



**Freshwater and Stratford Town Planning Survey  
Consultation Report**

**November 2019**

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## Executive Summary

In 2019, Cairns Regional Council undertook a community survey seeking feedback on the town planning requirements for new residential developments within the suburbs of Freshwater and Stratford. The community survey was open from 22 July 2019 to 12 August 2019.

This Consultation report documents the process and summarises the findings of the survey.

## Background

Over recent years, Cairns Regional Council has received submissions from the Stratford and Freshwater Community Association requesting changes to the town planning requirements for Freshwater and Stratford. A number of residential developments have also occurred in these suburbs over the past few years and Council has received feedback from residents about these developments.

In response to the feedback received, Council considered making changes to the town planning requirements for Freshwater and Stratford. To understand the views of the broader community, Council undertook a community survey to inform any potential changes to town planning requirements.

The town planning requirements for Freshwater and Stratford are contained within the CairnsPlan 2016 Planning Scheme. Under this planning scheme, parts of Freshwater and Stratford are identified as Neighbourhood character areas within the Neighbourhood character overlay due to the character, age and architectural design of the houses within these areas. The town planning requirements are varied within these areas to ensure that new development reflects the character of the area and protects character houses.

The Neighbourhood character areas for Freshwater and Stratford are identified on the maps within Appendix 1 of this report.

## How we engaged

Members of the community were given the opportunity to provide feedback to Council on what features they value most about the suburbs of Freshwater and Stratford and their preferences in relation to new residential developments, in particular subdivision.

Council's Community Engagement Policy is based on the International Association of Public Participation (IAP2) community engagement spectrum. The public participation goal for the project was to obtain public feedback with the level of engagement being – Consult.

### Online Survey

The key method of engagement was an online survey available on Council's website. The survey included both quantitative and qualitative questions designed to understand what the community values about their suburbs and get feedback on the community's preference for certain types of residential developments.

The online survey focussed on subdivision as this was the common and contentious form of residential development within these suburbs over recent years.

The online survey was tailored with specific questions for people who:

- own a property in Freshwater or Stratford;
- rent a property in Freshwater or Stratford;
- own or operate a business in Freshwater or Stratford; and
- don't own a property or business in Freshwater or Stratford but visit the area.

The online survey was open from 22 July 2019 to 12 August 2019. Hard copies of the survey were available from the Stratford Library.

## Promotion of engagement opportunities

The opportunity to participate was widely promoted through direct mail, via an unaddressed flyer to all households in Stratford and Freshwater. There were a number of articles in Cairns media and Facebook posts promoting the opportunity to undertake the survey. Corflute signs were placed in prominent locations in both suburbs. Notices were also placed in the Council’s half-page advertisement in The Weekend Post newspaper during the engagement period.

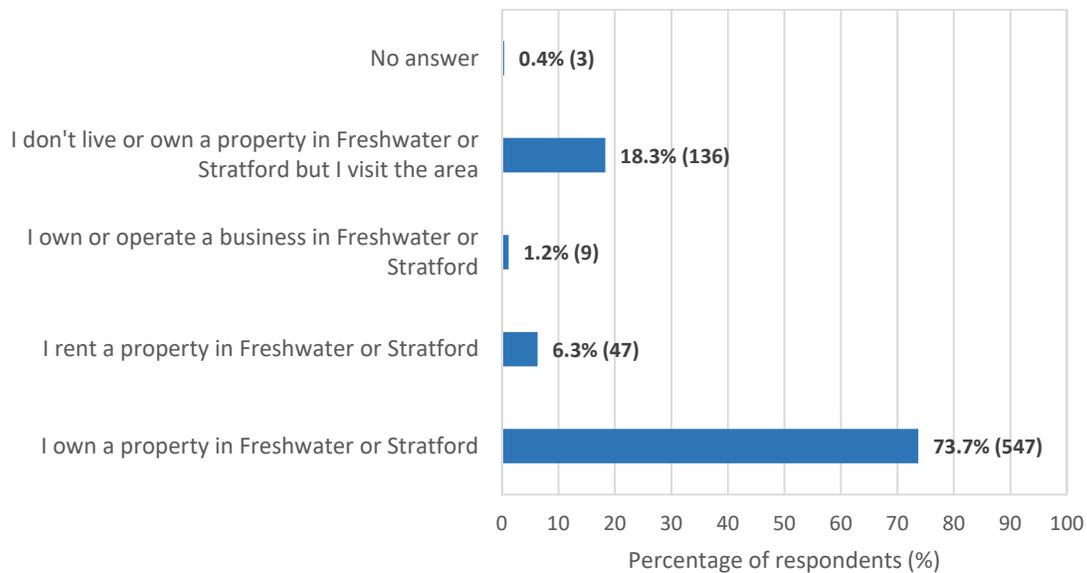
## What the community said

### Survey Results

A total of 742 completed surveys were received during the engagement period. The results of the online survey by question are summarised below. A number of surveys were started but not completed; the results from incomplete surveys have not been included within the final results documented in this report.

#### *Question 1 – Which of the following best describes you?*

Respondents were asked to nominate which of the following best describes them.

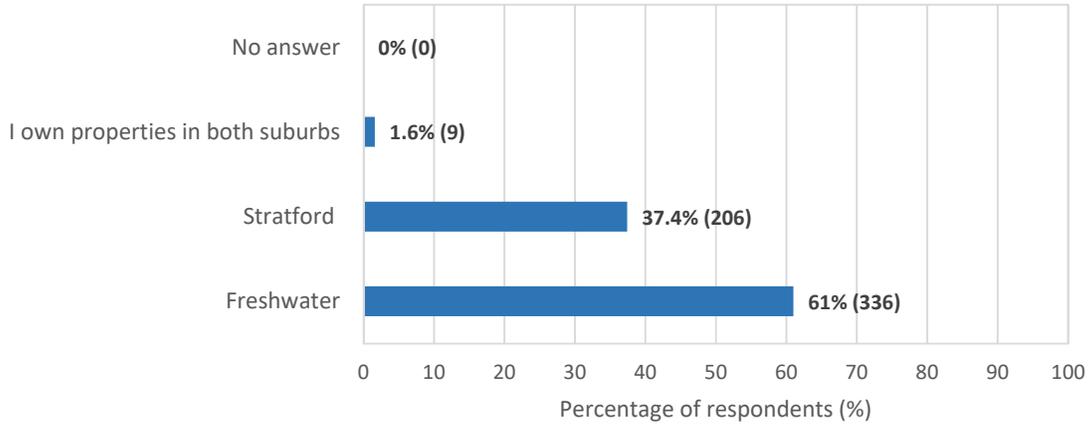


The highest proportion of respondents own a property in Freshwater of Stratford (73.7% which equates to 547 respondents). The next highest group of respondents were people who do not own a property or business in the area but visit the area (18.3%, 136 respondents). 6.3% of respondents (47 respondents) rent a property in Freshwater or Stratford and 1.2% (9) respondents own or operate a business in Freshwater or Stratford. Three (3) of the 742 respondents did not answer this question.

The survey included questions asked of all respondents and tailored questions for respondents depending on their answer to this question (Question 1). All respondents were asked the questions relating to town planning requirements.

**Question 2 – In which suburb is your property?**

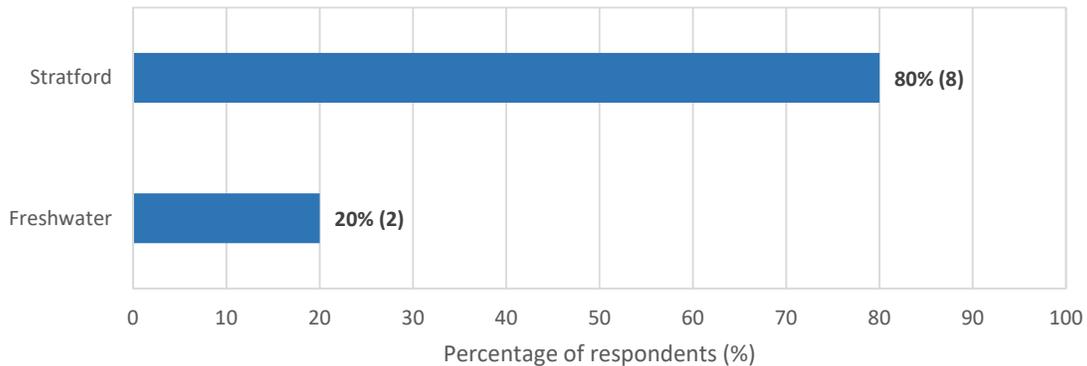
This question was only asked of respondents who nominated in Question 1 that they own a property in Freshwater or Stratford.



A total of 551 respondents answered this question. The highest proportion of respondents own a property in Freshwater (61% which equates to 336 respondents). 37.4% of survey respondents (206 respondents) own a property in Stratford and 1.6% of survey respondents (9 respondents) own a property in both suburbs.

**Question 3 – What suburb is your business located in?**

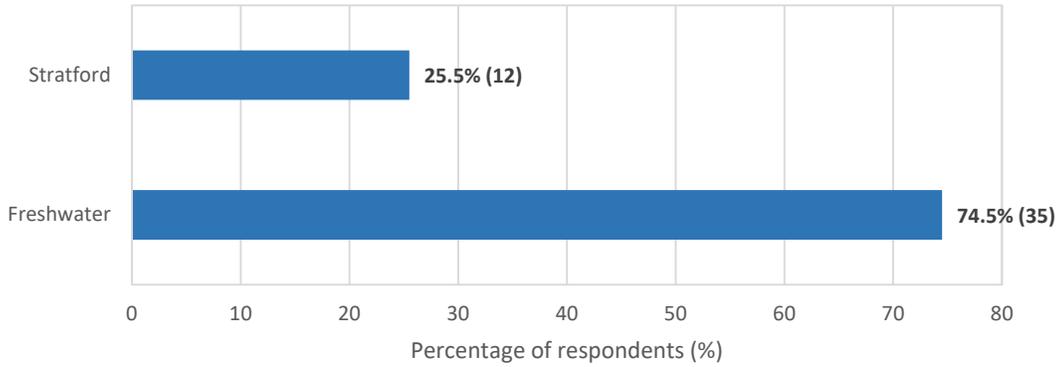
This question was only asked of respondents who nominated that they own or operate a business in Freshwater or Stratford.



There were (10) responses to this question, with the highest proportion of respondents nominating that they own or operate a business within the suburb of Stratford (80% which equates to 8 respondents). 20% of respondents (2 respondents) nominated that the businesses they own or operate is located in Freshwater.

**Question 4 – In what suburb do you rent a property?**

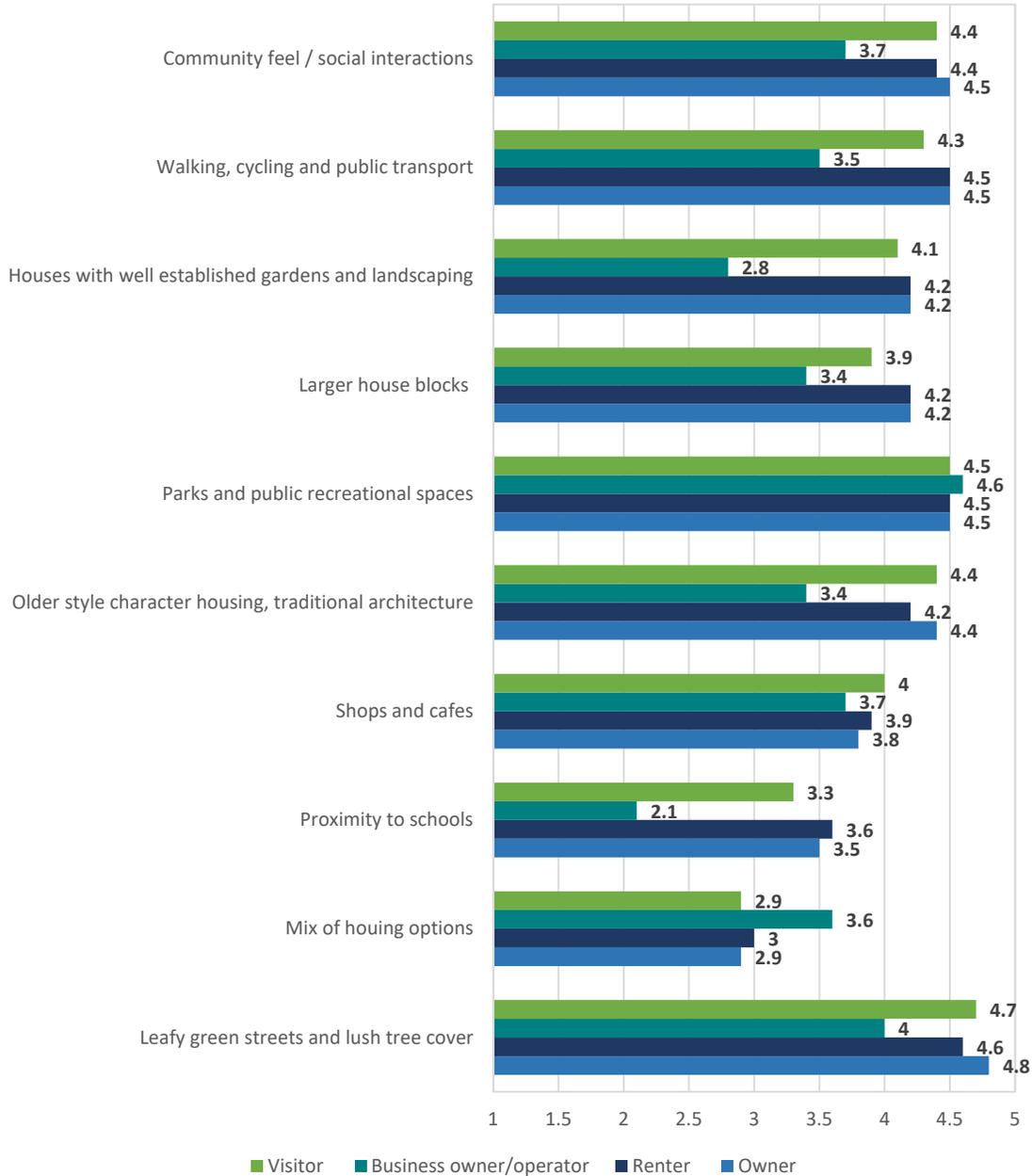
This question was only asked of respondents that nominated that they rent a property within Freshwater or Stratford in Question 1.



47 respondents answered this question with the majority of respondents renting a property within the suburb of Freshwater (74.5%, 35 respondents) and 25.5% of respondents (12 respondents) rent a property in Stratford.

**Question 5 – What features of your suburb are most important to you?**

All survey respondents were asked to rate the features provided on a scale from 1 to 5, 1 being ‘not important’ and 5 being ‘very important’.



Survey respondents who own a property in Freshwater or Stratford rated ‘leafy green streets and lush tree cover’ as the most important feature of the suburbs at an average of 4.8 out of 5. ‘Community feel/ social interactions’, ‘walking, cycling and public transport’, and ‘Parks and public recreational spaces’ were rated second for owners all with an average of 4.5 out of 5. This is followed closely by ‘Older style character housing, traditional architecture’ with an average of 4.4 out of 5.

Survey respondents who rent a property in Freshwater or Stratford also rated ‘leafy green streets and lush tree cover’ as the most important feature of the suburbs at an average of 4.6 out of 5.

‘Walking, cycling and public transport’ and ‘Parks and public recreational spaces’ rated second most important to renters both with an average of 4.5 out of 5. ‘Community feel/social interactions’ rated as the third most important feature for renters with an average of 4.4 out of 5.

Business owners rated ‘Parks and public recreational spaces’ as the most important feature of the suburbs with an average of 4.6 out of 5. ‘Leafy green streets and lush tree cover’ was ranked the second most important feature to business owners. Both with an average of 3.7 out of 5, ‘Community feel/social interactions’ and ‘Shops and cafes’ were the third most important features of the suburbs to business owners.

Visitors to the suburbs of Freshwater and Stratford rated ‘Leafy green streets and lush tree cover’ as the most important feature of the suburbs with an average score of 4.7 out of 5. ‘Parks and public recreational spaces’ were ranked by visitors as the second most important feature of the suburbs with an average of 4.5 out of 5 and ‘Community feel/social interactions’ and ‘Older style character housing, traditional architecture’ were ranked third most important both with an average of 4.4 out of 5.

### *Question 6 – What other features of your suburb are important to you?*

This question allowed respondents to provide a free text response.

There were 403 responses to this question.

Many of the responses described the quiet, friendly and safe nature of the suburbs of Freshwater and Stratford. The high amenity of these suburbs was also mentioned with particular reference to leafy streets, grassed verges and well maintained public spaces (e.g. parks and footpaths). A number of comments mentioned the history and character of the suburbs, including the high proportion of Queenslander style houses, low density and large blocks.

The proximity to the city, the northern beaches, the airport and access to services were also mentioned frequently in the responses as important features.

*“A quiet community feel, with big trees.”*

*“Access to different services i.e. library, playgroups and facilities such as parks and nature - family friendly facilities.”*

*“Like how the streets are wide and blocks of land are big - room for kids, pool and pets.”*

*“Quiet, safe, friendly.”*

*“The character of the suburb with its large blocks, diverse mix houses, a safe community feel.”*

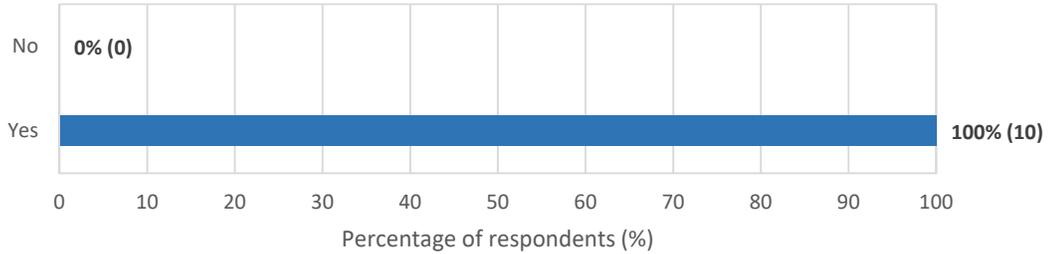
*“The older heritage cottages which make Stratford unique to Cairns, leafy green well kept parks, historical landmarks, bike paths, the local shops.”*

*“The Queenslander houses on large blocks of land.”*

*- Survey respondents*

**Question 7 – Do you think these features add value or attract people to your suburb and your business?**

This question was only asked of respondents who nominated in Question 1 that they own or operate a business in Freshwater or Stratford.



Ten (10) respondents answered this question and all respondents answered ‘yes’.

**Question 8 – How do these features benefit your business?**

This question was only asked of respondents who nominated that they own or operate a business in Freshwater or Stratford. This question allowed respondents to provide a free text response in relation to their answer for Question 7.

There were 7 responses to this question.

Some of the respondents commented that the features keep people in the area and allow customers to easily find their business. While other respondents commented that the features of the suburb do not benefit their business.

*“Customers can easily get to us.”*

*“Because more outdoor spaces make people more inclined to be outdoors and older style houses attract more sightseers to our business.”*

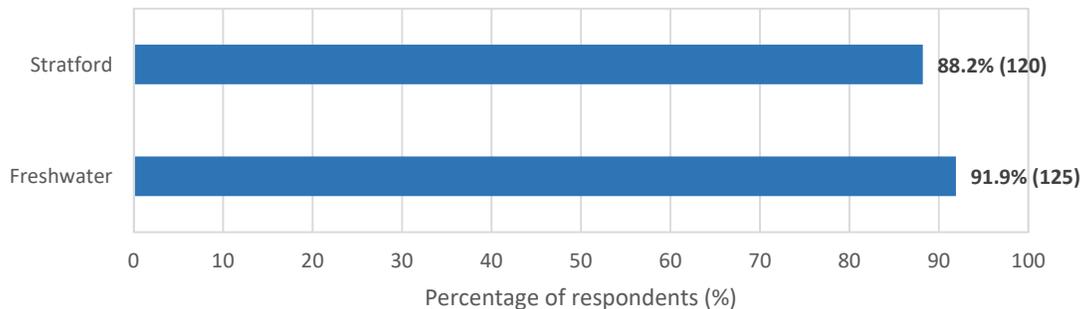
*“They don’t benefit my business.”*

*“Keeping people in our area.”*

*-Survey respondents*

**Question 9 – Which suburbs do you visit?**

This question was only asked of respondents who nominated in Question 1 that they visit the area but do not live in or own a property in Freshwater or Stratford.



There were 136 respondents that answered this question. There is higher number of respondents that visit Freshwater (125 respondents, 91.9%). 109 of the 136 respondents nominated that they visit both Stratford and Freshwater.

**Question 10 – What are the main reasons you visit?**

This question was only asked of respondents who nominated in Question 1 that they visit the area but do not live in or own a property in Freshwater or Stratford. This question allowed respondents to provide a free text response.

129 respondents provided an answered to this question.

Respondents of this question provided wide-ranging reasons for visiting the area, including to visit family and friends, go to the school, visit the cafes, library and other recreational facilities or they visit the area for work.

*“Family, friends, shopping.”*

*“I live very close by. I visit the cafes and businesses in the area.”*

*“Our kids go to Freshwater State School and we regularly visit the Stratford shopping complex (butcher, pharmacy, cafe, doctors surgery and post office).”*

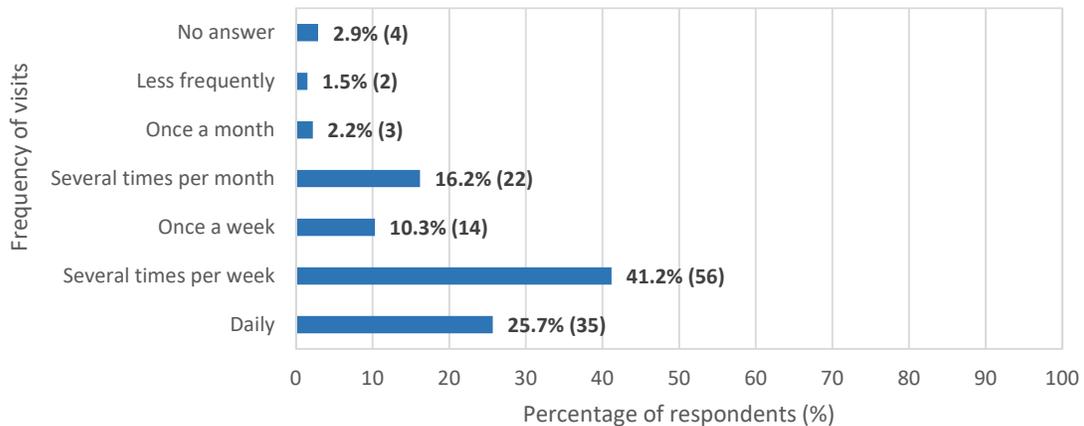
*“I live in Aeroglen and use shops and services in Stratford and Freshwater”.*

*“I work in Freshwater.”*

*-Survey respondents*

**Question 11 – How often do you visit?**

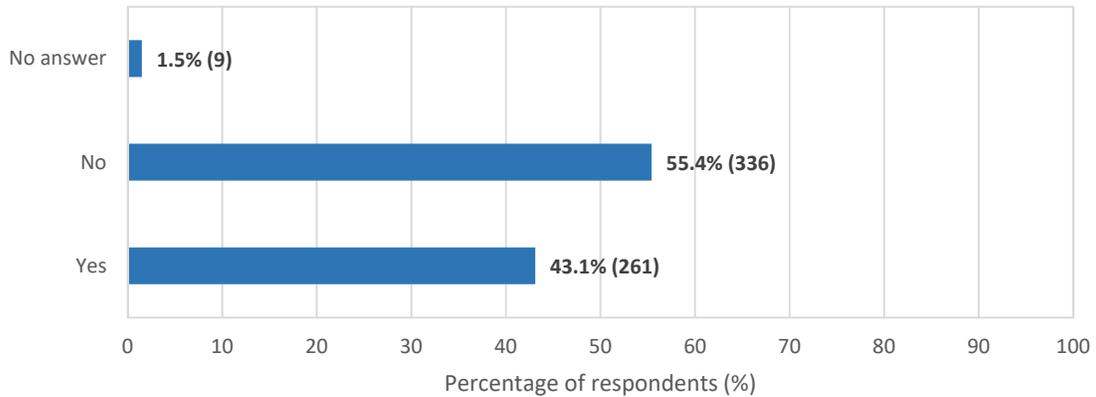
This question was only asked of respondents who nominated in Question 1 that they visit the area but do not live in or own a property in Freshwater or Stratford.



136 respondents answered this question. The results show that most respondents visit the area more frequently than once a month with the majority of respondents visiting the area daily or several times a week (66.9% and 91 respondents).

**Question 12 – Is your property/business within the Neighbourhood character area?**

This question was only asked of respondents who nominated in Question 1 that they rent or own a property or own or operate a business in Freshwater or Stratford.

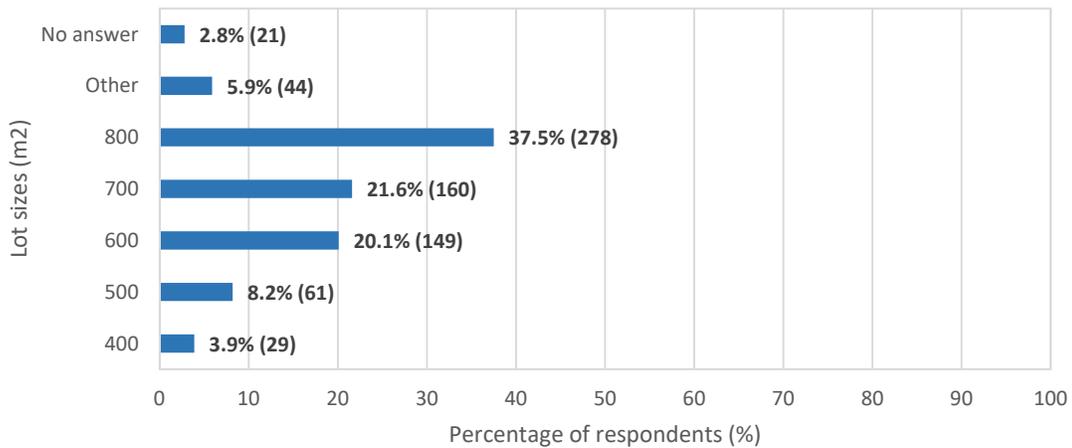


606 respondents answered this question. The majority of respondents said that their property/rental or business was not located within the Neighbourhood character area (55.4%, 336 respondents). Nine (9) respondents (1.5%) did not answer this question.

**Question 13 – What do you think the minimum size for new house lots should be?**

Respondents were asked to identify the minimum lot size they prefer for new house lots both within the neighbourhood character area and across the entire Freshwater and Stratford area.

**Within the Neighbourhood character area:**

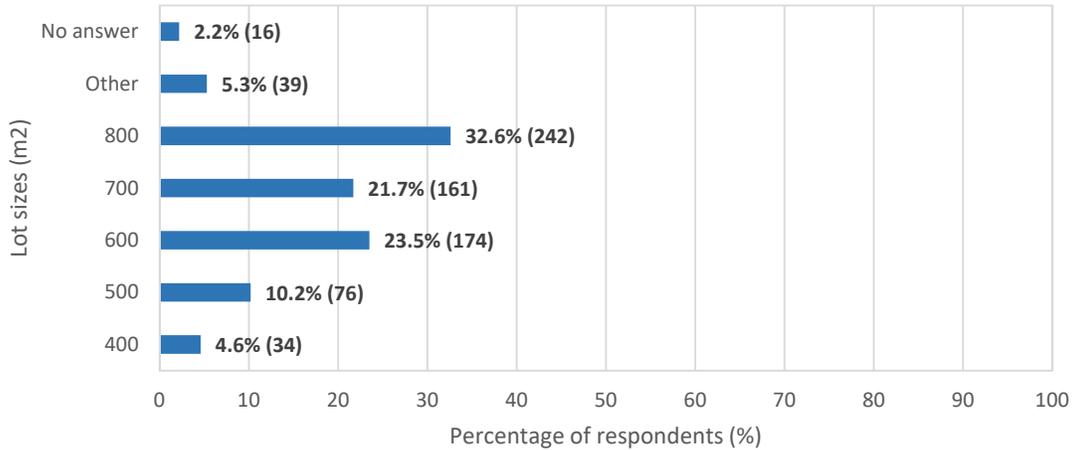


742 survey respondents were asked this question. 721 respondents provided an answer in relation to ‘within the Neighbourhood character area’ and 21 did not answer this question. Of the 721 responses, the results show that the highest proportion of survey respondents (37.5% which equates to 278 respondents) selected 800m<sup>2</sup> as their preferred minimum lot size for new lots within the Neighbourhood character area. 21.6% (160 respondents) selected 700m<sup>2</sup> as their preferred lot size and 20.1% (149 respondents) selected 600m<sup>2</sup> as their preferred lot size.

Overall 79.2% (587 respondents) selected a lot size between 600m<sup>2</sup> and 800m<sup>2</sup> as their preferred lot size.

2.8% (21 respondents) of survey respondents did not answer this question and 5.9% (44 respondents) of survey respondents selected ‘other’.

**Across the entire Freshwater and Stratford area:**



726 respondents provided an answer in relation to ‘across the entire Freshwater and Stratford area’ and 16 respondents did not answer this question. Of the 726 responses, the results show that the highest proportion of survey respondents (32.6% which equates to 242 respondents) selected 800m<sup>2</sup> as their preferred minimum lot size for new lots across the entire Freshwater and Stratford area. 21.7% (161 respondents) selected 700m<sup>2</sup> as their preferred lot size and 23.5% (174 respondents) selected 600m<sup>2</sup> as their preferred lot size.

Overall 77.8% (577 respondents) selected a lot size between 600m<sup>2</sup> and 800m<sup>2</sup> as their preferred lot size.

2.2% of survey respondents (16 respondents) did not answer this question and 5.3% (39 respondents) of survey respondents selected ‘other’.

**Question 14 – Why did you provide this answer?**

This question allowed respondents to provide a free text response in relation to their response to Question 13.

487 respondents provided an answer to this question.

Most of the respondents commented that the lot sizes they had chosen would allow for a reasonable sized house with space for surrounding lawns and gardens and enough separation from adjoining properties.

Respondents who selected 400m<sup>2</sup> said that 400m<sup>2</sup> is large enough, provides a low maintenance housing option, provides an affordable housing option and increases density close to the city.

*“Suburbs close to city will have to get more compact”*

*“Housing affordability. Many locals are priced out of the market if only larger blocks available”*

*“People are wanting lower maintenance yards which I think is a great idea. I live in a half duplex and 375 sq meters is enough to manage as a couple.”*

*-Survey respondents*

Respondents who selected 500m<sup>2</sup> said that lots any smaller than 500m<sup>2</sup> would not be in keeping with the character of the suburbs, would result in houses too close together and a lack of privacy and that lots that are 500m<sup>2</sup> would provide an affordable housing option.

*“Smaller lots are more practical and allow for more housing for smaller families/singles.”*

*“The character and identity of the suburb depends on maintaining large block sizes. This would be greatly damaged if there were many small-block subdivisions.”*

*“Any less than 500m would make the suburbs look crammed & would lose its heritage/historical feel.”*

*“It still allows for gardens and not an over development of the area”*

*-Survey respondents*

Respondents that selected 600m<sup>2</sup> as their preferred minimum lot size said it allows for a reasonable sized house and yard with space for gardens and separation from adjoining properties. A number of respondents also mentioned that this size of lot allows for the retention of existing trees on the block.

*“A happy medium between the older norms of ~800m<sup>2</sup> and a more modern smaller block allowance (without being too small).”*

*“600m<sup>2</sup> allows for a reasonable size dwelling surrounded by lawns and gardens.”*

*“Enough space between neighbours, enough for decent yards.”*

*“We don't want houses squished against each other with no room for trees and shrubs.”*

*-Survey respondents*

Respondents that selected 700m<sup>2</sup> said this size would allow for enough space around houses for yards and gardens, separation from adjoining houses, privacy, and be consistent with the existing size of blocks in the suburb.

*“This allows a reasonable area for trees and gardens while still allowing owners of very large blocks to subdivide for financial benefit or to reduce garden maintenance burden.”*

*“Prefer larger blocks to ensure that the leafy nature of our neighbourhoods is preserved.”*

*“Blocks smaller than 700m will increase the number of houses which in turn will increase the population, increase traffic and have a negative impact on the suburb.”*

*“The current make up of the suburb is what makes it appealing (larger established blocks).”*

*-Survey respondents*

Respondents that selected 600m<sup>2</sup> as their preferred minimum lot size said it allows for space between houses, promotes wildlife and allows for more vegetation, keeps the low-density character of the area and there is already sufficient higher density housing and units within the suburbs.

*“Retains feel of the suburb. Limits overcrowding. Maintains property values. Maintains privacy and peacefulness of suburbs.”*

*“Larger blocks keep within the character of the area.”*

*“It is important, especially within the character precincts, that low density is retained.”*

*“To keep the character of the suburbs and so we have enough space to live in a small way that promotes health and wellbeing. We need space to breathe, grow food, and let our kids run around.”*

*-Survey respondents*

Respondents that selected ‘Other’ said that they prefer lots larger than 800m<sup>2</sup> or that they do not want to see any further subdivision in these suburbs.

*“Lots should not be subdivided.”*

*“Lots should not be subdivided further within the character area and not without consultation with adjacent existing property owners elsewhere.”*

*“Subdividing does not improve the suburb”*

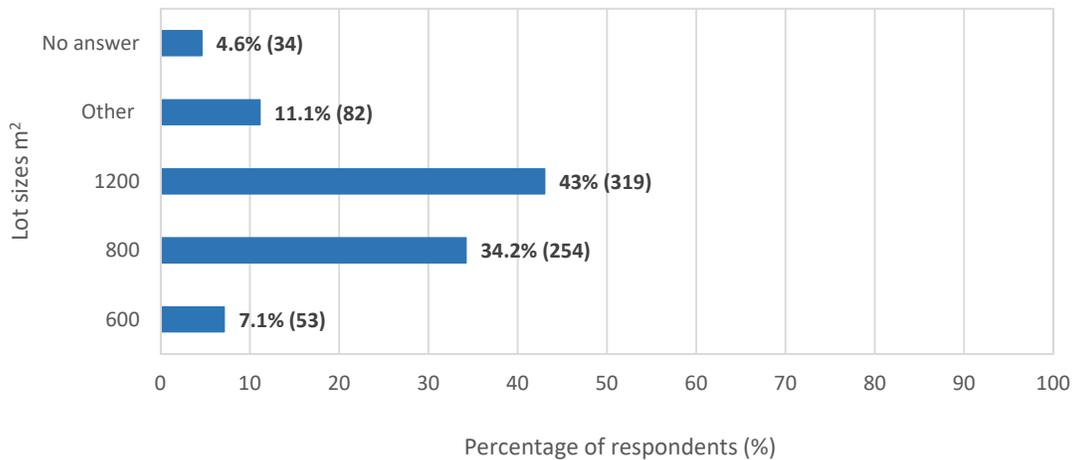
*“Blocks should be a minimum of 800m, preferably larger.”*

*-Survey respondents*

**Question 15 – What do you think the minimum lot size should be to develop a duplex (dual occupancy)?**

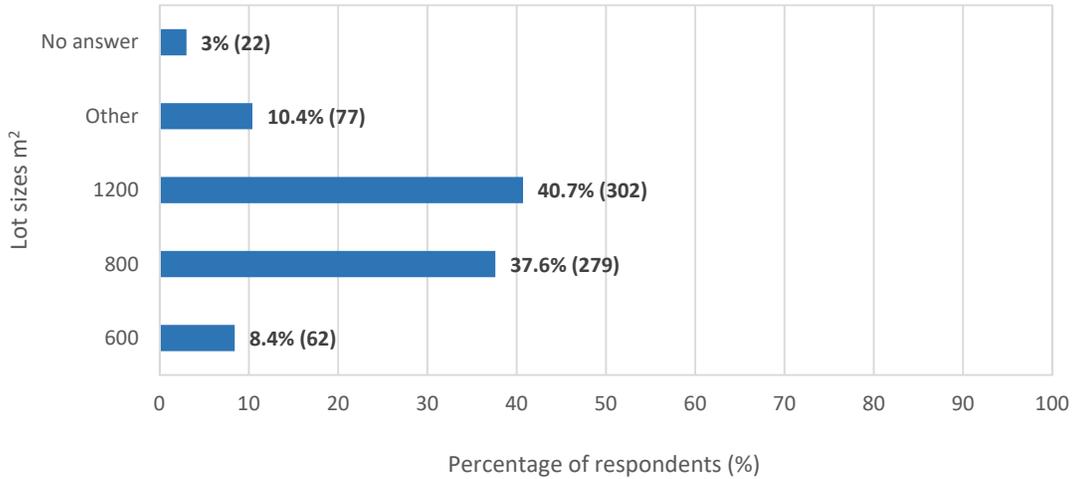
Respondents were asked to identify what they think the minimum lot size should be to develop a duplex within both the Neighbourhood character area and across the entire Freshwater and Stratford area.

**Within the Neighbourhood character area:**



708 respondents answered this question. The majority of respondents (319 respondents, 43%) nominated 1200m<sup>2</sup> as their preferred minimum lot size to develop a new duplex (dual occupancy). The second most popular minimum lot size was 800m<sup>2</sup> (254 respondents, 34.2%). 34 respondents did not answer this question.

**Across the entire Freshwater and Stratford area:**

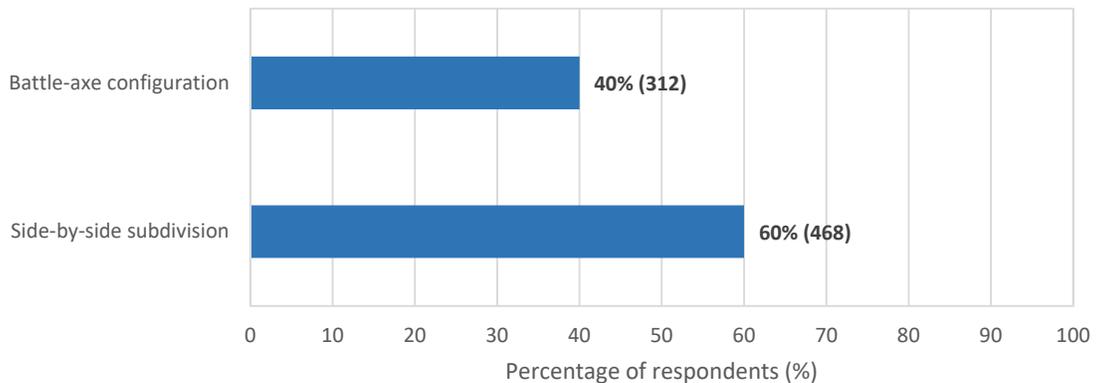


720 respondents answered this question. 302 respondents (40.7%) selected 1200m<sup>2</sup> as their preferred minimum lot size to develop a new duplex (dual occupancy). This was followed closely by 800m<sup>2</sup>, which was preferred by 279 respondents (37.6%). 22 respondents did not answer this question.

**Question 16 – Provided they comply with the minimum lot size, which of the following types of subdivision would you support in Freshwater and Stratford?**

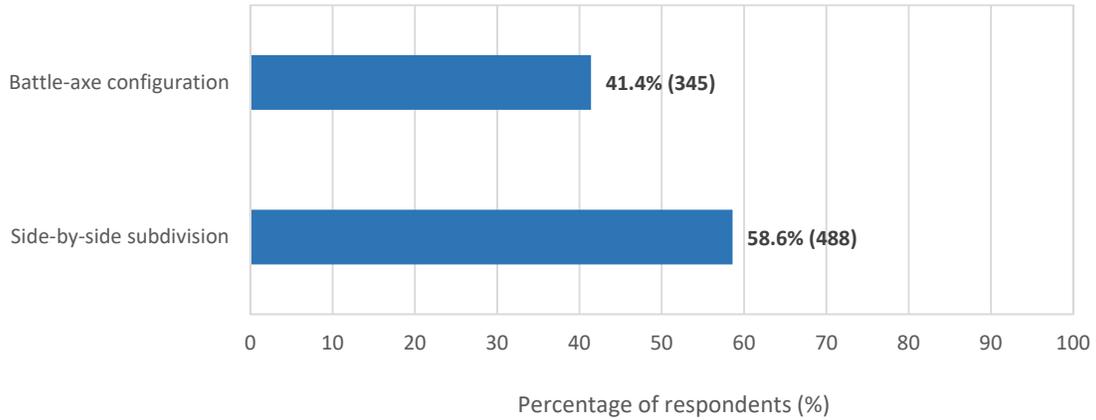
Respondents were asked what types of subdivision they would support provided they comply with the minimum lot size within both the Neighbourhood character area and across the entire Freshwater and Stratford area.

**Within the Neighbourhood character area:**



There were 780 responses to this question. Side-by-side subdivision was the most popular answer with 468 responses (60%). 129 respondents (16.5%) selected that they would support both types of subdivisions within the Neighbourhood character area provided they comply with the minimum lot size.

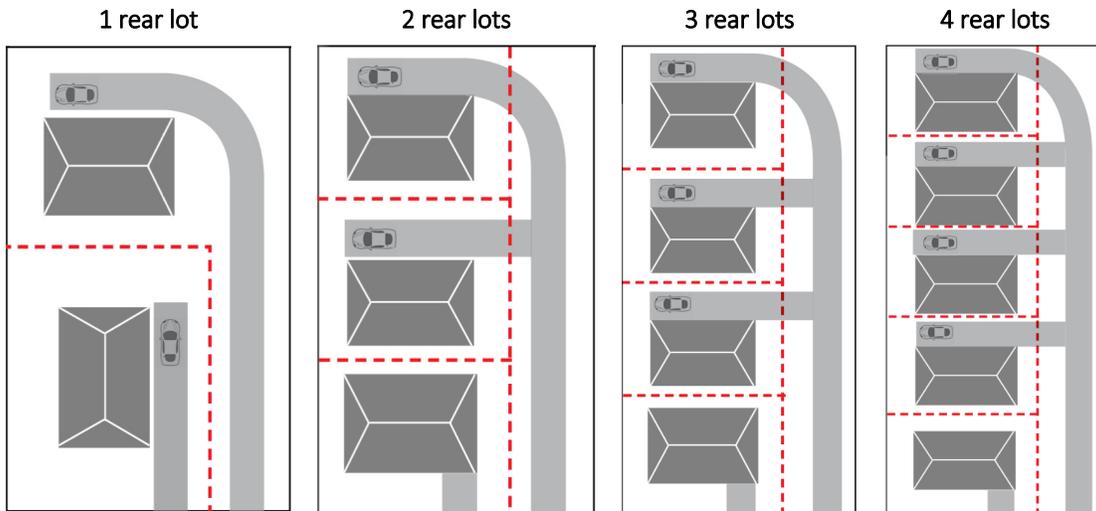
**Across the entire Freshwater and Stratford area:**



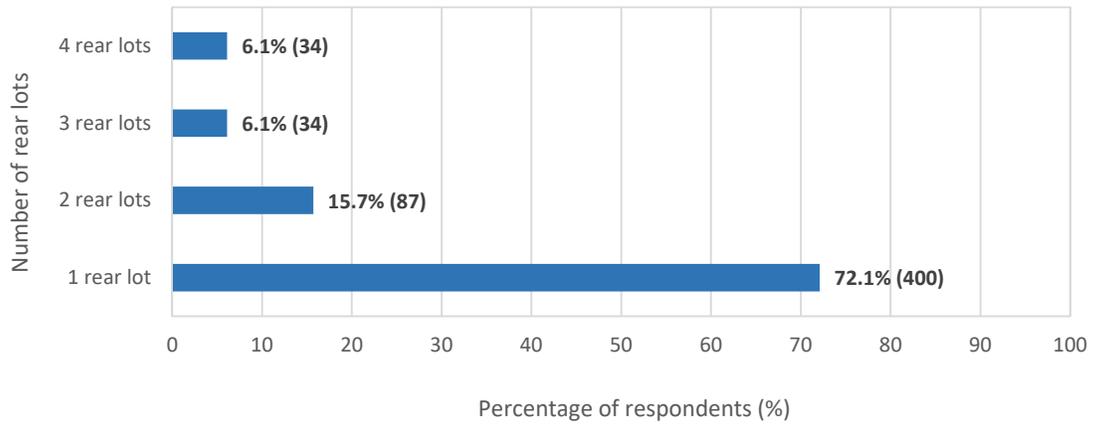
There were 833 responses to this question. Side-by-side subdivision was the most popular answer with 488 responses (58.6%). 165 respondents (19.8%) selected that they would support both types of subdivisions across the entire Freshwater and Stratford area provided they comply with the minimum lot size.

**Question 17 – If you support battle-axe lots, which configurations would support?**

Respondents were asked which configurations (shown below) they would support in within both the Neighbourhood character area and across the entire Freshwater and Stratford area. Respondents were able to select multiple answers.

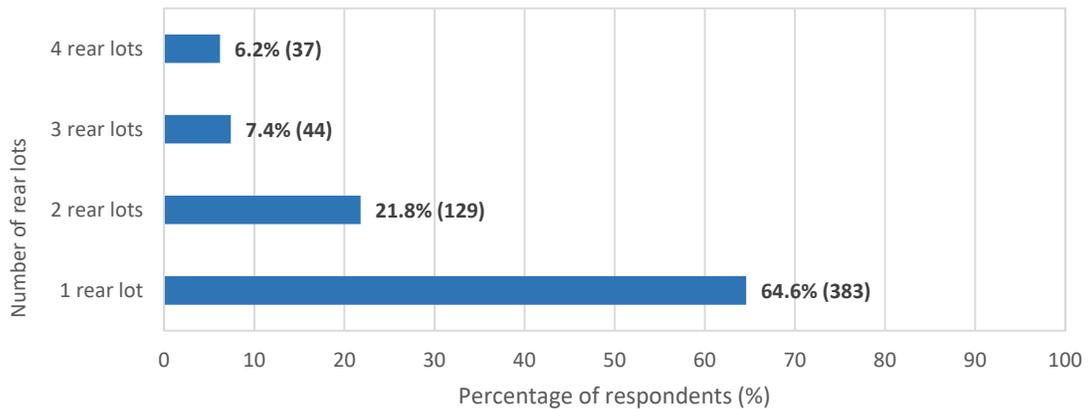


**Within the Neighbourhood character area:**



One (1) rear lot was the most popular answer amongst respondents with 72.1% (400 respondents). Three (3) rear lots and four (4) rear lots were equally the least popular response with 6.1% (34 respondents) each.

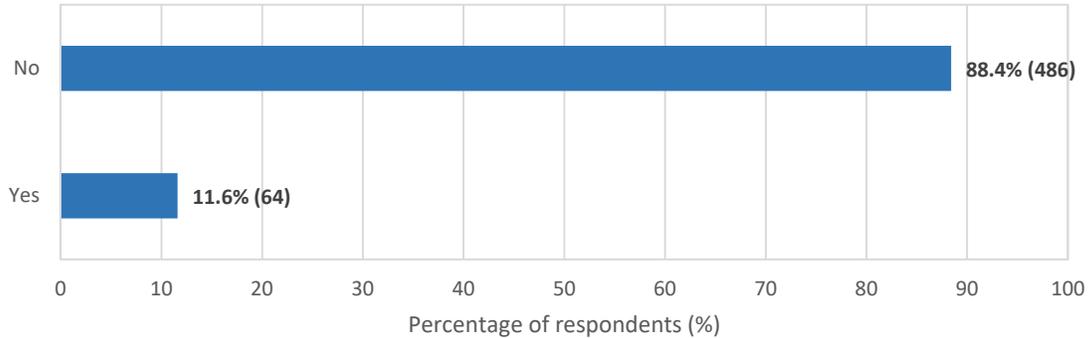
**Across the entire Freshwater and Stratford area:**



Similarly to the Neighbourhood character area, one (1) rear lot was the most popular answer with 64.6% (383 respondents) selecting one (1) rear lot as their preferred configuration for battle-axe subdivisions across the entire Freshwater and Stratford area. Four (4) rear lots was the least popular with 6.2% (37 respondents).

**Question 18 – Have you considered subdividing your property now or in the future?**

This question was only asked of respondents that nominated in Question 1 that they own a property within Freshwater or Stratford.



The majority of property owners (88.4%, 486 respondents) said that they had not considered subdividing their property now or in the future. 11.6% (64 respondents) said that they had considered subdividing their property now or in the future.

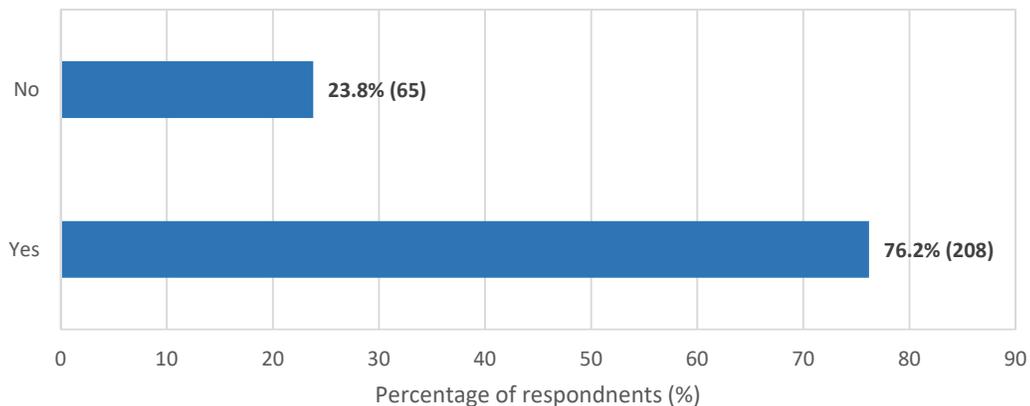
**Question 19 – If a development proposal does not comply with the minimum lot size, do you think it should be impact assessable?**

Respondents were asked whether they think a development proposal should be impact assessable if it does not comply with the minimum lot size.

*Note - Impact assessable means the development application is assessed against the whole planning scheme and has to undergo public notification (i.e. a sign is placed on the land and any person may make a submission for or against the development to Council). A person who makes a submission is able to appeal Council's decision.*

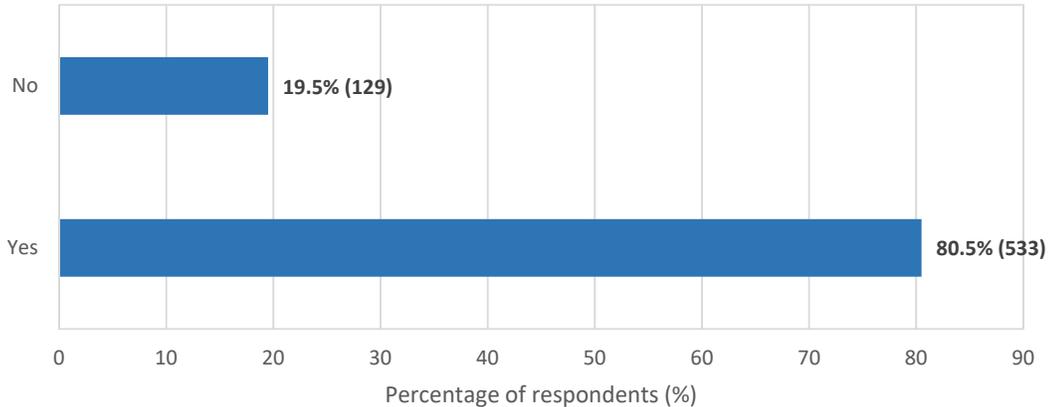
*The alternative to Impact assessable would be Code assessable, which means the development application is only assessed against the relevant requirements within the planning scheme and does not need to undergo public consultation and no submissions can be made. Council must approve a Code assessable application if it complies with the relevant requirements or if a condition of approval can be imposed that will make the development comply.*

**Within the Neighbourhood character area:**



273 respondents answered this question. The majority of respondents (76.2%, 208 respondents) answered ‘yes’ they think that a development proposal should be impact assessable if it does not comply with the minimum lot size within the Neighbourhood character area. 23.8% (65 respondents) answered ‘no’ to this question.

**Across the entire Freshwater and Stratford area:**



533 respondents answered this question. The majority of respondents (80.5%, 533 respondents) answered ‘yes’ they think that a development proposal should be impact assessable if it does not comply with the minimum lot size across the entire Freshwater and Stratford area. 19.5% (129 respondents) answered ‘no’ to this question.

**Question 20 – There are a number of older-style character houses in Freshwater and Stratford. What, if any, do you think are the most important external feature of these houses?**

This question allowed respondents to provide a free text response.

444 respondents provided an answer to this question.

Most of the respondents commented that the most important external features are those commonly seen in the Queensland style such as large verandahs, casement windows, gabled roofing, timber cladding/weatherboard, large eaves and decorative balustrading. Established gardens and mature trees were also commonly mentioned as important features of character houses in these suburbs.

*“Traditional Queensland architecture.”*

*“Queenslander style so on stumps with casement windows, verandahs and large eaves etc.”*

*“Leafy gardens with large old trees.”*

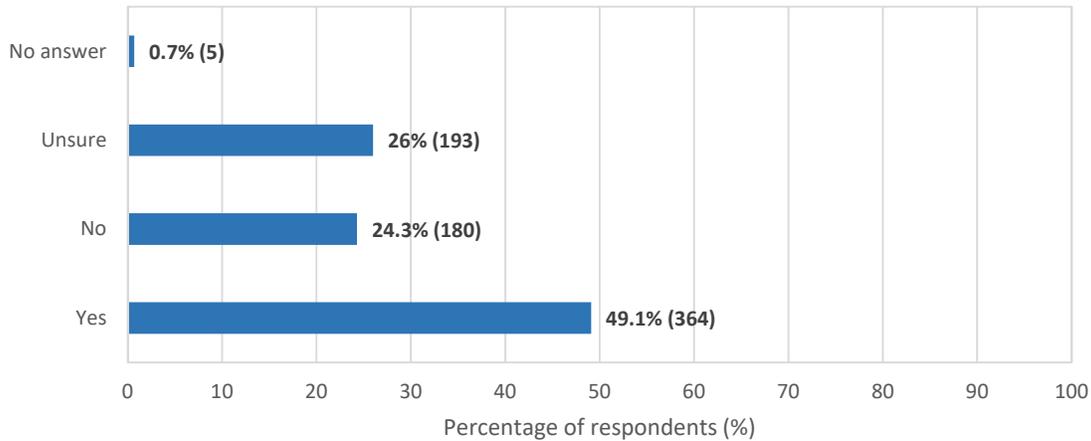
*“Queenslander style, large gardens, character verandahs.”*

*“Large blocks, Verandahs, wooden fretwork, casement windows, Highset, established gardens.”*

*-Survey respondents*

**Question 21 – Would you support the demolition of a character house within the neighbourhood character area if the applicant demonstrated it was not structurally sound and it was not capable of being repaired at a reasonable cost?**

Respondents were asked whether they would support the demolition of a character house within the neighbourhood character area if it could be demonstrated that it was not capable of being repaired at a reasonable cost.



737 respondents answered this question. The majority of respondents (49.1%, 364 respondents) said ‘yes’ and 24.3% (180 respondents) answered ‘no’ to this question. However, 26% (193 respondents) responded that they were unsure.

***Please tell us why you chose this answer?***

Respondents were asked to explain why they chose the answer they gave in Question 21.

Respondents that said ‘yes’ generally said it would be reasonable to allow the demolition in circumstances where the house is not able to be repaired in a cost effective manner. A number of respondents said they would agree with a demolition provided that any new house was in keeping with the character of the area.

*“Some older homes which have been so badly maintained that the cost of repairs makes it unfeasible, a new in character home could be built.”*

*“It would otherwise be unfair to the owner. I would expect a rigorous process to ensure house is unsound.”*

*“As long as the rebuild was in the same style as the existing or matching others in the street.”*

*-Survey respondents*

Respondents that answered ‘no’ generally said that they chose this answer as it will not retain the character of the area and may encourage people not to maintain their properties.

*“I think it is important that the character of the area is maintained, regardless of cost.”*

*“People may then neglect the building until it is not structurally sound.”*

*“Freshwater would lose some of its character and uniqueness.”*

*-Survey respondents*

Respondents who said they were unsure chose this answer because they would be unsure about what would be considered a reasonable cost and that their support for this requirement would depend on the rules applied to a new house built on the property.

*“Depends on what its being replaced with. It has to improve the feel of the suburb, not make it look like all the other crowded concrete homes in new housing developments.”*

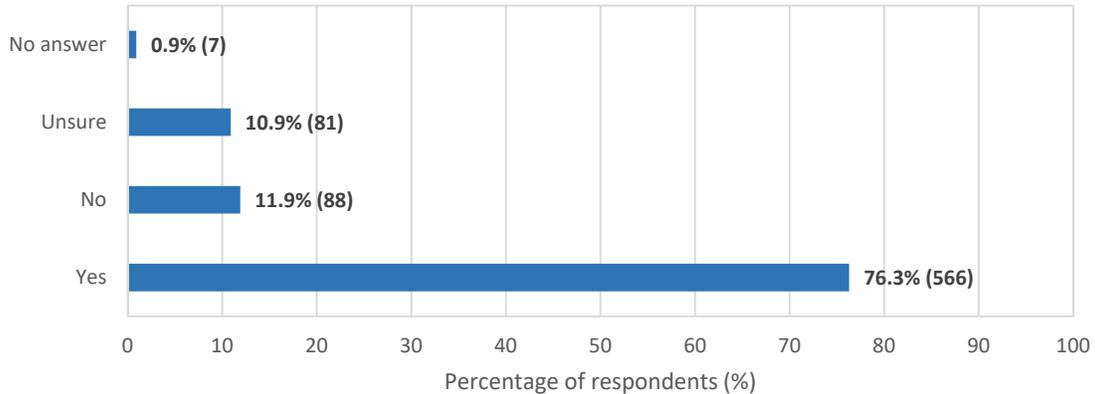
*“I would support if the replacement building's architecture reflected the building it is replacing.”*

*“Reasonable cost is subjective.”*

*-Survey respondents*

**Question 22 – If a character house is demolished, do you think the design of any new house should incorporate the external features commonly seen in original character houses in Freshwater and Stratford (e.g. building materials, roof style etc)?**

Respondents were asked if a character house is demolished, whether the new house should incorporate features of character houses in the area.



735 respondents answered this question. The most popular answer was ‘yes’ with 76.3% of respondents (566 respondents). 11.9% of respondents (88) answered ‘no’ and 10.9% of respondents (81) answered that they were unsure. Seven (7) respondents did not answer this question.

***Please tell us why you chose this answer?***

Respondents were asked to explain why they chose the answer they gave in Question 22.

Respondents that answered ‘yes’ generally said that they chose this answer because it would maintain the look and character of the suburb and would fit in with the houses in the area.

*“To maintain the character of the suburb”*

*“It helps to maintain the history and character of the neighbourhood.”*

*“To maintain the tropical, open feel and character of Freshwater/Stratford.”*

*-Survey respondents*

Respondents that answered ‘no’ generally said that they chose this answer as they would prefer diversity in architectural styles and the flexibility for homeowners to choose the style of their home.

*“Would rather see some diversity in styles and need to make houses affordable for families.”*

*“Home owner should be free to choose their preferred architectural style.*

*“Should be able to build in whatever style suits.”*

*-Survey respondents*

Respondents that were unsure generally said that it would depend on the proposed design of the new house and the features and architectural style of surrounding houses.

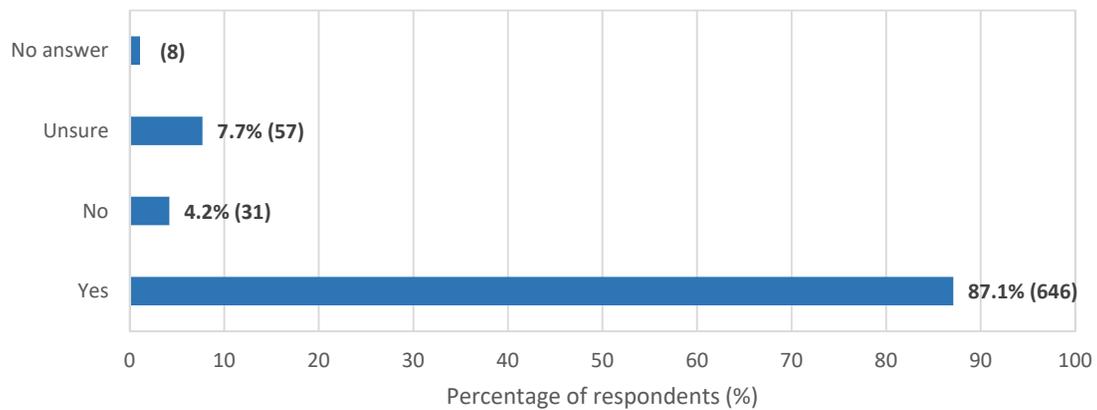
*“Depends on plan of new house.”*

*“Depends on the actual street and surroundings dwellings”*

*-Survey respondents*

**Question 23 – Would you support the relocation of older-style houses from other areas (Cairns suburbs or regional towns) into the neighbourhood character areas within Freshwater and Stratford?**

Respondents were asked whether they would support the relocation of older-style houses from other areas into the Neighbourhood character areas of Freshwater and Stratford.



734 respondents provided an answer to this question. The majority of respondents answered ‘yes’ (87.1%, 646 respondents). 4.2% of respondents (31 respondents) answered ‘no’ and 7.7% of respondents (57 respondents) answered that they were unsure.

***Please tell us why you chose this answer?***

Respondents were asked to explain why they chose the answer they gave in Question 23.

Respondents that answered ‘yes’ generally said they chose this answer as they believe people should be able to relocate character houses from other areas and it would be in keeping with the character of the area.

*“If someone wants to relocate an older house into the area they should be able to.”*

*“Relocating character houses will increase the number of properties with charm.”*

*“It contributes to retaining the character of the suburb.”*

*-Survey respondents*

Respondents that answered 'no' generally said they chose this answer as it is not always practical or affordable to relocate character houses.

*"The costs involved would probably not be worthwhile."*

*"They are not always available."*

*-Survey respondents*

Most of the respondents that answered that they were unsure did not provide a reason why they chose this answer.

***Question 24 – Is there anything else you'd like to tell us about the character and amenity of Freshwater and Stratford?***

This question allowed respondents to provide a free text response.

454 respondents provided an answer to this question.

Most of the respondents expressed an appreciation for the characteristics and benefits of Freshwater and Stratford such as a quiet and relaxed lifestyle, family friendly, safe and community feel, low traffic streets, leafy green streets and parks, character and history and access to services.

Many of the comments described how these characteristics make Freshwater and Stratford unique and distinctive from other more recently developed suburbs within the region.

Respondents commented that they want these characteristics to be protected and be retained for future generations. Respondents also mentioned that new development, including high-density housing, has the potential to compromise the characteristics that make Freshwater and Stratford such liveable suburbs.

*"Point of difference - Stratford & Freshwater have a unique character that is not found in the newer suburbs - wider streets, lush established trees & a sense of community."*

*"The feel of living in a small village within a city, please do not spoil this!"*

*"Safety - I feel comfortable with my kids going to the park and riding on the streets as it is not too busy Nature - access to various nature trails nearby"*

*"The above features all meld into a friendly well connected suburban precinct which is not so common in more recent developments and the area and its features make it a great example of living in the tropics."*

*-Survey respondents*

## Appendix 1 – Neighbourhood character areas

