

LISTENING REPORT PHASE 1 AUGUST 2018



The re:imagine Gold Creek Country Club project is a community conversation designed in three phases:

Phase 1 focused on gathering peoples' views; understanding what people value, what they would and would not like to see in the area. During this phase a People's Panel has been established and through a deliberative process has provided a statement outlining their recommendations for the project (available at <https://reimaginegoldcreek.com.au/peoples-panel>). *Phase 1 ran from April to June 2018. This listening report marks the conclusion of Phase 1.*

Phase 2 will bring back to the community some ideas based upon the feedback received for further feedback.

Phase 3 will bring a final proposal back to the community for further comment.

What is a Listening Report?

A Listening Report provides a summary of what has been heard during the consultation period. It provides key themes and an overview of feedback received. A full consultation report will be prepared and publicly released.



Consultation activities and participation

The majority of participants in consultation activities were residents of Nicholls (including over 75% of survey respondents). Broader engagement was reached through community events and Facebook. The following table provides a summary of the consultation activities undertaken in Phase 1 and the number of participants.

Consultation activity	Participation
Launch event	27 attendees
Doorknock – businesses	80 Gold Creek businesses
Doorknock – residents	130 golf course neighbours
Gungahlin Community Council presentation	62 attendees
Email feedback received	11
Gold Creek Markets	2 stalls (17 visitors total)
re:imagine maps returned	40
Movie night	250 attendees including children
Movie night survey responses	24
Submissions	3
Survey responses	681
People's Panel	26 members x 5 meetings held
Gold Creek business forum	12 attendees
Facebook engagement	150 posts to re:imagine page
Total	1,513
Total social media reach	71,761 impressions

What we heard - Key themes

Feedback received has been categorised into eight main themes. These are:

No development; community feedback that opposed any change to the existing golf course and called for the status quo to remain.

18 hole golf course; community feedback that called for the golf course to remain an 18 hole course and suggested that more be done to make the existing golf course viable.

Loss of green space, amenity and views; the community feedback highlighted the strong importance the community places on the open space provided by the golf course and that the amenity provided by that open space is highly valued.

Impact on property prices; residents living near to the golf course expressed concern about the potential for negative impact on property prices.

Develop within existing territory plan; undertaken development within the existing development rights.

Role of the Konstantinou Group; community suspicion that the financial viability of the golf course was being compromised by lack of commitment and investment by the KGroup.

Consultation process; community feedback that the consultation process did not appear genuine.

Alternative suggestions; Although amounting to only 10% of the feedback received, a number of suggestions were received for alternate uses of the re:imagine area.

Alternative suggestions

The original consultation question was *'what would you re:imagine in the this area?'* Around 10% of all responses received offered a potential alternative use for the space. The majority of suggestions made were for recreational alternate uses. Nearly 25% of suggestions made were commercial in nature and approximately 10% were residential in nature (of these half of the suggestions were for a retirement village).



What we heard

No development

Themes were:

- No-change, leave it as it is.
- Was designed as a golf course estate and people purchased it knowing that; it should stay that way.

18 hole golf course

Themes were:

- Was designed as a golf course estate, people purchased it knowing that; it should stay that way.
- Should remain an 18 hole 'championship' golf course and further investment should be made to make it viable.
- Linked to the 'no development' theme and the theme of the community valuing the open, green space.

The most common themes presented in open-ended questions or 'other' responses in the survey (63%) were no development and the golf course to remain as is. This expressed in 80% of re:imagine maps and five emails explicitly suggested no development.

Loss of green space, amenity and views

Themes were:

- Open green space is highly valued for recreational purposes by the residents of Nicholls.
- Community feedback that proposed uses other than a golf course, was mostly linked to open spaces and outdoor recreation options.
- Loss of views and golf course outlook was opposed by residents living near the golf course.

Impact on property prices

Themes were:

- Residents around the golf course paid a premium for their homes which would be devalued by any development of the golf course.
- Claims that property prices were already impacted by the re:imagine project.

Develop within existing Territory Plan

Themes were:

- No change to existing golf course.
- Develop within existing development rights.
- The phrase 'Section 86 to remain as is, ie predominantly an 18 hole championship golf course' appeared in 53 survey responses or nearly 10% of returned results.

Role of the Konstantinou Group

Themes were:

- Concern that the golf course has not been operated or maintained in a manner that would make it viable.
- The Konstantinou Group priority has always planned to develop the land, not run a viable golf course.
- Negative views about the Konstantinou Group, the objectives of the re:imagine Gold Creek Country Club project and concern about long term certainty around development in the suburb.

Consultation process

Themes were:

- A decision has already been made and that the consultation process is not genuine.
- The survey was biased and does not allow for the 'no development' option to be selected.

For more information

Visit reimaginegoldcreek.com.au to find out more about the project.