Prepared by The Hornery Institute for Economic Development Queensland, May 2017

Report 1 Appendices
Local Community Engagement Summary
Carseldine Urban Village
Place Making & Community Development Workshop

THE HORNERY INSTITUTE

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1.0 Summary of Insights by Audience

1.1 Summary of Insights by Household Groups

Young Families (25 Participants)

CARSELDINE TODAY, ITS GREAT & MISSING PLACES

Perceptions of Carseldine Today

Strengths

- In close proximity and has good access to shops, schools and other local amenity
- Its significant bushland reserves, green open space and wildlife habitat
- Currently not too over populated, peaceful and quiet
- Traditional family oriented suburb that has a close knit community and family friendly atmosphere

Weaknesses

- Can sometimes feel too regional with long commute and no real urban opportunity.
- The growth of high density development occurring in the local area and its link to increased traffic and road congestion and changing ratio of homes and green space

Carseldine's Great Place Palette & Missing Places

Qualities of Great Places

My home and backyard, Sandgate Pier & Decker Park, The Bay, Melbourne City, Yamba (NSW), Central Park (New York)

- Recreational activities and amenities
- Child and parent friendly
- Calm, peaceful, private and safe

Great Places

- Regional Natural Destinations: Caloundra,
- Local Parks & Bushland Reserves: Cabbage Tree Creek Reserve, QUT Carseldine Campus Site, Hidden World Park, Sandgate Waterfront
- Markets: Carseldine Market
- Community Amenity & Places: Bracken Ridge Library,
- Shopping Centres & Supermarkets: Bracken Ridge Plaza, Chermside Shopping Centre, Carseldine Clock Corner, James Street (Fortitude Valley)
- Local Businesses: Bunnings
- Regional Urban Destinations: Southbank
- Public Transport: Carseldine train station

Missing Places

- Enhanced Park, Bushland and Recreation Tracks: Walking tracks, Kids Playground, Greenspace, Sports field, Adventure Park
- Missing Community Facilities: Local library, Community Centre, Theatre, Concert/Entertainment Venue
- A Local Urban Heart: Shopping complex, Cafes, Local boutiques, Restaurants, Kids playground with amenities for adults, Water feature, Something for teenagers
- Enhanced Transport Provision: Parking

THOUGHTS ON CUV APPROVED LAND USE PLAN

Areas of Concern

- Traffic congestion: Concerns that increased development in the local area will further exacerbate the area's traffic and road congestion, particularly around Beams and Dorville Road during peak times.
- Flooding: Concerns around the potential for the development to further exacerbate area's existing flooding issues.
- Local area parking: The further exacerbation of the areas on-street parking issues linked to inadequate parking for Department of Main Roads staff and lack of parking at the Carseldine train station.
- Continued urban change in the area and concerns that this may lead to the loss of the area's suburban feel and sense of community.
- Impact on local area's green space: Concerns regarding the development's potential impact on the local area's green space and bushland. Specific concerns included the loss of space for passive recreation, the potential impact on the area's character and identity and the desire to protect the mature trees in the area.

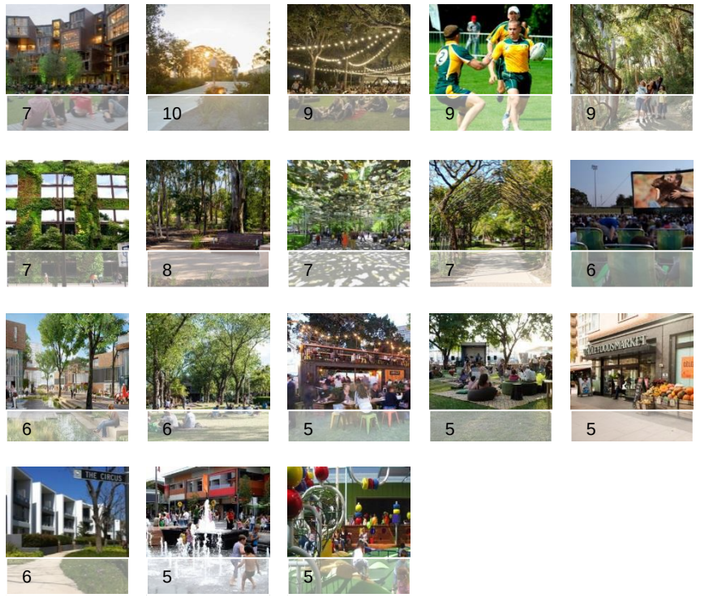
Opportunities Afforded by the Approved Land Use Plan

- Delivery of an urban centre: The incorporation of a mixed use urban centre in the proposal and its ability to enhance the identity and amenity of the local area was viewed as a positive. Specifically participants viewed the incorporation of retail, green space, sport and recreation, residential and community activity as positive attributes of the mixed use proposal.
- Local area economic development: Valued the plan enabling more local jobs, increasing the value of housing in the area and attracting investment
- Delivery of a Transit Orientated Development: The potential for development to enable a place where people can live, work and recreate. Improved public and active transport with support for more transit orientated development
- Enhanced public transport infrastructure: Development may catalyse better public transport and infrastructure for the area.
- Add vibrancy to the local area's identity: A more vibrant suburban identity and attractive lifestyle - The development potentially improving character and identity of the area as well as delivering outcomes for the region.

A GREAT NEW PLACE AT CUV

Housing Type & Street Scape Images

Public Realm & Amenity Images



Look, Feel & Experience Words

- Areas for recreation & leisure (e.g. walking paths, picnic, boardwalk, rock climbing)
- Active & healthy
- A place to raise children
- Programmed events (e.g. farmers markets, concerts)
- Green & lush
- Public parks & open spaces
- A place to play
- Great access to natural environment
- A place to escape

To become a great place in our community this development must ...

- Create a strong community vibe that is welcoming, engaging, vibrant, diverse and family-friendly
- Spaces suitable for kids and their parents
- A long-term plan for addressing issues such as traffic management, housing, crowding, flooding
- Enhance facilities and amenities (i.e. sporting facilities)
- Well maintained, safe, clean and beautiful spaces

Desired Community Amenities

Cultural Facilities

- Library
- Festivals & Events
- Cinema

Medical Facilities

- Medical Centre
- Community Health Centre

Community Facilities

- Community Centre
- Community Meeting Rooms
- Youth Centre

Sports Related Facilities

- Walking, Cycling, Jogging paths
- Outdoor fitness equipment
- Children's play equipment

Education

- University
- After School Care
- Adult & Community Education
- Early Years Learning Centre

Retail

- Markets
- Restaurants – family dining
- Bank
- Convenience Shopping

Public Open Space

- Conservation Park/Reserve
- Parks with Facilities
- Urban Park and Town Centre
- Wifi

FEEDBACK ON DRAFT VISION

DRAFT VISION: *Create not just a locality but a lifestyle heart where residents can live, work, shop, dine and play with access to innovative, smart and sustainable housing, a walkable precinct with plentiful green spaces and world-class urban design, an intergenerational community that connects residents to transport, jobs, the environment and each other.*

Supportive: 13 *Have Concerns: 11*

GUIDING PRINCIPLES

Intent: Be a mixed use centre with good access to public transport, open space, amenities and a range of housing types, enabling a well serviced socially sustainable community. It will incorporate a socially active public space, plaza and improved parklands will foster interaction and increased public safety.

Supportive: 17 *Have Concerns: 7*

Housing: Innovative housing designs including a mix of housing types and price points such as townhouse/terrace development, low to medium rise apartments, live work solutions, disability and seniors living.

Supportive: 11 *Have Concerns: 10*

Public Space: Include innovative public spaces with options for live-work solutions where parking is at the rear and the front of the house overlooks green footpaths.

Supportive: 16 *Have Concerns: 7*

Jobs & Economic: Create local jobs encouraging a high level of participation in the project by local industry and labour and encourage skilling and employment opportunities.

Supportive: 14 *Have Concerns: 6*

Transport: Improved access to public transport and increased walkability reducing the number of vehicle trips per household.

Supportive: 15 *Have Concerns: 7*

Environment: Be environmentally and ecologically sustainable, with the development promoting water sensitive urban design, use of renewables, and energy efficient housing.

Supportive: 17 *Have Concerns: 5*

Aesthetics: Be well designed and promote excellence in urban design and architecture to create a liveable and attractive community.

Supportive: 17 *Have Concerns: 5*

Older Families (19 Participants)

CARSELDINE TODAY, ITS GREAT & MISSING PLACES

Perceptions of Carseldine Today

Strengths

- In close proximity and has good access to shops, schools and other local amenity
- Traditional family oriented suburb that has a close knit community and family friendly atmosphere
- Great transport access including road, rail and bus
- Its significant bushland reserves, green open space and wildlife habitat

Weaknesses

- The growth of high density development occurring in the local area and its link to increased traffic and road congestion and changing ratio of homes and green space

Carseldine's Great Place Palette & Missing Places

Qualities of Great Places

Dicky Beach, Lennox Heads, Carseldine QUT Campus Site, My home, Moreton Island, Mount Tambourine, Sandgate Beach

- Greenery, wildlife, parks and beaches
- Calm, peaceful, private and safe
- Recreational activities and amenities

Great Places

- Local Parks & Bushland Reserves: QUT Carseldine Campus Site, Parks on Lacey Road, Sandgate Foreshore, Cabbage Tree Creek
- Community Amenity & Places: Bracken Ridge Library, Zilmere Library, Local Public Pools
- Shopping Centres & Supermarkets: Carseldine Clock Tower, Sandgate Shopping Village
- Local Businesses: Bunnings, Eden Garden Café
- Regional Urban Destinations: Powerhouse
- Public Transport: Railway

Missing Places

- Enhanced Park, Bushland and Recreation Tracks: Lake with connected walkways, Skate parks, BBQs, Seating, Children Play Equipment, Exercise Equipment
- Missing Community Facilities: Community Centre, Library, Theatre, Community Learning,
- A Local Urban Heart: Mixed use area with independent shops and cafes
- Enhanced Transport Provision: No traffic, Rail overpass on Beams Road, Cheaper and reliable public transport
- Other: University Campus

THOUGHTS ON CUV APPROVED LAND USE PLAN

Areas of Concern

- Traffic congestion: Concerns that increased development in the local area will further exacerbate the area's traffic and road congestion, particularly around Beams and Dorville Road during peak times.
- Continued urban change in the area and concerns that this may lead to the loss of the area's suburban feel and sense of community.
- Impact on local area's green space: Concerns regarding the development's potential impact on the local area's green space and bushland. Specific concerns included the loss of space for passive recreation, the potential impact on the area's character and identity and the desire to protect the mature trees in the area.
- Flooding: Concerns around the potential for the development to further exacerbate area's existing flooding issues.
- Potential loss of flora and fauna habitat: Concerns that the development of the site could result in the loss and or fragmentation of the established animal habitats, specifically the impacts on local species such as Sugar Gliders and the Tawny Frogmouth.

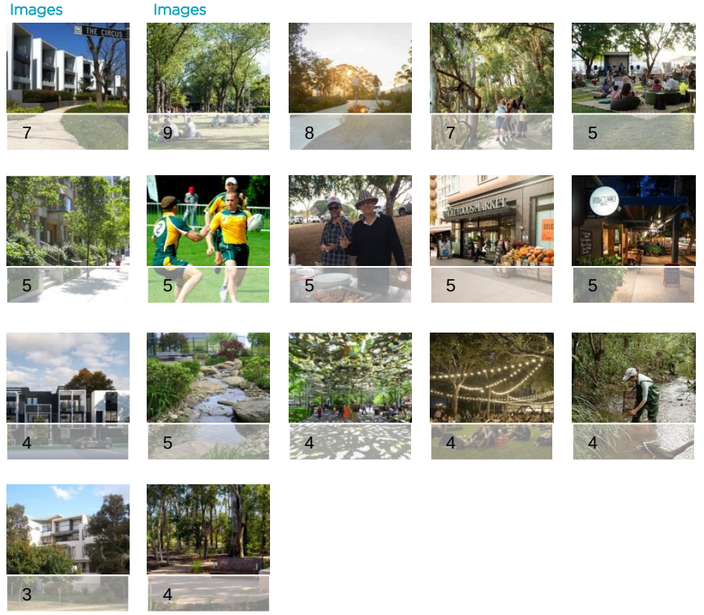
Opportunities Afforded by the Approved Land Use Plan

- Delivery of an urban centre: The incorporation of a mixed use urban centre in the proposal and its ability to enhance the identity and amenity of the local area was viewed as a positive. Specifically participants viewed the incorporation of retail, green space, sport and recreation, residential and community activity as positive attributes of the mixed use proposal.
- Nothing: The development would offer nothing positive to Carseldine
- Add vibrancy to the local area's identity: A more vibrant suburban identity and attractive lifestyle - The development potentially improving character and identity of the area as well as delivering outcomes for the region.
- Road and traffic improvements: The development is an opportunity to carry out road upgrades and improve traffic management
- Increased housing diversity and choice: Development is an opportunity for different types of housing suitable for a range of households including older people and first homebuyers.

A GREAT NEW PLACE AT CUV

Housing Type & Street Scape Images

Public Realm & Amenity Images



Look, Feel & Experience Words

- Green & lush
- Peaceful & reflective
- Public parks & opens spaces
- Great access to natural environment
- Quiet & still
- A place to relax with friends or co-workers (e.g. cafes, bars)
- Areas for recreation & leisure (e.g. walking paths, picnic, boardwalk, rock climbing)
- Programmed events (e.g. farmers markets, concerts)

To become a great place in our community this development must ...

- Create a strong community vibe that is welcoming, engaging, vibrant, diverse and family-friendly
- Spaces suitable for kids and their parents
- A long-term plan for addressing issues such as traffic management, housing, crowding, flooding
- Enhance facilities and amenities (i.e. sporting facilities)
- Well maintained, safe, clean and beautiful spaces

Desired Community Amenities

Cultural Facilities
- Library
- Museums
- Cinema
- Design Studio
- Festivals & Events

Medical Facilities
- Medical Centre

Community Facilities
- Community Centre
- Innovation Hub
- Senior's Centre

Sports Related Facilities
- Walking, Cycling, Jogging Paths
- Basketball/Netball Courts

Education
- University
- Adult & Community Education
- Early Years Learning Centre

Retail
- Markets
- Restaurants – cheap eats
- Restaurants – family dining

Public Open Space
- Local Parks
- Conservation Park/Reserve
- Public Art

FEEDBACK ON DRAFT VISION

DRAFT VISION: *Create not just a locality but a lifestyle heart where residents can live, work, shop, dine and play with access to innovative, smart and sustainable housing, a walkable precinct with plentiful green spaces and world-class urban design, an intergenerational community that connects residents to transport, jobs, the environment and each other.*

Supportive: 5 *Have Concerns 8*

GUIDING PRINCIPLES

Intent: Be a mixed use centre with good access to public transport, open space, amenities and a range of housing types, enabling a well serviced socially sustainable community. It will incorporate a socially active public space, plaza and improved parklands will foster interaction and increased public safety.

Supportive: 7 *Have Concerns: 9*

Housing: Innovative housing designs including a mix of housing types and price points such as townhouse/terrace development, low to medium rise apartments, live work solutions, disability and seniors living.

Supportive: 13 *Have Concerns: 4*

Public Space: Include innovative public spaces with options for live-work solutions where parking is at the rear and the front of the house overlooks green footpaths.

Supportive: 8 *Have Concerns: 6*

Jobs & Economic: Create local jobs encouraging a high level of participation in the project by local industry and labour and encourage skilling and employment opportunities.

Supportive: 4 *Have Concerns: 9*

Transport: Improved access to public transport and increased walkability reducing the number of vehicle trips per household.

Supportive: 6 *Have Concerns: 10*

Environment: Be environmentally and ecologically sustainable, with the development promoting water sensitive urban design, use of renewables, and energy efficient housing.

Supportive: 9 *Have Concerns: 7*

Aesthetics: Be well designed and promote excellence in urban design and architecture to create a liveable and attractive community.

Supportive: 7 *Have Concerns: 8*

Retirees (21 participants)

CARSELDINE TODAY, ITS GREAT & MISSING PLACES

Perceptions of Carseldine Today

Strengths

- In close proximity and has good access to shops, schools and other local amenity
- Its significant bushland reserves, green open space and wildlife habitat
- Traditional family oriented suburb that has a close knit community and family friendly atmosphere
- Great transport access including road, rail and bus

Weaknesses

- The growth of high density development occurring in the local area and its link to increased traffic and road congestion and changing ratio of homes and green space
- Not as green, area needs more greenspace and corridors for fauna

Carseldine's Great Place Palette & Missing Places

Qualities of Great Places

Caloundra, Sandgate Foreshore, My street, My garden, Moreton Bay

- Greenery, wildlife, parks and beaches
- Great sense of community

Great Places

- Regional Natural Destinations: Boondall Wetlands, Tinchi Tampa Wetlands
- Local Parks & Bushland Reserves: Cabbage Tree Creek, Local parks, QUT Carseldine Campus Site
- Markets: Carseldine Markets
- Community Amenity & Places: Aspley Bowls Club, Library at Chermside, Medical facilities, Local Pool
- Shopping Centres & Supermarkets: Aspley Hypermarket, Carseldine Central Shops
- Public Transport: Railway Station

Missing Places

- Enhanced Park, Bushland and Recreation Tracks: Greenspace, Bike tracks, Playgrounds, Picnic tables and BBQs, Trees, Waterfall/water views
- Missing Community Facilities: Library, Seniors Club
- A Local Urban Heart: Upmarket restaurants, Tavern, An Urban Village that includes a residential, social and business component
- Enhanced Transport Provision: Traffic calming along Dorville Road

THOUGHTS ON CUV APPROVED LAND USE PLAN

Areas of Concern

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- Flooding: Concerns around the potential for the development to further exacerbate area's existing flooding issues.
- Continued urban change in the area and concerns that this may lead to the loss of the area's suburban feel and sense of community.
- Local area parking: The further exacerbation of the areas on-street parking issues linked to inadequate parking for Department of Main Roads staff and lack of parking at the Carseldine train station. Participants specifically voicing concern regarding the compounding impact of inadequate parking provisions for the planned residential development.

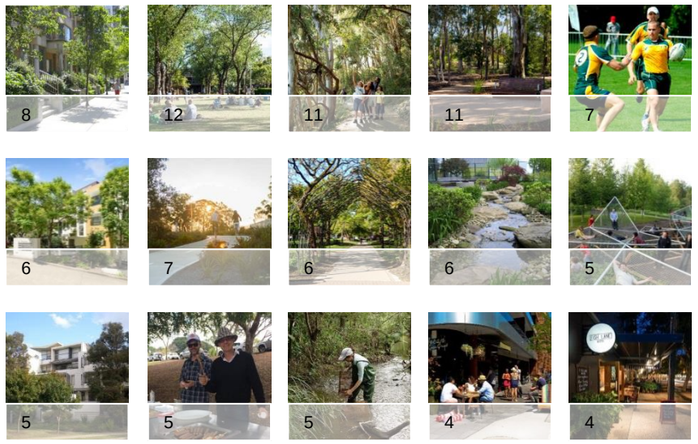
Opportunities Afforded by the Approved Land Use Plan

- Nothing: The development would offer nothing positive to Carseldine
- Delivery of an urban centre: The incorporation of a mixed use urban centre in the proposal and its ability to enhance the identity and amenity of the local area was viewed as a positive. Specifically participants viewed the incorporation of retail, green space, sport and recreation, residential and community activity as positive attributes of the mixed use proposal.
- Enhance the site's natural environment: The retained green space and natural habitat with provision to promote/protect native flora and fauna.

A GREAT NEW PLACE AT CUV

Housing Type & Street Scape Images

Public Realm & Amenity Images



Look, Feel & Experience Words

- Green & lush
- Areas for recreation & leisure (e.g. walking paths, picnic, boardwalks, rock climbing)
- Peaceful & reflective
- Public parks & open spaces
- Great local and regional public transport access
- Great access to natural environment

To become a great place in our community this development must ...

- Address existing issues including traffic congestion, parking spaces, and invest in necessary infrastructure
- Ample natural amenity and trees
- Community oriented, family friendly spaces to relax with family and friends
- Diverse, mixed uses that cater to all types of people and complement existing suburban and natural amenity
- Long-term plans that tap into social change (e.g. singles, childless, work-from-home)

Desired Community Amenities

Cultural Facilities
- Library
- Festivals & Events
- Cinema
- Live Performance Venues
- Street Arts

Medical Facilities
- Medical Centre

Community Facilities
- Senior's Centre
- Community Hall
- Community Centre
- Community Meeting Rooms

Sports Related Facilities
- Walking, Cycling, Jogging paths
- Children's play equipment
- Outdoor fitness equipment
- Tennis Courts

Education
- University
- Adult & Community Education
- TAFE

Retail
- Markets
- Restaurants – family dining
- Restaurants – cheap eats
- Wine Bars

Public Open Space
- Conservation Park/Reserve
- Local Parks
- Parks with Facilities

FEEDBACK ON DRAFT VISION

DRAFT VISION: *Create not just a locality but a lifestyle heart where residents can live, work, shop, dine and play with access to innovative, smart and sustainable housing, a walkable precinct with plentiful green spaces and world-class urban design, an intergenerational community that connects residents to transport, jobs, the environment and each other.*

Supportive: 10 *Have Concerns 10*

GUIDING PRINCIPLES

Intent: Be a mixed use centre with good access to public transport, open space, amenities and a range of housing types, enabling a well serviced socially sustainable community. It will incorporate a socially active public space, plaza and improved parklands will foster interaction and increased public safety.

Supportive: 9 *Have Concerns: 11*

Housing: Innovative housing designs including a mix of housing types and price points such as townhouse/terrace development, low to medium rise apartments, live work solutions, disability and seniors living.

Supportive: 5 *Have Concerns: 14*

Public Space: Include innovative public spaces with options for live-work solutions where parking is at the rear and the front of the house overlooks green footpaths.

Supportive: 6 *Have Concerns: 14*

Jobs & Economic: Create local jobs encouraging a high level of participation in the project by local industry and labour and encourage skilling and employment opportunities.

Supportive: 6 *Have Concerns: 13*

Transport: Improved access to public transport and increased walkability reducing the number of vehicle trips per household.

Supportive: 10 *Have Concerns: 10*

Environment: Be environmentally and ecologically sustainable, with the development promoting water sensitive urban design, use of renewables, and energy efficient housing.

Supportive:10 *Have Concerns: 10*

Aesthetics: Be well designed and promote excellence in urban design and architecture to create a liveable and attractive community.

Supportive: 10 *Have Concerns: 9*

Couple Households (14 Participants)

CARSELDINE TODAY, ITS GREAT & MISSING PLACES

Perceptions of Carseldine Today

Strengths

- Its significant bushland reserves, green open space and wildlife habitat
- In close proximity and has good access to shops, schools and other local amenity
- Traditional family oriented suburb that has a close knit community and family friendly atmosphere

Weaknesses

- The growth of high density development occurring in the local area and its link to increased traffic and road congestion and changing ratio of homes and green space
- Can sometimes be a fragmented community
- Average public transport in otherwise car-oriented neighbourhood

Carseldine's Great Place Palette & Missing Places

Qualities of Great Places

Brighton Foreshore, Carseldine QUT Campus site, Fitzgibbon, Mount Nebo & Mount Glorious, Kochi (Japan)

- Great sense of community
- Greenery, wildlife, parks and benches
- Clean and healthy

Great Places

- Local Parks & Bushland Reserves: Brighton Foreshore, Cabbage Tree Creek, QUT Carseldine Campus Site, Sandgate Foreshore, Hidden World Playground
- Markets: Carseldine Markets
- Community Amenity & Places: Chermside Library, Fitzgibbon Community Centre
- Shopping Centres & Supermarkets: Carseldine Clock Corner, Carseldine Central
- Public Transport: Train Station

Missing Places

- Enhanced Park, Bushland and Recreation Tracks: Upgraded multi sport facility – playgrounds, BBQs, BMX tracks, Bushland Reserve, Old trees
- Missing Community Facilities: Community Centre
- A Local Urban Heart: Dining experience and nice local pubs, Pubs and clubs for community to gather
- Enhanced Transport Provision: Park and ride facility under cover, Secure parking for commuters, Overpass of train line, More trains

THOUGHTS ON CUV APPROVED LAND USE PLAN

Areas of Concern

- Continued urban change in the area and concerns that this may lead to the loss of the area's suburban feel and sense of community.
- Potential loss of flora and fauna habitat: Concerns that the development of the site could result in the loss and or fragmentation of the established animal habitats, specifically the impacts on local species such as Sugar Gliders and the Tawny Frogmouth.
- Traffic congestion: Concerns that increased development in the local area will further exacerbate the area's traffic and road congestion, particularly around Beams and Dorville Road during peak times.
- Impact on local area's green space: Concerns regarding the development's potential impact on the local area's green space and bushland. Specific concerns included the loss of space for passive recreation, the potential impact on the area's character and identity and the desire to protect the mature trees in the area.

Opportunities Afforded by the Approved Land Use Plan

- Nothing: The development would offer nothing positive to Carseldine
- Delivery of an urban centre: The incorporation of a mixed use urban centre in the proposal and its ability to enhance the identity and amenity of the local area was viewed as a positive. Specifically participants viewed the incorporation of retail, green space, sport and recreation, residential and community activity as positive attributes of the mixed use proposal.
- Enhance the site's natural environment: The retained green space and natural habitat with provision to promote/protects native flora and fauna.

A GREAT NEW PLACE AT CUV

Housing Type & Street Scape Images


5


12


9


7


5


3


5


4


4


4


3

Public Realm & Amenity Images

Look, Feel & Experience Words

- Green & lush
- Active & healthy
- Great access to natural environment
- Peaceful & reflective
- Public parks & open spaces
- Access to fresh and locally produced food
- Energy efficient everything
- Quiet & still

To become a great place in our community this development must ...

- Maintain local feel and character through suitable building types, whilst adding value through creative and interesting design
- Consider existing planning issues, mainly traffic congestion, available parking, housing options and upgrading local amenities (i.e. sporting facilities)
- Foster an inclusive and welcoming community
- Create a long-term plan for the site that predicts changes in the Australian lifestyle and protects the environment (i.e. waterways)

Desired Community Amenities

Cultural Facilities
- Library
- Live performance venues
- Art Studio
- Festivals & Events

Medical Facilities
- Medical Centre
- Medical Campus
- Community Health Clinic

Community Facilities
- Community Centre
- Community Hall

Sports Related Facilities
- Walking, Cycling, Jogging Paths
- Soccer
- Outdoor fitness equipment

Education
- University
- Adult & Community Education
- Early Years Learning Centre

Retail
- Markets
- Restaurants – family dining
- Restaurants – cheap eats
- Restaurants – fine dining

Public Open Space
- Conservation Park/Reserve
- Parks with facilities
- Local Parks

FEEDBACK ON DRAFT VISION

DRAFT VISION: *Create not just a locality but a lifestyle heart where residents can live, work, shop, dine and play with access to innovative, smart and sustainable housing, a walkable precinct with plentiful green spaces and world-class urban design, an intergenerational community that connects residents to transport, jobs, the environment and each other.*

Supportive: 5 *Have Concerns: 8*

GUIDING PRINCIPLES

Intent: Be a mixed use centre with good access to public transport, open space, amenities and a range of housing types, enabling a well serviced socially sustainable community. It will incorporate a socially active public space, plaza and improved parklands will foster interaction and increased public safety.

Supportive: 4 *Have Concerns: 7*

Public Space: Include innovative public spaces with options for live-work solutions where parking is at the rear and the front of the house overlooks green footpaths.

Supportive: 4 *Have Concerns: 7*

Transport: Improved access to public transport and increased walkability reducing the number of vehicle trips per household.

Supportive: 5 *Have Concerns: 7*

Aesthetics: Be well designed and promote excellence in urban design and architecture to create a liveable and attractive community.

Supportive: 5 *Have Concerns: 7*

Housing: Innovative housing designs including a mix of housing types and price points such as townhouse/terrace development, low to medium rise apartments, live work solutions, disability and seniors living.

Supportive: 2 *Have Concerns: 9*

Jobs & Economic: Create local jobs encouraging a high level of participation in the project by local industry and labour and encourage skilling and employment opportunities.

Supportive: 4 *Have Concerns: 7*

Environment: Be environmentally and ecologically sustainable, with the development promoting water sensitive urban design, use of renewables, and energy efficient housing.

Supportive: 6 *Have Concerns: 6*

Other / Not Defined (11 Participants)

CARSELDINE TODAY, ITS GREAT & MISSING PLACES

Perceptions of Carseldine Today

Strengths

- Its significant bushland reserves, green open space and wildlife habitat
- Traditional family oriented suburb that has a close knit community and family friendly atmosphere
- Low crime rates and its quiet

Weaknesses

- Lack of an identifiable heart
- Lack of community spaces for social interaction
- Public transport could be more efficient

Carseldine's Great Place Palette & Missing Places

Qualities of Great Places

Banff (Canada), Hoi Am (Vietnam), Roma Street Parklands, My backyard, Noosa

- History and culture
- Great sense of community
- Greenery, wildlife, parks and beaches

Great Places

- Regional Natural Destinations: Sunshine Coast Botanic Gardens
- Local Parks & Bushland Reserves: Shorncliffe/Sandgate Foreshore, Roghan Road Parks, Nudgee Beach, Dog Park
- Community Amenity & Places: Chermside Library, Surf Club, Country Club
- Shopping Centres & Supermarkets: Chermside Westfield
- Public Transport: Carseldine Train Station

Missing Places

- Missing Community Facilities: Community Centre offering yoga, pilates, languages; Community Gardens and Creative Space including Aboriginal History, Native plants
- A Local Urban Heart: Boutique cafes, restaurants, small movies, Carseldine Urban Village, Healthy eating options – Charlie's Fruit & Veg
- Other: Childcare Centre that includes nature and natural space play

THOUGHTS ON CUV APPROVED LAND USE PLAN

Areas of Concern

- Traffic congestion: Concerns that increased development in the local area will further exacerbate the area's traffic and road congestion, particularly around Beams and Dorville Road during peak times.
- Local area parking: The further exacerbation of the areas on-street parking issues linked to inadequate parking for Department of Main Roads staff and lack of parking at the Carseldine train station. Participants specifically voicing concern regarding the compounding impact of inadequate parking provisions for the planned residential development.
- Social Infrastructure: Concern that educational, childcare and medical services are insufficient to service the potential population increase
- Impact on local area's green space: Concerns regarding the development's potential impact on the local area's green space and bushland. Specific concerns included the loss of space for passive recreation, the potential impact on the area's character and identity and the desire to protect the mature trees in the area.

Opportunities Afforded by the Approved Land Use Plan

- Delivery of an urban centre: The incorporation of a mixed use urban centre in the proposal and its ability to enhance the identity and amenity of the local area was viewed as a positive. Specifically participants viewed the incorporation of retail, green space, sport and recreation, residential and community activity as positive attributes of the mixed use proposal.
- Enhance the site's natural environment: The retained green space and natural habitat with provision to promote/protect native flora and fauna.
- Local area economic development: Valued the plan enabling more local jobs, increasing the value of housing in the area and attracting investment
- Add vibrancy to the local area's identity: A more vibrant suburban identity and attractive lifestyle - The development potentially improving character and identity of the area as well as delivering outcomes for the region.

A GREAT NEW PLACE AT CUV

Housing Type & Street Scape Images


4


6


5


4

Public Realm & Amenity Images


4


3


4


4


3


3


2


3


3


3

Look, Feel & Experience Words

- A place to raise children
- Green & lush
- A place to play
- Active & Healthy
- Peaceful & reflective
- Public parks & open spaces
- Welcoming, intimate & friendly

To become a great place in our community this development must …

- Protect Waterways and preserve natural bushland.
- Listen to the community
- Identify its target demographic and deliver that demographics needs.
- A balance of community services, retail and residential
- Stop the concept. Stop the sale of assets.

Desired Community Amenities

Cultural Facilities
- Festivals & Events
- Entertainment Venues
- Library

Medical Facilities
- Community Health Centre
- Medical Centre

Community Facilities
- Community Centre: Long Day Care
- Community Centre
- Senior's Centre

Sports Related Facilities
- Walking, Cycling, Jogging Paths
- Children's play equipment

Education
- Early Years Learning Centre
- After School Care
- Adult & Community Education

Retail
- Markets
- Restaurants – Family Dining

Public Open Space
- Conservation Park/Reserve
- Urban Park and Town Centre
- Wifi

FEEDBACK ON DRAFT VISION

DRAFT VISION: *Create not just a locality but a lifestyle heart where residents can live, work, shop, dine and play with access to innovative, smart and sustainable housing, a walkable precinct with plentiful green spaces and world-class urban design, an intergenerational community that connects residents to transport, jobs, the environment and each other.*

Supportive: 7 *Have Concerns: 3*

GUIDING PRINCIPLES

Intent: Be a mixed use centre with good access to public transport, open space, amenities and a range of housing types, enabling a well serviced socially sustainable community. It will incorporate a socially active public space, plaza and improved parklands will foster interaction and increased public safety.

Supportive: 7 *Have Concerns: 3*

Housing: Innovative housing designs including a mix of housing types and price points such as townhouse/terrace development, low to medium rise apartments, live work solutions, disability and seniors living.

Supportive: 7 *Have Concerns: 1*

Public Space: Include innovative public spaces with options for live-work solutions where parking is at the rear and the front of the house overlooks green footpaths.

Supportive: 7 *Have Concerns: 2*

Jobs & Economic: Create local jobs encouraging a high level of participation in the project by local industry and labour and encourage skilling and employment opportunities.

Supportive: 8 *Have Concerns: 1*

Transport: Improved access to public transport and increased walkability reducing the number of vehicle trips per household.

Supportive: 8 *Have Concerns: 2*

Environment: Be environmentally and ecologically sustainable, with the development promoting water sensitive urban design, use of renewables, and energy efficient housing.

Supportive: 8 *Have Concerns: 1*

Aesthetics: Be well designed and promote excellence in urban design and architecture to create a liveable and attractive community.

Supportive: 8 *Have Concerns: 1*

1.2 Summary of Insights by Attendee Source

Self-Nominated Session Participants (68 Participants)

CARSELDINE TODAY, ITS GREAT & MISSING PLACES

Perceptions of Carseldine Today

Strengths

- Its significant bushland reserves, green open space and wildlife habitat
- In close proximity and has good access to shops, schools and other local amenity
- Great transport access including road, rail and bus
- Currently not too over populated, peaceful and quiet

Weaknesses

- The growth of high density development occurring in the local area and its link to increased traffic and road congestion as well as the changing ratio of homes and green space
- Average public transport in otherwise car-oriented neighbourhood
- Can sometimes be a fragmented community

Carseldine's Great Place Palette & Missing Places

Qualities of Great Places

Carseldine QUT Campus Site, My home and backyard, Caloundra, Europe, Sandgate Foreshore, Mount Tambourine

- Calm, peaceful, private and safe
- Recreational activities and amenities
- Great sense of community
- Greenery, wildlife, parks and beaches

Great Places

- Regional Natural Destinations: Boondall Wetlands, Tinchi Tampa Wetlands, Sunshine Coast Botanic Gardens
- Local Parks & Bushland Reserves: QUT Carseldine Campus Site, Cabbage Tree Creek, Hidden World Playground, Local parks, Sandgate Foreshore
- Markets: Carseldine Markets
- Community Amenity & Places: Chermside Library, Community Centre, Local pool
- Shopping Centres & Supermarkets: Chermside, Hypermarket, Carseldine Clock Corner
- Local Businesses: Bunnings, Eden Gardens Café
- Regional Urban Destinations: Southbank
- Public Transport: Train Station

Missing Places

- Enhanced Park, Bushland and Recreation Tracks: Sports Precinct, Lake/Waterfall, Greenspace, Walking/Bike tracks, Picnic tables and BBQs, Playground Area, Bushland Reserve
- Missing Community Facilities: Community Centre, Theatre, Library Concert/Entertainment Venue, Community Garden
- A Local Urban Heart: A successful Carseldine Urban Village with independent shops, pubs, cinema cafes, restaurants, kids playground, social and business components
- Enhanced Transport Provision: Undercover park and ride facility, Secure parking for commuters, Train Overpass
- Other: University Campus, Childcare Centre allowing room for career development

THOUGHTS ON CUV APPROVED LAND USE PLAN

Areas of Concern

- Traffic congestion: Concerns that increased development in the local area will further exacerbate the area's traffic and road congestion, particularly around Beams and Dorville Road during peak times.
- Flooding: Concerns around the potential for the development to further exacerbate area's existing flooding issues.
- Continued urban change in the area and concerns that this may lead to the loss of the area's suburban feel and sense of community.
- Impact on local area's green space: Concerns regarding the development's potential impact on the local area's green space and bushland. Specific concerns included the loss of space for passive recreation, the potential impact on the area's character and identity and the desire to protect the mature trees in the area.
- Local area parking: The further exacerbation of the areas on-street parking issues linked to inadequate parking for Department of Main Roads staff and lack of parking at the Carseldine train station. Participants specifically voicing concern regarding the compounding impact of inadequate parking provisions for the planned residential development.

Opportunities Afforded by the Approved Land Use Plan

- Nothing: The development would offer nothing positive to Carseldine
- Delivery of an urban centre: The incorporation of a mixed use urban centre in the proposal and its ability to enhance the identity and amenity of the local area was viewed as a positive. Specifically participants viewed the incorporation of retail, green space, sport and recreation, residential and community activity as positive attributes of the mixed use proposal.
- Add vibrancy to the local area's identity: A more vibrant suburban identity and attractive lifestyle - The development potentially improving character and identity of the area as well as delivering outcomes for the region
- Enhance the site's natural environment: The retained green space and natural habitat with provision to promote/protects native flora and fauna.
- Road and traffic improvements: The development is an opportunity to carry out road upgrades and improve traffic management

A GREAT NEW PLACE AT CUV

Housing Type & Street Scape Images

Public Realm & Amenity Images



Look, Feel & Experience Words

- Green & lush
- Public parks & open spaces
- Peaceful & reflective
- Areas for recreation & leisure (e.g. walking paths, picnic, boardwalk, rock climbing)
- Great access to natural environment
- Active & Healthy
- Great local and regional public transport access
- Quiet & still
- A place to escape
- Access to fresh and locally produced food
- A place to raise children

To become a great place in our community this development must ...

- Enhance the community, increase the amenities with zero impact on current residents.
- Be stopped. Listen to the community.
- Maintain green, open space. No adverse effect to flora and fauna.
- First address the existing traffic, parking, transport and infrastructure issues. Consider parking and traffic based on realistic expectations.
- A balance of community services, commercial, retail and residential uses.
- Be creative and add value to the site by keeping up with the changing Australian lifestyle.
- Be quiet, restful and reflective.
- No high rise buildings, or buildings along Dorville Road.
- Sporting facilities upgraded.
- Maintain community feel, inclusive and welcoming.

Desired Community Amenities

Cultural Facilities
- Library
- Festivals & Events
- Cinema

Medical Facilities
- Medical Centre
- Medical Campus
- Community Health Centre

Community Facilities
- Community Centre
- Senior's Centre
- Community Meeting Rooms

Sports Related Facilities
- Walking, Cycling, Jogging paths
- Outdoor fitness equipment
- Children's play equipment
- Soccer

Education
- University
- Early Years Learning Centre
- Adult & Community Education

Retail
- Markets
- Restaurants – family dining
- Restaurants – cheap eats

Public Open Space
- Conservation Park/Reserve
- Parks with Facilities
- Local Parks

FEEDBACK ON DRAFT VISION

DRAFT VISION: *Create not just a locality but a lifestyle heart where residents can live, work, shop, dine and play with access to innovative, smart and sustainable housing, a walkable precinct with plentiful green spaces and world-class urban design, an intergenerational community that connects residents to transport, jobs, the environment and each other.*

Supportive: 22 *Have Concerns: 37*

GUIDING PRINCIPLES

Intent: Be a mixed use centre with good access to public transport, open space, amenities and a range of housing types, enabling a well serviced socially sustainable community. It will incorporate a socially active public space, plaza and improved parklands will foster interaction and increased public safety.

Supportive: 25 *Have Concerns: 35*

Housing: Innovative housing designs including a mix of housing types and price points such as townhouse/terrace development, low to medium rise apartments, live work solutions, disability and seniors living.

Supportive: 17 *Have Concerns: 38*

Public Space: Include innovative public spaces with options for live-work solutions where parking is at the rear and the front of the house overlooks green footpaths.

Supportive: 24 *Have Concerns: 32*

Jobs & Economic: Create local jobs encouraging a high level of participation in the project by local industry and labour and encourage skilling and employment opportunities.

Supportive:22 *Have Concerns: 29*

Transport: Improved access to public transport and increased walkability reducing the number of vehicle trips per household.

Supportive: 30 *Have Concerns: 28*

Environment: Be environmentally and ecologically sustainable, with the development promoting water sensitive urban design, use of renewables, and energy efficient housing.

Supportive:32 *Have Concerns: 25*

Aesthetics: Be well designed and promote excellence in urban design and architecture to create a liveable and attractive community.

Supportive: 29 *Have Concerns: 27*

Recruited Local Community Participants (22 Participants)

CARSELDINE TODAY, ITS GREAT & MISSING PLACES

Perceptions of Carseldine Today

Strengths

- In close proximity and has good access to shops, schools and other local amenity
- Traditional family oriented suburb that has a close knit community and family friendly atmosphere
- Its peaceful and quiet

Weaknesses

- Can sometimes feel too regional with long commute and no real urban opportunity.
- The growth of high density development occurring in the local area and its link to increased traffic and road congestion and changing ratio of homes and green space

Carseldine's Great Place Palette & Missing Places

Qualities of Great Places

Bridgeman Downs, Sandgate Foreshore, James Street, Springfield Lakes, Moreton Island, New Zealand, My home,

- Recreational activities and amenities
- Greenery, wildlife, parks and beaches
- Calm, peaceful, private and safe

Great Places

- Regional Natural Destinations: Boondall Wetlands
- Local Parks & Bushland Reserves: Dog park, Hidden World Playground, Local parks, Sandgate/Shorncliffe Foreshore
- Markets: Carseldine Markets
- Community Amenity & Places: Bracken Ridge Library, Community Centre
- Shopping Centres & Supermarkets: Chermside Shopping Centre, Carseldine Shops
- Regional Urban Destinations: Southbank
- Public Transport: Train Station

Missing Places

- Enhanced Park, Bushland and Recreation Tracks: Skate parks, Parks, Sporting ground, Walking/Bike tracks
- Missing Community Facilities: Community Centre, Theatre, Concert/Entertainment Venue, Community Garden
- A Local Urban Heart: Complex with local boutiques, cafes, pubs, restaurants and small movies; Water feature
- Enhanced Transport Provision: Train overpass on Beams Road
- Other: Childcare Centre allowing room for career development

THOUGHTS ON CUV APPROVED LAND USE PLAN

Areas of Concern

- Traffic congestion: Concerns that increased development in the local area will further exacerbate the area's traffic and road congestion, particularly around Beams and Dorville Road during peak times.
- Local area parking: The further exacerbation of the areas on-street parking issues linked to inadequate parking for Department of Main Roads staff and lack of parking at the Carseldine train station. Participants specifically voicing concern regarding the compounding impact of inadequate parking provisions for the planned residential development.
- Continued urban change in the area and concerns that this may lead to the loss of the area's suburban feel and sense of community.
- Flooding: Concerns around the potential for the development to further exacerbate area's existing flooding issues.
- Potential loss of flora and fauna habitat: Concerns that the development of the site could result in the loss and or fragmentation of the established animal habitats, specifically the impacts on local species such as Sugar Gliders and the Tawny Frogmouth.

Opportunities Afforded by the Approved Land Use Plan

- Delivery of an urban centre: The incorporation of a mixed use urban centre in the proposal and its ability to enhance the identity and amenity of the local area was viewed as a positive. Specifically participants viewed the incorporation of retail, green space, sport and recreation, residential and community activity as positive attributes of the mixed use proposal.
- Local area economic development: Valued the plan enabling more local jobs, increasing the value of housing in the area and attracting investment
- Delivery of a Transit Orientated Development: The potential for development to enable a place where people can live, work and recreate. Improved public and active transport with support for more transit orientated development
- Enhance the site's natural environment: The retained green space and natural habitat with provision to promote/protects native flora and fauna.
- Add vibrancy to the local area's identity: A more vibrant suburban identity and attractive lifestyle - The development potentially improving character and identity of the area as well as delivering outcomes for the region

A GREAT NEW PLACE AT CUV

Housing Type & Street Scape Images

Public Realm & Amenity Images



Look, Feel & Experience Words

- A place to raise children
- Active & Healthy
- Green & lush
- Areas for recreation & leisure (e.g. walking paths, picnic, boardwalk, rock climbing)
- Peaceful & reflective
- A place to relax with friends or co-workers (e.g. cafes, bars)
- Public parks & open spaces
- Sense of neighbourliness
- Welcoming, intimate & friendly

To become a great place in our community this development must …

- Embrace the natural beauty, maintain open and green spaces.
- The place should be vibrant, diverse and have character.
- Not have multi storey apartments; have a mix of independent homes, villas and townhouse.
- Have a solid plan to tackle future and existing issues of traffic and public transport.
- Cater for all ages, somewhere parents can unwind and kids can have fun and play.
- A place to relax with friends and family.
- Togetherness

Desired Community Amenities

Cultural Facilities

- Library
- Festivals & Events
- Live performance venues

Medical Facilities

- Medical Centre
- Community Health Centre

Community Facilities

- Community Hall
- Community Centre
- Youth Centre

Sports Related Facilities

- Walking, Cycling, Jogging Paths
- Outdoor fitness equipment

Education

- After School Care
- Early Years Learning Centre
- Adult & Community Education

Retail

- Markets
- Restaurants – cheap eats
- Restaurants – family dining

Public Open Space

- Wifi
- Local Parks
- Urban Park and Town Centre

FEEDBACK ON DRAFT VISION

DRAFT VISION: *Create not just a locality but a lifestyle heart where residents can live, work, shop, dine and play with access to innovative, smart and sustainable housing, a walkable precinct with plentiful green spaces and world-class urban design, an intergenerational community that connects residents to transport, jobs, the environment and each other.*

Supportive: 18 *Have Concerns: 3*

GUIDING PRINCIPLES

Intent: Be a mixed use centre with good access to public transport, open space, amenities and a range of housing types, enabling a well serviced socially sustainable community. It will incorporate a socially active public space, plaza and improved parklands will foster interaction and increased public safety.

Supportive: 19 *Have Concerns: 2*

Housing: Innovative housing designs including a mix of housing types and price points such as townhouse/terrace development, low to medium rise apartments, live work solutions, disability and seniors living.

Supportive: 12 *Have Concerns: 10*

Public Space: Include innovative public spaces with options for live-work solutions where parking is at the rear and the front of the house overlooks green footpaths.

Supportive: 17 *Have Concerns: 4*

Jobs & Economic: Create local jobs encouraging a high level of participation in the project by local industry and labour and encourage skilling and employment opportunities.

Supportive: 14 *Have Concerns: 7*

Transport: Improved access to public transport and increased walkability reducing the number of vehicle trips per household.

Supportive: 14 *Have Concerns: 8*

Environment: Be environmentally and ecologically sustainable, with the development promoting water sensitive urban design, use of renewables, and energy efficient housing.

Supportive: 18 *Have Concerns: 4*

Aesthetics: Be well designed and promote excellence in urban design and architecture to create a liveable and attractive community.

Supportive: 18 *Have Concerns: 4*

Welcome to the Carseldine Urban Village

Place Making and Community Development Workshop

Economic Development Queensland

Queensland Government

Welcome & Introduction

Carseldine Urban Village is a 45 hectare site located in Carseldine approximately 13 kilometers from Brisbane's CBD. The former Queensland University of Technology campus is bound by Dorville Road to the west, Beams Road to the north and Cabbage Tree Creek to the south. The site is owned by Department of Housing and Public Works (DHPW) and is being developed by Economic Development Queensland (EDQ). The development seeks to revitalise the site into an urban village that incorporates bushland and open space with residential, commercial and retail activities to catalyse investment in the local community and deliver jobs. and economic growth.

Purpose of the session

The purpose of this engagement program is to

1. Provide you with an overview of the Carseldine Urban Village Approved Plan and Proposed Development Approach
2. Gain community input regarding
   - The Draft Vision and Guiding Principles of the development
   - The place ingredients and attributes that will position Carseldine Urban Village as a successful part of your local community
   - Community priorities and aspirations
   - Key issues and mitigation approaches
   - Community development opportunities

The following boards present an overview of work completed to date on the Carseldine Urban Village project and will form the platform from which this community engagement activity will be based.

Carseldine Urban Village Site



Overview of the Boards

Welcome & Introduction [Board 1]

Carseldine Urban Village - Journery to Date [Board 2]

Positioning Urban Change in Carseldine [Boards 3 - 5]
- Government Policy & Carseldine Urban Village
- Understanding the Local Context

Carseldine Urban Village [Boards 6- 8]
- Approved Plan
- Proposed Development Approach

Moving from Plan to Place - Current Stage [Boards 9 - 10]
- Positioning this Engagement Exercise
- Considering Community Feedback to Date

Next Steps [Board 11]

Economic Development Queensland

Queensland Government

Carseldine Urban Village

Journey to Date

JULY 2008

Fitzgibbon Priority Development Area (PDA) declared, identifying the Carseldine Urban Village site for renewal. Community consultation is undertaken as part of preparing the planning scheme.

JULY 2009

Fitzgibbon PDA development scheme adopted. It is identified that further planning work around the Carseldine Urban Village needed to be undertaken (triggered by the departure of the significant stakeholder of the site - Queensland University of Technology).

2010 - 2011

Further community consultation is undertaken around Carseldine Urban Village site, including the establishment of the Carseldine Community Liaison Group, community newsletters, community information sessions, and a public notification period.

JULY 2011

Amendments (based on community engagement) to the Fitzgibbon PDA Development Scheme are approved and adopted.

OCTOBER 2016

The Queensland Government launched the Advancing Our Cities and Regions strategy. The strategy includes eight economic and community development zones across Queensland. Carseldine Urban Village is identified as the first urban renewal precinct to be revitalised.

DECEMBER 2016

EDQ met with the community at the Carseldine Markets and invited the community to register for future community consultation.

FEBRUARY 2017

EDQ engaged with the Save Our Carseldine group on planning for the development.

EDQ will hold workshops with the local community to test and develop the vision for development, consider issues and concerns and identify community development needs and opportunities.

The outcomes of the consultation will inform further planning, Expression of Interest for development partners and detailed master planning.









Economic Development Queensland

Queensland Government

Positioning Urban Change in Carseldine

Government Policy & Carseldine Urban Village

Carseldine is part of Brisbane and South East Queensland (SEQ), the third largest capital city region in Australia. In Brisbane the population is predicted to increase by 409,800 people between 2015 and 2041.

Since 2001, SEQ's population has grown 38 per cent from about 2.4 to 3.4 million. Population projections indicate the region will continue to grow strongly and will increase to around 5.3 million in 2041. Brisbane Local Government Area's estimated residential population as of 2015 was 1,162,200 people. This population is projected to increase to 1,572,000 by 2041.

How do we house this growth, do we expand or develop within the urban footprint or do we try and do both?

To manage growth the Queensland State Government has developed the draft South East Queensland Regional Plan to serve as a framework for sustainable development.

Draft SEQ Regional Plan 50 Year Vision

In 2066, residents of SEQ, including our children and grandchildren, will enjoy choice in their lifestyles, housing and jobs, and how they get around. SEQ will be recognised globally as a unique subtropical destination for people to live in, work in, invest in and visit. It will be a network of well-defined cities and complete communities where more people can find services and employment in their local areas. Our communities will be interconnected and focused around effective transport networks. Increased housing and lifestyle choices will enable most people to live closer to a wide range of employment and services. Our global competitiveness will mean more jobs located across the region and more options for accessing these jobs and services (including walking, cycling and public transport).

Headline approaches of the SEQ Plan include:

- Focusing development in our existing urban areas
- Placing greater emphasis on public and active transport to move people around the region
- Maximising the use of existing infrastructure before building new infrastructure
- Valuing design as a way to create more housing choice, and liveable urban places and spaces

It is all about matching housing location with a more sustainable urban form (access to public transport, jobs and services), encouraging housing diversity that supports our changing lifestyles, demographics and preferences.

Advancing Our Cities and Regions

Another key policy document for Carseldine is Advancing Our Cities and Regions (AOCR) strategy. The Department of Infrastructure, Local Government and Planning is working with government land-owning agencies to identify sites that can be developed to deliver on government priorities, generate economic development and community outcomes. Eight economic and community zones across the State have been identified where Economic Development Queensland (EDQ) will lead development of identified sites.

Carseldine Urban Village is identified as a Urban Renewal Project within the AOCR. The project seeks to leverage the site's proximity to transport infrastructure and position within an established urban area to deliver economic growth and housing diversity for the region whilst supporting the sustainable future of our city.

Who is Economic Development Queensland (EDQ) and what is its role in Carseldine Urban Village?

The Urban Land Development Authority (ULDA) was established by the State Government in 2007. ULDA led the consultation, planning and development of the Fitzgibbon Urban Development Area (UDA) declared in 2009. Carseldine Urban Village is part of the approved Fitzgibbon UDA development scheme after public consultation and amendment to the development scheme in 2011.

In late 2012 the Queensland Government passed the Economic Development Act 2012 (ED Act), which established Economic Development Queensland (EDQ). EDQ's role is to plan, facilitate and deliver property development and infrastructure projects to create prosperous, liveable and connected communities.

EDQ has the ability to declare and manage Provisional Priority Development Areas (P PDAs) and Priority Development Areas (PDAs) just as the former ULDA declared and managed UDAs. Under the ED Act, former UDAs like Fitzgibbon transitioned into PDAs.

Priority Development Areas (PDAs) are parcels of land identified for specific accelerated development with a focus on economic growth. State government works with local councils to streamline the planning, approval and development processes in response to the needs of each area and its communities.

Economic Development Queensland

Queensland Government

Positioning Urban Change in Carseldine

Understanding the Local Context

Carseldine Today

Previous consultations and feedback to EDQ in 2011 identified that:

People love living in the region and they are proud of their local area

They value

- The open spaces and greenery
- The non-urbanised / semi-rural / suburban feel of the region and its proximity to the CBD

There is concern about

- The intensity of growth and associated impacts including open space, bushland, traffic and identity

People would like to see

- Education uses return to the area
- A more vibrant urban village heart that will service and connect communities
- Improved public transport, bikeways and walkability with houses close to services and connected by shaded streets
- A quality centre with a mix of residential, employment, community and recreational uses
- An improved public realm with pedestrian boulevards and plazas

Key great places in the local area

- Natural experiences - Cabbage Tree Creek catchment and waterway, Carseldine and Fitzgibbon nature trails and sporting fields
- Parks in Carseldine e.g. Pat Rafter Park and Lacey Road Park
- Other attractions - Eden Gardens & Dragonfly Cafe, Carseldine Farmers Markets, Big Easy Golf/Driving Range, Clock Corner, Carseldine Central, Club Coops
- Natural experiences around the region - Shorncliffe Pier, Sandgate, Boondall Wetlands
- Shopping and family entertainment - Timezone at Chermside Shopping Centre, Chermside Westfield, Brisbane Entertainment Centre, Zillmere Library

Missing amenity and experiences

- Community facilities and cultural amenities
- Places to eat and drink - cafes, restaurants
- Family night out destinations
- A local high street and/or local urban heart in walking or cycling distance from home

During this engagement exercise we would like to confirm what residents value about Carseldine today, understand the things that you think are missing and explore what you are concerned about.



Economic Development Queensland

Queensland Government

Positioning Urban Change in Carseldine

Understanding the Local Context Cont.

Carseldine and its people

(Source: Australian Bureau of Statistics)

- **Carseldine is growing faster than the rest of Brisbane.** The population increased by 26.8% from 6,157 people to 7,769 people. The Brisbane LGA grew by 19.73% over the same period
- **Carseldine's population is ageing.** In 2011, almost half the population was over 45 years of age (Brisbane LGA was 35%). Residents over 75 years increased by 81.94% from 537 to 977
- **There are significantly more lone person households.** Lone person households increased by 52.42% from 414 to 631 whilst family households increased by 25.53%. By 2011 there was almost an equal number of couple families with children households (174) and without children households (196)
- **Carseldine is more multicultural.** In 2001, 23.1% of the population was born outside of Australia which increased to 29.03% in 2011. In 2001, 13.87% of the population spoke a language other than English at home which increased to 17.29% in 2011
- **Home ownership has decreased.** The number of homes owned outright has decreased from 54.68% in 2001 to 40.69% in 2011. More homes are now owned with a mortgage or rented
- **The level of education has increased.** The percentage of the population with a Bachelor Degree increased from 24.67% in 2001 to 29.68% in 2011. Majority of the population is employed in health care and social assistance, retail trade and public administration and safety. The number of professionals residing in the area has increased from 21.15% in 2001 to 24.75% in 2011

Local Urban Change Opportunities & Potential Challegnes

In summary, through the development of the Carseldine Urban Village the following opportunities and challenges have been identified:

Opportunities

- Upgrade of the train station, local infrastructure and services
- More opportunities to walk and cycle
- Opportunities to live, work and play in the same area
- More places to meet people, including public space, recreation and dining/cafe facilities
- More housing options, different sizes, styles and price points including ageing in place

Challenges

- Changing identity of local area, loss of how it looks and feels today
- Too many people and not enough social infrastructure (schools) to cope with growth
- Increase in traffic and travel times
- Loss of flora and fauna habitat
- Perception/fear of urban change will equate to more crime
- Flooding and stormwater issues



Economic Development Queensland

Queensland Government

Carseldine Urban Village

Approved Land Use Plan

Carseldine Urban Village is part of the approved Fitzgibbon Priority Development Area Development Scheme (FPDADS) with the overall development intent, allowable uses, scale and intensity of development, and site key constraints (including bushland protection zones and open space requirements) defined in Precinct 1 of FPDADS.

The following board provides an overview of the approved plan for Carseldine Urban Village, summarising the development intent outlined in Precinct 1 of FPDADS. For a more detailed understanding of the FPDADS please see the printed out version of the document provided.

At completion, Carseldine Urban Village will seek to meet the needs of a daily audience of approximately 3,500 people including 2,000 residents and 1,500 workers and visitors.

Overview of Approved Land Use Plan Precinct Intent

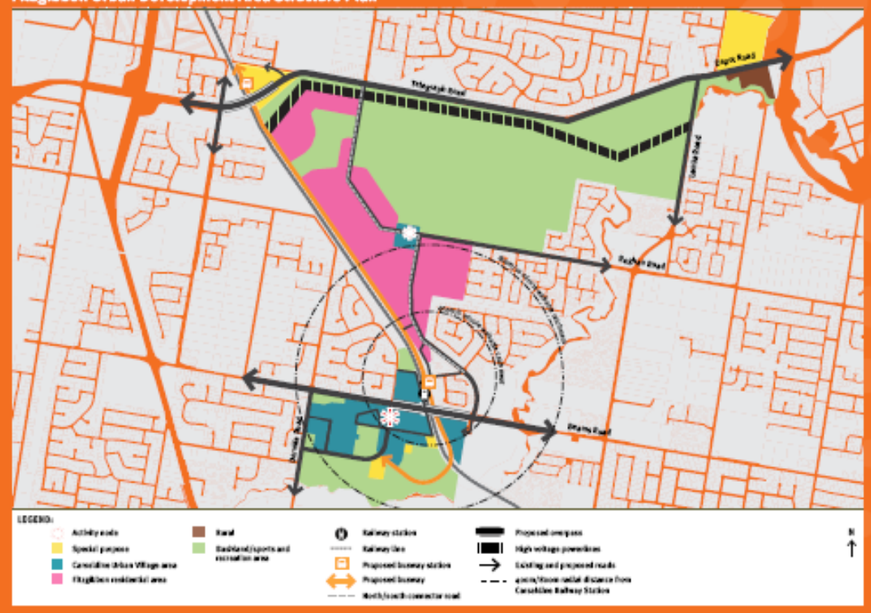
It is intended that Carseldine Urban Village will leverage its proximity to the already established rail station and its strategic location within the FPDADS to become the major mixed use activity centre in the Fitzgibbon Priority Development Area (PDA) comprising:

- An offer that encourages **diversity of lifestyle and enterprise activities** and enables research uses to be continued and/or established
- **A mixed use urban village core** which provides a vibrant mixed use "heart" centred around a traditional "main street" extending south from the intersection of Balcara Avenue and Beams Road
- **Accommodation of employment opportunities** becoming the centre for economic development and the establishment of knowledge enhanced employment opportunities
- **Residential housing offer providing for a mix of incomes, tenures and price points** including affordable rental and owner-occupier housing
- **Retail opportunities** aimed at servicing a predominately local catchment
- **A vibrant and welcoming public realm** that prioritises walking and cycling, provides access for people with varying levels of mobility
- **A diversity of built environment including building forms, parklands and informal sporting areas**
- The **protection and enhancement of the environmental values** contained within the bushland and open space on site
- Accommodate a **range of community uses and services**

Allowable Uses and Development Scale

- **Approx. 900 residential dwellings** with a minimum of 5% of dwellings to be available for purchase at or below the median house price in Brisbane and a minimum of 5% of dwellings available for purchase or rent for low to moderate income households.
- **Approx. 57, 000 m² of commercial use**
- **Approx. 7, 000 m² of retail use**
- **3.6 hectares of land to be dedicated as open space**
- **Protection and enhancement of bushland in accordance with the Fitzgibbon Bushland Management Plan**
- **Accomodation for a future bus way**
- **Building heights between 3 - 8 storeys**

Fitzgibbon Urban Development Area Structure Plan



Fitzgibbon Urban Development Area Structure Plan Precinct 1 (Carseldine Urban Village)



Approved Plan Cont. Sub Precinct Intents

1(a) Mixed Use Centre - Village Heart

Focal point of Carseldine Urban Village with greatest mix of uses supporting the highest level of activity

- A centrally located village green space
- A mix of uses which includes:
  - Retail to support local residents and workers (limited to a total maximum of 7, 000 m² with a small supermarket which does not exceed 1,500 m²)
  - Residential on the upper levels only
  - Commercial with local professional services on the ground level and offices on upper levels
  - Other uses including home based business, research and technology facility, child care centre, community facility, educational establishment
- Buildings will be 3-5 storeys in height and address the street and proposed village green space

NOTE: residential is an allowable use although a specific residential outcome is not defined for this area.

1(b) Mixed Use

Intended to provide employment through re-use of existing buildings and development of new buildings that commercial, service, retail (maximum of 1,000m²), community, and research and technology uses.

- Integrate existing buildings into the fabric of the Urban Village with new public streets, strong pedestrian and cycle links, public accessibility and community use
- Strong connections to public transport nodes including Carseldine Railway station and the proposed Busway Station to the south
- If the existing child care centre ceases its use or is relocated, the redevelopment of mixed-use purposes is appropriate
- Development which will impact vegetation is to be considered in accordance with the Fitzgibbon Bushland Management Plan
- Building up to 5 storeys will be permitted stepping down to 3 storeys on Dorville Road frontage and to Beams Road

NOTE: residential is an allowable use although a specific residential outcome is not defined for this area.

1(c) High Intensity

Intended to provide the highest intensity of commercial office uses with larger floor plates and basement parking.

- Predominately focused around large scale office use, permissible uses in this precinct also include:
  - Retail use focused around small scale ancillary uses (such as food premises)
  - Other uses including child care centre, community facility, educational establishment, research and technology facilities, service industry and indoor sport and recreation
- Building heights of up to 8 storeys

NOTE: residential is an allowable use in this precinct although a specific outcome is not defined for this area.

1(d) Parkside Residential

Intended to provide for high intensity residential use through a variation in heights, building forms, dwelling types and pricing including affordable housing.

- Residential amenity will be enhanced by views to adjacent bushland and open space areas
- Non-residential uses may be provided where ancillary or minor in nature, and not considered to impact on the residential amenity of this sub-precinct
- 20% of lot areas are to be developed for communal open space, of which 50% is for deep planting with mature tree stock
- Buildings heights of up to 8 storeys

1(e) Residential low to medium intensity

Intended to provide an area of low to medium residential on the Dorville Road frontage as an appropriate interface to existing residential areas to the west and transition to the Mixed Use sub-precinct 1(b).

- Uses are residential, with a diversity of housing types, tenures and building forms
- Site planning and detail design will ensure existing vegetation is retained on the Dorville Road frontage, and in pockets to achieve north-south connection of the tree canopy within new road reserves
- 20% of lot areas are developed for communal open space with deep planting with mature tree stock
- Building heights are limited to a maximum of 3 storeys

Carseldine Urban Village

Proposed Development Approach

It is anticipated that EDQ will remain the masterplan owner and will develop the site with the private sector. This enables EDQ to lead precinct outcomes.

A two-stage process to find builder and development organisaiton is proposed as follows:

1. **Call for Expressions of Interest (EOI) -** which will include an overarching vision and principles for the site, specific selection criteria relating to community and sustainability outcomes, design guidelines and innovation requirements including the 'missing middle' housing and live-work opportunities
2. **Short list potential partners and issue Request for Proposal (RFP) on selected sites -** short-listed builder and development organisations asked to provide detailed information relating to pricing, design, timing and how the specific community and sustainability criteria is meet for each specific site
3. **EDQ subdivides lots as per RFP outcome and enter a contract of scale with preferred proponents**
4. **Civil Subdivision of Master Lots**

Expression of Interest	EOI for Stage 1 Master Lots
Civil works / masterplan lots (EDQ)	
Shortlisting & RFP (Phase 2)	Prepare proposal for selected site/s
Contract of sale (subject to)	Successful group issued contract to purchase lots
Civil subdivision works (EDQ)	EDQ prepares individual lots for sale
Settlement	

What is an Expression of Interest?

An Expression of Interest (EOI) is a call for builders and developers to register their interest in the development of Carseldine Urban Village. The EOI includes the planning scheme, vision and intent of the development. At the EOI stage proponents are asked to outline their understanding of the project and capability to deliver the development. Proponents are assessed and if successful invited to submit a more detailed proposal.

Moving from Plan to Place *CURRENT STAGE*

Positioning this engagement exercise

The Approved Land Use Plan for Carseldine Urban Village provides a framework for what could be developed; it does not necessarily reflect what will be built or clearly define the resultant look and feel of the buildings, the public realm and eventual place experience.

The transition from an Approved Land Use Plan to what is built is influenced by many factors including the:

- Vision and principles of the development
- Design and community development guidelines
- Development approach
- Target audience of who live, work and visit the precinct and their needs and aspirations
- Market context in which the development is positioned within
- Building industry and what they have the capability and technology to build
- Broader urban design context and how the Village will connect and integrated with its surrounding community

To guide the transition from an Approved Land Use Plan to a great place, the development of an Integrated Masterplan is an essential tool in making a plan come to life. The Carseldine Urban Village Project team are currently developing an Integrated Masterplan for the site which will be informed by the insights gained through this engagement exercise and other technical studies including an understanding of:

1. **The local community's needs and aspirations for the project**
   - Community's feedback on the Approved Land Use Plan to date
   - Deeper understanding of the local community's needs and aspirations for the Village exploring their ideas around the following questions:
     How could this project become part of the local great place landscape?
     What is the desired public realm and place experience for the precinct?
     What local community amenity gaps could this development address/deliver?
     What are the local community's priorities for delivery on this site?
2. **The current market context**
   - Preliminary market analysis to support the development of a commercial proposition
   - Initial market research with potential future residents and workers to understand desires and appetites
3. **The deliverability of new ideas and innovation platforms**
   - The site's potential to deliver on the 'missing middle' housing type through a new model of terrace live/work housing
   - Approaches to protecting and enhancing the environmental values of the site
4. **The results of additional technical studies on specific thematic areas**
   - Flora and fauna
   - Flooding
   - Movement studies including traffic, public and active transport
   - Sports and recreation needs assessments
   - Community facilities and local amenities needs assessments

What is an Integrated Masterplan?

An Integrated Masterplan is a detailed document that specifies:

- The project vision and development guiding principles
- The mix of use that will be built in a development including housing types
- Design guidelines and acceptable built form outcomes
- Building heights and footprints
- Preferred locations of facilities
- Public realm look and feel
- Community development activities
- Ongoing approach to place management

The plan often highlight any ongoing issues or strategies that require monitoring and management (such as public safety and environmental performance) and provides measures of success.

The insights gained through this engagement exercise and other technical studies will be considered by the project team in the development of the Integrated Masterplan for the site. The key attributes, desired community benefits and overarching design guidelines outlined in the Plan will be translated into a series of selection criteria in the Expression of Interest phase.

Moving from Plan to Place *CURRENT STAGE*

Considering Community Feedback to Date

The following table provides a summary of the community feedback received on the Approved Land Use Plan for Carseldine Urban Village and provides an overview of how the project team are considering this feedback.

Summary of Issues & Mitigation Approach

Will future development include community facilities?	• Carseldine Urban Village is a mixed use precinct and this allows for community facilities and services • Opportunities for a new community facility is identified within the sports and recreation precinct within the approved plan however there is opportunity to provide this within the new civic heart • C&K Child Care will continue to operate and any master plan proposed will allow for their expansion, as per discussions held with the staff and head office
What will happen to the sports ovals?	• A sport and recreation study has been prepared • It is proposed to relocate the current sporting areas to create a new sport and recreation precinct surrounded by parking • The redevelopment could include more ovals and courts than is currently available for formal sporting activities • A sport and recreation precinct design will be prepared following further community engagement • See the Sport and Recreation fact sheet for more detail
Trains and roads are already busy, how is EDQ planning for impacts on traffic and transport?	• A traffic assessment study has been prepared • Importantly, Carseldine Urban Village is being developed as a work live community • The timeline of first residents living in Carseldine Urban Village is approximately 2 years. During this time EDQ, Department of Transport and Main Roads, Brisbane City Council and Queensland Rail will undertake various discussions and negotiations relating to all aspects of public transport and road infrastructure. Many of these discussions have already commenced • At each stage of development, traffic assessment is revisited to ensure the road network and intersection capacities remain sufficient to support the next phase of development and upgrades are undertaken as needed • A key finding of the traffic assessment is that based on the Brisbane City Council road classifications of Beams Road and Dorville Road, the overall road network has capacity to accommodate the planned level of growth however there are issues that need to be managed including traffic movement impeded with vehicles delayed by a single lane railway crossing at Beams Road • Any upgrades on Beams and Dorville Road will be constructed by EDQ (excluding Beams Road Rail overpass) • Infrastructure charges are payable to Brisbane City Council and will contribute towards the funding of a Beams Road railway overpass • See the Road Infrastructure fact sheet for more detail
This area already floods. Does the development have a flood management plan?	• A flood impact assessment and stormwater management study was undertaken previously in 2010/2011 which underwent a stringent peer review process in mid 2015 and again in late 2016 by two independent specialists • Proposed flood mitigation strategies may include fill in the north-east corner, a detention basin and a bund along the rail corridor. These works would redirect and slow the velocity of water movement coming from Cabbage Tree Creek in the south-west that heads north-east towards Beams Road • A new flood impact and stormwater management study will be prepared as part of the development application noting that specific mitigation strategies cannot be designed until the master plan is refined
This site is a significant environmental corridor. How will development impact on the environment and what plans are there to manage impacts?	• A flora and fauna assessment study has been prepared • 115 animal species and 500 flora species were recorded during the site investigations • The site includes significant fauna such as the tusked frog, squirrel glider, grey-headed flying fox and is a suitable habitat for the powerful owl • The next step is the preparation of a flora and fauna management plan that will identify specific solutions to manage impacts and enhance fauna habitats and corridors • EDQ propose early remediation works such as the installation of nesting boxes to encourage new nesting locations and mobility connections from Cabbage Tree Creek across Dorville Road to the west and east towards the railway line as these are missing at present • See the Flora and Fauna fact sheet for more detail

During this engagement exercise we would like to discuss our approach to mitigating issues and explore with you the local community benefits that could be enabled by the Approved Land Use Plan.

Economic Development Queensland

Queensland Government

Next Steps

The following provides an overview of the proposed next steps for the Carseldine Urban Village:

1. **Gain your feedback and insight regarding**
- The Draft Vision and Guiding Principles of the development
- The place ingredients and attributes that will position Carseldine Urban Village as a successful part of your local community
- Community priorities and aspirations
- Key issues and mitigation approaches
- Community development opportunities

2. **Summarise the community feedback and provide an overview of the results which will highlight community priorities and confirm next steps**

3. **Review the results of technical studies and this engagement exercise in the refinement of the Carseldine Urban Village Proposition and the development of its Draft Integrated Masterplan**

4. **Refine and release the Expressions of Interest (EOI) Document to gauge private sector appetite for the project**

5. **Continue to refine the Integrated Masterplan in response to the EOI's received from the private sector and conduct additional community engagement activities.** Potential engagement opportunities include the detailed design of the Civic Heart, the development of the Public Art Strategy, the design of the Sports and Recreation Precinct and Bushland Crew involvement.

6. **Participant in ongoing discussions with key local community groups regarding issues, concerns and mitigation strategies**

To keep up to date on future engagement opportunities and receive project updates, register your interest on our Have Your Say at:

https://haveyoursay.dilgp.qld.gov.au/carseldine

Economic Development Queensland

Queensland Government

Participant Code

CUV-LC-PS-

Thank you for agreeing to participate in this community workshop session. The engagement program seeks to explore your thoughts and opinions on the future development of Carseldine Urban Village. Neither you, nor your responses, will be identified individually. The thoughts, ideas and opinions you contribute will be used by Economic Development Queensland (EDQ) to inform the further development of the integrated master plan and Expressions of Interest Document for the site.

LOCAL COMMUNITY WORKBOOK
Public Session

CARSELDINE
URBAN VILLAGE

Place Making and Community Development Workshop

Confidential data …

Gender ☐ Male ☐ Female

Age

☐ 15-19	☐ 30-34	☐ 50-54	☐ 70-74
☐ 20-24	☐ 35-39	☐ 55-59	☐ 75-79
☐ 25-29	☐ 40-44	☐ 60-64	☐ 80-84
	☐ 45-49	☐ 65-69	☐ Over 85

What suburb do you live in

……

How long have you lived in this suburb?

☐ 0 – 6 months
☐ 7 month – 1 year
☐ 1 -2 years
☐ 2 – 5 years
☐ 5 – 10 years
☐ 10 or more years
☐ Other …….

Household Type

☐ Lone person household
☐ Couple with no children
☐ Couple with children living at home
☐ Couple with children not living at home
☐ Group household (friends or unrelated persons)
☐ Other ……..

Employment Status

☐ Work full time
☐ Work part time
☐ Not in employment
☐ Other
……..

Carseldine Urban Village

☐ I live in the local area and do not want this development to occur and would not use or access it if it was delivered

☐ I live in the surrounding area and would use Carseldine Urban Village's facilities, services and public spaces

☐ I don't live in the surrounding area, but would use Carseldine Urban Village's facilities, services and public spaces.

☐ I would consider purchasing a home in this development

☐ I would consider working in this development

☐ I would consider purchasing and home and working in this development

Capturing Initial Thoughts

QUESTION 1: Thinking about the content presented in the information boards:

Do you have any **issues or concerns**?
If so, please tell us what they are in the space provided below.

Are there any aspects **you liked or felt excited** about?
If so, please tell us what they are in the space provided below.

Any **other thoughts or questions** the material highlights for you?

About You …

QUESTION 2:

What words would a close friend use to describe you?

If you had a spare ½ hour everyday how would you spend it?

In your everyday life, what's on top? What is the one thing you are thinking of most at the moment?

Your everyday life in this community …

QUESTION 3:

If you had three words to describe your local area what three words would you use.

1. **2.** **3.**

What three words would you use to describe the people who live in your local area.

1. **2.** **3.**

On a Tuesday morning you would typically be found at this place …

On a Saturday morning you would typically be found at this place …

Great places …

QUESTION 4: Think about a great place you know. It can be anywhere you like – your backyard, a city overseas or anywhere in between. Tell us in 30 words or less what the place is called and what makes it great.

Is your local area a great place?

QUESTION 5: Would you describe your local area as a great place? **YES** **NO**

If yes, what makes it a great place?

If no, why not?

QUESTION 6: Thinking about your local area describe to us a place that reflects the following statement and tell us why that place is great.

Other than your home, what are the three places you use the most in your local area **1.** **2.** **3.**	**The best street …** *place description & why it is great*
The best park … *place description & why it is great*	**A place where you feel inspired and creative …** *place description & why it is great*
A place where you can learn something new …. *place description & why it is great*	**A place for families and young people …** *place description & why it is great*
A place where I can be active and healthy … *place description & why it is great*	**The heart of our local community …** *place description & why it is great*

QUESTION 7: If you had a magic wand and could add a great new local place to the area what would you add?

Considering Urban Change in Carseldine – Carseldine Urban Village

The following statement reflects the DRAFT VISION and GUIDING PRINCIPLES for Carseldine Urban Village

QUESTION 8. Please select the option that best reflects your views on the draft vision statement.

	Supportive	Have Concerns	Have no opinion
DRAFT VISION **Create not just a locality but a lifestyle heart where residents can live, work, shop, dine and play with access to innovative, smart and sustainable housing, a walkable precinct with plentiful green spaces and world-class urban design, an intergenerational community that connects residents to transport, jobs, the environment and each other .**			

Comments regarding the Draft Vision

QUESTION 9: Please select the option that best reflects your views on each of the guiding principles

GUIDING PRINCIPLES Carseldine Urban Village will:	Supportive	Have Concerns	Have no opinion
INTENT: Be a mixed use centre with good access to public transport, open space, amenities and a range of housing types, enabling a well serviced socially sustainable community. It will incorporate a socially active public space, plaza and improved parklands will foster interaction and increased public safety.			
HOUSING: Include innovative housing designs including a mix of housing types and price points such as townhouse/terrace development, low to medium rise apartments, live work solutions, disability and seniors living.			
PUBLIC SPACE: Include innovative public spaces with options for live-work solutions where parking is at the rear and the front of the house overlooks green footpaths.			
JOBS & ECONOMICS: Create local jobs encouraging a high level of participation in the project by local industry and labour and encourage skilling and employment opportunities.			
TRANSPORT: Improved access to public transport and increased walkability reducing the number of vehicle trips per household.			
ENVIRONMENT: Be environmentally and ecologically sustainable, with the development promoting water sensitive urban design, use of renewables, and energy efficient housing.			
AESTHETICS: Be well designed and promote excellence in urban design and architecture to create a liveable and attractive community			

Comments regarding the principles:

QUESTION 10. Thinking about the Approved Land Use Plan:

What local area issues or concerns do you think this Approved Land Use Plan could further impact or exacerbate?	What local area improvements / enhancements could this Approved Land Use Plan enable?

NEIGHBOURHOOD IMAGE 1	**NEIGHBOURHOOD IMAGE 2**	**NEIGHBOURHOOD IMAGE 3**
PUBLIC SPACE 1	**PUBLIC SPACE 2**	**PUBLIC SPACE 3**
PUBLIC SPACE 4	**PUBLIC SPACE 5**	**PUBLIC SPACE 6**
PUBLIC REALM 7	**PUBLIC REALM 8**	**PUBLIC REALM 9**

WORD 1	**WORD 2**
WORD 3	**WORD 4**
WORD 5	**WORD 6**

QUESTION 11:
Imagining a great new local place at Carseldine Urban Village – *Public Realm & Community Amenity*

POTENTIAL COMMUNITY AMENITY

CULTURAL
Collections
- ❑ Library
- ❑ Museums
- ❑ Art Gallery
- ❑ Other

……

Creativity & Interactions
- ❑ Entertainment Venues
- ❑ Night Clubs
- ❑ Live Performance Venues
- ❑ Cinema
- ❑ Buskers / Street Performers
- ❑ Festivals & Events
- ❑ Art Studio
- ❑ Recording Studio
- ❑ Design Studio
- ❑ Publishing House
- ❑ Film / TV Studio
- ❑ Street Art
- ❑ Other ……

SOCIAL
Education
- ❑ After School Care
- ❑ Early Years Learning Centre
- ❑ University
- ❑ Private Colleges
- ❑ TAFE
- ❑ Private Training Agency
- ❑ Adult & Community Education
- ❑ Other

……

Medical Facilities
- ❑ Medical Campus
- ❑ Medical Centre
- ❑ Community Health Centre
- ❑ Other

……

RETAIL
- ❑ Markets
- ❑ Bank
- ❑ Hairdressers
- ❑ Beauty Salon / Day Spa
- ❑ Convenience Shopping
- ❑ Restaurants – cheap eats
- ❑ Restaurants – family dinning
- ❑ Restaurants - fine dining
- ❑ Wine Bars
- ❑ Sports Bars
- ❑ Tavern
- ❑ Other

……..

COMMUNITY
Facilities
- ❑ Youth Centre
- ❑ Senior's Centre
- ❑ Co-working Hub
- ❑ Innovation Hub
- ❑ Retirement Village
- ❑ Scout / Guide Hut
- ❑ PCYC
- ❑ RSL
- ❑ YMCA / YWCA
- ❑ Migrant Resource Centre
- ❑ Community Centre
- ❑ Community Hall
- ❑ Community Meeting Rooms
- ❑ Childcare Centre: Short Day Care
- ❑ Childcare Centre: Long Day Care
- ❑ Other

……..

Public Open Space
- ❑ Conservation Park / Reserve
- ❑ Urban Park and Town Squares
- ❑ Local Parks
- ❑ Parks with facilities
- ❑ BMX / Skate Parks
- ❑ Botanic Gardens
- ❑ Public Art
- ❑ Wifi
- ❑ Other

……..

Sports Related Facilities
- ❑ Walking, Cycling, Jogging Paths
- ❑ Athletics Track / Exercise Circuit
- ❑ Outdoor fitness equipment
- ❑ Indoor Bowl / 10 Pin Bowling
- ❑ Bowling Green
- ❑ Community Leisure Centre
- ❑ Aquatic Centre
- ❑ Soccer
- ❑ Rugby
- ❑ Cricket
- ❑ Hockey
- ❑ AFL Pitch
- ❑ Tennis Courts
- ❑ Basketball / Netball Courts
- ❑ Gym or Fitness Centre
- ❑ Indoor Sports / Recreation Centre
- ❑ Children's play equipment
- ❑ Baseball / Softball
- ❑ Other

……..

To become a great place in our local community this development must …

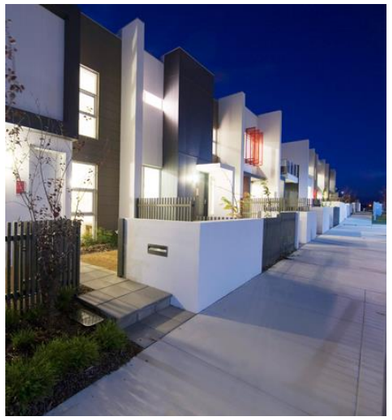
Notes ...

QUESTION 12.

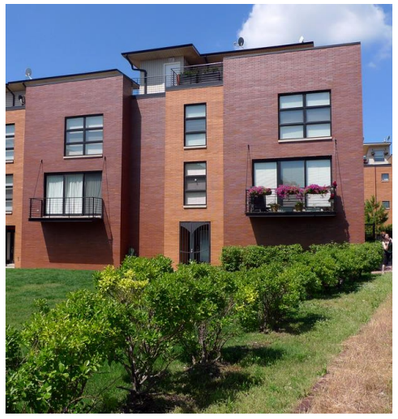
Please indicate if you would like to be informed of any upcoming engagement opportunities around the following themes:

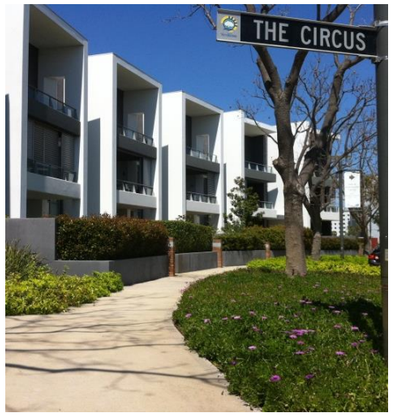
☐ Bushland crew engagement
☐ Civic heart / plaza
☐ Public art strategy
☐ Sports and recreation precinct design
☐ Receive newsletter communication regarding the project

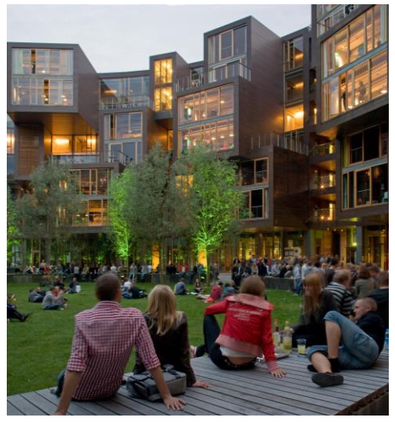
Reminder
For project updates visit the Have Your Say site haveyoursay.dilgp.qld.gov.au/carseldine








THE CIRCUS

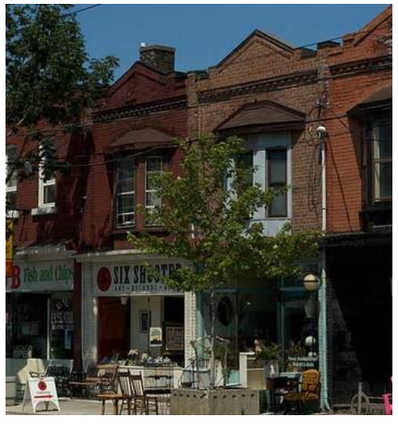









Y1



SIX SH





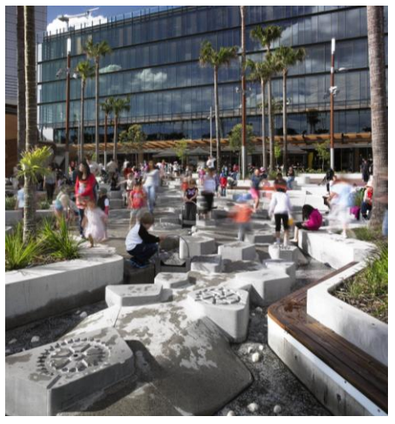




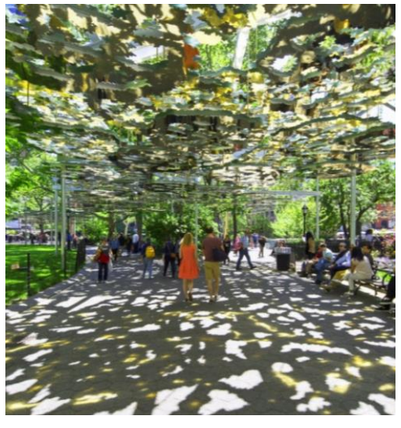














relish
relish


WHOLE FOODS MARKET

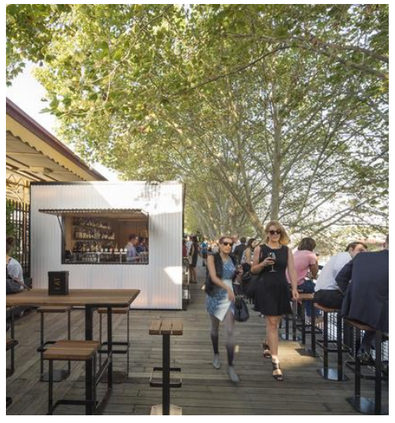

BAR



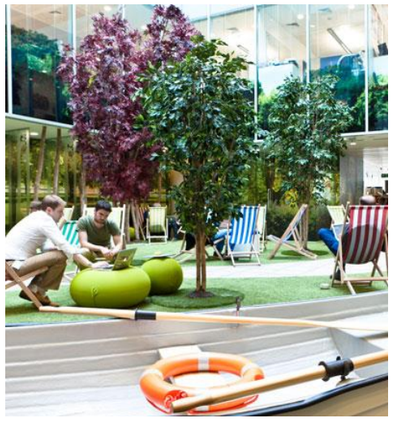

EAT MORE
CHOCOLATE
EAT MORE

SOURDOUGH

Campos
Don Campos


Knuckles
Knuckles


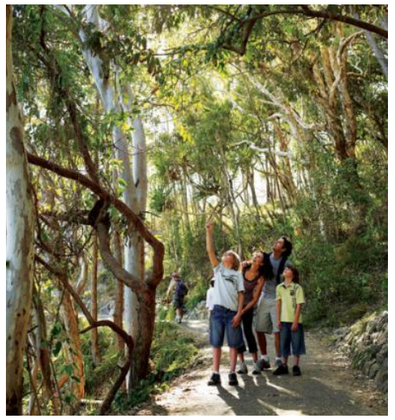

IGA
marketplace
oxford street

CORNER
BISTRO


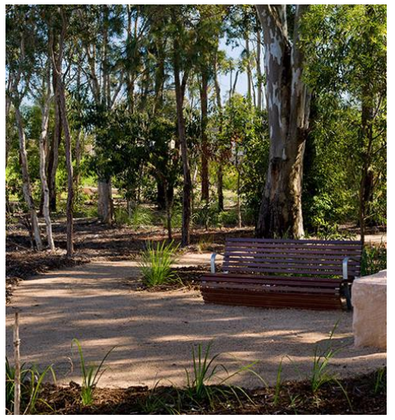

BAR9
HOUSEMADE
ICED TEA


FISH LANE
BISTRO



Community Loung

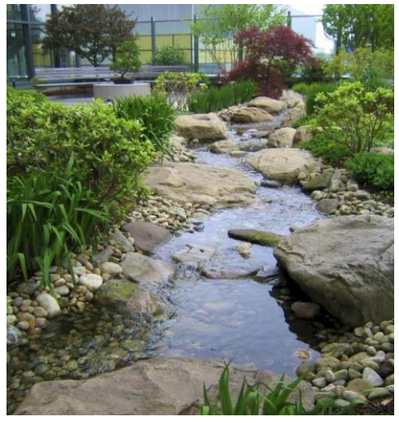


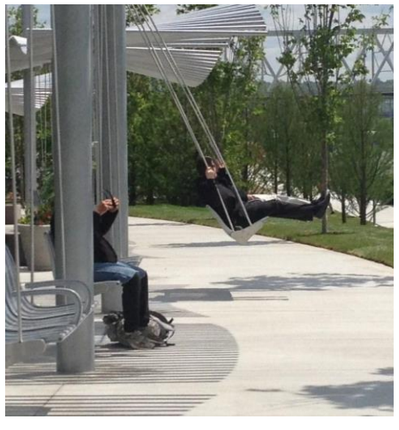


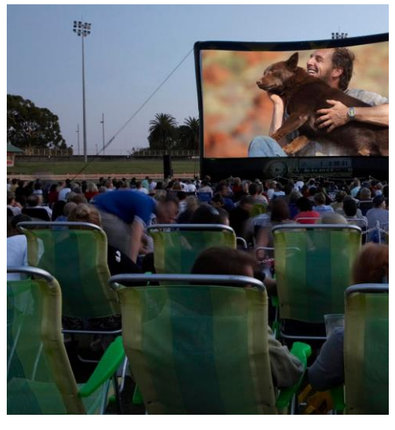










Active & healthy	Peaceful & reflective	A place to escape	A place where new ideas and new products thrive	Access to wireless broadband internet	Great local and regional public transport access
Vibrant & alive	Functional	Experience moments of delight	Access to fresh and locally produced food	Public parks & open spaces	Great access to natural environment
Individual in character	Discover & learn something new	Culturally diverse community	Access to everyday services (e.g. hairdresser, chemist, bank, dry cleaning, supermarket)	Connecting with people who are different to me	Innovative
Heart of our community	A place to study and learn	A place to play	Exciting and stimulating job opportunities	A place to trial new ideas	Mix of office, residential and retail spaces
Always something happening – a buzz of activity	A place to raise children	Welcoming, intimate & friendly	Quiet & still	Zero waste and net biodiversity gain	Energy efficient everything
Green & lush	Embraces our culture	Sense of neighbourliness	Subtropical buildings & structures	Isolated	
A place to relax with friends or co-workers (e.g. cafes, bars)	A place to exercise (e.g. gym, health club, pool, tennis court)	Areas for recreation & leisure (e.g. walking paths, picnic, boardwalk, rock climbing)			
Access to community services (e.g. child care, medical centre)	Small business and enterprise thrive	Programmed events (e.g. farmers markets, concerts)			

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4.0 Recruitment Criteria for Local Community

The following selection criteria informed selection of recruited groups. Sunstate Research selected recruited participants from their data base.

Missing Demographic Session – total of 25 participants

- All participants to be recruited from the suburbs of Carseldine, Fitzgibbon and Bracken Ridge
- All participants to be a mixture of different cultural backgrounds (including at least 6 people who were born outside Australia, specifically from the Asian Sub Continent)
- All participants MUST NOT HAVE participated in any other engagement programs around Carseldine Urban Village in the past month.
- A mixture of people who have lived in the area for more than 5 years and people who are new to the area
- 20 participants are to be aged 25 – 34 years of age
    - At least 12 participants to be from young family households (couple families with children who are 8 years of age of younger)
    - At least 5 participants to be from couple households without children
- 5 participants to be aged 45 – 55 years of age and are to have high school aged or older children