit. Please, let's keep Dickson pool open.

I wanted to express my concerns that there should be any redevelopment affecting the Dickson Pool, which I believe to be an iconic landmark in northern Canberra.

The large shady trees and open pool site are rare in the region and should be left alone for our children and their children to enjoy just as we did as children.

Any redevelopment of the site or destruction of the parkland and surrounding trees would be met I'm sure with substantial community distress and considerable opposition.

I would also like to express concern that the large trees that fringe the storm drain and generally abound in this section may be damaged in any way. The size of these trees should surely make them landmark features and their destruction would severely reduce the value, ambient temperature and beauty of the area.

To fill up this area is short-sighted. It has been expanding its buildings and will expand even faster as more people live in and around the Dickson shops. The people will increase the demand for services and Section72 is the best place to locate these services and buildings to accommodate them and staff.

Keep it as a RZ6 zone and for future use. A quick profit from building units is poor planning and the market is overstocked with this type of housing.

Thank you for the letter dated 11 August regarding the above development. I am unable to attend the community drop-in session 25 August. I would like to express concern re: community facilities such as the ANCA, swimming pool, tennis court, etc. being affected by the development.

Please keep us posted. Is there a newsletter being circulated or a website updated on regular basis re; the above.

Concern about proposal to remove 30-40 trees on the perimeter of the Dickson Swimming Pool for temporary parking.

Long term residents of Dickson, when purchasing our house were advised by planning authority that the area behind our house in Dumaresq St was dedicated 'green space', not subject to commercial development, but we have coped developments in the area.

The trees around the pool are the 'jewel in the crown' in the area designed by early Canberra planners. It is a dishonor to past architects and the idea of beauty to wantonly cut them down.

There are other options - the boarded up block on Antill St which for some unexplained reason has remained vacant for a number of years - surely this could be used as a temporary car park.

As I understand it, a large number of quite different parcels of land make up the proposed Omnibus variation. They differ in terms of location relative to public transport and the proposed light rail stations along Northbourne Av, and also in terms of their current use and zoning and the potential contribution they represent for advancing the government's compact sustainable city agenda.

Bundling the many different issues associated with disparate parcels into a single draft variation may unnecessarily

confuse and complicate the process, produce a burden to explain and justify in terms of an over-arching policy narrative and create a furore that is better avoided. For the sake of simplicity, I would strongly advocate that Section 72 Dickson be taken out of the Omnibus and that further work, analysis, visioning and consultation be carried out before proceeding with any rezoning. This would signal that the Directorates are listening and willing to take the time to do things properly rather than rush things through.

I have attended two consultation exercises (hosted by NCCC in Hackett and by the LDA at Majura Hall) and sought further information about the design studies underway for Section 72 Dickson, as this is a parcel that I feel strongly about and know particularly well. I have close associations with the Dickson Aquatic Centre, where my children learned to swim when they were little and where the Pool's managers generously agreed to let me organise community-building and fundraising events for local charities and community groups over a series of summers (the aquaCulture Nights). I visit the ANCA gallery regularly to view artists' exhibitions, and I walk and cycle past the Section at least 3 days a week on the way to the library, post office, bank, newsagency, supermarket, shops, places to eat and coffee shops that generate activity and friendly social interactions throughout the pedestrianised retail Core and on the western side of Badham Street. I also visit the Dickson wetlands daily and a few years ago unsuccessfully applied for a lease and grants to build a community garden between the wetlands and Majura Avenue. There may still be latent interest in a community garden combined with an adventure playground on that spot.

I should mention that as a resident planner, I have wondered for a very long time how one would re-design and improve the layout and functioning of Section 72. This is an unusual peninsular sandwiched between a major traffic artery and a quiet shady creek line, which suffers from a variety of internal structure, movement and parking problems that are not easily solved once buildings are in place. I would say that this Section has for too long been treated as a forgotten leftover on the fringe of the Core rather than as a well planned and valued community and recreation space.

It has been over 10 years since the Dickson Neighbourhood Plan 2003 identified this as the community facilities areas within neighbourhood precinct 5, the "Community Precinct". At that time, the land use policy was for Entertainment Accommodation and Leisure. When zones were introduced in 2008, this became a CZ6 zone which explicitly limited the intensity of higher order commercial uses and prohibited residential use. While it is unfortunate that a design study has taken this long, the fact that the LDA has assembled 3 blocks means there is suddenly a driving force and therefore a valuable opportunity to carefully examine how the precinct actually works and the needs it serves and could potentially serve in the longer term to benefit the wider community.

Given the circumstances, I personally believe there is a compelling case for sensitive handling. Section 72 has the potential to be a showcase redevelopment, if the community is genuinely engaged and given a partnership role in the planning. There are complex health and ageing needs in surrounding suburbs of Dickson and Downer and the inner North generally that could be much better met, and this precinct acts as a tranquil green peninsular, buffered from its surroundings by mature vegetation and edged by four very different types of land use, close to the main action but nevertheless distinct and separate. The presence of the landscaped oasis of the Dickson Pool, the newly resurfaced Majura Tennis Club, the attractively designed ANCA Gallery and studios and the range of services that run out of Majura Community Centre are all a bonus. The Kingdom Hall and nearby Baptist Church offer religious services, Dickson College runs a range of academic and vocational courses, and there is a wealth of public open space and walking trails close by to promote health and fitness and sustainable approaches to urban living.

The Dickson Master Plan 2011 and recent Precinct Code (Variation 311 gazetted in 2013) focused on the land west of Cowper Street on the basis that the Northbourne corridor should be consolidated and population density boosted within walking distance of high frequency public transport nodes. If the government now seeks to release further land for redevelopment east of Cowper, over 1km from a possible light rail station and outside the group centre boundary, it makes sense to review the overall planning for Dickson and devise a detailed broader strategic plan for the area as a whole that takes into account likely traffic flows, parking and population projections and integrates the planning for Section 72 into that.

Residential leaseholders to the south in Dickson and to the north in Downer plus existing leaseholders within the Section must be properly consulted as to height limits, plot ratios, setbacks and design standards and these will need to be incorporated into both a Precinct Code and an accompanying Estate Development Plan. There are real safety problems with this precinct at the moment that need to be considered, and any new development should take positive steps to design for safety, independent mobility and affordability rather than erect a walled and gated compound that risks isolating new residents. The four-storey Goodwin development in Ainslie may be a helpful model. The north-south link along Hawdon Street will need to be carefully designed if this is opened to through traffic, and the east-west pathway and creek corridor could potentially be enhanced with additional landscaping and by facilitating new uses or outdoor terraces oriented toward the creek that provide passive surveillance.

One of the major issues with redeveloping this peninsular will of course be traffic. The Dickson Precinct Code draws a boundary for the group centre along Cowper Street, so the CZ5 zone proposed would be immune to the usual planning controls such as height limits and plot ratio maximums unless either a revised or a new Precinct Code is prepared. As this entire area will be subject to much greater traffic volumes in a relatively short timeframe, there is a pressing need to examine and upgrade pedestrian and cycle infrastructure throughout the area and the

engineers' studies I have seen to date appear to grossly understate the impact that congestion and intersection delays will have on suburban streets and residents' capacity to move to places they need to go. Unless this redevelopment factors in realistic forecasts and proposes practical solutions that protect the amenity and viability of adjoining uses and significantly enhance the public realm in visible ways, there is a risk that public outrage over the transfer of public land to private ownership will continue to build, diverting resources, alienating support, stalling new private investment and delaying other initiatives.

Written comments – Watson

Solstice is where the planning was right - old trees intact, green space, multiple density housing. The Fair is where planning was wrong - single garages leaving people to park all over the streets, too high density, poor build. Learn from these two examples in Watson and get it right!

Additional traffic on Aspinall St, there would need to be roundabouts or other traffic measures to allow traffic from Majura Rise to exit onto Aspinall Street.

Need to ensure there is appropriate mix of public and private housing to avoid the "ghetto" and maintain the "good" community of north Watson.

Additional services such as doctors etc. would be needed to cater for increased population

Concerned about access road for Section 76, should be off Federal Hwy as Starlight Complex. Maximum height should be 2 storey. What, if any, will be the community contribution of the developer. Worried about influx of public housing and establish another housing commission slum as per Reid/Braddon.

Provision for local shop at North Watson should be investigated - Hackett and Watson IGAs already overtrading. Upgrades to pedestrian networks required

Need for parking to be adequately provided on development sites - major failure at the Fair development Interface between site 74 and Solstice needs to be sensitively managed - potential for anti-social activities and poor urban design outcomes.

Future bus service to Antill Street and connection with future light rail

Quality open spaces to retain existing trees and native vegetation, not just "trees growing out of concrete" in leftover locations

Focus on achieving high solar amenity - again a major failure of the Fair

Given other large scale residential developments proposed at Watson, thorough analysis of traffic/road infrastructure (Antill and Aspinall Sts) and its adequacy now and into the future should be considered.

Considering the current concept plan for rezoning of these large areas for medium density housing (which we understand is envisaged to comprise an integrated mixture of private and public housing) there will be an increase need for improved amenities and facilities for the growing diverse and concentrated local population.

As recent purchases of property and residents of "The Fair" my partner and I would like to see plans for future shops, community centres, playgrounds, childcare facilities, recreational centre as and the like in the area as well.

In particular, the area of section 76 and the (current undesignated) portion of section 74 on the corner of Federal Hwy and Antill Street we feel would be very suitable for future use as tasteful commercial areas supporting both visitors to Canberra (i.e. hotels, apartments) as well as the local community.

In all cases regard for open spaces, native and other vegetation and ease of access for both vehicles and residents should be considered.

While local stakeholders in this new community and effective 'suburb' will no doubt have many different perspectives, we note that many people at the LDA community function held on 25 August 14 were expressing the view that more local community facilities were (and will be) needed in the area.

Good opportunity to see/hear about plans.

For Watson, need to keep the remnant box gum trees

Need to include community facilities as Nth Watson grows e.g. childcare centre, public space, kids park, playground, post office, café etc.

Any residential to be environmentally OK, sustainable, not high rise, good use of solar, wetland etc.

Traffic on Aspinall Street is already very busy and the road itself narrow, extra residents entering Aspinall is my main concern. Need increased public transport to service needs.

I am very concerned with the following (particularly at block 76):

Percentage of public housing (too much? Already have a number of public flats and available affordable rentals)

Infrastructure: How will Aspinall St cope with heavy traffic, access to the site and general increase in traffic flow. I suggest access only from the highway. NOT Aspinall St

Built up multiple storeys. 3-4 levels is FAR TOO HIGH for suburban area. Will have huge impact on area - its aesthetic and lovely open family suburban feel.

I am very against building up this area in both increase in cheap rentals and in physical architecture. I am very wary of Watson being negatively affected by mass development of cheaper rentals and public housing. Ultimately

<p>decreasing the living conditions and the family, suburban environment that makes it what it is. As a community, we will not support ANY development that condones the above actions.</p>
<p>Need more public transport to area. Roads in and out would need to be improved. Long way to shops Need green space amongst housing, small park, community area.</p>
<p>Watson s76 is currently regularly inhabited by a mob of kangaroos. I would prefer this particular urban wildlife to be supported. A change in usage to an official reserve or park, for say, half the section, could achieve this. The LDA's Indicative Development does not provide for this (the kangaroos access section 76 from Aspinall St, not far from the Federal Highway)</p> <p>In regards to s74, with a growing population in North Watson, the 39 Bus is not great compared to a 200 express, especially on weekends and evenings. It could be better to reroute the 200 to come down the Federal Hwy side of EPIC, perhaps via the Old Well Station Rd, which would also be useful for Farmers Market.</p>
<p>I have heard a rumour that the blocks in North Watson (Block 11 and 12 Section 74 and Block 2 Section 76) are planned to house public housing tenants from the Northbourne Ave flats and other public housing locations. Is this correct? If so, isn't this going against the territory plan of interspersing public housing tenants within the suburbs? One of our neighbours is a public housing tenant, and that is fine with us, but I would not want to see a ghetto type situation occurring like they have in some areas of Sydney - it doesn't benefit anyone.</p>
<p>I received a letter regarding the proposed development of Section 72 Dickson and Sections 74 and 75 Watson. The letter stated that further information was available on the website at www.economicdevelopment.act.gov.au. This website "could not be displayed". As this website was not available I attempted to find further information through the Directorates Community Engagement webpage. No information could be obtained. Please ensure that your communication to the community is correct and update the website to include current information.</p>
<p>I received an invitation in the mail today for the Information Session.</p> <p>I will be unable to attend this session, however am interested in any outcomes. Would you be able to send me a copy of the minutes?</p> <p>Also, would you be able to tell me when blocks/house and land packages will be available?</p> <p>Do you have any information on the Watson Block 9 Section 64 - when will that be available for purchase?</p>
<p>I wish to register my concern at the proposed concentrated public housing development for North Watson. I believe it is inappropriate to put such a high density of public housing in North Watson. Higher crime rates, loss of community amenity are just some of the problems. Northbourne Avenue sites are more appropriate as they are closer to large shopping centres, police station, more public transport. I strongly object to the proposed development.</p>
<p>I was unable to attend the Community drop in session between 5.30 and 7pm on Monday 25 August (held at the Majura Community Centre), and am writing as I would like to know more about the proposed land release/site usage variations planned for Section 72 Dickson, Sections 74 and 76 Watson</p> <p>I am particularly concerned about the reference in the attached letter to 'the revitalization of the public housing portfolio' and am requesting further details about how this might impact on Sections 74 and 76 in Watson.</p> <p>I purchased my current property in Watson in 2009. Part of my decision to purchase was based on its distance from the current public housing in Watson. Prior to this I lived as an owner occupier of a unit in Braddon, in a complex that was built close to public housing, and as a result experienced crime with break ins and car thefts, and witnessed domestic violence play out in the adjacent public housing dwellings.</p> <p>I now have a young family and the proposed land release so close to our current home is of great concern to me. Thank you for your consideration of my email, and I look forward to hearing from you with more details in due course.</p>
<p>I do not agree to the proposed development on these lands because of the imminent increase to the already very heavy traffic flow from Gungahlin. Besides, what we need here are more parkland and recreation area.</p>
<p>These sites do not need to be developed. The area already has enough housing, What about parkland?</p>
<p>To whom it may concern, These sites do not need to be developed. The area already has enough housing it is getting to dense with houses. What about parkland?</p>
<p>Thank you for the opportunity to attend the information session held on Monday 25 August to understand the existing site and potential future developments as a result of the proposed change to the Territory Plan for regarding Block 2 Section 76 Watson, Block 11 Section 74 Watson and Block 12 Section 74 Watson. Whilst I support the concept of medium / high density infill and the 'salt and pepper approach to public housing I am concerned that given the numbers of residences proposed there is little in the way of public amenity, retail and transport infrastructure being proposed or even indicated. The Watson Shops are about 1.4 kilometres away. The ACT GOV PUBLIC HOUSING ASSET MANAGEMENT STRATEGY 2012 – 2017 published in 2012 refers to 200 metres from a local, group or town centre, or educational facility as one of its performance indicators for its rejuvenation of public housing stock. These locations in Watson do not meet that criteria. Given the numbers and density of residences proposed further consideration needs to be given to transport and amenity infrastructure including shared public spaces. There is no evidence of these aspects of any development being considered to date. We would like to see this as these ideas develop.</p>

My query around the apparent lack of comment on display at the community consultation night around provision of public amenity, retail and transport infrastructure to support the proposed developments was not addressed. As I indicated I support the government's 'salt and pepper' approach to public housing and your response seemed to be more defensive on this issue than it needed to be.

Has any consideration been given to public amenity, retail and transport infrastructure to support the proposed developments?

Section 76: as this site is not within close proximity to a suburb centre or existing commercial facilities, the proposed scale of development is the primary topic of my comments (To expand upon comments overleaf, in the site plan sketch provided for display on the 25th of August at the drop in session, medium to high density development was proposed at the northern and southern ends of the site with separate dwellings proposed in the centre. While most of the proposal seems complimentary to the long term development of North Watson, the southern end of the site plan suggests an urban planning language similar to the CZ5 zones along the eastern edge of Bruce, without the supporting amenity of commercial, hospital, sporting facilities and a large university. Part 3 of the comments below are of most concern;

1. The lower scale dwellings proposed for the centre of the block are of complimentary and consistent scale with North Watson, assuming there is not a high volume of public housing proposed, rather, a mix. It is assumed the indicative scale is similar to the nearby separately titled Majura Rise terrace house development on either side of Mabel Miller Lane. This has proved to be successful at maintaining the quality of an Inner North residential development while responsibly addressing an increased demand for efficient land use in the Central Canberra district. Remoteness from suburb centres for this scale of development is acceptable in Canberra's context.

2. Taller building volumes at the northern end of Block 76 are to be expected due to their proximity to and need to address the Federal Highway, however, their remote proximity from public transport and employment opportunities would make for a socially unhealthy and isolated environment for large scale public housing.

3. The residences at the southern end of the site are at odds with the scale of development the southern side of Aspinall Street. The existing streetscape is equal to an RZ1 area while an intensity of CZ5 is proposed immediately adjacent. If CZ5 is required, amenity should be provided to enhance the adjacent existing housing which will not be achieved with residential-only blocks, especially large scale public housing. Being a fringe development, if the southern end of the site cannot support new amenity, what justification is there for medium to high density which relies so heavily upon it?

The development of medium to higher density developments should be approached in an environmentally sustainable way by being located within close walking distance to supporting facilities.

If more of these large CZ6 sites are to be rezoned, their suitability for future educational or healthcare facilities should be investigated due to their complimentary proximity to existing residential areas, rather than being used as an opportunity to offset growing population by creating density away from commercial centres.

I wish to express my concern at the suggested development proposal for the Watson sites 74 and 76 for concentrated public housing. I am happy to share Watson with public tenants as part of the community not as mass relocation in one poorly located site. The sites are a long walk to public facilities, shops, libraries and jobs. There are limited public transport options.

I would like a more considered approach to public housing; integrating smaller groups of public tenants into existing communities all over Canberra, with access to services, transport and shops.

I would hope you seriously reconsider North Watson as a location for public housing for the following reasons. There is limited public transport to the area and the shops are not within easy walking distance, that is walking distance carrying even small amounts of shopping so every trip would require a bus ticket even to get milk or bread adding additional expenses. You would be placing the most disadvantaged people in a isolated location.

There is limited medical facilities, already there is a delay in getting an appointment with the Doctor located at Watson shops so additional residents in the area there would place further demands on appointments.

There is no local police station, and as much as we all hate to state it public housing has a very bad reputation for increased crime.

This is a quite neighbourhood, and there is no activities in this area, no library, the bus only goes to Dickson for an interchange and the connections are usually poor, or directly to Civic. North Watson would be placing public housing on the outskirts of town isolating people who cannot afford a bus ticket every time they want to go out.

Watson has a very small shopping centre, there would be a high impact of public housing tenants "hanging out" around the shops as you see them at Dickson. Some of these people can be quite intimidating. There is limited shopping options at Watson shops.

I have worked with the NSW Department of Housing and have first-hand experience of the environment created in public housing areas. Apart from when Summernats is on, North Watson is a quiet and safe area, and public housing would threaten this

I am just thinking of Summernats, when even going to the letterbox on Aspinall Street I have received unwelcomed and uncourageous rude comments from drunks walking from Summernats to Carotel. How will the public housing folk deal with this kind of thing, turn their back or arch up?

Any housing developments along Aspinall Street or on the Federal Highway would need to have traffic control measures included in their planning for Aspinall Street, which is already a busy road during peak hours and on

<p>weekends. The street is already used as a drag way by some drivers and most if not all drivers do not adhere to the 50k speed limit sign posted near the intersection with Sterling Avenue. There is limited on street parking so many people park on the foot paths and do not take care when driving back onto the road, this has already caused issues along Aspinall Street.</p> <p>I would hope you have visited The Fair on a weekend and seen all the cars parked on the footpath, this is a very ugly subdivision, clearly not enough consideration was made for parking or for walking around this area and I would hope this mistake is not repeated.</p>
<p>Attended the drop-in session on 25 August 2014. Given the early stage of the process there was little information on timeframes, number of dwellings, type of dwellings, dwelling heights, overall population, amenities/facilities, or weather there would be bulk public housing. While this is understandable, I would appreciate information on the above as it is proposed and the opportunity to comment regarding public housing (territory wide) I would prefer integrated public housing rather than separate blocks as has been done in the past. Also given the Watson population increase, Would this support a rapid bus from (north) Watson into the City?</p>
<p>Watson s74 and s76 no need for zone change, leave alone. Dickson s72 No need for zone change, leave alone. No useful information given. Real intentions kept secret. Canberra using all its green space, will soon be a concrete jungle</p>
<p>Hard to consider one site out of context, should include information across the whole suburb. For example, should include information on Downer. Waste of time this evening, too hard to hear, should be a proper presentation.</p>
<p>Very concerned about green belt between Dickson Pool and Antill Street being removed and trees taken out. This would greatly reduce the amenity of Dickson Pool and reduce the buffer between the often heavy traffic (car exhaust) on Antill Street and the pool area. Also concerned about the inclusion of car park east of the pool being included in the rezoning area. There is no guarantee that free 2hr parking would be available during times of heavy pool use. Also concerned about Watson rezoning. Traffic on Knox street is already too heavy and fast because people from north Watson drive to Watson shops. If this area is rezoned, it should have its own shopping centre and community focus. Finally Majura Primary would be unable to sustain substantial increase in numbers as it is already bursting at the seams.</p>
<p>Watson - I live there because of the access to natural bush, please preserve EEC integrity as part of this development. ALSO - I hope a village/shops is part of any further multistorey development - more people walking rather than relying on cars as is happening because no shops are part of North Watson development.</p> <p>Dickson - I am a member of the Dickson swim club and I am ecstatic that the pool and oval and wetlands and shops are existing 'precincts' and destinations. The pool is a fabulous asset for North Canberra, Belconnen and Gungahlin. Not sure why 2-3 supermarkets are required. Always design for active travel please, FIRST, walking and bike and public transport - to encourage that over cars.</p>
<p>I expected at this stage of planning to have a proposal of 'density' in a visual form. The existing level of density in Tay Street built by Village Building is too dense, especially in environmentally sensitive area located next to pristine bushland. The presentation of Aspinall street opposite new Watson is an ongoing "for sale/for lease" signs by R/E agents! This is a common area and if repeated on the new blocks to be built on it doesn't give a very welcome entrance into the National Capital!!</p> <p>Car parking and rampant signage need to be planned especially as the entry into Canberra by visitors and locals alike.</p>
<p>These suburbs are subject to a great deal of infill. The population is growing steadily. I support this but the government needs to recognise and make provision for increased community facilities not fewer. By changing the zoning for community to residential you are deliberately undermining private business developments for community resources and encouraging sale of the land for housing and make it impossible for new clubs, churches, and sports to meet social needs. You are changing the community into a housing desert.</p>
<p>Very concerned about type and style of development, need to retain (a) community facilities and (b) safe family neighbourhoods. Relieved to see Dickson Pool untouched.</p>
<p>Watson - I accept that development of sections 74 and 76 is more or less inevitable, and that their location means that any development is most likely going to in keeping with nearby areas i.e. medium density housing.</p> <p>Dickson - But section 72, while it holds obvious attraction for developers, is a perfect location for much needed inner north community facilities and amenities. It would be a terrible shame to abandon responsibility for deciding how the area should be used under the pretext of letting the market decide, when we already know what the market will put here - still more units and townhouses! Consequently, I strongly believe zoning should not be opened up to the extent that the area could become just one more tract of profit-making residential development, at the expense of the community amenity.</p>
<p>I'm interested to hear and read about your plans for development which is no doubt necessary but am concerned that perfectly healthy trees will be removed, in the process.</p>
<p>Concerned about loss of trees on the Antill Street side of Dickson Pool, taking out trees for car parking is environmentally short sighted. I request that any development is sympathetic to the existing area and all trees are preserved, in particular the trees to the south side of section 72 Dickson beside the storm water drain, the trees will create a buffer both visually and noise for Dumaresq Street residents.</p>

Community consultation in the Watson area has been a joke and a "tick box" exercise to date. North Watson has been allowed to develop with no community facilities (apart from one tiny sub-standard box passed off as a community centre in north north Watson) and consultation results are not transparent and most community members are cynical and feel "why bother". Real open green spaces (not just a few trees or between some 3-4 storey buildings) and buildings where community members can congregate are essential and long overdue already, yet this has been ignored to date.

Majura primary is under intense pressure with the playground a dustbowl due to so many students. There is seldom parking at the Watson shops and this is before a whole new swathe of 3-4 storey buildings housing even more families. As for taking out big trees - at least protect the Watson Aspinall St and Dickson street scapes. I think Watson zoning for "Leisure/ Accommodation" facilities - if you add community facilities to that - would be great. Put something special on the entrance to Canberra that existing residents can use as well, not just pack in even more residents with nowhere local to go. Put in a park.

Also Aspinall St is a nightmare in the mornings with rural NSW residents using it to hotels, shortcut Northbourne traffic. Imagine what shops a few more hundred/thousand residents will do to it.

With the transparency - I challenge the ACT Government to put verbatim all the comments that have been received at these consultations up on your website.

For common courtesy, you should also insist that all ACT Government reps have names and agency identification clearly visible.

Also, there is seriously a lack on info available, and it seems so much like a forgone conclusion that it will all be sold off to developers to make their bucks out of cheap sub-standard housing (and I know because I bought off the plan in North Watson).

An earlier lead time for genuine community consultation would have been a better approach.

3-4 storeys is TOO high, out of character with surrounding 2 storeys opposite/ adjacent to s76 Watson.

Concern re cutting down significant old trees for temporary car park.

concerned about 25 yrs of consultation for Dickson, Watson and Downer but little is reflected about how community views are taken on-board.

People cynical on consultation process - consultation just a process

Nowhere for community to meet. From school north, there is no community space for the community to congregate. Developers should be made to build community infrastructure - there is nothing in North North Watson. Not against infill, but community spaces need to be created.

Regretfully I was unable to attend the Community Drop-in Session on the above subject, held on 25 August 2014. I hope it was successful.

I would, however, like to offer some comments on the further development of these sites: Dickson – Section 72 I am a Watson resident living in public housing and a previous resident of Downer and have lived in the area for over 50 years.

I believe it is important to maintain the "liveability" and facility of the Dickson area. The Section noted for further development is on the main alternative route into Canberra and offers visitors and residents a look at the aesthetics and planning of our city. Whilst Antill Street is named a "street" it one of the few Avenue-style streets in the inner north. I believe it is imperative to maintain the wide open aspects of this Street. When driving west, Black Mountain dominates with a glimpse of the Brindabella in the distance; when driving east the impressive Mount Majura is clearly visible. The mature trees, including the prunus and gums, lining the boundary of the site should be maintained.

I believe redevelopment of the area should maintain the setback from the street that currently exists, with single level or two-storey buildings fronting Antill Street and, if necessary, three story buildings further back. I do not believe anything higher than four stories should be built. This would allow for north facing buildings with no overshadowing from higher buildings. There is a wonderful example of architectural excellence at 87 Antill Street, where eight two-storey units have been built on a suburban block (with underground parking). These Units, whilst modern in appearance, are not dissimilar to adjoining two-storey semi-detached homes. I actually stopped on one occasion to offer my congratulations to the builder and architect on such a sensitive and attractive redevelopment. This is the best example of redevelopment I have seen in this city. I believe it is important to maintain the character of suburbs.

There needs to be very focused consideration given to access to the site as Cowper Street is an extremely busy thoroughfare and only a two-way traffic flow. Infrastructure such as this should be established before any further building work is undertaken on the site.

I would not like to see the Swimming Pool demolished (I would know if this was the case had I attended the session, but just in case). The access road into the Pool area could be developed as an alternative route into the Site.

It is important to develop a diverse range of accommodation and I was interested to note in the first paragraph of your letter that the project supports the "...revitalisation of the public housing portfolio". This is an ideal location to build public housing properties, particularly Older Persons Units, being close to bus routes, medical facilities and a shopping centre.

Sections 74 and 76 Watson

Most of my comments on the Dickson Site are applicable to this variation also. I believe that a “wall of glass” is not an attractive entrance to our City and we should be mindful of the impact on visitors and careful not to become “like any other city”. Again, maintaining the set back from this major road is important and keeping buildings low on the Federal Highway frontage will maintain access to the northerly aspect whilst not overshadowing buildings further back. An excellent example of this is the major intersection on Northbourne Avenue where four suburbs (Dickson/Braddon and Turner/O'Connor) meet on the Macarthur/Ainslie Avenues. The lower height buildings backed by taller office blocks are well set back from the intersection and it makes for an attractive, though well-developed intersection.

General

If there is an intention of redeveloping these sites with high density Unit blocks, it is important that there is ample parkland available to residents. Otherwise the diversity of redevelopment will be lost – I cannot imagine raising children in an area where there is no safe playing facilities, nor can I imagine living, as an older person, in an area where I am unable to walk or sit in a park. Four stories is a livable height using stairs.

I thank you for the opportunity to make comment on the Variations.

I have heard a rumour that the blocks in North Watson (Block 11 and 12 Section 74 and Block 2 Section 76) are planned to house public housing tenants from the Northbourne Ave flats and other public housing locations. Is this correct? If so, isn't this going against the territory plan of interspersing public housing tenants within the suburbs? One of our neighbours is a public housing tenant, and that is fine with us, but I would not want to see a ghetto type situation occurring like they have in some areas of Sydney - it doesn't benefit anyone.

In reference to Sections 74 and 76, what are the proposed plans for the redevelopment specifically. The website (below) does not tell me too much. Will the land be released to developers for more apartments/townhouse? Will the ACT Government build housing for relocated commission housing residents.

I understand that the public comment period on the proposal to close the main car park(s) in Dickson Shops and construct a temporary car park behind Dickson Swimming Pool has now closed. If this is the case, I would like to register my disappointment at the lack of notice. I am concerned because Dickson is my local shopping centre, and Antill and Cowper Streets my main egress from Downer. The removal of some well-established trees for a proposed temporary car park is a waste; the proposal will only deliver half the parking spaces to be removed from the shopping centre, and its use will add impossible traffic to Antill St. The pedestrian access to Dickson Shops will make travel down Cowper St impossible. I suggest that an alternative strategy be developed.

Watson Block 11 and 12 Section 74 and Block 2 Section 76 Proposed Territory Plan Variation

I will not support a change of zone from CZ6 to CZ5. There are no restrictions (rules) on building heights in CZ5 zones. There will be a requirement for a Development Control Plan which satisfies the National Capital Authority in a 200 metre buffer surrounding the Federal Highway.

RECOMMENDATIONS and CONCERNS

1. The blocks should be subdivided to retain CZ6 zoning in the 200 metre buffer next to the Federal Highway to preserve its use for entertainment, leisure and tourist accommodation.
2. To the southeast the land could be zoned from CZ6 to RZ4. This would allow for some buildings with a maximum height of 15.5 metres (generally three storeys) and could have a maximum plot ratio of 80%. This bulk would be more in keeping with the surrounding buildings and apartment complexes in Watson and prevent overshadowing of the existing two storey apartments to the southwest.
3. Is the 1300 dwelling limit in north Watson which was set in Territory Plan Variation 5 in 1994, and re-iterated in a Draft Master Plan for north Watson in 2003 intended to be breached with a revised omnibus Territory Plan in 2014? Major developers are certain to take advantage of a wholesale change of zoning to CZ5 and tender their bids to achieve the maximum bulk allowed.
4. I am very concerned about the social consequences of higher density development in north Watson, including the social, environmental and economic consequences for our local schools, transport systems, community facilities and shopping centre. I note that there has been no mention in this proposal to categorically preserve any of this land for leisure facilities in Watson. Provision of land for leisure facilities never seems to be a priority of planners or at any stage of early consultation with the community. Rather the exercise is directed to revenue-raising.
5. The omnibus variation to the Territory Plan in 2008 introduced a change of zone in Braddon not proposed in the preliminary version for public consultation. What checks and balances are going to be provided to ensure that this does not happen again?

Dickson Section 72

Proposed Territory Plan Variation

I will not support a change of zone from CZ6 to CZ5. This precinct functions well in the zone allocated. Over time groups currently leasing public facilities will be 'rated out', 'congested out' and 'parked out' in a CZ5 zone as unleased land and leased land is developed with high rise buildings. The precinct services a wide compass of north Canberra residents. It is no secret that there is unmet demand for groups seeking access to lower-cost leisure facilities. The problem will be further exacerbated as the result of ongoing medium density residential development in Dickson, Downer and Watson and more generally in all of north Canberra. Scarce land in the CZ6 zone is becoming an endangered species. I note that there doesn't seem to be any desire on the part of ACT planners to

plan for additional leisure facilities in Dickson, Downer and Watson or more widely in north Canberra. I am rather weary of the support given to revenue-raising residential development contrasted with the neglect of public goods and services.

Are you aware that a Draft Master Plan for north Watson was prepared in 2003? What do you mean by planning studies have commenced? Who is responsible for this process? Is it EDD or ESDD? What was the reason for early EDD involvement? I am well aware that the Territory Plan amendment will be an omnibus variation and that it will be presented to the community and the ACT assembly as a take it or leave it proposition. We could be going through the same process as in 2008 when the final omnibus variation included a zone change in Braddon which was not mentioned in a preliminary draft for community consultation. I am eager to see that this not happen again.

The Starlight Owners Corporation Executive Committee (SOCEC) represents over 140 unit holders in the Starlight Apartments at 20 Federal Hwy Watson. We have met and discussed the initial community drop in session to understand the existing site and potential future developments for Section 76 (and to a lesser extent Section 74) in Watson. Thank you for the opportunity to provide very early initial comments before formal consultation processes commence.

We believe initial concerns and issues for the ACT Government to consider in Watson are as follows:

1) The complete lack of amenities in the northern part of Watson (in particular shops, but also sporting facilities, parkland/recreation, child care facilities and the like). The nearest local shops are in Knox St Watson, which owing to the unusually large size of the suburb, are several kilometres from the newer residential developments, driving rather than walking distance. Perhaps the return of the refurbished Starlight sign adjacent to its original site could be incorporated in some kind of community facility or purposes on Section 76.

2) Staging of development in consideration of the residential supply and demand situation. Currently, property prices in the ACT are depressed - in some cases at levels or below where they were 5 years ago, with some owners even in a state of negative equity. This is particularly the case with medium to high density housing such as apartments. The ACT Government should consider the impact of the scale of land release projects and housing developments on existing property owners/ratepayers, and in light of reduced returns the ACT itself would receive by flooding supply. Timing should also take into consideration the development of Kenny and the remainder of nearby Gungahlin, eg Harrison/Franklin.

3) Traffic. Traffic to and from Gungahlin often takes short cuts through Watson, notably at Well Station Rd (Farmers Market parking turnoff) which often has dangerous queuing and turning across paths in peak periods, which is directly across from where Starlight and neighbouring housing complexes exit on to the Federal Highway. Drivers also take short cuts and practice 'rat running' through Antill, Aspinall and Knox Streets. Any additional development of residential properties in the Watson area should take full consideration of the capacity of existing roads and intersections, many of which are at capacity and not built/designed to carry major traffic volume. These problems are exacerbated during Summerfests and major events at EPIC when even greater pressure is placed on surrounding streets.

4) Transport. There is currently only one limited bus service (39) along Aspinall St Watson, otherwise residents need to walk 15-20min to EPIC to catch Gungahlin services. The light rail will divert away from Watson at Mitchell and so will not service most Watson residents.

4) Balanced, sustainable, sensible development. We accept that not all land can remain vacant forever. However further residential development should be more along the lines of the Solstice Apartments (spacious and in sympathy with the surrounding environment), rather than some other developments in North Canberra that have sought to jam in 'cheek by jowl' as many apartments in as small a space as possible.

The Federal Highway also forms the entranceway to Canberra, continuous with Northbourne Ave, so should be spared from "ugly" commercial development.

We note the Directorate's advice that formal consultation will occur as part of the usual Territory Plan amendment process to be undertaken by the Planning Authority. As such these comments should be taken as early input in the absence of further detail and guidelines on the development framework, limitations and forward planning for the northern part of Watson.

I would like to know exactly what type of housing is proposed for Block 2 Section 76 Watson, specifically how many residences will be on the block, how many stories. Will entry and egress be onto Aspinall Street?

Watson Block 11 and 12 Section 74 and Block 2 Section 76 Proposed Territory Plan Variation

The Watson Community Association (WCA) will not support the proposed change of land use from CZ6 to CZ5.

There are no restrictions (rules) on building heights in the CZ5 zone. The WCA notes that there will be a requirement for a Development Control Plan which satisfies the National Capital Authority in a 200 metre buffer surrounding the Federal Highway which could impact on the scale of the development.

COMMENTS

1. The Majura Primary School was reputed to be at 88% capacity in 2013 and projected to be at full capacity in 2017. How does the ACT government intend to provide additional primary and secondary school places for the additional school-aged students in north Watson?

2. The service station site at the Watson shops is currently being re-developed. The original development

application was estimated to have a shortfall of 60 car park spaces. What impact will the additional developments in north Watson have on parking at the Watson shopping centre? What measures would the ACT government take to reduce the pressure surrounding the Watson shops during the school hour set down and pick up peak times, and again at lunchtime? When does the ACT government intend to provide a Master Plan for the core area surrounding the Watson shops?

3. There will be a medium to high density residential development consisting of 80 to 110 dwellings erected on Block 9 Section 64 in north Watson. These developments together will have considerable impacts on our educational facilities, traffic, parking, local shopping precinct and public places like the Stirling Avenue dog-off-leash area and Justice Robert Hope Park.

RECOMMENDATION

1. The Watson Community Association (WCA) would support a zone change of these parcels of land from CZ6 to RZ4. This would allow for some buildings with a maximum height of 15.5 metres (generally three storeys) and have a maximum plot ratio of 80%. This bulk would be more in keeping with the surrounding buildings and apartment complexes in Watson and prevent overshadowing of the existing two storey apartments to the southwest.

2. The WCA recommends that the ACT government provide a Master Plan for the core area surrounding the Watson shops.

3. If workable solutions to the problems with educational facilities and congestion at the shops cannot be found, we recommend that this development be significantly scaled back or delayed. We don't want to be caught up in a situation where solutions have to be found after residential developments have been completed.

The plans suggest high density housing up to 4 storeys high - this is not what is needed in this area. Low density housing is required for families and the elderly ie family friendly not investor friendly. We do not need more traffic in the area we need open spaces, bike paths, parks, some housing eg 2 bed townhouses with courtyards that will suit the elderly or family housing (3-4 bed detached or semi-detached houses).

The proposed units on the plans are not suitable for families, single parent families or the elderly. They are more suitable to students and young professionals. Attracting high density housing have to consider the usage, amenities, space in local schools.

Have you considered shops and small businesses in this area? An option would be to have more facilities in the inner, outer North.

I just feel the last thing we need is high density housing that is not suitable for families or the elderly with no additional infrastructure and amenities such as parks and shops to boost the living.

I am particularly interested as we own our property on Aspinall St so the future development of the area is important to us.

Your letter says the proposed variations "support the Government's land release programs and the revitalisation of the public housing portfolio". Could you please provide some further information on what the proposed plans are for these Sections in Watson? E.g. Is it proposed to release both Sections to developers for a) the construction of further medium-density dwellings, or b) for public housing, or c) for a mix of both? When is the variation for these zoning changes expected to be consulted on publicly, and when are the changes expected to take effect? What is the expected timeframe for the Omnibus TPV to be consolidated and approved?

I would be grateful if you could provide me some further detail about this

Much of what I suggest re s74 developments also applies to the smaller (but still large block s76).

Aspinall Street carries heavy traffic and as a bus route with many apartments nearby needs to be widened and have a safe bike path, footpath, pram path. The present road is too narrow and dangerous.

Drainage is a major problem around B2/76, both north and south frontages.

As many of the larger trees should be kept.

Vehicle entries will need to separate from the Highway and Aspinall Street. (Like the "Starlight" entrance on Fed Hwy, but not like the current entrances off Aspinall Street which are dangerous from a narrow road.)

The block needs good safe walking/cycling paths internally, speed humps etc.

As with s74 some open space and recreation area (basketball court, vegie garden, lawn for soccer/badminton or some such) could help community feeling develop.

Again, with nature reserves nearby, there should be a ban on cats and (for the humans in the area) preferably a ban on dogs (even though I love them)

Again, I would argue that a 2 storey limit would increase sunshine and improve peoples 'lifestyles'.

Visitor parking is an absolute necessity, off road of cause.

If developers are required to have such positive features, this project will become a 'desirable residence' of increasing value - plus for government, developers and owners.

I live at the "Solstice" complex (south of/next to) Bloc 11 section 74, which is quite successful but could be improved the next time land is released (as Commercial, Leisure and Accom & Residential).

Both Federal Highway and Antill Str are speedways and the intersection of these two is very dangerous. New roundabouts needed at Zelling St, speed amelioration (traffic slowing) also for B2/s76 and for Kenny - opposite s74

Separation of main Fed Hwy and entrances to new businesses along the Federal Highway.

Proper footpaths/bike paths/walking paths along those roads. Many young parents walking prams, toddlers and young cyclists (learners) in area.

Speed humps mandatory in internal roads.

Recreation area eg Basketball court and or tennis as well as open grassed area for R&R.

Keep large heritage value trees (except sick ones)

Ideally, a small communal vegie garden (tennis court size).

2 storey height limitation - preferably also for motel on Highway frontage.

Ban on cats because of nature reserve on Antill street - as at Forde (Gungahlin). Preferably a ban on dogs in apartments - which can be noisy and distressing to some people in Solstice.

Drainage form B12/s74 will be a major problem especially along Western (Zelling St) edge, but not along the southern boundary which is uphill. The big drain across the Fed H'way on NW corner currently leads nowhere, I am told, so there will be some major engineering impacting Kenny.

Every effort should be made to encourage Aust Post to put a red letter box near Antill/Aspinall Sts corner - about 420 residences already in the area. Some people want shops on B10/74.

The aim should be, I believe, to create a pleasant community environment for residents not just make money for developers and the government. Good planning can do that: all can win

I hope this is of some use.

An afterthought - as in "Solstice" - Visitor parking is essential in any medium density housing.

Attachment 2

Submission Summaries

Submission 1 – Corporation 1

- The Watson Precinct Code has an overlay that allows Resident Uses as a merit track DA over selected CZ6 zoned lands;
 - The North Watson Structure Plan identifies land subject to the Future Urban Area overlay which is land identified as being suitable for residential uses.
 - We believe the Watson Precinct Code is inconsistent with the North Watson Structure Plan.
 - The proposed Territory Plan Variation only goes part way to rectifying this inconsistency.
 - There are no clear strategic reasons, as to why some blocks within this North Watson locality would be rezoned, and/or have specific overlays applied and not others.
 - As such, we request that you consider incorporating the existing merit track overlay applied to the Watson Precinct Map to include at minimum Blocks 3 and 4 of Section 95 Watson.
 - Consideration may be given to those remaining blocks subject to the Structure Plan FUA overlay that will remain consistent by virtue of their rezoning or absence from the Precinct Code merit track overlay.
 - We believe that a consistent approach of the application of planning measures for the locality should be adopted and could be achieved in part by this TPV.
-

Submission 2 – Individual 1

- Submission re Dickson and Watson.
- These sites are not ones well serviced by the public transport corridor on Northbourne Avenue, so not sure why they have been chosen for increased density.
- It appears to be 1.1km from parts of Section 72 to the proposed Dickson light rail stop. Would be useful if government could clarify what it is using as the expected distance people will walk to public transport.
- There is little information about what is proposed for Section 72 – what are traffic impacts for example.
- Need to protect existing community use in the area, do not want to see them being 'priced out' because land values and rates go up. There may even be unmet need for community facilities in the area.
- Cynical about suggestion the site is proposed for low-cost housing for apprentices etc, unless there are safeguards to ensure it doesn't become yet another apartment block.
- Downer school site is a long way from the light rail. There needs to be a clear commitment to keeping a good bus service to the site even after light rail is completed. Need to ensure development is not out of character with the surrounding suburb.
- There has been consultation about the Downer site for 10 years. Would be good to see a concrete proposal from the Government.
- The Watson sites have been discussed as future residential for some time yet they are a long way from the light rail stops and likely to use cars as their main form of transport.
- I understand existing leaseholder in Section 72 have not been consulted or informed about the territory plan variation – this is poor practice, if the case.
- Interested in how the omnibus process will proceed. Will all sites progress together, meaning no development will occur on any sites until the omnibus passes? Will the Omnibus variations be referred to the planning committee all as one? Will they have sufficient resources to deal with all these variations simultaneously?
- There are significant changes happening to inner north, with Dickson redevelopment and Capital Metro. It would be good to see the government present an integrated picture of how it sees the future.
- Is anyone in the government looking at the area as a whole? It would be good if someone was assigned responsibility so that the left hand knows what the right hand is doing.