

# DICKSON CENTRE

Urban Planning and Design Framework



AUGUST 2010

Written comments are invited on the Dickson Centre Urban Planning and Design Framework until **24 September 2010**.

Comments may be submitted in one of the following ways:

- Hand deliver to:  
ACTPLA Customer service centre  
16 Challis Street, Dickson
- Post to:  
Design Policy  
ACT Planning and Land Authority  
GPO Box 1908  
Canberra ACT 2601
- Email: [PlanningProjects@act.gov.au](mailto:PlanningProjects@act.gov.au)

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## Chief Planning Executive's Foreword

I am pleased to present the Dickson Centre Urban Planning and Design Framework report which was prepared by Purdon Associates. The release of this report represents the last stage of an extensive community consultation process which started in August 2009. This report takes the ideas, concerns and aspirations of the community and recommends actions aimed at guiding the centre as it develops and redevelops in the future. Community participation has been extensive and has assisted in the preparation of this report. One of the key recommendations from the consultation was a new supermarket.

Since this report was completed the ACT Government has announced the release of a number of supermarket sites across Canberra, including a site in the Dickson Group Centre. Following the announcement the ACT Government has been working to develop a parking strategy that will address parking issues during and after the construction of the new supermarket in Dickson. This parking strategy can be found over the page.

The Dickson Centre Urban Planning and Design Framework report is now open for public comment until **24 September 2010**. Following this, the community's comments will be used to prepare a final report for government, detailing what actions should be implemented and when.

I encourage you to read this report and submit your comments to the ACT Planning and Land Authority. I thank those who have participated in this community consultation process, your input is valued greatly.



A handwritten signature in white ink, appearing to read 'Neil Savery', written over a dark background.

**Neil Savery**  
Chief Planning Executive





## Addendum – Parking strategy

The ACT Government has recommended the release of Block 21 Section 30 for a supermarket. The report prepared by Purdon Associates recommends preparing a parking strategy on release of this site. Given the recommendation for release, the ACT Government has developed this draft parking strategy to identify how parking can be managed during and after construction of a mixed use development, including supermarket, on Block 21 Section 30. It is necessary to read this parking strategy in conjunction with Purdon's report.

The car park on Block 21 Section 30 provides 237 spaces which are available to users of the Dickson Centre. These car parks, in accordance with Purdon's report, are to be fully replaced as part of any redevelopment. In addition to replacing these car parks upon completion of construction, it needs to be considered how car parking will be managed in the centre during construction as all 237 car parks will be lost. Under the current Territory Plan requirements there are to be 5 car parking spaces per 100m<sup>2</sup> of supermarket space. It is understood that Woolworths has a gross floor area of 3055m<sup>2</sup>. Consequently the Territory Plan requires 153 car parking spaces.

Block 19 Section 30 would ideally be retained as a surface car park. This car park is close to small traders and community uses in the eastern and northern part of the retail core. This car park is a convenience to all users of the Dickson Centre. However, this site will play a critical role in the success of the release of Block 21 Section 30 for a mixed use development that includes a full-line supermarket and ultimately in achieving the strategy "strengthen the retail core".

To ensure that any multi-storey car park developed on Block 19 Section 30 was consistent with the centre's scale, very specific requirements would need to be placed on it. These requirements are outlined below:

- Block 19 Section 30 would be released in conjunction with Block 21 Section 30 (see Diagram 1). Whoever purchases these two sites would be required to develop a multi-storey car park on Block 19 Section 30 before any works on the supermarket can start on Block 21 Section 30.
- The multi storey car park would be a maximum of 12m high (refer to Diagram 2) and will allow for eventual construction of retail on the western and southern ground floor edges to ensure active frontages are achieved.

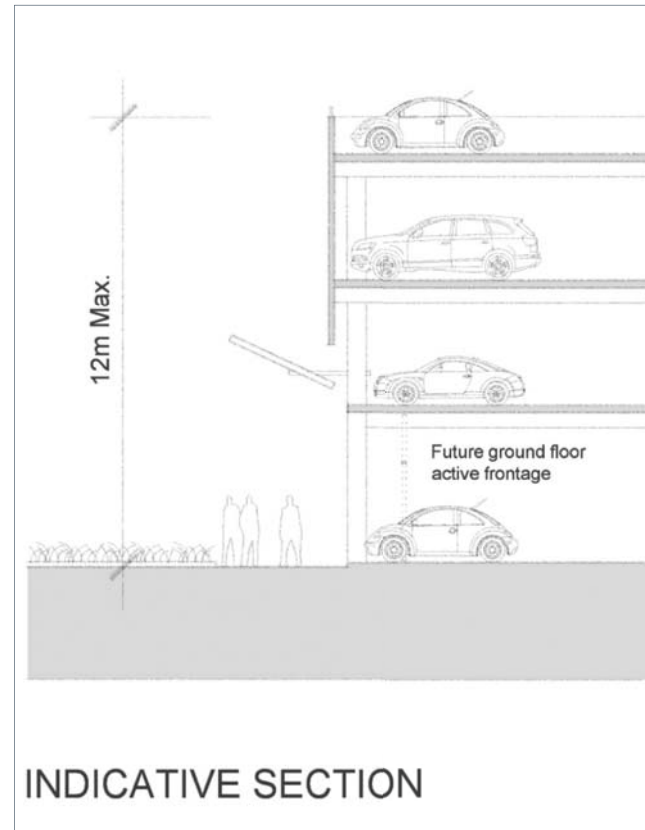
Diagram 1



- The multi storey car park would have to retain the 114 car parking spaces currently available on the surface car park plus provide at least another 153 car parking spaces which is what is required under the Territory Plan for a supermarket of Woolworths size.
- This car park is to be surrendered to the ACT Government upon its completion.
- When Block 21 Section 30 is developed it must:
  - include car parking spaces generated as a result of its development. Car parking on this site is to be provided in the basement or as roof top parking and is to be accessible to the public at all times.
  - replace any of the outstanding 237 car parking spaces which were originally on Block 21 Section 30 and were not included in the development of the multi storey car park on Block 19 Section 30, and
  - include car parking spaces for the retail on the ground floor of the multi storey car park on Block 19 Section 30.

Once the development on Block 21 Section 30 is completed the ACT Government can release the space for retail development on the ground floor of the multi storey car park on Block 19 Section 30.

**Diagram 2**



**DICKSON CENTRE**

**Urban Planning and  
Design Framework**

Executive summary

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## Executive Summary

Dickson Centre will be a multicultural, progressive and safe hub with a diversity of services and amenities for the local and wider community: a place where people live, work and socialise (play).

The Dickson Centre is one of the largest and most diverse group centres in Canberra. It is recognised as a social hub and the convenience retail centre for north Canberra and a destination of metropolitan significance for dining and entertainment activities. The centre is characterised by its diversity and the unique form of the retail core as well as by its multicultural atmosphere.

The catchment population is increasing. There is a need for additional supermarket space and the fabric of the centre is ageing.

The Dickson Centre Urban Planning and Design Framework sets out a vision for the future of the centre. The vision is supported by spatial principles and themes and has been translated into a concept plan (Figure A).

The framework aims to guide growth and change in a way that will meet the needs of residents, visitors, lessees and businesses and to ensure the centre's future sustainability.

The framework seeks to reinforce retailing in the centre by releasing a site for a second full-line supermarket\* and to encourage more residential development in the centre.

The framework was developed following extensive community consultation and technical assessments. These have informed the framework.

The themes over the page establish an integrated framework aimed at revitalising the centre and maximising its potential. The themes encompass the public and private realm. Their achievement will be dependent on public and private investment decisions and actions and will take several years to implement.

Implementation of the vision will be achieved through:

- land release (sale) of unleased Territory land
- a variation to the Territory Plan (including the creation of a Dickson Centre Precinct Code)
- capital works
- operational activities, and
- partnerships between government and lessees and businesses.

\* On 6 May 2010, Chief Minister Jon Stanhope announced the release of new supermarket sites, including Dickson. For more details refer to this report's foreword or the following internet link: <http://www.chiefminister.act.gov.au/media.php?v=9505>

Theme 1	Theme 2	Theme 3	Theme 4	Theme 5
<b>Facilitating growth, change and diversity</b>	<b>Improving connections</b>	<b>Enhance the public realm</b>	<b>An appropriate built form</b>	<b>Sufficient parking</b>
Strengthen the retail core	Improve connections to the centre	Create a linear open space	Locate higher buildings on the edges	A flexible approach to meeting needs
Encourage residential development	Improve permeability in the centre	Better streetscapes	Maintain lower scale to street	Tailor parking to centre requirements
Balance residential and entertainment uses	Support public transport	A landscaped entry	Reinforce active frontages	Replace displaced public parking
Require pedestrian generating uses at ground level		Create a stronger sense of place	Maintain character of retail core	Maximise on-street parking
Make sites available for community facilities		Integrate Dickson Drain into the centre's public realm	Maintain strong frontages	Improve parking management
Allow the centre to grow		Establish a safe public realm		
		Maintain the public realm		

## Dickson Centre concept plan



1. Dickson Square pedestrian precinct.
2. Travelator to basement & parking.
3. Future playground.
4. Swimming pool complex.
5. Open Space.

6. Links/Arcades/Laneways.
7. New road connections.
8. New pedestrian bridges.
9. Existing retail areas
10. Restricted development opportunities.

11. Major retail development.
12. Parking
13. Existing & new community facilities.
14. Existing library.
15. Existing church.

ILLUSTRATIVE CONCEPT PLAN

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