



202A Fullers Road Chatswood NSW 2067  
Ph: (02) 9413 1233 Mob: 0414 504 832  
Internet: [www.wintonsrs.com.au](http://www.wintonsrs.com.au)  
Email: [leswinton@bigpond.com](mailto:leswinton@bigpond.com)



Winton Sustainable Research Strategies Pty Ltd

QPMR



---

Market and Social Research + Evaluation + Consultation  
*Advising Government and Community Sectors since 1981*

---

## Research Report

# Community Attitudes to the Current Planning and Development Strategy for the Canberra Brickworks and Environs

Conducted for the

ACT Land Development Agency

25 July 2014

## Table of Contents

<b>Executive Summary</b>	<b>1</b>
<b>1. Introduction</b>	<b>4</b>
1.1 Background	4
1.2 The Research Approach	4
1.3 A Note on Sampling Tolerances	4
<b>2. The Study Findings</b>	<b>6</b>
2.1 Response to the Overall Development Proposal	6
2.1.1 Opinions of the Overall Proposal	6
2.2.1 Opinions of the Brickworks Aspect of the Proposal	10
2.2.2 Suggestions and Comments regarding the Brickworks Aspect of the Proposal	12
2.3.1 Opinions of the Parks Aspect of the Proposal	13
2.3.2 Suggestions and Comments regarding the Parks Aspect of the Proposal	14
2.4.1 Opinions of the Housing Aspect of the Proposal	15
2.4.2 Suggestions and Comments regarding the Housing Aspect of the Proposal	17

# Executive Summary

---

## Background:

This report covers a telephone survey undertaken during late June and early July 2014 to investigate community awareness and opinions concerning the current Planning and Development Strategy for the Canberra Brickworks and Environs.

The survey involved a total of 1,400 interviews made up of 500 interviews with people living in the local area (Yarralumla, Curtin and Deakin) and 900 interviews with people living in the rest of Canberra.

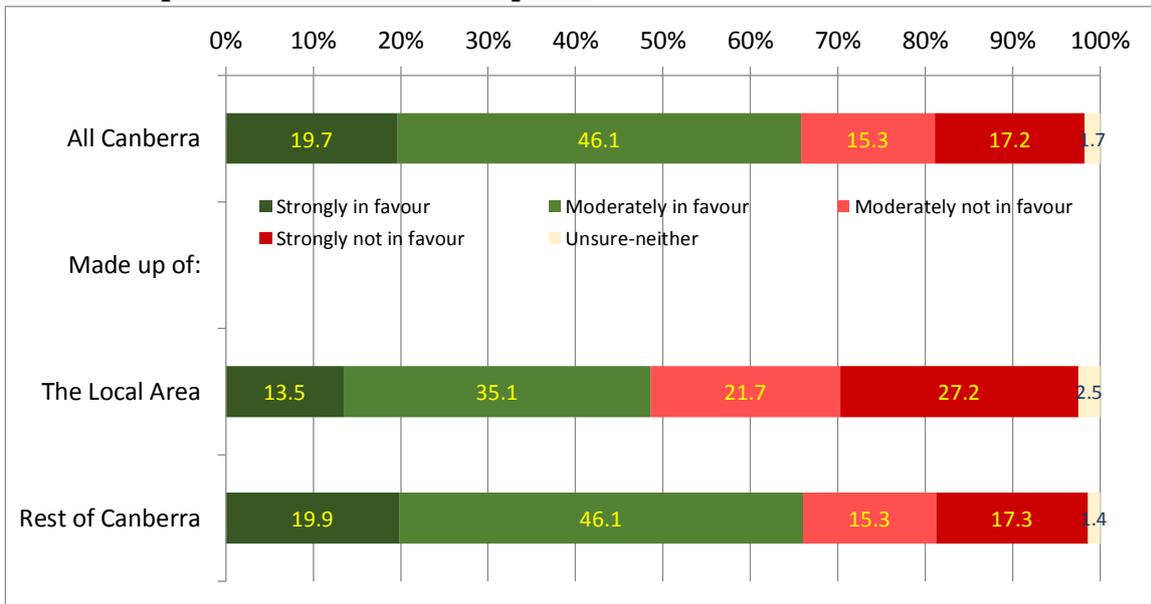
The planning and development proposal examined in the study provides for:

- Preservation of the historic Canberra Brickworks, creating a major new public space in Canberra that can be used for a myriad of activities – such as community and cultural events, pop-ups to support new and creative enterprises. This will allow for future opportunities for adaptive reuse of the Brickworks to be explored by either ACT Government or the private industry.
- High quality public facilities including three parks – Quarry Park on the site of the old quarry, Denman Street Park to the south of Denman Street between nearby Yarralumla and proposed new housing, and a third park incorporating the Railway Remnants heritage area.
- Construction of approximately 1,600 new dwellings in a range of housing options from two storey terrace or townhouse style housing, to medium rise units of up to eight storeys, and approximately 15,000 square metres of commercial space.

## Main Findings:

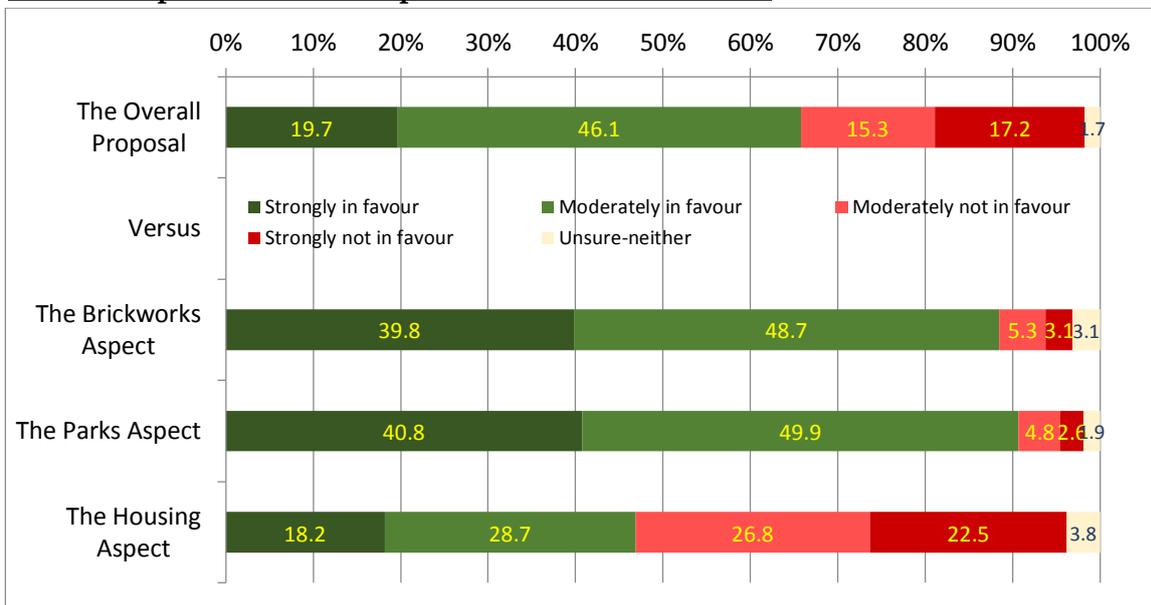
A majority of the population across Canberra is in favour of the overall proposal, with those in favour (65.8%) outnumbering those not in favour (32.5%) by a factor of two to one. However people in the local area (Yarralumla, Curtin and Deakin) are evenly divided, with just under half in favour (48.6%) and just under half not in favour (48.9%). Furthermore, whereas only around one quarter of those in favour are strongly in favour (13.5% of 48.6%), over half of those not in favour are strongly not in favour (27.2% of 48.9%). [See Chart A]

**Chart A: Opinions of the Overall Proposal:**

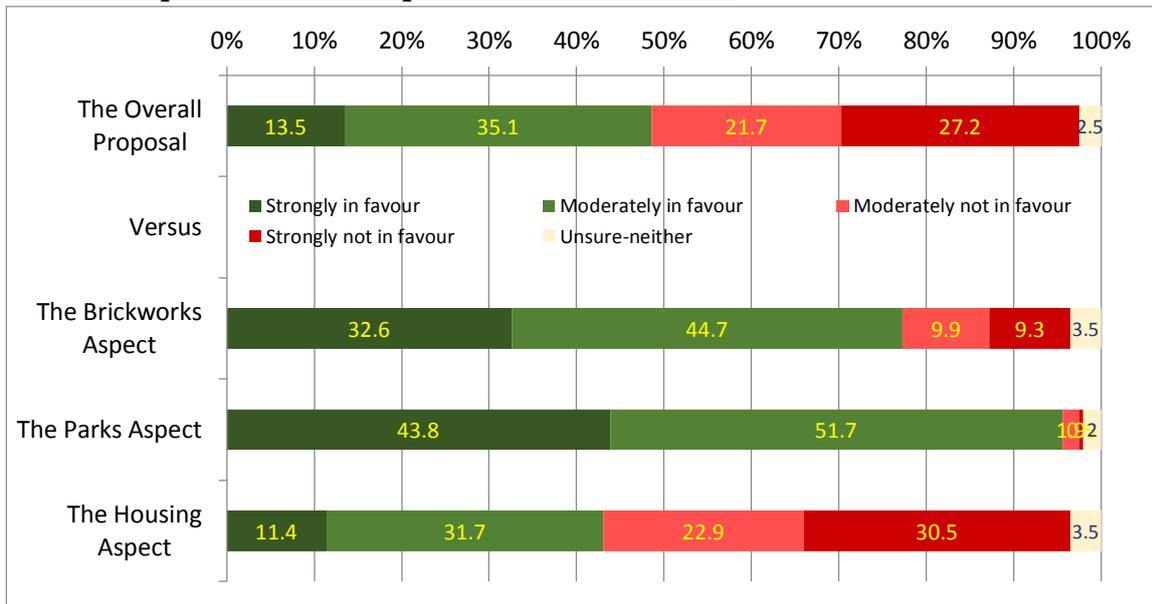


When the three aspects of the proposal are unpacked, it is clear that while substantial majorities of both locals and the rest of Canberra are in favour of both the brickworks aspect and the parks aspect, more people both locally and in the rest of Canberra are not in favour of the housing aspect (53.4% and 49.3% respectively) than in favour (43.1% and 46.9% respectively). [See Charts B, C and D]

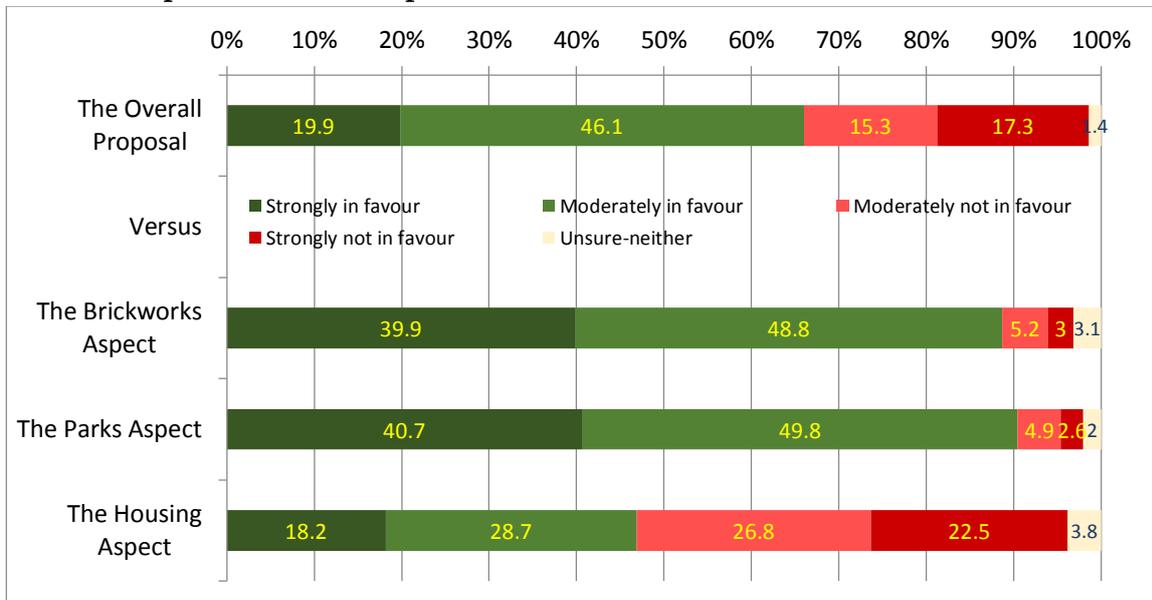
**Chart B: Opinions of the Proposal – Across all Canberra:**



**Chart C: Opinions of the Proposal – in the Local Area:**



**Chart D: Opinions of the Proposal – in the Rest of Canberra:**



# **1. Introduction**

---

## **1.1 Background**

This report covers a telephone survey undertaken during late June and early July 2014 to investigate community awareness and opinions concerning the current Planning and Development Strategy for the Canberra Brickworks and Environs.

## **1.2 The Research Approach**

A community information and feedback session was held on 31 May 2014 in the area by Land Development Agency as part of its community engagement strategy. Winton Sustainable Research Strategies Pty Limited (WSRS) was commissioned to conduct a telephone survey of the Canberra population to complement the community engagement activities.

As with the 2011 study it was felt that people would need to examine the proposed development option in some detail before being interviewed, as unlike less complex development proposals it is difficult to describe adequately in words alone. Therefore, after pilot-testing of the questionnaire, the telephone interviews proceeded as follows:

1. An initial short interview was undertaken to secure agreement to participate, collect demographic data, and to ascertain which stimulus material to send. This consisted of either a link to a video presentation on the LDA website for those with internet access, or a DVD of the video for those preferring to view it on their DVD player, or a coloured brochure-style explanation of the concept used in community consultations for those with no DVD player.
2. A longer main interview shortly thereafter as arranged with each respondent, to seek their views on the development strategy.

In terms of sampling, random digit dialling was used to develop two samples:

- A sample of 500 interviews with people living in the local area, defined as the three adjacent suburbs of Yarralumla, Curtin and Deakin; and
- A sample of 900 interviews with people living in the rest of Canberra.

At each telephone number up to three calls were made to not at homes at different times on different days before sample replacement. At the analysis stage, the two samples were combined into a total sample of 1,400 people, with the data then being weighted to realign it with population proportions.

## **1.3 A Note on Sampling Tolerances**

Regarding sample size, whenever a survey is based on a sample of the population, the results can vary from those that would have been obtained had everyone been included in the survey, as detailed in the table below:

- With a sample size of 500 for the sample in the local area (the three adjacent suburbs or Yarralumla, Curtin and Deakin), the sampling tolerance is around  $\pm 4.4\%$ , in other words, results

should be no more than 4.4% either way of the results that would have been obtained if the whole 18+ population in those suburbs had been interviewed.

- With a sample size of 900 for the sample in the rest of Canberra, the sampling tolerance is around  $\pm 3.3\%$ , in other words, results should be no more than 3.3% either way of the results that would have been obtained if the whole 18+ population in those suburbs had been interviewed.
- With the combined weighted sample of 1,400, the sampling tolerance is around  $\pm 3\%$ , in other words, results should be no more than around 3% either way of the results that would have been obtained if the whole 18+ population of Canberra had been interviewed.

<b>Sampling Tolerances for Sample Surveys</b>					
Size of Sample or Sub-Sample	Sampling tolerance (plus or minus) for various response levels at the 95% confidence level – ‘infinite’ universe, where the proportion answering one way (eg, “yes”) approaches:				
n	10% or 90%	20% or 80%	30% or 70%	40% or 60%	50%
100	$\pm 5.9\%$	$\pm 7.8\%$	$\pm 9.0\%$	$\pm 9.6\%$	$\pm 9.8\%$
125	$\pm 5.3\%$	$\pm 7.0\%$	$\pm 8.0\%$	$\pm 8.6\%$	$\pm 8.8\%$
150	$\pm 4.8\%$	$\pm 6.4\%$	$\pm 7.3\%$	$\pm 7.8\%$	$\pm 8.0\%$
175	$\pm 4.4\%$	$\pm 5.9\%$	$\pm 6.8\%$	$\pm 7.3\%$	$\pm 7.4\%$
200	$\pm 4.2\%$	$\pm 5.5\%$	$\pm 6.4\%$	$\pm 6.8\%$	$\pm 6.9\%$
250	$\pm 3.7\%$	$\pm 4.9\%$	$\pm 5.7\%$	$\pm 6.1\%$	$\pm 6.2\%$
300	$\pm 3.4\%$	$\pm 4.5\%$	$\pm 5.2\%$	$\pm 5.5\%$	$\pm 5.7\%$
325	$\pm 3.3\%$	$\pm 4.4\%$	$\pm 5.0\%$	$\pm 5.3\%$	$\pm 5.5\%$
400	$\pm 2.9\%$	$\pm 3.9\%$	$\pm 4.5\%$	$\pm 4.8\%$	$\pm 4.9\%$
450	$\pm 2.8\%$	$\pm 3.7\%$	$\pm 4.2\%$	$\pm 4.5\%$	$\pm 4.6\%$
500	$\pm 2.6\%$	$\pm 3.5\%$	$\pm 4.0\%$	$\pm 4.3\%$	$\pm 4.4\%$
600	$\pm 2.4\%$	$\pm 3.2\%$	$\pm 3.7\%$	$\pm 3.9\%$	$\pm 4.0\%$
700	$\pm 2.2\%$	$\pm 3.0\%$	$\pm 3.4\%$	$\pm 3.6\%$	$\pm 3.7\%$
800	$\pm 2.1\%$	$\pm 2.8\%$	$\pm 3.2\%$	$\pm 3.4\%$	$\pm 3.5\%$
900	$\pm 2.0\%$	$\pm 2.6\%$	$\pm 3.0\%$	$\pm 3.2\%$	$\pm 3.3\%$
1,000	$\pm 1.9\%$	$\pm 2.5\%$	$\pm 2.8\%$	$\pm 3.0\%$	$\pm 3.1\%$
1,200	$\pm 1.7\%$	$\pm 2.3\%$	$\pm 2.6\%$	$\pm 2.8\%$	$\pm 2.8\%$
1,400	$\pm 1.6\%$	$\pm 2.1\%$	$\pm 2.4\%$	$\pm 2.6\%$	$\pm 2.6\%$
1,500	$\pm 1.5\%$	$\pm 2.0\%$	$\pm 2.3\%$	$\pm 2.5\%$	$\pm 2.5\%$

## 2. The Study Findings

### 2.1 Response to the Overall Development Proposal

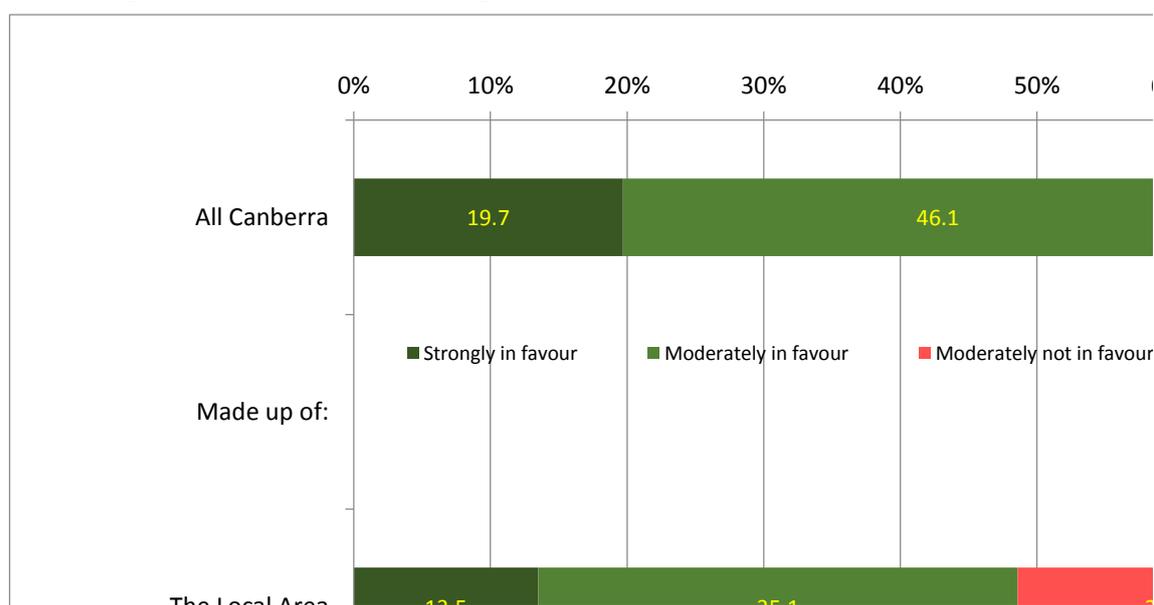
#### 2.1.1 Opinions of the Overall Proposal

- A majority of the population across Canberra is in favour of the overall proposal, with those in favour (65.8%) outnumbering those not in favour (32.5%) by a factor of two to one. However people in the local area (Yarralumla, Curtin and Deakin) are evenly divided, with just under half in favour (48.6%) and just under half not in favour (48.9%). Furthermore, whereas only around one quarter of those in favour are strongly in favour (13.5% of 48.6%), over half of those not in favour are strongly not in favour (27.2% of 48.9%). [See Table 1 and Chart 1]

**Table 1: Opinions of the Overall Proposal**

<p><i>Q. As you could see from the (video/material we sent you), the current proposal provides for preservation of the historic Canberra Brickworks, creating a major new public space in Canberra that can be used for a myriad of activities – such as community and cultural events, pop-ups to support new and creative enterprises. This will allow for future opportunities for adaptive reuse of the Brickworks to be explored by either ACT Government or the private industry. There will be high quality public facilities including three parks – Quarry Park on the site of the old quarry, Denman Street Park to the south of Denman Street between nearby Yarralumla and proposed new housing, and a third park incorporating the Railway Remnants heritage area. The proposal provides for construction of approximately 1,600 new dwellings in a range of housing options from two storey terrace or townhouse style housing, to medium rise units of up to eight storeys, and approximately 15,000 square metres of commercial space. Based on the detailed description in the video or information we sent you, overall are you in favour or not in favour of this proposal going ahead? IF FAVOUR/NOT IN FAVOUR, PROBE: Are you strongly or moderately in favour/not in favour?</i></p>			
	Total %	Local area %	Rest of ACT %
Strongly in favour	19.7	13.5	19.9
Moderately in favour	46.1	35.1	46.1
Neither/nor	0.9	1.2	0.8
Moderately not in favour	15.3	21.7	15.3
Strongly not in favour	17.2	27.2	17.3
Unsure	0.8	1.3	0.6
<b>Total in favour</b>	<b>65.8</b>	<b>48.6</b>	<b>66.0</b>
<b>Total not in favour</b>	<b>32.5</b>	<b>48.9</b>	<b>32.6</b>

**Chart 1: Opinions of the Overall Proposal:**



- Attitudes to the overall proposal are age-related – whereas nearly eight in ten younger people are in favour with less than two in ten not in favour (78.4% versus 17.3% among 18-39 year olds), only six in ten older people are in favour with around four in ten not in favour (60.4% versus 37.3% among those over 60 years). [See Table 2].

**Table 2: Opinions of the Overall Proposal – by Demographics**

	Total %	Gender		Age			Household tenure		
		Men	Women	18-39 years	40-59 years	60+ years	Own outright	Mort-gaged	Renting
Strongly in favour	19.7	21.6	17.4	31.0	21.1	11.6	17.9	20.6	24.5
Moderately in favour	46.1	45.4	46.8	47.4	42.3	48.8	48.8	36.0	52.3
Neither/nor	0.9	1.6	0.2	0.2	0.0	2.1	1.3	0.3	0.0
Moderately not in favour	15.3	11.0	18.2	9.2	17.2	15.0	14.8	18.7	10.0
Strongly not in favour	17.2	20.3	15.8	8.1	19.2	22.3	17.0	21.9	13.2
Unsure	0.8	0.1	1.6	4.1	0.2	0.2	0.2	2.5	0.0
<b>Total in favour</b>	<b>65.8</b>	<b>67.0</b>	<b>64.2</b>	<b>78.4</b>	<b>63.4</b>	<b>60.4</b>	<b>66.7</b>	<b>56.6</b>	<b>76.8</b>
<b>Total not in favour</b>	<b>32.5</b>	<b>31.3</b>	<b>34.0</b>	<b>17.3</b>	<b>36.4</b>	<b>37.3</b>	<b>31.8</b>	<b>40.6</b>	<b>23.2</b>
<i>Base [n=]</i>	1408	693	715	253	625	529	833	344	231

- The five most positively perceived characteristics of the overall proposal are that it adds to open space and parklands (36.7%), provides recreational facilities, opportunities and uses (36.3%), protects the history and heritage of the site (24.9%), looks more attractive and less of an eyesore (18.4%) and that it will provide additional housing for Canberra (18.1%). [See Table 3].

**Table 3:**

<b>Perceived POSITIVE aspects of the overall proposal:</b> <i>Q. What (if anything) do you like about this proposal? Anything else you like? [PROBE FULLY] When the verbatim responses to this open-ended question are grouped, the following pattern emerges:</i>	Among the whole sample %	Among all those in favour %	Among those in favour in local area %
Adds to open space/parklands	36.7	46.3	42.1
Provide recreational facilities/opportunities/uses	36.3	43.5	31.9
Protects/preserves heritage/historic value of site/buildings	24.9	31.9	41.7
Look more attractive; less eyesore	18.4	25.2	12.1
Provides new/additional housing for Canberra	18.1	29.3	26.3
Provides more access for people; people can visit/use it	16.1	26.7	24.8
Provides retail/commercial opportunities/uses	14.1	24.5	18.9
Retains open space/parklands	12.2	17.4	19.3
Uses otherwise wasted land; replaces scrub with parkland	11.8	16.4	26.1
Create jobs; keep people employed; stimulate economy	9.3	13.9	19.2
Enhances onsite safety (brickworks); safer once stabilised	2.5	3.8	8.1
No housing on brickworks site itself	2.0	2.8	7.6
Allows opportunities for residents to age in place	0.9	1.3	2.7
Discourage vandalism/looting/graffiti	0.8	0.6	0.8
Other	6.1	9.1	9.7
Nothing liked/unsure	10.2	2.9	3.2
<i>Table adds to more than 100% as some people mentioned two or more matters.</i>			

- The five most negatively perceived characteristics of the overall proposal are that it includes buildings that are perceived as too high (46.3%), it involves too many dwellings and people (39.7%), the commercial component raises objections (18.2%), it creates traffic congestion (14.3%) and that it will bring too many people to and through the area (14.2%). [See Table 4]

**Table 4:**

<b>Perceived NEGATIVE aspects of overall proposal:</b> <i>Q.What (if anything) don't you like about this proposal? Anything else you don't like? [PROBE FULLY] When the verbatim responses to this open-ended question are grouped, the following pattern emerges:</i>	Among the whole sample %	Among all those <b>not in favour</b> %	Among those <b>not in favour</b> in local area %
Overdevelopment; too much medium density/8 storeys is too high	46.3	73.7	<b>83.9</b>
Overpopulation; too many dwellings; too many neighbours	39.7	59.3	78.2
Disagree with commercial use/development	18.2	28.3	<b>36.9</b>
Create traffic congestion; too many cars; no interchange	14.3	18.5	21.1
Will bring too many people to/through area; rat running	14.2	19.1	24.3
Threatens look/exclusivity/quietness/safety of area [NIMBY]	8.2	9.1	17.4
Doesn't do enough to protect/preserve heritage/historic value of site/buildings	6.1	4.6	6.7
Damage/compromise heritage/historic value of site/buildings; should leave it alone	4.9	19.3	16.7
Inadequate existing infrastructure (roads, water, sewerage, etc)	3.1	5.2	15.8
Inadequate existing shopping centre(s)/services	2.7	4.7	14.1
Doesn't provide (enough) new/additional housing for Canberra	2.1	2.7	1.9
Doesn't provide access for people/too hard to get to	2.0	1.2	1.6
Inadequate provision of recreational facilities/opportunities	2.0	1.1	0.9
Waste of resources if underutilised/underdeveloped	1.7	0.8	0.3
Inadequate provision of retail/commercial opportunities	1.6	0.3	0.0
Other	6.7	6.4	6.9
Nothing disliked/unsure	28.8	9.4	9.7
<i>Table adds to more than 100% as some people mentioned two or more matters.</i>			

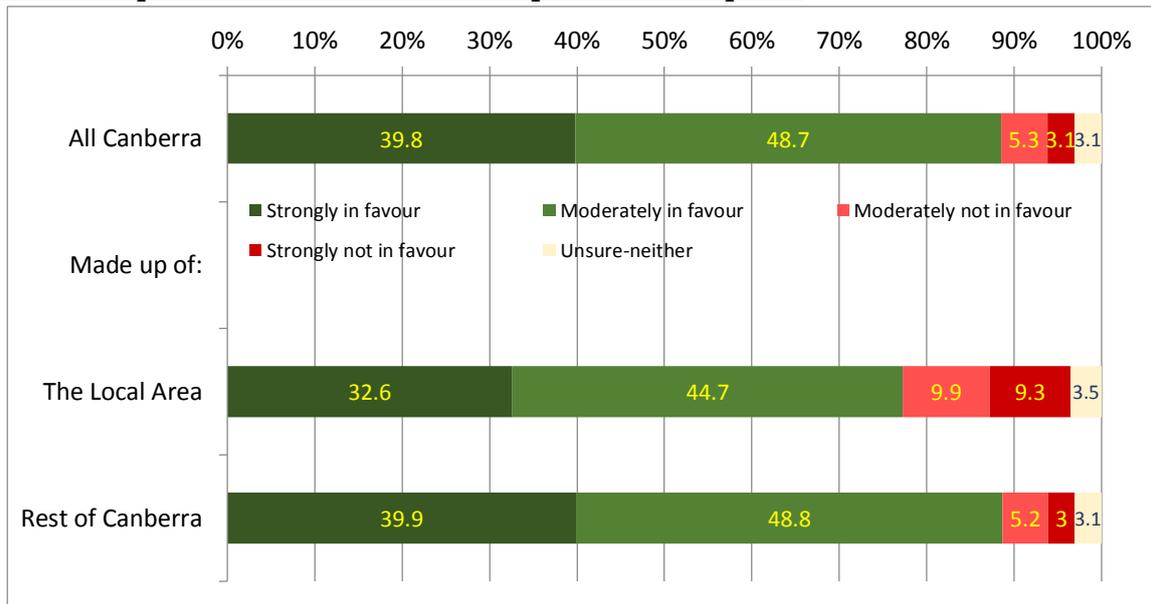
### 2.2.1 Opinions of the Brickworks Aspect of the Proposal

- When the three aspects of the proposal are unpacked, it is clear that while substantial majorities of both locals and the rest of Canberra are in favour of both the brickworks aspect and the parks aspect, more people both locally and in the rest of Canberra are not in favour of the housing aspect (53.4% and 49.3% respectively) than in favour (43.1% and 46.9% respectively).
- The brickworks aspect provides for:
  - Preservation of the historic Canberra Brickworks, creating a major new public space in Canberra that can be used for a myriad of activities – such as community and cultural events, pop-ups to support new and creative enterprises. This will allow for future opportunities for adaptive reuse of the Brickworks to be explored by either ACT Government or the private industry.
- Almost nine in ten Canberrans are in favour of the brickworks aspect of the proposal (88.5%), with fewer than one in ten not in favour (8.4%). Majority support for this aspect is nearly as strong among those living in the local area among whom around three in four are in favour (77.3%) with two in ten not in favour (19.2%). [See Table 5 and Chart 2].

**Table 5:**

<b>Brickworks aspect of the proposal:</b>			
<i>Q. We'd now like to look at three specific elements of the proposal in turn, namely the Canberra brickworks, the three parks, and the housing aspects. Firstly the brickworks, which will be restored under the current proposal, creating a major new public space in Canberra that can be used for a myriad of activities – such as community and cultural events, pop-ups to support new and creative enterprises. This will allow for future opportunities for adaptive reuse of the Brickworks to be explored by either ACT Government or the private industry. Are you in favour or not in favour of this aspect of the proposal? IF FAVOUR/NOT IN FAVOUR, PROBE: Are you strongly or moderately in favour/not in favour?</i>			
	Total %	Local area %	Rest of ACT %
Strongly in favour	39.8	32.6	39.9
Moderately in favour	48.7	44.7	48.8
Neither/nor	1.2	1.7	1.1
Moderately not in favour	5.3	9.9	5.2
Strongly not in favour	3.1	9.3	3.0
Unsure	1.9	1.8	2.0
<b>Total in favour</b>	<b>88.5</b>	<b>77.3</b>	<b>88.7</b>
<b>Total not in favour</b>	<b>8.4</b>	<b>19.2</b>	<b>8.2</b>

**Chart 2: Opinions of the Brickworks Aspect of the Proposal:**



## 2.2.2 Suggestions and Comments regarding the Brickworks Aspect of the Proposal

- Those 8.4% of people who were not in favour of the brickworks aspect of the proposal were asked their reasons, and what they would prefer to see happen. Their concerns ranged from preserving and retaining it as it is and making sure the existing businesses are retained on the one hand, to replacing it with more housing. A few thought it was simply not worth saving and that suggested uses/activities were already catered for in Canberra. [See Table 6].

**Table 6:**

<p><b><u>Suggestions and Comments regarding the brickworks aspect:</u></b></p> <p><i>Q. Why do you say that? What would you prefer to happen concerning the brickworks? Anything else? [PROBE FULLY]</i></p> <p><i>When the verbatim responses to this open-ended question are grouped, the following pattern emerges:</i></p>
<p>A selection of comments from the 8.4% who are not in favour:</p> <p><u>Preserve existing businesses:</u></p> <ul style="list-style-type: none"><li>• <i>Existing businesses should be preserved.</i></li><li>• <i>Have to preserve existing businesses.</i></li><li>• <i>There is an existing business that needs preserving.</i></li><li>• <i>Thors Hammer business should stay preserved – proposal as it stands will mean this business will have to go.</i></li></ul> <p><u>Another art and cultural centre not needed:</u></p> <ul style="list-style-type: none"><li>• <i>Already plenty of art and cultural centres in Canberra, don't need another one.</i></li><li>• <i>Prefer ACT Govt preserve and protect them and not allow them to be taken over by private business.</i></li><li>• <i>There is a limit to the amount of art precincts that Canberra needs.</i></li></ul> <p><u>Preserve in current state:</u></p> <ul style="list-style-type: none"><li>• <i>Need to retain the rural character, not groomed parks.</i></li><li>• <i>Leave it as it is, keep it in its original condition.</i></li><li>• <i>Don't change the old brickwork buildings, leave them as they are.</i></li><li>• <i>Concerns about disturbing asbestos dump on the site – leave well alone!</i></li></ul> <p><u>Not worth saving:</u></p> <ul style="list-style-type: none"><li>• <i>Wasting too much money on garbage</i></li><li>• <i>Should take down the brickworks, saving it is a waste of money</i></li></ul> <p><u>Replace brickworks with more housing:</u></p> <ul style="list-style-type: none"><li>• <i>Rip it all down and build houses there too.</i></li><li>• <i>Put the high-rise there rather than destroy bushland areas.</i></li></ul>

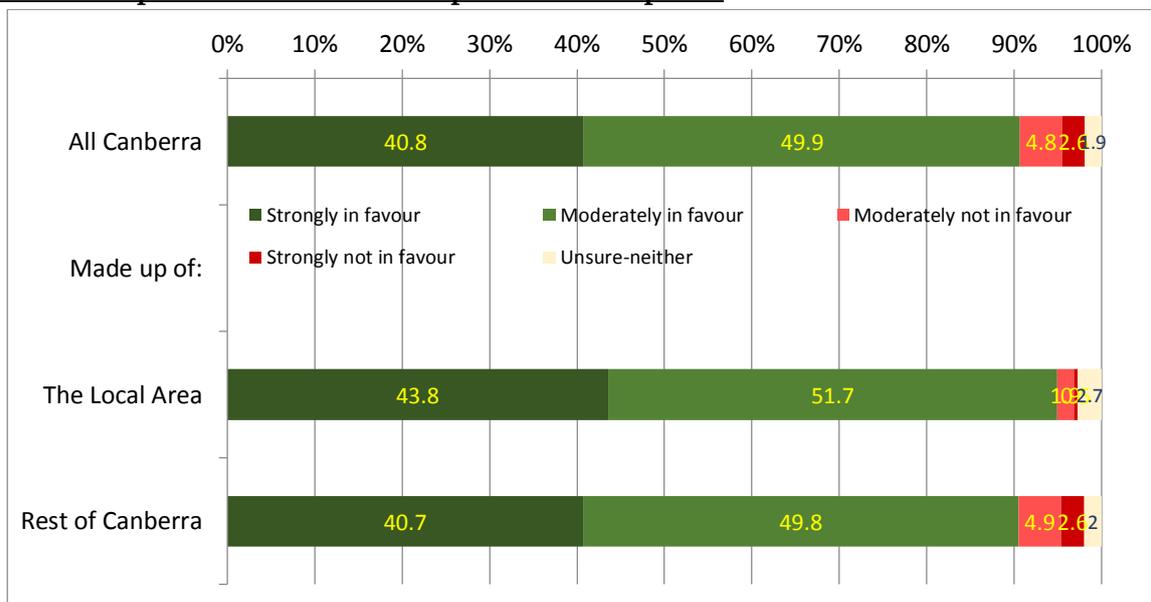
### 2.3.1 Opinions of the Parks Aspect of the Proposal

- The parks aspect provides for:
  - High quality public facilities including three parks – Quarry Park on the site of the old quarry, Denman Street Park to the south of Denman Street between nearby Yarralumla and proposed new housing, and a third park incorporating the Railway Remnants heritage area.
- Some nine in ten Canberrans are in favour of the parks aspect of the proposal (90.7%), with only 7.4% not in favour. Support for this aspect is almost universal among those living in the local area (95.5%), with only 2.4% not in favour. [See Table 7 and Chart 3].

**Table 7:**

<b>Parks aspect of the proposal:</b>			
<i>Q. It is proposed to provide three parks – namely Quarry Park on the site of the old quarry, Denman Street Park to the south of Denman Street between nearby Yarralumla and proposed new housing, and a third park incorporating the Railway Remnants heritage area. Are you in favour or not in favour of this aspect of the proposal? IF FAVOUR/NOT IN FAVOUR, PROBE: Are you strongly or moderately in favour/not in favour?</i>			
	Total %	Local area %	Rest of ACT %
Strongly in favour	40.8	43.8	40.7
Moderately in favour	49.9	51.7	49.8
Neither/nor	1.1	1.2	1.1
Moderately not in favour	4.8	1.9	4.9
Strongly not in favour	2.6	0.5	2.6
Unsure	0.8	0.8	0.9
<b>Total in favour</b>	<b>90.7</b>	<b>95.5</b>	<b>90.5</b>
<b>Total not in favour</b>	<b>7.4</b>	<b>2.4</b>	<b>7.5</b>

**Chart 3: Opinions of the Parks Aspect of the Proposal:**



### 2.3.2 Suggestions and Comments regarding the Parks Aspect of the Proposal

- Those 7.4% of people who were not in favour of the parks aspect of the proposal were asked their reasons, and what they would prefer to see happen. Their concerns ranged centred around the notions that no (more) parks were needed, that parks were not compatible with high-rise, with some preferring nature or native areas over formal parks. [See Table 8].

**Table 8:**

<b>Suggestions and Comments regarding the brickworks aspect:</b>
<i>Q. Why do you say that? What would you prefer to happen concerning the provision of parks? Anything else? [PROBE FULLY]</i>
A selection of comments from the 7.4% who are not in favour: <u>Preference for nature/native areas:</u> <ul style="list-style-type: none"><li>• <i>Need to retain the rural character, not groomed parks.</i></li><li>• <i>Need more natural bushland, trees and flowers, not parks with only grass.</i></li><li>• <i>Preserve native trees and open areas, rather than creating formal parks.</i></li></ul> <u>No (more) parks needed:</u> <ul style="list-style-type: none"><li>• <i>Plenty of parks already on that side of town.</i></li></ul> <u>Not compatible with housing:</u> <ul style="list-style-type: none"><li>• <i>Not right to put parks among high rise.</i></li></ul> <u>Suggested model:</u> <ul style="list-style-type: none"><li>• <i>Butchard Gardens in Canada could be a model to look at for Quarry Park.</i></li></ul>

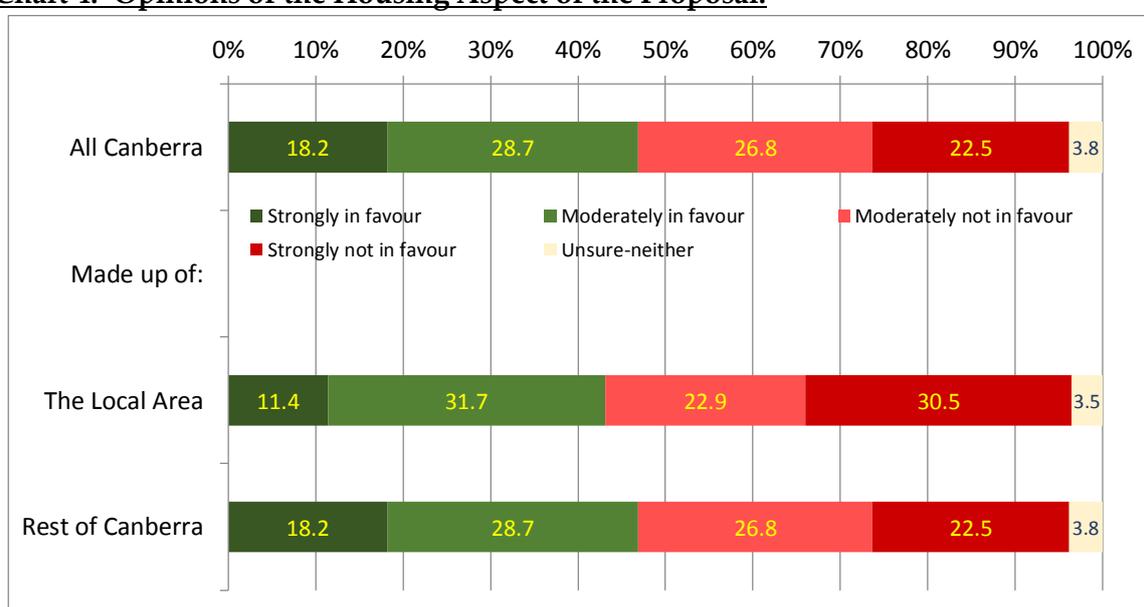
### 2.4.1 Opinions of the Housing Aspect of the Proposal

- The housing aspect provides for:
  - two storey terrace or townhouse style housing, to medium rise units of up to eight storeys, and approximately 15,000 square metres of commercial space.
- In stark contrast to the highly favourable responses to the brickworks and parks aspects of the proposal, fewer than half of the sample across Canberra are in favour of the housing aspect of the proposal (46.9%) with almost half not in favour (49.3%). Only around four in ten of those living in the local area (43.1%) are in favour of the housing aspect of the proposal, with a (bare) majority (53.4%) not in favour of this aspect. [See Table 9 and Chart 4].

**Table 9:**

<b>Housing aspect of proposal:</b>			
<i>Q. The proposal provides for construction of approximately 1,600 new dwellings in a range of housing options from two storey terrace or townhouse style housing, to medium rise units of up to eight storeys, and approximately 15,000 square metres of commercial space. Are you in favour or not in favour of this aspect of the proposal? IF FAVOUR/NOT IN FAVOUR, PROBE: Are you strongly or moderately in favour/not in favour?</i>			
	Total %	Local area %	Rest of ACT %
Strongly in favour	18.2	11.4	18.2
Moderately in favour	28.7	31.7	28.7
Neither/nor	1.8	1.7	1.8
Moderately not in favour	26.8	22.9	26.8
Strongly not in favour	22.5	30.5	22.5
Unsure	2.0	1.8	2.0
<b>Total in favour</b>	<b>46.9</b>	<b>43.1</b>	<b>46.9</b>
<b>Total not in favour</b>	<b>49.3</b>	<b>53.4</b>	<b>49.3</b>

**Chart 4: Opinions of the Housing Aspect of the Proposal:**





## 2.4.2 Suggestions and Comments regarding the Housing Aspect of the Proposal

- Those 49.3% of people who were not in favour of the housing parks aspect of the proposal were asked their reasons, and what they would prefer to see happen. Their concerns were quite diverse, ranging across (some) buildings being perceived as too high; too many dwellings; housing not being suited to the area; that housing should not replace parklands or open space; that there was no provision for aged or low income housing; and that more houses were not thought to be needed in Canberra. Others were concerned about more commercial development in the area; and insufficient infrastructure to support the proposal. A few queried the planning and consultation process. [See Table 10].

**Table 10:**

<b>Suggestions and Comments regarding the housing aspect:</b>
<p>Q. Why do you say that? What would you prefer to happen concerning the housing aspects of the proposal? Anything else? [PROBE FULLY]</p>
<p>A selection of comments from the 49.3% who are not in favour:</p>
<p><u>Heights of buildings (too high):</u></p> <ul style="list-style-type: none"> <li>• Far too crammed together, need to provide larger housing blocks for detached houses in that area, not high-rise.</li> <li>• Green space needs to be preserved to include trees, not 8 storey skyscrapers.</li> <li>• Height of buildings will be too high – lower to 4 storeys.</li> <li>• High-rise will end up becoming a slum area like at Lyons and Woden.</li> <li>• More town houses, less high rise units so as lower density.</li> <li>• Not in favour of the 8 storey aspect of the proposal.</li> <li>• Only up to 2 or 3 storeys.</li> <li>• The people who live close by don't want high-rise and should be listened to.</li> <li>• Totally against high rise &amp; commercial development in this area.</li> <li>• Units too high at 8 storeys</li> <li>• Would prefer free standing dwellings on decent sized blocks.</li> </ul>
<p><u>Housing not suited to area:</u></p> <ul style="list-style-type: none"> <li>• Architecturally need to be in sync with area, like red brick, not the modern crap that's being built elsewhere these days.</li> <li>• Find other areas of land to develop closer to town centres.</li> <li>• High rise will not suit area.</li> <li>• High-rise doesn't suit the nature of the community</li> <li>• Just do up the brickworks and build Quarry Park, abandon the housing idea.</li> <li>• Like to see dwellings &amp; development in keeping with flavour of area, ie, red brick.</li> <li>• Need to retain the character of the suburb, not build up.</li> <li>• Need to stay with town house style</li> <li>• Preserve trees so not destroying nature, but improving it.</li> <li>• Restoring area to its former state rather than filling it with too much development.</li> <li>• Scrap residential part of proposal altogether.</li> <li>• Should not go ahead with residential aspect of development.</li> <li>• Too much high-rise on Adelaide Avenue already.</li> <li>• Will damage character of Yarralumla.</li> </ul>
<p><u>Housing should not replace parkland/open space:</u></p> <ul style="list-style-type: none"> <li>• Don't like the proportion of buildings to open space.</li> <li>• Need more open space, less housing.</li> <li>• Not right to develop parkland.</li> <li>• Should not chop down any more trees to put up houses we don't need.</li> </ul>
<p><u>Number of dwellings (too many):</u></p> <ul style="list-style-type: none"> <li>• Don't like urban infill – too many people.</li> <li>• Lower density housing needed.</li> </ul>

<ul style="list-style-type: none"> <li>• <i>Must substantially reduce numbers to only 800 dwellings and no 8 storey</i></li> <li>• <i>Numbers sound far too large now, only need 800 new dwellings.</i></li> <li>• <i>Should reduce number of dwellings.</i></li> </ul> <p><u>More houses not needed in Canberra:</u></p> <ul style="list-style-type: none"> <li>• <i>Canberra is already too big, they are going overboard with developments.</i></li> <li>• <i>Don't need any more housing in Canberra.</i></li> <li>• <i>Keep it as open space and preserve the heritage of the area</i></li> <li>• <i>No housing development at all, thank you.</i></li> <li>• <i>There is enough housing already in Canberra</i></li> <li>• <i>Why does there have to be housing at all?</i></li> <li>• <i>Would like to see it stay as it is – not needed.</i></li> </ul> <p><u>More commercial development not wanted:</u></p> <ul style="list-style-type: none"> <li>• <i>Commercial aspect will detract from the area.</i></li> <li>• <i>Have to have less commercial, too much will change character of area.</i></li> <li>• <i>Not in favour of commercial aspect of project.</i></li> <li>• <i>Too much commercial development in Deakin already.</i></li> <li>• <i>Too much commercial space in plans.</i></li> </ul> <p><u>No provision for aged or low income housing:</u></p> <ul style="list-style-type: none"> <li>• <i>Only in favour of the amount of dwellings if some housing to be used to house ACT low income residents.</i></li> <li>• <i>Provision needs to be made for lower cost housing and for elderly people.</i></li> <li>• <i>Would prefer villa style housing for elderly rather than multi storey.</i></li> </ul> <p><u>Inadequate infrastructure:</u></p> <ul style="list-style-type: none"> <li>• <i>Government has abandoned plans for interchange.</i></li> <li>• <i>Road network/widths not suitable for increased traffic.</i></li> <li>• <i>Too much impact on existing retail areas.</i></li> </ul> <p><u>Questions about process:</u></p> <ul style="list-style-type: none"> <li>• <i>A more consultative process with community needed.</i></li> <li>• <i>Actually more surveys like this one would be instructive.</i></li> <li>• <i>Do not trust the ACT Govt to actually honour the proposal.</i></li> <li>• <i>Don't trust that they will be only 8 storeys high.</i></li> <li>• <i>More public consultation.</i></li> <li>• <i>More publicity &amp; greater detail of proposal.</i></li> <li>• <i>Need to start all over again with focus on parks and recreation aspect, not the housing aspect.</i></li> <li>• <i>Too much power in hands of developers as to final design of project – it will end up as crap.</i></li> <li>• <i>Total restructure of planning processes in Canberra is needed.</i></li> </ul>
--