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**To:** Minister for Housing and Suburban Development Tracking No.: 21/00230

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**CC:** Director-General, EPSDD

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**From:** Chief Executive Officer

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**Subject:** Place-led land releases in the Belconnen Town Centre Renewal Precincts

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**Critical Date:** 29 January 2021

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**Critical Reason:** To allow for the timely promotion of engagement events. Public engagement events are proposed to start in the week beginning Monday 8 February

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**Recommendations**

That you:

1. Note the information contained in this brief and the associated attachments.

**Noted / Please Discuss**

Yvette Berry MLA

25/01/21

Minister's Office Feedback

## Background

1. The Indicative Land Release Program (ILRP) identifies seven mixed-use sites for release by the Suburban Land Agency (SLA) at the northern end of the Belconnen Town Centre over the next three years.
2. The sites identified for release are identified in a map for the Belconnen Town Centre Renewal Precincts (Attachment A), including:
  - a. In 2020-21, Block 26 and 30, Section 52 and Block 1, Section 151 known as the 'Circus Site' Precinct; and
  - b. In 2022-23, Block 24, Section 21, Blocks 2 and 3, Section 22 and Block 2, Section 23 collectively identified as the Lathlain Street Precinct (including the former ambulance and fire stations).
3. The ILRP identifies that each of the two precincts is to supply 500 dwellings. In addition to the ILRP sites, SLA is proposing to re-release the former Belconnen Water Police site (Block 29, Section 149) at the north end of Emu Inlet Park (included in map at Attachment A) together with the Circus sites in 2020-21.
4. Due to the number of land release sites in the northern part of the Belconnen Town Centre, a holistic and integrated approach to bring the sites to the market has been chosen. A Place Design Brief for all the land release sites is currently being prepared to capture community sentiment and identify urban renewal opportunities and public benefits through redevelopment. The Place Design Brief will be prepared in collaboration with the Belconnen community and stakeholders to capture desired uses, character, movement and place experiences for each site within the precincts.
5. The Place Design Brief informs the non-financial objectives of the land sale and will be included in the land sale tender package and form part of the tender evaluation criteria for each sales process.
6. The Place Design Brief and land releases are building on the 2016 Belconnen Master Plan that identified Lathlain Street as an active 'main street' with a pedestrian connection to Emu Bank via the Circus Site precinct to Emu Inlet Park and the wider Lake Ginninderra Foreshore.

## Issues

### Approach to land release for the Circus Site Precinct and former Water Police Site

7. The former Water Police site was released to the market previously for its 'highest and best use'. The market response showed that the site constraints were not allowing 'highest and best use' outcomes to be achieved without planning requirements being substantially altered. However, under the current zoning the site has a number of other permissible uses that have not been explored or considered before.
8. The place-led community engagement process seeks to identify other opportunities for the former Water Police site that would complement the broader community vision for the Emu Inlet waterfront.

9. At this stage, the land release is proposed via tender and will request a design and development proposal in response to the Place Design Brief and related non-financial objectives to enable broader urban renewal and community benefits of redevelopment. The SLA will assess the tenders for their development and design response against the non-financial objectives in the Place Design Brief. This type of tender process has previously been successfully tested for the Canberra Brickworks Precinct, Kingston Arts Precinct and Gold Creek Homestead Precinct in Ngunnawal.

Place-led engagement for the land release sites in 2020-21

10. The SLA has engaged consultants Place Laboratory and Town Team Movement to undertake engagement activities that will shape the Place Design Brief. The place-led engagement process includes two stages: a Discovery phase and an Ideas and Co-Design phase.
11. The Discovery phase aims to better understand what residents and visitors valued about the Belconnen Town Centre urban area and what their needs are. Engagement was undertaken in December 2020 prior to Christmas and New Year and included:
  - a. A YourSay webpage with on-line activities such as surveys seeking targeted input on living and visiting the town centre, a 'Map Your Visits' tool and a 'Belconnen Pride' blog to identify what people value and love about the town centre;
  - b. Interactive Vision and Values Sessions at the Belconnen Food Markets on 12 and 13 December;
  - c. A Discovery Walk of the Renewal Precincts on 13 December;
  - d. An online community workshop on 15 December;
  - e. One-on-one meetings with stakeholders; and
  - f. Business operator intercept surveys.
12. Overall more than 200 local community members and stakeholders have been engaged in the Discovery phase, including 22 small business interviews, 11 stakeholder meetings, 43 young people surveys, 13 discovery walk participants, 60 intercept surveys and 51 online contributors. While most respondents enjoy living, working or visiting the Belconnen Town Centre, many would like to see better interfaces with the public realm for more activity, increased greenery, improved pedestrian quality and connections, especially to the waterfront as the desired focal point for more activity and recreational offer.
13. The following engagement events during the Ideas and Co-Design phase will explore opportunities and objectives for place and precinct improvements through successful urban renewal. Activities are proposed to start in February and include:
  - a. An online community workshop on Tuesday 9 February 2021 in the evening.
  - b. A face-to-face stakeholder workshop on Thursday 11 February 2021 in the morning at Belconnen Arts Centre (venue TBC).
  - c. A face-to-face community workshop on Saturday 13 February 2021 afternoon at Belconnen Arts Centre (venue TBC).

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14. The Ideas and Co-design phase will test themes, place quality principles and place experiences that build on the community sentiment received during the Discovery phase. The engagement phase will also identify success measures for redevelopment and urban renewal in terms of uses, place experiences, connections and interactions.
15. The Ideas and Co-design phase will conclude with a Community Place Activation Event scheduled for 21 February 2021 at Emu Inlet Park, adjacent to the Former Water Police site and its surrounds.
  - a. The purpose of a food-and-family-themed event is to enliven the site and capture people's imagination for the place and its possible future uses.
  - b. The event will be the final engagement activity and opportunity for public input into the draft Place Design Brief which is scheduled for completion in mid-March 2021.
16. In partnership with the Property Council, an industry collaboration workshop in March (time TBC) will discuss the SLA's proposed land sale method, including development proposals to deliver on the Place Design Brief and collaborative contracting methods with ongoing community engagement to foster the delivery of broader urban renewal benefits for the public.

Timing for the land release

17. Land release documentation for the Circus Site Precinct is currently being drafted and will be finalised following all engagement outcomes. The land release through tender is planned for May 2021. The SLA will consider the outcomes of the place-led engagement and subsequent Place Design Brief to structure its Circus Site Precinct documents in a way that includes and ensures delivery of community objectives for the former Water Police site and encourages that future development strengthens site permeability and public use, connectivity and access to the waterfront. This may result in a sale of the former Water Police Site to the Circus Site Precinct buyer or a delivery of an asset that would be returned to Territory.

**Financial Implications**

18. The cost of the place-led engagement for the land sale process is being met by SLA project budget funds.

**Consultation**

Internal

19. The place-led approach to the land release was endorsed by the SLA Board in August 2020.

Cross Directorate

20. The SLA is working with EPSDD Urban Renewal to:
  - a. finalise due diligence investigations for the Circus Sites in February 2021 and handover the assurance package for the sites to the SLA in preparation for release in the first half of 2021; and
  - b. undertake due diligence investigations for the Lathlain Street precinct sites for scheduled release by the SLA in 2022-23 with the aim of EPSDD completing the assurance package and handing it over to SLA in December 2021.

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21. The SLA is working with TCCS Infrastructure Delivery on the approach to the engagement on the land sale and opportunities for off-site works of development.
22. The SLA has been consulting with EPSDD's Dhawura Committee since late 2020 on culturally sensitive ways of engaging with Ngunnawal groups on capturing the importance of the places for the traditional custodians of the land. As a result, an Aboriginal facilitator will assist the consultants in seeking input from all Representative Aboriginal Organisations and the Dhawura Committee during the process.

External

23. SLA staff provided a briefing on the place-led land sale approach and engagement program to the Belconnen Community Council at their Committee meeting on 28 October 2020 and the Council meeting on 17 November 2020.
24. 5,000 letters were delivered to residents and business owners within Belconnen Town Centre on 7 and 8 December 2020. The letter invited participation in the engagement on creating great new places through redevelopment in the Town Centre Renewal Precincts. It provided information about the ways to participate online and how to register for COVID-safe face to face activities.

**Work Health and Safety**

25. A COVID-19 Safety Plan for the first phase of engagement was prepared and a plan for the next phase of engagement will also be prepared. Online engagement has been used where face-to-face meetings have not been possible with consideration given to inclusivity.
26. Where face-to-face activities being planned are not possible due to changing COVID-19 circumstances, replacement online activities will be organised.

**Benefits/Sensitivities**

27. The place-led engagement as an input into the land sale and development process has been generally welcomed by the community and stakeholders.
28. Stakeholders and the public have been interested in understanding how the Place Design Brief will influence the development outcomes for the sites.
29. The inclusion of the former Water Police site has been a concern to one resident of [REDACTED]. [REDACTED] is concerned that the site's re-release has not been properly disclosed via inclusion in the ILRP. Correspondence with the concerned resident has identified the site was included in past ILRP's and remains a site on SLA's land inventory for release. The SLA correspondence is included at Attachment B.

**Communications, media and engagement implications**

30. A media release is at Attachment C should you wish to announce the start of phase two engagement.

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31. Minister Cheyne attended the Discovery phase engagement activities and has had significant involvement in the engagement for the Belconnen Town Centre Master Plan and urban renewal of the area more broadly. Minister Cheyne would welcome being briefed on SLA's engagement and land sale approach for the area.

Signatory Name: John Dietz

Phone: 6205 7346

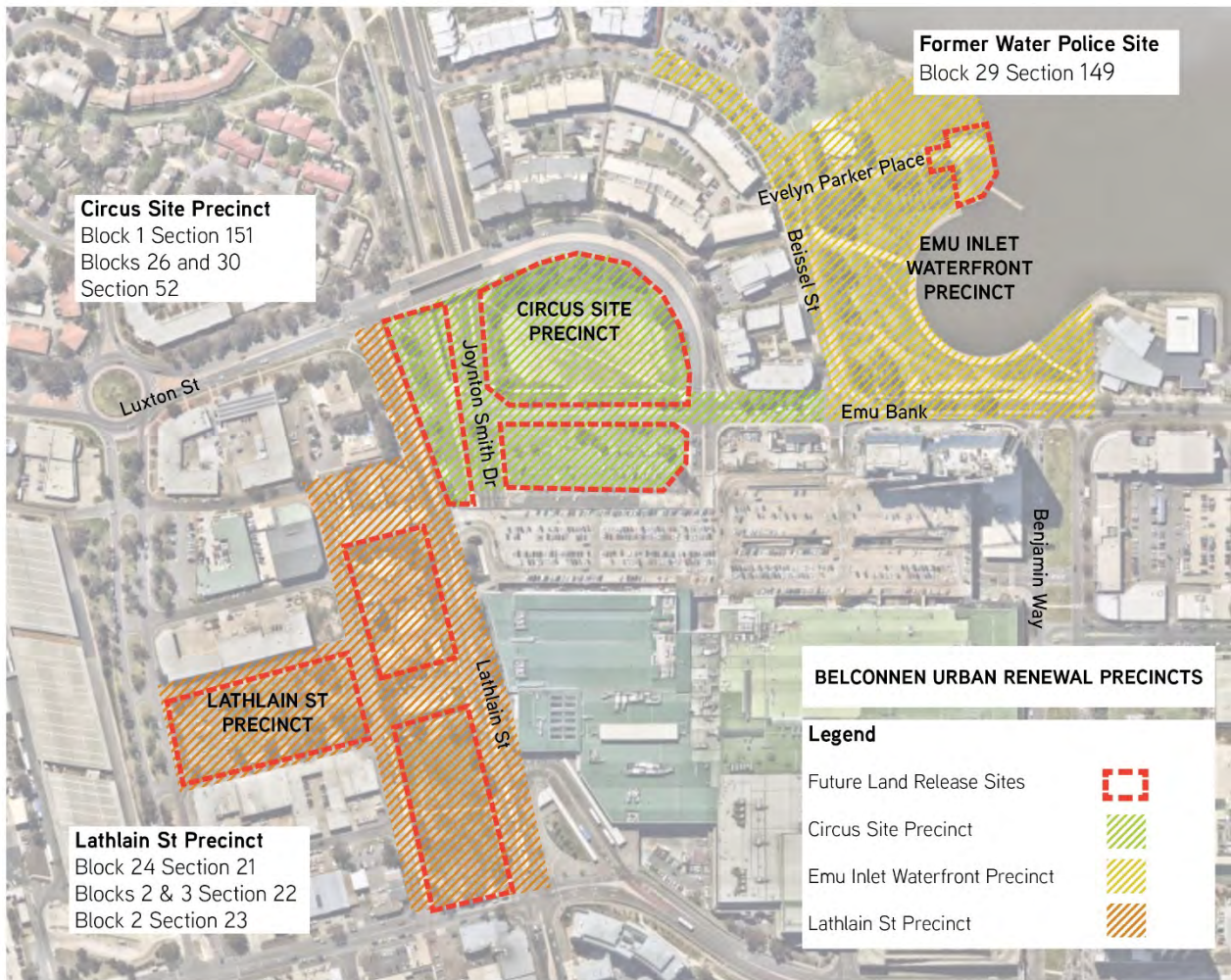
Action Officer: Irena Sharp

Phone: 6205 4044

**Attachments**

<b>Attachment</b>	<b>Title</b>
Attachment A	Belconnen Renewal Precincts Map
Attachment B	SLA correspondence with Mr Rod Manns
Attachment C	Draft Media release

# Map of Belconnen Town Centre Renewal Precincts





**ACT**  
Government

**Suburban Land**  
Agency

Dear [REDACTED]

Thank you for your email of 9 December 2020 concerning Belconnen land releases. Your email identified your concern regarding the re-release of the former Water Police site, and you requested confirmation of the responsible minister. I confirmed that Yvette Berry MLA is the Minister for Housing and Suburban Development in my email of 11 December 2020 and I offered to provide more detailed response to you.

The Suburban Land Agency (SLA) is considering re-releasing the former Water Police site as it remains on the SLA's land inventory available for release having previously been on the Land release program but not sold. Land investigation studies undertaken previously for the site are being reviewed with the aim of identifying whether any updates are necessary.

The SLA identified that releasing the former Water Police site as a package together with the 'Circus' sites presents an opportunity to defray the costs of improving the site, address constraints and commercial viability that a site sale in isolation does not. In my previous email correspondence to you I highlighted that the SLA is undertaking a place led community engagement to establish what the preferred use for the site is as part of a place plan vision. The site is zoned CZ6 (Leisure and Accommodation) and EPSDD identifies the zoning the most appropriate for the site given its location and the range of uses permissible. The Belconnen Town Centre Master Plan identifies the site as having redevelopment potential and the CZ6 zoning is also consistent with the planning directions expressed in the master plan.

The SLA is engaging with the community to further define the use of site, within the established planning requirements and use this place planning approach to guide land development proposals for the sites. The first 'Discovery' phase of engagement has been completed and the next 'Ideas and Co-Design' phase will continue in February 2021.

By requiring developers to respond to the Place Plan as part of the release and sale process in addition to adhering to the established planning requirements the sites design outcomes may include uses that activate the lake edge and support recreational use.

Thank you for your interest in the renewal of Belconnen Town Centre and your participation in engagement activities.

Yours sincerely

Stephan Walter  
Development Manager  
8 January 2021



**ACT**  
Government

# Media release

**Yvette Berry** MLA

**Deputy Chief Minister**

Minister for Early Childhood Development

Minister for Education and Youth Affairs

Minister for Housing and Suburban Development

Minister for Women

Minister for the Prevention of Domestic and Family Violence

Minister for Sport and Recreation

Member for Ginninderra

xx February 2021

## Making great new places in Belconnen

Belconnen Town Centre's future land release sites are being explored to look at what's important to the community before the land is put to market.

A second round of engagement with the Belconnen community and stakeholders kicks off on 9 February to explore ideas and co-design a Place Design Brief for Belconnen Town Centre Renewal Precincts. Several sites in the northern area of the town centre will be released for redevelopment over the coming years, including the Circus Site Precinct, former Water Police site and Lathlain Street precincts. How can redevelopment create urban renewal with better places and streets will be the focus of conversations with the community.

"Belconnen Town Centre is a long-established destination in North Canberra and it's not unusual for residents to have lived in, worked or visited the area for decades. The community knows best how the centre 'ticks' and we look at what people value about town centre life to consider their objectives in our land sales," Minister for Housing and Suburban Development, Yvette Berry said.

Adjacent to the town centre's lakeside location, the three renewal precincts will play a key role as a mixed-use commercial, residential and leisure hub for the Belconnen district and wider Canberra region. It's important that the opportunities for urban renewal that come with the redevelopment of the sites are identified to build strong local communities and businesses and create desirable environments for urban living.

Through developing a Place Design Brief for the sale of the sites, the Suburban Land Agency is putting places and people first when seeking redevelopment proposals. Placemaking inspires people to collectively re-imagine and reinvent urban neighbourhoods and call for inclusive place experiences through new development. This engagement builds on community input into the 2016 Belconnen Town Centre Master Plan that identified opportunities for a 'main street' for Lathlain Street and a pedestrian connection to the waterfront via the Circus Site precinct to Emu Inlet Park and the wider Lake Ginninderra Foreshore.

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# Media release

**Yvette Berry** MLA

**Deputy Chief Minister**

Minister for Early Childhood Development

Minister for Education and Youth Affairs

Minister for Housing and Suburban Development

Minister for Women

Minister for the Prevention of Domestic and Family Violence

Minister for Sport and Recreation

Member for Ginninderra

Feedback is welcome from the Belconnen community to help create unique experiences with a strong sense of place in the renewal precincts. Find out more at [yoursay.act.gov.au/belconnen-place-planning](https://yoursay.act.gov.au/belconnen-place-planning)

**Statement ends**

**Media contact:**

**Megan Cursley** T (02) 6207 1653 M 0435 960 505 [megan.cursley@act.gov.au](mailto:megan.cursley@act.gov.au)





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**To:** Minister for Housing and Suburban Development

Tracking No.: 21/11600

**CC:** Director-General, EPSDD

**From:** Chief Executive Officer

**Subject:** Place-led land releases in the Belconnen Town Centre  
Supplementary Information

**Critical Date:** 1 March 2021

**Critical Reason:** In response to our meeting on Wednesday 3 February 2021, SLA committed to providing additional information on engagement with youth and education institutions, planned activities in Phase 2 and outlining opportunities for your involvement

**Recommendations**

That you:

1. **Note** the information contained in this brief and the associated attachments; and

**Noted / Please Discuss**

2. **Note** the media release *Making great new places in Belconnen Town Centre*.

**Noted / Please Discuss**

Yvette Berry MLA .....

18/02/21

**Minister's Office Feedback**

Thankyou for the brief on this.  
 My office will be in touch re engagement opportunities  
 I'm still not clear on the connections between each  
 area and concerned about expectations raised as a  
 result of this work. Please keep briefing my office as  
 this work continues in particular when forming the  
 final outcomes.

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## Background

1. Ministerial Information Brief 21/00230 provided information on the place-led land releases in the Belconnen Town Centre and related community engagement.
2. Land releases due this 2021-22 financial year are for three sites collectively identified as the Circus Site Precinct (Blocks 26 and 30/Section 52 and Block 1/Section 151) as per the ILRP.
3. SLA has previously advised that former Water Police site (Block 29/Section 149) will be re-released together with the Circus Site Precinct. This is to leverage financial viability of the Circus Site Precinct sale against markets' failed attempts to realize 'best and highest' use available on the former Water Police site. The Water Police site was unsuccessfully released by EOI in 2016 and withdrawn from sale in 2018 before a proposed auction.
4. Re-release of the former Water Police site in this context also represents an opportunity for the community to identify the preferred future for the site which would represent SLA's non-financial objectives being delivered by the interested buyer.
5. The land release is proposed via tender and will request a design and development proposal to demonstrate how planning, community and market requirements can be met in a feasible way. Community objectives will be outlined in the Place Design Brief to guide development design proposals to be submitted by tenderers. Tender release is currently planned to occur in May 2021.
6. Subsequent to the meeting between yourself and the SLA held on 3 February 2021, this brief provides supplementary information on:
  - engagement with youth and education institutions during the first stage of public engagement (Discover Phase);
  - planned activities for the final stage of engagement (Ideas and Co-Design Phase); and
  - opportunities for your involvement.

## Issues

### Engagement with youth and education institutions during Discover Phase (Stage 1)

7. The Discover Phase engagement included a workshop with young people. 43 young people were interviewed at the Belconnen skatepark about their ideas to improve the Emu Inlet Waterfront. Attachment A is a summary of the young people's feedback and ideas to date.
8. A full list of stakeholder groups and activities undertaken during the Discover Phase can be found in Attachment B.
9. A Stakeholder interview was held with the University of Canberra Vice-Chancellor and Campus Estate Office representatives. The University has a keen desire to relate better with the surrounding Town Centre community. Suggestions included improving active

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travel and rapid transport connections in the context of the University Master Planning. The University is very open to partnerships for cultural programming with a view to activating and connecting students with the arts centre and lakeside waterfront.

10. While opportunities to engage with education institutions was limited during Christmas and summer school holidays, targeted reach out to children and young people will continue in the next stage of engagement. These will include invitations to Ginninderra College and nearby High Schools to participate in a Teen Workshop; and targeted workshops with children at Sea Scouts and after school care services offered by Capital Community Services. Young people, including University of Canberra students, will also be encouraged to participate in the online 'Ideas and co-design' survey.

Planned activities for the final stage of engagement - Ideas and Co-Design Phase (Stage 2)

11. The Ideas and Co-Design Phase of the engagement aims to report back on Stage 1 engagement outcomes and will seek feedback on draft place proposition and themes. It will also seek ideas on desired uses and place experiences for the land release sites, in particular the former Water Police site at Emu Inlet waterfront.
12. Promotion of Stage 2 engagement activities will involve the launch of an updated YourSay web page on Tuesday 16 February 2021 that will include a new survey, the Discover Phase Engagement Snapshot (Attachment C) and Discover Phase Report (Attachment D) from Stage 1 engagement.
13. All Stage 2 engagement activities are summarised in the table below:

Activity	Description	Date/Time
YourSay	Web upload of activities outlined below	16 February
Online 'Ideas and Co-Design' Survey	Online input	16 February – 15 March
Belconnen Community Council	Presentation on Phase 2 engagement and next steps – online	16 February
Community Workshop	Online	Tuesday 9 March 6:30pm – 8pm
Stakeholder Workshop	Face-to-face Belconnen Arts Centre	Thursday 11 March 9am – 12noon
After School Workshop	After school care program at Capital Community Services (TBC)	Thursday 11 March 4pm – 5pm (TBC)
Teens Workshop	Co-design with students and lots of food	Friday 12 March 4pm –

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	at Skate Park (or Youth Centre in poor weather, TBC)	5.30pm (TBC)
Sea Scout Workshop	Pop-in during program to gather children's ideas (TBC)	TBC
Community Workshop	Face-to-face Belconnen Arts Centre	Saturday 13 March 1pm – 4pm
Engagement with Ngunnawal Representatives	Through Aboriginal Facilitator Murri Matters	Ongoing
Industry Workshop	Dickson Office Building	Friday 26 March (TBC)
Community Place Activation Event	Emu Inlet Park	Sunday 28 March (time TBC)

14. A series of online and face-to-face events are targeting the broader Belconnen community and local stakeholders from the business, community and arts sector, as well as students and Ngunnawal groups who are traditionally under-represented during community engagement.
15. The Aboriginal consultant Murri Matters was procured to assist reaching out to Ngunnawal groups such as the Representative Aboriginal Organisations and the Dhawura Committee to develop a statement of significance for the land and provide input into the Place Design Brief.
16. In collaboration with the Property Council, an Industry Workshop is planned for Friday 26 March 2021 to introduce the proposed approach to the land sale tender for the sites, the community's Place Design Brief and to seek feedback from industry on how they can contribute to achieving the community's place vision.
17. The Ideas and Co-design Phase will conclude with a celebratory Community Place Activation Event planned for Sunday 28 March 2021 at Emu Inlet Park, adjacent to the Former Water Police site and its surrounds. The purpose of a food-and-family-themed recreational event is to enliven the site and demonstrate a new place experience for Emu Inlet waterfront.

Opportunities for Minister's Office involvement during Stage 2 of engagement

18. Several opportunities are proposed for you as the Minister to take part in the next stage of engagement.

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19. Following the YourSay launch on Tuesday 16 February 2021, it is proposed for your office to publish a media release promoting the Stage 2 engagement activities and the availability of the reports from Stage 1 Discover Phase. A draft media release '*Making great new places in Belconnen Town Centre*' is provided in Attachment E of this brief for your consideration.
20. Further opportunities exist for you to provide a 'Welcome and Thank You' to participants of the Community Workshop on Saturday 13 March from 1-4pm at the Belconnen Arts Centre and/or the industry workshop in partnership with the Property Council on Friday 26 March 2021.

**Financial Implications**

21. The cost of the place-led engagement for the land sale process is being met by SLA project budget funds.

**Consultation**

Internal

22. The place-led approach to the land release was endorsed by the SLA Board in August 2020.
23. A Stakeholder Engagement and Communications Plan was drafted at the inception stage of the project together with SLA's Engagement and Communications team.

Cross Directorate

24. SLA Engagement and Communications team have been in regular contact with EPSDD counterparts to inform them about the place-led approach to the land sale including at meetings on 23 October, 11 December 2020 and 28 January 2021.
25. The SLA has been consulting with EPSDD's Dhawura Committee since late 2020 on culturally sensitive ways of engaging with Ngunnawal groups on capturing the importance of the places for the traditional custodians of the land. As a result, an Aboriginal facilitator is assisting the consultants in seeking input from all Representative Aboriginal Organisations and the Dhawura Committee.
26. The Education Directorate will be informed of the proposed school student engagement opportunities.

External

27. The Discover Phase outcomes are scheduled to be presented to the public at the Belconnen Community Council meeting on Tuesday 16 February 2020. 2021?
28. SLA staff provided a briefing on the place-led land sale approach and engagement program to the Belconnen Community Council at their Committee meeting on 28 October 2020 and the Council meeting on 17 November 2020. Further community meeting presentations have been proposed.

**Work Health and Safety**

29. A COVID-19 Safety Plan for the first phase of engagement was prepared and a plan for the next phase of engagement is also being prepared. Online engagement has

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been used where face-to-face meetings have not been possible with consideration given to inclusivity.

- 30. Where face-to-face activities being planned are not possible due to changing COVID-19 circumstances, replacement online activities will be organised.

**Benefits/Sensitivities**

- 31. The place-led engagement as an input into the land sale and development process has been generally welcomed by the community and stakeholders.
- 32. Stakeholders and the public have been interested in understanding how the Place Design Brief will influence the development outcomes for the sites.

**Communications, media and engagement implications**

- 33. A media release is at Attachment E should you wish to announce the start of phase two engagement and release of the phase one Discover report.

Signatory Name: John Dietz

Phone: 6205 7346

Action Officer: Irena Sharp

Phone: 6205 4044

**Attachments**

Attachment	Title
Attachment A	Young People's Workshop Summary
Attachment B	Stakeholder list
Attachment C	Discover Phase Engagement Snapshot
Attachment D	Discover Phase Report
Attachment E	Draft Media release

# Young People Foreshore Improvements Workshop

## When & Where:

Tues, 15 December from 4:30pm to 7:15pm at the Belconnen Skate Park

## What Happened:

As part of the 'Discovery' Engagement phase for the Belconnen Town Centre Precincts Place Plan, Town Team Movement interviewed 43 young people to discuss their ideas to improve the Emu Inlet Waterfront. As a result, the discussion points and table below represents the outcomes of the engagement workshop.

## Key Summary Points from the Young People interviews include:

- . Maintenance around the lake, including cycle paths and footpaths should be improved.
- . It would be great to have some more government funding to organise events for young people, such as music, skate and bmx competitions, DJ lessons, etc.
- . The area feels safe day and night.
- . Better diversity of cafes and restaurants. A kiosk or food truck with cold drinks and snacks near the skate park would be great.
- . More bins around the park for rubbish collection



Improved maintenance and smooth surfaces of footpaths leading to the skate park



Better Lighting around Town Centre



Multi-Functional Public Art

## Skate Park Events & Activation



Improvement Idea	Responses	Comments
Organised community and cultural events	15	<ul style="list-style-type: none"> <li>. More community activities</li> <li>. Grant system for events</li> <li>. More skate comps</li> <li>. Events always within CRA</li> <li>. More art events</li> </ul>
Waterfront cafes, restaurants and bars	9	<ul style="list-style-type: none"> <li>. Small Kiosk</li> <li>. Cafe</li> <li>. Food vans</li> </ul>
Water-based activities	11	<ul style="list-style-type: none"> <li>. Kayak hire</li> <li>. No powerboats and skiing</li> </ul>
Improved sustainability of park maintenance	4	
Better lighting along footpaths	7	<ul style="list-style-type: none"> <li>. Solar</li> </ul>
Large Playground	3	<ul style="list-style-type: none"> <li>. Not many play equipment in the area</li> <li>. Nature play area</li> </ul>
Better connections for pedestrians and cyclists	5	<ul style="list-style-type: none"> <li>. Smooth path</li> </ul>
Improved lake environment and landscaping	2	
Public Art	13	<ul style="list-style-type: none"> <li>. Art Wall (8)</li> <li>. Skate artworks</li> </ul>
Other:		
Speakers at skate park	8	
Roller skating rink	11	
Skate shop	5	
Amphitheatre	2	
Purpose built skate spots around lake	7	
BMX pump track	2	

## Stakeholder Engagement Schedule - Discovery

Stakeholder	Meeting	Audience	Outcomes Notes
	Sat, 12 Dec from 2pm at Haig Park	Activation Expert & University Contact	
CEO, Conservation Council	Mon, 14 Dec from 2:30pm at 14/26 Barry Dr	Environment & Sustainability	
Apartment Strata Resident Committees (Dusk, Sentinel, Republic, High Society)	Mon, 14 Dec from 5:30pm at Dusk Apartments (Common Room)	Residents	
Local Business Drop-In 'Door Knocking'	During day on Monday	Local Business	
Canberra Regional Community Services (CEO, Programs Coordinator, Community Development Staff, etc)	Tues, 15 Dec from 11:30am at Belco Arts Centre	Community Service Providers (Disabilities, youth services, child care, elderly, etc)	
University of Canberra Student Representatives	Tues, 15 Dec afternoon (tbc)	University Students	
Canberra Business Chamber	Postponed until Late January - Online	Local Business	
ACT Climate Change Council	Tues, 15 Dec afternoon (tbc)		
Canberra Property Council	Tues, 15 Dec Afternoon (tbc)	Property Developers	
General Community Workshop	Tues, 15 Dec from 6:30pm (online)	General Community	
University of Canberra Vice-Chancellor Office & Campus Estate	Wed, 16 Dec from 11am at UoC	University VC and Property Division	
Belco Arts Centre Staff (CEO, Vice and Programs	Wed, 16 Dec from 1pm at Belco Arts Centre	Arts Organisation	

Coordinator)			
Belconnen Library - Programs and Events Coordinator	Wed, 16 Dec from 2pm at Belconnen Library	Community Service Provider	
Wellspring Ars	Wed, 16 Dec from 4:30pm	Arts Organisation	

### Updated Stakeholder Contact List

Organisation	Contact Person	Contact Details
Country Women's Association		(02) 6166 2872
Belco Arts Centre	Community Arts Officer	
Capital Region Community Services		6264 0200 <a href="mailto:contact@crs.com.au">contact@crs.com.au</a>
UC Student Representatives Council		<a href="mailto:ucsrc@canberra.edu.a">ucsrc@canberra.edu.a</a>
INVOLVE - Seniors Club		<a href="mailto:involve@crs.com.au">involve@crs.com.au</a>
Canberra Business		02 6247 4199 <a href="mailto:info@canberrabusiness.com">info@canberrabusiness.com</a>
Belco 50		
The Corner Youth Services		<a href="mailto:youthengagementcommunication@crs.com.au">youthengagementcommunication@crs.com.au</a>
Belconnen Energetic Seniors on Tuesday (BEST)		6264 0200 <a href="mailto:contact@crs.com.au">contact@crs.com.au</a>
Yurwang-Gulwan-Koori Girls (8-12)		02 6205 2904 <a href="mailto:groups@crs.com.au">groups@crs.com.au</a>
Belconnen Young Women's Leadership Program		<a href="mailto:youthengagement@crs.com.au">youthengagement@crs.com.au</a>

ESPDD - Traditional Custodian Engagement	Mary Mudford	mary.mudford@act.gov.au
Property Council of Australia		<a href="mailto:act@propertycouncil.com.au">act@propertycouncil.com.au</a> [REDACTED] 02 6276 3601
University of Canberra - Play, Creativity and Wellbeing	[REDACTED]	[REDACTED]
University of Canberra	Vice Chancellor	
UDIA	[REDACTED]	[REDACTED] 02 8277 4573
ACT & Regional Catchment Coordination Group	[REDACTED]	[REDACTED]
ACT Climate Change Council		climatechangecouncilsecretariat@act.gov.au
Conservation Council	[REDACTED]	[REDACTED] 02 6229 3200
See-Change		<a href="mailto:office@see-change.org.au">office@see-change.org.au</a> 02 6162 2320
Strathnairn Arts Association Board	[REDACTED]	<a href="mailto:seapresident@strathnairn.com.au">seapresident@strathnairn.com.au</a> 02 6254 2134
People with Disability ACT		<a href="mailto:admin@pwdact.org.au">admin@pwdact.org.au</a> 02 6288 1144
Pedal Power	[REDACTED]	advocacy@pedalpower.org.au
Northside Community Services	[REDACTED]	[REDACTED]
Wellspring Arts	[REDACTED]	[REDACTED]
Belconnen Community Services	[REDACTED] Chair contact details	
Belconnen Westfield Centre Manager	[REDACTED]	[REDACTED]
Belconnen Community Council	[REDACTED]	<a href="mailto:chair@belcouncil.org.au">chair@belcouncil.org.au</a> <a href="mailto:hello@belcouncil.org.au">hello@belcouncil.org.au</a> [REDACTED]
Lake Ginninderra Sea Scouts		<a href="mailto:groupleader.lgss@scoutsact.com.au">groupleader.lgss@scoutsact.com.au</a> www.lakeginninderrascouts.com

Dharuwa Ngunnawal Committee	Bradley Mapiva, Traditional Custodian Coordinator	bradley.mapiva@act.gov.au
Per Se (developer of Cirrus development adjacent to Emu Bank)	[REDACTED]	<a href="mailto:admin@perse.net.au">admin@perse.net.au</a> 02 6242 8599 per-se.com.au
Rock Development Group		[REDACTED] <a href="mailto:info@rockdg.com.au">info@rockdg.com.au</a> 02 6239 5600 rockdevelopmentgroup.com.au
Belconnen Library		[REDACTED] Programs Officer
Apartment Blocks - Strata Members / Representative (Republic, Dusk, Sentinel, High Society)		Vantage Strata [REDACTED] Property Manager [REDACTED]
Women with Disability ACT		engagement@wwdact.org.au [REDACTED]
Heart Foundation		
Park Run Belconnen		ginninderra@parkrun.com
Nature Play ACT		natureplaycbr@act.gov.au

# Discover Phase Engagement Snapshot

## WHAT WE HAVE LEARNT FROM THE COMMUNITY

### Engagement Participation:

- . Direct Engagement with approximately **205** Local Stakeholders!
- . **51** Contributors & **5** email comments registered on the 'Your Say' Webpage.
- . **3** online workshop participants.
- . Approx **60** residents participating in "Pop Up" Intercept Surveys at Belconnen Fresh Markets
- . **13** residents participating in 'Discovery' Walk
- . **43** young people surveyed at the Belconnen Skate Park
- . **11** Stakeholder meetings
- . **22** Small Business Interviews

### Active Travel, Connectivity & Streets/ Walkability

- . Residents keen to have a strong connection between apartment development and high frequency bus stops.
- . Pedestrian connectivity between destinations needs improvement. High volumes of traffic creates a disconnect and unsafe environment.
- . Strengthen the physical connection between the university and town centre to remove the mental barrier of the areas being 'too far' from each other.
- . Future development should consider wide footpaths, more connecting shared zones and shade.
- . Tree lined streets will reduce urban heat island effect and promote walkability of new precincts.
- . Need to prioritise connection to the Emu Inlet waterfront precinct
- . Acknowledging the need for a connection between 'Eat Street' along Lathlain Street with the Circus sites.

### Uses and Activities

- . A desire to create an intimate urban neighbourhood.
- . Each development area should create its own unique characteristics with connectivity to the lake.
- . Include publicly accessible laneway developments with communal outdoor dining areas and piazza within new precincts.
- . Low rent/ affordable Micro-shops for local hospitality and retail businesses.
- . Small offices, training facilities and co-working spaces.
- . A need for diversity of restaurants and bars, particularly surrounding the lake.
- . A desire for breakout community services within all of the development sites relevant to the users of the town centre.

### Built Form

- . Break-up the bulk and apply passive solar design principles.
- . Be aware of overshadowing, particularly around Lathlain Street.
- . Some contention regarding the use of the former Water Police site and whether it should be redeveloped as quality public open spaces or a two storey upmarket restaurant / bar with community facilities.

<b>Open Spaces and Green</b>	<ul style="list-style-type: none"> <li>. Creating more active uses of open spaces and amenity such as bbqs, toilets, seating and shade, which promotes positive social environments.</li> <li>. Being conscious of the urban heat island impact and the need for urban cooling.</li> <li>. Creating more comfortable environments for people to walk and be active outdoors.</li> <li>. Native plantings along median strips to break up concrete and disused spaces.</li> <li>. Developing micro-parks in each of the development precincts, which encourage social interaction.</li> <li>. More bins and on-going maintenance of green open spaces.</li> </ul>
<b>Culture &amp; Arts</b>	<ul style="list-style-type: none"> <li>. Establishing the Belco Arts Centre and Emu Inlet as the cultural and community heart of the town centre.</li> <li>. Promoting and attracting more events to the town centre, including regular markets, performances and theatre on the lake.</li> <li>. Providing funding and support for youth events at the skate park such as competitions, music, dj's, etc.</li> <li>. Placemaking cultural wayfinding initiatives, which encourage connections and pedestrian mobility.</li> <li>. Connecting with the Ngunnawal and colonial story and showcasing it throughout the town centre.</li> </ul>
<b>Apartment Living</b>	<ul style="list-style-type: none"> <li>. Existing residents enjoy the close proximity to services and open spaces.</li> <li>. There is a need for more activity, which will create a stronger community and connection amongst residents.</li> <li>. Future residents would like to see more mixed-use developments with community and creative services at the doorsteps of their apartment.</li> </ul>
<b>Economic Vitality</b>	<ul style="list-style-type: none"> <li>. Supporting a diversity of ground level uses with local businesses to support a unique and thriving town centre.</li> <li>. Ensuring connectivity and access is improved, which includes pedestrian and cycling linkages.</li> <li>. Events and activities, which local businesses can get involved in and promote their services.</li> </ul>
<b>Ongoing Management Model</b>	<ul style="list-style-type: none"> <li>. A strong desire from all stakeholders to build an on-going relationship and work together to improve the town centre through collaboration of ideas and funding.</li> </ul>

**The results from the Discover Phase of the place design brief journey will inform more specific ideas for the land release sites.**

**During the co-design phase the consultant team will re-engage with the community and stakeholders to test and prioritise the place proposition, design principles and guiding actions to inform future development.**



**Suburban Land  
Agency**

# Belconnen Urban Land Release Sites Discover Phase Report

**PLACE**  
LABORATORY

**TOWN TEAM  
MOVEMENT**



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# 1. Background Research

## Past, Future & Current Context

The grasslands, woodland and forested areas of the Molonglo River, Ginninderra Creek and Murrumbidgee River corridors where much of Belconnen is now located, falls within the boundaries of the traditional lands of the Ngunnawal people.

There is archaeological evidence of Aboriginal occupation and links with the land with several artifact sites located close to the town centre.



## Past Context

In 1835 the area of Belconnen consisting of 5000 acres was granted to Charles Sturt. He sold the land to Charles Campbell in 1838.

Campbell named the land 'Belconnen'. The origin of this name is not entirely clear however "It is thought that Campbell gave it this name following an incident on the property when an Indigenous man used the word "Belconnor", meaning "I cannot find". The name, like many Indigenous terms adopted by Europeans, has been spelled as 'Belconnel,' 'Belconon' and 'Belcomon'. The name was largely limited to the property and was not applied to the present area of Belconnen until after the nearby Naval Transmitting Station adopted the name in 1938. (West Belconnen European Cultural Heritage Report)

The Belconnen Town Centre was identified as a future town centre in 1965. By 1974 the first stages of the Cameron offices, the pedestrian spine, and roads and car parks had been completed.

Lake Ginninderra is an artificial lake located adjacent to the Belconnen Town Centre. The lake was constructed in 1974 to collect stormwater discharge from a 98.8 km<sup>2</sup> catchment that includes the surrounding suburbs.

*Lake Ginninderra name is derived from the Ngunnawal language: Ginin-ginin-derry "sparkling, throwing out little rays of light"*

In 1978 the Belconnen Mall was officially opened. The Belconnen Mall was branded as "The Big One" as at the time it was the largest shopping centre in the Southern Hemisphere.

## The Discover Phase

The Discover Phase seeks to understand Belconnen and the land release sites' sense of place through:

- Researching the planning context,
- Capturing the perspective of the local community through engagement
- Meeting with key stakeholders,
- Defining the existing character and attributes of the Urban Land Release Sites.
- Undertaking a high level retail and mixed-use development summary



## Future Context

The future context has been informed by several key documents:

- Belconnen Town Centre Master Plan 2016
- ACT Social Infrastructure Study 2019
- Belconnen Precinct Map and Code effective 14 June 2019

**Belconnen Town Centre Master Plan** forms the primary reference for the Place Design Brief. It was developed in consultation with the Belconnen community and local traders. The master plan defines what is important about the centre and is intended to guide growth and development over the next 10 to 15 years. The master plan defines the Vision for Belconnen Town Centre as:

**Belconnen Town Centre's features and potential set it apart from other places. The lake, open spaces, layout and nearby institutions provide unique economic and environmental advantages. These will be improved and strengthened to ensure the town centre is an attractive, accessible and desirable place for people to live, work and enjoy.**

The master plan recommends ways to:

- Reinforce the town centre's role as a major community and commercial hub for the Belconnen District and wider Canberra region.
- Stimulate urban renewal in the town centre through changes to the Territory Plan
- Enable active and attractive destination areas that better utilise the centre's lakeside location
- Identify opportunities for improvements to the centre's public spaces
- Improve access and amenity in the town centre through recommended improvements to the cycle and pedestrian networks, and
- Improve the town centre's relationship and connectivity with the University of Canberra.

The master plan defines the desired character of the Land Release Sites as:

**Lathlain St Renewal Precinct** is an active area with an increased mix of business, community and residential uses.

**Foreshore Renewal Precinct including the Circus Sites and the Water Police Site** is a key destination for Canberra taking advantage of the northern outlook over the lake and existing diverse mix of uses, together with further improvements to the arts centre and Emu Inlet Park. Improved links to Margaret Timpson Park, the higher density residential area, Lathlain St, the lower end of Luxton St and the existing lakeside shared path will allow more people to enjoy the precinct.

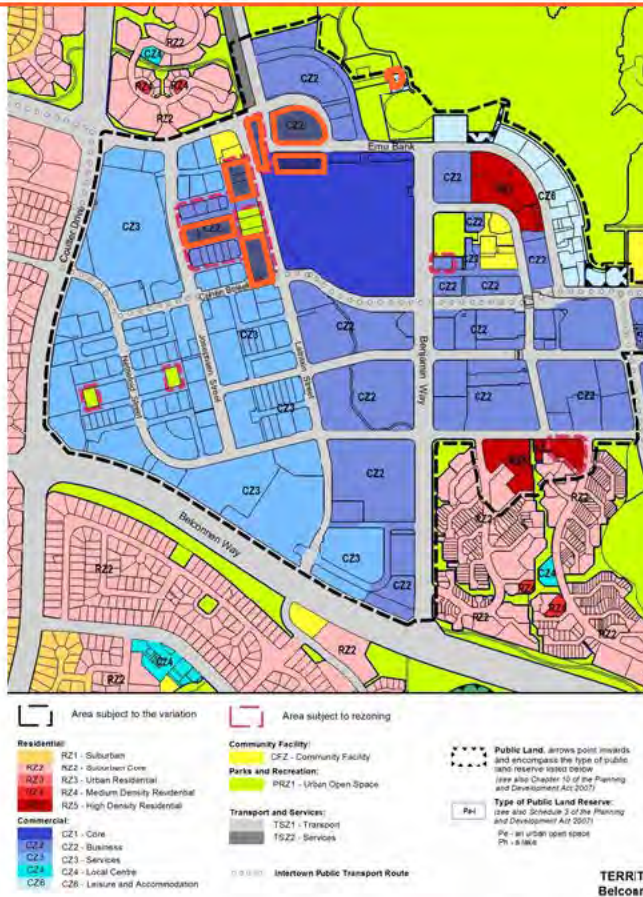


Figure 1. Belconnen Town Centre Territory Plan

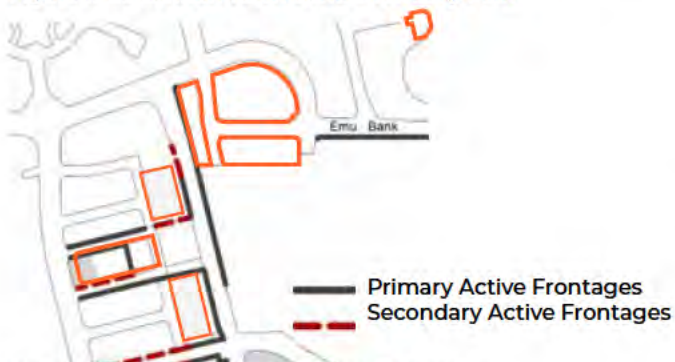


Figure 2. Belconnen Precinct Active Edges

## Belconnen Precinct Map and Code

Lathlain St and Circus Land Release Sites are zoned CZ2 BUSINESS ZONE but one (Block 38 Section 52) being zoned CZ1 CORE ZONE:

- Office and business sites that are accessible to public transport and convenience retailing and services
- Diverse range of accommodation sizes and locations for offices
- Convenient outlets for goods, services and facilities to meet the needs of the workforce
- Vibrant lively pedestrian routes and public spaces
- A high quality urban environment through use of sustainable design and materials and maintain a high level of amenity for employees and the public.

## Typical uses include:

- Car park
- NON RETAIL COMMERCIAL USE
- Civic administration
- Outdoor recreation facility
- Club
- Parkland
- COMMERCIAL ACCOMMODATION USE
- Pedestrian plaza
- Communications facility
- Place of assembly
- COMMUNITY USE
- Public transport facility
- Consolidation recyclable materials collection
- Craft workshop
- RESIDENTIAL USE
- Restaurant
- SHOP
- Drink establishment
- Emergency services facility
- Subdivision
- Home business
- Temporary use
- Indoor entertainment / recreation facility
- Tourist facility
- Light industry, plant and equipment hire
- Veterinary hospital
- Warehouse

The Former Water Police Land Release Site is zoned CZ6 Leisure and Accommodation. The CZ6 Leisure and Accommodation Zone provides opportunities for recreation, tourism and leisure.

The main uses within these areas are cultural, entertainment and tourist facilities providing entertainment opportunities for both visitors and residents of the ACT and surrounding region.

This site has some specific restrictions including

- 2 story height limit
- Excludes trees, jetty and boat ramp
- Needs to maintain continuous public access around the lake edge
- Active street level frontage
- Needs to protect amenity of nearby residents from noise, traffic parking and privacy.

## Typical uses include:

- Aquatic Recreation
- Club
- COMMUNITY USE
- Commercial
- Accommodation
- Craft Workshop
- Indoor entertainment / recreation facility
- Drink establishment
- Outdoor recreation facility
- Club
- Parkland
- Restaurant
- SHOP

## Relevant ACT Government Strategies and policies.

Other current ACT Government Strategies and Policies will be instrumental to establishing the key principles of the Place Design Brief and future development. A summary of the key documents and strategies referenced are:



### Sustainable and Resilient Territory Statement (EPSDD, SLA and CRA,2019)

- Integrate living infrastructure and sustainable design to make Canberra a resilient city within the landscape.
- Support the implementation of a living infrastructure plan for the ACT through the review of planning policy and planning mechanisms for the maintenance and enhancement of the urban forest into precinct, estate and district level planning processes, and relevant development and design guidelines.
- Support the implementation of climate wise design and materials in statutory planning provisions, precinct and estate planning processes, and relevant development and design guidelines.
- Plan for integrated water cycle management to support healthy waterways and a liveable city.
- Implement the revised WSUD General Code and integrate consideration of WSUD into precinct and estate and suburb planning and design processes.
- Evaluate and implement cost-effective opportunities for stormwater irrigation of living infrastructure and priority public open space areas, as part of integrated water cycle planning in precinct, and estate and suburb planning and design processes.
- Protect biodiversity and enhance habitat

connectivity to improve landscape resilience.

- Incorporate consideration of natural habitat and conservation areas into urban planning and design processes to promote habitat connectivity and support the establishment of biodiversity refuges.
- Achieve 30% tree canopy cover (or equivalent) and 30% permeable surfaces in urban areas by 2045v

### Liveable Canberra Statement (EPSDD, SLA and CRA,2019)

- Deliver recreation, open (green) space and public spaces that support social interaction, physical and mental health and engagement in public life.
- Investigate opportunities to enhance the network of accessible, high quality local open space to meet changing community need through a district planning approach.
- Strengthen neighbourhoods and support their diverse character by creating strong local activity hubs.
- Continue to support local community and business capacity by developing place-making approaches to support vital neighbourhoods.

### **Accessible Canberra Statement (EPSDD, SLA and CRA,2019)**

- . Deliver well designed, safe and sustainable streets and public spaces to create walkable neighbourhoods that are inclusive and fair.
- . Through place making and improved urban design, deliver high quality streets and places to facilitate social inclusion, activity and improve accessibility.
- . Create a better experience for walking and cycling into and within the city centre and our town centres.
- . Work with the City Renewal Authority and other partners to create high quality, lively and safe streets and public spaces in the city centre that encourage walking, cycling and public transport use.

### **Innovate Reconciliation Action Plan 2019 – 2022 (EPSDD, SLA and CRA,2019)**

The ACT Government aims to create contemporary, lively spaces that reflect, demonstrate and achieve our city's potential as one of the most innovative, creative and important cities in the world. At the heart of that is a city precinct that has culturally rich, vibrant and enjoyable places that recognise and celebrate our diversity, rich history and values. "SLA values the unique and cultural relationship Aboriginal and Torres Strait Islander peoples have to care for the land, sea, waterways and animal and plant species as the traditional custodians of our Country. Reconciliation Action Plans are about turning good intentions into real actions by providing practical ways forward together, based on respect, relationship building and creating opportunities. This means working closely with our portfolio colleagues and the community to collectively strengthen relationships, engage staff and stakeholders in reconciliation, and empower Aboriginal and Torres Strait Islander peoples."

### **ACT Housing Strategy (EPSDD, October 2018)**

The ACT Housing Strategy will encourage and promote a housing market that meets the diverse and changing needs of the Canberra community, and enables a sustainable supply of housing for individuals and families at all income levels. The Strategy has 5 key goals:

- . An equitable,diverse and sustainable supply of housing for the ACT community
- . Reducing homelessness
- . Strengthening social housing assistance
- . Increasing affordable rental housing
- . Increasing affordable home ownership

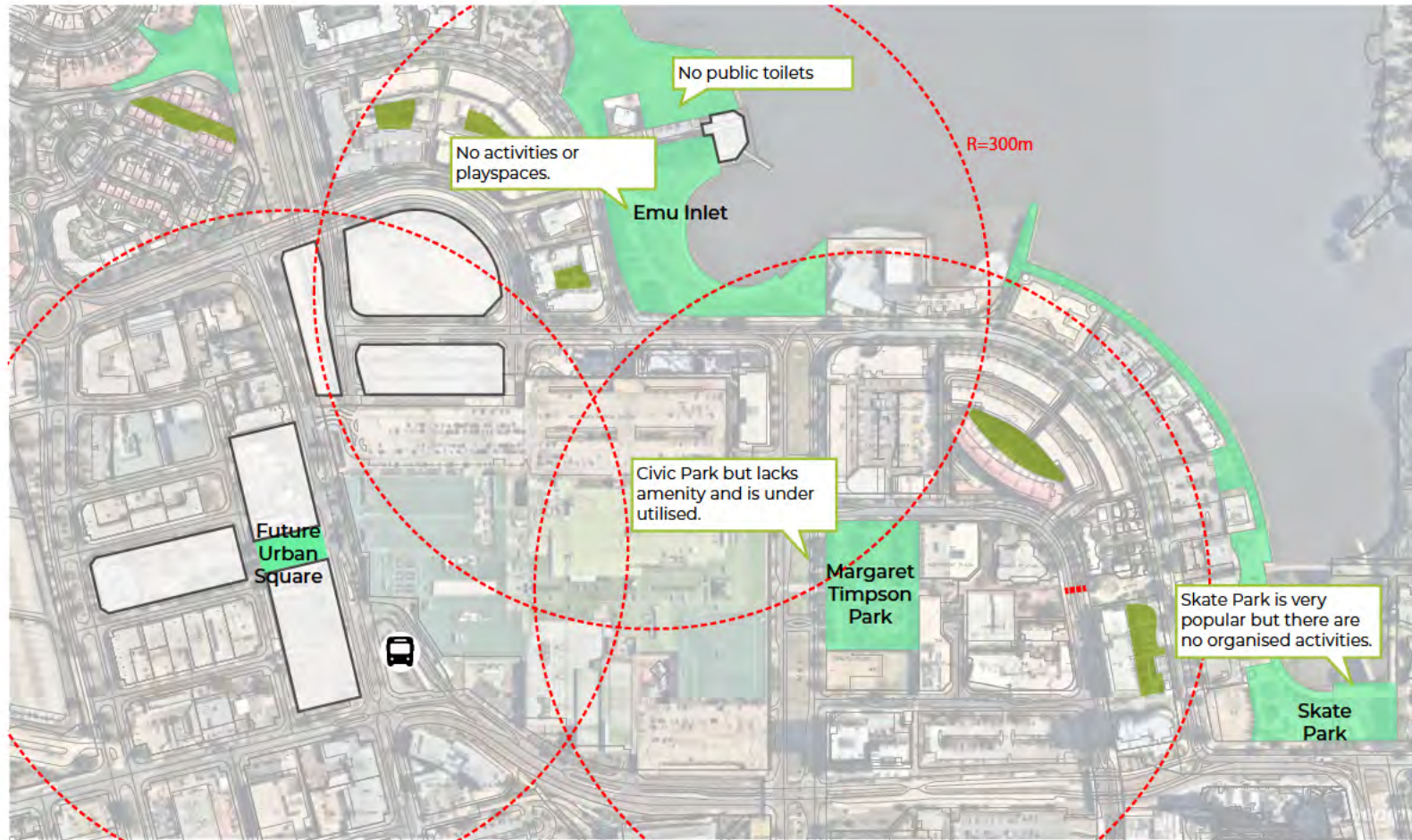
## Current Context

A detailed place audit supported by community perspectives has informed the current context including

- . Understanding the green space network
- . Walkability
- . Character



## Green Space Network



- The land release sites are located within 300m of open space.
- The Lake provides a unique setting.
- Existing open spaces are poorly maintained.
- Existing open spaces lack character, amenity and activity particularly for younger children.
- Future residential will increase the demand for better open spaces.

The public spaces in Belconnen Town Centre need to be more welcoming, invite people to stay longer and provide family friendly and intergenerational activities.

Figure 3. Green Network



## Movement and Connections

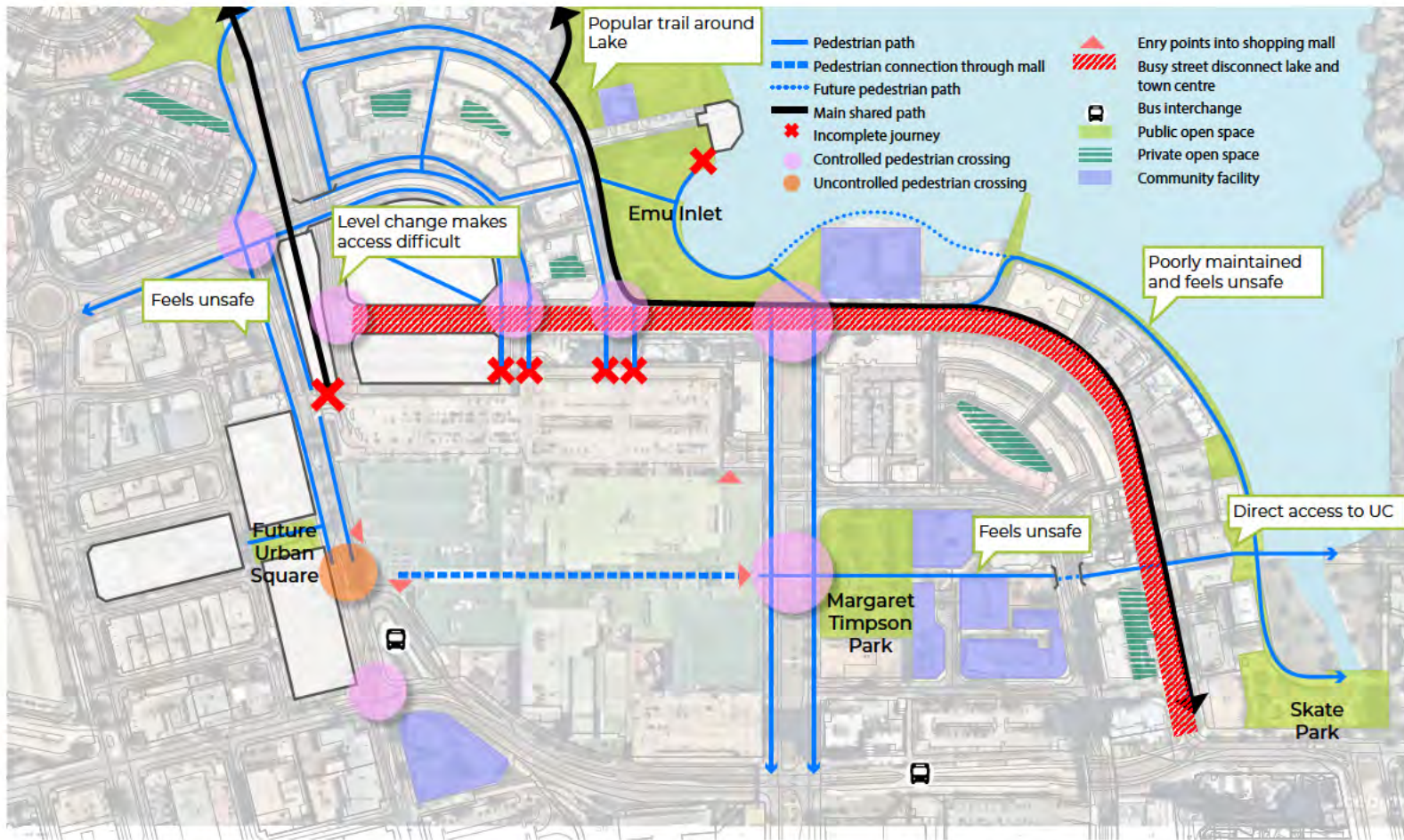


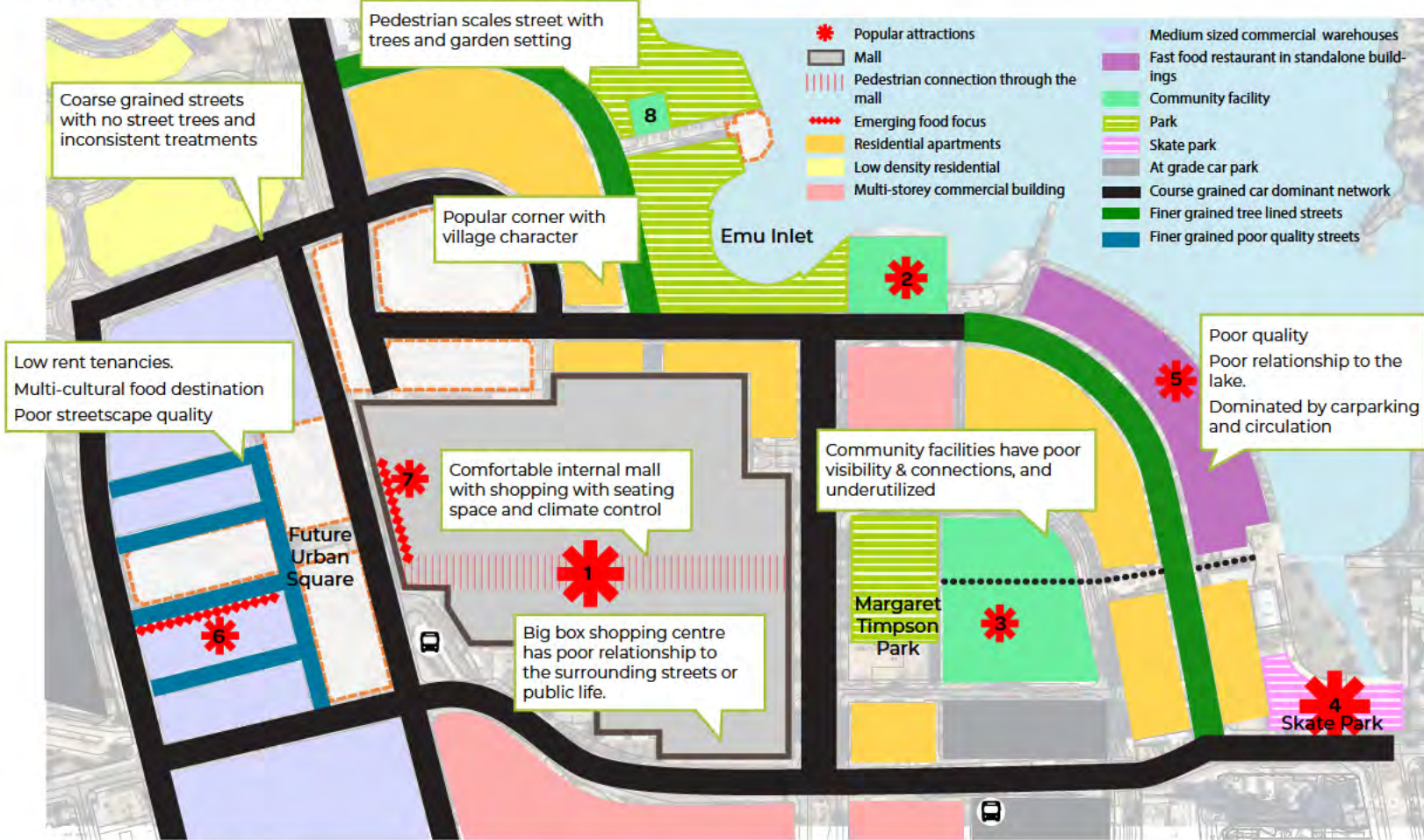
Figure 4. Movement and Connections

- The Town Centre lacks a fine grain movement network.
- Pedestrian and cycle paths are inconsistent and incomplete.
- Pedestrian wait times at signalized intersections are too long and have no shade or weather protection.
- The cycle network is being improved.
- High volume of vehicular traffic on Emu Bank disconnects the Town Centre from the Lake.
- Future residential and commercial development in the Town Centre will generate more foot traffic and 'eyes on the street' for safety.

The walkability of Belconnen Town Centre will be enhanced by better connections, improved streetscapes and a greater sense of safety.



# Place Character












Belconnen Town Centre has few human scaled spaces, the community functions and destinations are dispersed and disconnected. The main experience is dominated by the large internally focused shopping mall with large car parking structures facing outward reducing a connection to external public spaces.







Figure 5. Place Character



**Pros**

**Cons**

 <b>Destinations</b>				
1		Westfield Shopping Mall	Controlled climate Diverse retail options	Activities are internalised; No contribution to the outdoor public life and streetscape Generic shopping mall design, lack of unique identity
		Pedestrian connection through the mall	Places to sit and people watch Comfortable Accessible	No connection to the nature Lack of identity
2		Community Facility: Belconnen Arts Centre	High quality community facility Waterfront location Diverse program	Architectural design is introverted with limited contribution to the vibrancy of the public realm
3		Community Facility: Library and community services	Essential community services	Run down Poor visibility
4		Skate park	Waterfront location High quality skate park Youth and children focused	Adjacent to major road barrier Lack of program
5		Fast Food/ Restaurant	Waterfront location Easy access by car	Predominantly fast food offering Adjacent to major road barrier Poor quality architectural styles and interface with the public realm Dominated by car parks and stand alone buildings
6		Emerging food destination	Alternative and multicultural food and retail options (East and South Asian restaurants and grocers) Cluster of food and beverage area Low rents and medium sized warehouse	Less visible from the main street Adjacent to low quality streetscape and no outdoor dining facility Poor quality architectural design
7		Street front dining (Westfield)	Offers an outdoor eating experience and access to dining outside of regular shopping mall hours	Screens the poor quality streetscape reducing interaction with the street.
8		Sea Scouts	Child and lake focused activity	Poor building quality
<b>Streets</b>				
		Coarse grained and car dominant road	Adjacent to key destinations Aligned with key vistas	Lack of street trees Lack of comfort or interest Inconsistent design and eclectic materials High traffic volumes and speed limit
		Pedestrian friendly street	Continuous street trees and ground level greenery Pedestrian friendly scale Residential street with lower traffic volumes and speed limit	Not form a continuous street network

	Fine grained street	Located in fine grain urban blocks Existing dining destination Home to many small business Easy access by car	Poor quality streetscape and architectural design Lack of public life
<b>Parks</b>			
	Waterfront parkland	Waterfront location Highly visible from the street	Inactive and lack of public amenities Poor landscape design
<b>Other</b>			
	Medium sized warehouse development	Fine grain urban blocks Home to many small business Easy access by car	Poor quality streetscape and architectural design Lack of public life
	Residential apartment	Views to the lake or public open space Comfortable medium-high density buildings Easy access to main shared path Close proximity to community facilities	Lack of high quality public parks or public amenities within walking distance Close to car dominant roads Lack of street life
	Low density residential development	Pedestrian friendly local streets Spaces for greenery Easy access to local parks	Lack of unique identity Lack of high quality local parks
	Medium size multi-storey commercial building	Easy access by car	Generic architectural design Lack of active street frontage and street life Surrounded by poor streetscape and landscape setting



# Retail & Mixed-Use Development Market Trends

Analysis of the demographic and retail market has provided insight into how new developments in the Belconnen Town Centre may best evolve. There are typically two ways to respond to market trends:

**Exploit the trend** – that is keep doing more of the same in the area that appears to be working from a market standpoint. This represents a low risk low intervention approach. Just keep delivering the same successful outcomes as previous by meeting existing consumer needs.

The second response may be to **facilitate change in customer behaviour**. This is a far harder proposition to satisfy, as it requires significantly more intervention.

**To fill gaps or facilitate change in a centre or market we need to change people's behavior.**

Why is there a gap? Where are people currently travelling to access facilities that aren't provided here? How loyal will people be to those places and what is required to facilitate a change in behavior to make them consider this location instead?

Statistically, from a market perspective at least, there does not appear to be a lot wrong with Belconnen Town Centre. It enjoys a strong balance between a large established, clearly defined and dedicated catchment and a high growth, developing catchment at its door step.

**The obvious positives for the Belconnen Town Centre is that it is central to a large, established and loyal customer base whilst benefiting from the continued introduction of a new customer base in the heart of the Town Centre.**

These new Town Centre residents are already converts to the Town Centre given that it is integrated into their lifestyle from the moment they arrive. There is little risk of these new Town Centre residents being attracted outside the Town Centre in significant numbers or frequency. However, it is important to note that they represent less than 10% of the broader catchment, which the centre serves.

Town Centre residents walk around the centre – but 90% of the catchment continue to drive or use public transport. It is important not to alienate one for the other.

*The characteristics between these two markets are very different. The difficulty between catering to two distinct markets is trying to cater to them both without alienating either.*



## Insights from Taktics4 Retail and Mixed Use Development Overview:

Up to 4.4M visitors to the Belconnen Town Centre each year are from outside the Belconnen District. This means that there are 4.4 M visitors which would not normally travel to Belconnen Town Centre except for the draw associated with an element of the Westfield Centre.

From an urban design perspective, the likes of Westfield Belconnen have often been seen as a threat or weakness to a centre.

However, they present a significant opportunity for the overall Town Centre to expand.

Westfield Belconnen can be seen as a competing destination, which traps customer's inside often at the expense of those businesses on the outside. However, they should also be seen as a source of another additional market.

The analysis shows that there are over four million trips to Westfield Belconnen each year from customers who resident outside the Belconnen District catchment.

The opportunity exists to exploit this attraction by attracting these customers outside the Centre. As stated earlier this will require intervention to change people's behavior.

**It will require a strong draw card, capable of drawing customers from the centre. It will need to be complementary – not competing. Businesses outside the centre are rarely able to compete with businesses inside the centre. It will have to be unique, different and sufficient size to facilitate change. The establishment of this draw card also provides the catalyst for adjacent businesses to thrive and capitalize on the attraction generated.**

The obvious trend and opportunity that stems from the demographic characteristics of residents in that Town Centre market is hospitality / food and beverage opportunities will continue to thrive in Belconnen Town Centre as the market for 20-40 year olds with no mortgage and strong incomes are attracted to the centre. The attractiveness of these businesses to the Belconnen Town Centre is the strengthening of the nighttime economy and the street vitality that they bring to an area.

There do not appear to be too many gaps in the current business mix in the Belconnen Town Centre.

Employment in the centre is heavily weighted to retail and services as would be expected – but there is also a significant base of employment in the professional services and administrative sectors.

#### Insights from Taktics4 Retail and Mixed Use Development Overview:

- There is an over representation of Retail, Financial and Insurance, Rental, Hiring and Real Estate when compared to Belconnen District and ACT averages. Interestingly, accommodation and food service sectors are not overrepresented despite the usual correlation to the retail sector.
- Forecast growth in resident population within the Belconnen District catchment will be responsible for increasing the aggregate retail spending generated from Belconnen residents by \$78M p.a.
- That Belconnen Town Centre businesses may expect to capture up to 55% of this available retail aggregate spending – consistent with current market capture estimates
- Forecast population growth in the Belconnen District alone may be responsible for an increase of up to \$43M p.a. in potential retail sales in the Belconnen Town Centre.
- This increase in the potential aggregate retail sales can sustain the equivalent of an additional 8,500sqm of retail floor space in the Belconnen Town Centre every 5 years.
- An additional 8,500sqm is responsible for increasing the employment in Belconnen Town Centre by 200 positions

## Applying Urban Design Principles to Increasing Street Vitality: Complimenting local destinations to the Westfield's Belconnen.

Resident living in the immediate Town Centre environment will also be more likely to require, utilize, and benefit from an array of passive and active open space environments.

The centre is now at a size, role and diversity whereby it is unlikely to be threatened by new developments. Meaning that it is likely to continue to evolve in conjunction with its market growth.

It is important that enough office commercial floor space is provided in order to cater for the growth in employment that will flow from population growth. Belconnen Town Centre (BTC) currently enjoys relatively high self-sufficiency and self-containment employment threshold.

Retail and Hospitality will continue to develop to cater for this trend but their sustainability will only come from having sufficient space to accommodate new non retail and hospitality businesses and employment.

An increase in retail spending in the Belconnen Town Centre (BTC) is supported by forecast in resident population growth across the Belconnen District catchment. It is forecast that an additional 8,500sqm of retail space every 5 years may be sustained at current forecast population growth levels. In addition to the future increase in residents, the opportunities of Westfield as a significant attraction for visitors outside of Belconnen District should not be dismissed.

### The questions remains though, how to capitalise on an increasing number of visitors and residents to the BTC?

It is easy to get excited about the opportunities for new ground level commercial and hospitality precincts, however it is also a poor outcome to over-achieve for an unlimited number of bars and restaurants and end up with high levels of commercial vacancies. Given that there is a limit to the number of hospitality and retail floor area that a town centre can accommodate before having an inactive building edge filled with 'for lease' signs and empty windows, which would not increase street vitality, a more strategic approach is required. To support the forecast growth of visitors and residents, attention will be required toward long-term retail activation strategies, mixed land uses, new creative community uses and flexible building design to encourage business activities across the range of A/B/C retail sectors.

A strategic urban design and placemaking approach begins with acknowledging that the development of diverse and highly prized town centre activity often occurs by prioritising activity at the intersection of streets (on corners) that are well used by pedestrians (Stueteville 2016). Popular active street corners can become localised destinations and have the opportunity to attract visitors from the indoor environments of the Westfield centre and encourage people to walk throughout the public outdoor pedestrian streets, creating a more vibrant and prosperous town centre.

Figure 6. Examples of activated street intersections that create a local destination



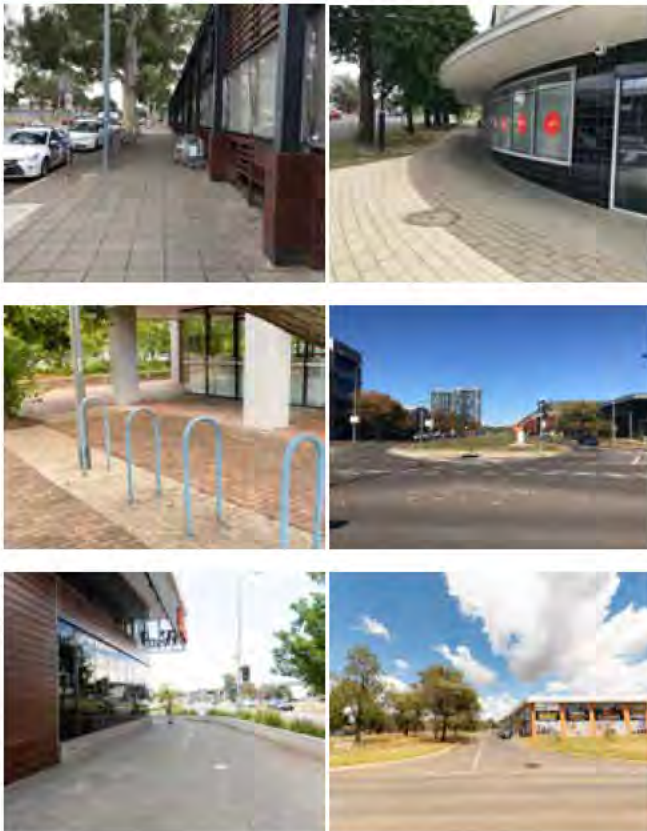


Figure 7. Examples of current inactive street intersections in BTC

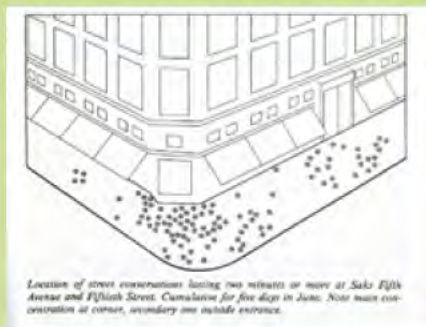
In comparison to the BTC, it feels like current activity on street corners and outdoor streets are inactive and prioritised for vehicular traffic movements. As a result, pedestrian activity is minimal and people are left hiding, feeling unsafe and are not lured to leave the confines of the indoor Westfield centre.

Activation of street intersections with hospitality and retail spaces is encouraged by promoting pedestrian activity and diverse social interactions on the street level, with key attributes including:

**. Streets having a human scale;**

a variety of visual elements for interest, easy wayfinding and safe for use by pedestrians. The concept of small blocks, laneways, and pedestrian nodes that decrease pedestrian travel distance and increase the number of intersections available for activation and interaction of people. Focusing ground level retail opportunities to activate edges on the corners of buildings and developing a mix of curated and open 'informal' spaces at intersections link user opportunities for staying, resting, spending, walking, conversing and stopping (Mattsson 2019).

**. William H. Whyte (1988). 'City: Rediscovering the Center'.**



Interesting and diverse building mix; flexibility and adaptability in the design of retail premises at and along intersections. For example, mixed land uses, densities and occupants in buildings that are easily convertible and designed to cater to a mix of shops, consulting rooms, studios, restaurants, education facilities and residential live/work combinations.



18-32A Darlinghurst Road Potts Point by Tonkin Zulaikha Greer and Panov Scott. Mixed use 'live/work/play' development with proposed 54 Apartments, hotel, medical centre, retail tenancies and pub. The development has a flexible open space design to accommodate changing needs and services in the area.

**“What attracts people to a place is the existence of other people at this place” (Mattsson 2019)**

## 2. Belconnen Urban Land Release Sites Engagement Outcomes



# The Community Engagement Process

It is critical that the SLA listens and implements a considered approach to engaging with its wide and diverse number of stakeholders, residents and businesses to better understand the future issues and opportunities regarding the development of the land release sites in the Belconnen Town Centre. As a result, a comprehensive 'Discover' engagement phase was undertaken between 30 November and 21 December 2020.

The engagement sought to address the following key challenges and topics of urban renewal in the Belconnen Town Centre:

- **Foreshore Improvements:** Asking participants ideas for improving the amenity and function of Emu Inlet and the foreshore area.
- **An Attractive Destination:** Assessing the most popular destination and uses in the Belconnen town centre:
- **Town Centre Living:** What amenities would make living in the Belconnen town centre more attractive?
- **Working in Belconnen Town Centre:** Priorities for existing and new working environments and types of spaces for office and creative industries in Belconnen.



Outcomes from the Discover Engagement Phase will be used to inform the Place Proposition, follow-up Co-Design Engagement Phase and final place planning document.



## Engagement Participation:

- Direct Engagement with approximately **205** Local Stakeholders!
- **51** Contributors & **5** email comments registered on the 'Your Say' Webpage.
- **3** on-line workshop participants.
- Approximately **60** residents participating in "Pop Up" Intercept Surveys at Belconnen Fresh Markets
- **13** residents participating in 'Discovery' Walk
- **43** young people surveyed at the Belconnen Skate Park
- **11** Stakeholder meetings
- **22** Small Business Interviews

# Community Engagement Stakeholders

It is important that the engagement program be accessible and inclusive of all stakeholders and users of the Belconnen Town Centre, so the engagement process targeted a variety of stakeholders applying new and innovative engagement methods to understand how best to achieve this.

In addition to seeking input from residents and businesses, the following specific stakeholder groups were targeted and invited to participate in virtual and face-to-face workshops;

Please note that due to the COVID-19 crisis, some face-to-face conversations and workshops were modified, and new approaches were initiated to reach our diverse audiences using innovative virtual engagement tools and practising safe social distancing at all times. In all cases, every attempt was made to reach out to each of the identified groups above for relevant input and positive feedback was received stating that virtual workshops were accessible, easy to follow and more convenient than face-to-face methods.

Stakeholder	Audience
Engagement & Activation Specialist, University of Canberra	Activation Expert & University Engagement
CEO, Conservation Council	Environment & Sustainability
Apartment Strata Resident Committees (Dusk, Sentinel, Republic, High Society)	Existing Residents
Canberra Regional Community Services (CEO, Programs Coordinator, Community Development Staff, etc)	Community Service Providers (Disabilities, youth services, child care, elderly, etc)
University of Canberra Student Representatives	University Students
Canberra Business Chamber	Local Business
ACT Climate Change Council	Environment & Sustainability
ACT Property Council	Property Developers
University of Canberra Vice-Chancellor Office & Campus Estate	University VC and Property, Planning & Maintenance Departments
Belco Arts Centre Staff (CEO, Vice and Programs Coordinator)	Arts & Cultural Programming Organisation
Belconnen Library - Programs and Events Coordinator	Community Service Provider
Wellspring Arts	Arts & Community Stakeholder
Belconnen Community Centre	Community representatives

# Engagement Methodology

The Phase 1 Discover engagement period started on 30 November 2020 and concluded on 21 December 2020. Public surveys, letter drops, marketing content and an online project webpage was setup during this period to allow residents to provide feedback. In total, engagement reached over 5,000 ratepayers, residents, businesses and relevant stakeholders.

The project was communicated in a number of ways, including the following:

Emails to all identified stakeholders

Letterdrop to approx 5,000 residents within a 5km radius of the Belconnen Town Centre

Social media posts and advertisements with the Belconnen area

A dedicated page on the ACT engagement website, housing project information, Q&A board, workshop dates and registration forms, and interactive surveys

Door knocking all businesses adjacent to the land release sites.

Other marketing and promotion

Direct contact with key stakeholders:

Property Council,  
University of Canberra, Capital Region Community Services (includes disability services, elderly, young people, emerging leaders, at-risk communities, CALD communities, etc)

ACT Libraries,  
Ginninderra Scouts Group,  
Belco Arts Centre,  
Conservation Council,  
ACT Climate Change Committee,  
Canberra Business Chamber,  
Wellspring Arts,  
Residential Strata Committees (within Belconnen Town Centre)

Please note that specific engagement with Ngunnawal elders and stakeholders is currently being undertaken as a separate process with a specialist team to ensure appropriate and meaningful engagement.

The following direct initiatives were undertaken to engage with the diverse ratepayers, residents, businesses and other relevant stakeholders:

Phone conversations, face-to-face and virtual meetings with available and willing stakeholders

One virtual consultation workshop with general community members

Surveying all businesses all adjacent to the land release sites.

One Discovery Walk with general community members

Online feedback via the ACT Engagement Your Say Portal

Two interactive intercept survey and listening posts setup at the Belconnen Fresh Food Markets

General email feedback and ideas relating to improvements of the identified Urban Land Release Sites within the Belconnen Town Centre



# Engagement Results

The following is an accumulated analysis of the Discover Phase engagement outcomes.

## Your Say Online Survey Feedback

The engagement included interactive community surveys open to all residents for a 14 day period between 7-21 December 2020. In total, 51 respondents and 5 separate emails contributed to blog posts, survey questions and general comments, which is considered a good sample size for analysing the sentiment and needs of the population within the City. Key outcomes from the survey questions are reviewed below.



More Connected and Comfortable Streets for Pedestrians



Street Furniture and BBQ areas around the Waterfront



Accessible Co-Working Spaces in new Developments



Better diversity of Restaurants, Bars and Cafes

## Key Summary Points from the 'Your Say' Online Engagement

- . People enjoy living and visiting the Belconnen Town Centre, however do believe the area can be improved in the future.
- . Positive qualities include proximity to services, public spaces, public transport, restaurants, cafes and the general amenity of the foreshore.
- . Respondents do not like the lack of connectivity, lack of activity in public spaces, general maintenance of landscaping and rubbish and absence of greenery throughout the town centre.
- . Most respondents believe Lake Ginninderra is the focal point of the town centre, although can be improved through more events and activities, improved maintenance and more infrastructure (aimed at creating a strong meeting space).
- . The most popular improvements to the foreshore area include more bars, cafes and restaurants, better lake environment, bbq's, seating and cultural events.
- . Working in the town centre can be improved by improving connectivity into the town centre, increased affordability of parking, more micro shops and co-working spaces being provided.

## Foreshore Improvements

Do you think Lake Ginninderra is the focal point of the Belconnen Town Centre?

Yes  
19

No  
4

### Why?

- . Large green open space encourages people to meet and congregate
- . Being close to water makes people feel good
- . Good for walking and cycling
- . There is something for everyone
- . Nature and beautiful views
- . Relaxing and peaceful
- . It is the focal point only because there is a lack of suitable alternatives
- . Cultural activities including arts, theatre and performances

- . A lot of rubbish around Emu Inlet and disconnected to other parts of the town centre
- . There is not much life and things to do. Kayak hire, cafes, restaurants and other activities would make it more of a focal point
- . I use other areas in the town centre more than the lake
- . The focal point is Westfields Shopping Centre
- . Existing infrastructure could do a better job of engaging with the lake
- . Empty shops, cheap takeaways and too much rubbish

## What do you think we should focus on to improve Lake Ginninderra and Emu Inlet Park?

Community and cultural events	6
Better lighting along paths	5
Water-based activities like kayaking	6
Large playground	4
More park features like BBQs, picnic tables, and seating	8
Better paths for pedestrians and cyclists to and around the lake	4
Waterfront cafes, restaurants, and bars	16
Better lake environment, including greenery and landscaping	12
Public art	1
Better sustainability in park maintenance (water sensitive irrigation, native plants)	3
Other	<ul style="list-style-type: none"> <li>. Rubbish bins</li> <li>. Improved landscaping and maintenance</li> </ul>

## Working in the Belconnen Town Centre

### What do you like about working in the Belconnen Town Centre?

- . Close to home
- . Close to amenities
- . Close to public transport

### What don't you like about working in the Belconnen Town Centre?

- . Parking is expensive and there are always road works
- . Not many places to socialise after work - limited cafes and restaurants
- . Not enough quality public spaces

### How can the Belconnen Town Centre be entrepreneurial and stimulate economic activity?

- . Affordable parking
- . Revitalising existing building and vacant shops
- . More activities to attract people
- . Encouraging more small businesses to open
- . More family-friendly amenities
- . Improve the 'entertainment precinct' between the skate park and arts centre

### Which of these ideas do you think would be highest priority in the Belconnen Town Centre?

Low rent micro shops	4
Studio spaces (20 – 80m <sup>2</sup> )	0
Medium sized office space (80 – 150m <sup>2</sup> )	0
Shared office spaces and hot desks (< 20m <sup>2</sup> )	1
Diversity of uses within an apartment building (live, work, play, shop)	3
Small/ home business support services	0
Creative Hub	1
Micro Cultural Uses (theatre, performance, cinema, etc)	3
Training	0
Business network	0
End of trip facilities for cycling commuters	1
Other	

# Vision and Values 'Pop Up' Intercept Survey

## When:

Saturday, 12 December from 11am - 1pm

Sunday, 13 December from 1pm - 3pm

Two interactive intercept 'open-style' workshops were facilitated at the Belconnen Fresh Food Markets. The location was chosen because it is a popular location with a large percentage of local residents. In total, our team interviewed approximately 60 local Belconnen residents. The tables below represent the outcome discussion from each topic.



A Waterfront Destination



Water-Based Activities



Improved and Integrated Community Services



Cultural Events & Programming

## Key Summary Points from the Vision & Values 'Pop Up' Intercept Survey

- . Overwhelmingly, respondents felt that although Lake Ginninderra is currently not the focal point of the town centre, that improvements should be undertaken to make it the heart of the community
- . Specific improvements to make the waterfront a stronger focal point include a better diversity of waterfront cafes, restaurants and bars, water-based activities, cultural events and activities and improved lighting along footpaths
- . The most visited destinations include the Westfield Shopping Centre and Emu Inlet Waterfront. Other services such as the library, arts centre and community services feel like they are underutilised
- . Popular ideas to create a more 'liveable' town centre for residents include better connectivity of pedestrian and cycle paths, greater efforts to create a distinct character and vibe, better maintenance of public spaces, more urban greenery and shade, and a better diversity of bars and restaurants
- . A creative and more localised working environment can be developed with more more low rent micro-shops, mixed-use development, micro-cultural uses and flexible co-working spaces
- . Culture, art and creativity is considered a strong character of the Belconnen Town Centre and should be better integrated into future infrastructure and cultural programming
- . The Belconnen Town Centre can be more entrepreneurial and generate economic activity by creating more comfortable and active streets for people, developing a better diversity of shopping and eating, connecting with nearby stakeholders such as the University of Canberra, and revitalising the community centre

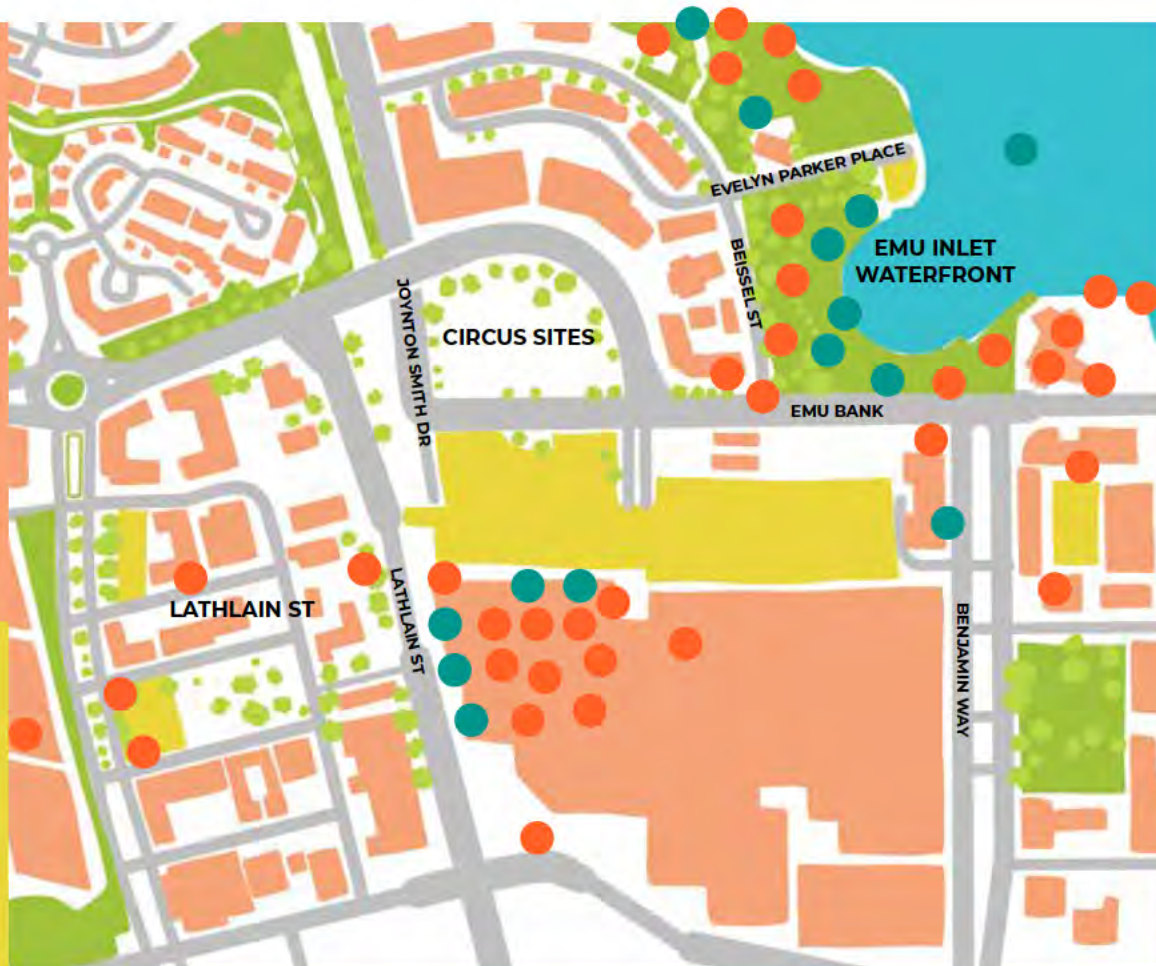
## Foreshore Improvements:

Participants were asked to stick three 'dots' on the ideas they liked the most and write any additional comments in the 'other' section.

Improvement Idea	Responses	Comments
Organised community and cultural events	10	<ul style="list-style-type: none"> <li>. Free stuff: storytelling, music, street performances, buskers</li> </ul>
Waterfront cafes, restaurants and bars	22	<ul style="list-style-type: none"> <li>. Upmarket restaurant and bars</li> <li>. Better diversity of venues: piano bar, cocktail and wine bar, cafe, etc</li> <li>. No more fast food and take-away shops</li> <li>. Awesome</li> <li>. More public toilets</li> </ul>
Water-based activities	13	<ul style="list-style-type: none"> <li>. Hire options</li> <li>. More sports activities - kayak dock</li> <li>. Motorised boats on the lake - water ski</li> <li>. Picnic tables, bins, bbqs, etc</li> </ul>
Improved sustainability of park maintenance	9	
Better lighting along footpaths	10	
Large Playground	5	<ul style="list-style-type: none"> <li>. Should be located on the former water police site</li> </ul>
Better connections for pedestrians and cyclists	9	<ul style="list-style-type: none"> <li>. Too much road traffic</li> <li>. Need to slow down and close streets for local traffic only</li> <li>. Better wayfinding for cyclists and pedestrians</li> <li>. Better connections into the suburbs</li> </ul>
Improved lake environment and landscaping	4	
Public Art	3	<ul style="list-style-type: none"> <li>. Better public art</li> </ul>
Other:	<ul style="list-style-type: none"> <li>. Community use for FWPS</li> <li>. E-Scooters</li> <li>. Dog Park (2)</li> <li>. Pop-up restaurants and retail</li> </ul>	

# An Attractive Destination:

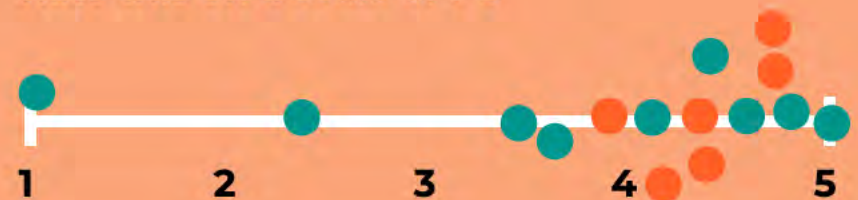
What Places do you visit in Belconnen?



## Belco Pride

How important are 'culture, arts and creativity' to the identity of the Belconnen Town Centre?

Rate this on a scale of 1-5



Do you think Lake Ginninderra is a focal point of the Belconnen Town Centre?



...BUT IT SHOULD BE!

# Town Centre Living:

What amenities would make living in the town centre more attractive?

## Discussion Points:

- . Improve North-South connection for cycling - from mall and heading into suburbs
- . The town centre is currently divided by wide roads and fast traffic - foot path maintenance and pedestrian connections need to be improved
- . Community focus - I.e. Melba and Aranda
- . Village feel
- . Jamieson is flat - clustered together
- . Not currently very inviting - need more activities
- . Accessibility for people - universal access
- . Bring back green streets
- . Tram down Benjamin Way
- . Needs to be refreshed and 'newer' in feel - a lot of the public spaces and buildings look outdated
- . BTC is missing it's own character - we shouldn't copy styles from other places - the place needs time to continually organically evolving
- . Make it safer - passive surveillance and knowing neighbours
- . Wine bar and generally better diversity of bars and restaurants
- . Lakeside bars and restaurants not well-kept
- . Understanding and showcasing our history
- . Require strong consultation with traditional owners
- . Bring out beauty from harshness
- . We need to work hard and find a sense of community
- . Better facilities and better maintenance
- . More tree plantings on verge

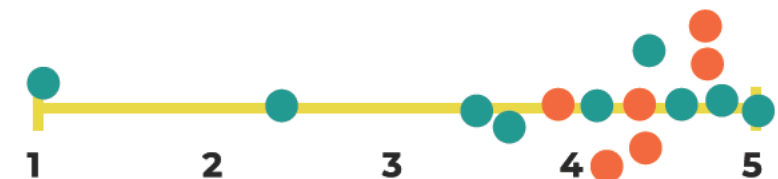
## How can Belconnen Town Centre be more entrepreneurial and generate economic activity?

- . Fill car parks with more attractive uses (i.e. markets, food trucks, etc)
- . Better variety of shopping
- . More 'green' urban environments in apartment living and streets
- . Connection with CIT and business institutions
- . Affordable and professional micro-training environments
- . More markets
- . Active community centre
- . Outdoor amphitheatre
- . Repair Shop
- . More uses on the lake
- . Eating

## Belco Pride

How important are 'culture, arts and creativity' to the identity of the Belconnen Town Centre?

Rate this on a scale of 1-5



## Working in Belconnen Town Centre:

Participants were asked to stick three 'dots' on the commercial uses they felt most important for future buildings to create an improved and more creative working environment.

Commercial Use	Responses	Comments
Low Rent Micro Shops	15	
Studio Spaces (20-80m2)	2	
Medium Sized Offices (80-150m2)	0	
Shared office spaces (<20m2)	7	<ul style="list-style-type: none"> <li>. Can't be too hipster or pretentious</li> <li>. I don't want to feel like an outsider</li> <li>. Affordable services (printing, workshops, etc)</li> </ul>
Diversity of uses in a single building	9	
Small / Home Business support services	2	
Creative Hub	1	Flexibility
Micro-Cultural Uses	8	
Training Offices	0	
Business Network	3	
End of Trip Facilities	6	
Other Comments:	<ul style="list-style-type: none"> <li>. Link micro studio with creative hub</li> <li>. Affordable spaces to hire by the hour</li> <li>. Music Studio (3)</li> <li>. Aranda - create a sense of community in building</li> <li>. Melba Venue for children sport program/ activities.</li> <li>. Over 55 facilities</li> <li>. Build to Rent</li> </ul>	

# Public Discovery Walk Outcomes

## When:

Sunday, 13 December from 10am - 11:30am

A public 'discovery' walking tour was organised with 13 local residents to discuss the Belconnen Town Centre Urban Land Release Sites. Specific topics included what people like and don't like about the each area, future opportunities for improvements and the proposed future unique characteristics of each area. The walking tour commenced at the Belco Arts Centre, toured around the Emu Inlet Waterfront to the former Water Police site and concluded at the Circus sites.



Intimate Urban Experiences



Nature Play



Shared Pedestrian Zones



Creative Ground Level Activation

## Key Summary Points from the Discovery Walk include:

- An acknowledgement that each site should create an intimate urban experience, each with their own unique characteristics and identity
- The Arts Centre should be the focal point of the town centre and each development should provide a connection with the Lake
- More activity is desired in public spaces. Nature play and activities for people to congregate and meet were mentioned.
- Because of the fast busy roads it feels unsafe to cross the Emu Inlet Waterfront into the other areas. Stronger and safer pedestrian connections are needed.
- Future developments should include mixed use ground floor uses and aesthetics to create activation and attraction
- The former water police site had some tension between ideas. Some participants felt it should be kept as open space and others though it should include an upmarket bar / restaurant, function space and hire of water activities such as kayaks and dinghies
- The Circus sites should include tree lined streets leading to the lake and create a neighbourhood urban experience with laneways, micro-shops, small parks and a central piazza for dining and meeting. There should also be a strong connection with the existing Lathlain Street 'Eat Street'

A summary of the discussion is highlighted below.

## DISCOVERY WALK DISCUSSION OUTCOMES:

<b>General Notes</b>	<ul style="list-style-type: none"> <li>. Each site requires a strong connection and identity</li> <li>. Create intimacy with increasing density</li> </ul>	
<b>Belco Arts Centre</b>	<ul style="list-style-type: none"> <li>. Arts Centre should be the focal point of the town centre</li> <li>. Better celebration and education of indigenous history</li> <li>. Involve the lake and play</li> <li>. Better connection of public spaces and arts centre with the street</li> </ul>	<ul style="list-style-type: none"> <li>. More activity in public spaces</li> <li>. Need a good restaurant operator in the arts centre - open regularly</li> </ul>
<b>Emu Inlet Waterfront</b>	<ul style="list-style-type: none"> <li>. Speed Limit 40km/hour but everyone speeds - feels unsafe to cross street</li> <li>. Lack of connectivity between the shared zones</li> <li>. No public toilets</li> <li>. Cirrus Development - too bulky onto road</li> <li>. Needs good ground floor uses and aesthetics to create activation and attraction</li> </ul>	<ul style="list-style-type: none"> <li>. The open space is peaceful and nice with great views of lake</li> <li>. Good gardens and shrubs</li> <li>. Nature play and more activities is preferable</li> <li>. Lacks good vehicle access</li> </ul>
<b>Former Water Police Site</b>	<ul style="list-style-type: none"> <li>. Keep as open space</li> <li>. Commercial:             <ul style="list-style-type: none"> <li>. Bar / Restaurant - make it different, maybe more upmarket</li> <li>. Kayak hire, connection with water</li> <li>. Community</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>. Continue arts connection along waterfront</li> <li>. Move the library onto the lake - create flexible spaces for different activities</li> <li>. Shared community services</li> </ul>
<b>Circus Sites</b>	<ul style="list-style-type: none"> <li>. Prioritise access for walking, tree-lined streets and bikes</li> <li>. Consider student accommodation</li> <li>. Focus on connection to Lathlain St for pedestrians</li> <li>. Streetscape - shade, verges, wide paths, trees, bikes - connect all sites</li> <li>. Piazza with shade, seating, eating, etc</li> <li>. Grazier Lane</li> <li>. Ped Activity</li> <li>. More urbanity</li> <li>. Laneway, Piazza, Small cafes and restaurants</li> <li>. Create village neighbourhood</li> <li>. Micro-park</li> </ul>	<ul style="list-style-type: none"> <li>. Mini-market</li> <li>. Performance space - ode to old circus</li> <li>. Don't create another wind tunnel</li> <li>. Mural, carousel</li> <li>. Should be an exciting area</li> <li>. Nature orchards survive in space</li> <li>. Most important development because it connects all the major sites</li> <li>. Need to create intimacy in urban jungle / density</li> <li>. Open-air escalator to Lathlain Street</li> <li>. Bars and restaurants between sites</li> <li>. Connection with eat street on Lathlain St</li> </ul>



# Young People Foreshore Improvements Workshop

## When & Where:

Tues, 15 December from 4:30pm to 7:15pm at the Belconnen Skate Park

## What Happened:

As part of the 'Discover' Engagement phase for the Belconnen Town Centre Precincts Place Plan, Town Team Movement interviewed 43 young people to discuss their ideas to improve the Emu Inlet Waterfront. As a result, the discussion points and table below represents the outcomes of the engagement workshop.

## Key Summary Points from the Young People interviews include:

- . Maintenance around the lake, including cycle paths and footpaths should be improved.
- . It would be great to have some more government funding to organise events for young people, such as music, skate and bmx competitions, DJ lessons, etc.
- . The area feels safe day and night.
- . Better diversity of cafes and restaurants. A kiosk or food truck with cold drinks and snacks near the skate park would be great.
- . More bins around the park for rubbish collection



Improved maintenance and smooth surfaces of footpaths leading to the skate park



Better Lighting around Town Centre



Multi-Functional Public Art

## Skate Park Events & Activation



Skate & BMX Competitions



Food Truck or Small Kiosk



DJ Lessons

Improvement Idea	Responses	Comments
Organised community and cultural events	15	<ul style="list-style-type: none"> <li>More community activities</li> <li>Grant system for events</li> <li>More skate comps</li> <li>Events always within CRA</li> <li>More art events</li> </ul>
Waterfront cafes, restaurants and bars	9	<ul style="list-style-type: none"> <li>Small Kiosk</li> <li>Cafe</li> <li>Food vans</li> </ul>
Water-based activities	11	<ul style="list-style-type: none"> <li>Kayak hire</li> <li>No powerboats and skiing</li> </ul>
Improved sustainability of park maintenance	4	
Better lighting along footpaths	7	<ul style="list-style-type: none"> <li>Solar</li> </ul>
Large Playground	3	<ul style="list-style-type: none"> <li>Not many play equipment in the area</li> <li>Nature play area</li> </ul>
Better connections for pedestrians and cyclists	5	<ul style="list-style-type: none"> <li>Smooth path</li> </ul>
Improved lake environment and landscaping	2	
Public Art	13	<ul style="list-style-type: none"> <li>Art Wall (8)</li> <li>Skate artworks</li> </ul>
Other:		
Speakers at skate park	8	
Roller skating rink	11	
Skate shop	5	
Amphitheatre	2	
Purpose built skate spots around lake	7	
BMX pump track	2	

# Working in Belconnen:

## Interviews with Existing Businesses

### When & Where:

14-16 Dec 2020

### Sites:

Lathlain Precinct, Emu Inlet Waterfront  
Businesses

### What Happened:

As part of the 'Discover' Engagement phase our team door knocked and approached all businesses located within and adjacent to the identified land release sites. As a result, the following businesses participated in the interview and the table below represents the outcomes of each discussion.

### Key Summary Points from existing businesses include:

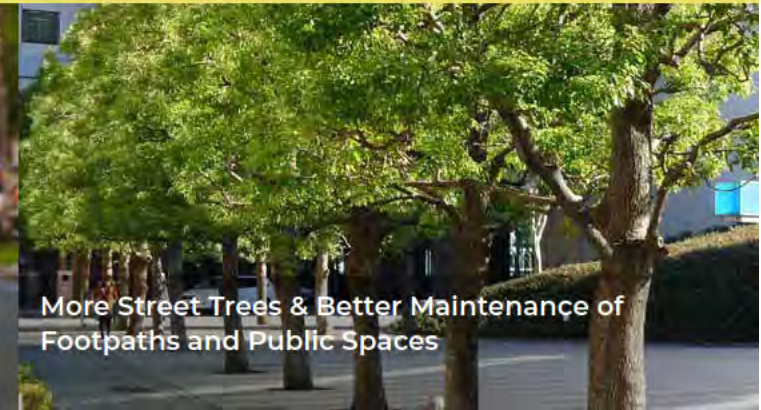
- The need for a parking management plan throughout the precinct to better allocate customers to utilise bays for appointments and short periods of time
- An acknowledgement from some of the more established businesses that the demographic of the area is changing and becoming more affluent. More opportunities for restaurants and shopping. Also, concerns that the rent of commercial spaces may become more expensive in the future
- A desire from hospitality businesses for more outdoor dining areas, events and activities to promote the area as an entertainment precinct (particularly throughout the waterfront areas)
- Most businesses have purposefully located in the area because of its central location, the general amenity of the lake waterfront location and welcome more residents. See the potential for more customers
- Some light industrial businesses within Lathlain Street Precinct are concerned they will be pushed out of the town centre due to the changing nature of the area with the increase of residents and concerns relating to noise and amenity



More opportunities for Outdoor Dining Areas



Improved Parking Management for customers visiting Lathlain Street and restricting people shopping at Westfields all day



More Street Trees & Better Maintenance of Footpaths and Public Spaces

Business Details	Key Issues	Why operate in Belconnen Town Centre?	Positive changes since business has established
<p><b>Name:</b> OCTEC  <b>Industry:</b> Employment Services  <b>Business Owner:</b> No - Manager  <b>Address:</b> Corner of Cohen and, Lathlain St, Belconnen ACT  <b>Year Established:</b> ??</p>	<ul style="list-style-type: none"> <li>• Parking for customers - only have 10 and 15min free bays and appointments generally longer</li> </ul>	<ul style="list-style-type: none"> <li>• Locations are spread out throughout Canberra</li> <li>• Identified need to cater for Northside services in Belconnen TC</li> <li>• Central location, good access to public transport</li> </ul>	
<p><b>Name:</b> Dee's Book and Comic Shop  <b>Industry:</b> Retail  <b>Business Owner:</b> Yes  <b>Address:</b> Shop 1, 34-42 Cohen St. Belconnen  <b>Year Established:</b> ??</p>	<ul style="list-style-type: none"> <li>• Required reduction in availability of car parks.</li> <li>• Car parks being redeveloped as residential not car parks</li> <li>• Receive a lot of complaints</li> <li>• Fear of losing public servant trade - big part of economy</li> </ul>	<ul style="list-style-type: none"> <li>• Purchased a pre-existing business.</li> <li>• Location didn't have impact on decision</li> </ul>	<ul style="list-style-type: none"> <li>• There have been some good development</li> <li>• Continuing development of arts centre</li> <li>• Designated pedestrian path between Lathlain Street and Mall</li> </ul>
<p><b>Name:</b> St Vincent de Paul  <b>Industry:</b> Retail  <b>Business Owner:</b> Manager  <b>Address:</b> cnr Rae &amp; Purdue Streets, Belconnen  <b>Year Established:</b> 1991</p>	<ul style="list-style-type: none"> <li>• Concerned about being overshadowed and impact on heating and cooling of business</li> <li>• Operating costs</li> <li>• Worried about dumping of furniture - requires current monitoring ie mattresses</li> <li>• Parking availability - they do christmas shopping in mal and park in free bays</li> <li>• Currently considering purchase of solar panels but may be useless if not enough direct sunlight</li> </ul>	<ul style="list-style-type: none"> <li>• There is a need here for ppl for affordable 'charity' operations - this was the first charity in north.</li> </ul>	<ul style="list-style-type: none"> <li>• Yes, area is growing, more volunteers</li> <li>• Demographic is improving, getting older</li> </ul>
<p><b>Name:</b> Melba Motors  <b>Industry:</b> Car Repairs  <b>Business Owner:</b> Yes  <b>Address:</b> 12 Purdue St Belconnen  <b>Year established:</b> 1990</p>	<ul style="list-style-type: none"> <li>• Parking is private car park</li> <li>• Rent</li> </ul>	<ul style="list-style-type: none"> <li>• Nothing to do with location</li> <li>• Purchased a good business</li> </ul>	<ul style="list-style-type: none"> <li>• Easy to drop off car and go shopping</li> </ul>

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<p><b>Name:</b> Discount Glass Industry - Showroom  <b>Business Owner:</b> Yes  <b>Address:</b> 4 Purdue St, Belconnen  <b>Established</b> 1986</p>	<ul style="list-style-type: none"> <li>. Like to see more private bays for customers and staff</li> <li>. Parking</li> <li>. Maintenance of footpath - trip hazards</li> <li>. General upkeep of area</li> </ul>	<ul style="list-style-type: none"> <li>. Nothing to do with location</li> </ul>	<ul style="list-style-type: none"> <li>. More traffic</li> <li>. Accessibility</li> <li>. More foot traffic</li> </ul>
<p><b>Name:</b> Canberra Music Tuition  <b>Industry:</b> Education            Business owner: No, manager  <b>Address:</b> Upstairs, 22 Walder St. Belconnen ACT  <b>Established</b> 2013</p>	<ul style="list-style-type: none"> <li>. Parking and traffic</li> <li>. Poor maintenance - this area not a focus</li> </ul>	<ul style="list-style-type: none"> <li>. Near schools and families</li> <li>. Currently have three locations spread across the city</li> </ul>	<ul style="list-style-type: none"> <li>. Mall</li> <li>. Some other developments which has been good</li> <li>. More people</li> </ul>
<p><b>Name:</b> Bob Walkers Carpets  <b>Industry:</b> showroom  <b>Business owner:</b> yes  <b>Address:</b> 24 Walder Street, Belconnen  <b>Established:</b> 1989</p>	<ul style="list-style-type: none"> <li>. Not a trade hub</li> <li>. Parking</li> <li>. Maintenance - don't know who to talk to</li> <li>. Shopping centre getting less trade over the last 10 year period - not just because of Covid</li> <li>. Government officials leaving</li> </ul>	<ul style="list-style-type: none"> <li>. There was a need for a carpet shop</li> <li>. Newer area</li> <li>. It used to be more a trades industry</li> </ul>	<ul style="list-style-type: none"> <li>. Not too much competition</li> <li>. Moving lawns has improved</li> <li>. Feels safe, not much vandalism</li> <li>. New development - more business, bringing people to the area</li> </ul>
<p><b>Name:</b> William Heague Barristers and Solicitors  <b>Industry:</b> Law/Office            Business Owner: No, manager  <b>Address:</b> 16 Purdue Street Belconnen  <b>Established:</b> 2000</p>	<ul style="list-style-type: none"> <li>. None really</li> <li>. Vacant tenancy</li> </ul>	<ul style="list-style-type: none"> <li>. A need in the market for solicitors</li> <li>. Access and parking</li> </ul>	<ul style="list-style-type: none"> <li>. Retention of trees</li> <li>. Open space</li> <li>. Access to the mall</li> <li>. Generally meets needs of business</li> <li>. Possibly new construction will update area</li> </ul>

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<p><b>Name:</b> Business name not provided - individual name: Thomas Barrett  <b>Industry:</b> car repairs  <b>Business owner:</b> yes  <b>Address:</b> U3A Gillet Street Belconnen  <b>Established:</b> 2004</p>	<ul style="list-style-type: none"> <li>• Might be future issue with car industry (start early, noise etc)</li> <li>• Parking - not time zoned on our street</li> <li>• No one wants to pay, public servants come in early wanting free parking</li> <li>• Development will change the industrial character of the area.</li> </ul>	<ul style="list-style-type: none"> <li>• Grew up in the area and it was convenient</li> <li>• Pre-existing business</li> </ul>	<ul style="list-style-type: none"> <li>• Extension of mall</li> <li>• Increase visibility</li> <li>• More customers</li> </ul>
<p><b>Name:</b> 54 Cafe  <b>Industry:</b> Hospitality  <b>Business owner:</b> no  <b>Address:</b> 54 Benjamin Way, Belconnen  <b>Established:</b> July 2019</p>	<ul style="list-style-type: none"> <li>• Maintaining quality of food</li> <li>• Perceived from people</li> </ul>	<ul style="list-style-type: none"> <li>• Location is perfect</li> </ul>	<ul style="list-style-type: none"> <li>• Developments</li> <li>• More customers</li> <li>• Foot traffic</li> <li>• Renewing area</li> </ul>
<p><b>Name:</b> Embrace Pilates  <b>Industry:</b> Fitness  <b>Business owner:</b> yes  <b>Address:</b> The Boardwalk, 114 Emu Bank, Belconnen  <b>Established:</b> 2016</p>	<ul style="list-style-type: none"> <li>• Parking</li> <li>• Emu Bank traffic - too fast</li> <li>• Confusion with bike lane and accidents</li> <li>• More pedestrian friendly</li> <li>• Traffic calming</li> </ul>	<ul style="list-style-type: none"> <li>• Location</li> <li>• Lake views</li> <li>• Good size shop</li> <li>• Great place to have a business</li> </ul>	<ul style="list-style-type: none"> <li>• Bike way is good but still dangerous</li> <li>• More people</li> <li>• Wider shared path</li> </ul>
<p><b>Name:</b> Sichuan Chinese Rest.  <b>Industry:</b> Hospitality            Business owner: No. Manager  <b>Address:</b> 12/114 Emu Bank, Belconnen  <b>Established:</b> 2016</p>	<ul style="list-style-type: none"> <li>• No issues</li> </ul>	<ul style="list-style-type: none"> <li>• Cool place for Chinese people</li> <li>• Lots of Chinese people in area</li> </ul>	

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<p><b>Name:</b> La Bimbi  <b>Industry:</b> Hair Salon  <b>Business owner:</b>  <b>Address:</b> 61/1 Beissel St Belconnen  <b>Established:</b> 2004</p>	<ul style="list-style-type: none"> <li>. Parking availability and affordability</li> <li>. Becoming a thoroughfare</li> </ul>	<ul style="list-style-type: none"> <li>. The view</li> <li>. Be outside</li> </ul>	<ul style="list-style-type: none"> <li>. More life</li> <li>. People</li> <li>. Redevelopment</li> <li>. Much more to look at</li> <li>. Development has been great</li> </ul>
<p><b>Name:</b> K Bar Karaoke  <b>Industry:</b> Hospitality            Business owner: yes  <b>Address:</b> 7 Boardwalk, 114 Emu Bank, Belconnen  <b>Established:</b> 2010</p>	<ul style="list-style-type: none"> <li>. Too much parking near road</li> <li>. Doesn't look good</li> <li>. I would like to see more events along the lake to bring more people into the area.</li> <li>. Floriade and multicultural festivals are always in city - very quiet here.</li> </ul>	<ul style="list-style-type: none"> <li>. Beautiful view</li> <li>. More people are coming into area now but very slow when we started.</li> </ul>	<ul style="list-style-type: none"> <li>. More development has been good for business</li> <li>. Footpaths improving</li> </ul>
<p><b>Name:</b> Tha Ayutthaya Restaurant  <b>Business owner:</b> Yes  <b>Industry:</b> Hospitality  <b>Address:</b> 2/84 Emu Bank Belconnen  <b>Established:</b> 2013</p>	<ul style="list-style-type: none"> <li>. Parking - never enough</li> <li>. Bike lane - very dangerous</li> <li>. Road bumps look like pedestrian crossings - people get confused</li> <li>. Too many traffic lights</li> <li>. Not enough rubbish bins - looks dirty in front of my shops.</li> </ul>	<ul style="list-style-type: none"> <li>. I have always lived here and like the area</li> <li>. It was a medium sized area, big enough for a business</li> <li>. Love the view and being close to the mall and markets</li> </ul>	<ul style="list-style-type: none"> <li>. No</li> </ul>
<p><b>Name:</b> Bella Vista Restaurant  <b>Business owner:</b> No, Manager  <b>Industry:</b> Hospitality  <b>Address:</b> 84 Emu Bank, Belconnen  <b>Established:</b> 2000</p>	<ul style="list-style-type: none"> <li>. Very hidden from street</li> <li>. Construction road works - disruption</li> <li>. More events, we could get involved</li> </ul>	<ul style="list-style-type: none"> <li>. Great loyal local customers</li> <li>. Good parking</li> <li>. Great view</li> <li>. Foot traffic from lake</li> </ul>	<ul style="list-style-type: none"> <li>. New hotel great for our restaurant</li> </ul>
<p><b>Name:</b> The Lighthouse  <b>Business Owner:</b> Manager  <b>Industry:</b> Hospitality  <b>Address:</b> 78-80 Emu Bank, Belconnen  <b>Established:</b> 1995</p>	<ul style="list-style-type: none"> <li>. Lack of parking</li> <li>. Disconnect in and out of suburb</li> <li>. Could be more entertainment in the precinct</li> <li>. More events that provide opportunities for local business first</li> <li>. No distinct entertainment precinct</li> </ul>	<ul style="list-style-type: none"> <li>. University</li> <li>. Location</li> <li>. Development/density</li> </ul>	<ul style="list-style-type: none"> <li>. Covid has been challenging</li> <li>. More people/more good offering</li> <li>. Shopping local</li> <li>. Big increase in trade since more development has been established</li> <li>. Keep people coming in</li> </ul>

# Stakeholder Meetings

## When & Where:

14-16 Dec 2020

## What Happened:

Stakeholders meetings were organised with relevant parties to discuss future opportunities for improvement and collaboration of the Urban Land Release Sites.

## Key Summary Points from stakeholder meetings include:

- . The need to establish Emu Inlet and the Belco Arts Centre as the community heart of the town centre
- . All stakeholders are interested in establishing an on-going relationship to improve the town centre
- . Acknowledging the need to improve community services and relevance within the town centre
- . Opportunities for public renewal as a result of future development include urban greenery, redevelopment of Emu Inlet with park infrastructure, improved pedestrian connections and programming of events and activities



Stakeholder	Summary Notes
Belco Arts Centre	<ul style="list-style-type: none"> <li>. Mission is to become the heart and soul of Belconnen Town Centre and keen to grow existing partnerships and define the Belconnen experience               <ul style="list-style-type: none"> <li>» Integrate and step into water</li> <li>» Be a theatre on the lake</li> </ul> </li> <li>. New outdoor event space on Lake to be the focal point of activation</li> <li>. Need to create a stronger synergy between the arts centre and ‘entertainment precinct’ - rooftop bar, restaurant, cafe</li> <li>. Very keen to build relationships with other stakeholders</li> <li>. Currently good partnership with UC - members on each others boards               <ul style="list-style-type: none"> <li>» Acknowledge both have similar target audiences</li> </ul> </li> <li>. Would like to be the Naidoc of the North</li> </ul>
	<p><b>Emu Inlet Foreshore</b></p> <ul style="list-style-type: none"> <li>. Future uses should include play, BBQ, informal meeting space, fitness, etc</li> <li>. Create a sculptural walk around lake</li> </ul>
Capital Region Community Services	<ul style="list-style-type: none"> <li>. Community services from Belconnen town centre service the wider Belconnen region including young people, disabilities, elderly, library, after school care, family support, CALD, etc</li> <li>. The centre acknowledges the current location and space is increasingly becoming disconnected with the town centre and needs to rediscover its relevance</li> <li>. The centre used to be the focal point of the town centre, however it is moving towards Lathlain Street. This is the preferred location if the centre is to relocate.</li> <li>. Connectivity into the centre is poor and the current building is outdated, and does not comply with current building and disability requirements.</li> <li>. The library and other satellite services would improve in popularity if located more central and accessible to foot traffic.</li> </ul>

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University of Canberra	<ul style="list-style-type: none"> <li>. The University has a keen desire to engage with the surrounding town centre community - currently feel like the uni is in Belconnen, but not 'in it'               <ul style="list-style-type: none"> <li>» located 1.4-1.8km from Westfield</li> <li>» just outside walking corridor</li> </ul> </li> <li>. The 'purpose' of the recent Master plan is to create 'urban living' within the Community and not just be a University               <ul style="list-style-type: none"> <li>» Master plan has a focus on high density living - stage one is 1600 units to commence end of 2021                   <ul style="list-style-type: none"> <li>› Max permitted density is 3300 / year</li> <li>› Mix of terrace and apartments - med-high density</li> </ul> </li> </ul> </li> </ul> <p><b>Relationship with Belconnen Town Centre</b></p> <ul style="list-style-type: none"> <li>. The town centre is missing a focal heart</li> <li>. Rapid transport needed to integrate university with town centre</li> <li>. Future campus will create a new local centre and destination for all residents of the wider centre</li> <li>. Current plans for new high quality pedestrian linkages into town centre               <ul style="list-style-type: none"> <li>» Aim is to remove the mental barrier of the uni being separated from the town centre</li> </ul> </li> <li>. Very open to partnerships for cultural programming / activation to connect students with arts centre and waterfront</li> </ul> <p><b>Activation:</b></p> <ul style="list-style-type: none"> <li>. "Software" - The campus used to be Premier Live Music Event, keen to bring back in a new form</li> </ul>
Property Council	<ul style="list-style-type: none"> <li>. The Property Industry is very interested to discuss collaboration with government agencies, including barriers and opportunities</li> <li>. There is a willingness from property industry to provide infrastructure and amenity in public spaces, however it is currently very challenging to deal with silos of government agencies</li> <li>. Requires more discussing and 'out of the box' thinking to develop new solutions and opportunities</li> <li>. There are some current case studies of collaboration between property industry and government - Kingston Arts, Brickworks</li> <li>. The Belconnen Town Centre should build on the recommendations from the 2016 Master plan</li> </ul>

Stakeholder	Summary Notes
Sentinel Apartments Strata Committee	<ul style="list-style-type: none"> <li>. First high rise building to be constructed in Belconnen</li> <li>. Currently no heart or central place in Belconnen (except for Westfield)</li> <li>. Need a good Playground - John Knight is too far away</li> <li>. Lack of seating in existing public spaces</li> <li>. Need more green spaces and shady trees along pedestrian linkages to encourage walkability throughout the town centre</li> </ul> <p><b>Water Police Site:</b></p> <ul style="list-style-type: none"> <li>. Concerned about future Motorboats on lake - it would take away from the peaceful nature of the waterfront</li> <li>. Canoeing/kayaking hire would be a great addition</li> <li>. Sea Scouts add a lot of community value and good function hire space</li> <li>. Windsurfing and small sailing dinghies could be a future addition</li> </ul> <p><b>Margaret Timpson Park</b></p> <ul style="list-style-type: none"> <li>. Valued by residents as a well-used civic space</li> <li>. Needs better seating and shade to encourage</li> <li>. Floriade is a great event, but always leaves the site worse off - muddy, damages, etc</li> <li>. Needs to provide more public spaces to incentivise families to move into the area</li> </ul> <p><b>Emu Inlet Park</b></p> <ul style="list-style-type: none"> <li>. Recreation Park</li> <li>. Used by wider Belconnen locals</li> <li>. Needs to define itself as a cultural entertainment precinct with better used and diversity of bars and restaurants</li> </ul> <p><b>Lathlain Street</b></p> <ul style="list-style-type: none"> <li>. Good light commercial services - printing, vehicle repair, etc</li> <li>. Restaurants are starting to improve</li> <li>. Good connections through shopping centre</li> </ul> <p><b>Future Apartment Considerations</b></p> <ul style="list-style-type: none"> <li>. Functional Meeting/Common room that is attractive for residents</li> <li>. Improved pedestrian connections which encourages walkability and access to bus ports</li> </ul>

Stakeholder	Summary Notes
Wellspring Arts	<p><b>General Discussion Notes:</b></p> <ul style="list-style-type: none"> <li>. Developed the Belco Cultural Plan (has now been superseded with more updated reports) which included involvement from residents, stakeholders and businesses               <ul style="list-style-type: none"> <li>» Led to development of Belconnen Showcase                   <ul style="list-style-type: none"> <li>› Celebrated Belconnen Cultural community life</li> <li>› Operated for 4 years</li> </ul> </li> <li>» This was driving factor for redevelopment and growth of Belco Arts Centre</li> </ul> </li> </ul> <p><b>Margaret Timpson Park</b></p> <ul style="list-style-type: none"> <li>» In the 90's MTP was the heart of the community               <ul style="list-style-type: none"> <li>› Included community festivals, and a place to bring together various local organisations</li> <li>› Purpose was to create a sense of community in Belconnen</li> </ul> </li> </ul>
Conservation Council	<p><b>Main Comments:</b></p> <ul style="list-style-type: none"> <li>. Connecting bike paths from lake to suburbs</li> <li>. Footpath access and connectivity around town centre - predominantly Circus sites to lake</li> <li>. End of trip facilities in all new development</li> </ul> <p><b>Values of Circus Site Development should include:</b></p> <ul style="list-style-type: none"> <li>. Walkability</li> <li>. Ease of Access</li> <li>. Tree Corridors</li> <li>. Opportunity to get through Luxton St</li> <li>. Tree planting along Emu Bank               <ul style="list-style-type: none"> <li>» Northern side</li> </ul> </li> <li>. Create a pedestrian retail corridor with local micro shops</li> </ul> <p><b>Lathlain St</b></p> <ul style="list-style-type: none"> <li>. Green spaces in development</li> <li>. Big enough to provide shade and comfort               <ul style="list-style-type: none"> <li>» Need shade trees</li> <li>» Enough space for deep root planting</li> <li>» Need to consider urban tree canopy target of 30%</li> <li>» All development sites heavily impacted by heat island effect</li> </ul> </li> </ul>

# Key Engagement Summary

## WHAT WE HAVE LEARNT FROM THE COMMUNITY

<b>Active Travel, Connectivity &amp; Streets/ Walkability</b>	<ul style="list-style-type: none"><li>. Residents keen to have a strong connection between apartment development and high frequency bus stops</li><li>. Pedestrian connectivity between destinations needs improvement. High volumes of traffic creates a disconnect and unsafe environment.</li><li>. Strengthen the physical connection between the university and town centre to remove the mental barrier of the areas being 'too far' from each other</li><li>. Future development should consider wide footpaths, more connecting shared zones and shade</li><li>. Tree lined streets to reduce urban heat island effect will promote walkability of new precincts</li><li>. Need to prioritise connection to the emu inlet waterfront precinct</li><li>. Acknowledging the needed connection between 'Eat Street' along Lathlain Street with the Circus Sites</li></ul>
<b>Uses and Activities</b>	<ul style="list-style-type: none"><li>. A desire to create an intimate urban neighbourhood</li><li>. Each precinct is to create its own unique characteristics with connectivity to the lake</li><li>. Include publicly accessible laneway development within new precincts, which include communal outdoor dining areas and piazza</li><li>. Affordable Micro-shops for local hospitality and retail businesses</li><li>. Small offices, training facilities and co-working spaces</li><li>. A need for diversity of restaurants and bars, particularly surrounding the lake</li><li>. A desire for breakout community services within all of the development sites relevant to the users of the town centre</li></ul>
<b>Built Form</b>	<ul style="list-style-type: none"><li>. Break-up of bulk and inclusion of solar passive design principles</li><li>. Being aware of overshadowing, particularly in the Lathlain Street precinct</li><li>. Some contention regarding the use of the former water police site and whether it should be redeveloped as quality public open spaces or a two storey upmarket restaurant / bar with community facilities</li></ul>

<b>Open Spaces and Green</b>	<ul style="list-style-type: none"> <li>. Creating more active uses of open spaces and infrastructure such as bbqs, toilets, seating and shade, which promotes social environments</li> <li>. Being conscious of the urban heat island impact and needs for urban cooling</li> <li>. Creating more comfortable environments for people to walk and be active outdoors</li> <li>. Native plantings along median strips to break up concrete and disused spaces</li> <li>. Developing micro-parks in each of the development precincts, which encourage social interaction</li> <li>. More bins and on-going maintenance of green open spaces</li> </ul>
<b>Culture &amp; Arts</b>	<ul style="list-style-type: none"> <li>. Establishing the Belco Arts Centre and Emu Inlet as the cultural and community heart of the town centre</li> <li>. Promoting and attracting more events to the town centre, including regular markets, performances and theatre on the lake</li> <li>. Providing funding and support for youth events at the skate park such as competitions, music, dj's, etc</li> <li>. Placemaking cultural wayfinding initiatives, which encourage connections and pedestrian mobility</li> <li>. Connecting with the Ngunnawal and colonial story and showcasing it throughout the town centre</li> </ul>
<b>Apartment Living</b>	<ul style="list-style-type: none"> <li>. Existing residents enjoy the close proximity to services and open spaces</li> <li>. There is a need for more activity, which will create a stronger community and connection amongst residents</li> <li>. Future residents would like to see more mixed-use developments with community and creative services at the doorsteps of their apartment</li> </ul>
<b>Economic Vitality</b>	<ul style="list-style-type: none"> <li>. Supporting a diversity of ground level uses with local businesses to support a unique and thriving town centre</li> <li>. Ensuring connectivity and access is improved, which includes pedestrian and cycling linkages</li> <li>. Events and activities, which local businesses can get involved in and promote their services</li> </ul>
<b>Ongoing Management Model</b>	<ul style="list-style-type: none"> <li>. A strong desire from all stakeholders to build an on-going relationship and work together to improve the town centre through collaboration of ideas and funding</li> </ul>

**The results from the discover phase of the place plan journey will inform more specific ideas for hardware and software upgrades, which will be tested during the co-design engagement phase.**

**The consultant team will re-engage with the community and stakeholders to prioritise a place proposition, design principles and guiding actions to inform future development.**



## 3. Final Outcomes



### What is important from the Research

### What we have learnt from the community

### What we have learnt from the benchmarking

## Active Travel, Connectivity & Streets/ Walkability

Lathlain St, Emu Bank, Luxton and Joynton Smith Drive are identified as being car dominated and part of a 'Course Grained Road Network'. Pedestrian accessibility is challenged by unobvious connections to the facilities, incomplete and inconsistent pedestrian/ cycle routes, and the lack of lighting, comfort, interest and wayfinding.

- Residents keen to have a strong connection between apartment development and high frequency bus stops
- Pedestrian connectivity between destinations needs improvement. High volumes of traffic creates a disconnect and unsafe environment.
- Strengthen the physical connection between the university and town centre to remove the mental barrier of the areas being 'too far' from each other
- Future development should consider wide footpaths, more connecting shared zones and shade
- Tree lined streets to reduce urban heat island effect will promote walkability of new developments.
- Need to prioritise connection to the Emu Inlet waterfront.
- Acknowledging the needed connection between 'Eat Street' along Lathlain Street with the Circus Sites

- Library utilisation and public participation is optimal when combined with mixed uses and amenities
- Libraries can act as a significant destination for people to an area and increase foot traffic when designed and considered within mixed use developments
- Government authorities and developers can obtain impressive social, cultural and heritage outcomes when working collaboratively with each other and the community
- Community library design processes can enhance overall community engagement with proposed mixed use development outcomes

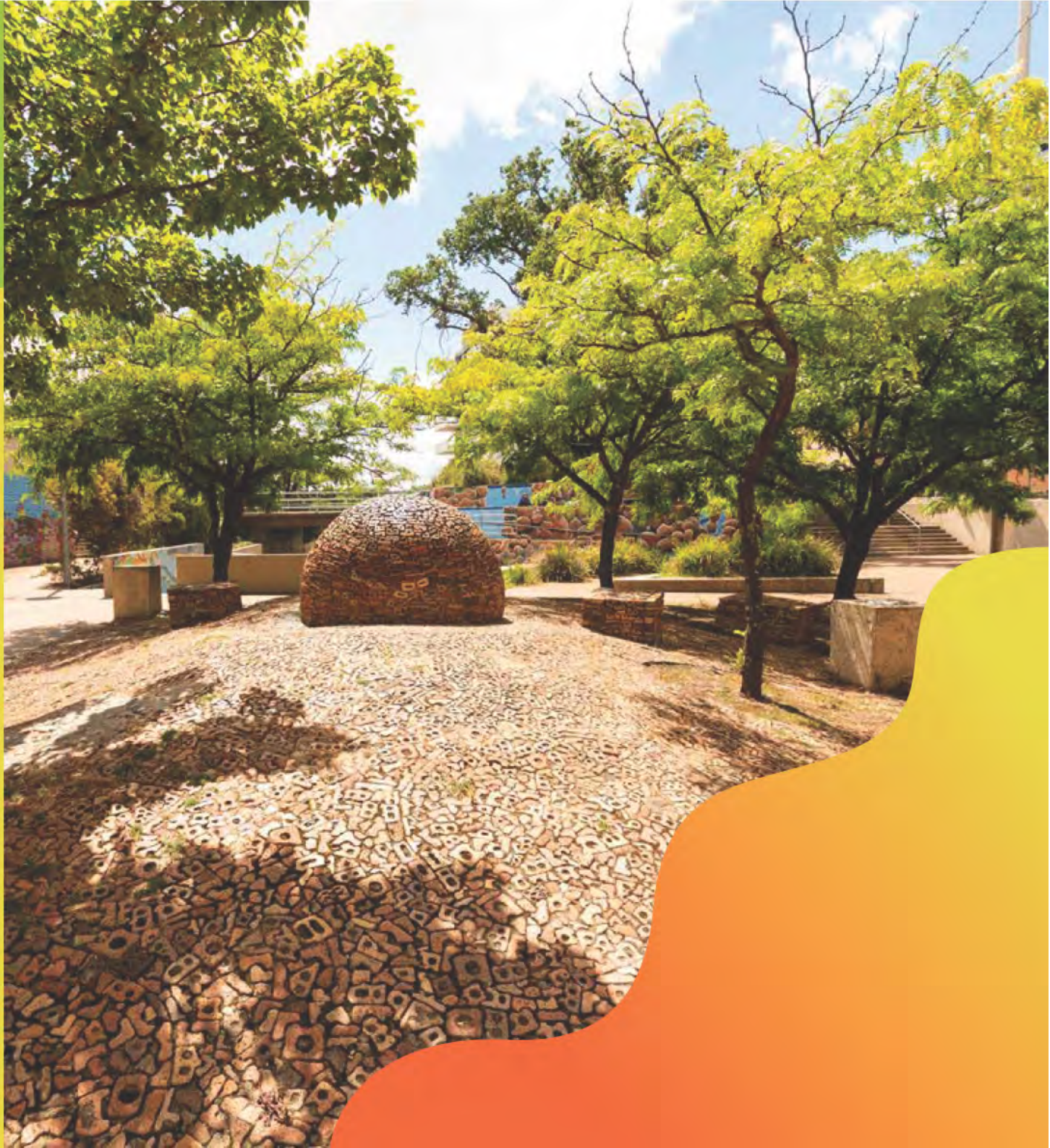
	What is important from the Research	What we have learnt from the community	What we have learnt from the benchmarking
Uses and Activities	<p>The Town Centre lacks a clear heart, any inviting urban quality and a diversity of destinations.</p> <p>The development of the bus station and more active frontages at Westfield Belconnen, along with the new community health centre, has shifted the core area of activity in the centre from Benjamin Way to Lathlain Street.</p>	<ul style="list-style-type: none"> <li>. A desire to create an intimate urban neighbourhood</li> <li>. Each area is to create its own unique characteristics with connectivity to the lake</li> <li>. Include publicly accessible laneway development within new areas, which include communal outdoor dining areas and piazza</li> <li>. Affordable Micro-shops for local hospitality and retail businesses</li> <li>. Small offices, training facilities and co-working spaces</li> <li>. A need for diversity of restaurants and bars, particularly surrounding the lake</li> <li>. A desire for breakout community services within all of the development sites relevant to the users of the town centre</li> </ul>	<ul style="list-style-type: none"> <li>. Mixed use civic developments require detailed collaborative design to ensure optimal benefits for users and wider domain.</li> <li>. Civic developments offer the opportunity for landmark, local and culturally sensitive designs that anchor visitors to new development locations.</li> <li>. A variety of occupiers and users creates complex property management models that require definition.</li> <li>. Vertical construction features of landmark buildings can create or contribute to overall development themes and define the 'look and feel' of a area.</li> </ul>
Built Form	<p>The centre has a legacy of planning based on the requirements of cars, resulting in only a few human-scale and inviting places within the centre.</p>	<ul style="list-style-type: none"> <li>. Break-up of bulk and inclusion of solar passive design principles</li> <li>. Being aware of overshadowing, particularly in the Lathlain Street sites.</li> <li>. Some contention regarding the use of the former water police site and whether it should be redeveloped as quality public open spaces or a two storey upmarket restaurant / bar with community facilities</li> </ul>	<ul style="list-style-type: none"> <li>. Connectivity and public open space are critical components for mixed use sites development success.</li> <li>. Defining a variety of mixed use green spaces enhances connectivity, comfort, wayfinding and character.</li> <li>. A variety of green space encourages social interaction and can facilitate reduction in overall environmental impacts.</li> <li>. Thoughtful connectivity creates more comfortable environments for people to walk, congregate and be active outdoors.</li> <li>. Native plantings can feature, act as focal points for visitors and are more sustainable.</li> <li>. Creating open spaces with general improvements such as bbqs, toilets, seating and shade promotes social environments.</li> <li>. Positive connectivity and access improves pedestrian and cycling use.</li> </ul>

	What is important from the Research	What we have learnt from the community	What we have learnt from the benchmarking
Open Spaces and Green	<p>While there is sufficient open space in the Town Centre however it is of poor quality with limited activity particularly for young children.</p>	<ul style="list-style-type: none"> <li>• Creating more active uses of open spaces and amenity such as bbqs, toilets, seating and shade, which promotes social environments</li> <li>• Being conscious of the urban heat island impact and needs for urban cooling</li> <li>• Creating more comfortable environments for people to walk and be active outdoors</li> <li>• Native plantings along median strips to break up concrete and disused spaces</li> <li>• Developing micro-parks in each of the development areas, which encourage social interaction</li> <li>• More bins and on-going maintenance of green open spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Public connection and feeling of belonging to a place can be fostered through 24/7 laneway accessibility</li> <li>• micro food options foster local connection with community by promoting local vendors</li> <li>• social atmosphere is often created in compact and lively communal spaces</li> <li>• retail start up costs and opportunities for small local businesses may be reduced compared to traditional restaurant venues and more expensive franchises</li> <li>• Micro food vendors cater to a diverse range of consumers and budgets</li> </ul>
Culture & Arts	<p>Belconnen Arts Centre (BAC) is a major community/full multi-arts facility with a multipurpose auditorium providing exceptional community access to art, cultural and community events and activities. There is limited recognition of the local aboriginal culture.</p>	<ul style="list-style-type: none"> <li>• Establishing the Belco Arts Centre and Emu Inlet as the cultural and community heart of the town centre</li> <li>• Promoting and attracting more events to the town centre, including regular markets, performances and theatre on the lake</li> <li>• Providing funding and support for youth events at the skate park such as competitions, music, dj's, etc</li> <li>• Placemaking cultural wayfinding initiatives, which encourage connections and pedestrian mobility</li> <li>• Connecting with the Ngunnawal and colonial story and showcasing it throughout the town centre</li> </ul>	<ul style="list-style-type: none"> <li>• A variety of collaborative and alternative residential housing options can be adapted into mixed use development projects</li> <li>• Co-housing provides flexible opportunities for mobile workers and people who may not otherwise be able to afford to live in the suburb of their choice</li> <li>• Co-housing addresses accessibility and social isolation concerns positively and provides increased diversity to the urban fabric of their locations</li> <li>• Social and affordable housing remain as separate important focal points for development to address directly with government authorities</li> </ul>

	What is important from the Research	What we have learnt from the community	What we have learnt from the benchmarking
Apartment Living	<p>Population growth in Belconnen town centre is currently much higher than in the wider Belconnen district. It is anticipated to grow 40% by 2031. The Town Centre is an opportunity to provide higher density residential development, while protecting existing commercial uses and the amenity of residents living in commercial zone</p>	<ul style="list-style-type: none"> <li>Existing residents enjoy the close proximity to services and open spaces</li> <li>There is a need for more activity, which will create a stronger community and connection amongst residents</li> <li>Future residents would like to see more mixed-use developments with community and creative services at the doorsteps of their apartment</li> </ul>	<ul style="list-style-type: none"> <li>Developers that engage locally beyond the scope of their own sites can achieve significant improvements for wider community benefit</li> <li>Collaboration by landlords and local stakeholders to improve spaces has tangible outcomes and increases people's sense of connection to place</li> <li>Engagement and activities offer visitors and community benefits to engage and increase economic benefits to an area</li> </ul>
Economic Vitality	<p>Up to 4.4M visitors to the Belconnen Town Centre each year are from outside the Belconnen District. This means that there are 4.4 M visitors which would not normally travel to Belconnen Town Centre except for the draw associated with an element of the Westfield Centre.</p> <p>There is an over representation of Retail, Financial and Insurance, Rental, Hiring and Real Estate when compared to Belconnen District and ACT averages.</p> <p>Accommodation and food service sectors are not overrepresented.</p>	<ul style="list-style-type: none"> <li>Supporting a diversity of ground level uses with local businesses to support a unique and thriving town centre</li> <li>Ensuring connectivity and access is improved, which includes pedestrian and cycling linkages</li> <li>Events and activities, which local businesses can get involved in and promote their services</li> </ul>	<ul style="list-style-type: none"> <li>The use of third spaces are important to consider in staged developments and in the design of developments to be delivered to support mobile working and connectivity</li> <li>Multiple models for shared workspaces exist and may be adapted by the provider to suit demand profile of users</li> <li>Traditional co-working models lease commercial space directly from Landlords but also offer management and profit share models</li> <li>Collaboration with government authorities can allow zoning designations which support the live/play/work model being incorporated into private development</li> </ul>
Ongoing Management Model	<p>There is no management model of the ongoing responsibility of providing placemaking in Belconnen.</p>	<ul style="list-style-type: none"> <li>A strong desire from all stakeholders to build an on-going relationship and work together to improve the town centre through collaboration of ideas and funding</li> </ul>	

The results from the Discover Phase of the Place Design Brief journey will inform more specific ideas for hardware and software upgrades of the land release sites in the Belconnen Urban Land Release Sites. These will be tested during the co-design engagement phase.

The consultant team will re-engage with the community and stakeholders to prioritise a place proposition, design principles and guiding actions to inform future development.



## **Yvette Berry** MLA

### **Deputy Chief Minister**

Minister for Early Childhood Development

Minister for Education and Youth Affairs

Minister for Housing and Suburban Development

Minister for Women

Minister for the Prevention of Domestic and Family Violence

Minister for Sport and Recreation

Member for Ginninderra

xx February 2021

## **Making great new places in central Belconnen**

Belconnen Town Centre's future land release sites are being explored to look at what is most important to the community before the land is put to market for sale.

"Belconnen Town Centre is a long-established destination in North Canberra and it's not unusual for residents to have lived in, worked or visited the area for decades. The community knows best how Belconnen works and we look at what people value about town centre life to consider their objectives in our land sales," Minister for Housing and Suburban Development, Yvette Berry said.

The Town Centre's northern sites, such as Circus Site Precinct, former Water Police site and Lathlain Street Precinct will be the focus of a second-round engagement in March as community and stakeholders talk more about their ideas for a place design brief.

Conversations will centre around the redevelopment to deliver better place experiences and services for the wider community in a higher-density, mixed-use environment. Adjacent to the town centre's lakeside location, the three release sites will play a key role as a commercial, residential and leisure hub for the Belconnen district and wider Canberra region. The sites are identified to build strong local communities and businesses for a convenient urban lifestyle in walking distance to a wide range of transport and services.

More than 200 local community members and stakeholders contributed to the first phase engagement. While most respondents enjoy living, working or visiting the Belconnen Town Centre, many would like to see more inviting places between buildings for activity, increased greenery, improved pedestrian quality and connections. The waterfront is a desired focal point for more recreational offers.

Through developing a Place Design Brief for the sale of the sites, the Suburban Land Agency is putting places and people first when seeking redevelopment proposals. Find out more and take part in the co-design phase of engagement at [yoursay.act.gov.au/belconnen-place-planning](https://yoursay.act.gov.au/belconnen-place-planning)





# Media release

**Yvette Berry** MLA

**Deputy Chief Minister**

Minister for Early Childhood Development

Minister for Education and Youth Affairs

Minister for Housing and Suburban Development

Minister for Women

Minister for the Prevention of Domestic and Family Violence

Minister for Sport and Recreation

Member for Ginninderra

**Statement ends**

**Media contact:**

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<b>To:</b>	Minister for Housing and Suburban Development	Tracking No.: 21/37083
<b>CC:</b>	Director-General, EPSDD	
<b>From:</b>	Chief Executive Officer	
<b>Subject:</b>	Land releases in the Belconnen Town Centre	
<b>Critical Date:</b>	Friday 14 May 2021	
<b>Critical Reason:</b>	To publish engagement outcomes prior to land releases in the Belconnen Town Centre in late May 2021.	

**Purpose**

To brief you on the approach to the land sales for Belconnen Town Centre sites, with an update on engagement outcomes and the Draft Place Design Brief.

**Recommendations**

That you note:

1. the information contained in this brief;

Noted / Please Discuss

2. that the Co-Design Engagement Outcomes Report (Attachment A) is complete and will be published on the ACT Government's YourSay website; and

Noted / Please Discuss

3. that the Draft Place Design Brief (Attachment B), once finalised, will be published on the ACT Government's YourSay website.

Noted / Please Discuss

Minister Yvette Berry MLA..... 17/5/21

**Minister's Office Feedback**

Please speak with my office about in announcement of the outcomes and the draft they will be published on YourSay -

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## Background

1. Land releases due this 2020-21 financial year are for three sites collectively identified as the Circus Site Precinct (Blocks 38 and 39 Section 52 and Block 2 Section 151) as per the Indicative Land Release Program (ILRP). Please note that in March 2021 the blocks were formally registered with the Land Titles Office and now have new block identifiers.
2. SLA has previously advised that former Water Police Site (Block 29 Section 149) will be re-released together with the Circus Site Precinct to leverage its financial viability.
3. Re-release of the former Water Police site in this context also represents an opportunity for the community to identify preferred future uses which will be included in the evaluation of industry proposals.
4. The land release methodology is a two-stage tender process with a Request for Proposal (RFP) and subsequent Request for Tender (RFT) for short-listed proposals. The tender process will request a design and development proposal that addresses a Place Design Brief developed with community input.
5. To develop a Place Design Brief, place-led engagement process was undertaken in two stages - the Discovery Phase (Stage 1) in December 2020 and the Co-Design Phase (Stage 2) in February/March 2021.
6. Ministerial Information Brief 21/00230 and 21/11600 provided information on the place-led land releases in the Belconnen Town Centre and related community engagement.
7. The Discovery Phase (Stage 1) report is complete and is publicly available.
8. The Co-Design Phase (Stage 2) report (Attachment A) is complete and will be made publicly available shortly.
9. A Draft Place Design Brief (Attachment B) is currently being reviewed by agencies. It will be presented to the Belconnen Community Council on 18 May 2021. The final Place Design Brief will be published on the Act Government's YourSay Website and released with RFP documents in late May 2021.

## Issues

### Co-Design (Stage 2) Summary

10. A Co-Design Engagement Outcomes Report (Attachment A) is summarising the findings from Stage 2 engagement.
11. In total, 150 people directly participated in the Co-Design engagement.

12. A total of 93 people participated in the Online Survey between 17 February to 26 March 2021 on the ACT Government's YourSay portal with 35- to 44-year-olds having the highest response rates in the survey.
13. Participation included a wide variety of stakeholders representing the diverse users of the Belconnen Town Centre, including local businesses, residents, various community leaders, Belconnen Arts Centre, University of Canberra, ACT Property Council, Lake Ginninderra Sea Scouts and local primary and high school students.
14. Key messages from the community during the Discovery Phase included the following:
  - Increased greenery and shade to create more comfortable environments was given the highest priority overall, followed by better pedestrian connections and shared zones within and throughout the land release sites.
  - The Former Water Police site is seen as an opportunity to improve recreation along the waterfront that could include a café, kayak hire, and boat tours complemented by well-landscaped areas with trees and new public amenities, such as barbeques, a toilet, seating along the waterfront edge and a play space.
  - Development of the Circus Site should deal with the level change to Lathlain Street through a pedestrian link that is aspirational and designed in a way that it becomes a destination. The Circus site should also create a strong pedestrian connection to the waterfront.
  - Lathlain Street could become an entertainment precinct with night-time uses (e.g. concerts) and an urban park brought alive with multi-cultural programs and play areas.

#### Draft Place Design Brief - Summary

15. The Draft Place Design Brief (the Brief) has been prepared to assist developers and the design profession in preparing development proposals that contribute positively to the Belconnen Town Centre's sense of place.
16. Prepared using the insights and local knowledge from within the Belconnen community, the Brief defines the desired place experiences and community expectations for each of the land release sites.
17. The land sales tender will ask for design and development proposals in response to the Brief which will be assessed against the following two chapters:

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- *Chapter 6 - Community Place Aspirations* describes for each release site the community narrative, site-specific objectives, and undesirable, successful and highly desirable outcomes.
- *Chapter 7 – Urban Experience Guide* demonstrates undesirable, successful, and highly desirable outcomes in terms of built environment (architecture), urban environment (public realm), and uses and activities that support public life.

18. The design and development response to the Brief will be weighted 50% during the evaluation of the tender.

### Next Steps

19. The project team will present the Draft Place Design Brief and approach to the land sales to the Belconnen Community Council on 18 May 2021.
20. The Draft Place Design Brief will be finalised and together with the Co-Design Engagement Outcomes report be uploaded onto the ACT Government's YourSay portal mid to late May 2021 prior to the release of the RFP.
21. The Place Design Brief will form part of the sales package when the sites are released via RFP in late May 2021.

### **Financial Implications**

22. The cost of the place-led engagement for the land sale process is being met by SLA project funds.

### **Consultation**

#### Internal

23. The place-led approach to the land release was endorsed by the SLA Board in August 2020.

#### Cross Directorate

24. The SLA worked with the EPSDD Urban Renewal to receive the assurance package on 6 April 2021.
25. The SLA met with representatives of TCCS Infrastructure Delivery and Place Management to present the Draft Place Design Brief. The meeting was held to discuss the approach to the land sale and opportunities for public realm upgrades to be included as on- and off-site works. EPSDD Urban Renewal and Development Assessment representatives also attended this meeting. Both teams are given the opportunity to be members of the RFP Evaluation Team and to provide their feedback on proposed on- and off-site contributions of development proposals and whether they are acceptable to Government.

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26. The SLA has been consulting with EPSDD's Dhawura Committee since late 2020 on culturally sensitive ways of engaging with Ngunnawal groups on capturing the importance of the places for the traditional custodians of the land. As a result, an Aboriginal facilitator assisted the consultants in seeking input from all Representative Aboriginal Organisations and the Dhawura Committee throughout the process.

#### External

27. A Statement of Cultural Significance for the sites was facilitated by the Aboriginal engagement firm MurriMatters and agreed to by Ngunnawal stakeholders and Aboriginal Representative Organisations. This Statement now forms part of the Place Design Brief.
28. Committee members of the Property Council attended a workshop on Wednesday 17 March 2021 to provide their suggestions for the Place Design Brief.

#### **Work Health and Safety**

29. A COVID-19 Safety Plan for the second phase of engagement was prepared and all face-to-face workshops had to comply with this plan. Online engagement has been used where face-to-face meetings have not been possible with consideration given to inclusivity.

#### **Benefits/Sensitivities**

30. The place-led engagement as an input into the land sale and development process has been generally welcomed by the community and stakeholders.
31. Stakeholders and the public have been interested in understanding how the Place Design Brief will influence the development outcomes for the sites.
32. The inclusion of the former Water Police site has been a concern to one resident of [REDACTED]. [REDACTED] is concerned that the site's re-release has not been properly disclosed via inclusion in the ILRP. [REDACTED] attended the Online Community Co-Design Workshop on 9 March 2021.

#### **Media Implications**

33. Media opportunities associated with this project will be discussed with your media adviser to ascertain an appropriate milestone for a media announcement.
34. Ministerial Information Brief 21/00230 outlined that a Community Activation Event would be scheduled for 21 February 2021 at Emu Inlet Park. This event was postponed to coincide with the announcement of the tender outcomes and promote the development proposal.

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Signatory Name: John Dietz Phone: 6205 7346  
Action Officer: Irena Sharp Phone: 6205 4044

**Attachments**

<b>Attachment</b>	<b>Title</b>
Attachment A	Co-Design Engagement Summary Report
Attachment B	Draft Place Design Brief



**ACT**  
Government

**Suburban Land**  
Agency

# Belconnen Place Design Brief Co-Design Phase Report Summary

**PLACE**  
LABORATORY



TOWN TEAM  
MOVEMENT



## Acknowledgment of Country

The land on which we live and work is aboriginal land. Aboriginal people have lived on the Australian continent for at least 65,000 years. Non-aboriginal people have lived in Australia for just 230 years.

As a practice, we are working towards an understanding of that fact, and how it might inform our relationship to the land, its original people, and the work that we do. We acknowledge that we have a long way to go. Our studios are located on Ngunnawal and Whadjuk country in Canberra and Perth respectively.



**ACT**  
Government | **Suburban Land**  
Agency



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# Phase Two Co-Design Engagement Methods and Purpose

Town Team Movement, Place Laboratory in collaboration with the Suburban Land Agency has undertaken the Phase Two 'Co-Design' Engagement between 6 March - 26 March 2021.

The engagement has included the following activities:

- Open Online Survey between 17 February - 26 March
- Online Community Co-Design Workshop on Tuesday, 9 March
- Stakeholder Co-Design Workshop on Thursday, 11 March
- After School Care Workshop on Thursday, 11 March
- Young People Open 'Co-Design' Workshop on Friday, 12 March
- Community 'Co-Design' Workshop on Saturday, 13 March
- Property Industry Workshop on 17 March

How does the Phase Two 'Co-Design' Engagement build on the results from the Stage One 'Discovery' Phase?

## Stage One 'Discovery' Results

- 1.1 Understanding and building on previous strategies, including the 2016 Belconnen Masterplan
- 1.2 Engaging with the wider community for the purpose of developing a Belconnen Place Proposition and Place Themes

## Stage Two 'Co-Design' Objectives

- 2.1 Using the Place Themes and design principles to understand the preferred User Experiences of the Belconnen Town Centre relevant to and connecting each identified land release site
- 2.2 Defining the Place Design Brief to inform the future land release sales of identified urban renewal precincts in the Belconnen Town Centre



# Engagement Summary

The outcomes of phase 2 'Co-Design' engagement builds on the outcomes of Phase 1 and will be used to inform a Place Design Brief for the Belconnen Town Centre Land Release Sites.

In total, 148 people directly participated in the Phase Two 'Co-Design' engagement. Stakeholder representatives included local businesses, residents, various community leaders, Belco Arts Centre, University of Canberra, Lake Ginninderra Sea Scouts, Belconnen Community Council, Property Council, and local primary and high school students.

Participation in each engagement included the following:

91 people participated in the phase two 'Co-Design' online survey

10 Property Council members participated in the Industry workshop

3 Participants at the Online Community Workshop

13 Participants, from 7 organisations, at the Stakeholder Workshop

17 local high school students and young people participated in the Open 'Co-Design' workshop

14 community members attended and participated in the In-person Community Workshop

Approximately 14 after school primary school students at the After School Care workshop

In summary, participation included a wide variety of stakeholders representing the diverse users of the Belconnen Town Centre.

The feedback provided through the Co-Design Engagement Phase helps to shape the Place Proposition and Place Themes and impacts the priority placed on the Themes.

We feel confident that the level of engagement and participation in the activities has captured a diverse cross section of views and opinions from the Belconnen community.

This information will be used to directly inform and assist in developing the design recommendations made for the land release sites.

The following parts of the Phase Two 'Co-Design' Engagement report focus on highlighting the summary outcomes from each individual workshop and online survey. An appendix is also provided with detailed notes from each engagement activity.

# Promotion of Engagement Opportunities

A number of tools and channels were used to promote the Co-Design phase of engagement. The table below lists the tools and channels used.

Activity	Date	Reach
Direct email to community members that took part in the previous phase 1 engagement	18 – 25 February 2021	58 emails sent
Direct email to stakeholder groups impacted by future development in the subject area	6 - 20 February 2021	44 emails sent
YourSay web page published updates	17 February 2021	3,583 views 1,447 visitors
SLA Facebook and Twitter posts	17 - 25 February 2021	2138 views
SLA presentation phase 1 update at the Belconnen Community Council online public meeting	16 February 2021	7 Individuals

# Online Community Co-Design Workshop

The workshop aim was to present and seek feedback from community members regarding inputs to the Belconnen Place Design Brief. Specific details included:

- Inform and review outcomes from the Discovery Phase, including the draft Place Proposition and draft Place Themes;
- Engaging in discussion about what people love about the release sites in Belconnen Town Centre and what can be improved;
- Present place experience visual images relevant to development sites. Ask participants to review and consider how the experiences may be applied to the values of the development sites in the Belconnen Town Centre and each identified theme.

## Level Change Connections

This is Future Belconnen

This is *not* Future Belconnen



**3 online workshop participants provided their feedback to inform the future land release sites which included the following:**

1. Enhance pedestrian connections within and throughout the land release sites
2. Be strategic about creating new destination and commercial tenancies
3. Enhance the opportunities for recreation along the waterfront
4. Increase greenery and shade to create more comfortable environments
5. Colour and creativity is needed on new buildings and laneway spaces
6. Development of the Circus Site and level change to Lathlain Street is critical to improving connectivity. The Circus site also has the opportunity to create a strong pedestrian connection to the waterfront
7. Mechanisms to slow vehicle traffic and reduce parking along the waterfront will be important
8. Creating new destinations has the opportunity to build on the existing community 'vibe' in Belconnen