

# 1. Introduction

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## 1.1 Background

This report is the result of the Dickson Centre Planning Project that was undertaken in response to the changes in population, development pressures in the centre and findings from current research that showed additional supermarket space is required in inner north Canberra.\*

The report is in two parts:

**Part 1 – The Urban Planning and Design Framework** (the framework). The framework outlines the vision, themes, strategies and actions for the future development and redevelopment of the centre. It also identifies priorities for action and the main implementation strategies. The framework should be read in conjunction with the Dickson Centre Background in Part 2.

### **Part 2 – The Dickson Centre Background.**

The Dickson Centre Background reviews the existing situation and identifies the challenges and opportunities for the centre. It is the basis of the recommendations and directions in Part 1. The Dickson Centre Background is supported by:

- details of the community engagement process (Attachment 1) and
- the traffic and parking assessment (Attachment 2).

The report has been structured in this way so that the proposed directions are presented at the outset. In order to facilitate movement between the two parts, the order in which the themes are presented in Part 1 is similar to the order adopted for the discussion of the opportunities and challenges in Part 2 (chapter 5).

### 1.1.1 Next steps

Following the period for public comment, the government will consider the report and community comments and agree a preferred approach and priority actions.

## 1.2 Project scope

The Dickson Centre Planning Project required that technical studies and community consultation be undertaken. The outcomes of this work have been used to develop this framework.

### 1.2.1 Technical studies

The development of the framework has been informed by several technical studies:

- background research about the history of the centre and the way it currently operates
- review of previous planning studies and other policies affecting the centre
- broad market assessment of development opportunities
- review of current retail assessments
- traffic and parking assessment, and
- urban design assessment.

These assessments included discussions with lessees and business owners in the centre and government agencies.

### 1.2.2 Community consultation

Community consultation was a major part of the overall Dickson Centre Planning Project and was undertaken in two stages. The initial stage sought information about issues affecting the centre and developed and tested a vision for the centre. The second stage involved the community in the development of options to address issues facing the centre.

A large number of people attended each consultation activity. Participants included local residents, representatives from a wide range of community groups, business owners and lessees. The community participated enthusiastically and constructively. The results of the consultation are reflected in the framework.

## 1.3 Location

### 1.3.1 Dickson Centre location

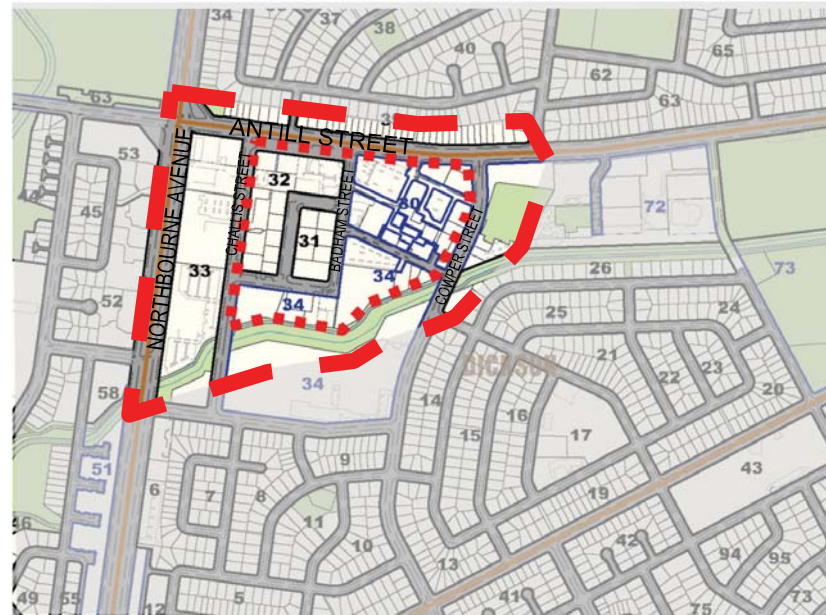
Dickson Centre is located in inner north Canberra adjacent to Northbourne Avenue, approximately 4km north of the Civic centre (Post Office to Post Office, by road) and 4km south of the industrial area of Mitchell (Figure 1).

\* 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>

**Figure 1: Dickson Centre location**



**Figure 2: Project area**



### 1.3.2 Project area

The project area initially corresponded with the area zoned Commercial (CZ1 – Core Zone, CZ2 – Business Zone and CZ3 – Services Zone) in the Territory Plan. This is the area bounded by Challis Street, Cowper Street, Antill Street and the Dickson Drain.

The project area was expanded to include the area between Challis Street and Northbourne Avenue and the recreation area to the east of Cowper Street (Figure 2).



Main commercial area of Dickson Centre

Expanded area for planning project

Figure 3: Block and section reference plan

