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

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

THE HORNERY INSTITUTE

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# Table of Contents

1.0 Executive Summary Page 1-2

2.0 About the Engagement Page 3
2.1 Background & Objectives
2.2 Approach
- Workshops
- Workshop Process
- Data Entry, Analysis & Presentation of Findings
- Couple Households
- Overview of Participants

3.0 Feedback from Local Residents Page 4-16
3.1 Great Places & Carseldine's Performance
- 3.1.1 Qualities of Great Places
- 3.1.2 Perceptions of Carseldine Today
- 3.1.3 Carseldine's Great Place Palette & Missing Places
- 3.1.4 Key Themes

3.2 Imagining Carseldine Urban Village (CUV)
- 3.2.1 Capturing Thoughts on Approved Plan
- 3.2.2 Great New Local Place at CUV
- 3.2.3 Feedback on Draft CUV Vision
- 3.2.4 Key Themes

3.3 Summary of Community Priorities & Aspirations for CUV

Appendices
1.0 Summary of Insights by Audience
- 1.1 Household Groups
  - Young Families
  - Older Families
  - Retirees
  - Couple Households
  - Other / Not Defined
- 1.2 Attendee Source
  - Self-Nominated
  - Recruited

2.0 Community Information Session Boards
3.0 Local Community Workbook and Materials
4.0 Recruitment Criteria for Local Community

# 1.0 Executive Summary

## Background & Objectives

Carseldine Urban Village (CUV) is a 45 hectare site located in Carseldine. The site is being developed by the Queensland State Government, Economic Development Queensland (EDQ). The sites Approved Land Use Plan, adopted in 2011, seeks to create a mixed use urban village (residential, commercial, community) that incorporates bushland, open space sport and recreation.

As part of ongoing engagement for CUV, The Hornery Institute (THI) was contracted to conduct a community consultation that would inform development of the Master Plan. The consultation sought to:

1. Provide the local community with an overview of the CUV Approved Land Use Plan and gather additional feedback to inform development of a Maser Plan.

2. Provide an overview of the approach to development.

3. Gain a deeper understanding of existing and future community needs and aspirations for CUV including:
    - How could this project become part of the local great place landscape?
    - What is the desired place experience for the precinct?
    - What local community amenity gaps could this development address?
    - What are the local community's priorities for delivery?

## Who We Spoke To

95 people participated in 5 community workshops. There were 4 self-nominated workshops and 1 recruited local community workshop. The 1 recruited workshop was conducted to address gaps in the demographic profile of the self nominated workshops. The recruited participants were selected by an independent market research agency and remunerated for their time. Participants in the self nominated and recruited workshops came from Carseldine and surrounding suburbs. Where appropriate responses of the two groups have been analysed and reported separately.

## Diversity of Views

A community is never a homogenous group. Different life stages mean people tend to have different priorities. For this reason the feedback has been analysed by household type. Household types included retirees, young and older families and couples.

Families with young children and couple households tended to be more supportive of the Approved Plan's mixed use urban village along with the retail and services that development enables. Families with young children were also more supportive of the potential economic development, increase in value and local jobs that development facilitates. Families with young and older children also want more programmed events like outdoor cinema and family dining than others.

A segment of the local community expressed a desire for limited or no development at CUV. This segment tended to be older couple households and mainly want improvements to existing open space, retention of sports fields and protection of bushland. Appendix 1 provides an outline of each household types preferences.

## Summary of Local Community Feedback

*Carseldine today, its great and missing places*

To identify community and place values that can be incorporated into development participants were asked to identify if they like living in Carseldine, what are it's great places and what is missing?

Overall people love living in Carseldine, are proud of their local area and would describe it as a great place.

*Carseldine's Great places*

Attendees nominated a range of great local places that included:
- Parks and bushland reserves including Tinchi Tamba Wetlands, Boondall Wetlands, Cabbage Tree Creek Reserve Carseldine, Sandgate/Shorncliffe Lagoon, Hidden World Park Fitzgibbon, QUT Carseldine Campus Site
- Carseldine Markets
- Local community amenity including public pools, libraries, community centres and its train station
- Shopping centres and supermarkets
- Regional urban destinations including Southbank

*Carseldine's Local area missing places*

Participants identified the following gaps in their local area:
- Enhanced park, bushland and recreation tracks
- Local community amenity – including a multipurpose sports, community centre and learning facility, a local library, a community garden and a university campus
- A local centre with more character, and local shops.
- Enhanced public transport provision

## Community Priorities

Following identification of great and missing places participants undertook a range of activities to identify issues, opportunities and the priorities for CUV to contribute positively to the future of Carseldine. The following is a synthesis of the main findings by all groups to be considered by the Master Plan. The full report provides more detail on community responses.

### To be a great place Carseldine Urban Village must

**Limit further impact (or mitigate) the already established urban growth issues in the area including:**

- *Traffic congestion during peak times:* Especially along Dorville and Beams Road; Responses included widening Beams Road at the rail crossing or building an overpass. Others do not want an overpass due to visual impacts.
- *Adequate parking:* Concern that there is not enough parking already and that future development does not provide adequate off street parking.
- *Reducing flooding.*
- *Improving public transport services.*

**Protect and enhance the site's flora and fauna via retention of bushland and native habitat.**

**Enable an active and healthy lifestyle via:**

- *Retaining and improving sport and recreation facilities:* Including outdoor play and fitness equipment, and places to socialise. Connecting the precinct with bike and walking tracks.

**Deepen the social, cultural and community amenity available including:**

- *Providing a diversity of places:* Places for quiet reflection and events such as markets and movies in the park.
- *Supporting development of cultural, health and community facilities:* Including a medical centre, library/meeting rooms, programs and activity for young people and retirees, education and early childhood development.
- *Providing a village high street:* Creating an urban centre that is human scale with neighbourhood services; places for family and friends to socialise.
- *Improving social diversity and cohesion.*

**Improve housing affordability, housing choice and value via:**

- *Increasing the diversity of housing available:* Developing a range of housing types and sizes, especially for young families and older people.
- *Ensuring development is of a high standard:* Ensuring a quality of design, landscaping and mix of services that increases the attractiveness of the suburb.

**Be an exemplar of sustainable urban development for the region:**

- Some participants identified that if CUV is a place you can live, work, recreate and use public transport then this enables a more cost effective and environmentally sustainable lifestyle. Participants wanted to see this theme carried through into the buildings and the environment.

The following page provides a visual synthesis of the place experience that the community would like to see realised.

# Executive Summary Continued

## Place Experience

Participants were provided with a selection of images and words and asked to construct their ideal CUV place experiences. The following is a synthesis of the most popular images and words selected. The images of houses and public realm represent outcomes that are allowable within the Approved Plan. If residents could not identify an image or words they could draw or write their own. 19 participants did not choose any images of houses and 11 selected limited pictures of public realm. This was because they object to the Approved Plan.

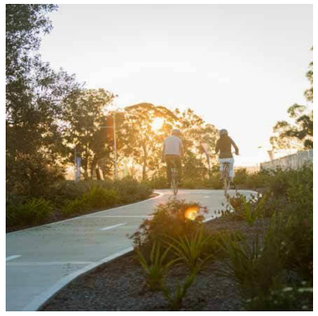
*Housing Type & Street Scape Images*



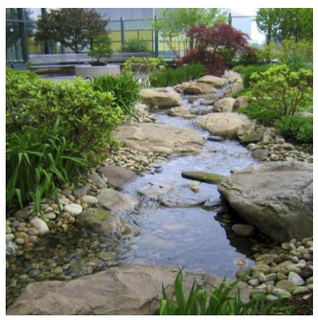





*Public Realm & Amenity Images*












*Look, Feel & Experience Words*

Participants priorities include:

"green & lush", "public parks & open space", "peaceful & reflective", "great access to natural environment", "quiet & still"

"areas for recreation & leisure (walking paths, picnic, boardwalks, rock climbing)", "active & healthy",

"a place to relax with friends or co-workers (e.g. cafes, bars)", "access to fresh and locally produced food",

"great local and regional public transport",

"programmed events (e.g. farmers markets, concerts etc)

**Preferred allowable housing types and street scape.**

The most selected housing/neighborhood images depicted tree lined streets with human scale medium density built form (townhouses and buildings between 3 – 5 storey).

**Preferred public realm and amenity**

*The most popular images selected reflected a desire for:*

- Enhancement and protection of the site's green space and bushland
- Human interaction with nature and the environment
- Informal evening activities and experiences
- Active recreation including paths for running, cycling and walking
- Formal sports activities
- Outdoor community activity including community gardens, picnics and gatherings

*Families with young and older children had a preference for images that depicted:*

- A contemporary high street with neighborhood retail, cafes, services, urban playground and public piazza; and
- Night time activity such as outdoor cinemas and family outdoor dining.

# 2.0 About the Engagement

## 2.1 Background & Objectives

Carseldine Urban Village (CUV) is a 45 hectare site located in Carseldine approximately 13 kilometres from Brisbane CBD on the former Queensland University of Technology (QUT) campus. The site 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 the 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.

As part of an ongoing consultation strategy for CUV, The Hornery Institute (THI) was engaged by EDQ to develop and implement a community engagement program in February and March 2017 which sought to:

1. Provide the local community with an overview of the CUV Approved Land Use Plan and gather additional feedback to inform development of a Master Plan.
2. Provide an overview of the approach to development.
3. Gain a deeper understanding of existing and future community needs and aspirations for CUV including:
    - How could this project become part of the local great place landscape?
    - What is the desired place experience for the precinct?
    - What local community amenity gaps could this development address?
    - What are the local community's priorities for delivery?

The following report presents an overview of the approach to consultation and summarises the feedback collected throughout the process.

## 2.2 Approach

The consultation program comprised four Self-Nominated Local Community Sessions, one Local Community Recruited Session and one Target Residents Recruited Session (note the findings of the Target Resident workshop is a separate report, Report 2). Each session was approximately two hours in duration and guided by the facilitator (THI) using a consistent line of inquiry. The following provides an overview of the workshops, the attendees; the approach to data entry, analysis and presentation of findings.

### Workshops

#### Four Self-Nominated Local Community Sessions hearing the views of 73 attendees

Local community members were invited to attend one of four community sessions held on the 21 – 25 February 2017 at the Fitzgibbon Community Centre. The opportunity to participate was advertised through the Have Your Say Website, Carseldine Market Stall and a local area letter box drop with local community members asked to register their interest in attending with EDQ. Of the 83 people who registered 73 people attended the self-nominated sessions. There was significant representation of people aged between 35 – 44 years of age, 55 – 74 years of age and community members who had lived in the area for 10 or more years.

#### One Recruited Local Community Session hearing the views of 22 people

Following the self-nominated workshops a demographic profile of the attendees was established. Upon comparing the profile of attendees against the demographics of the area the following representative gaps were identified.

- Young adults and young families (20 – 34 years of age)
- Older families (people 45 – 55 years of age with teenage children)
- People from multicultural backgrounds
- Lone person households

To ensure the views of as many community cohorts as possible were heard, a recruited local community session targeting the gaps was conducted. This session was held on Wednesday 22 March 2017 and heard the views of an additional 22 local community members. Participants were professionally recruited and were incentivised for their time in-line with the recruitment agency requirements. Appendix 4 provides an overview of the recruitment criteria.

### Workshop Process

The workshop sessions included individual activities and group discussion. Each participant was provided with a workbook to document their personal perspective on questions and group discussion. A copy of the workbooks can be found in part 3 of the Appendices.

Workshops were structured as follows:

1. Participants were provided an opportunity to view a series of Information Boards which outlined the project's journey to date. This included an overview of the Approved Land Use Plan. During this time members of the consultation and development team were available to ask questions. See part 2 of Appendix for a copy of the Information Boards.
2. Participants were informed of the purpose of the workshop and how information would be used. At this point a series of 'ground rules' were established, including that there were no right or wrong answers and that the consultation was not about trying to convince people to take a particular view or change their minds, but to explore community aspirations for the project.
3. Participants were provided with their individual workbook and were informed that the purpose of the workbooks was to enable detailed feedback and ensure people not comfortable speaking in public had the opportunity to comment.
4. The workbooks were used as a format to guide the following line of inquiry:
    - Collection of basic demographic information
    - Gathering of participant's initial thoughts on the Approved Land Use Plan
    - A series of questions designed to understand participant's everyday lives in Carseldine, its current great places and missing local places
    - A creative collage activity to understand the community's housing, public realm and experience aspirations for CUV
    - An exploration of participant's views on the emerging Vision and Guiding Principles for the project.

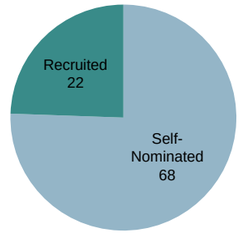
### Data Entry, Analysis & Presentation of Findings

The feedback gathered in participant workbooks was entered into a data base and summarised.

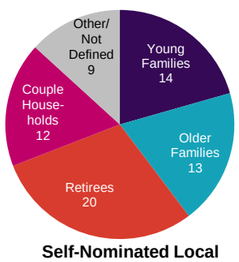
The Local Community participants were analysed as an aggregated group, by household type and by attendee source (self-nominated or recruited). This allows the community, project and design team to understand the aspirations and concerns of participants by different community segments.

### Overview of Participants

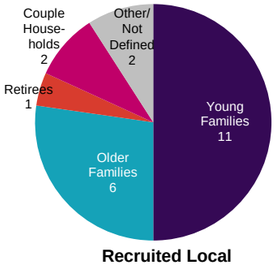
The workshop sessions were attended by 95 Local Community members of whom five people chose not to return their workbooks. The data analysed in this report is based on the 90 workbooks that were returned. The following graph represents the number of Local Community participants by attendee source:




The following graphs represent the number of Local Community participants by household type:




**Self-Nominated Local Community**




**Recruited Local Community**

# 3.0 Feedback from Local Residents

This section of the report presents a summary of feedback by the local community in three key sections:

- Participant's views of what makes a place great; Carseldine's performance as a great place to live, work and play; its great places and missing amenities.
- Thoughts and aspirations for the Carseldine Urban Village, specifically capturing participant feedback on the Approved Land Use Plan; aspirations for the public realm and overall experience; thoughts on the draft project vision and guiding principles.
- A synthesis of findings identifying priorities, concerns and aspirations for CUV.

## 3.1 Qualities of Great Places & Carseldine's Performance

Over time to become a truly successful precinct CUV will need to be an integral place in the local community's landscape. To understand how best to position CUV in its local context requires an understanding of:

- The key factors or ingredients local community members feel make a place great, providing a conceptual framework for the delivery of a great place
- The depth and breadth of the local areas great place palette today
- The local great place gaps

The following section is a summary of the feedback.

### 3.1.1 Qualities of Great Places

Participants were asked to nominate a great place they knew anywhere in the world and to explore the qualities which they felt made it special. The following section of this report summarises the great places nominated and why they were considered great.

*Spectrum of the Great Places Nominated:*

- Specific places included:
    - *Beaches, bays and foreshores:* Caloundra, Dicky Beach, Tugun, Lennox Head, Moreton Island, Noosa, Yamba, Brighton Foreshore, Kaladi Beach, Teeway Beach
    - *Parklands, nature and views:* Botanic gardens, Borneo River, Central Park NYC, Dowse Lagoon, Roma St Parklands, Mt Nebo, Mt Glorious, Mt Tamborine
    - *Activated world cities:* Florence Italy, Hoi An Vietnam, Banff Canada, Melbourne City, Vienna Austria, Disneyland
    - *Great places in the local area:* Dowse lagoon, Redcliffe foreshore, Sandgate foreshore and Carseldine QUT campus
    - *My home and backyard*
- Places that enabled a certain experience, specifically:
    - *Sociable spaces:* including places with a strong community vibe that are close to shops, restaurants & market place
    - *Calm spaces:* including quiet places that enabled you to be reflective and had limited traffic

*Summary of why the places nominated were considered to be great:*

The great places nominated were considered great because they:

- Enabled participants to interact with nature and wildlife
- Had a great sense of community and enabled you to meet, socialise and gather with friends, family and meet new people
- Provided a selection of recreational activities and things to do including going to a café, attending a local library, swimming in a local pool or having a BBQ with friends
- Reflected the history and culture of a local area
- Were child friendly and human scale, places enjoyable for all
- Were walkable and accessible, with many options to get to and from

### 3.1.2 Perceptions of Carseldine Today

Once participants had established their framework for what contributed to a great place, they were asked if Carseldine was a great place to live, work and play, its strengths and weaknesses. Participants were asked is Carseldine a great place?

Is Carseldine A Great Place?

Yes (92 %) No (7%)

Following discussion of strengths and weaknesses participants were asked to identify the following:

*Three words to describe Carseldine Today* – Quiet, Green, Safe, Open, Peaceful, Friendly, Convenient/accessible, Community, Family focused

*Three words to describe the people of Carseldine* – Friendly, Families, Retirees, Multicultural, Quiet, Caring, Diverse, Community minded, Educated

**Overall people love living in Carseldine, are proud of their local area and would describe it as a great place.** They value its close proximity to the CBD and its convenient access to shops, schools and other local amenities. Attendees described the area as a traditional family orientated suburb and a close knit community. Key strengths included its low crime rate, the Carseldine Markets, its network of bikeways and walking tracks and its bushland reserves, green open space and wildlife habitats.

*We can connect and engage with our neighbours, we can walk with safety and peace through our streets" – Self Nominated Attendee*

*"Everyone is active in the community and willing to help each other." – Recruited Participant*

**People are concerned about the population growth taking place in the area and its link to increased traffic and road congestion and the changing ratio of homes to green space.** Participants also discussed that the local area lacked an identifiable heart and community gathering space.

*"No community spaces or amenities for social connection other than Centro & McDonalds" – Self Nominated Attendee*

*"It is getting very busy too many townhouses." – Recruited Participant*

### 3.1.3 Carseldine's Great Place Palette & Missing Places

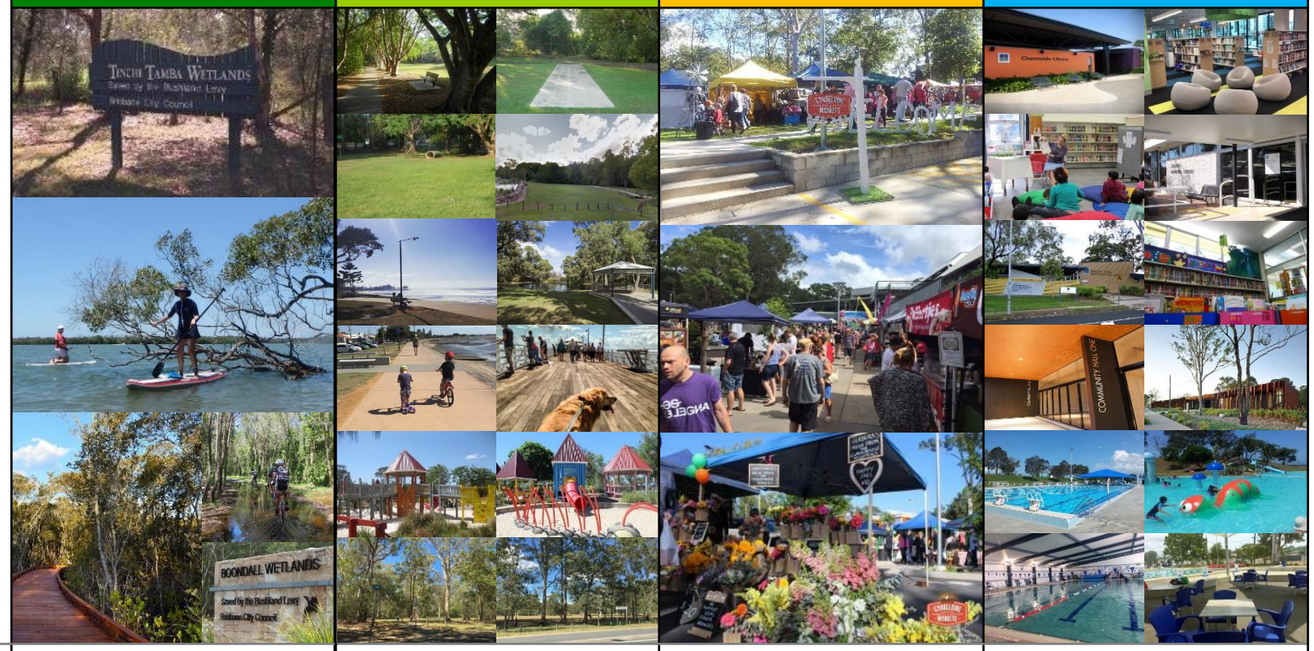
To best position CUV in the local great place landscape requires an understanding of what the community thinks is currently great about Carseldine and what is missing. Participants were asked to nominate a great place in Carseldine for each of the following categories:

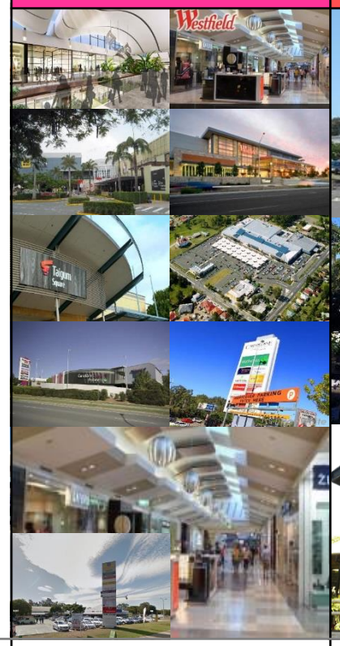
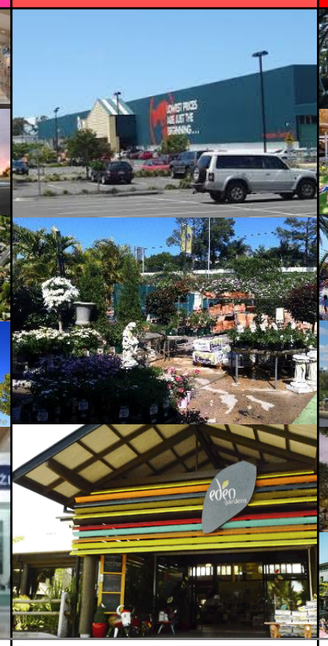
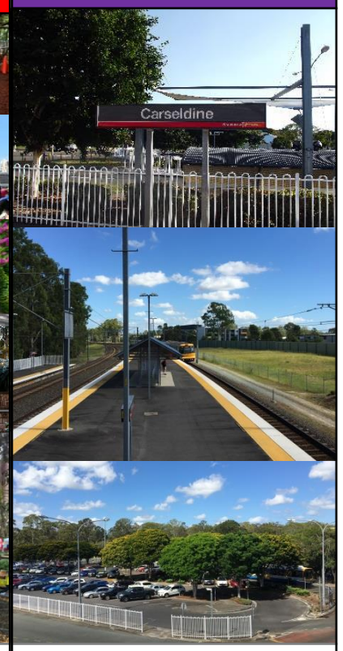
- Other than your home, the three places you use the most in your local area
- The best street
- The best park
- A place where you feel inspired and creative
- A place where you can learn something new
- A place for families and young people
- A place where I can be active and healthy
- The heart of the local community

For each nominated place, participants were asked to share the characteristics and experiences they felt made that place great.

If participants felt there was not a great local place in the category within the region, they were encouraged to nominate a place outside of the local area.

The following summarises great local places and why participants felt they were great.

| *GREAT PLACES* | Regional Natural Destinations | Local Parks & Bushland Reserves | Markets | Community Amenity & Places |
|---|---|---|---|---|
| |  | | | |
| Nominated Places | • Tinchi Tamba Wetlands<br>• Boondall Wetlands | • Cabbage Tree Creek Reserve Carseldine (including bike ways and walkways)<br>• Sandgate / Shorncliffe Lagoon and Waterfront<br>• Hidden World Park Fitzgibbon<br>• QUT Carseldine Campus Site (including sports fields)<br>• Other local parks in the area | • Carseldine Market | • Local Public Pools – Fitzgibbon and Sandgate<br>• Fitzgibbon Chase Community Centre<br>• Local Libraries – Bracken Ridge, Zillmere, Chermside |
| Why it's Great | • Natural environment<br>• Good place to cycle through the wetlands<br>• Walk on and along the mangroves<br>• Picnic area<br>• Bird spotting<br>• Bike tracks<br>• Environmental education centre | • Great place to stay active: walk and cycle along the creek or play sports in the large open fields<br>• Lots of things in one place for everyone: great to walk/cycle along the beach front, go fishing, hang out at the cafes, play equipment, BBQs, sea breeze<br>• Peaceful, calm, beautiful and picturesque. Place to clear your head and relax<br>• Open and dense green spaces to watch bird life<br>• Lots of sporting facilities<br>• Nice place to sit and reflect while the kids play | • Where locals and families connect over brunch, amongst the shady trees<br>• Get fresh fruit and vegetables<br>• Relaxed and entertaining<br>• Brings the community together<br>• Safe and affordable<br>• Creative, health focused<br>• Hub for creative entrepreneurs | • A sense of calm and connectedness to place and community<br>• Lots of reading to keep up to date and learn<br>• There is always something happening there<br>• Large space for events and activities<br>• Access to books and other media. Internet<br>• Quiet and cool place<br>• Great way to stay fit<br>• Water play for kids<br>• Safe and protected |

| *GREAT PLACES* | Shopping Centres & Supermarkets | Other Local Businesses | Regional Urban Destinations | Public Transport |
|---|---|---|---|---|
| |  |  |  |  |
| **Nominated Places** | • Chermside Shopping Centre<br>• Taigum Square Shopping Centre<br>• Carseldine Central Shopping Centre<br>• Carseldine Clock Tower Shopping Centre and Carseldine Clock Corner<br>• Hypermarket | • Eden Garden Café<br>• Carseldine Nursery<br>• Bunnings | • Southbank | • Carseldine Train Station |
| **Why it's Great** | • Cinema<br>• Eating zone with restaurants<br>• They hold various kids activities<br>• It's massive<br>• Go there and get everything you want<br>• Can buy groceries or grab a quick bite<br>• Support local businesses<br>• Easy to get to and parking is plenty<br>• Great place to meet friends<br>• Lots for kids to do | • Green, variety of plants, peaceful<br>• A place to eat amongst the greenery<br>• Everything I need is in the one place<br>• Great place to renew my toolbox<br>• Sausage sizzle<br>• Nice to walk through, cool and shaded space | • Lots of things to do here<br>• Always something on, events and activities<br>• People from all walks of life<br>• Lots of dining options – bbq, affordable as well as high end restaurants<br>• Children can play or swim in the pools<br>• Can meet with friends and family here<br>• Beautiful green spaces with river view and cool breeze<br>• Enjoy walking and cycling along here | • Connects to the city<br>• Easy and convenient way to get to work<br>• Can walk to it |

## Carseldine's Missing Places

Once participants had identified great places they were asked to identify the area's missing places and amenity. These included:

- Enhanced park, bushland and recreation tracks
  - Bushland reserve with leisure facilities such as BBQ's, picnic areas and playgrounds
  - Additional walking and bike trails
  - Family friendly playground – including children's playground and adult exercise equipment
- Depth of local community facilities including:
  - A multipurpose community, sports and learning facility
  - A water fountain or water body feature (such as a lake, beachfront)
  - A local library
  - A community garden
  - A university campus
- A local urban heart – addressing a missing urban form and experience. A high street or urban precinct that incorporates independent shops, cafes and restaurants
- Enhanced transport provision
  - A train line overpass on Beams Road
  - Reduction in local traffic
  - Free or less expensive public transport
  - A larger park and ride facility near the train station
  - Widening of Beams Road

## 3.2 Imagining Carseldine Urban Village (CUV)

The following section is a summary of the local community's concerns and aspirations for the CUV development and includes:

- A summary of participants views on the Approved Land Use Plan
- The outcomes of a creative collage activity exploring aspirations for CUV's housing, public realm, experience and community amenity
- Feedback on the draft project vision and guiding principles.

Where appropriate the findings are presented as an aggregated view of all comments, household type and attendee source (self-nominated or recruited). This enables the reader to differentiate between comments and form a more detailed view of different groups concerns and aspirations.

### 3.2.1 Capturing Thoughts on Approved Land Use Plan

The Approved Land Use Plan provides a framework for CUV's overall development intent, allowable uses, scale and intensity of development, bushland protection zones and open space requirements. Participants were asked at the beginning and end of the workshop to consider any issues they felt the Approved Plan presented for the area and things they felt the Plan could enable.

#### *3.2.1.1 Areas of Concern*

The following table presents a summary of the issues and concerns by theme. It includes the total number of comments for each theme by household type and attendee source.

| | | No. of comments by household type | | | | | No. of comments by attendee source | | |
|---|---|---|---|---|---|---|---|---|---|
| Areas of Concern Themes | Aggregated comments (90 participants) | Young Families (25 participants) | Older Families (19 participants) | Retirees (21 participants) | Couple Households (14 participants) | Other / Not Defined (11 participants) | Self-Nominated (68 participants) | Recruited Participants (22 participants) | Selection of Quotes |
| **Traffic congestion:** Concerns that increased development will exacerbate traffic and road congestion, particularly around Beams and Dorville Roads during peak times.<br>Some participants suggested this could be solved by constructing an overpass over the Beams Road Rail Crossing. Others do not support this solution due to impacts on visual amenity and suggested widening the current crossing to two lanes.<br>There were also specific issues raised by site neighbours regarding site access and exit points and increased traffic. | **147** | 49 | 36 | 36 | 14 | 12 | 102 | 45 | "I think the main concern right now is the traffic and lack of possible space." – *Self-Nominated Participant*<br>*"Overpass for Beams Road to preplace level train crossing". - Recruited Participant*<br>*"Widen Beams Road where it current narrows to one lane". - Recruited Participant*<br>*"No rail overpass at rail crossing on Beams Road", - Self Nominated Participant*<br>"The access to the development on Dorville Road needs to be moved to current Whitehorse Street intersection on top of the rise which will make a safe intersection and have NO impact on the resident that live where the proposed access is on the current plan!!" - *Self-Nominated Participant* |
| **Flooding:** Concerns around the potential for the development to further exacerbate existing flooding issues. | **65** | 22 | 11 | 20 | 9 | 3 | 56 | 9 | "any mitigation for this area will push flooding further into Ballara Avenue and surrounding streets. Flash flooding has increased over the past few years" – *Self-Nominated Participant*<br>"less land to soak up rain. The water has to go somewhere. Run off from all hard surfaces on the development - water tanks?" - – *Self-Nominated Participant* |
| **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. | **64** | 13 | 13 | 20 | 15 | 3 | 53 | 11 | "I do not want this infill to be used for development. It should have stayed as an educational centre as seriously it still is." – *Self-Nominated Participant*<br>"Destruction of our community as it once was" - *Self-Nominated Participant* |
| **Loss of green space:** Concerns included the loss of space for passive recreation, the potential impact on the area's character and identity and the desire to protect mature trees. | **59** | 13 | 13 | 14 | 11 | 8 | 52 | 7 | "Tree Destruction" – *Self-Nominated Participant*<br>"Loss of green space and mature trees." – *Self-Nominated Participant*<br>"The loss of green space which is irreplaceable is irresponsible" – *Self-Nominated Participant* |

| Areas of Concern Themes cont. | Aggregated comments (90 participants) | No. of comments by household type: Young Families (25 participants) | Older Families (19 participants) | Retirees (21 participants) | Couple Households (14 participants) | Other / Not Defined (11 participants) | No. of comments by attendee source: Self-Nominated (68 participants) | Recruited Participants (22 participants) | Selection of Quotes |
|---|---|---|---|---|---|---|---|---|---|
| **Parking:** Concern that development will exacerbate existing on street parking associated with the Department of Main Roads staff and Carseldine train station. Concern that Brisbane City Council requirements for new developments do not include adequate off street parking, | 58 | 22 | 8 | 15 | 4 | 9 | 44 | 14 | "Current BCC parking requirements for medium/high density housing is inadequate and does not match current choices of people living in them." – *Self-Nominated Participant*<br>"8 storey apartments - lack of parking already and not much extra proposed." – *Self-Nominated Participant* |
| **Bushland, flora and fauna habitat:** Concerns that the development could result in the loss and or fragmentation of animal habitats, specifically the impacts on Squirrel Gliders and the Tawny Frogmouth Owl. | 44 | 10 | 9 | 5 | 15 | 5 | 35 | 9 | "Destroying Green space. Killing animals and destruction of fauna corridor" – *Self-Nominated Participant*<br>"I am not against the development but the native wildlife need space to live too" – *Self-Nominated Participant* |
| **Sports fields and facilities:** Concerns that the development of the site could result in the loss of the sports facilities. | 29 | 11 | 4 | 6 | 5 | 3 | 29 | - | "Loss of playing fields" – *Self-Nominated Participant*<br>"Removal of current sports fields" – *Self-Nominated Participant* |
| **Proposed height of buildings not in alignment with surrounding urban form:** Concerns regarding the proposal's building heights and how the resultant urban environment will be in contrast with the surrounding neighbourhood. | 27 | 6 | 6 | 7 | 2 | 6 | 20 | 7 | "We do not want to be Oxford Street, Blackwood Street, West End. James Street. We want to be Carseldine." – *Self-Nominated Participant*<br>"Too many units and town houses being introduced to area" – *Recruited Participant*<br>"Becoming more like Chermside and city." – *Recruited Participant* |
| **Decrease in community safety and increase in crime:** Concerns that the proposal's inclusion of affordable and higher density housing could result in increased crime in the area. | 27 | 4 | 6 | 5 | 8 | 4 | 22 | 5 | "Crime! Low cost housing bring undesirable to the area." – *Self-Nominated Participant* |
| **The current planning process:** Participants provided a series of comments which expressed their lack of trust in the parties involved in the development with specific comments including:<br>• Perceptions that the views and opinions of the local community have been disregarded.<br>• The proposed plan is contrary to the State government's policy of not selling assets; and<br>• Consultants of the engagement program were not independent. | 22 | 5 | 7 | 2 | 4 | 4 | 22 | - | "The community has clearly voiced its concerns and Government doesn't want to listen. All it wants is money." – *Self-Nominated Participant*<br>"Buck passing from EDQ - i.e. "Can't comment on overpass, parking as that's BCC and TMR responsibility"– *Self-Nominated Participant*<br>"EDQ is falsifying and on a propaganda exercise." – *Self-Nominated Participant* |
| **Property values:** Concern that higher density development will reduce property values. | 21 | 2 | 6 | 5 | 6 | 2 | 18 | 3 | "Loss of property value." – *Self-Nominated Participant*<br>"Lower house prices. Overdevelopment of our local area." – *Self-Nominated Participant* |
| **Public transport:** Concern regarding the development's impact on already overcrowded buses and trains. | 17 | 6 | 5 | 1 | 2 | 3 | 10 | 7 | "Depending on the size of the housing area there is potential to overload public transport" – *Recruited Participant*<br>"It sounds like the access to public transport is an issue and needs to be addressed." – *Self-Nominated Participant* |
| **Local area service provision:** Concern regarding the capacity of the local area's educational, childcare and medical services capacity to service an increased population. | 12 | - | - | 2 | 1 | 9 | 12 | - | "Total lack of planning for growth already occurring. Not enough hospitals in area." – *Self-Nominated Participant*<br>"Lack of primary & secondary schools in the area to cater to growing needs." – *Self-Nominated Participant* |

### *3.2.1.2 Opportunities afforded by the Plan*

The following table presents a summary of the opportunities participants identified by number of responses, household type and attendee source.

| | | No. of comments by household type | | | | | No. of comments by attendee source | | |
|---|---|---|---|---|---|---|---|---|---|
| Opportunity Themes | Aggregated comments (90 participants) | Young Families (25 participants) | Older Families (19 participants) | Retirees (21 participants) | Couple Households (14 participants) | Other / Not Defined (11 participants) | Self-Nominated (68 participants) | Recruited Participants (22 participants) | Selection of Comments |
| **An urban centre:** The opportunity for a new centre to enhance the identity and amenity of the local area was viewed as a positive. Participants identified the incorporation of retail, green space, sport and recreation, residential and community activity as positive attributes of a mixed use proposal. | **57** | 24 | 10 | 7 | 10 | 6 | 32 | 25 | "I'm excited about the possible opening of cafes and other establishments such as sports centre, stores, speciality shops" - *Recruited Participant*<br>"This could be a real win for the community and make Carseldine a really exciting and sought after place to live and work" - *Self-Nominated Participant* |
| **Local area economic development:** Comments highlighted the economic development opportunities afforded by the Plan, including more local jobs, increase the value of the housing in the area and overall attracting more public and private investment into the suburb. | **20** | 10 | 2 | 1 | 3 | 4 | 9 | 11 | "Improve desirability and values of all existing housing in the area." - *Self-Nominated Participant*<br>"Investment opportunities." - *Self-Nominated Participant*<br>"Boost in economy - jobs at stake." - *Recruited Participant* |
| **Enhance the site's natural environment:** The plan's retention of green space and natural habitat with provision to promote/protect native flora and fauna was viewed positively. | **20** | 3 | 1 | 5 | 6 | 5 | 14 | 6 | "Like retention of green corridor, this would be good for Cabbage Tree Creek catchment." - *Recruited Participant*<br>"I like the retention of the green spaces and the environmental planning work that has been completed or will be completed." - *Self-Nominated Participant* |
| **Add vibrancy to the local area's identity:** The potential of development to positively contribute to the creation of a more vibrant suburban identity, improving the character of the area as well as delivering outcomes for the region. | **19** | 7 | 5 | 1 | 2 | 4 | 13 | 6 | "Opportunity for us to connect more as a community not just keeping to ourselves" - *Self-Nominated Participant*<br>"It could be more vibrant with younger people and people of more cultures." - *Self-Nominated Participant*<br>"Increased diversity in housing options and lifestyle options." - *Self-Nominated Participant*<br>"Increasing the diversity of the suburb. It is very generic - lots of old white "Australia" people." - *Self-Nominated Participant* |
| **Delivery of a Transit Oriented Development:** Comments highlighted the benefits of creating a place where people can live, work and recreate in an area with established rail and bus services. | **16** | 10 | 2 | - | 4 | - | 8 | 8 | "More housing areas in a good position (near train lines)." - *Recruited Participant*<br>"Potential for walkway/bikeway and public transport connectivity." - *Self-Nominated Participant*<br>"Development that is on existing rail infrastructure is clever and efficient." - *Self-Nominated Participant*<br>"Ability to work and live in same area." - *Recruited Participant* |
| **Road and traffic improvements:** While participants are concerned that more development may increase traffic some also recognised that development is an opportunity to trigger road upgrades and improve traffic management. | **15** | 5 | 3 | 3 | 4 | - | 13 | 2 | "Improvement in roads (EG upgrade to beams road)." - *Self-Nominated Participant*<br>"Widening Beams to 2 lanes." - *Recruited Participant*<br>"Overpass over railway. " - *Self-Nominated Participant* |
| **Enhanced public transport :** Comments identified that the development may catalyse better public transport and infrastructure for the area. | **14** | 7 | 1 | 3 | 2 | 1 | 11 | 3 | "Potential improvements to infrastructure" - *Self-Nominated Participant*<br>"Better transportation for the local community" - *Recruited Participant* |
| **Increased housing diversity and choice:** Comments identified that development is an opportunity to increase housing choice and affordability in the local area. | **13** | 1 | 3 | 3 | 4 | 2 | 8 | 5 | "I liked the aspect of new homes being built especially townhouses for people that may be struggling to afford a brand new home." - *Recruited Participant*<br>"It would mean that the generation that grew up in Carseldine could afford to buy/rent the sort of housing that suit young singles and couples" - *Self-Nominated Participant*<br>"Affordable housing for low-middle income earners." - *Self-Nominated Participant* |
| **Enhanced sport and recreation facilities:** Comments recognised that the plan intends to improve sport and recreation facilities. | **9** | 4 | 2 | - | 2 | 1 | 6 | 3 | "Upgrading the sporting fields." - *Recruited Participant*<br>"Sports precinct and green events space for the community." - *Self-Nominated Participant* |
| **Set a standard for environmental design:** Respondents appreciated the environmental design considerations included in the Plan. | **8** | 1 | - | 2 | 2 | 3 | 7 | 1 | "It could be used to showcase better ways to build sustainable houses, rainwater harvesting, flood management. Private and public planting for wildlife." - *Self-Nominated Participant* |
| **Efficient use of underutilised land:** Responses indicated that the development makes good use of underutilised land and is a best practise example for future developments. | **8** | - | 2 | 1 | 2 | 3 | 6 | 2 | "Could be the template for future development i.e. Bridgeman Downs" - *Self-Nominated Participant* |

### 3.2.2 Great New Local Place at CUV

To explore the local community's aspirations for CUV participants were asked to complete a creative collage. Participants were provided with a predetermined set of images, words and list of community amenity items and were asked to select:

- 3 images to reflect the type of neighbourhood and built form they would like to see at the precinct;
- 9 images to reflect their desired public realm and place experiences;
- 6 words to support their desired look, feel and experience; and
- As many community amenity items they felt would be appropriate to incorporate in the development.

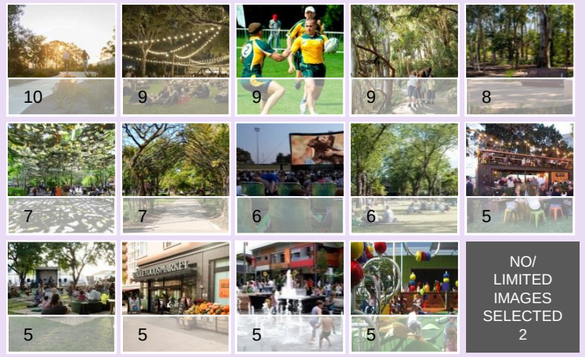
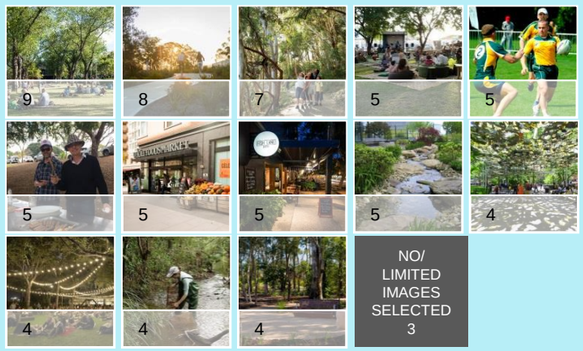
Participants were then asked to consider what deliverables they felt would be required to ensure CUV became a great new local place.

Participants were provided with an option to write or draw any aspirations they had which they felt was not represented in the palette of materials provided.

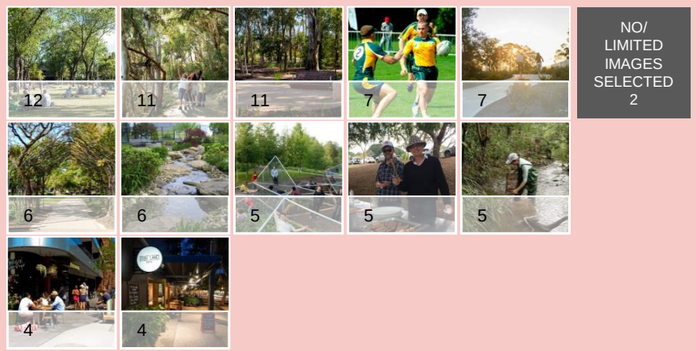
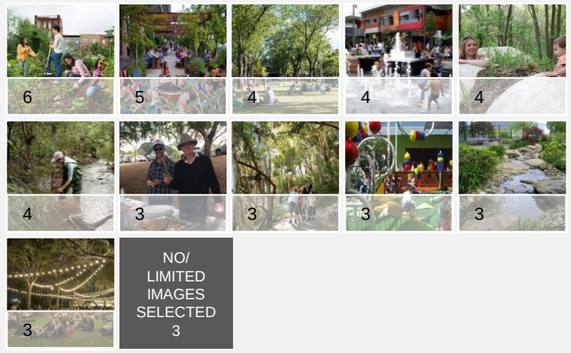
The following is a synthesis of the most selected images, words, community amenity and elements the development 'must deliver'. Results are presented by household type, attendee source and as an aggregate of all responses.

When reviewing the results it should be noted that a number of participants did not complete this activity in the workbook, reflecting their desire for limited or no development to occur on site.

Selection by household type

| | Young Families (25 participants) | Older Families (19 participants) |
|---|---|---|
| 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)<br>• Active & healthy<br>• A place to raise children<br>• Programmed events (e.g. farmers markets, concerts)<br>• Green & lush<br>• Public parks & open spaces<br>• A place to play<br>• Great access to natural environment<br>• A place to escape | • Green & lush<br>• Peaceful & reflective<br>• Public parks & open spaces<br>• Great access to natural environment<br>• Quiet & still<br>• A place to relax with friends or co-workers (e.g. cafes, bars)<br>• Areas for recreation & leisure (e.g. walking paths, picnic, boardwalk, rock climbing)<br>• Programmed events (e.g. farmers markets, concerts) |
| Community Amenity | Cultural Facilities<br>• Library<br>• Festivals & Events<br>• Cinema<br>Medical Facilities<br>• Medical Centre<br>• Community Health Centre<br>Community Facilities<br>• Community Centre<br>• Community Meeting Rooms<br>• Youth Centre<br>Sports Related Facilities<br>• Walking, Cycling, Jogging paths<br>• Outdoor fitness equipment<br>• Children's play equipment<br>Education<br>• University<br>• After School Care<br>• Adult & Community Education<br>• Early Years Learning Centre<br>Retail<br>• Markets<br>• Restaurants – family dining<br>• Bank<br>• Convenience Shopping<br>Public Open Space<br>• Conservation Park/Reserve<br>• Parks with Facilities<br>• Urban Park and Town Centre<br>• Wifi | Cultural Facilities<br>• Library<br>• Museums<br>• Cinema<br>• Design Studio<br>• Festivals & Events<br>Medical Facilities<br>• Medical Centre<br>Community Facilities<br>• Community Centre<br>• Innovation Hub<br>• Senior's Centre<br>Sports Related Facilities<br>• Walking, Cycling, Jogging Paths<br>• Basketball/Netball Courts<br>Education<br>• University<br>• Adult & Community Education<br>• Early Years Learning Centre<br>Retail<br>• Markets<br>• Restaurants – cheap eats<br>• Restaurants – family dining<br>Public Open Space<br>• Local Parks<br>• Conservation Park/Reserve<br>• Public Art |
| To become a great place this development must … | • Create a strong community vibe that is welcoming, engaging, vibrant, diverse and family-friendly<br>• Spaces suitable for kids and their parents<br>• A long-term plan for addressing issues such as traffic management, housing, crowding, flooding<br>• Enhance facilities and amenities (i.e. sporting facilities)<br>• Well maintained, safe, clean and beautiful spaces | • Community oriented, family friendly spaces to relax with family and friends<br>• Balance natural and built-up spaces by including ample greenery and parklands<br>• Diverse range of residential and commercial uses that are not high density<br>• Aesthetically planned spaces that are accessible and walkable<br>• Address existing issues including traffic congestion, parking, flooding, noise, and invest in necessary infrastructure |

Selection by household type

| | Retirees (21 participants) | Couple Households (14 participants) | Not Defined / Other (11 participants) |
|---|---|---|---|
| Housing Type & Street Scape Images |  8 6 5 4 4 NO IMAGES SELECTED 2 |  5 3 3 2 2 2 NO IMAGES SELECTED 5 |  4 3 2 NO IMAGES SELECTED 2 |
| Public Realm & Amenity Images |  12 11 11 7 7 NO/ LIMITED IMAGES SELECTED 2 6 6 5 5 5 4 4 |  12 9 7 5 5 NO/ LIMITED IMAGES SELECTED 1 4 4 4 |  6 5 4 4 4 4 3 3 3 3 3 NO/ LIMITED IMAGES SELECTED 3 |
| Look, feel & experience words | • Green & lush<br>• Areas for recreation & leisure (e.g. walking paths, picnic, boardwalks, rock climbing)<br>• Peaceful & reflective<br>• Public parks & open spaces<br>• Great local and regional public transport access<br>• Great access to natural environment | • Green & lush<br>• Active & healthy<br>• Great access to natural environment<br>• Peaceful & reflective<br>• Public parks & open spaces<br>• Access to fresh and locally produced food<br>• Energy efficient everything<br>• Quiet & still | • A place to raise children<br>• Green & lush<br>• A place to play<br>• Active & Healthy<br>• Peaceful & reflective<br>• Public parks & open spaces<br>• Welcoming, intimate & friendly |
| Community Amenity | Cultural Facilities<br>• Library<br>• Festivals & Events<br>• Cinema<br>• Live Performance Venues<br>• Street Arts<br>Medical Facilities<br>• Medical Centre<br>Community Facilities<br>• Senior's Centre<br>• Community Hall<br>• Community Centre<br>• Community Meeting Rooms<br>Sports Related Facilities<br>• Walking, Cycling, Jogging paths<br>• Children's play equipment<br>• Outdoor fitness equipment<br>• Tennis Courts<br>Education<br>• University<br>• Adult & Community Education<br>• TAFE<br>Retail<br>• Markets<br>• Restaurants – family dining<br>• Restaurants – cheap eats<br>• Wine Bars<br>Public Open Space<br>• Conservation Park/Reserve<br>• Local Parks<br>• Parks with Facilities | Cultural Facilities<br>• Library<br>• Live performance venues<br>• Art Studio<br>• Festivals & Events<br>Medical Facilities<br>• Medical Centre<br>• Medical Campus<br>• Community Health Clinic<br>Community Facilities<br>• Community Centre<br>• Community Hall<br>Sports Related Facilities<br>• Walking, Cycling, Jogging Paths<br>• Soccer<br>• Outdoor fitness equipment<br>Education<br>• University<br>• Adult & Community Education<br>• Early Years Learning Centre<br>Retail<br>• Markets<br>• Restaurants – family dining<br>• Restaurants – cheap eats<br>• Restaurants – fine dining<br>Public Open Space<br>• Conservation Park/Reserve<br>• Parks with facilities<br>• Local Parks | Cultural Facilities<br>• Festivals & Events<br>• Entertainment Venues<br>• Library<br>Medical Facilities<br>• Community Health Centre<br>• Medical Centre<br>Community Facilities<br>• Community Centre: Long Day Care<br>• Community Centre<br>• Senior's Centre<br>Sports Related Facilities<br>• Walking, Cycling, Jogging Paths<br>• Children's play equipment<br>Education<br>• Early Years Learning Centre<br>• After School Care<br>• Adult & Community Education<br>Retail<br>• Markets<br>• Restaurants – Family Dining<br>Public Open Space<br>• Conservation Park/Reserve<br>• Urban Park and Town Centre<br>• Wifi |
| To become a great place this development must … | • Address existing issues including traffic congestion, parking spaces, and invest in necessary infrastructure<br>• Ample natural amenity and trees<br>• Community oriented, family friendly spaces to relax with family and friends<br>• Diverse, mixed uses that cater to all types of people and complement existing suburban and natural amenity<br>• Long-term plans that tap into social change (e.g. singles, childless, work-from-home) | • Maintain local feel and character through suitable building types, whilst adding value through creative and interesting design<br>• Consider existing planning issues, mainly traffic congestion, available parking, housing options and upgrading local amenities (i.e. sporting facilities)<br>• Foster an inclusive and welcoming community<br>• Create a long-term plan for the site that predicts changes in the Australian lifestyle and protects the environment (i.e. waterways) | • Protect Waterways and preserve natural bushland.<br>• Listen to the community<br>• Identify its target demographic and deliver that their needs.<br>• A balance of community services, retail and residential<br>• Stop the concept. Stop the sale of assets. |

**Selection by attendee source**

| | Self-Nominated Attendees (68 Participants) | Recruited Participants (22 Participants) |
|---|---|---|
| Housing Type & Street Scape Images |  |  |
| Public Realm & Amenity Images |  |  |
| Look, feel & experience words | • Green & lush<br>• Public parks & open spaces<br>• Peaceful & reflective<br>• Areas for recreation & leisure (e.g. walking paths, picnic, boardwalk, rock climbing)<br>• Great access to natural environment<br>• Active & Healthy<br>• Great local and regional public transport access<br>• Quiet & still<br>• A place to escape<br>• Access to fresh and locally produced food<br>• A place to raise children | • A place to raise children<br>• Active & Healthy<br>• Green & lush<br>• Areas for recreation & leisure (e.g. walking paths, picnic, boardwalk, rock climbing)<br>• Peaceful & reflective<br>• A place to relax with friends or co-workers (e.g. cafes, bars)<br>• Public parks & open spaces<br>• Sense of neighbourliness<br>• Welcoming, intimate & friendly |
| Community Amenity | Medical Facilities<br>• Medical Centre<br>• Medical Campus<br>• Community Health Centre<br>Community Facilities<br>• Community Centre<br>• Senior's Centre<br>• Community Meeting Rooms<br>Sports Related Facilities<br>• Walking, Cycling, Jogging paths<br>• Outdoor fitness equipment<br>• Children's play equipment<br>• Soccer<br>Cultural Facilities<br>• Library<br>• Festivals & Events<br>• Cinema<br>Education<br>• University<br>• Early Years Learning Centre<br>• Adult & Community Education<br>Retail<br>• Markets<br>• Restaurants – family dining<br>• Restaurants – cheap eats<br>Public Open Space<br>• Conservation Park/Reserve<br>• Parks with Facilities<br>• Local Parks | Cultural Facilities<br>• Library<br>• Festivals & Events<br>• Live performance venues<br>Medical Facilities<br>• Medical Centre<br>• Community Health Centre<br>Community Facilities<br>• Community Hall<br>• Community Centre<br>• Youth Centre<br>Sports Related Facilities<br>• Walking, Cycling, Jogging Paths<br>• Outdoor fitness equipment<br>Education<br>• After School Care<br>• Early Years Learning Centre<br>• Adult & Community Education<br>Retail<br>• Markets<br>• Restaurants – cheap eats<br>• Restaurants – family dining<br>Public Open Space<br>• Wifi<br>• Local Parks<br>• Urban Park and Town Centre |
| To become a great place this development must ... | • Enhance the community, increase the amenities with zero impact on current residents.<br>• Be stopped. Listen to the community.<br>• Maintain green, open space. No adverse effect to flora and fauna.<br>• First address the existing traffic, parking, transport and infrastructure issues. Consider parking and traffic based on realistic expectations.<br>• A balance of community services, commercial, retail and residential uses.<br>• Be creative and add value to the site by keeping up with the changing Australian lifestyle.<br>• Be quiet, restful and reflective.<br>• No high rise buildings, or buildings along Dorville Road.<br>• Sporting facilities upgraded.<br>• Maintain community feel, inclusive and welcoming. | • Embrace the natural beauty, maintain open and green spaces.<br>• The place should be vibrant, diverse and have character.<br>• Not have multi storey apartments; have a mix of independent homes, villas and townhouses.<br>• Have a solid plan to tackle future and existing issues of traffic and public transport.<br>• Cater for all ages, somewhere parents can unwind and kids can have fun and play.<br>• A place to relax with friends and family.<br>• Encourage community togetherness |

## Summary of Public Realm and Community Amenity Aspirations

Overall, participants expressed a desire for CUV's public realm and community amenity to:

- Enhance and protect the site's natural attributes and enable human interaction with the natural environment
- Provide solutions to existing urban issues, such as traffic congestion, parking, efficient public transport and flooding
- Incorporate tree lined and human scale streets with a low to medium density built form (townhouse and buildings between 3 – 5 storeys in height)
- Foster a welcoming, inclusive, family friendly community feel that encourages social interaction, caters for all ages and promotes 'togetherness'.
- Support healthily lifestyles through the inclusion of running, cycling and walking paths and formal sport facilities

Families with young children and couple households placed more emphasis on incorporation of a contemporary high street with neighbourhood retail, cafes, services, an urban playground and public piazza.

The following diagram presents a synthesis of the local community's key public realm and community amenity appetites for CUV.

### Most selected Housing Type & Street Scape Images







NO IMAGES SELECTED

19










The most selected neighborhood images depicted tree lined streets with human scale medium density built form (buildings between 3 – 5 storeys). 19 participants elected no images of housing as they object to this form of development taking place.

### Most selected Public Realm & Amenity Images































### Additional Images Selected by Young Families & Older Families












The most popular images selected reflected a preference for CUV's public realm to enable:

- The enhancement and protection of the site's natural attributes
- Human interaction with nature and the environment
- Informal evening activities and experiences
- Active recreation including paths for running, cycling and walking
- Formal sports activities
- Outdoor social events including community gardens, picnics / gatherings in a park environments)

Families with young and older children tended to select more images that depicted a more urban experience including:

- A contemporary high street with neighborhood retail, cafes, services, urban playground and public piazza; and
- Night time activities such as outdoor cinemas and causal pop up outdoor eating.

In the collage activity 11 local community participants selected no or less than three public realm images expressing their desire for limited intervention and or no development to occur on site.

### Look, Feel & Experience Words

Across all groups the key words selected supported their image palettes including:

- **"green & lush", "public parks & open space", "peaceful & reflective", "great access to natural environment", "quiet & still"**
- **"areas for recreation & leisure (walking paths, picnic, boardwalks, rock climbing)", "active & healthy",**
- **"a place to relax with friends or co-workers (e.g. cafes, bars), "access to fresh and locally produced food"**
- **"great local and regional public transport"**

Families with young and older children want a place experience that incorporated **programmed events (e.g. farmers markets, concerts etc)**

### Community Amenity

The following items were selected as desirable for inclusion at CUV:

**Cultural facilities**
- Library
- Festivals and Events
- Art Studio (Couple Households)
- Live Performance Venue (Retirees & Couple Households)

**Medical facilities**
- Medical Centre

**Sport & Recreation**
- Walking, jogging & Cycle Tracks
- Outdoor Fitness Equipment
- Play Equipment
- Basketball / Netball Courts (Older Families)
- Soccer (Couple Households)
- Tennis Courts (Retirees)

**Retail**
- Markets
- Restaurants (including family dining, cheap eats, wine bar and fine dining)
- Bank
- Convenience shopping

**Community facilities**
- Community Centre
- Meeting Rooms
- Youth Centre (Older Families)
- Innovation Hub (Older Families)
- Senior's Centre (Retirees)

**Public Open Space**
- Park / Reserve
- Local Parks
- Parks with Facilities
- Urban Park (Young Families)
- Wi-Fi (Young Families)
- Public Art (Older Families

**Education**
- Early Learning
- University
- Adult & Community Education
- After School Care (Young Families)
- TAFE (retirees)

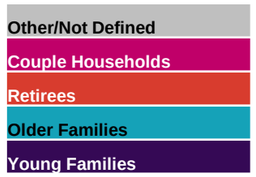
### To Become A Great Place ...

When asked to consider what is required for CUV to become a great place in the local area the following key themes emerged:

- Provide ample green and open space by protecting natural amenities (bushland and waterways) and promoting sustainable development practices.
- Foster a welcoming, inclusive, family friendly community feel that encourages social interaction, caters for all ages and promotes 'togetherness'.
- Provide solutions to existing urban issues, such as traffic congestion, parking availability, efficient public transport, flooding, necessary infrastructure and affordable housing.
- Maintain existing amenity and context – 'keep what's good'.
- Maintain an open, non-crowded, spacious feel by not building high density residential and instead providing a mix of low to medium density housing types (e.g. detached, villa, townhouses).

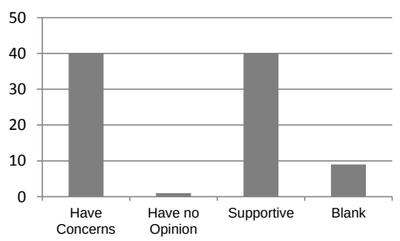
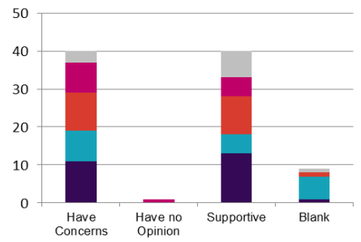
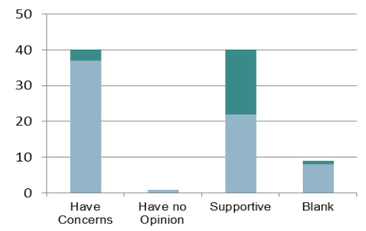
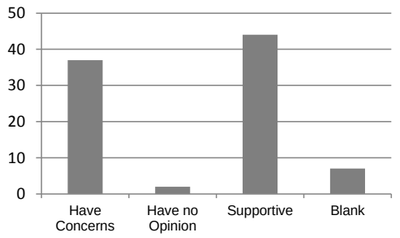
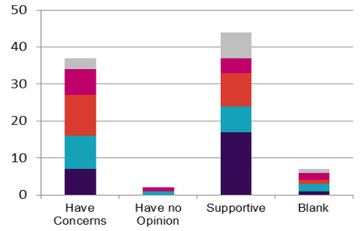
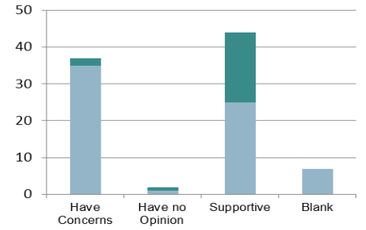
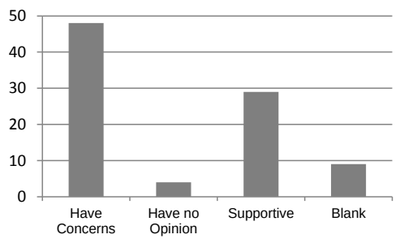
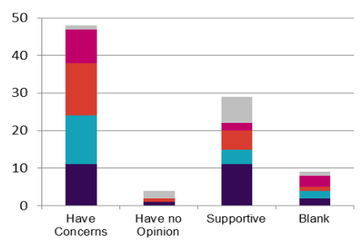
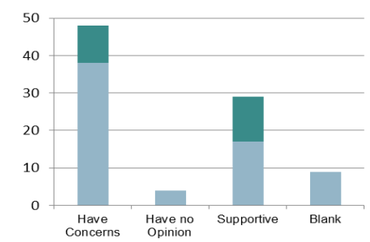
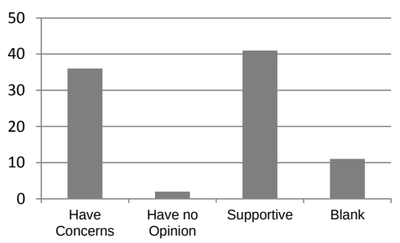
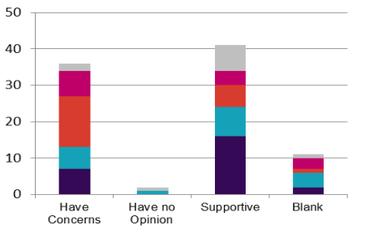
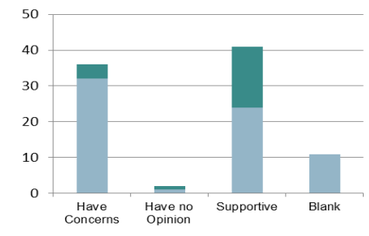
### 3.2.3 Feedback on Draft CUV Vision & Guiding Principles

Finally participants were provided with an overview of the Draft Vision and Guiding Principles for development of CUV. Participants were then asked if they were *Supportive, Have Concerns or Have No Opinion.* The following provides an overview of the feedback by household type, attendee source and as a whole. In summary participants were relatively balanced in their level of support for the vision and principles except for housing type where there is a preference for detached dwellings and this reflects the predominant form of housing in the area. There was significant support for improving access to public transport, being environmentally sustainable and quality design.





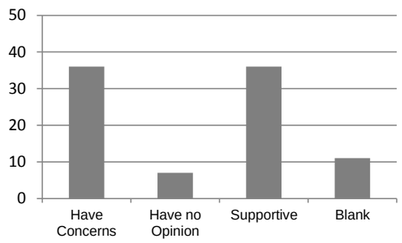
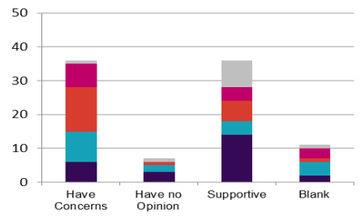
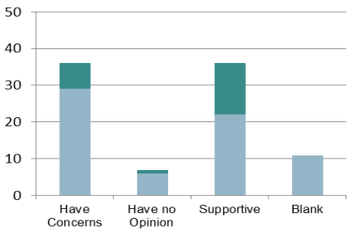
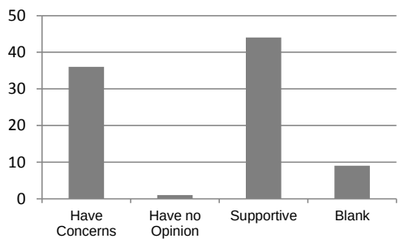
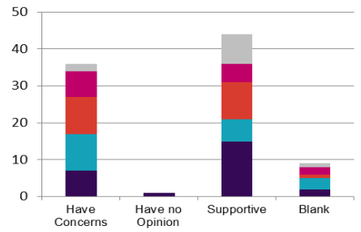
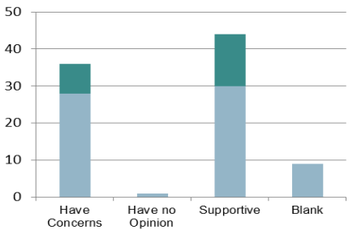
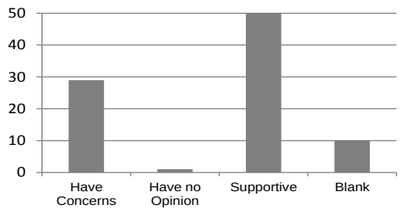
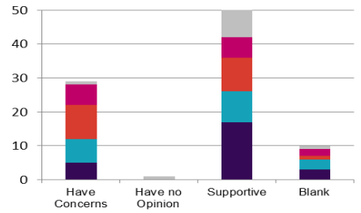
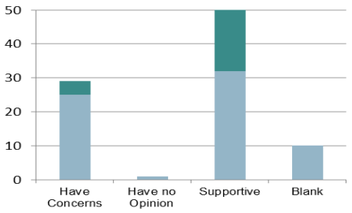
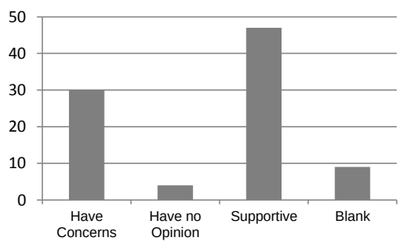
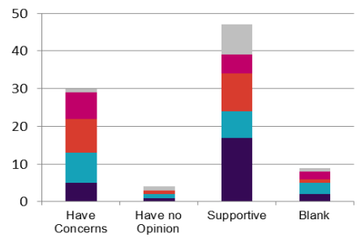
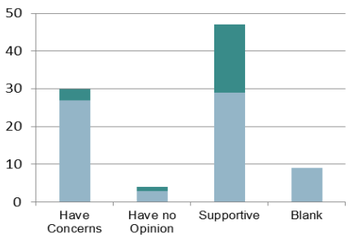


| | | Aggregated Total | Total by Household Type | Total by Attendee Source | Selected Quotes |
|---|---|---|---|---|---|
| DRAFT VISION | *Create not just a locality but a lifestyle heart where residents can live, work, shop, dine and play with access to innovative, smart and sustainable housing, a 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.* |  |  |  | "Cannot agree with any of these issues given the suburb will saturate with traffic, congestion and noise" – *Self-Nominated Participant*<br>"It can't be all things to all people – utopia doesn't happen in the real world" – *Self-Nominated Participant*<br>"This is all great. Need to ensure Fitzgibbon doesn't turn in to small Chermside – all units, shops etc ensure it doesn't lose its suburban feel" – *Recruited Participant* |
| GUIDING PRINCIPLES Carseldine Urban Village will: | *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.* |  |  |  | "More mixed use centres are not needed." – *Self-Nominated Participant*<br>"Great principles, but the concern is the inevitable reduction due to economy of provision" – *Self-Nominated Participant*<br>"Interesting, not just modern townhouse centre (boring!)" – *Recruited Participant*<br>"For me the priority of the urban village is the amenities not too much about the housing. I just want a place like Southbank that is closer to home" – *Recruited Participant* |
| *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.* | |  |  |  | "Would like to have no higher than four storeys" – *Self-Nominated Participant*<br>"No housing commission on ENRAS" – *Self-Nominated Participant*<br>"Medium to high density housing would be a more efficient use of limited land"– *Self-Nominated Participant*<br>"Not keen on apartments as I think its too close to Chermside therefore too many will look ugly. Also traffic may get bad" – *Recruited Participant* |
| *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.* | |  |  |  | "Parking must be provided per home. Streets filling up now" – *Self-Nominated Participant*<br>Green footpaths are dead areas for flora and fauna" – *Self-Nominated Participant*<br>"Lack of public space" - *Recruited Participant* |







| | | Aggregated Total | Total by Household Type | Total by Attendee Source | Selected Quotes |
|---|---|---|---|---|---|
| GUIDING PRINCIPLES cont. Carseldine Urban Village will: | *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.* |  |  |  | "Already have live-work solutions at Ftizgibbon and under utilized" - *Self-Nominated Participant*<br>"Low skill low wage service jobs in cafes" – *Self-Nominated Participant*<br>"Type of work is not mentioned, office or shops?" – *Recruited Participant* |
| | *TRANSPORT: Improved access to public transport and increased walkability reducing the number of vehicle trips per household.* |  |  |  | "Increased reliance on public transport is aspirational. People will still have cars and units don't provide adequate number of car parks for units" - *Self-Nominated Participant*<br>"Cost of public transport must be considered. Parking must be adequate for residents and visitors" - *Self-Nominated Participant*<br>"Public transport is too unreliable" – *Recruited Participant*<br>"Traffic and parking will always be an issue" – *Recruited Participant* |
| | *ENVIRONMENT: Be environmentally and ecologically sustainable, with the development promoting water sensitive urban design, use of renewables, and energy efficient housing.* |  |  |  | "I am very concerned about the wildlife these are very sensitive species. They cannot survive in a large development" - *Self-Nominated Participant*<br>"Trees promote nature and inspire wonder, create shade, enable climbing and play" - *Self-Nominated Participant*<br>"Flooding every year will get worse"– *Recruited Participant* |
| | *AESTHETICS: Be well designed and promote excellence in urban design and architecture to create a liveable and attractive community.* |  |  |  | "As long as it doesn't look too much like a city like suburb. Needs to fit in with the local area" – *Recruited Participant*<br>"Don't use materials like Fitzgibbon Community Centre looks like rusty building. Use materials that don't date overtime" – *Recruited Participant* |

## 3.3 Summary of Community Priorities & Aspirations

THI have examined all responses and identified the following six themes the Master Plan must consider to meet the communities priorities for the development of CUV.

Carseldine Urban Village must:

Limit further impact (or mitigate) the already established urban growth issues in the area including:

- *Reducing traffic congestion during peak times:* Especially congestion along Dorville and Beams Road. Responses included widening Beams Road at the rail crossing or building an overpass. Others do not want an overpass due to visual impacts.
- *Ensuring there is adequate parking:* Concern that there is not enough parking already and that future development will exacerbate the problem by not including adequate off street parking. Some comments recognised that planning for existing parking can be improved.
- *Reducing flooding:* Increased development will exacerbate existing flooding on the site. There were also comments identifying that development is an opportunity to address flood management.
- *Improving public transport services:* While development close to the rail line means people may use public transport more often there is some concern that the level of service is already at capacity.

Protect and enhance the site's natural attributes including:

- *Protecting open space, flora and fauna:* Concern that development will impact on native plants and animals through loss of habitat. Planning and development should adopt landscaping and mitigation strategies that enhance habitat.

Enable an active and healthy lifestyle via:

- *Retaining and improving sport and recreation facilities:* Address concern that development may result in the loss of existing sports facilities and space for passive and active recreation. Provide new outdoor play and fitness equipment, connect the precinct with bike and walking tracks and provide places for people to socialise before and after activity.

Deepen the social, cultural and community amenity available locally including:

- *Providing a diversity of outdoor spaces:* Include places for quiet reflection and events such as markets and movies in the park.
- *Supporting development of cultural, health and community facilities:* Participants would like to see a medical centre, library and or meeting rooms and programs for young people and retirees, including education and early childhood development.
- *Providing a village high street and urban common:* Create a centre that is human scale with neighbourhood services; specifically cafes, family and fine dining, bar, and small performance space.
- *Improving social diversity and cohesion:* Increase the diversity of housing and provide public spaces for the community to interact and form stronger connections.

Improve housing affordability, choice and neighbourhood value via:

- *Increasing the diversity and types of housing available:* Deliver a range of housing types and sizes with flexible live work options. Providing more choice for older people to age in place and create opportunity for young people to get into the market.
- *Ensuring development is of a high standard:* Provide a quality of urban design, landscaping and mix of services that increases the overall attractiveness of the suburb.

Be an exemplar of sustainable urban development for the region:

- Some participants identified that if CUV is a place where you can ultimately live, walk to work, recreate and use public transport then this enables a more cost effective and environmentally sustainable lifestyle. Participants wanted to see this theme carried through into the buildings and environment.

# Carseldine Urban Village

Place Making & Community Development Workshop

THE HORNERY INSTITUTE