

# Part 1: Urban Planning and Design Framework

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## 2. The vision

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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 vision is the foundation and rationale for the development of the themes, strategies and actions which form the Urban Planning and Design Framework for the Dickson Centre. The vision indicates the outcomes to be achieved and provides the basis against which to assess the overall success of the strategies and their implementation. It identifies where the centre is heading and why.

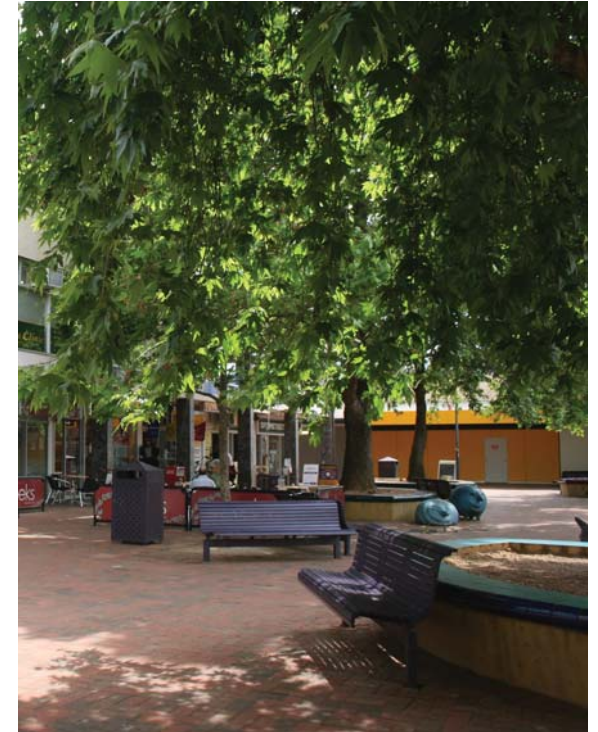
The vision is the overarching intent that will guide the planning and operational decisions for the centre in the long term.

The vision for Dickson Centre was developed in conjunction with the community and expresses its goals and aspirations for the centre. In doing this the community took into account the vision developed for the Dickson suburb in 2002 as part of the Neighbourhood Planning process (Section 4.1.4).

The vision statement is supported by:

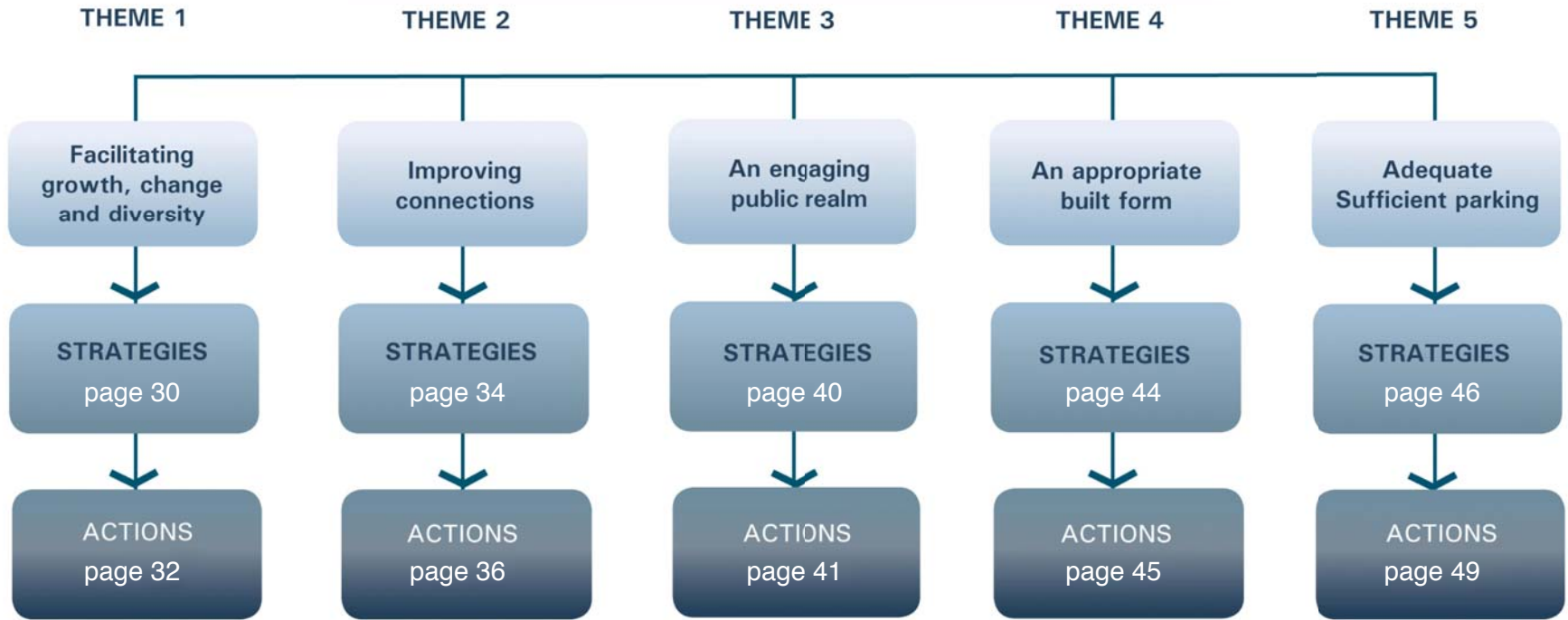
- urban design principles which will guide planning and development of all aspects of the future centre, and
- themes that amplify the vision and underpin the strategies and actions.

The diagram on the following page illustrates the relationship between the principles, themes, strategies and actions that form the framework.



VISION

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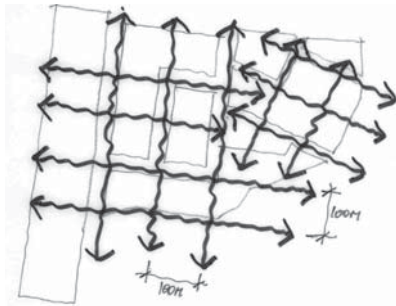
## 2.1 Urban design principles

The vision is underpinned by seven spatial principles and six non-spatial principles. The concept plan for the future development and redevelopment of the Dickson Centre (Figure 4) is based on the following spatial principles.

### 2.1.1 Spatial principles

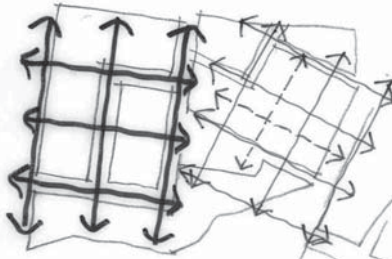
#### *Permeable*

Centres depend on the ability of people to move around easily, safely and comfortably. Permeable centres offer a choice of routes and facilitate social interaction. Walkability will be maximised when route choices occur frequently.



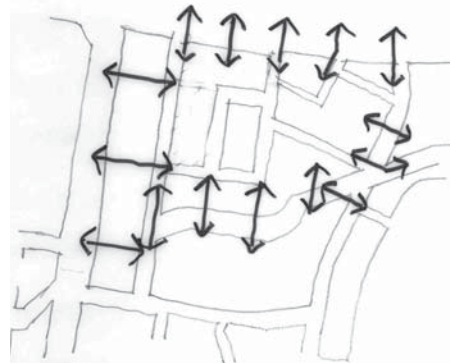
#### *Grid*

The clashing grid street pattern is distinctive to the Dickson Centre and maximises frontage opportunities and access. The geometry is to be retained.



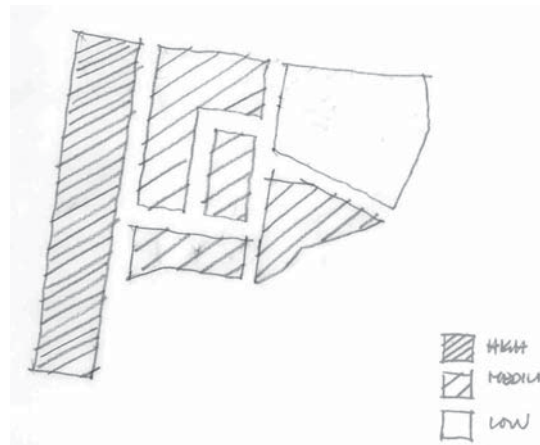
#### *Connected*

Successful centres are well linked to the surrounding area and accessible from their catchment.



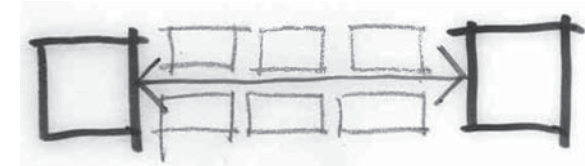
#### *Height*

Higher buildings will spatially mark the centre but not detract from the significance of the Northbourne Avenue corridor as a major approach route. Building heights will step down from the Northbourne Avenue corridor to the retail core.



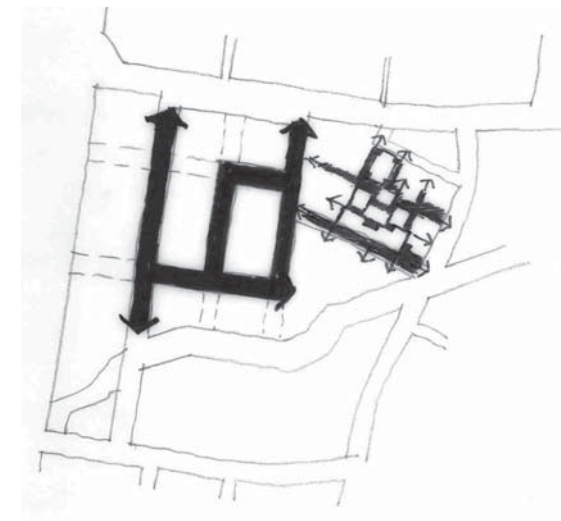
#### *Anchors*

Supermarkets and many other large retailers attract large numbers of people to a centre and are important anchors. Anchors should be located to maximise pedestrian movement past specialty/small scale retailing.



#### *Scale and grain*

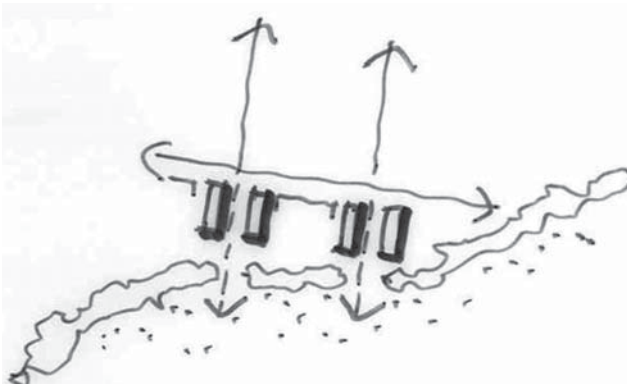
The distinctive scale and grain of the Dickson Centre's precincts is to be promoted. The fine grain and low scale of the retail core is to be retained and enhanced. The coarse grain and larger scale of the peripheral areas will be retained and enhanced.



### *Views and vistas*

Views and vistas along recognisable routes promote legibility, ease of movement and a sense of connection. Defining vistas into and out of the centre will reinforce the centre as a focal point in and for the community. Aligning buildings along routes facilitates safety and reinforces the vista.

Vistas into and out of the centre are to be opened up and buildings are to be oriented to create visual and physical connections to surrounding areas and to maximise views into the centre.



### **2.1.2 Non-spatial principles**

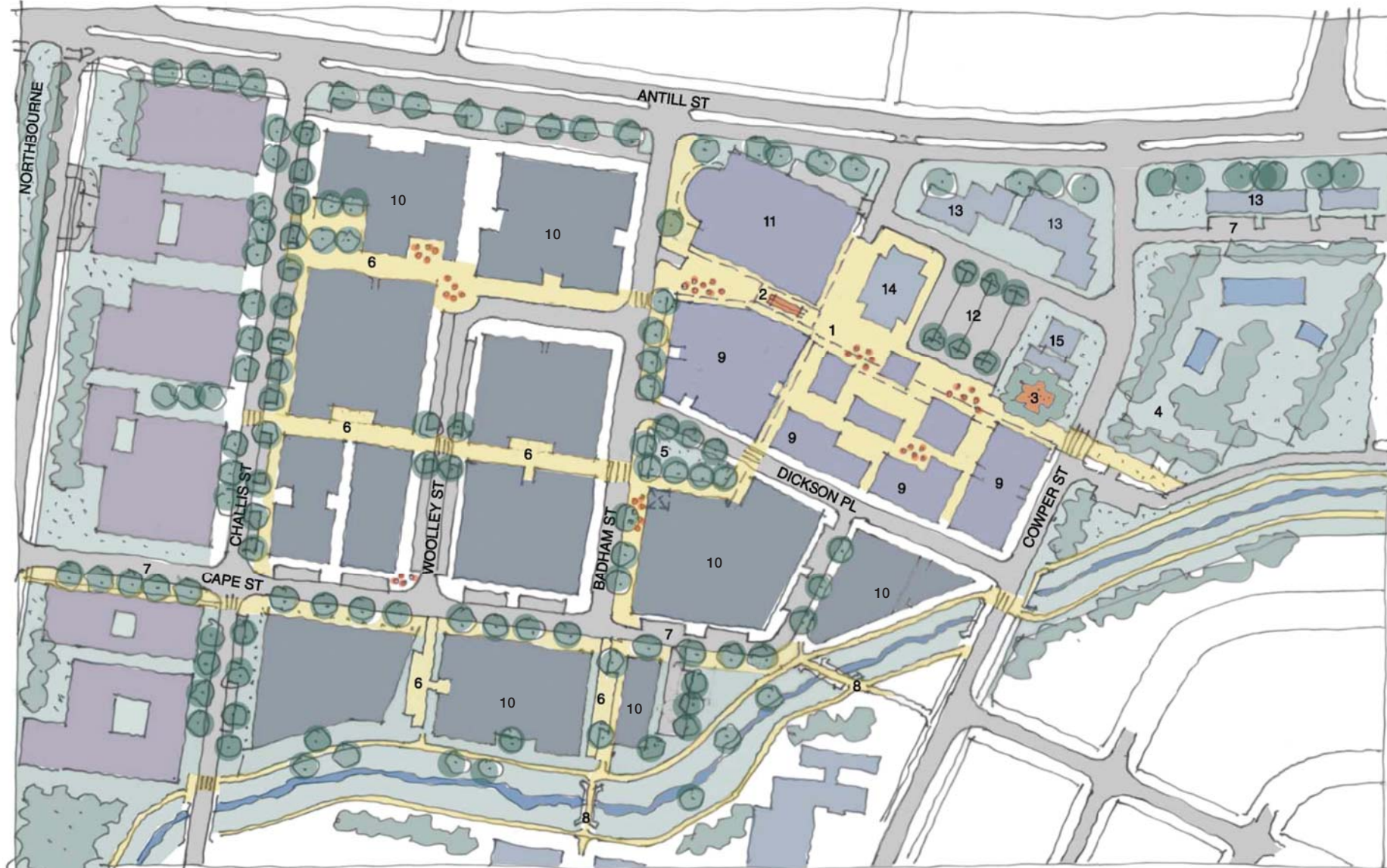
Six non-spatial principles also guide the strategies and achievement of the vision:

- development of the car parks should not preclude future development elsewhere in the centre
- future retail development should benefit the whole centre and particularly small scale and local businesses in the retail core
- large scale retail development should not extend west across Badham Street until development opportunities in the retail core have been utilised
- all development is to be undertaken in a way that maximises safety and security and contributes positively to the public realm
- development will contribute towards the amenity and liveability of the centre, and
- key land uses are located in walking distance of each other.

## **2.2 Concept plan**

The concept plan has been derived from the themes and spatial principles outlined above and the themes outlined in the following sections. This concept plan reflects many of the actions proposed in the framework (Figure 4).

Figure 4: 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.