

Local Character Review Community Survey - Report of Findings



July 2021

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1. Introduction

This report summarises the results of a community survey undertaken to inform the City of Canada Bay Council's Local Character Review. The Review was being undertaken to identify if there are areas in the LGA that have local character that is unique and that should be protected, and to inform an assessment of the characterisation of the areas.

The Review and the survey were undertaken in accordance with the Department of Planning, Industry and Environment's *Local Character and Place Guideline* (February 2019).

The first stage of the Review involved a high-level overview of the LGA to identify broad locations of types of Local Character Areas (LCAs). The second stage of the Review involved a detailed assessment of areas that potentially had a unique local character. The Local Character Areas that had been previously included in Council's DCP formed a starting point for the second stage of the review, as these areas were deemed to be highly likely to have character that should be maintained given they had been previously identified by the community as having a unique and special character. The aim of the review was to determine the features and qualities that define areas where the character should be maintained and protected.

The objective of the Review was to produce Local Character Statements for 'areas to be maintained' (Type 3 LCAs). The Statements will guide development in those areas into the future to ensure the character is maintained as the area undergoes change. Council is also producing Local Character Statements for areas in which the current character will change (Type 1) and areas in which the current character will be enhanced (Type 2).

2. Background

In February 2019, the Department of Planning, Industry and Environment published the *Local Character and Place Guideline* to assist Councils to define existing character and set a desired future character that aligns with the strategic direction for an area.

Part two of the Guideline includes a Toolkit, with five Steps for assessing local character. In recognition of the role that local communities have in identifying and defining local character, Step 1 is 'Hearing from your community'. The purpose of engaging the local community in the process of defining local character is to ensure there is common understanding of:

- the shared values - the elements, features and characteristics that comprise local character;
- the objectives – to include local character in the planning framework; and
- the intended outcomes - setting a desired future character that aligns with the strategic direction and the community's aspirations for an area.

The Guideline describes a process for best practice community engagement that focusses on the best interests of the community, is inclusive, has clarity of purpose (including what is and is not negotiable), and is open, honest, meaningful and accessible. The method of engagement should also be designed to be clear in intent, appropriate to the stage of planning, tailored to the audience, in plain English but also recognise stakeholders with different languages, and recognise and manage conflicting perspectives.

3. The survey

The survey ran for four weeks, from 5 to 25 July 2021.

It was notified on Council's engagement platform Collaborate and individual notification letters were sent to the 6,336 properties within the study area.

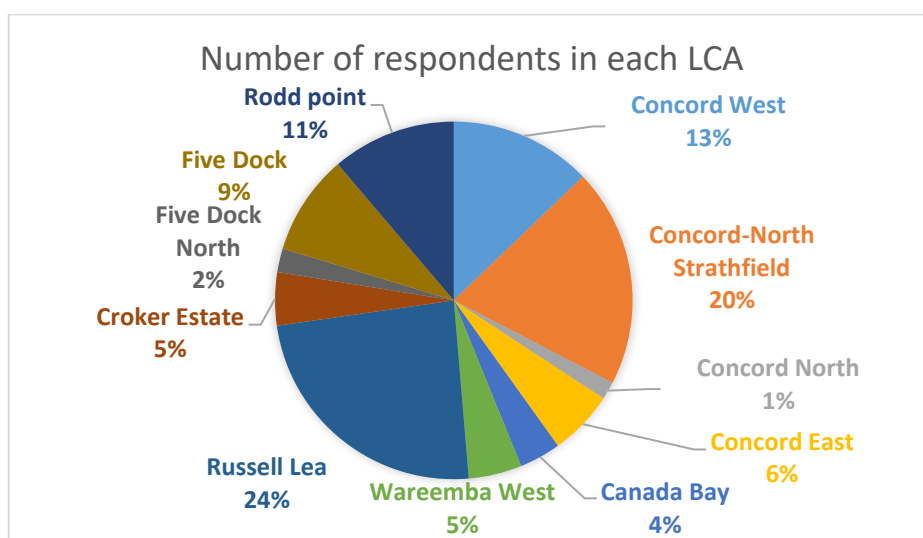
The survey questions were designed to meet the objectives of the *Local Character and Place Guideline*, including being made available to members of the community who requested the survey in a language of their choice. The questions were peer-reviewed by the consultants (SJB) who were undertaking the Review and developing the Local Character Statements.

The survey was designed around the eleven previous DCP LCAs, but the boundaries of these areas were used as a guide only and because these areas were most likely to have a high concentration of character that the local communities identified with and wanted preserved. It was made clear that the previous DCP LCAs were indicative only and that the purpose of the Review was to assess and refine them into final Local Character Areas.

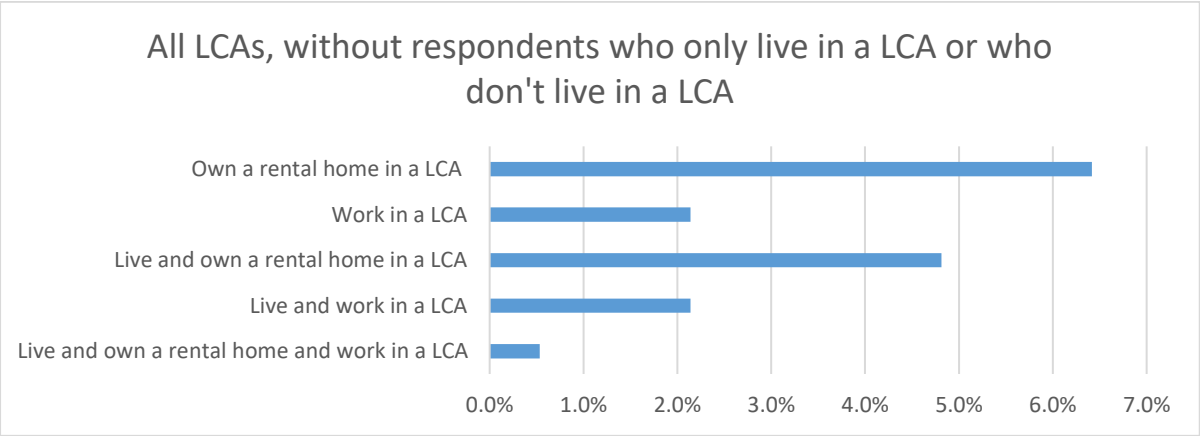
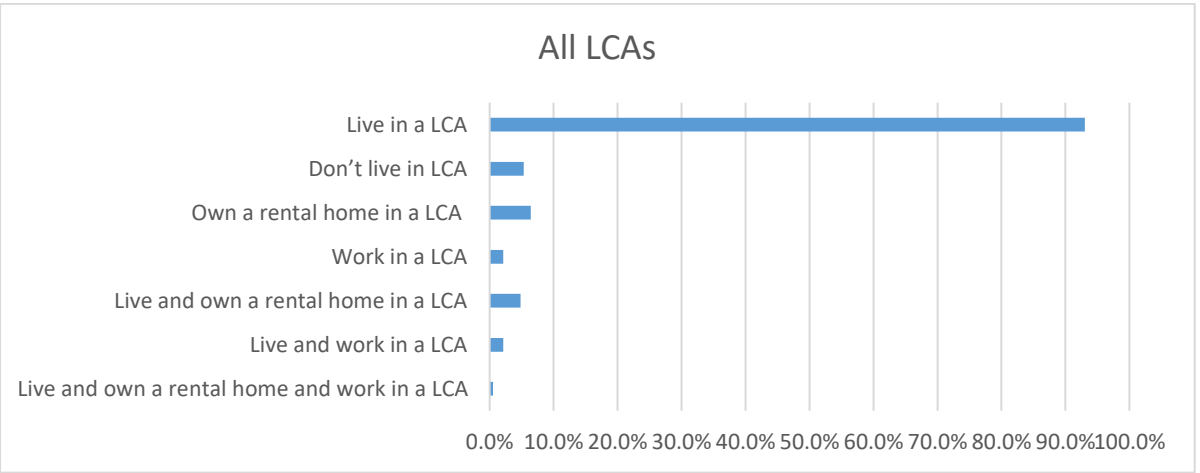
4. Respondent characteristics

Council received 187 completed surveys across all eleven of the previous DCP Local Character Areas:

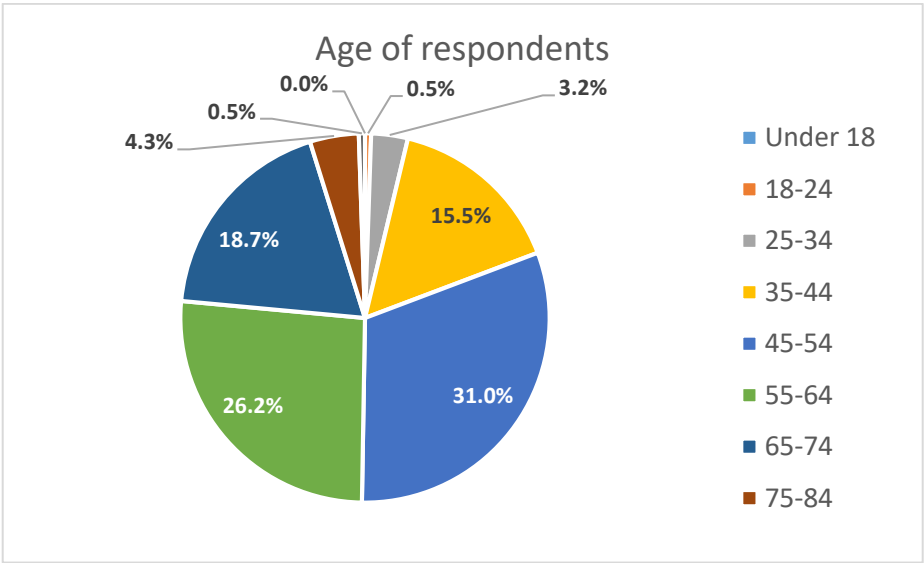
- Concord West draft LCA
- Concord - North Strathfield draft LCA
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- Rodd Point draft LCA



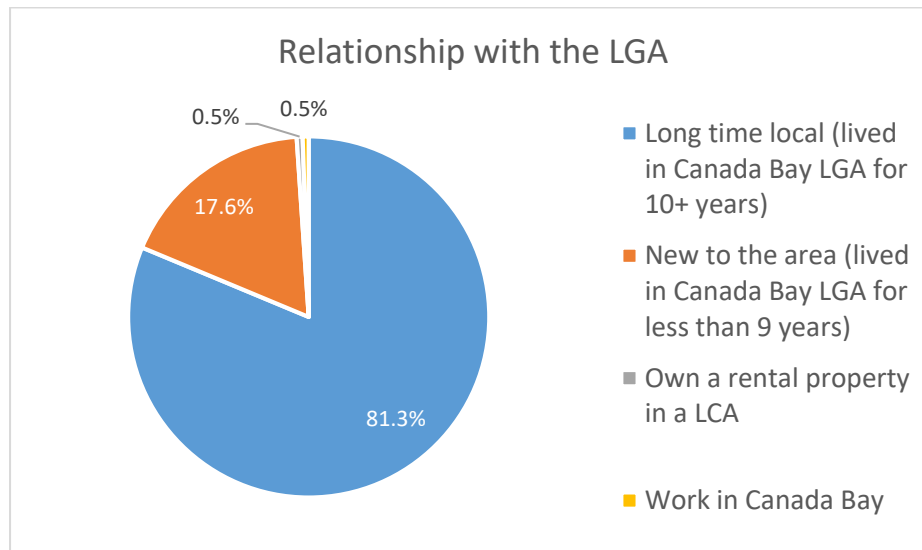
Most of the respondents live in an area that was a DCP LCA and a small number owned a rental home or worked in a draft LCA.



Most respondents were aged between 35 and 74, with a smaller number either older or younger. No respondents were younger than 18 years old.



Most respondents identified with being a 'long time local' and a smaller proportion identified with being 'new to the area'.



5. Key findings

Overall views about change

A significant majority of respondents want to see future change that is sympathetic to the draft LCA's current look and feel. However, there was some support for the areas to stay exactly as they are now, with the strongest desire for this outcome being expressed for the Canada Bay area, followed by Concord West. Concord North also strongly expressed this desire, but the number of respondents was too small to be considered representative.

The strongest desire for the area to transition to a completely different look and feel was expressed for the Five Dock North draft LCA, although the number of respondents was too small to be considered representative.

Almost all respondents felt that some intervention to maintain the local character is important, with 8 out of 11 draft LCAs expressing zero desire for "not worrying about the character of the area". Of the other 3 draft LCAs the strongest expressions for this response to local character were from Concord West and Croker Estate, where approximately a fifth of the respondents expressed this desire for no local character protection. However, these results are offset by those areas' expressing an overwhelming desire for either sympathetic change or no change.

Views about characterisation

The characteristics that were deemed to have the strongest influence on the area's current look and feel were, in order of strength of preference, the local parks and green spaces (9 of 11 areas), the safe and welcoming feeling (7 of 11 areas), the local history and heritage buildings (6 of 11 areas), and the area's walkability (5 of 11 areas).

There was general agreement that there was consistency across certain visual features. The strongest consistencies were expressed for, in order, the front building setbacks and heights of the buildings (5 of 11 areas), and the streetscapes, in terms of width, lighting, pavement, street furniture, verges etc (4 of 11 areas).

The general agreement that there was only partial consistency for architectural quality (development, era, material). This result needs to be viewed in light of written comments made, which generally express concern for the gradual loss of the prevailing character of the areas as the traditional dwellings are gradually replaced by new dwellings that are deemed to be not sympathetic. Select examples include:

- *"I'm am concerned about the amount of knock down rebuild that is occurring on nearly every street but I understand the need for bigger houses- just that many don't seem sympathetic to original feel of Concord. Many are large- tall in height and very close to one another without sufficient green space. I had to jump through hoops to renovate my home 30 years ago to keep the character."*
- *"Russell Lea's Federation housing is increasingly being demolished to make way for character-less townhouse developments and duplexes. The "home World" developments appearing each time a federation house is demolished is on the increase and will eventually destroy the traditional character of the streetscape. Once lost it can never be replaced."*
- *"It is a shame that the local area seems to be evolving without any semblance of planning, especially with the building of houses that quite clearly do not suit the local area."*
- *"More effort should be given to preserving the historic character of the suburb. Too often historic homes (more than 100 years old) are bulldozed and modern bland boxes built in their place. Development should focus on sympathetic renovations or extensions of older homes. eg. a beautiful P&O art deco home by a well known Sydney architect was bulldozed, sub-divided and two ugly metal clad brash homes built in their place."*

There were, however, a very small number of written comments that expressed a desire for greater housing diversity or a more active character, such as:

- *I would like the area to provide more house diversity to be more connected in order to attract young people and to change from a monotonous individual driven area to an area of community interactions.*
- *Duplex's and terraces should be able to be built on a minimum lot size of 400sqm. This would open up significant opportunities to provide greater housing types ... This would allow existing owners to demolition houses that are no longer sustainable, an encourage new diverse range of sustainable housing which is more affordable.*

Future change

The most desired qualities for the future were that the areas be safe and pedestrian friendly (7 of 11 areas) and that it have a village feel (6 of 11 areas).

In addition to the numerous comments that expressed concern about the gradual loss of the traditional character of the areas, there were several written comments that related specifically to the need for planning controls to maintain the traditional local character into the future:

- *There needs to be consistency between Compliant Development Certificates and Council Development applications. It is important to allow tasteful, quality*

buildings that complement the older homes even though they may have a modern look and feel.

- *Consistency in building regulations eg Complying Development using private certifiers V Council Development Approval.*
- *The State government's Complying Development with Low Rise Housing Diversity is ruining the character of streets and neighbourhoods and ruining the amenity of neighbouring properties by allowing development to be build so close to the boundary.*
- *The amount of "compliant development" not going through council approval is detracting from our local area look and feel. It is resulting in a number of unsympathetic buildings that takes away from value of the area.*
- *Rodd Point was predominantly made up of Californian bungalows (with occasional additions) which contributed to a consistency of style and character. Unfortunately, this has been bastardised in recent years as private certifiers, loose development regulations and approval processes have rapidly changed the area.*

6. Detailed findings

Below is a detailed summary of the survey responses pertaining to each of the individual draft Local Character Areas. Each section includes a high-level summary, followed by graphs of the responses to each question answered in the survey.

6.1 Concord West draft LCA

Council received 24 completed surveys for this draft Local Character Area.

Half of the respondents wanted future change that is sympathetic to the area's current look and feel and a third wanted it to stay exactly as it is now. No respondents wanted to see the area transition to a completely different look and feel.

Overall, respondents rated the look and feel of the LCA as mediocre to good, both generally and in terms of buildings and streetscape. The properties that most influenced this rating were the street trees, the built form and scale of the buildings, and the architecture.

Half of the respondents felt that the local parks and green spaces had the strongest influence on the area's look and feel; a third felt that the local history and heritage buildings had the strongest influence; and slightly less than a third felt that the sense of safety (safe streets, cared for, street lighting etc) and the street trees and grassy verges had the strongest influence.

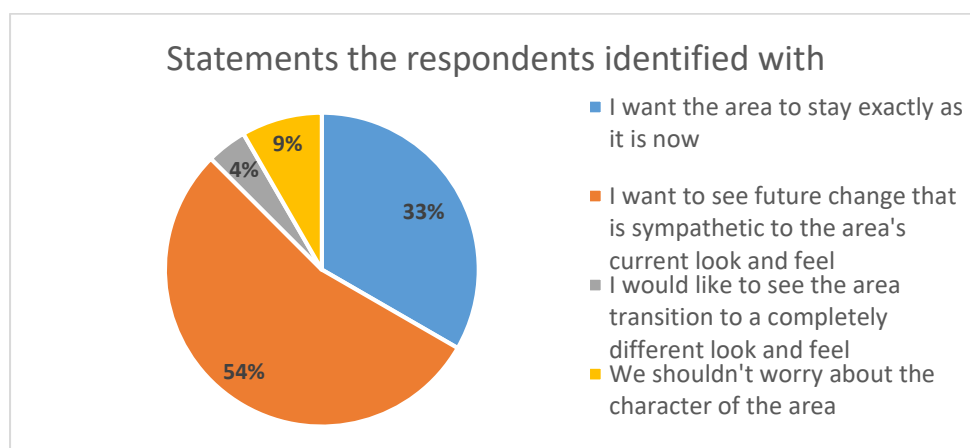
There was general agreement that there is visual consistency in the front building setbacks, the height of the buildings, the type of car parking, and the streetscape (width, lighting, pavement, street furniture, verges etc). Half of the respondents felt that there was only partial consistency in architectural quality (development, era, materials).

The local activity that most respondents enjoy is walking, followed by visiting a local park, and then walking the dog.

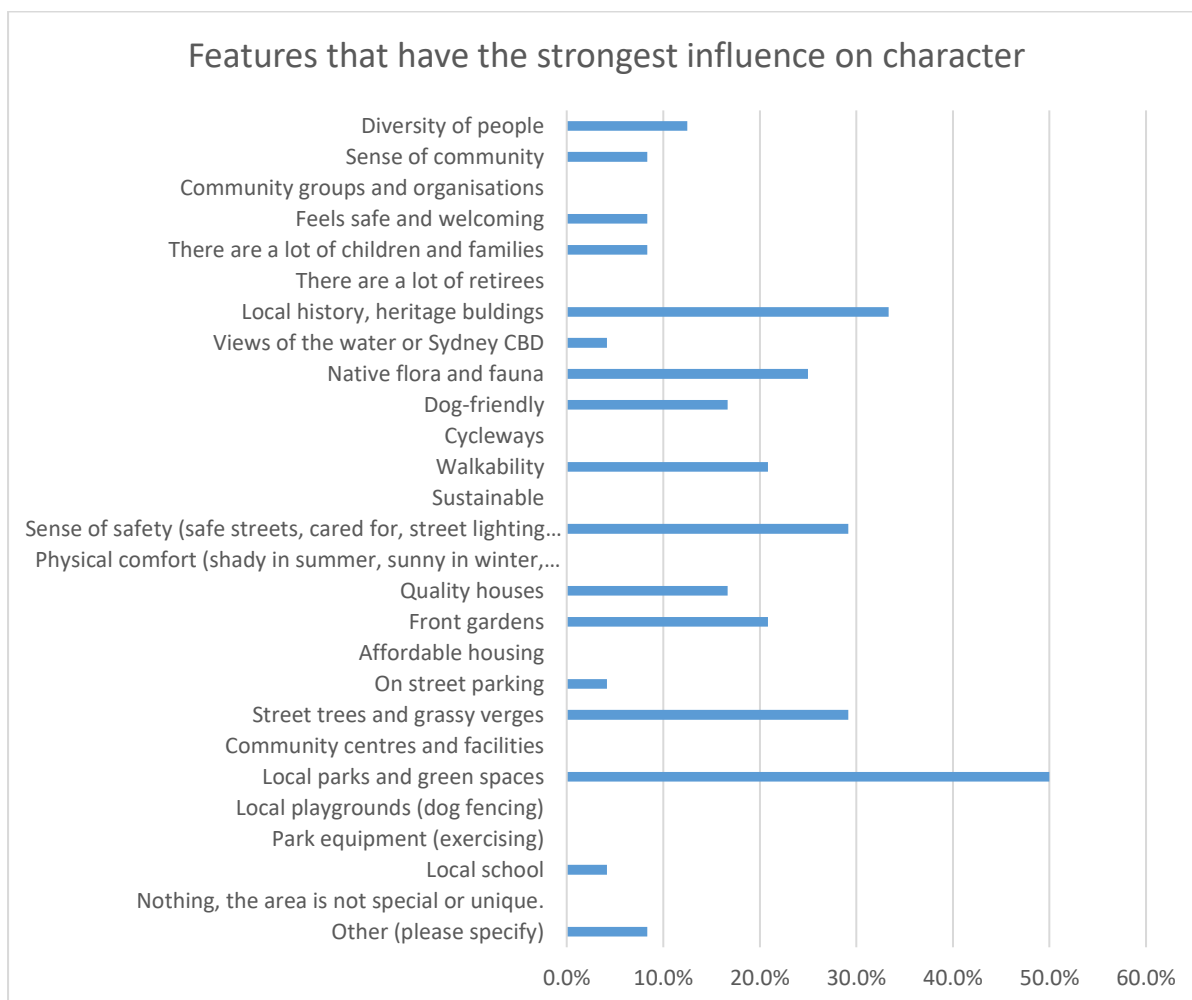
Most respondents said it was relatively easy and pleasant to connect to other areas, with a quarter of respondents giving connectivity a rating of 4 out of 5 and half giving it a rating of 3 out of 5. The main reason given for the area's walkability was the location of parks within walking distance, followed by shops within walking distance, followed by the houses and gardens are interesting to look at.

The most common words used to describe the area were 'pleasant', 'green' and 'friendly'. The most desired qualities for the future area are that it be safe and green. The most desired future improvements for the area are improved footpaths and car parking, a feeling of safety in the public spaces and parks, and more places for exercise and relaxation. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street and for new development to be consistent with the current architectural style and built form.

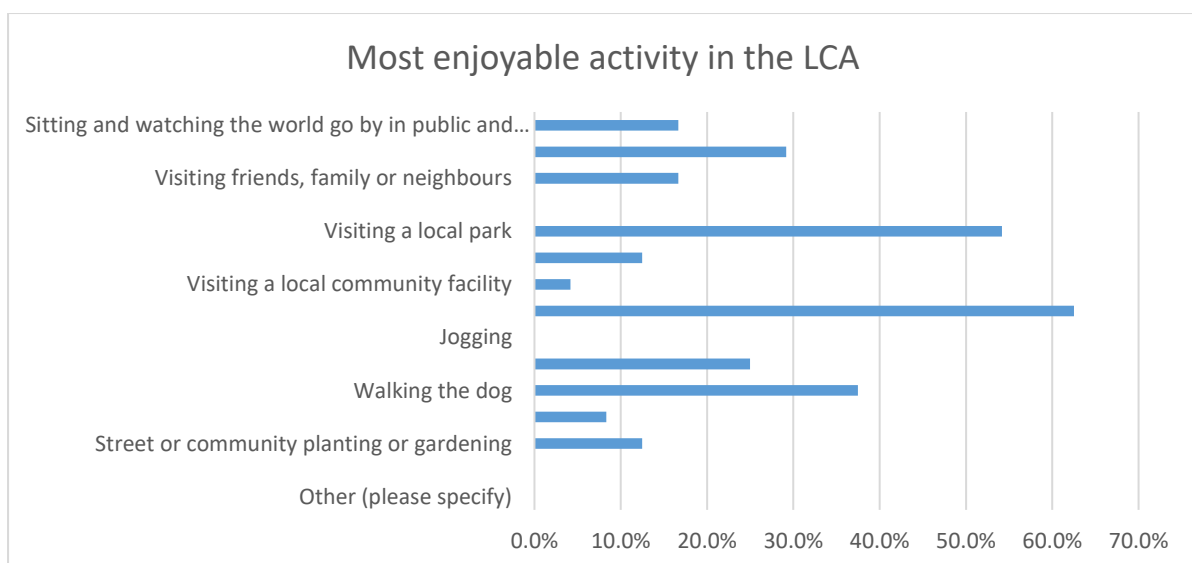
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



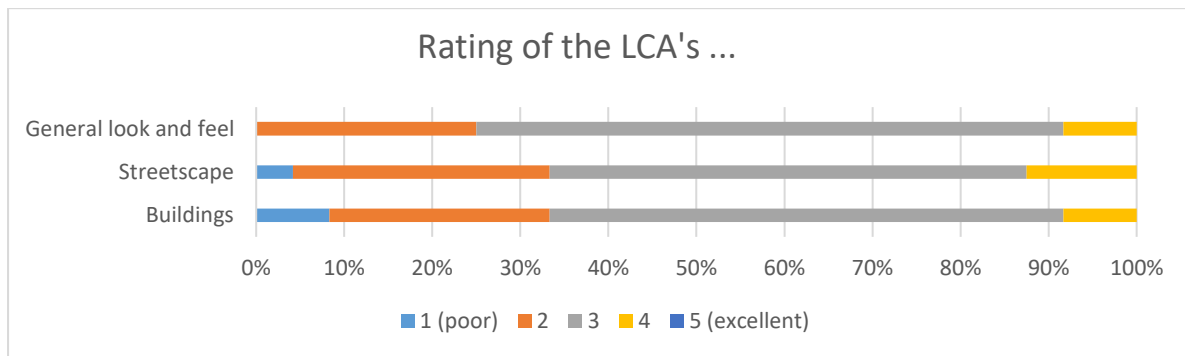
What do you most enjoy doing within the LCA?



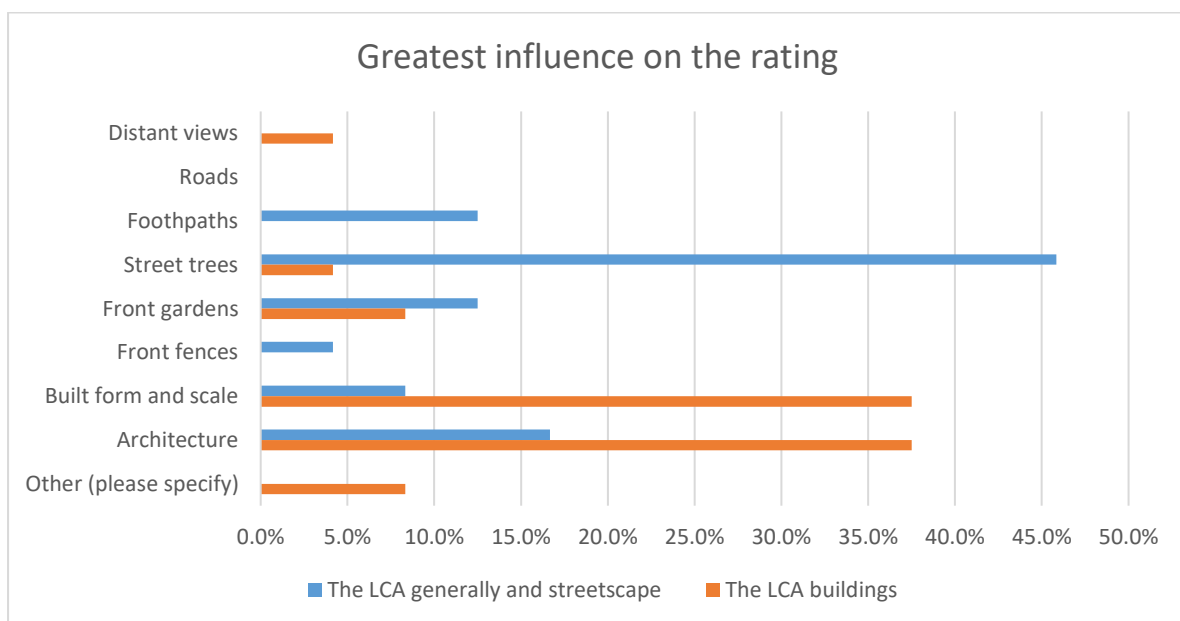
In one or two words how would you describe the character of the area?



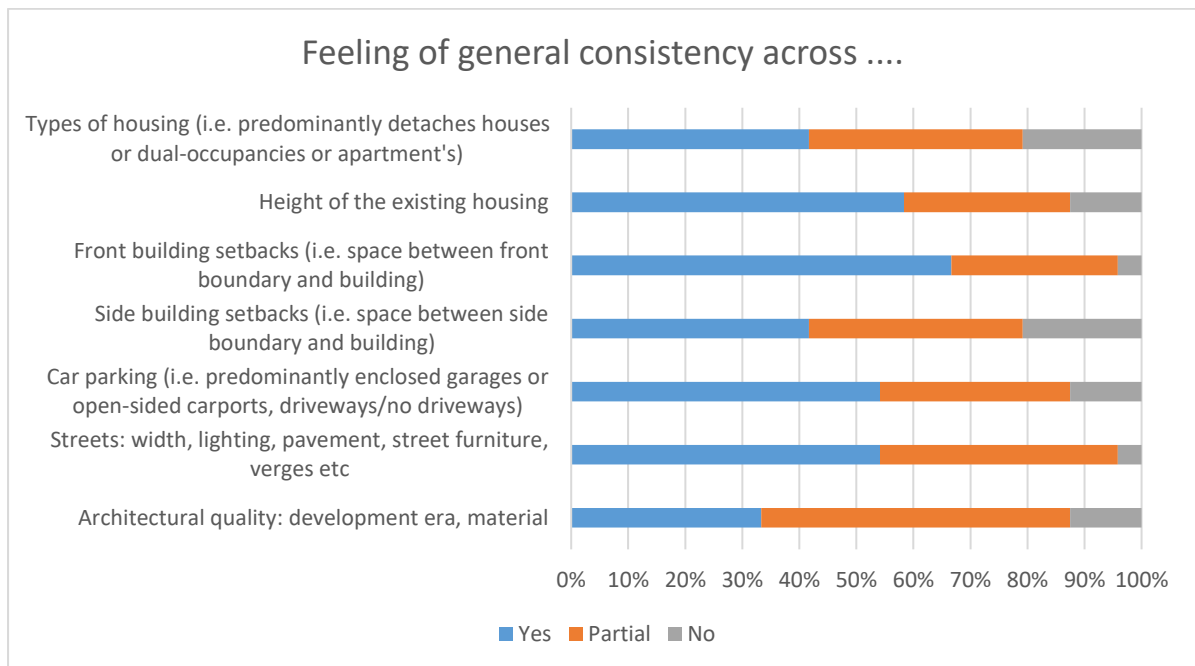
How would you rate the overall feel and look of the following?



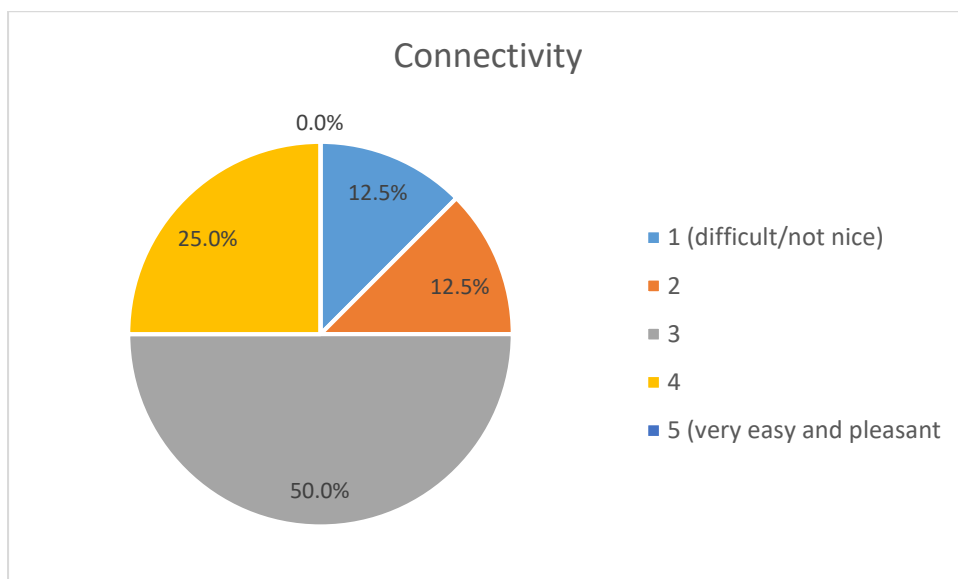
Thinking about your answers to the above, what most influenced your choice?



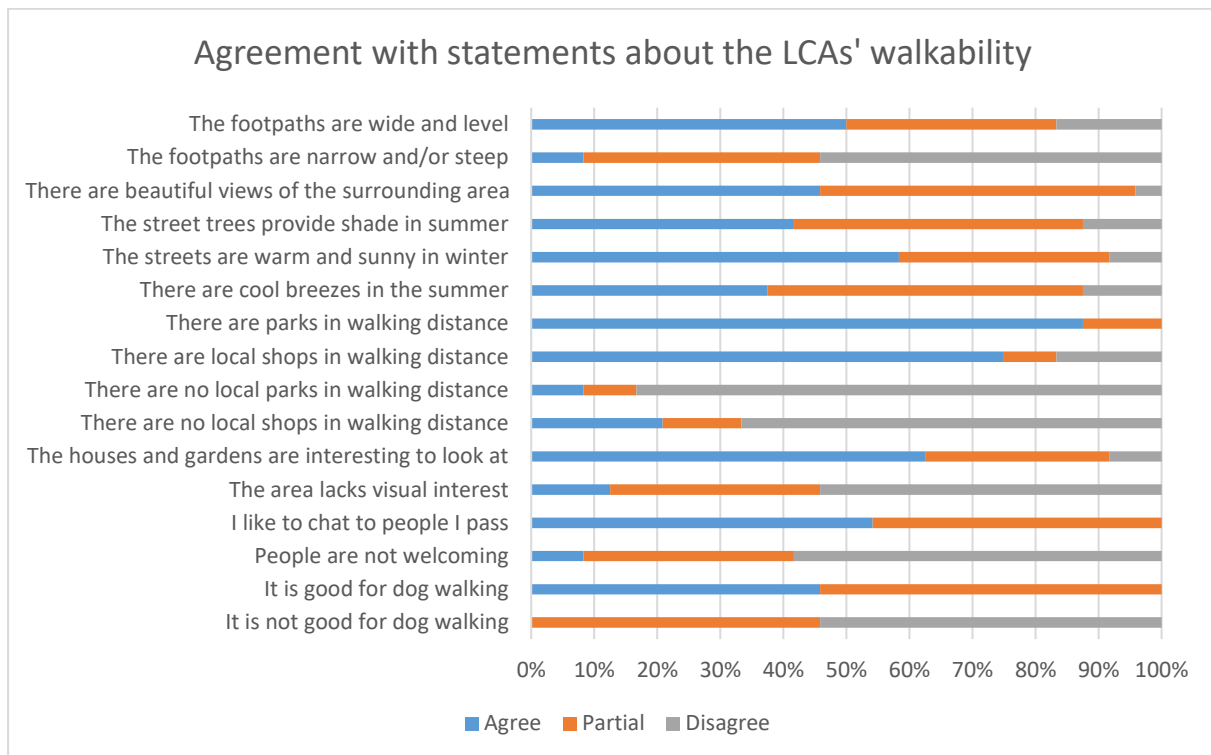
Do you think there is a general visual consistency across the following?



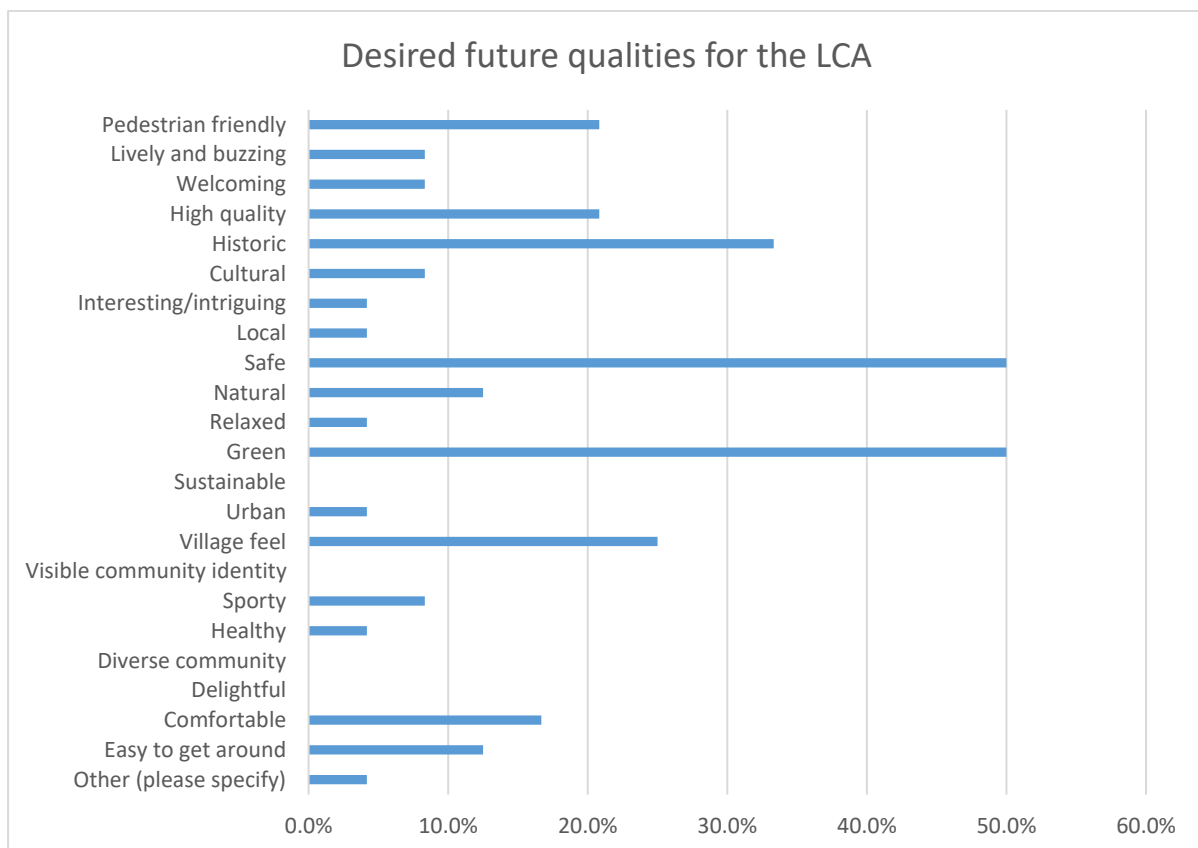
How easy and pleasant is it to connect to other areas?



In terms of walkability, did these features influence your answer to the question above?

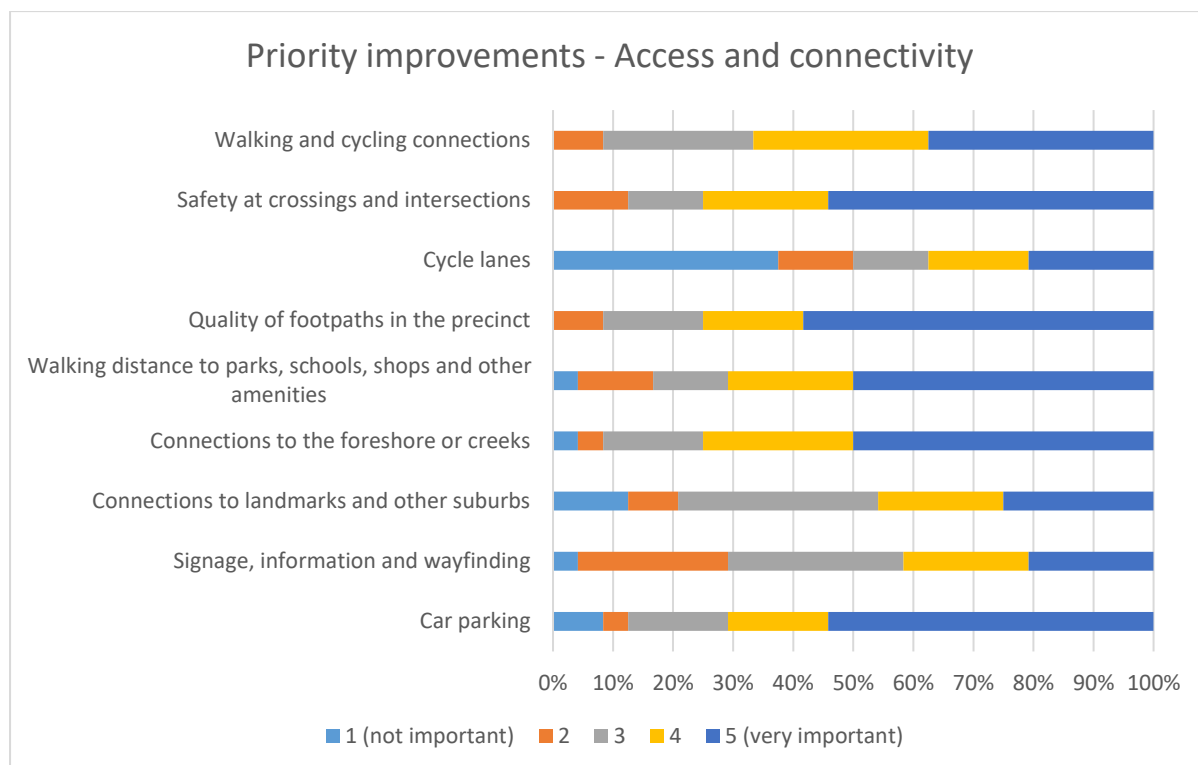


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



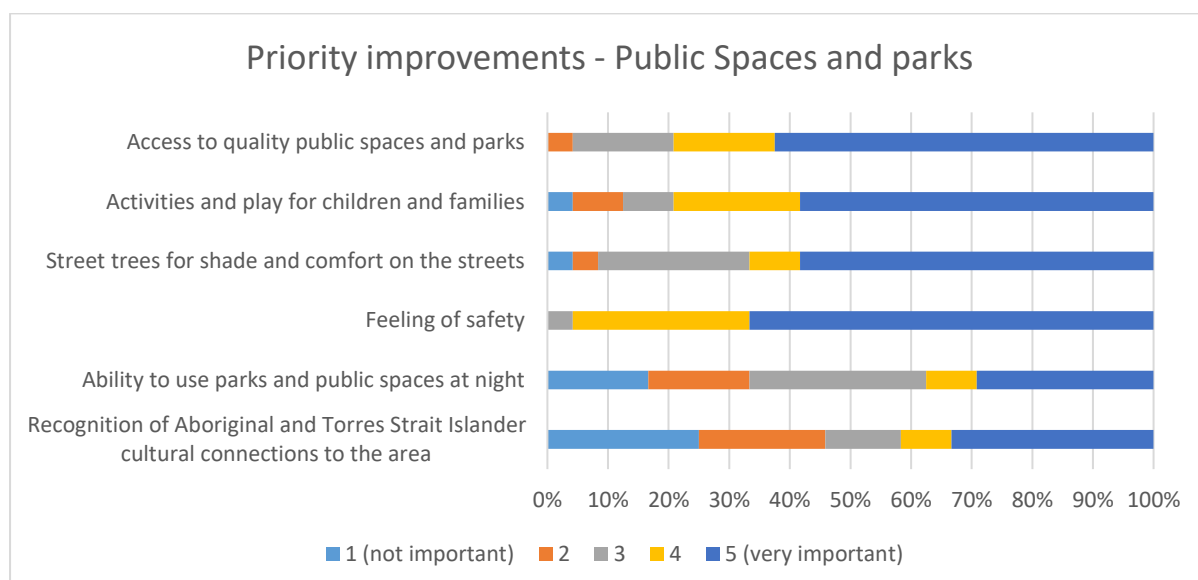
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



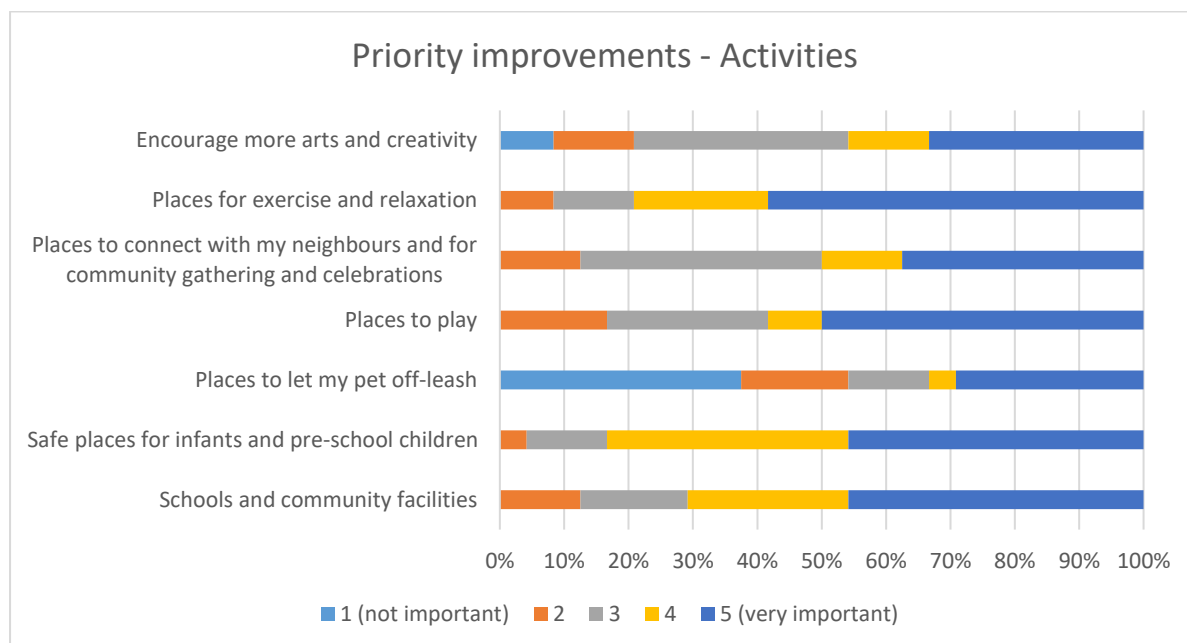
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



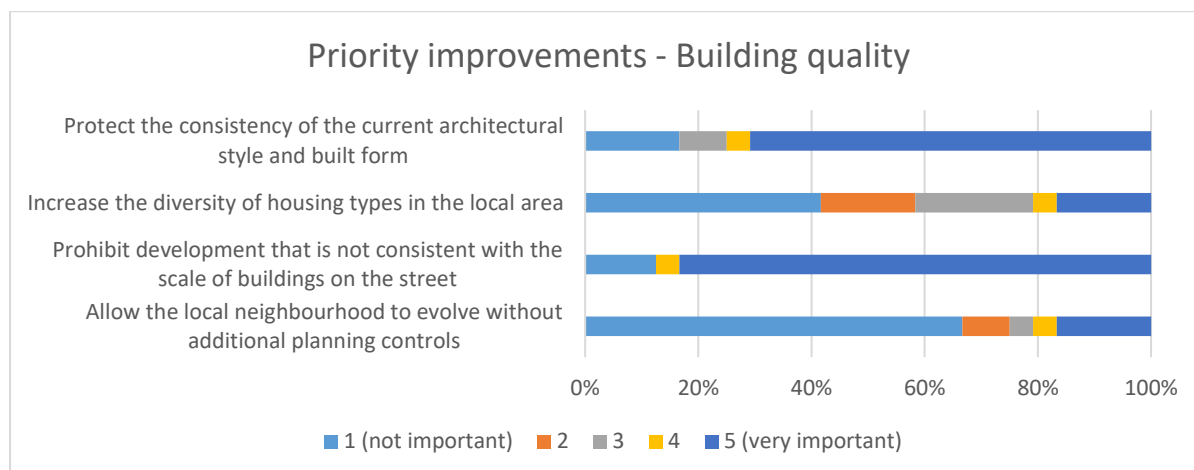
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses:

<i>The best thing about concord west is that it is updating to more modern housing but still keeping a beautiful community feel.</i>
<i>More recognition is required of the First Nations people. Most residents of Concord West, do not know the indigenous history.</i>
<i>King Street needs to remain as a sleepy street of Concord West.</i>
<i>Concord West is entering a dangerous phase of inappropriate development. Hard limits on heights and set backs of buildings across the entire LCA need to be introduced, with higher density and commercial buildings grouped around the train station outside the LCA. This will enable the green open village we so enjoy today to keep its amenity and safety.</i>
<i>I would like the area to keep the street local character in terms of trees and verges. Front setbacks are important to mitigate the future development impact respecting the leafy feel.</i>
<i>I would like the area to provide more house diversity to be more connected in order to attract young people and to change from a monotonous individual driven area to an area of community interactions.</i>
<i>Top priorities for me and my family are low density housing.</i>
<i>Please don't allow block subdivision!</i>
<i>Most definitely maintain the older style of buildings and street scape and avoid allowing too many of the cheaply built, modern looking duplexes.</i>
<i>The new houses that have been built over the past few years have not kept with the local area look & feel.</i>
<i>Our area is starting to look like a concrete jungle, the duplexes have taken away the character in our streets</i>
<i>Preservation with respect to the old style of homes is important. We don't want high density. There are currently too many duplex homes (dual occupancy).</i>
<i>There needs to be consistency and maintain the same/ sympathetic style of housing (heritage California bungalows and war service gardens).</i>
<i>Preserving local heritage and history very important. However allowing and encouraging more available amenity and retail for the younger and increasing populace, around Concord West.</i>
<i>Preserving or even expanding green spaces is critical to the local area. Planting more trees will be critical to alleviating heat sinks in summer</i>

6.2 Concord-North Strathfield draft LCA

Council received 37 completed surveys for this draft Local Character Area.

A significant majority of the respondents wanted future change that is sympathetic to the area's current look and feel and a much smaller number wanted it to stay exactly as it is now.

Overall, respondents rated the look and feel of the LCA as moderate to good, both generally and in terms of buildings, streetscape, parks and green spaces, and community facilities. The parks and green spaces were rated most highly. The properties that most influenced this rating were the street trees, and the built form and scale of the buildings.

Half of the respondents felt that the local parks and green spaces had the strongest influence on the area's look and feel; followed closely by the area's safe and welcoming feeling, its local history and heritage buildings, and a prevailing sense of community.

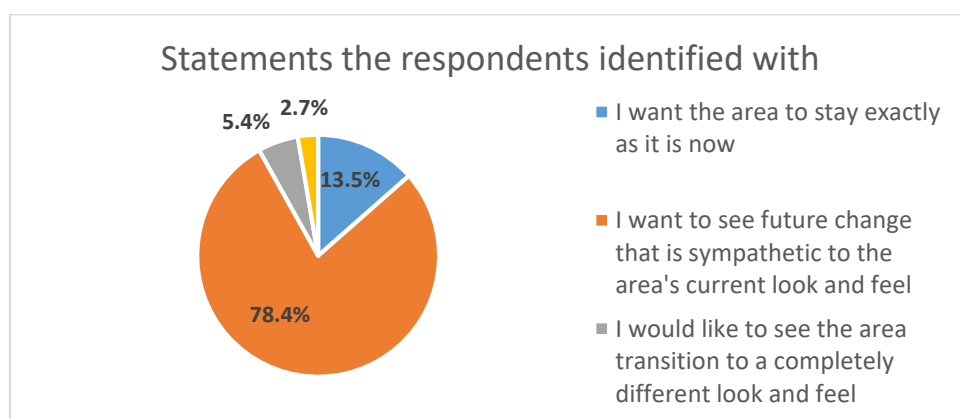
There was general agreement that there is visual consistency in the height of the buildings, the front building setbacks, and in the streetscapes (width, lighting, pavement, street furniture, verges etc). Half of the respondents felt that there was only partial consistency in architectural quality (development, era, materials).

The local activity that most respondents enjoy is visiting a local park, followed walking, and then equally by walking the dog and sitting and watching the world go by in public and private spaces.

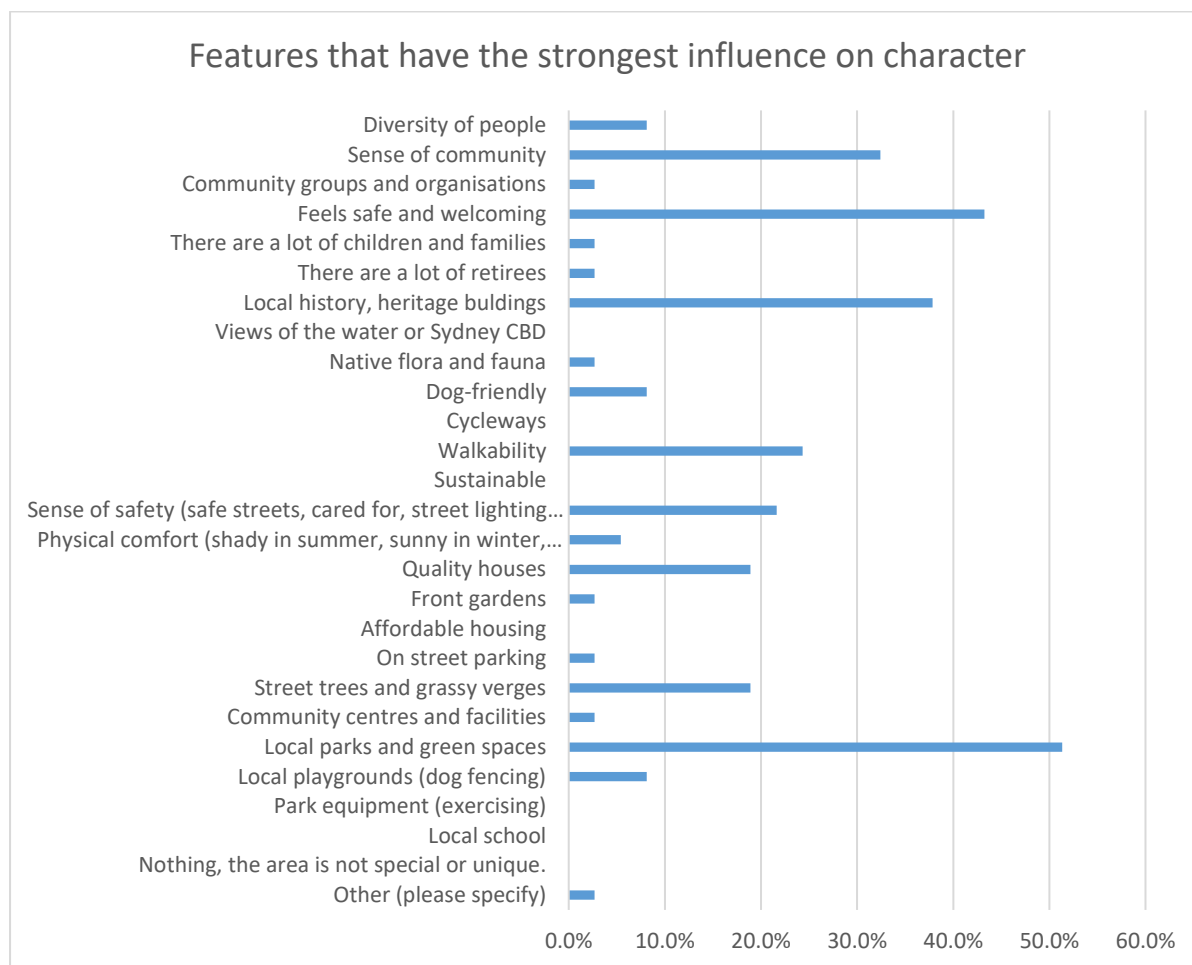
Most respondents said it was relatively easy and pleasant to connect to other areas, with a third of respondents giving connectivity a rating of 4 out of 5 and two-thirds giving it a rating of 3 out of 5. The main reason given for the area's walkability was the location of parks and shops within walking distance, followed by the area's attractiveness for dog walking, followed by the street trees that provide shade in the summertime and the beautiful views of the surrounding area.

The most common words used to describe the area were 'friendly', 'pleasant' and 'safe'. The most desired qualities for the future area are that it be pedestrian friendly, safe and have a village feel. The most desired future improvements for the area are for improved safety at crossings and intersections and shorter walking distances to parks, schools, shops and other amenities, a feeling of safety and greater access to quality public spaces and parks, and more/improved schools and community facilities. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street and for new development to be consistent with the current architectural style and built form.

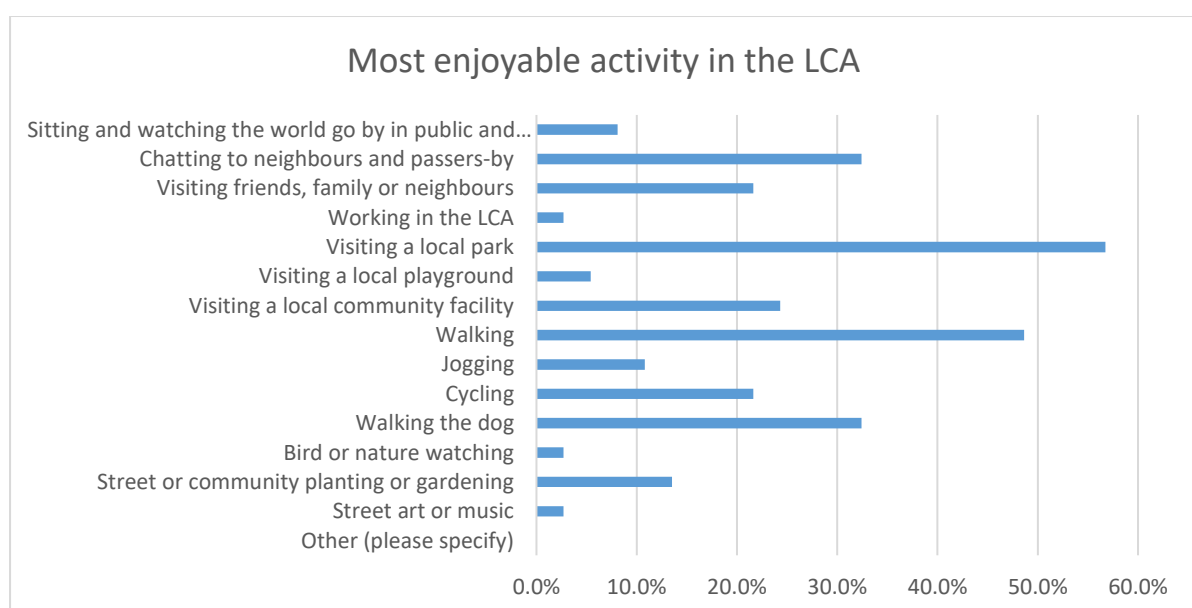
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



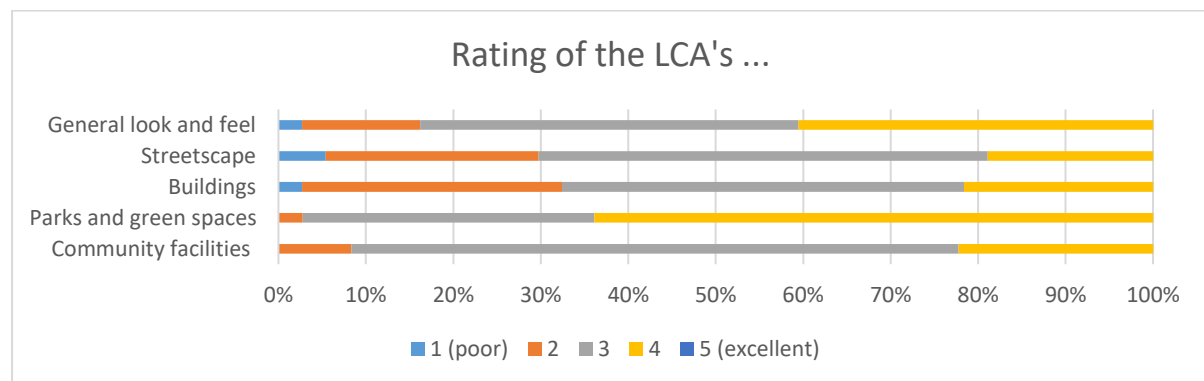
What do you most enjoy doing within the LCA?



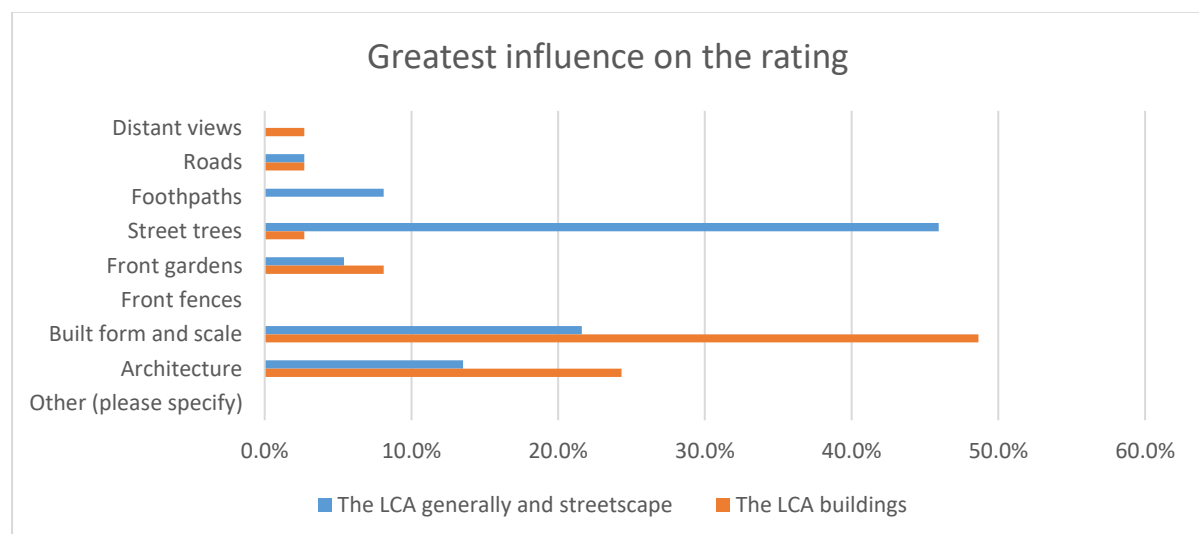
In one or two words how would you describe the character of the area?



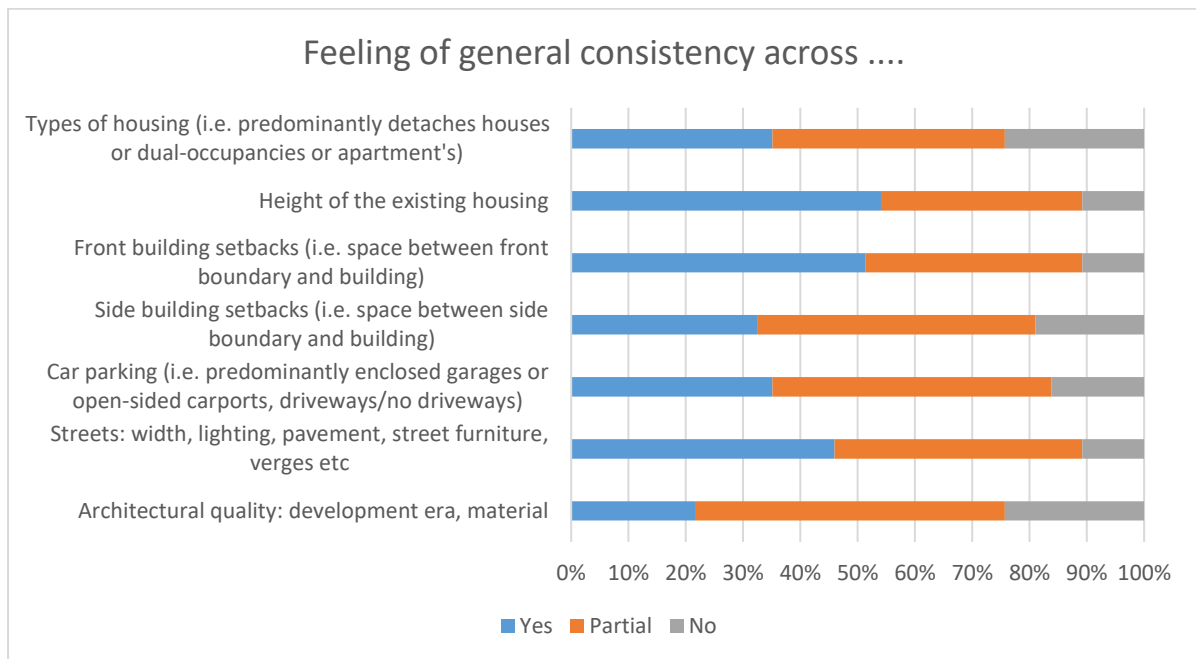
How would you rate the overall feel and look of the following?



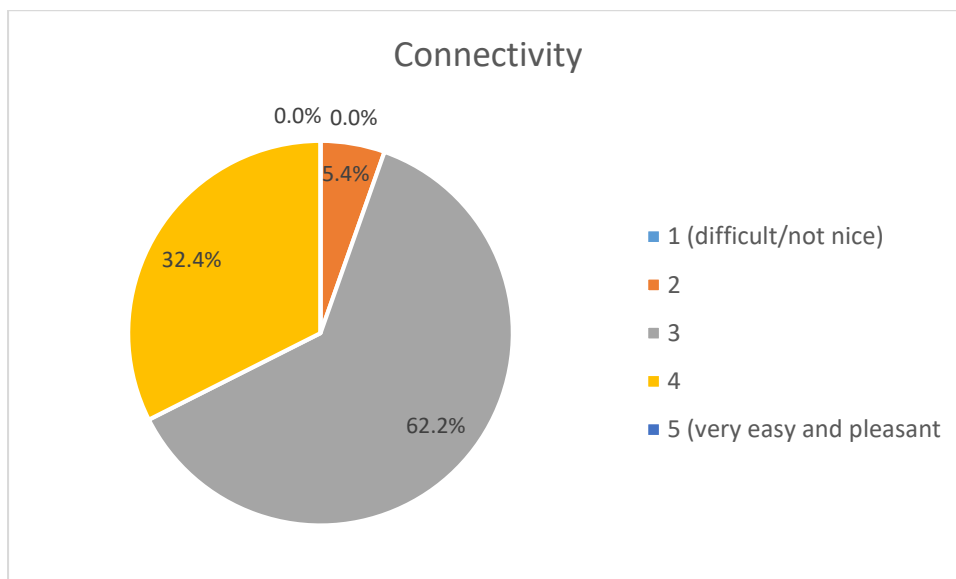
Thinking about your answers to the above, what most influenced your choice?



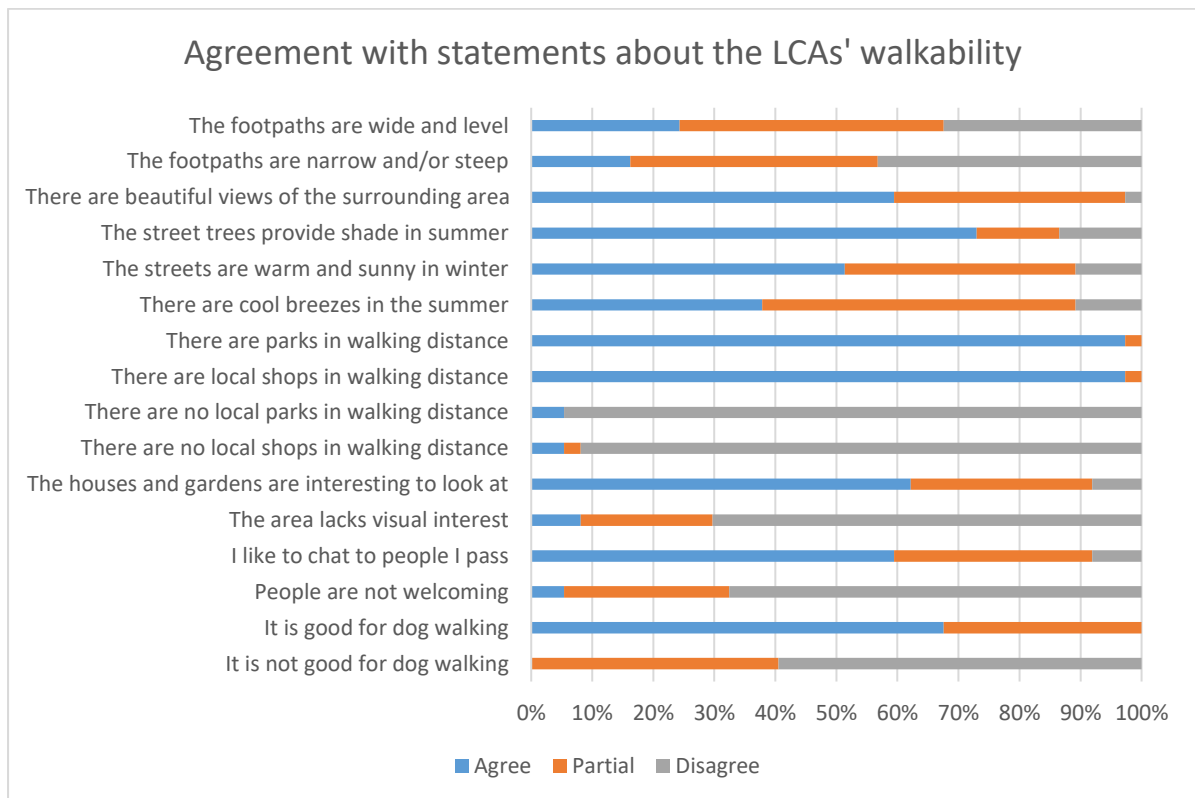
Do you think there is a general visual consistency across the following?



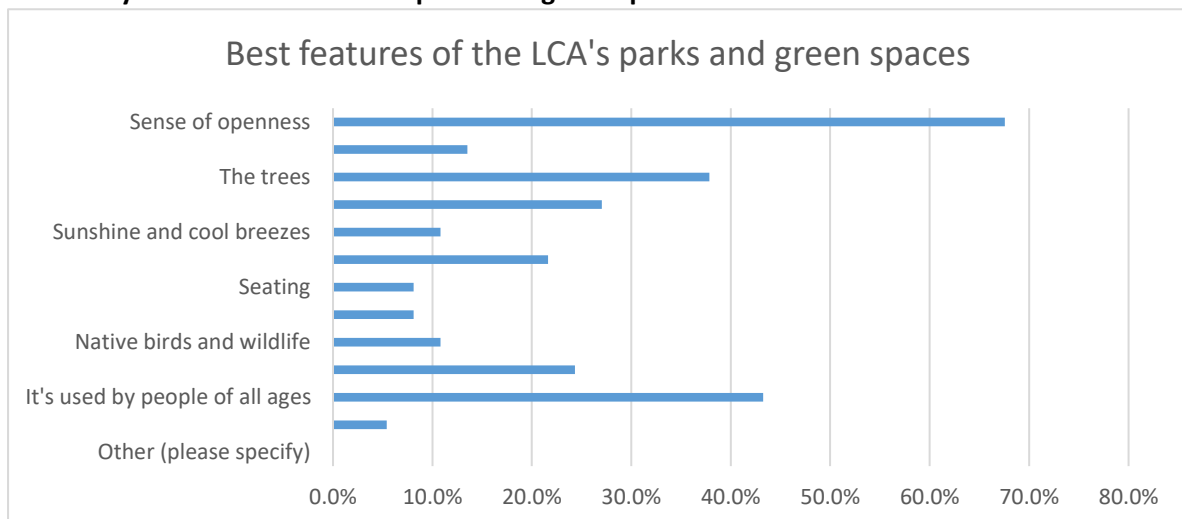
How easy and pleasant is it to connect to other areas?



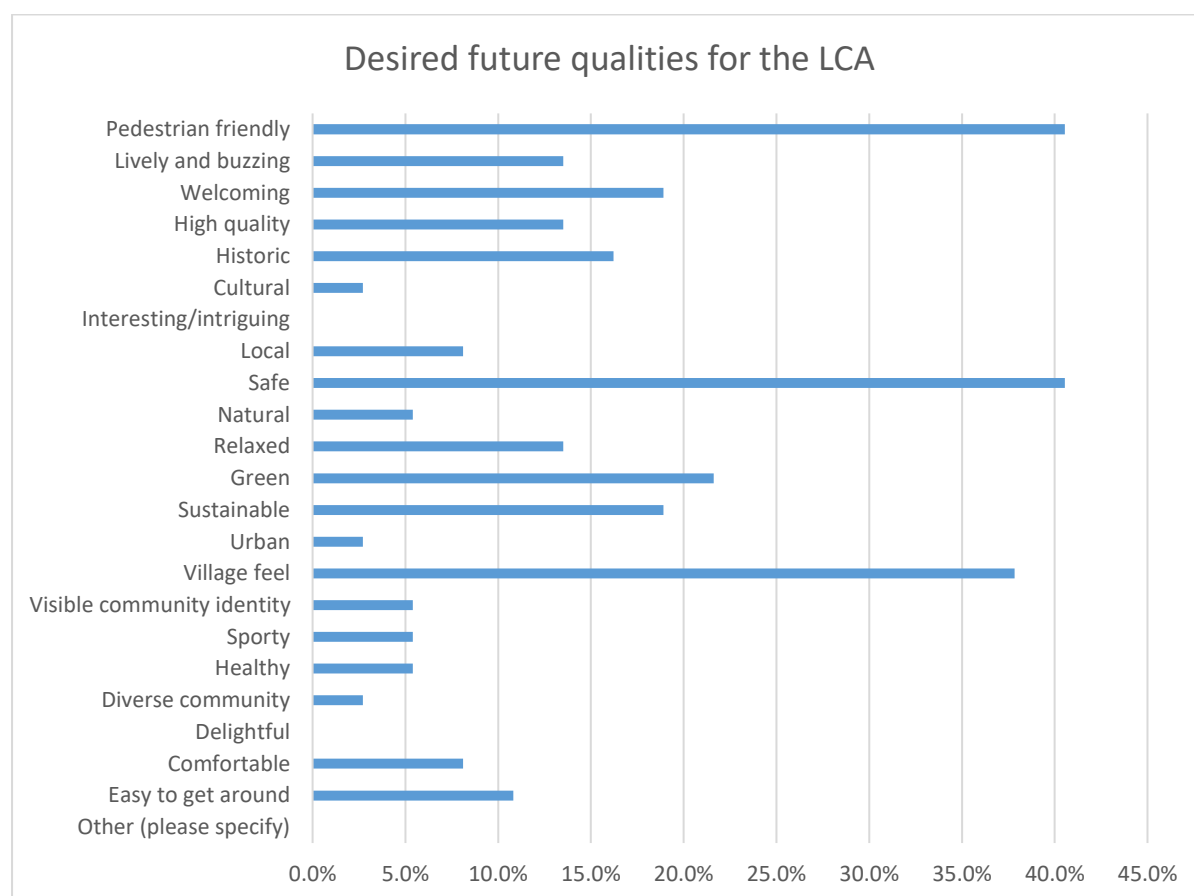
In terms of walkability, did these features influence your answer to the question above?



What do you like most about the parks and green spaces in the LCA?

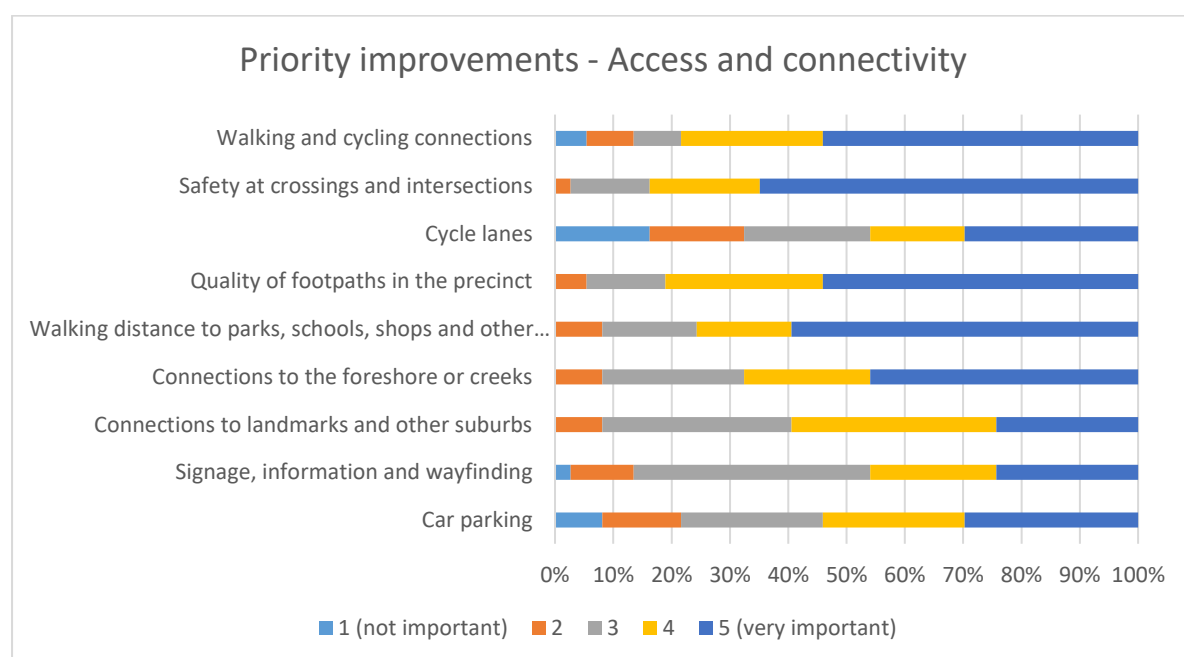


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



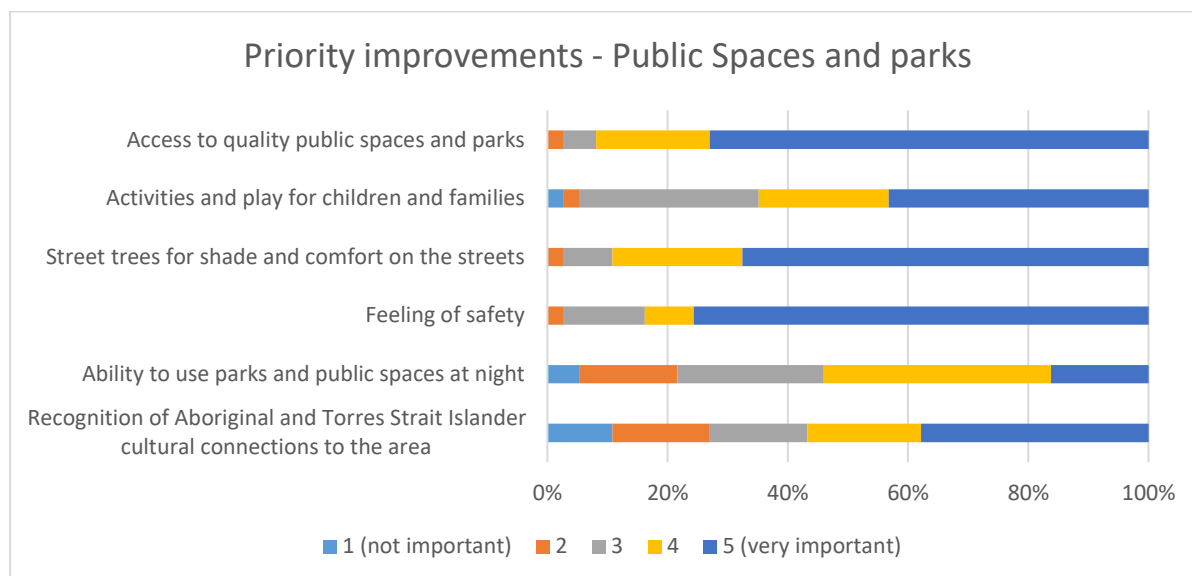
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements



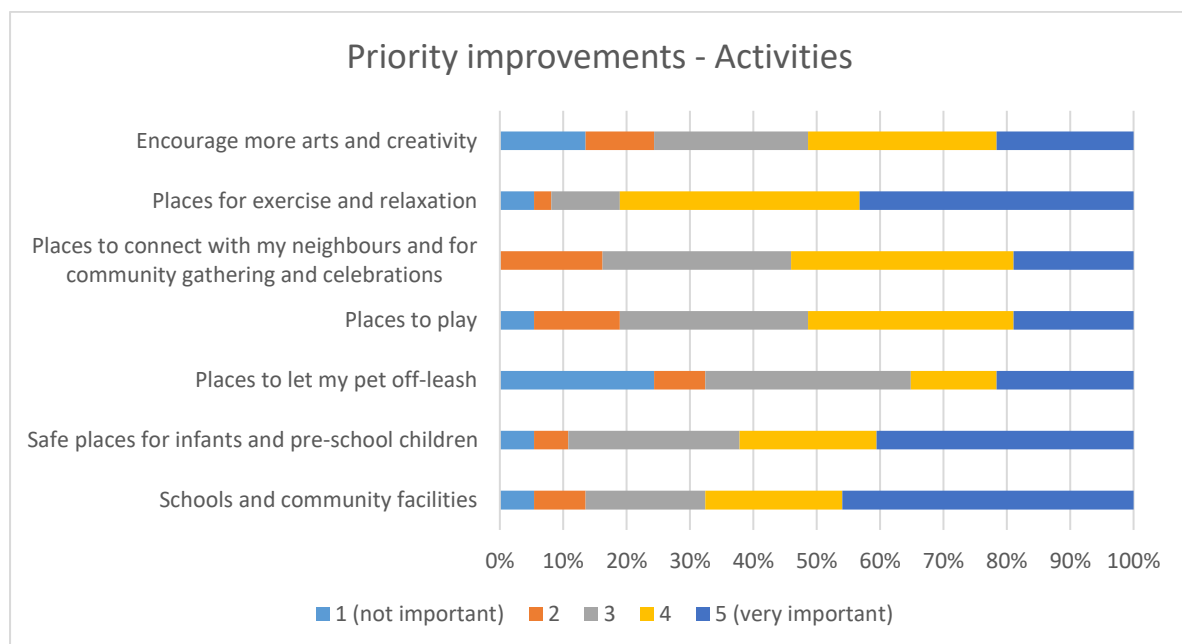
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements from 1 star (not important) to 5 stars (very important)



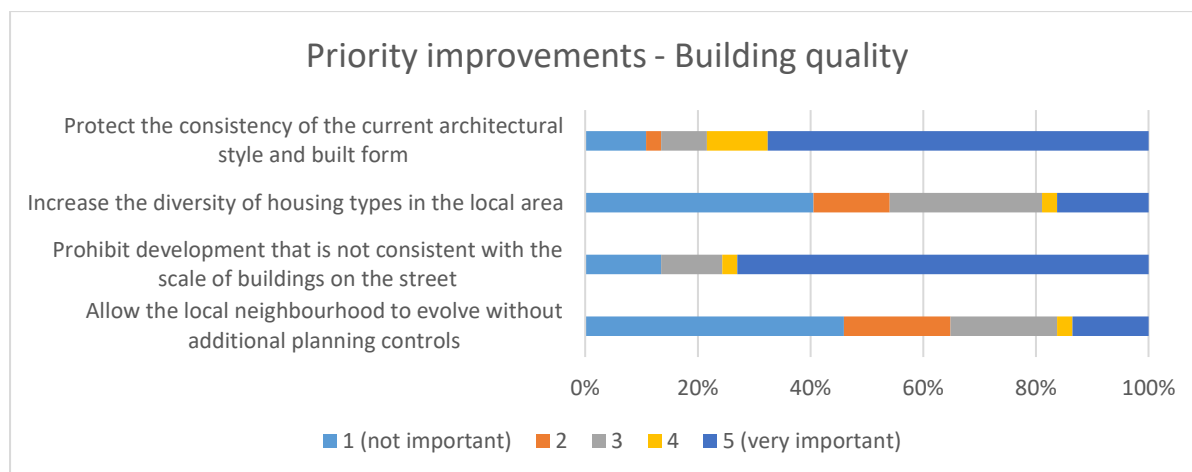
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future? From 1 star (not important) to 5 stars (very important)



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

Request for uniform planning rules to apply to the whole block of houses / land locked between Beronga street and Gracemere street. There is potential for issues or future disputes if zoning of Beronga street houses became different to that of Gracemere street and can lead to inconsistent developments / privacy issues between neighbouring houses. Hence, we strongly request you to review current LCA street boundary and exclude the properties in Gracemere Street (Nth Strathfield) from the proposed Local Character Area – so that the classification is consistent & same with neighbouring properties on Beronga Street (Nth Strathfield).

I'm concerned about over-development in pockets of the area with traditional Californian Bungalows. I'd like to see the heritage character of the residential area preserved without being impacted by higher density in high rise buildings.

Open spaces, safe access to shops, and safe streets are the most important characters to Concord. Improvements should be in cooling the neighbourhood (tree planting, making it more bearable in the hotter months, better house design eg white roofs and less reliance on air conditioning).

There has to be a place for development controls that maintain the character of an area.

Do not support the increase in multi level buildings amongst single level homes as it restricts sunlight and changes character of this lovely area.

There is an inconsistency in streetscapes across the suburb (some streets are lovely, whilst others are bare).

Please DO NOT increase heights for residential or business buildings in the Concord / Nth Strathfield area.

<i>I'm am concerned about the amount of knock down rebuild that is occurring on nearly every street but I understand the need for bigger houses- just that many don't seem sympathetic to original feel of Concord. Many are large- tall in height and very close to one another without sufficient green space. I had to jump through hoops to renovate my home 30 years ago to keep the character.</i>
<i>I like the feeling of open space, with all the parks and playgrounds, and the easy connections to the river foreshore.</i>
<i>The variety of housing is good with mostly single dwelling blocks with an occasional medium density residence such as town houses or apartments.</i>
<i>Local Character area boundary as is runs through our backyard fence and house adjoining / just behind us on Beronga st are NOT part of the LCA... which I find is very strange. We request you to review boundaries of this LCA between Gracemere st & Beronga st in North Strathfield</i>
<i>As Gracemere st is within 300 metres radius from new proposed metro station, this street should be allowed to be developed /rezoned for further potential developments. Should not be limited by LCA.</i>
<i>I do like the duplex type housing that is appearing as they are generally in keeping with the environment/architecture and make good sense in providing more affordable housing an better use of available land.</i>
<i>There is a mix of quality and sub-standard housing. I support allowing new modern housing to replace the poor quality housing, however caution against too much housing density - including duplex and units</i>
<i>Concord is a safe and convenient area to live in. I would like it to naturally evolve over time but maintain the feeling of village community without introducing any further high density.</i>
<i>Change is inevitable, particularly with the metro-west coming. I think there is room for higher density precincts / corridors as long as they are sympathetic to the surrounds and to the character of the area.</i>
<i>There needs to be consistency between Compliant Development Certificates and Council Development applications. It is important to allow tasteful, quality buildings that complement the older homes even though they may have a modern look and feel.</i>
<i>Current development controls have allowed unsympathetic buildings to be built and mature trees removed in areas of heritage significance. The important character of the area is complemented by the parks, street trees and 'green feel'.</i>
<i>It is a shame that the local area seems to be evolving without any semblance of planning, especially with the building of houses that quite clearly do not suit the local area.</i>
<i>The State government's Complying Development with Low Rise Housing Diversity is ruining the character of streets and neighbourhoods and ruining the amenity of neighbouring properties by allowing development to be build so close to the boundary.</i>
<i>I do not support the proposal for a blanket LCA in Concord.</i>
<i>Most of Concord's existing housing stock is over 100 years old. Council should not be considering unnecessary and onerous controls that will interfere with homeowners future house plans.</i>

<i>The area is being destroyed by some ugly architecture in home development approvals</i>
<i>Most new developments are not in keeping.</i>
<i>Way too many heritage value homes are demolished. There needs to be more controls in place to stop home owners demolishing houses of significant heritage value to build large new boxes.</i>

6.3 Concord North draft LCA

Council received 3 completed surveys for this draft Local Character Area. Due to this very small number of surveys, the results are informative, but they cannot be treated as representative of views of the wider community.

Two-thirds of the respondents wanted future change that is sympathetic to the area's current look and feel and a third wanted it to stay exactly as it is now.

Overall, respondents rated the look and feel of the LCA as moderate to good, both generally and in terms of the buildings. The streetscapes were given a slightly lower rating, and the parks and green spaces and schools were rated poorly. The property that most influenced the streetscape rating was the street trees and the property that most influenced the buildings rating was the architecture.

Two-thirds of the respondents felt that the local parks and green spaces, the safe and welcoming feeling of the area, and the number of children and families had the strongest influence on the area's look and feel.

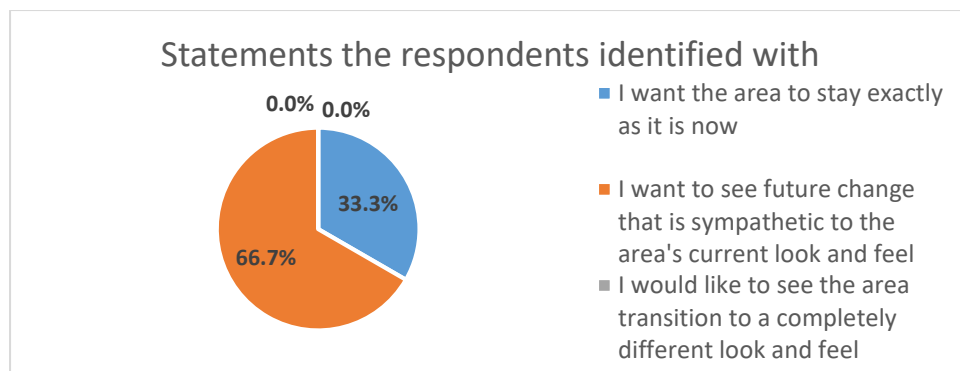
There was general agreement that there is visual consistency in the front building setbacks and the streetscapes (width, lighting, pavement, street furniture, verges etc). There was least agreement about consistency in the types of housing, and the types of car parking.

The local activity that most respondents enjoy is sitting and watching the world go by in public and private spaces.

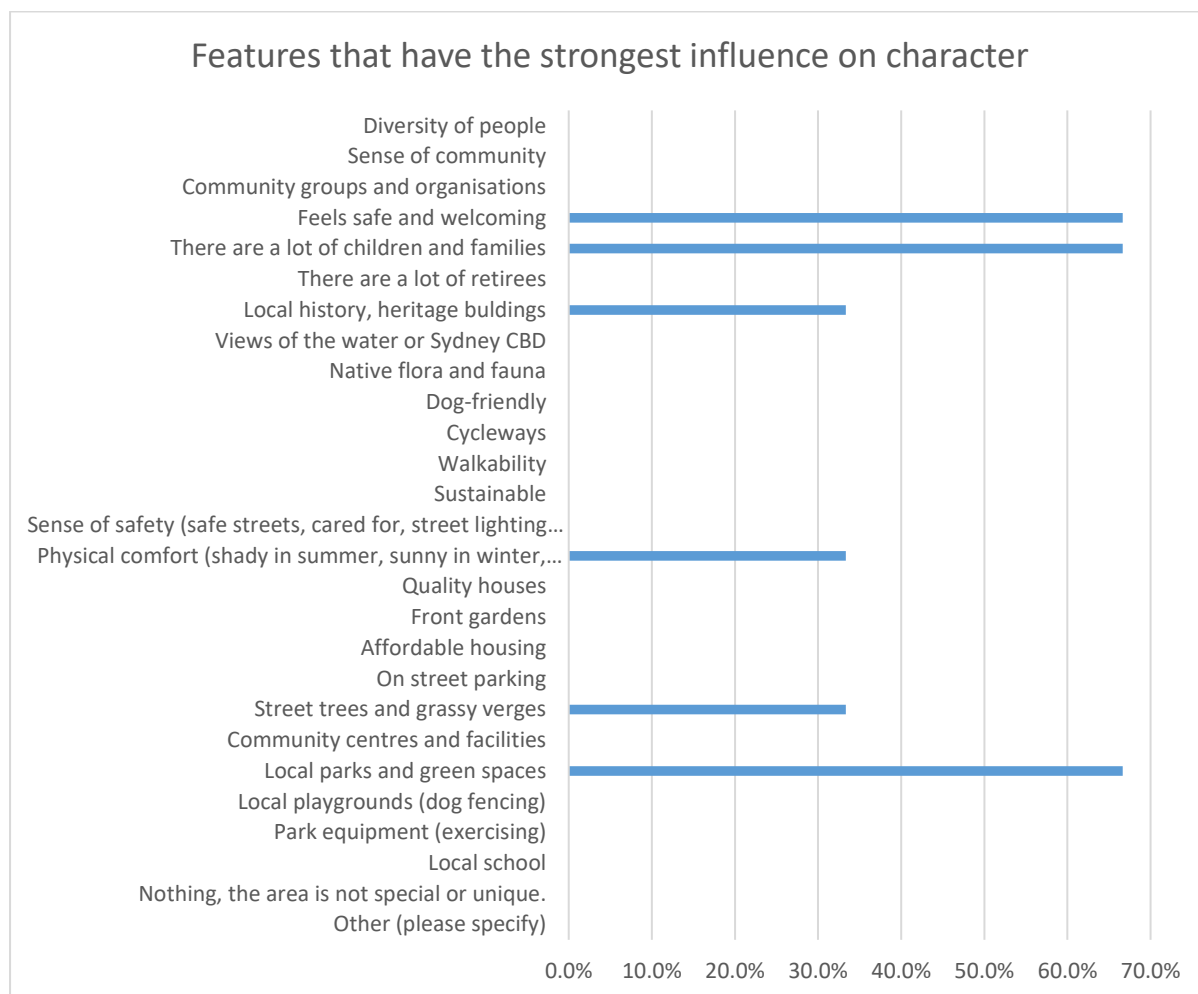
Most respondents said it was relatively easy and pleasant to connect to other areas, with two-thirds of respondents giving connectivity a rating of 4 out of 5 and a third giving it a rating of 3 out of 5. The main reason given for the area's walkability was the location of parks and shops within walking distance, and the street trees that provide shade in the summertime. All respondents agreed that the area possesses visual interest.

No words were used to describe the area more frequently than any other. The most desired qualities for the future area are that it be high quality, be safe and have a village feel. The most desired future improvements for the area are for better walking and cycling connections, improved safety at crossings and intersections, shorter walking distances to parks, schools, shops and other amenities, a feeling of safety in public spaces and parks, more safe places for infants and pre-school children, and more/improved schools and community facilities. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street and for new development to be consistent with the current architectural style and built form.

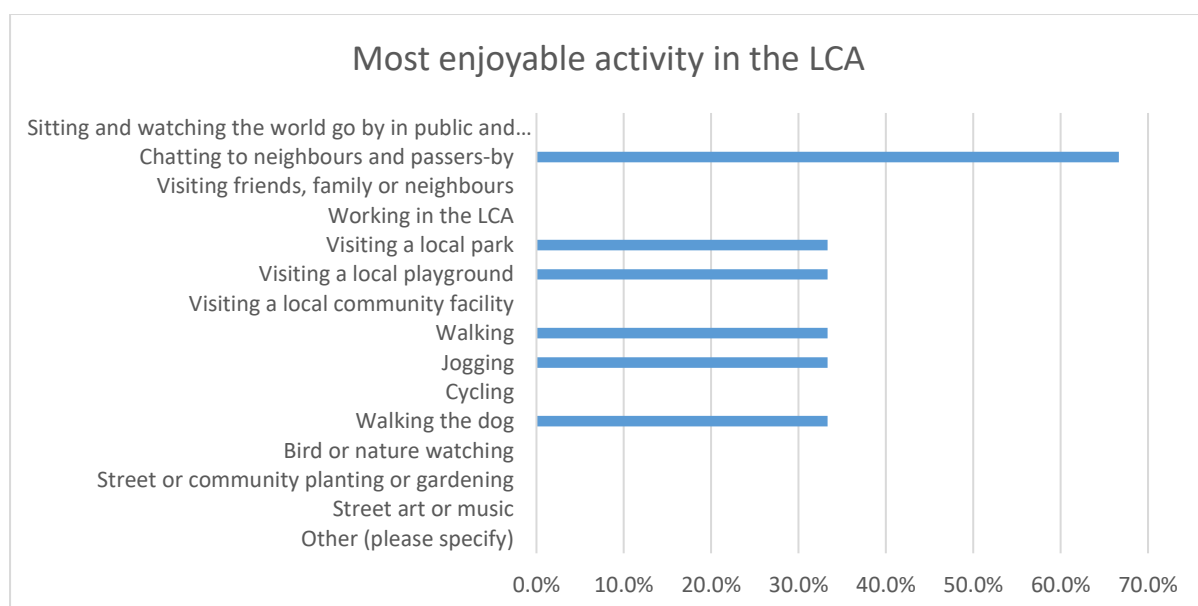
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



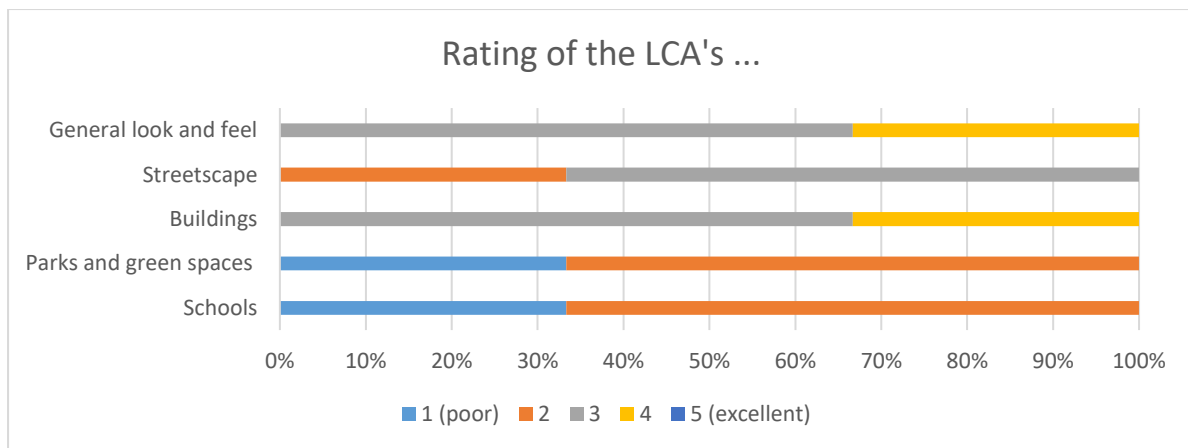
What do you most enjoy doing within the LCA?



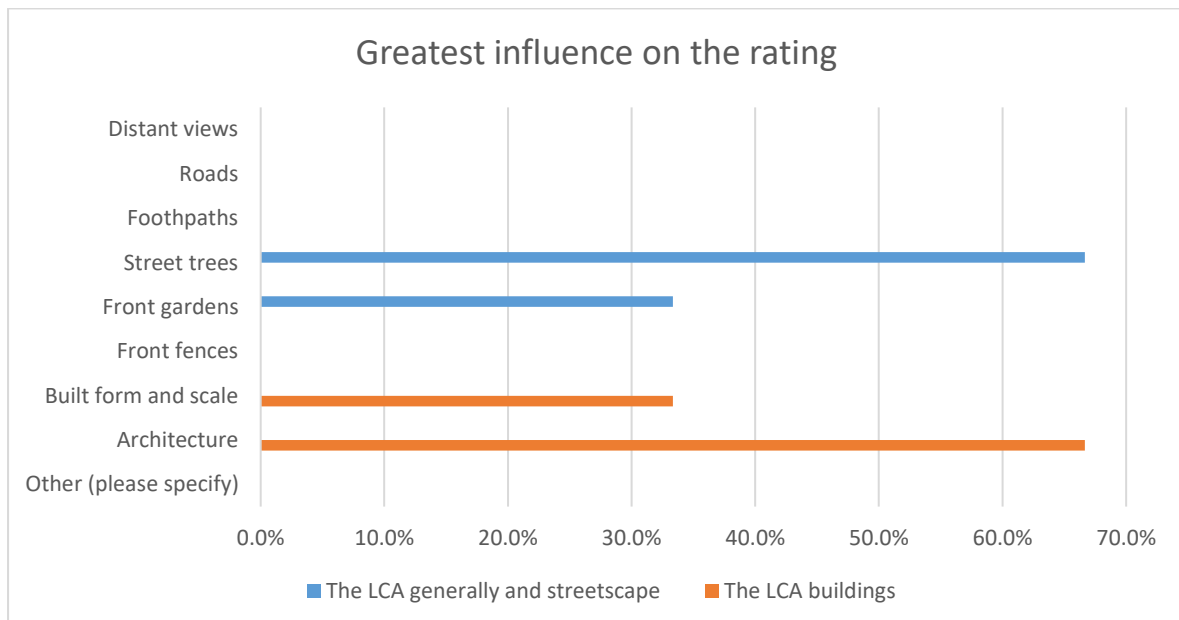
In one or two words how would you describe the character of the area?

low density green
old suburb leafy
established residents
great parks
changing
great public spaces

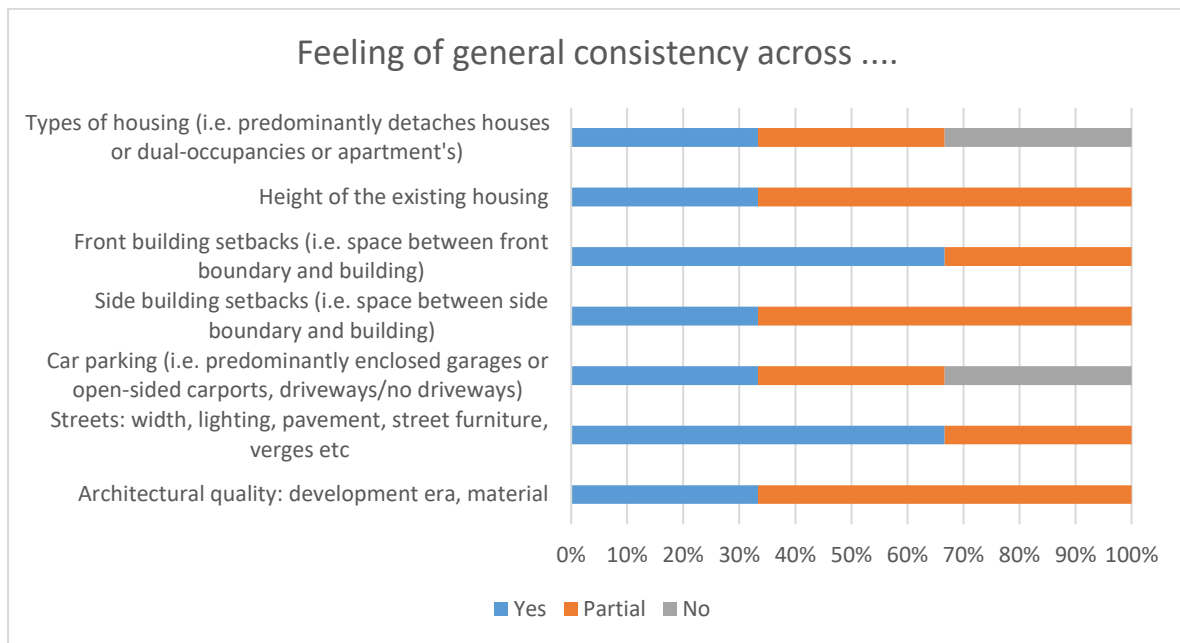
How would you rate the overall feel and look of the following?



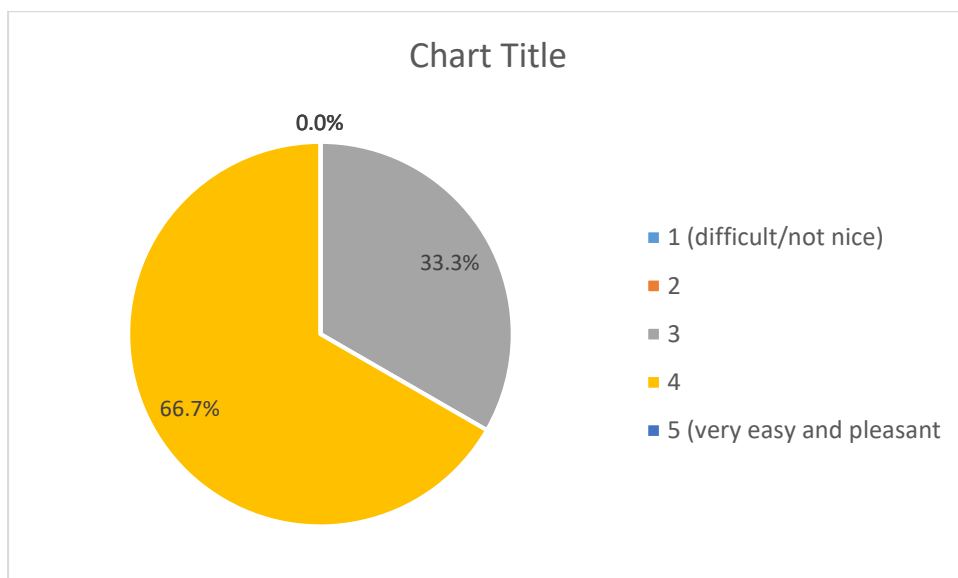
Thinking about your answers to the above, what most influenced your choice?



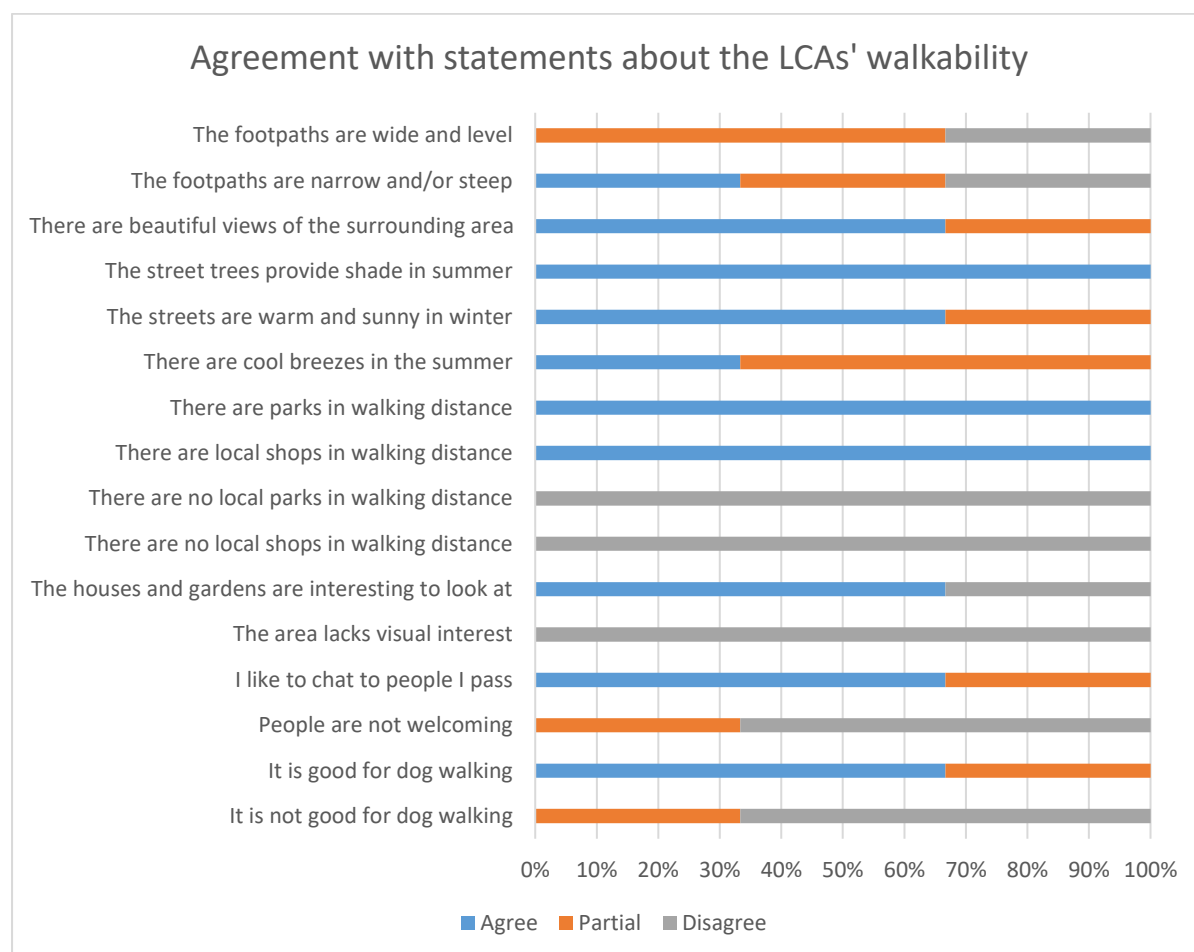
Do you think there is a general visual consistency across the following?



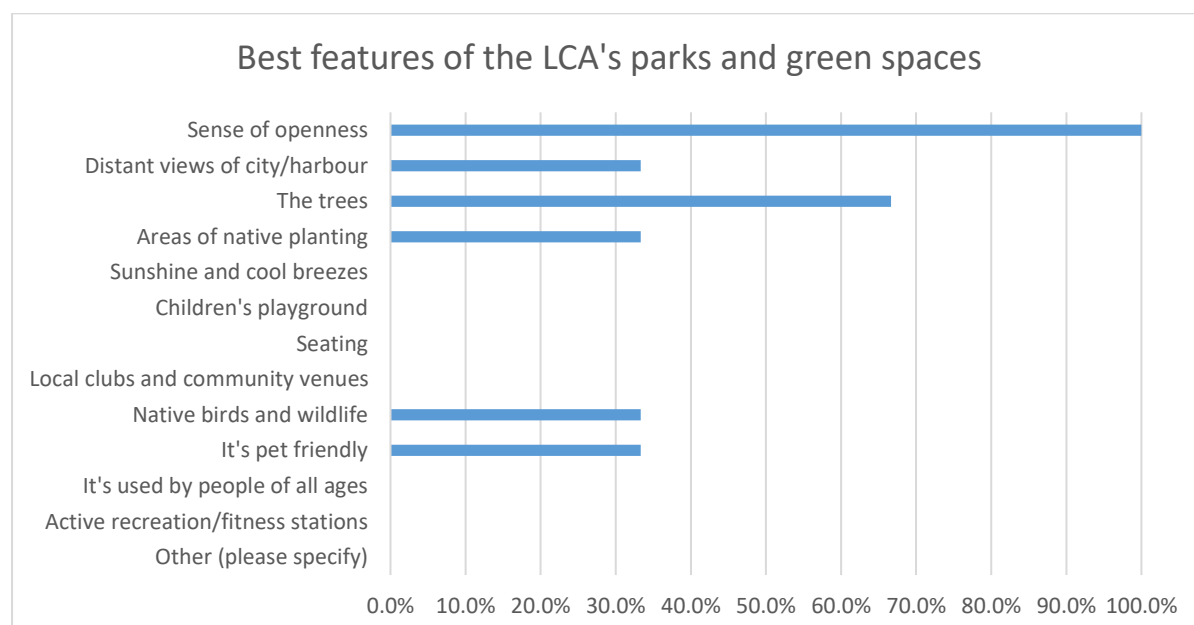
How easy and pleasant is it to connect to other areas?



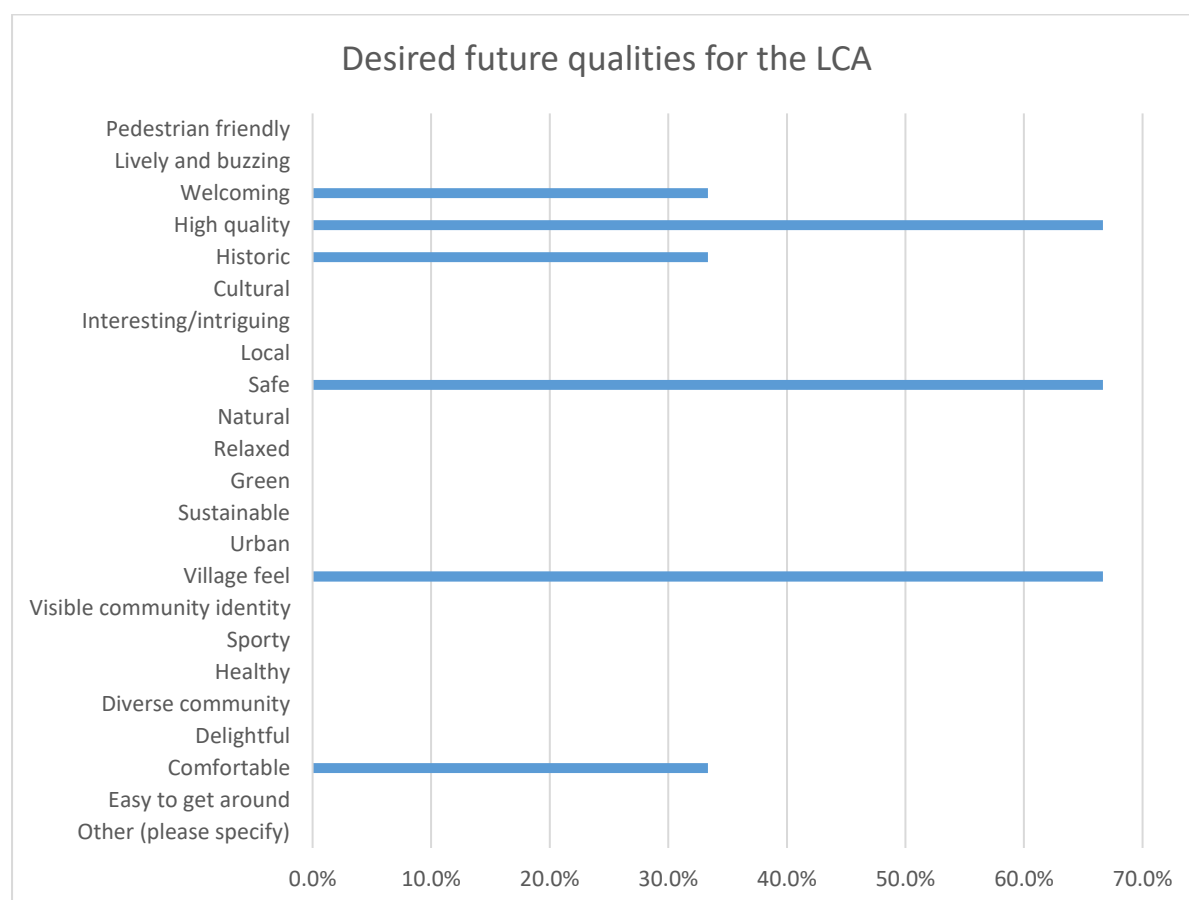
In terms of walkability, did these features influence your answer to the question above?



What do you like most about the parks and green spaces in the LCA?

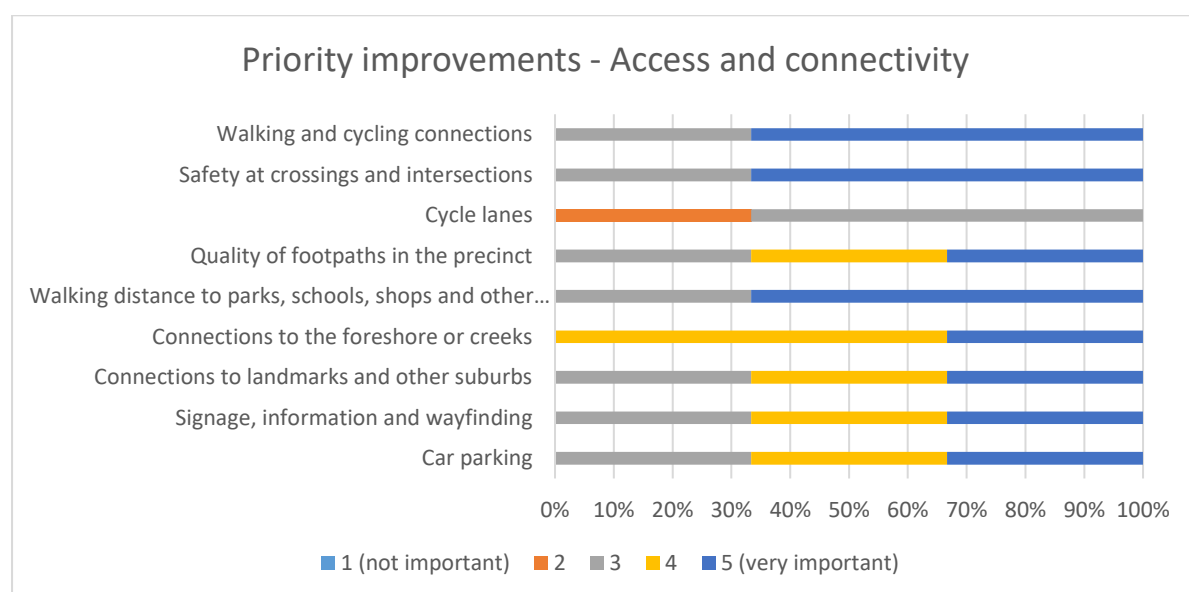


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



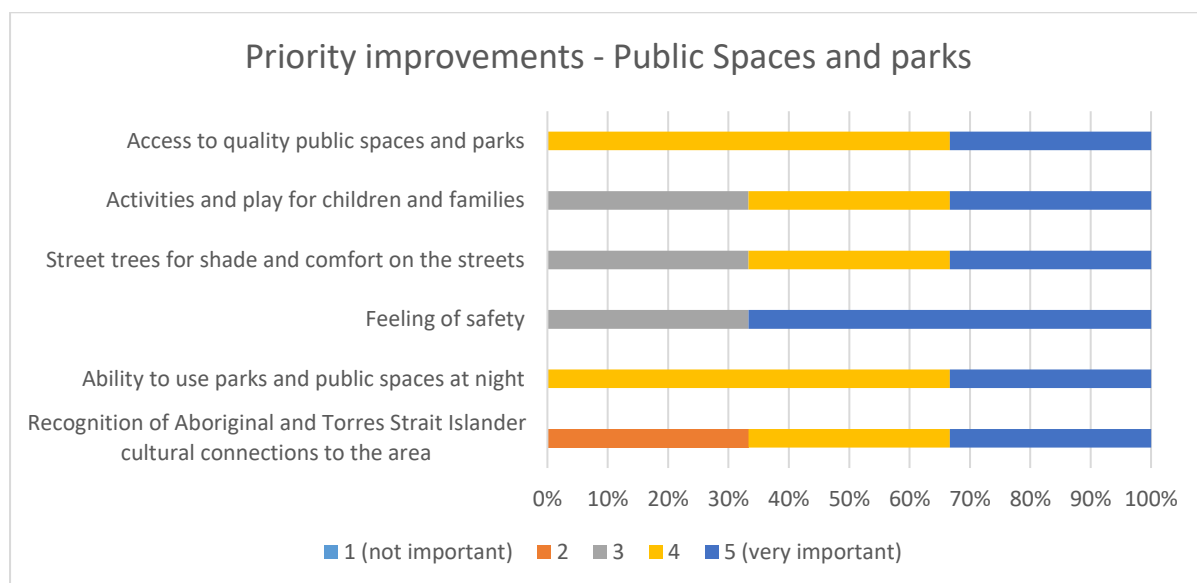
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements from 1 star (not important) to 5 stars (very important)



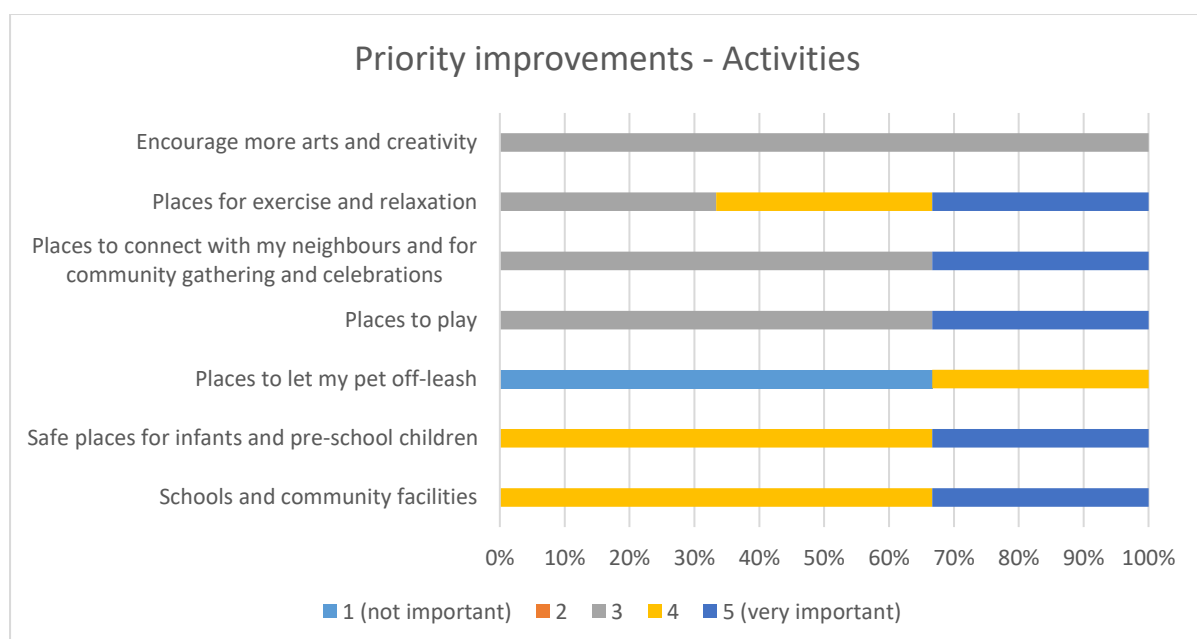
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



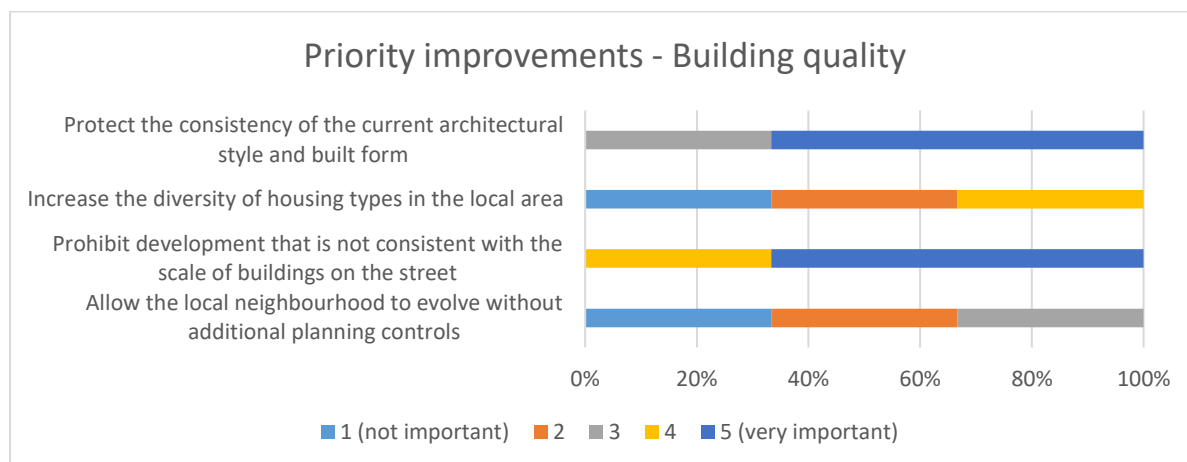
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

The profile of our suburb is changing for the worse. The heritage and character of Concord is being overrun by new ugly modern buildings that will look dated in 5 to 10 years time.

We need to maintain the heritage and beauty of Concord.

Need to control character with knock down and rebuilds designs, in particular to the proliferation of duplexes be limited.

6.4 Concord East draft LCA

Council received 11 completed surveys for this draft Local Character Area.

Two-thirds of the respondents wanted future change that is sympathetic to the area's current look and feel and a quarter wanted it to stay exactly as it is now.

Overall, respondents rated the look and feel of the LCA as moderate to good, both generally and in terms of buildings and streetscape. The properties that most influenced this rating were the distant views and the architecture, followed by the built form and scale.

Nearly half of the respondents felt that the area's safe and welcoming feeling, and the area's walkability, had the strongest influence on the area's look and feel; and a quarter felt that the local history and heritage buildings, the number of children and families, and the local parks and green spaces had the strongest influence.

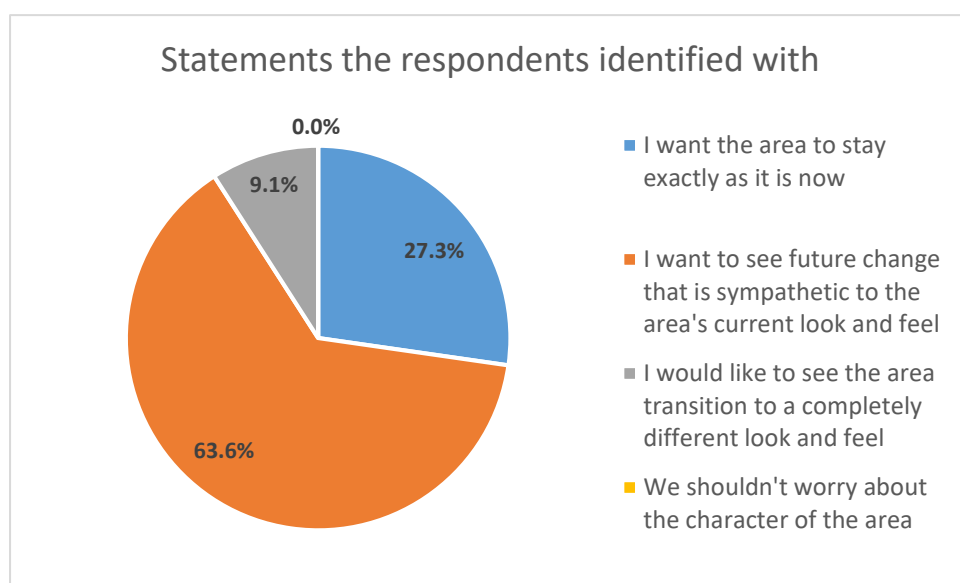
There was general agreement that there is visual consistency in the types of car parking, the side building setbacks, and the height of the buildings.

The local activity that most respondents enjoy is walking, followed by sitting and watching the world go by in public and private spaces, and then visiting a local park.

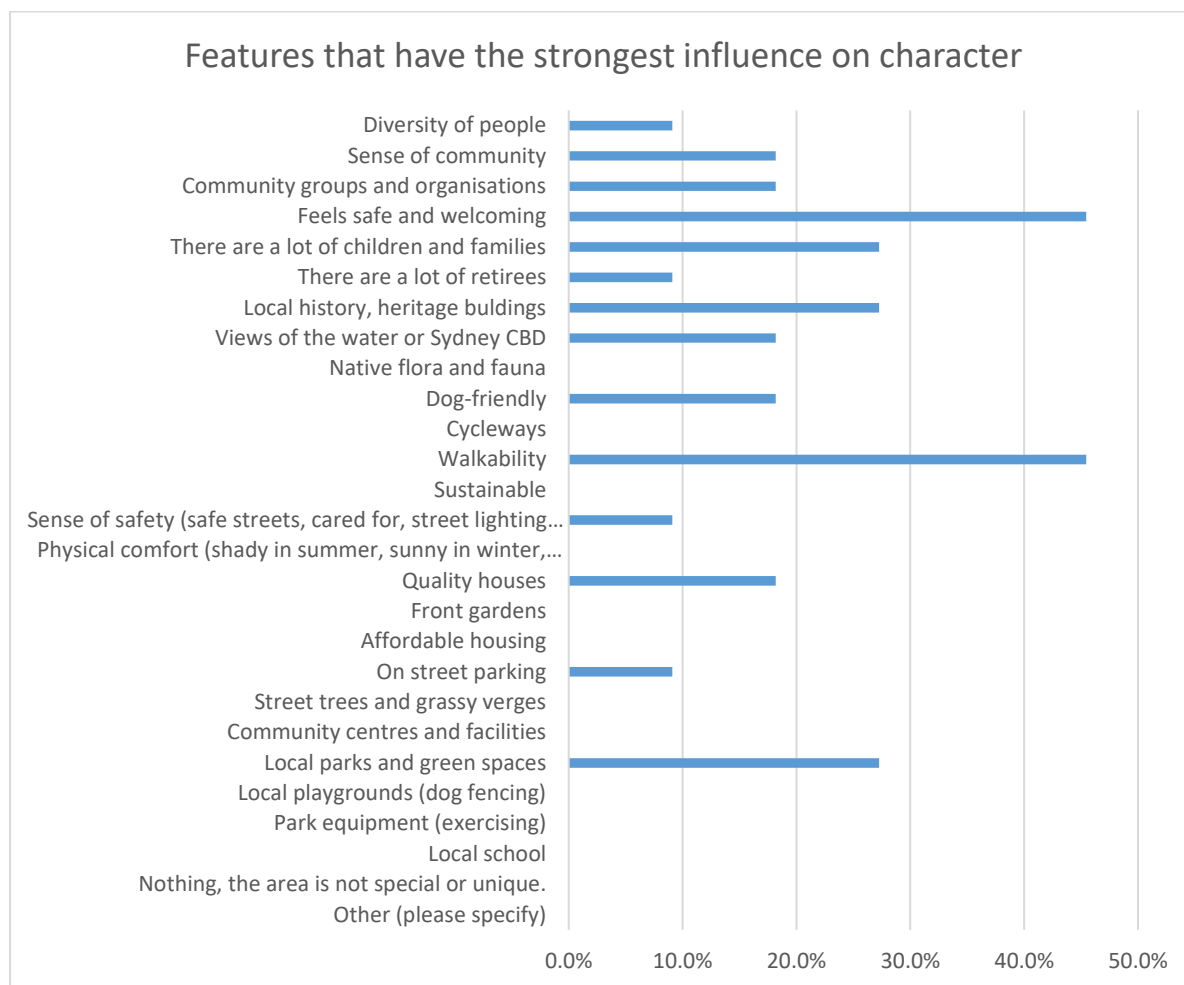
Most respondents said the area was relatively easy and pleasant to connect to other areas, with nearly half giving connectivity a rating of 3 out of 5 and a further third giving it a rating of 4 out of 5. The main reason given for the area's walkability was the location of parks within walking distance, followed by the beautiful views of the surrounding area, followed by shops within walking distance.

The most common word used to describe the area was 'friendly'. The most desired qualities for the future area are that it be safe, lively and 'buzzing'. The most desired future improvements for improved quality of the footpaths and for more car parking, a feeling of safety and improved access to quality public spaces and parks, more safe places for infants and pre-school children, and more/improved schools and community facilities. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street.

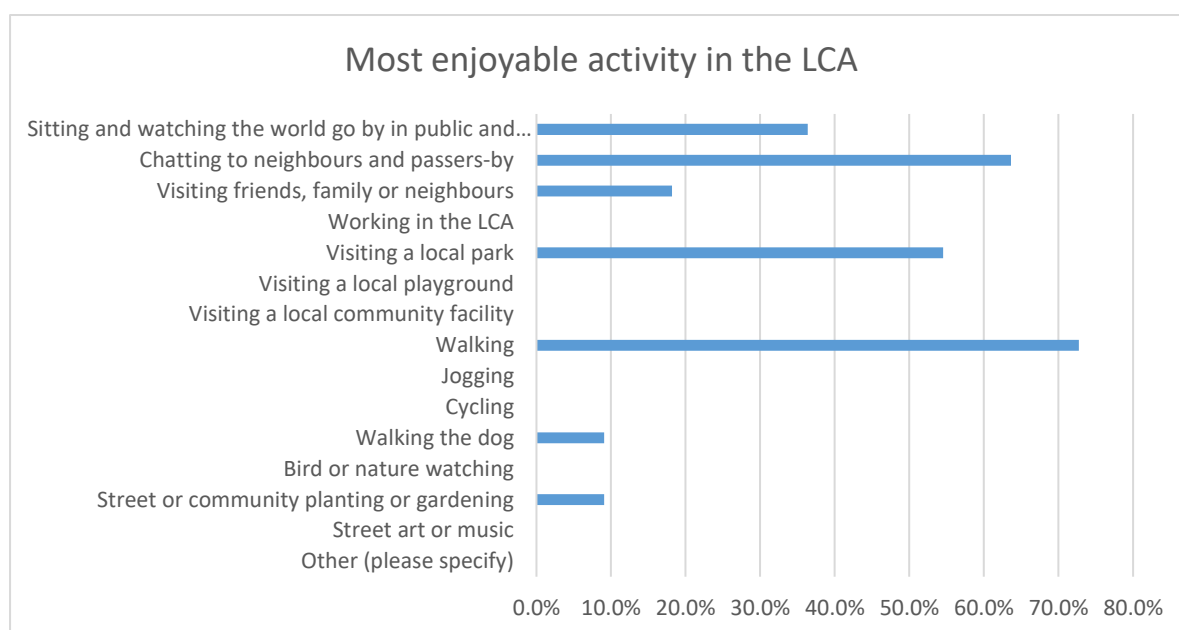
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



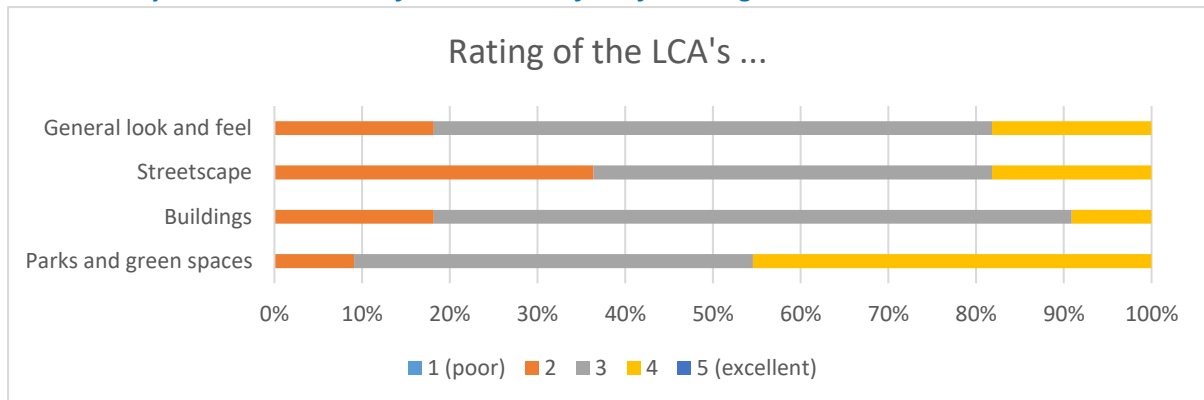
What do you most enjoy doing within the LCA?



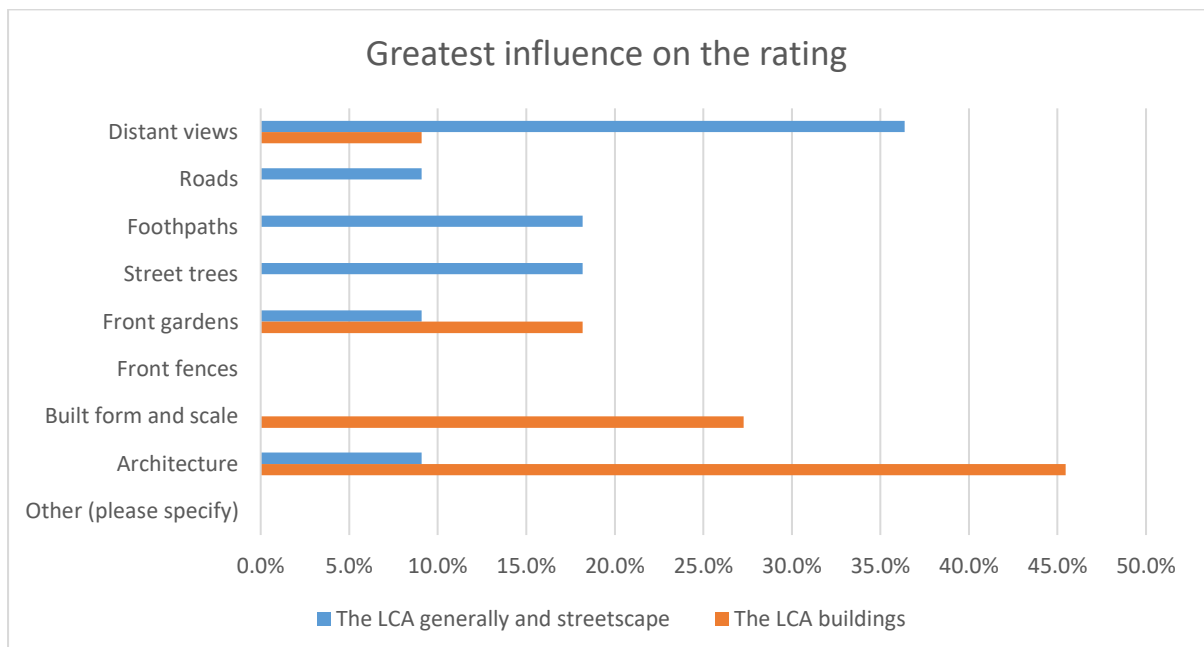
In one or two words how would you describe the character of the area?



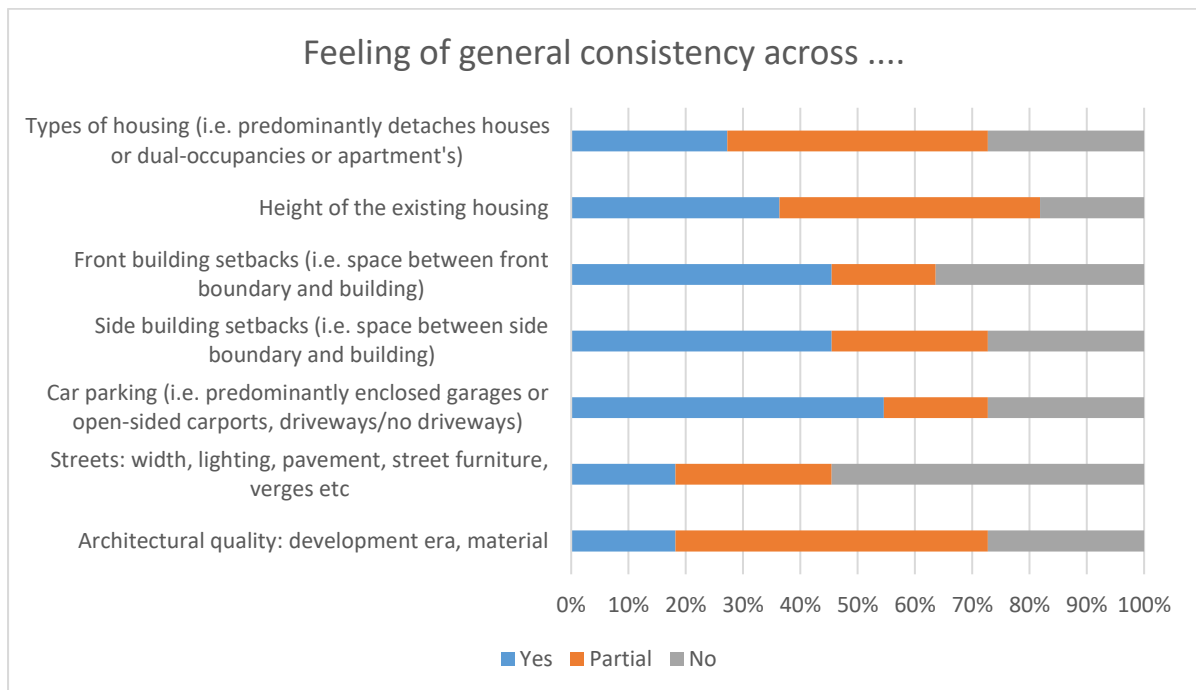
How would you rate the overall feel and look of the following?



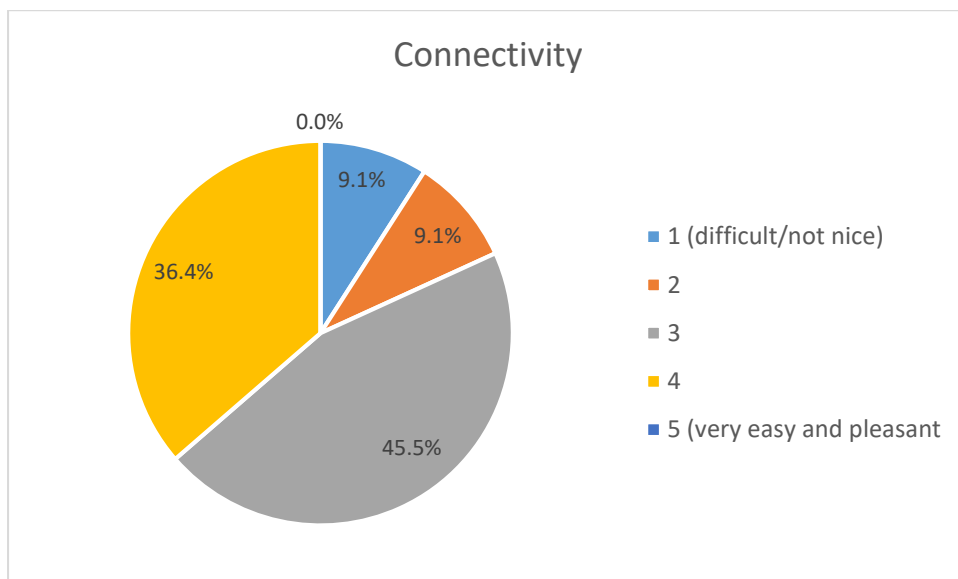
Thinking about your answers to the above, what most influenced your choice?



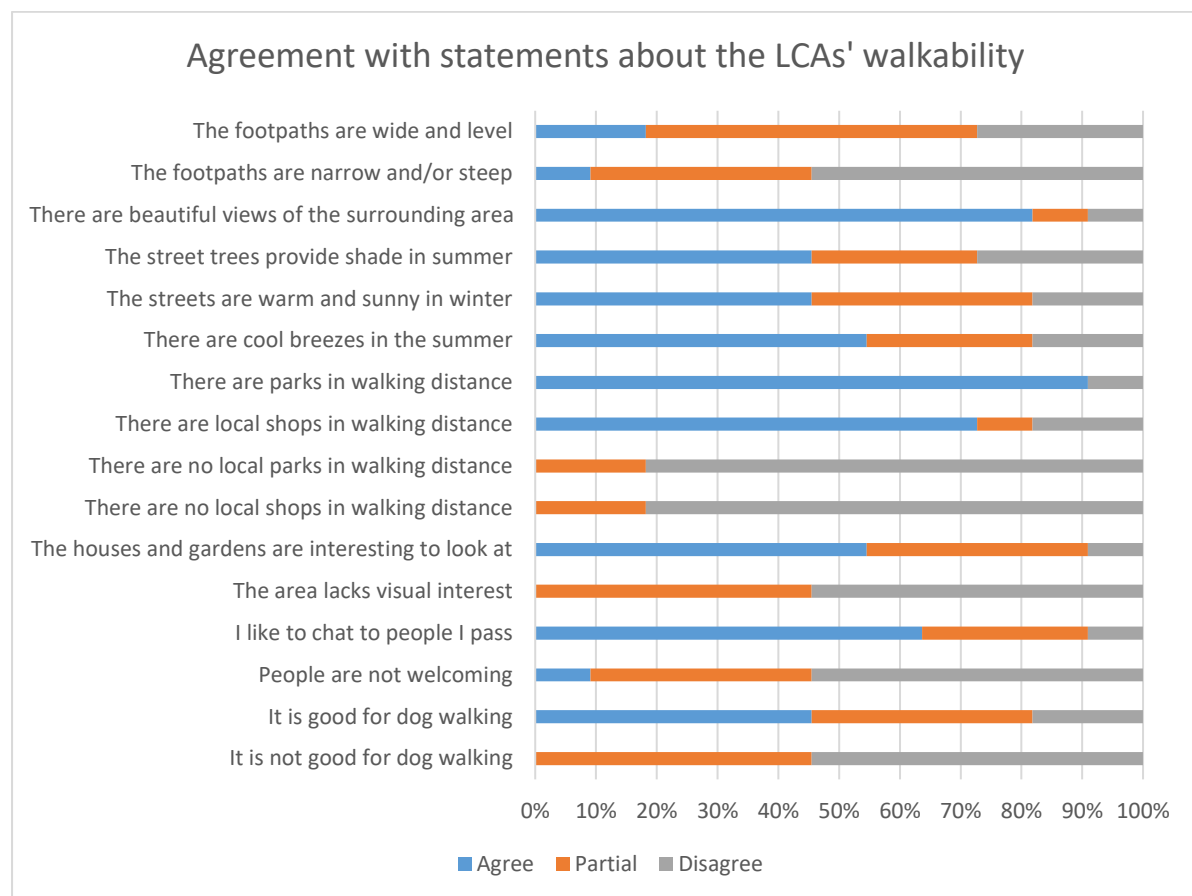
Do you think there is a general visual consistency across the following?



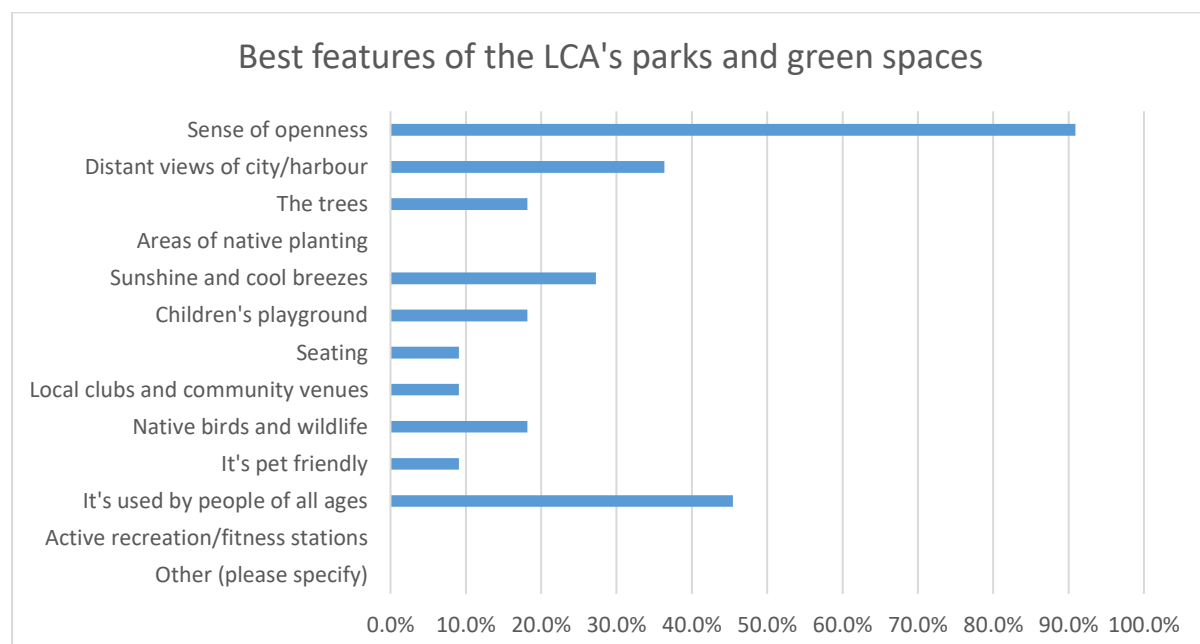
How easy and pleasant is it to connect to other areas?



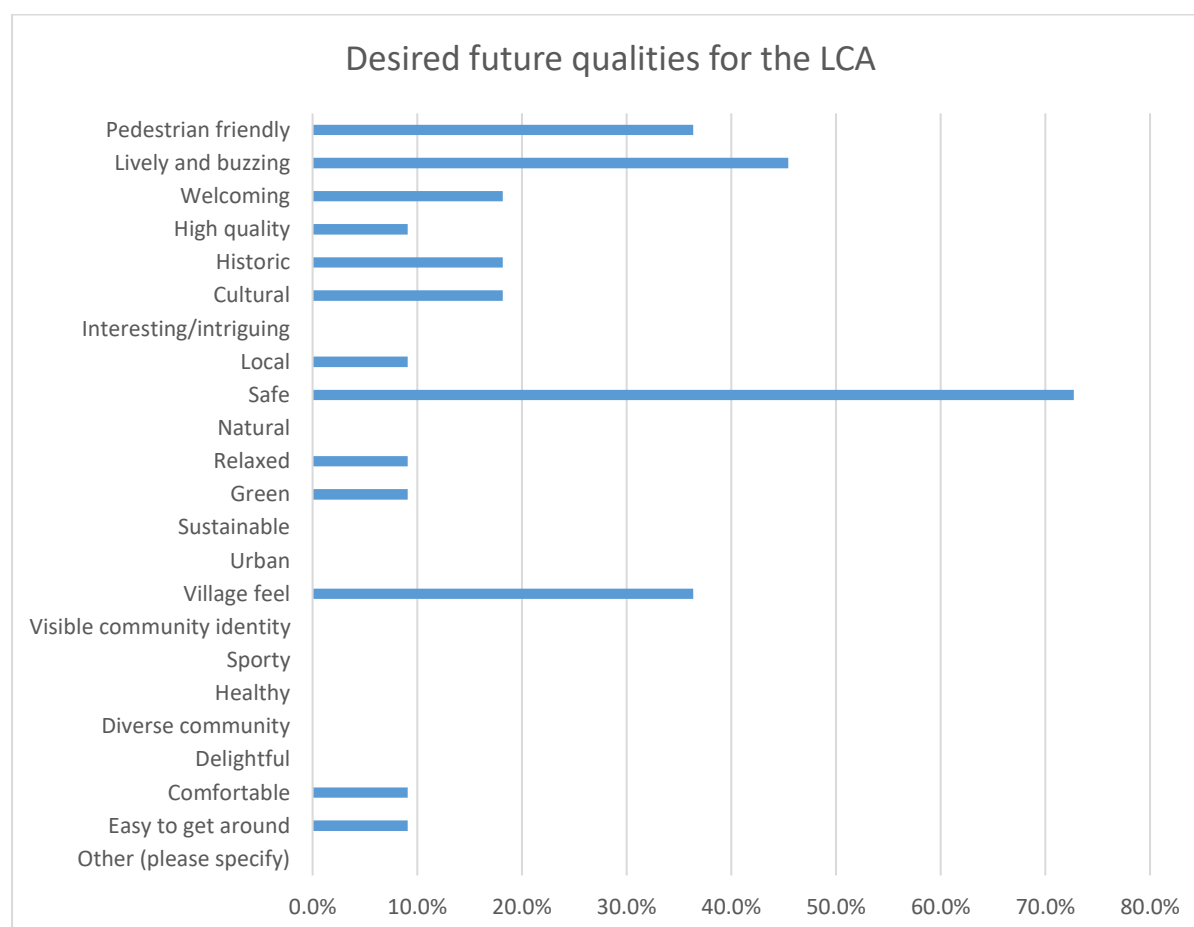
In terms of walkability, did these features influence your answer to the question above?



What do you like most about the parks and green spaces in the LCA?

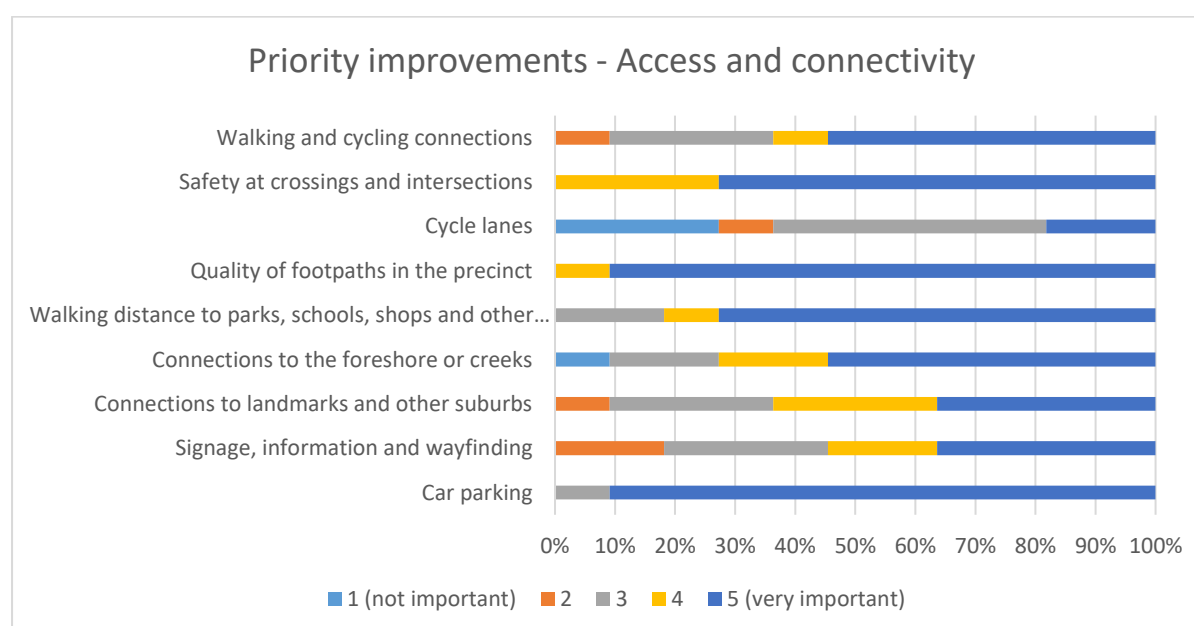


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



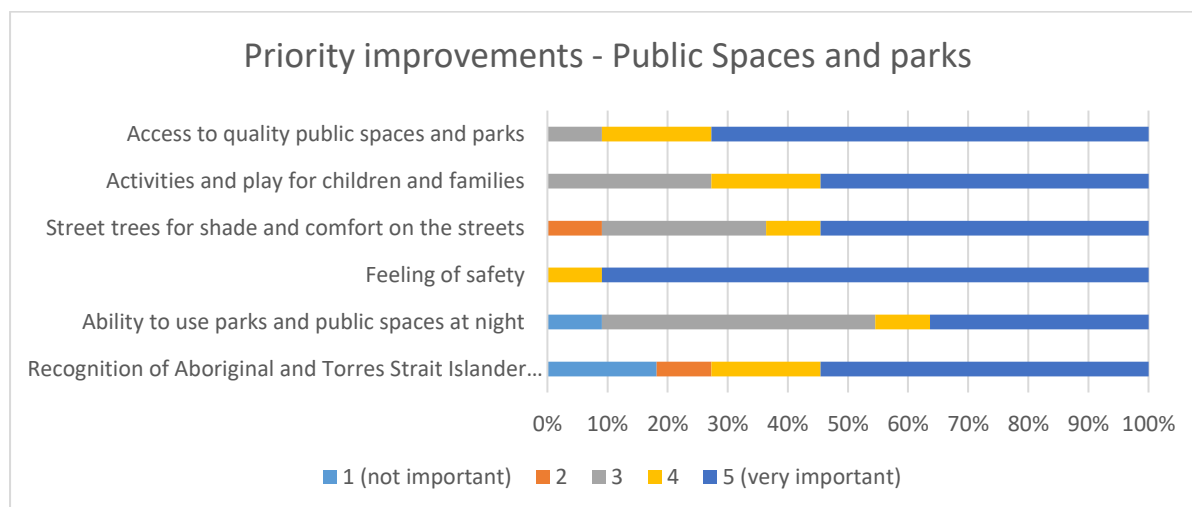
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



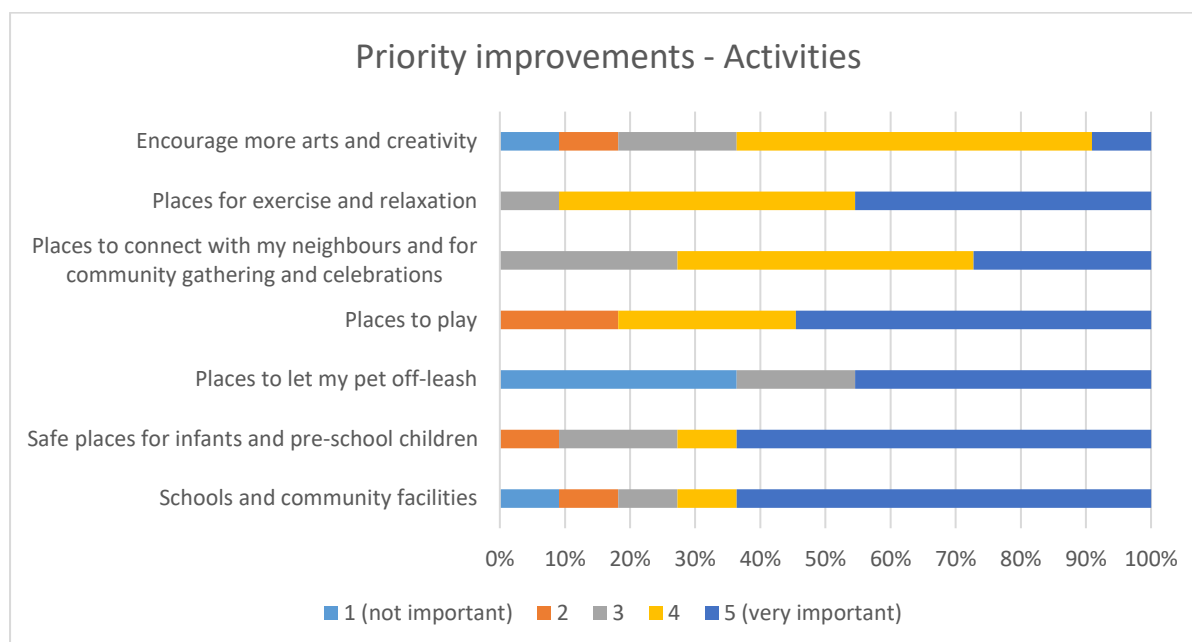
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



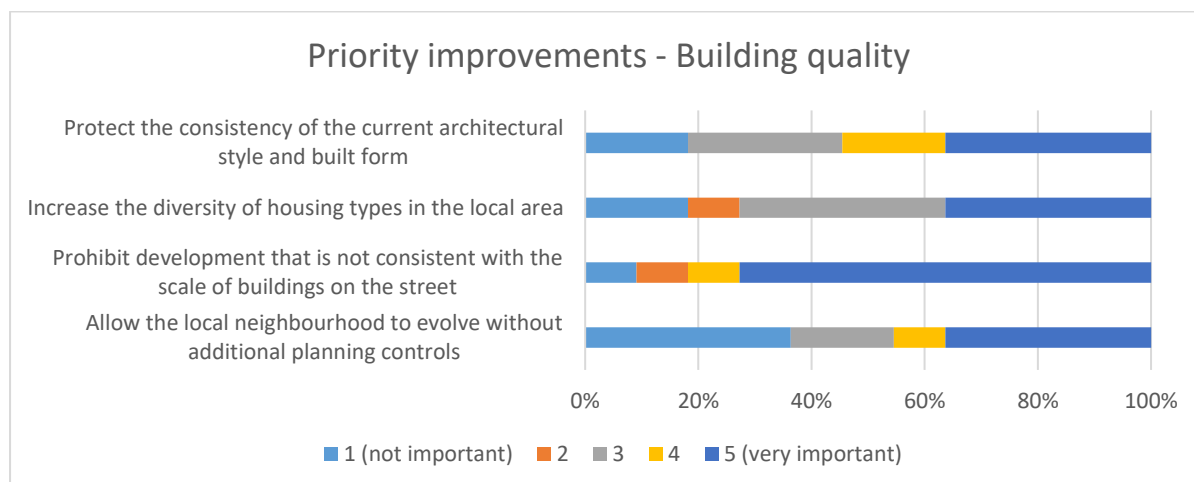
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

<i>Concord is a Parkland Suburb.</i>
<i>Concord is also an historic area and the buildings and houses should be maintained as they are- any work done should be in keeping with the current character and architecture. I realise things have to progress but progress should take into account the current and mix with it not completely change it.</i>
<i>I think organic change in the area is positive, allowing modern living and architecture to find its place. Duplexes have become something of a developer trying to make money, restrictions on these dwellings may however preserve some of the character</i>
<i>Too many townhouse developments being built.</i>
<i>Increasing population density should be consistent with the existing housing, not multi-storey towers.</i>
<i>More villas on existing land would allow population growth.</i>

6.5 Canada Bay draft LCA

Council received 7 completed surveys for this Local Character Area.

Just over half of the respondents wanted future change that is sympathetic to the area's current look and feel and just under half wanted it to stay exactly as it is now. No respondents wanted to see the area transition to a completely different look and feel.

Overall, respondents rated the look and feel of the LCA as moderate, both generally and in terms of buildings and streetscape. The properties that most influenced this rating were the distant views, the front gardens, built form and scale and the architecture.

Over half of the respondents felt that the local parks and green spaces had the strongest influence on the area's look and feel; and a quarter felt that the area's safe and welcoming feeling, local history and heritage buildings, views of the water, and walkability had the strongest influence.

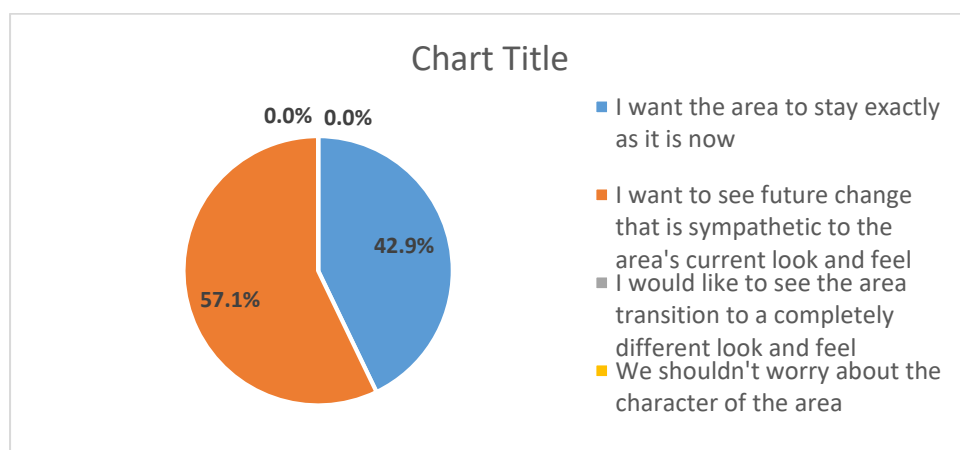
The general agreement about consistency across a range of visual criteria was relatively low. The strongest feeling of consistency was expressed for the streetscapes (width, lighting, pavement, street furniture, verges etc).

The local activity that most respondents enjoy is walking, followed by visiting a local park, followed by sitting and watching the world go by in public and private spaces.

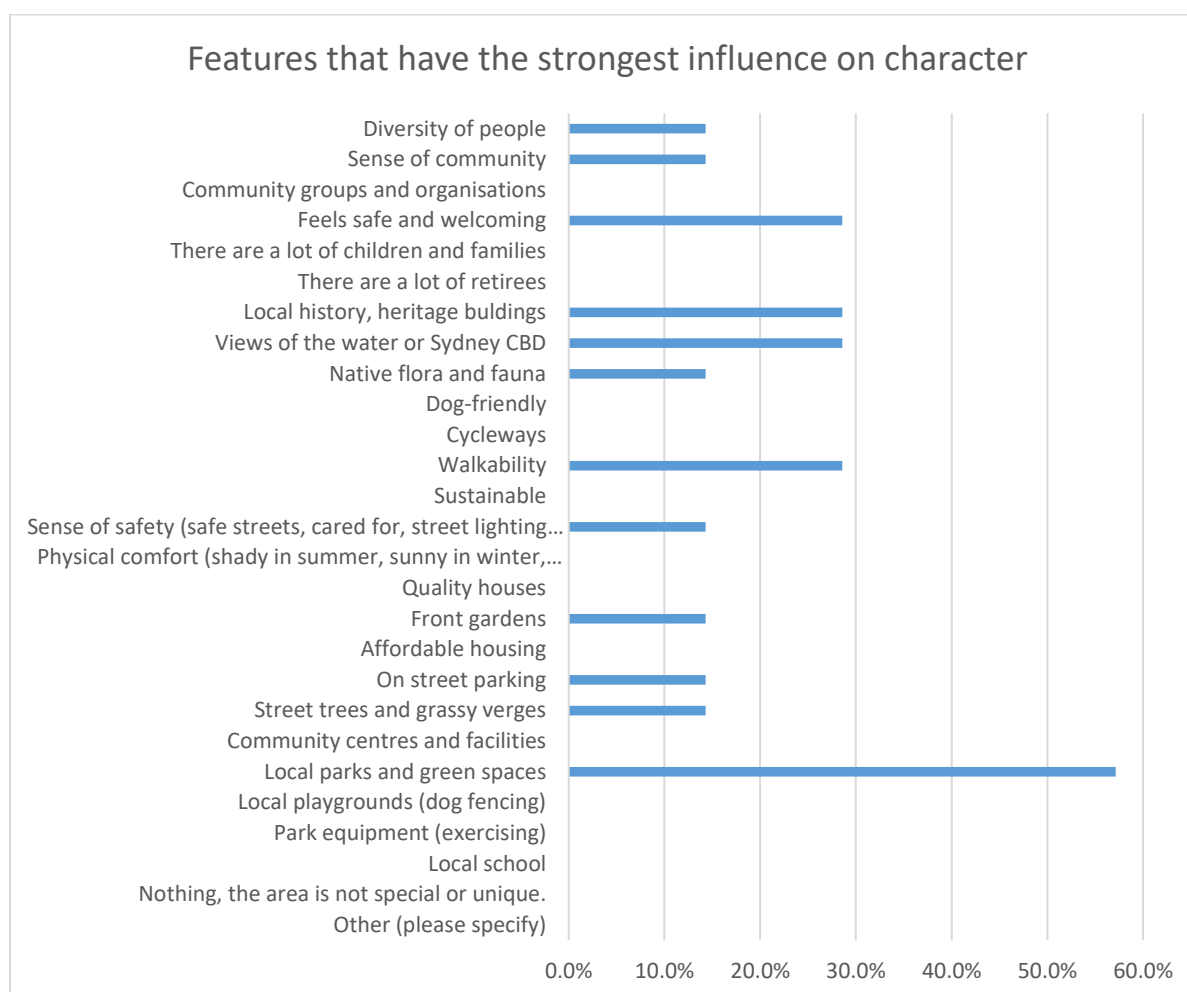
Most respondents said it was relatively easy and pleasant to connect to other areas, with a very significant majority of respondents giving connectivity a rating of 3 out of 5. The main reason given for the area's walkability was the location of parks within walking distance, followed by the houses and gardens being interesting to look at, followed by the beautiful views of the surrounding area and the cool breezes in the summertime.

The most common word used to describe the area was 'quiet'. The most desired qualities for the future area are that it be safe and pedestrian friendly. The most desired future improvements for the area are for better shorter walking distances to parks, schools, shops and other amenities, improved connections to the foreshore/creeks, a feeling of safety in public spaces and parks, more places for exercise and relaxation, and more/improved schools and community facilities. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street and for new development to be consistent with the current architectural style and built form.

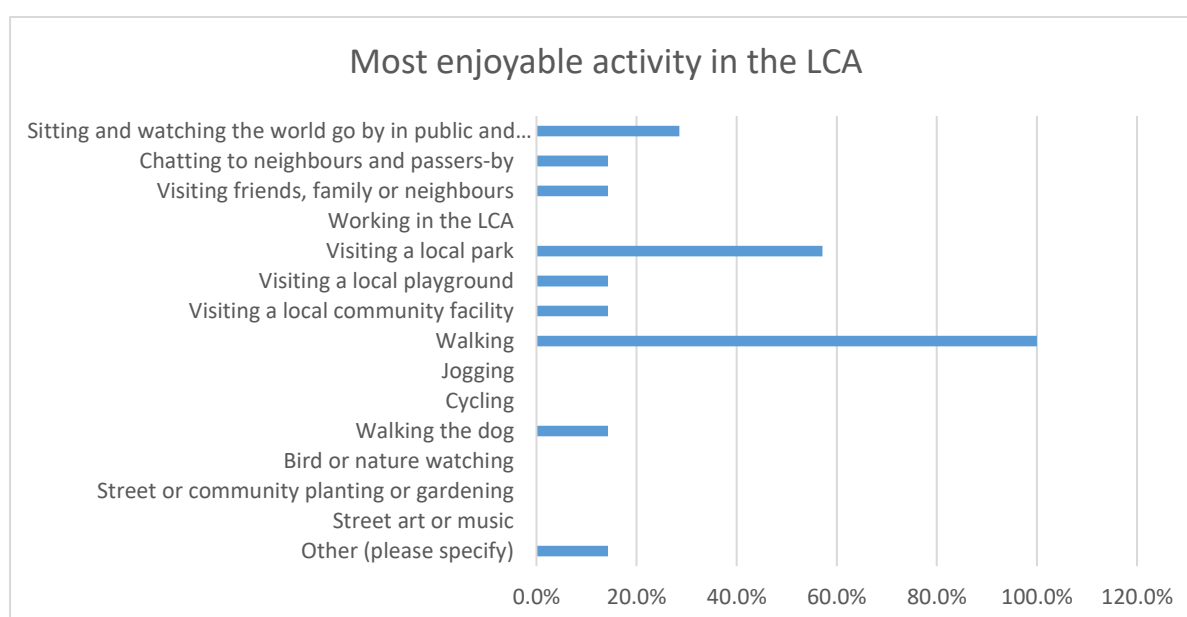
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



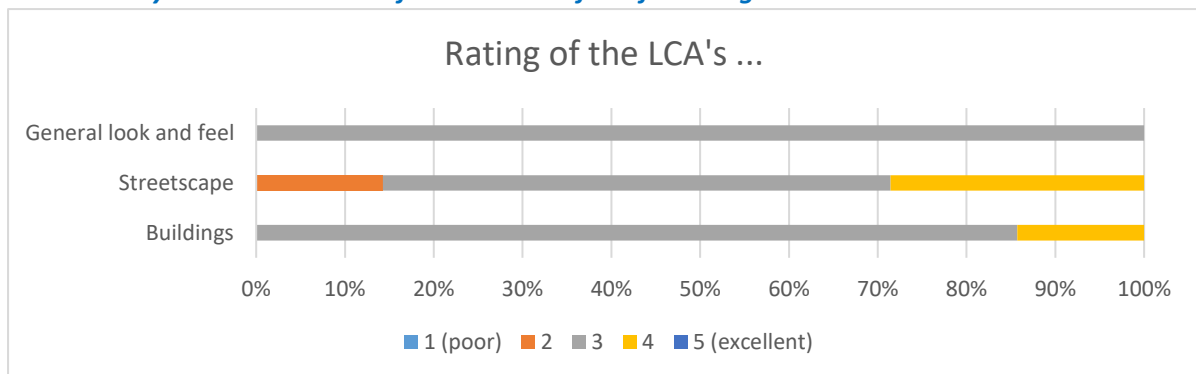
What do you most enjoy doing within the LCA?



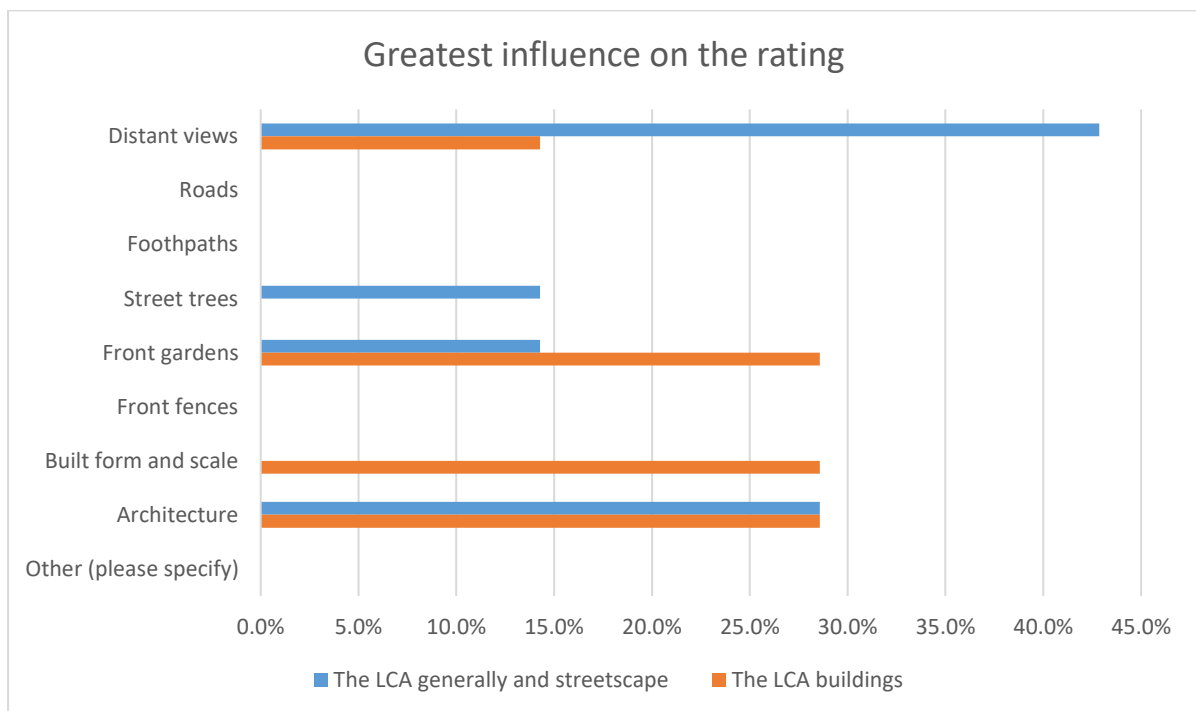
In one or two words how would you describe the character of the area?

traditional housing
welcoming
genial
quiet
open space
human scale nice safe
inter-generational

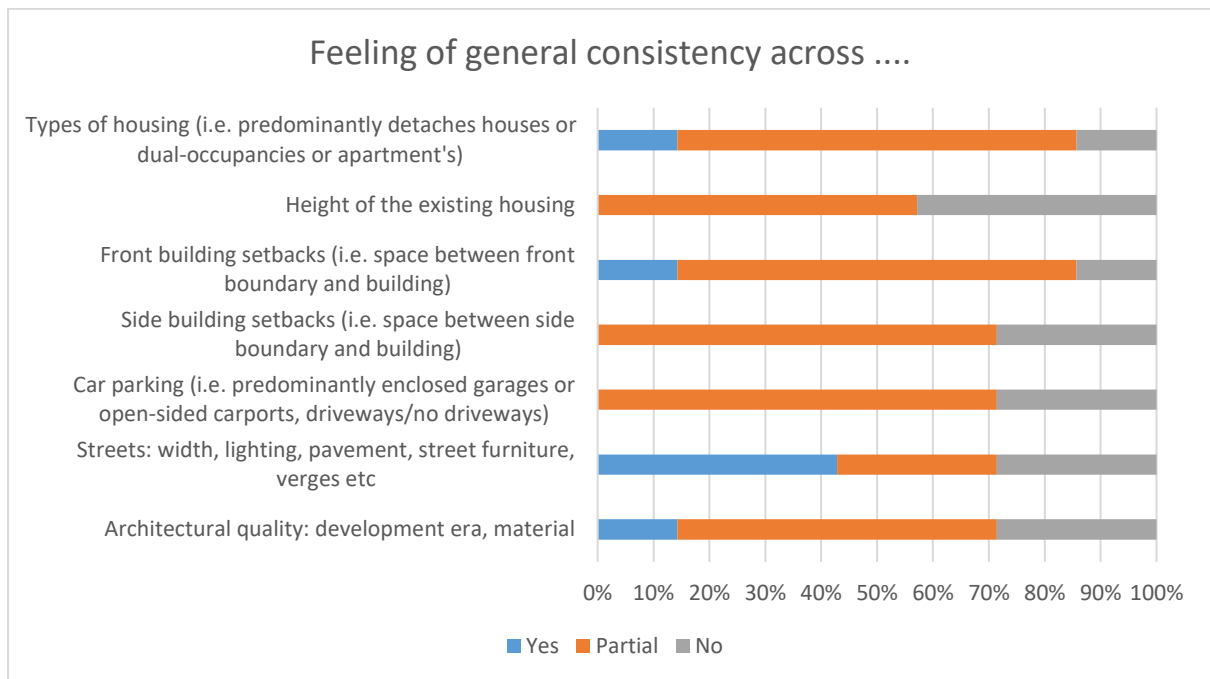
How would you rate the overall feel and look of the following?



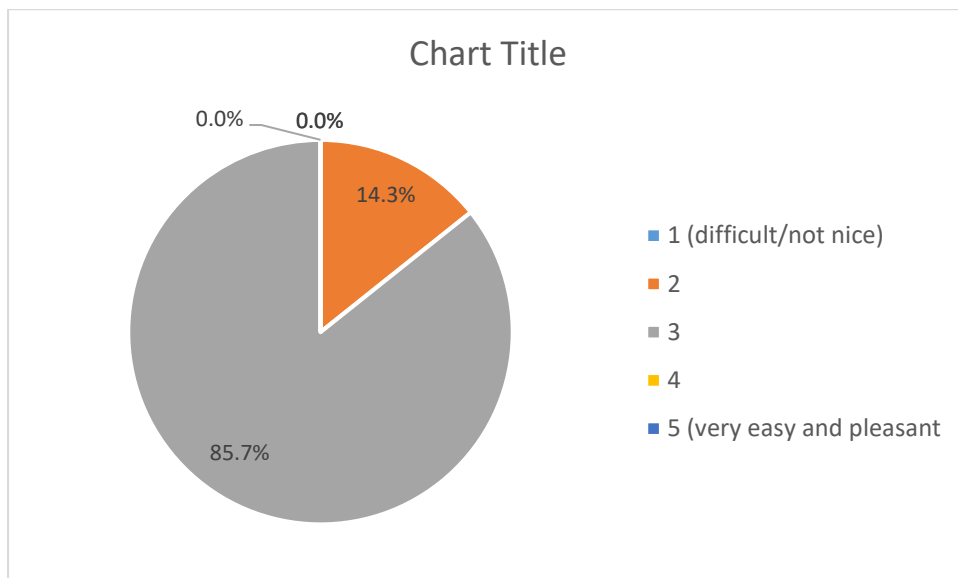
Thinking about your answers to the above, what most influenced your choice?



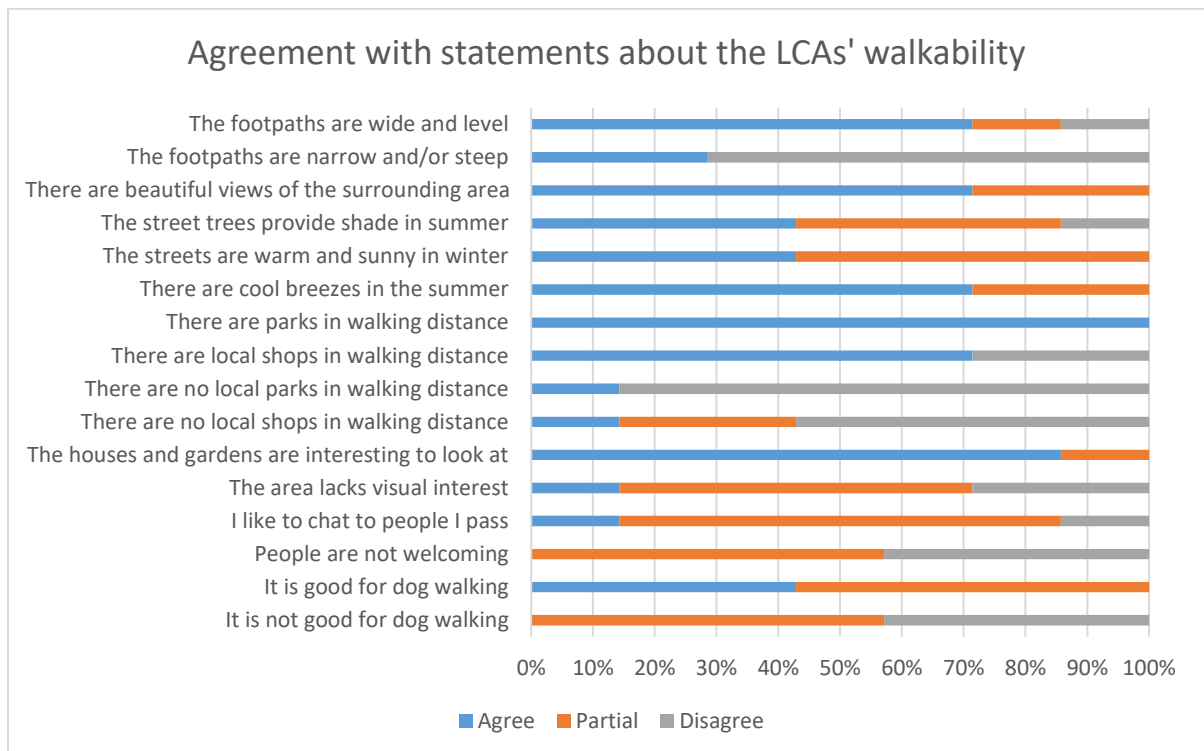
Do you think there is a general visual consistency across the following?



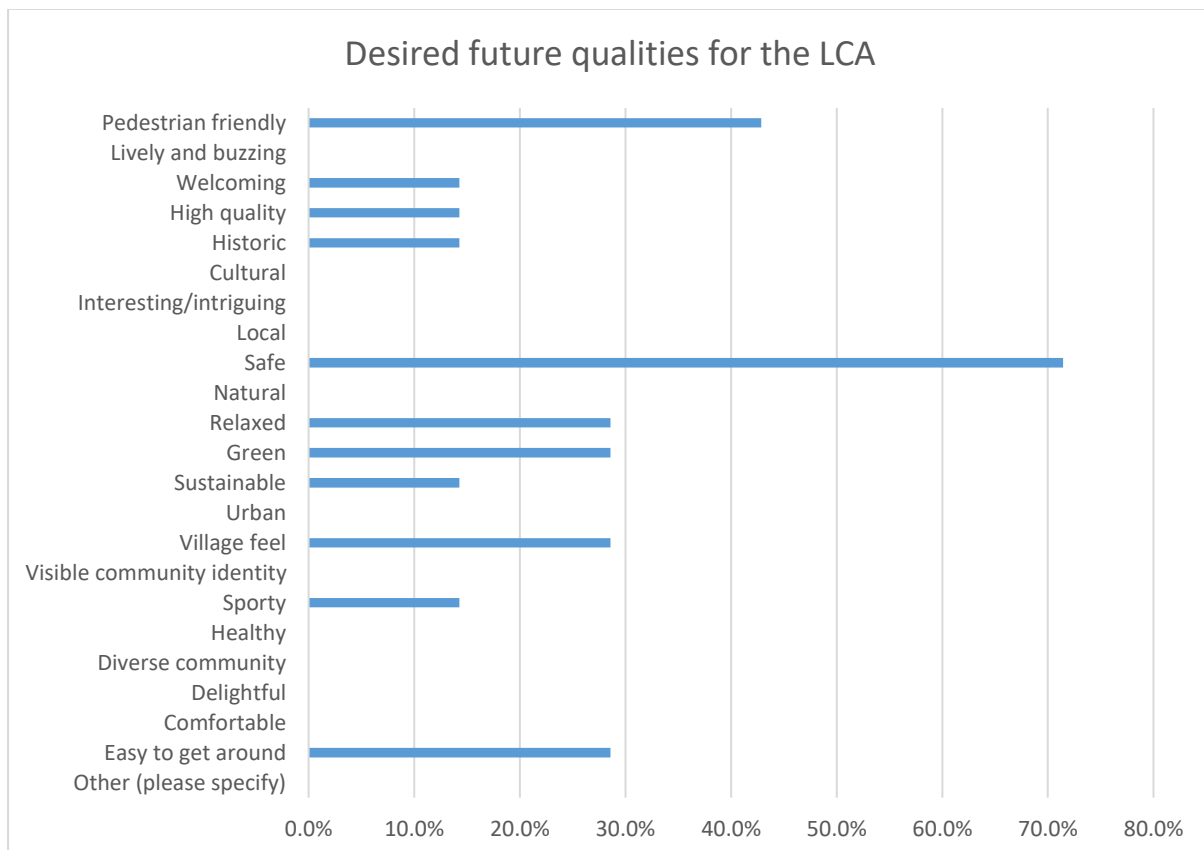
How easy and pleasant is it to connect to other areas?



In terms of walkability, did these features influence your answer to the question above?

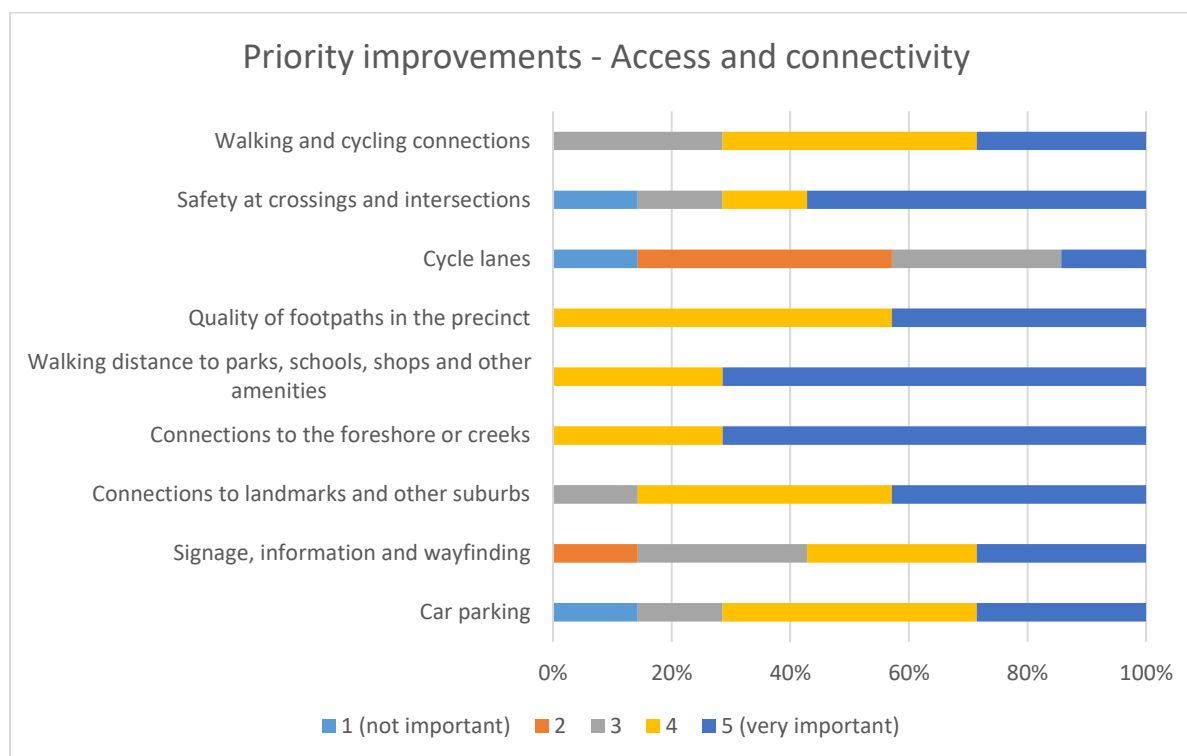


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



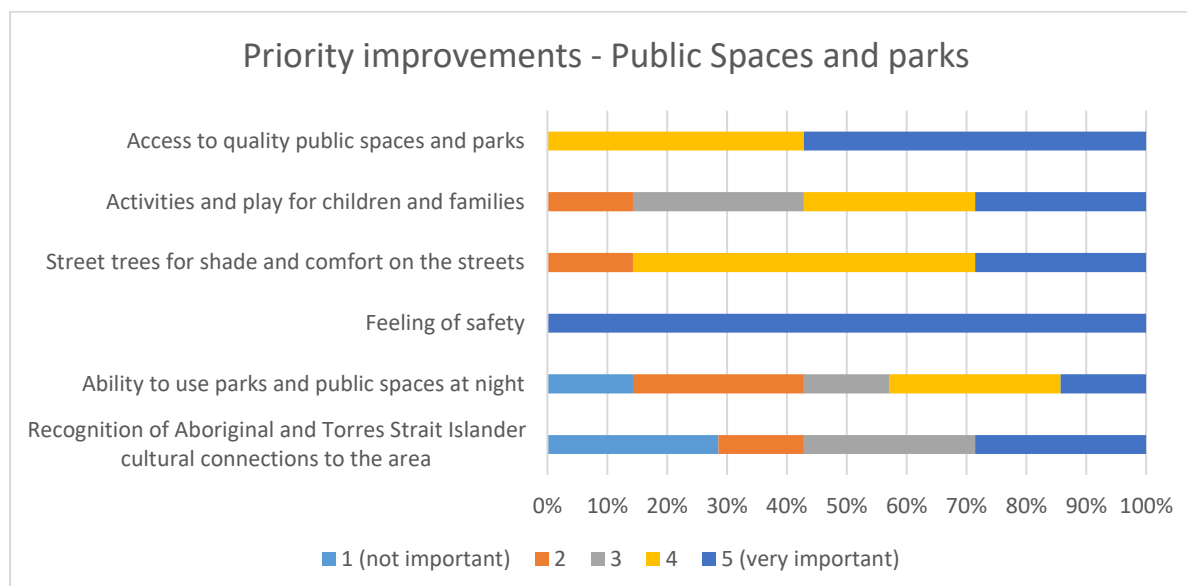
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



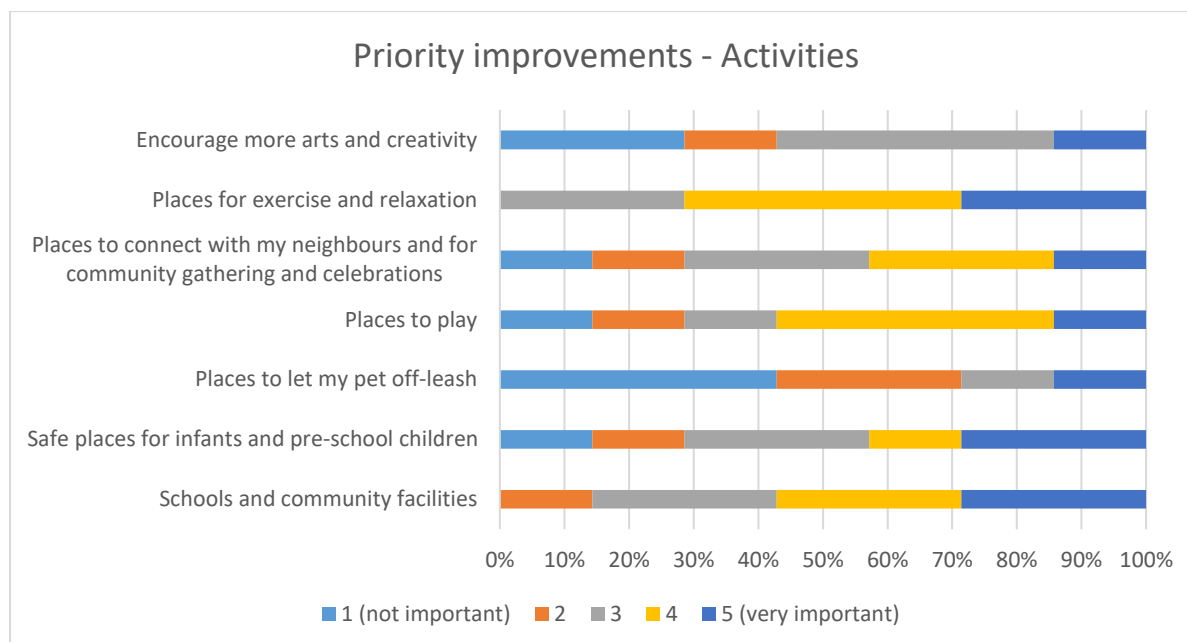
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



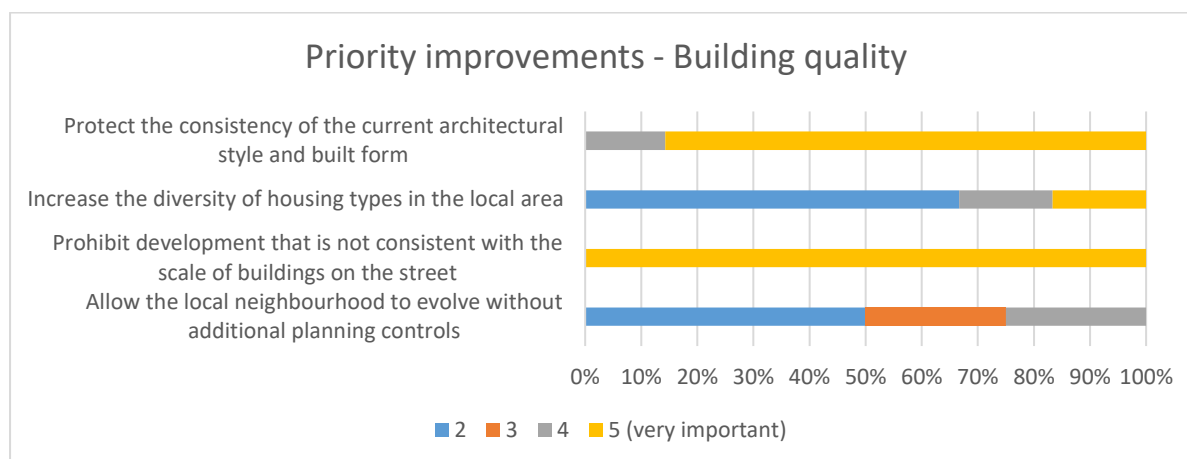
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

I live in Concord and have seen a few high-density housing developments that are inconsistent with the architectural style of the area. Please guard against what I see as the increasing divergence from the traditional designs. I think the value of the area is reflected in the premium and unique design qualities of the architecture.

Do not allow too many high rise developments into the area they will totally ruin it.

6.6 Wareemba West draft LCA

Council received 9 completed surveys for this draft Local Character Area.

Three-quarters of the respondents wanted future change that is sympathetic to the area's current look and feel. The most common words used to describe the area were

Overall, respondents rated the general look and feel of the LCA as moderate to good, but the streetscape and the buildings were rated as fair to moderate. The property that most influenced the streetscape rating was the street trees and the property that most influenced the poorer buildings rating was the built form and scale.

Over half of the respondents felt that the area's safe and welcoming feeling had the strongest influence on the area's look and feel; just under half felt that the walkability and local parks and green spaces had the strongest influence.

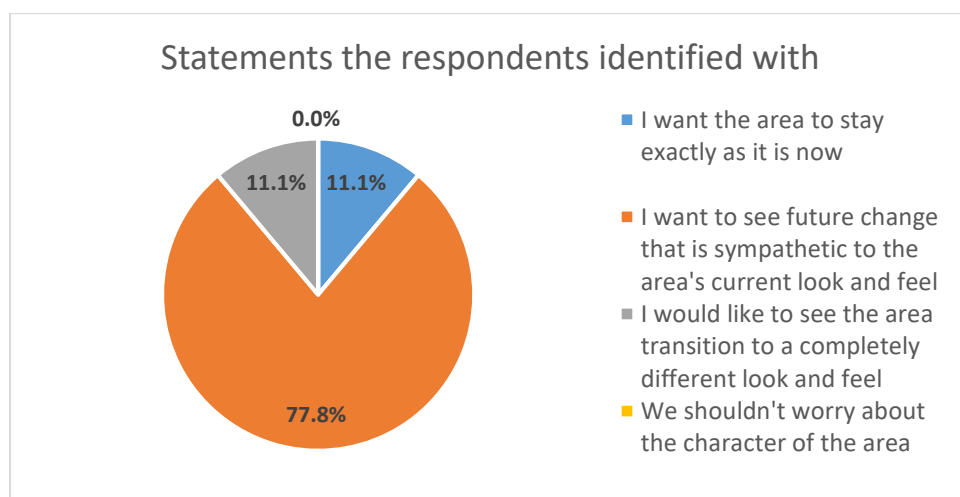
There was general agreement that there is visual consistency in the type of car parking, and the front building setbacks. A significant majority of the respondents felt that there was only partial or no consistency the types of housing and the side building setbacks.

The local activity that most respondents enjoy is walking, followed by visiting a local park and bird or nature watching.

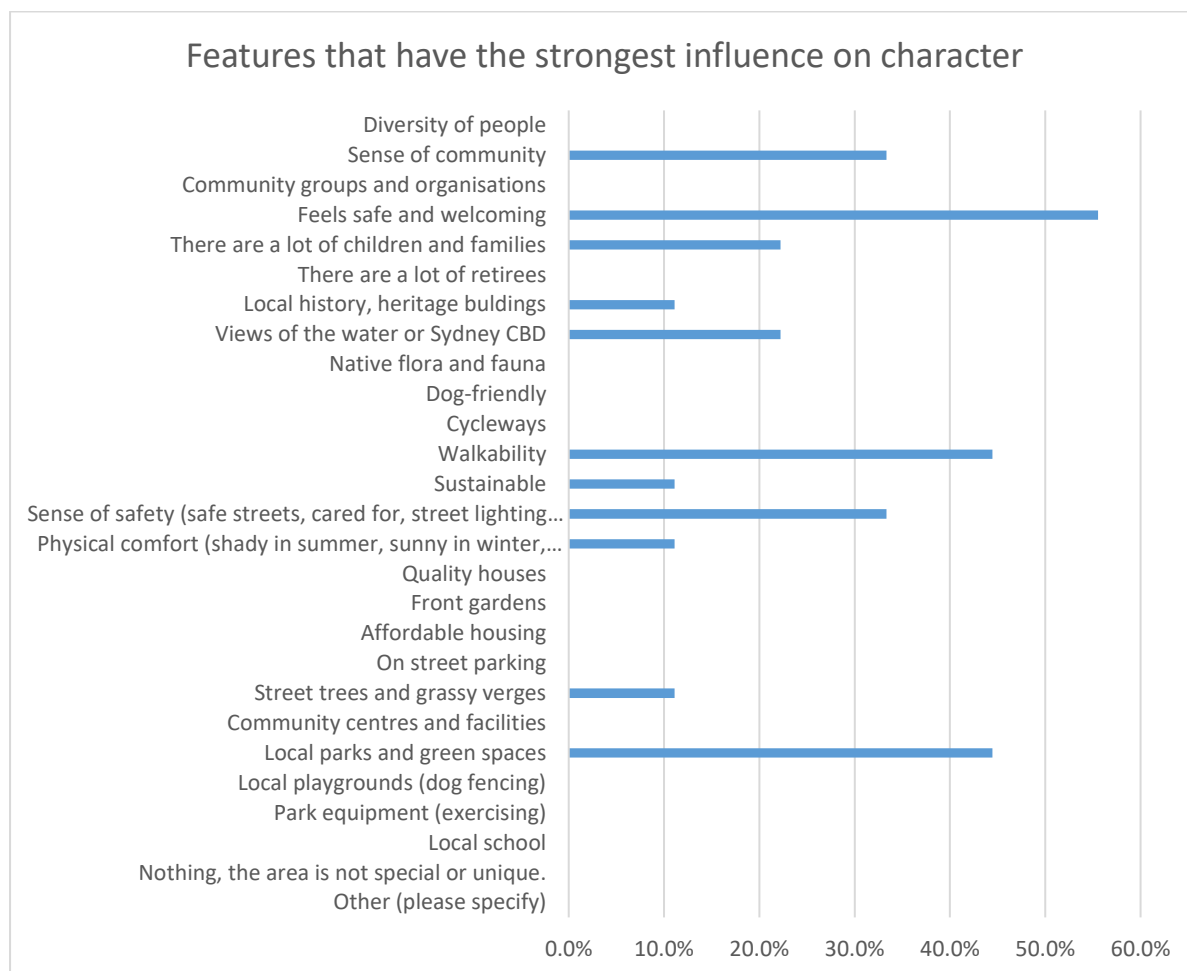
Most respondents said it was relatively easy and pleasant to connect to other areas, with a third of the respondents giving connectivity a rating of 4 out of 5 and half giving it a rating of 3 out of 5. The main reason given for the area's walkability was the location of parks and shops within walking distance, followed by the area being good for dog walking, followed by there being beautiful views of the surrounding area.

No words were used to describe the area more frequently than any other. The most desired qualities for the future area are that it be pedestrian friendly, green and have a village feel. The most desired future improvements for the area are for improved safety at crossings and intersections, more street trees for shade and comfort on the streets, a feeling of safety in public spaces and parks, and more places for exercise and relaxation. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street and for new development to be consistent with the current architectural style and built form.

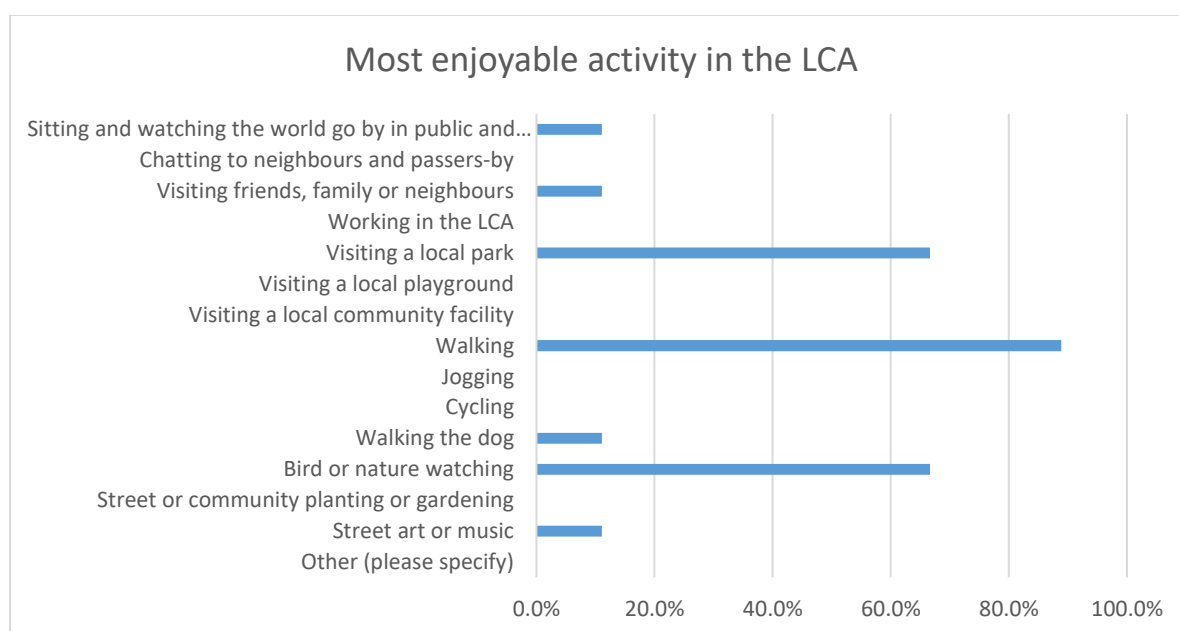
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



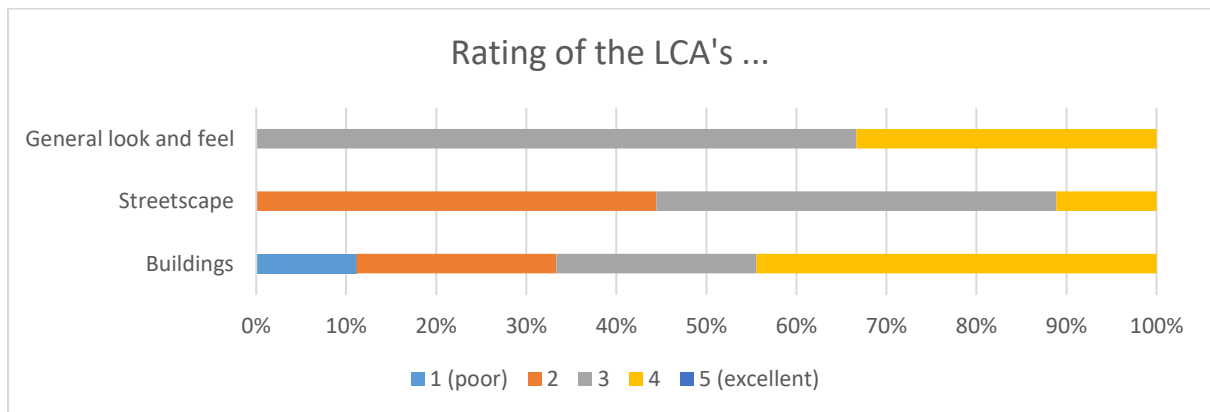
What do you most enjoy doing within the LCA?



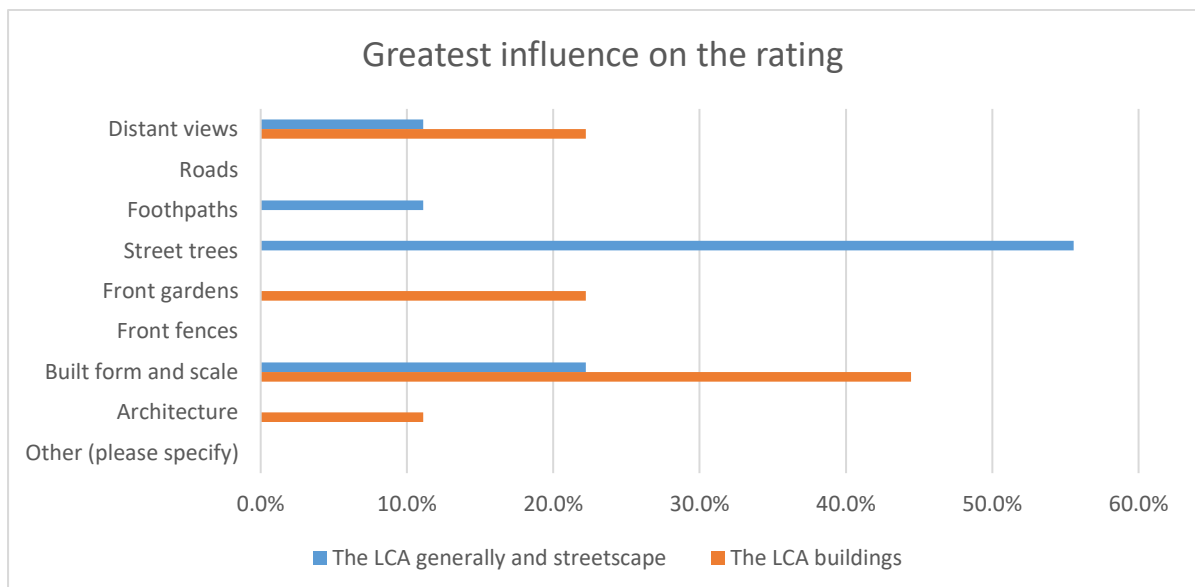
In one or two words how would you describe the character of the area?

comfortable walking
family orientated
neighbourly
water quiet
village atmosphere
liveable friendly
younger families arriving
in transition
family serene relaxed
parks village feel
beautiful nature
peaceful relaxing
retirees leaving

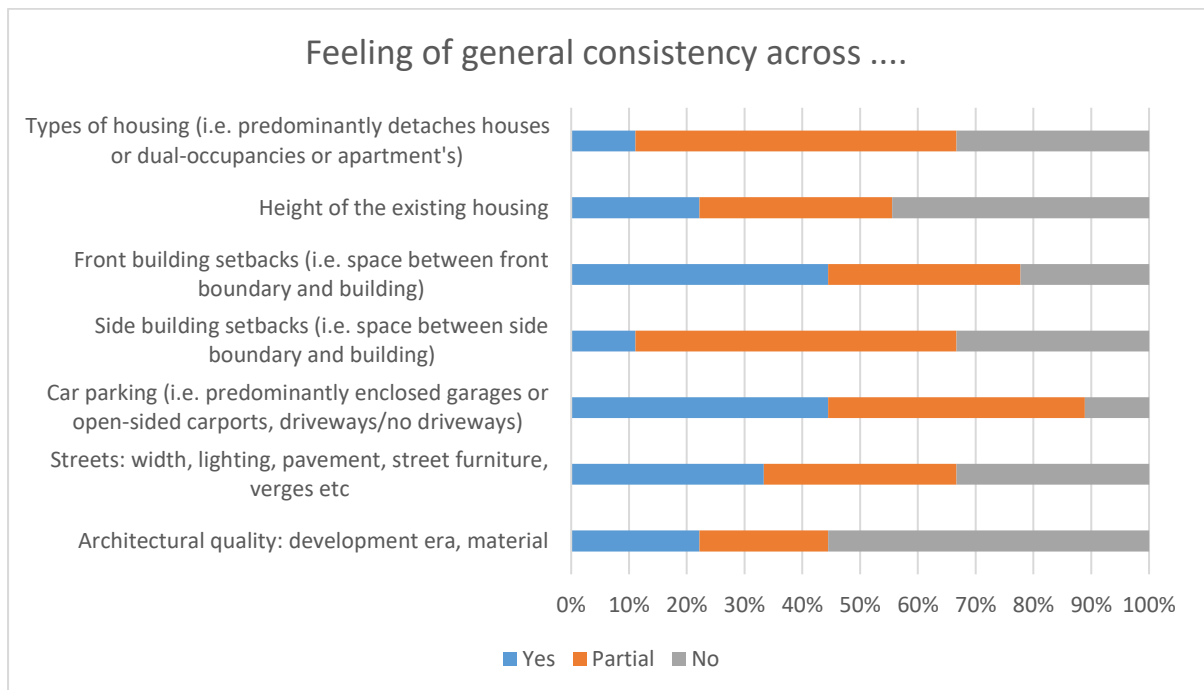
How would you rate the overall feel and look of the following?



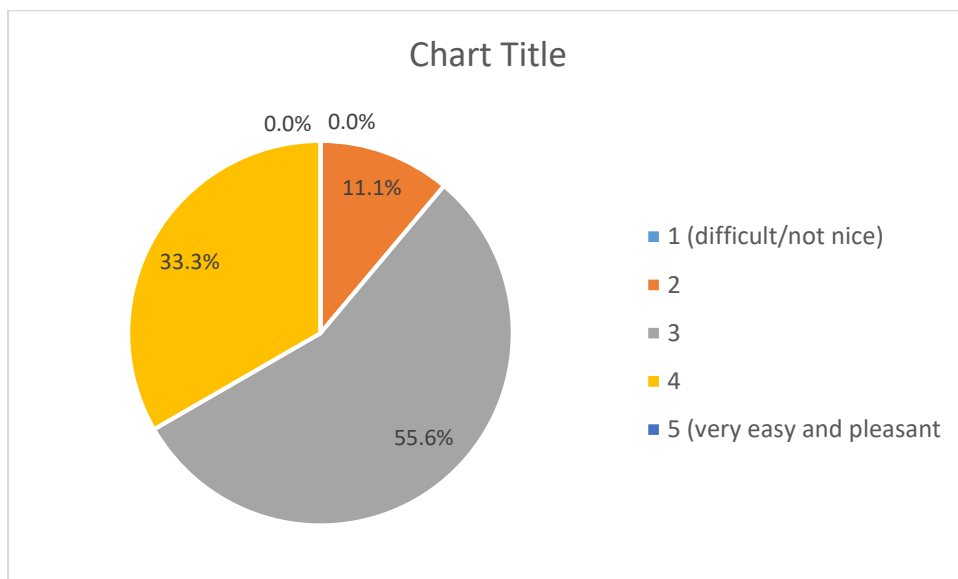
Thinking about your answers to the above, what most influenced your choice?



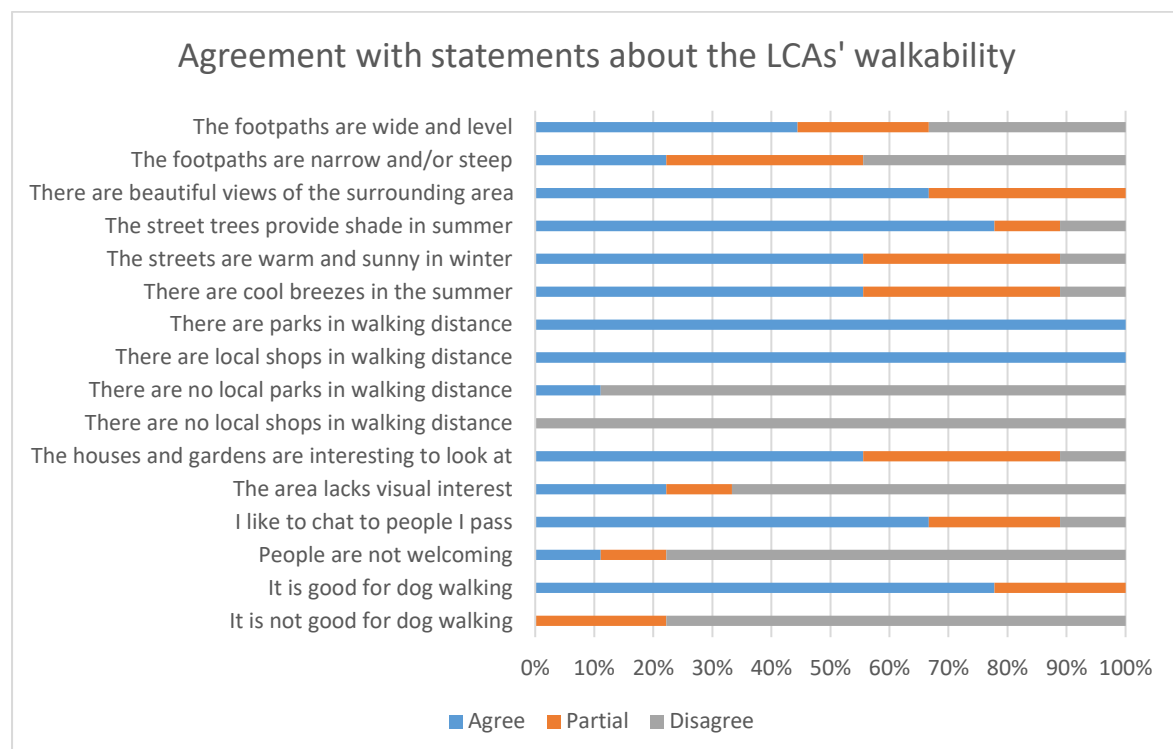
Do you think there is a general visual consistency across the following?



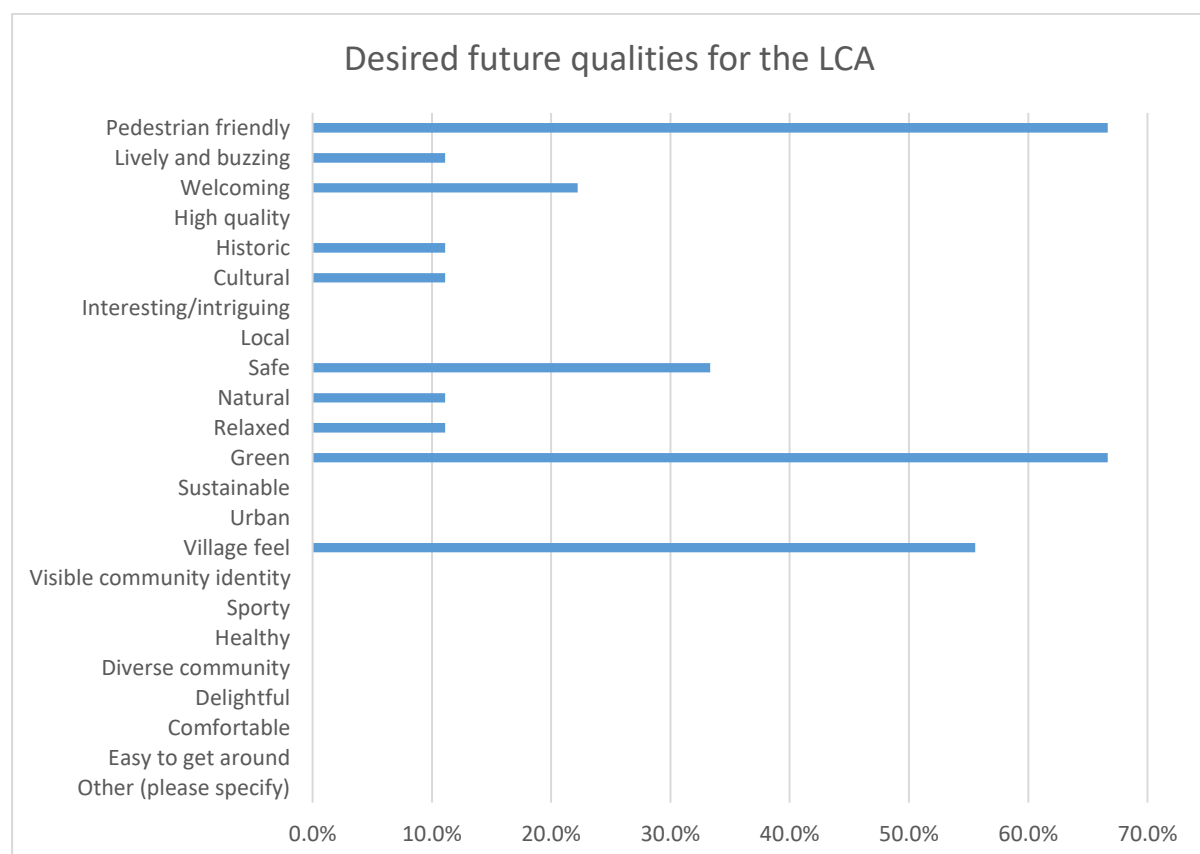
How easy and pleasant is it to connect to other areas?



In terms of walkability, did these features influence your answer to the question above?

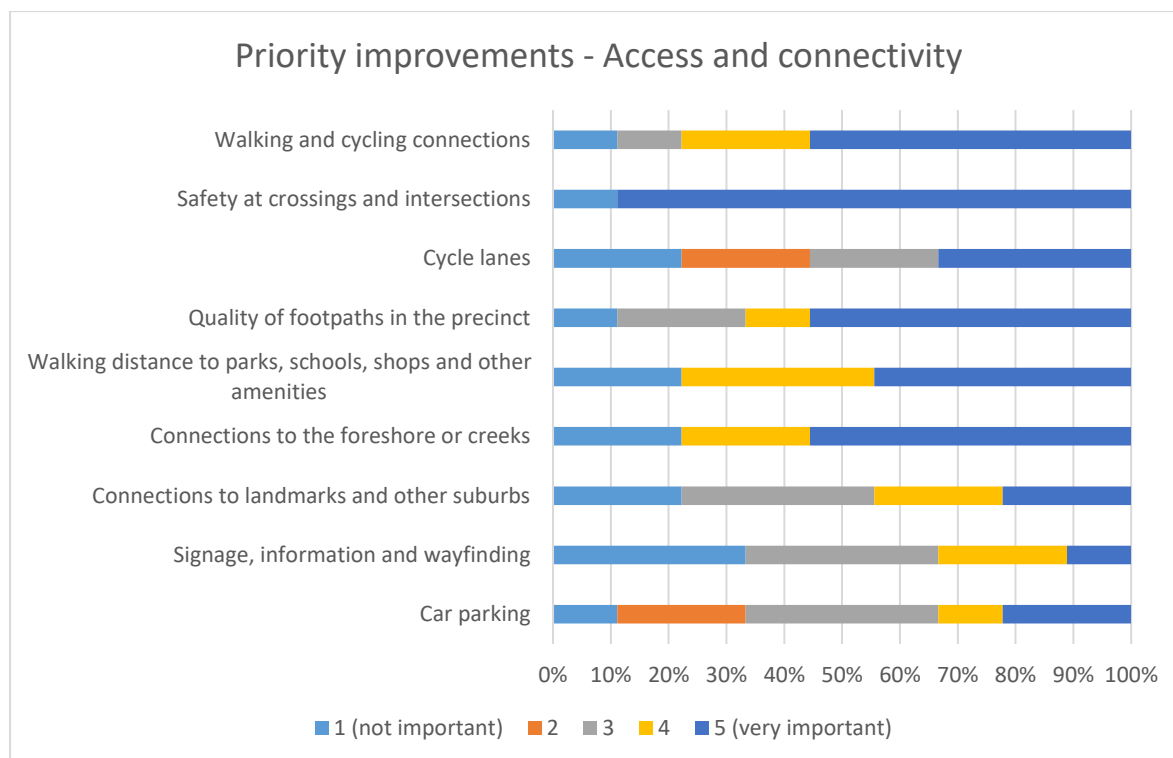


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



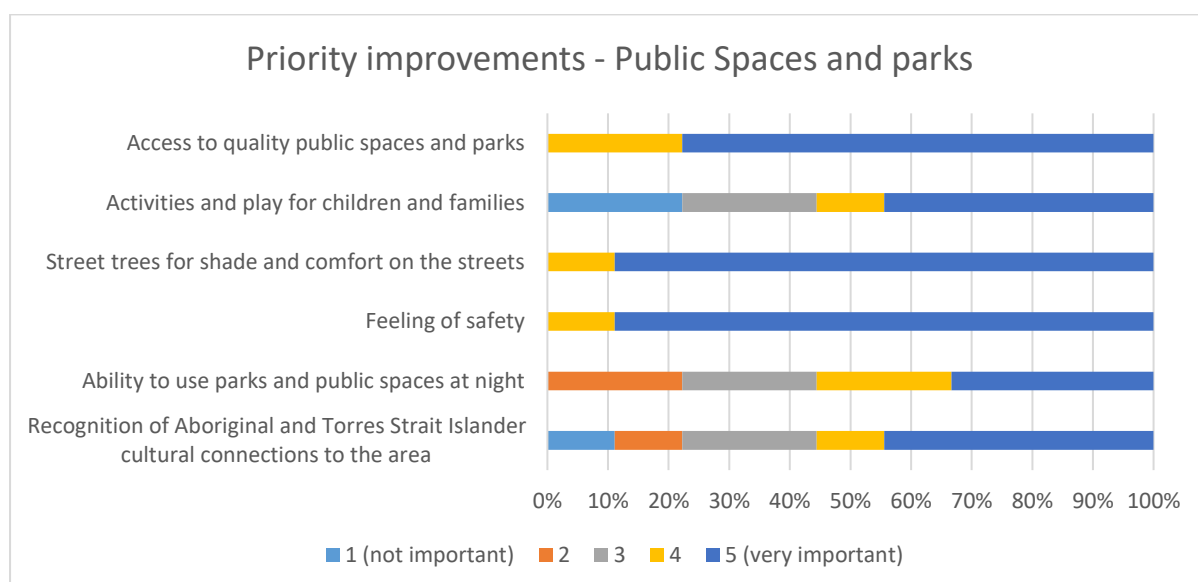
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



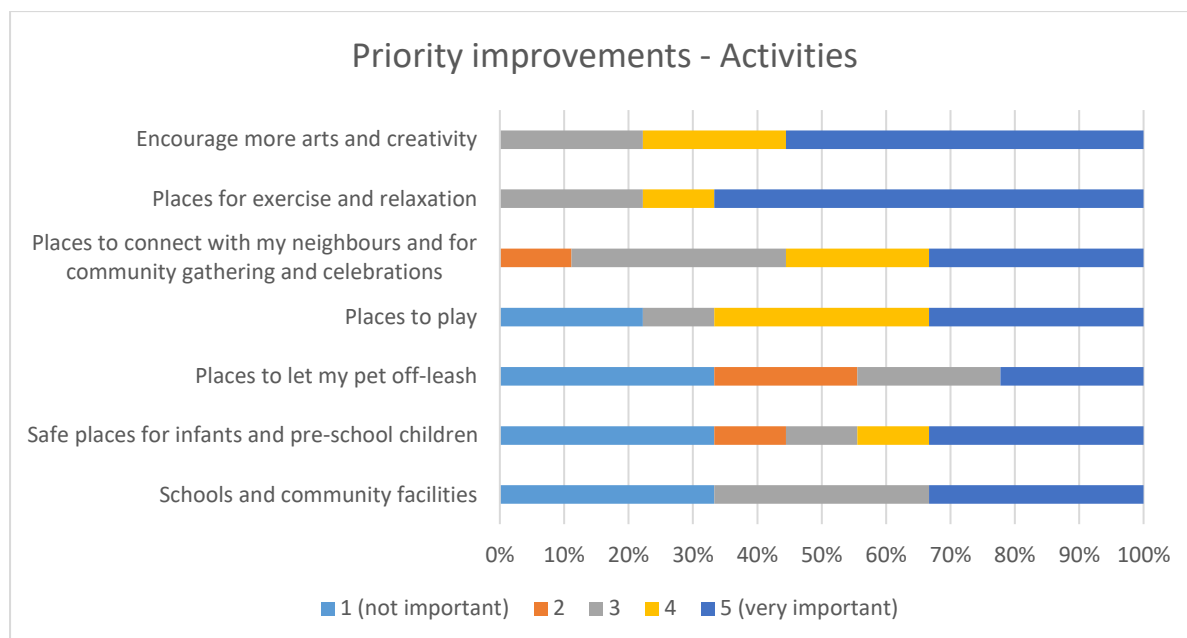
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



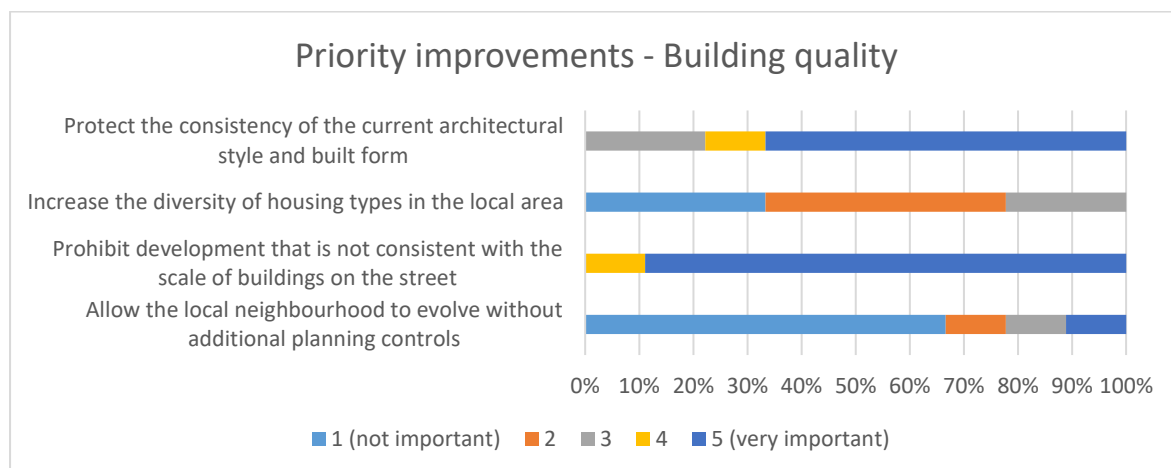
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

<i>Look to maintain the history of the area include retaining the existing houses. Stop approval to demolish existing homes to build homes not in context of the area and history.</i>
<i>Reduce foot print of house sizes based on land size. Balance house to land size. Stop buildings being approved to be built to the boundaries. Include open garden area.</i>
<i>More street shade trees, more native flora habitat for bird fauna</i>
<i>The loss of mature trees when single properties are developed into dual occupancy. There are insufficient replacement plantings</i>
<i>More methods need to be used to slow cars in side streets, like Wareemba St.</i>
<i>Landscape green sections onto the street that protrude onto the road.</i>

6.7 Russell Lea draft LCA

Council received 45 completed surveys for this draft Local Character Area.

Nearly three-quarters of the respondents wanted future change that is sympathetic to the area's current look and feel and a quarter wanted it to stay exactly as it is now.

Overall, respondents rated the general look and feel of the LCA as moderate, and the streetscapes and buildings were rated slightly lower. The parks and green spaces were rated as moderate to good. The schools were rated from poor through to excellent. The properties that most influenced the streetscape rating were the street trees, the footpaths and the architecture. The property that most influenced the buildings rating was the built form and scale.

A third of the respondents felt that the local parks and green spaces had the strongest influence on the area's look and feel, and slightly less than a third felt that the area's sense of community, safe and welcoming feeling, and quality houses had the strongest influence.

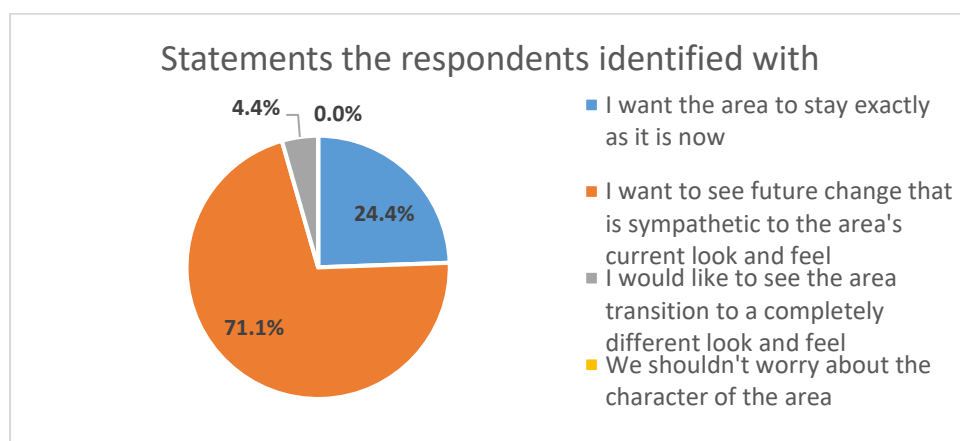
There was general agreement that there is visual consistency in the front building setbacks. Almost all respondents felt that there was either only partial or no consistency in the area's architectural quality.

The local activity that most respondents enjoy is walking, followed by chatting to neighbours and passers-by.

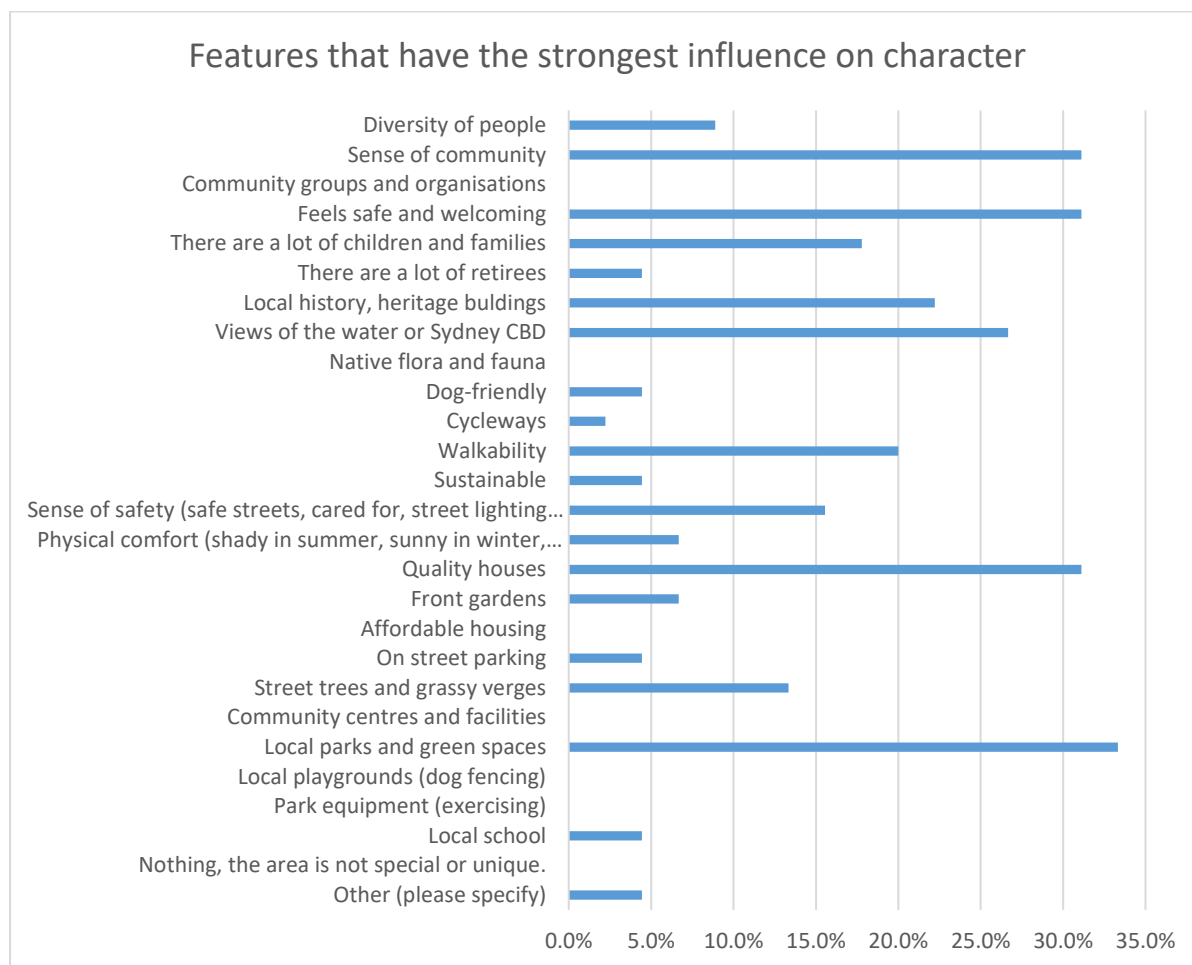
Most respondents said the areas was moderately easy and pleasant to connect to other areas, with two-thirds of respondents giving connectivity a rating of 3 out of 5. The main reason given for the area's walkability was the location of parks within walking distance, followed by shops within walking distance, followed by the beautiful views of the surrounding area.

The most common words used to describe the area were 'peaceful', 'friendly' and 'safe'. The most desired qualities for the future area are that it have a village feel, be pedestrian friendly and be safe. The most desired future improvements for the area are for improved quality of footpaths, better connections to the foreshore/creeks, improved walking and cycling connections, improved access to quality public spaces and parks, a feeling of safety, and more places for exercise and relaxation. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street and for new development to be consistent with the current architectural style and built form.

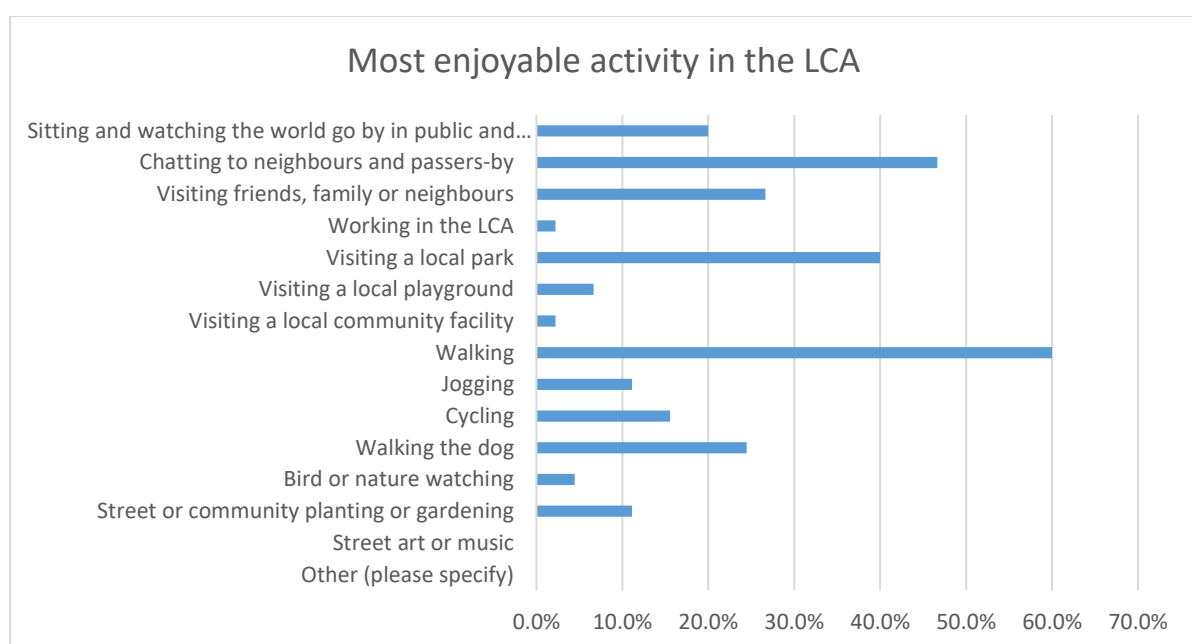
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



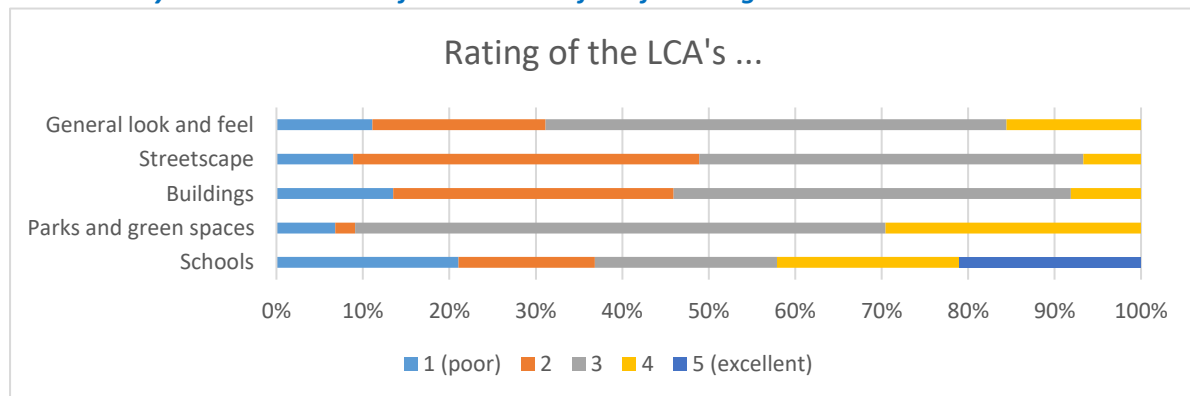
What do you most enjoy doing within the LCA?



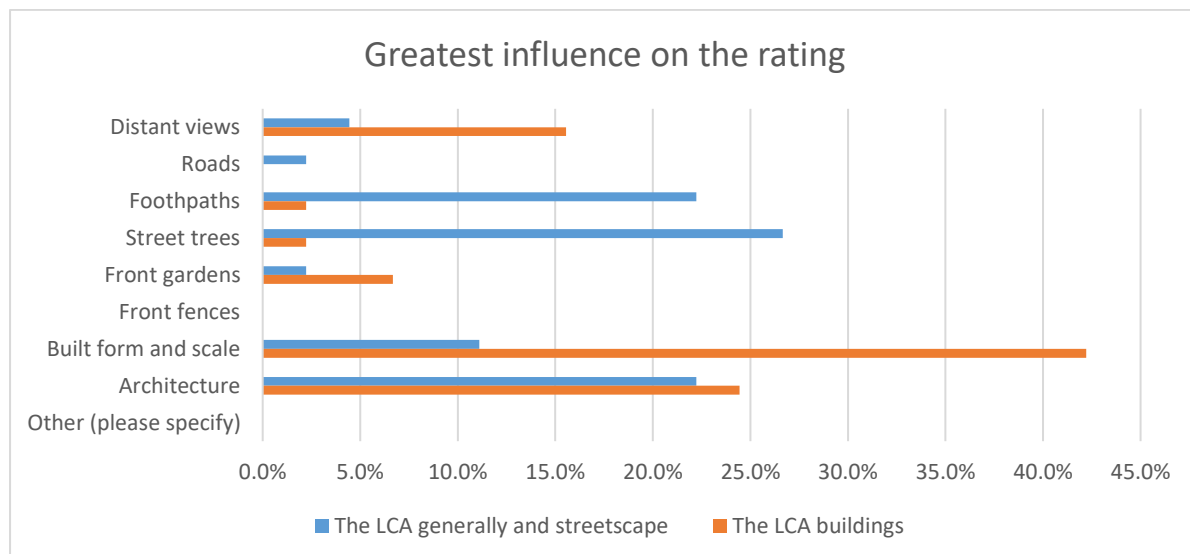
In one or two words how would you describe the character of the area?



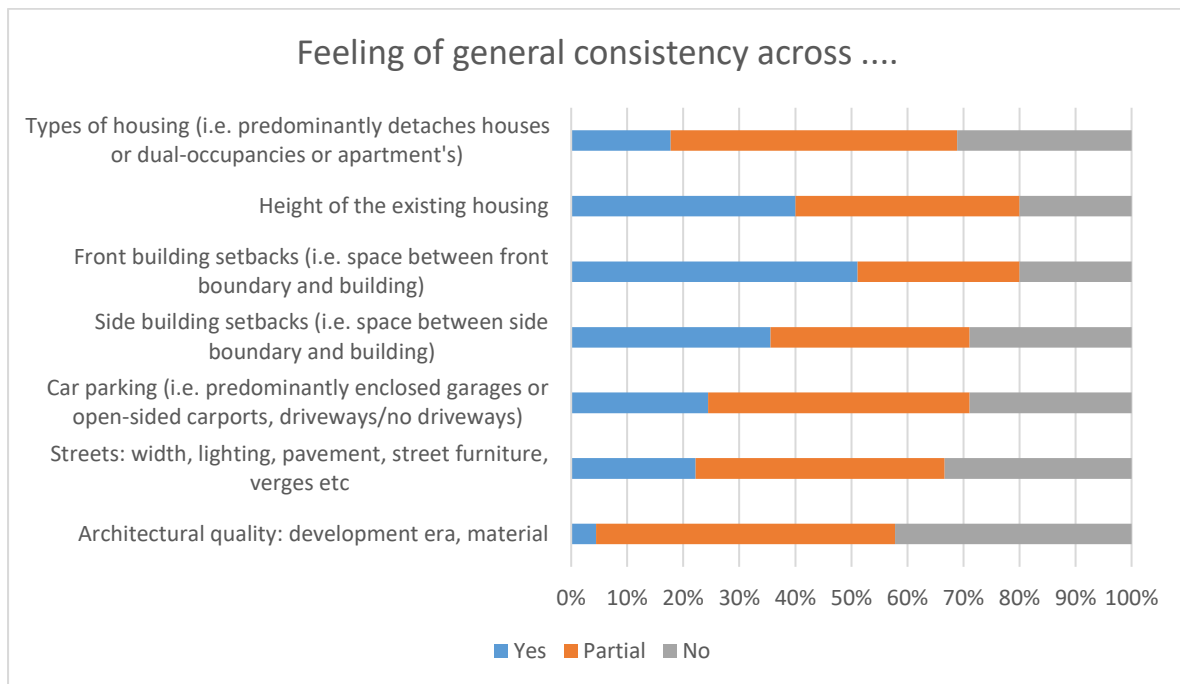
How would you rate the overall feel and look of the following?



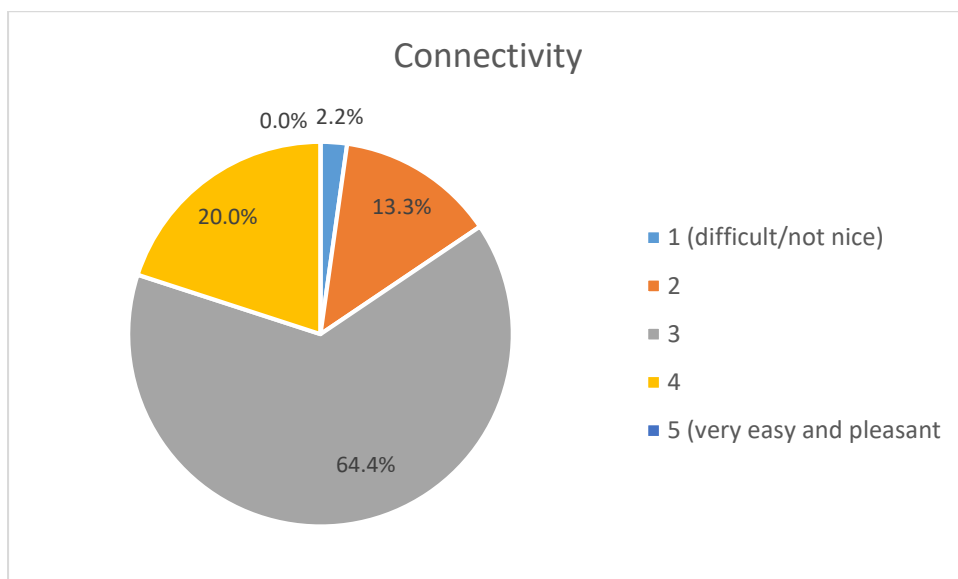
Thinking about your answers to the above, what most influenced your choice?



Do you think there is a general visual consistency across the following?

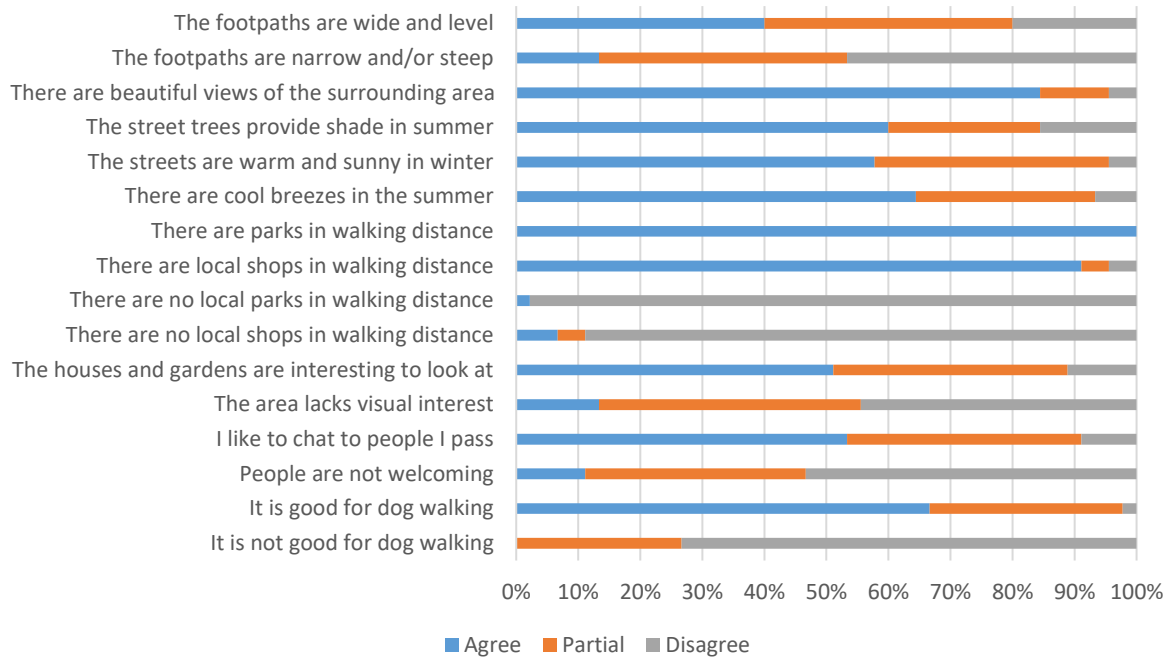


How easy and pleasant is it to connect to other areas?



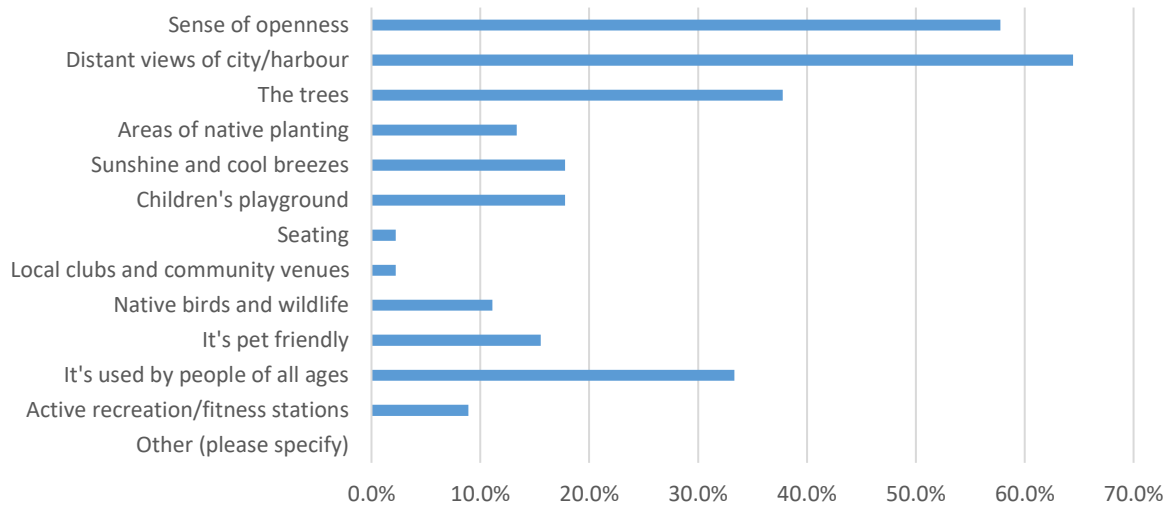
In terms of walkability, did these features influence your answer to the question above?

Agreement with statements about the LCAs' walkability

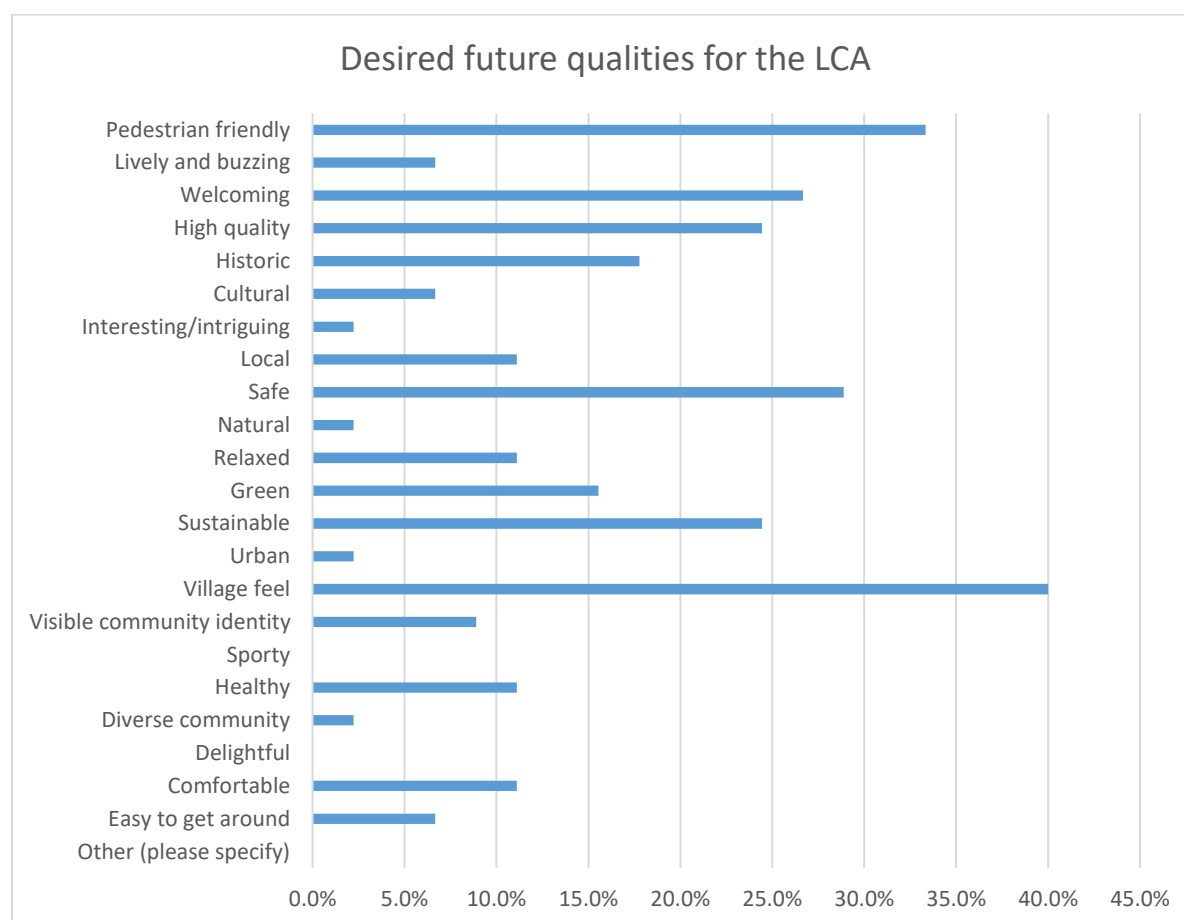


What do you like most about the parks and green spaces in the LCA?

Best features of the LCA's parks and green spaces

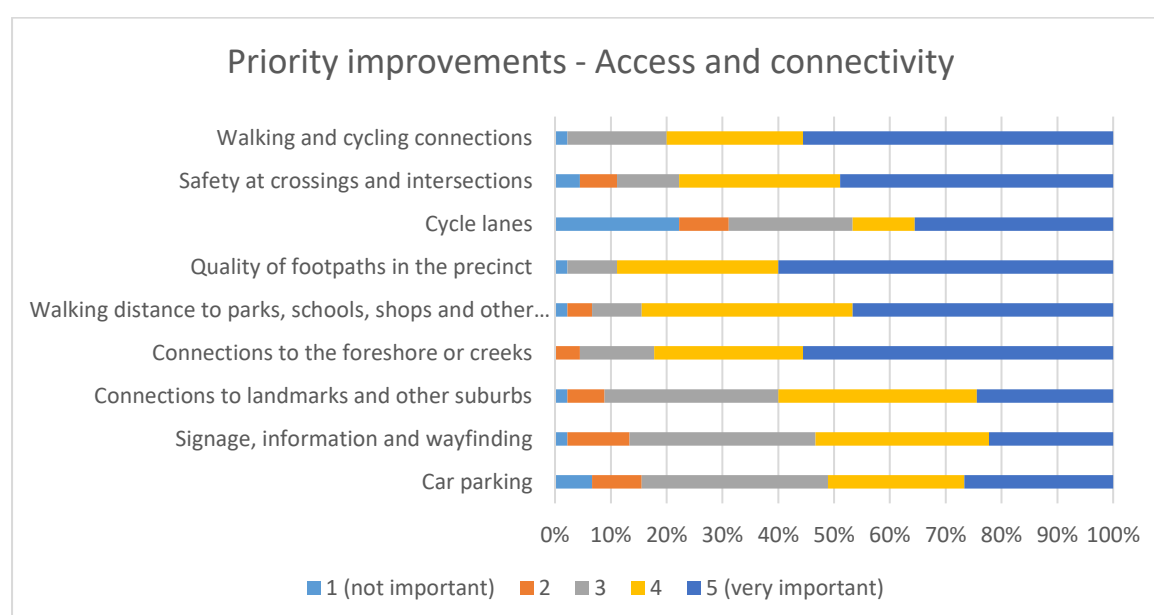


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



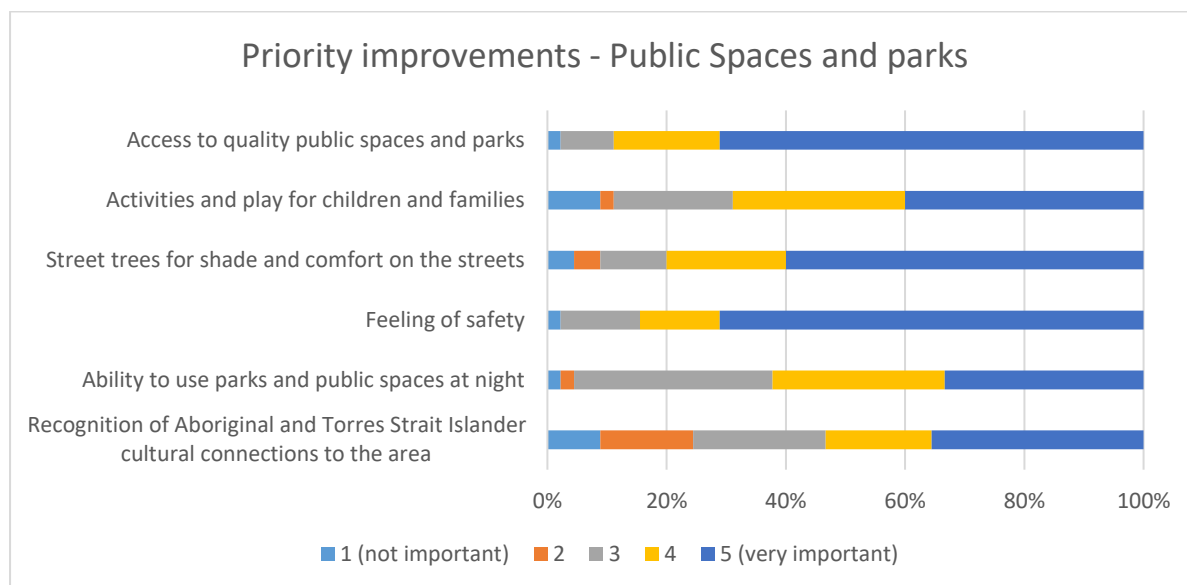
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



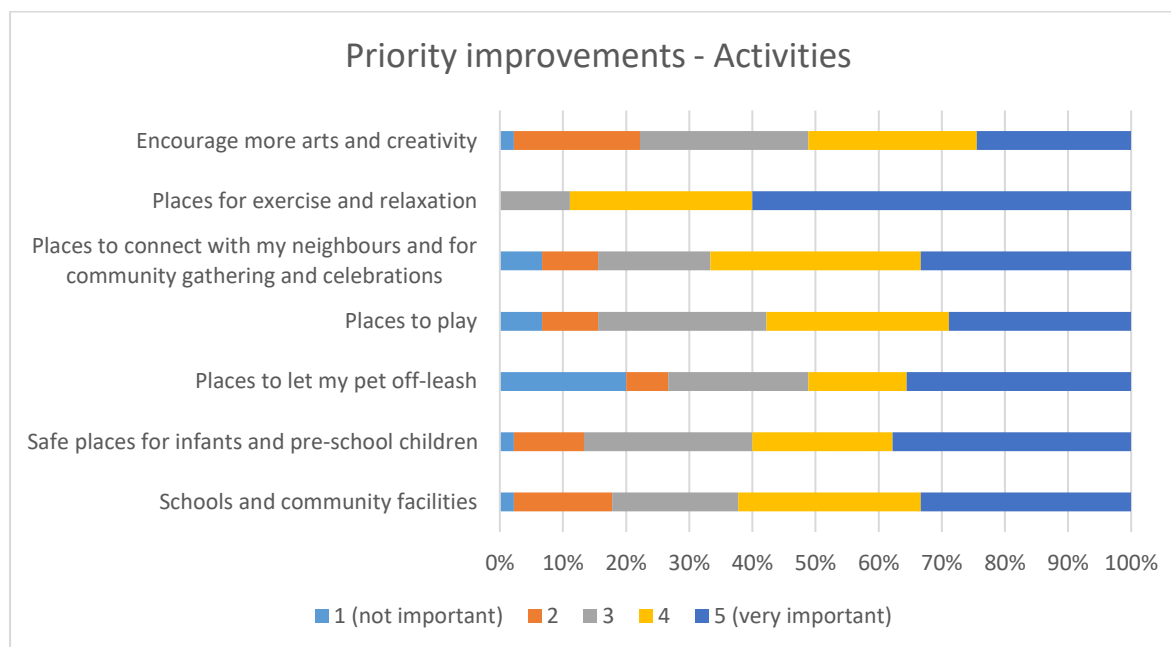
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



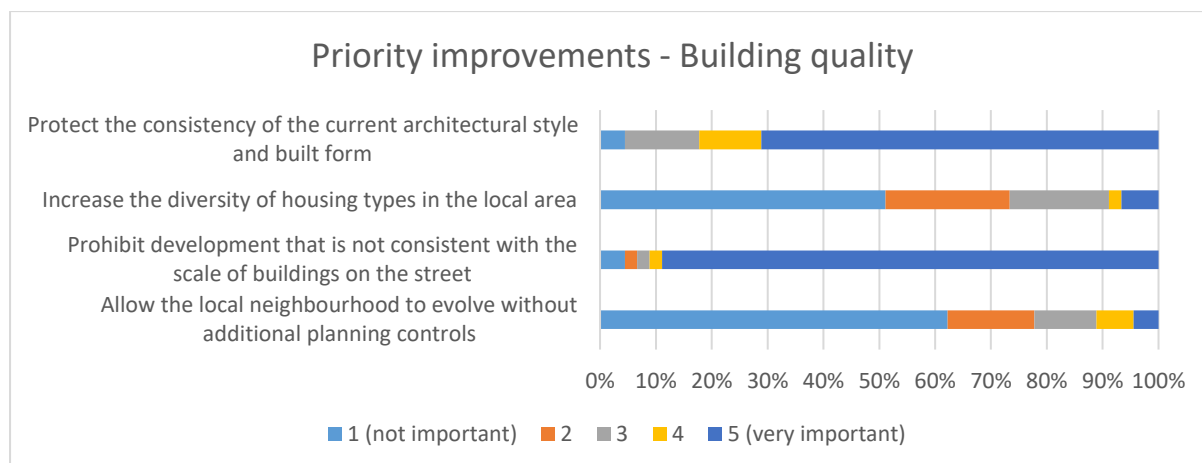
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

Not enough protection for cyclists on road. More connections for cyclepath should be in place so cyclists can connect the different route in places.

More effort should be given to preserving the historic character of the suburb. Too often historic homes (more than 100 years old) are bulldozed and modern bland boxes built in their place. Development should focus on sympathetic renovations or extensions of older homes. eg. a beautiful P&O art deco home by a well known Sydney architect was bulldozed, sub-divided and two ugly metal clad brash homes built in their place.

Height restrictions in the existing development controls are driving owners to knock down and re-build because it is very difficult to get two proper stories within the building envelope with older homes that have lower level ceiling heights of 3m. This is why so many of the new homes are oversized square boxes with flat roofs.

It is disgusting to see the amount of dual occupancies/duplexes that have been come up in the area. There are tiny blocks (450 square metres) where so-called 'developers' are squeezing duplexes onto the land. It ruins the streetscape and consistency of the older houses in the area. There is no character adding with another square duplex squeezed on a single front parcel of land.

I believe that Canada Bay Council should have a larger minimum subdivision size (say 350 square metres).

Perhaps reduce the ability to allow a dual occupancy through CDCs.

We are happy with the area as it currently is, although we have a few reservations regarding new developments. We believe that there are too many new housing developments. We also feel that there are too many medium density projects and find that the quality of new housing is not always of

<i>a high enough standard. There is a greater need for local authority control in these areas of development, if the integrity of the area is to be maintained in the future.</i>
<i>Stop building higher density homes/semis or units.</i>
<i>There is much to preserve in regard to character properties, particularly art deco bungalows and even mid 20th century properties.</i>
<i>I feels like ""McMansions"" are popping up regularly where character bungalows used to be ... so it might be time to look at protecting some of this character. Not preventing people from renovating, but doing so sympathetically ... maintaining some heritage.</i>
<i>The general architectural character of Russell Lea is one or two storey federation homes. There are lots of knock down rebuilds occurring with huge 3 storey modern architecture homes being built that seem incongruous to the surrounding federation styled homes. One example of this is Seabrook avenue Russell Lea which has a horrible juxtaposition of federation with big modern square concrete houses. These blending of styles detracts from the look and feel of the area.</i>
<i>Russell Lea (and Inner West) have some beautiful streets and homes. I've lived in the area for 12 years, built and restored a beautiful Californian Bungalow, amongst a number of beautiful 100 year old homes. However the council has approved and continues to approve cheap, disgraceful looking homes and duplexes, not sympathetic to any of the existing homes, and destroying streetscape charm and appeal. We'll lose future appeal to the area.</i>
<i>We don't have a vibrant cafe and restaurant precinct (like Majors Bay Rd Concord) - our area is desperately missing a vibrant, safe hub for the community, friends and families to connect.</i>
<i>The area is nice the way it is, am enjoying the planting of trees in local parks</i>
<i>Russell Lea is bisected by Lyons Road so it has two separate locations and is not necessarily cohesive; people either gravitate towards Wareemba or towards Five Dock.</i>
<i>Housing is changing at a moderate pace with original houses being radically remodelled or replaced by modernist townhouses or mansions.</i>
<i>Need consistency of streetscape and tree types. Eg Russell St (Tall Trees, Small Trees , No Trees, Gum Trees,) Should all be consistent. There were recent plantings of gum trees but existing crappy trees were not removed and replaced.</i>
<i>Canada Bay council will allow any compliant development. There are some architectural crimes that have been committed as a result and no-one to complain to because they are compliant. Protect original homes.</i>
<i>Awful, cheap homes with minimal boundary clearspace & greening ratio should not be approved. Protect original homes & control DAs. Improve footpaths, green streetscapes, & commercial leases so more village vibe & quality retail businesses.</i>
<i>Consistency in building regulations eg Complying Development using private certifiers V Council Development Approval.</i>
<i>Keep the local federation style houses, stop allowing inconsistent developments.</i>

The introduction of high rise and high density development within the area destroys its amenity. Allowing duplex construction within 90cm of a fence blocks light and sense of space. High rise has a similar effect.

Some beautiful properties are gone. eg. a lovely timber house in Coranto street which got bulldozed for dual occupancy properties.

Plant more trees on the footpath. It's a concrete jungle.

The character of the area is changing with homes of character being replaced with large concrete houses that detract from the appeal of the streetscape.

I would like to see the utilisation of the former commercial premises that are visible on some street corners (Hampden Road, Brent Street, etc.) and an increase in commerce along Lyons Road.

Lenore st doesn't want it's California Bungalows to be demolished. We live here because of the beautiful character homes and now two have gone and been replaced with white concrete monstrosities.

Happy for my suburb to progress. But please keep it in the character of the area!!!

So important to preserve our older homes rather than them being demolished to build enormous concrete bunkers, that seem to be built without consideration of how they fit into the local area, it is destroying the feel & look of the community.

Russell Lea's Federation housing is increasingly being demolished to make way for character-less townhouse developments and duplexes. The "home World" developments appearing each time a federation house is demolished is on the increase and will eventually destroy the traditional character of the streetscape. Once lost it can never be replaced.

6.8 Croker Estate draft LCA

Council received 9 completed surveys for this draft Local Character Area.

Two-thirds of the respondents wanted future change that is sympathetic to the area's current look and feel and a quarter wanted it to stay exactly as it is now. No respondents wanted to see the area transition to a completely different look and feel.

Overall, respondents rated the look and feel of the LCA as moderate to good, both generally and in terms of buildings and streetscape. The properties that most influenced the streetscape rating was the architecture, followed by the built form and scale, and the properties that most influenced the buildings rating were the built form and scale and the front gardens.

Two-thirds of the respondents felt that the local history and heritage buildings had the strongest influence on the area's look and feel; half felt that the quality houses had the strongest influence; and a third felt that the front gardens had the strongest influence.

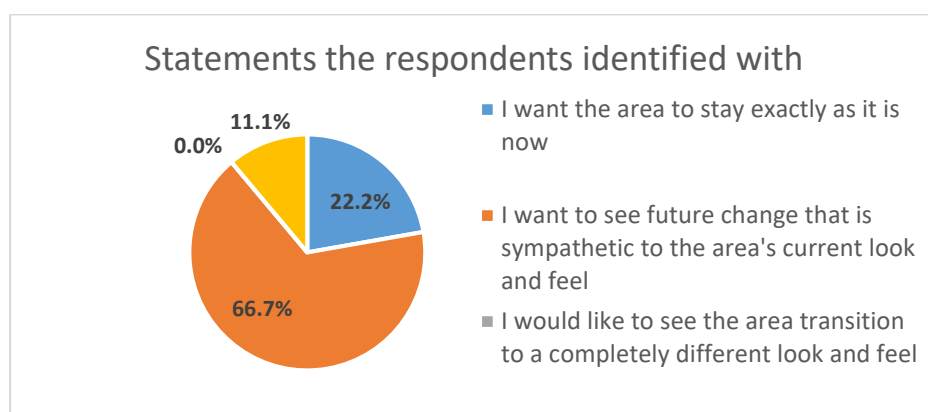
There was general agreement that there is consistency across all visual criteria. The types of housing, building height and front building setbacks were deemed to have slightly more consistency than the side building setbacks, streetscape and architectural qualities. The only criteria that was deemed to have only partial to no consistency was the types of car parking.

The local activity that most respondents enjoy is walking, followed by visiting a local park.

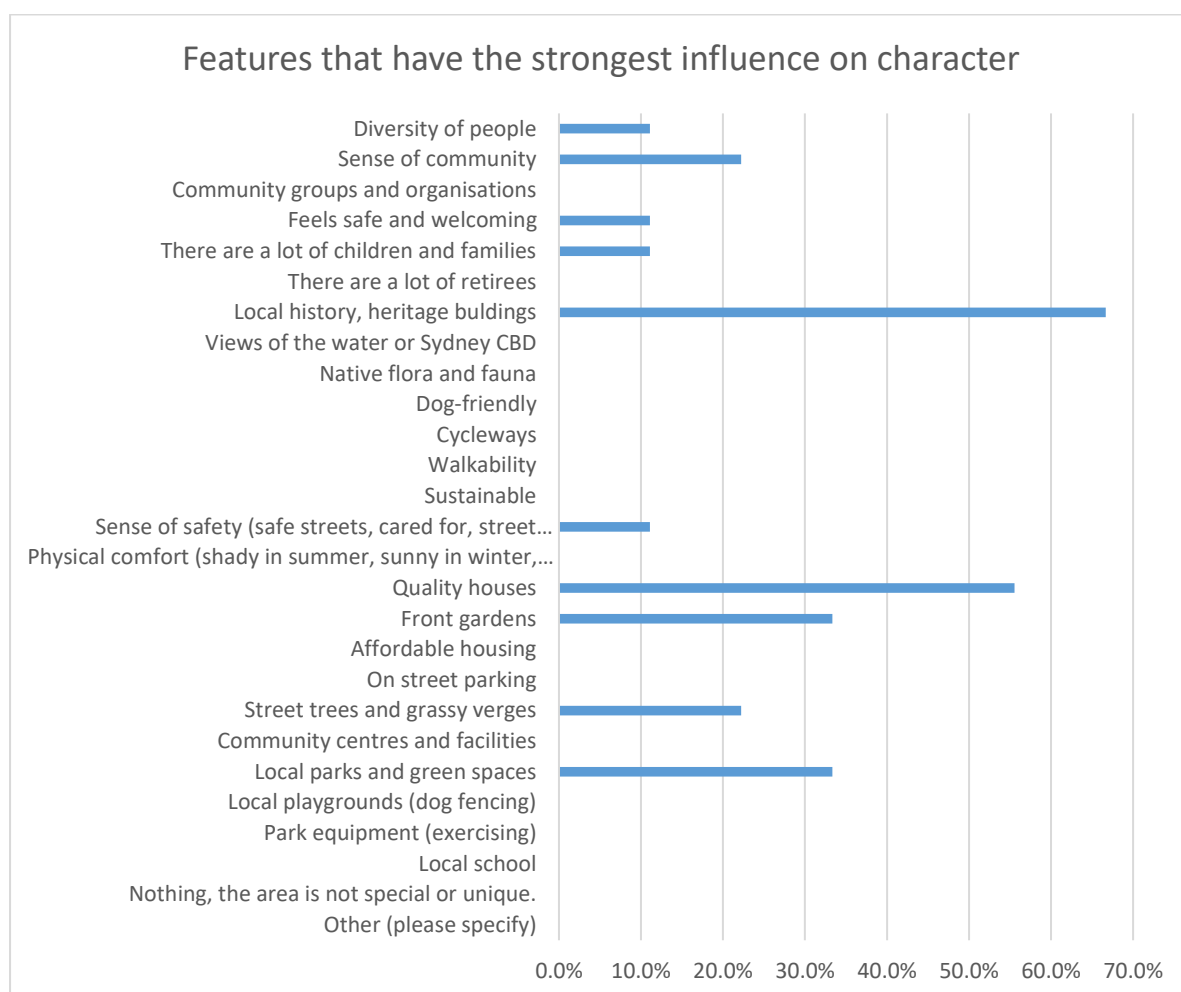
Most respondents said it was relatively easy and pleasant to connect to other areas, with a third of respondents giving connectivity a rating of 4 out of 5 and nearly half giving it a rating of 3 out of 5. The main reasons given for the area's walkability was the location of shops within walking distance and that the area is good for dog walking. These were followed by there being parks within walking distance, followed by the street trees that provide shade in the summertime and that the respondents like to chat to passers-by.

No words were used to describe the area more frequently than any other. The most desired qualities for the future area are that it be historic, pedestrian friendly and high quality. The most desired future improvements for the area are for improved safety at crossings and intersections, improved access to quality public spaces and parks, a feeling of safety, and more places for exercise and relaxation. Most respondents also want new development to be consistent with the current architectural style and built form and for development to be prohibited if it is not consistent with the scale of buildings on the street.

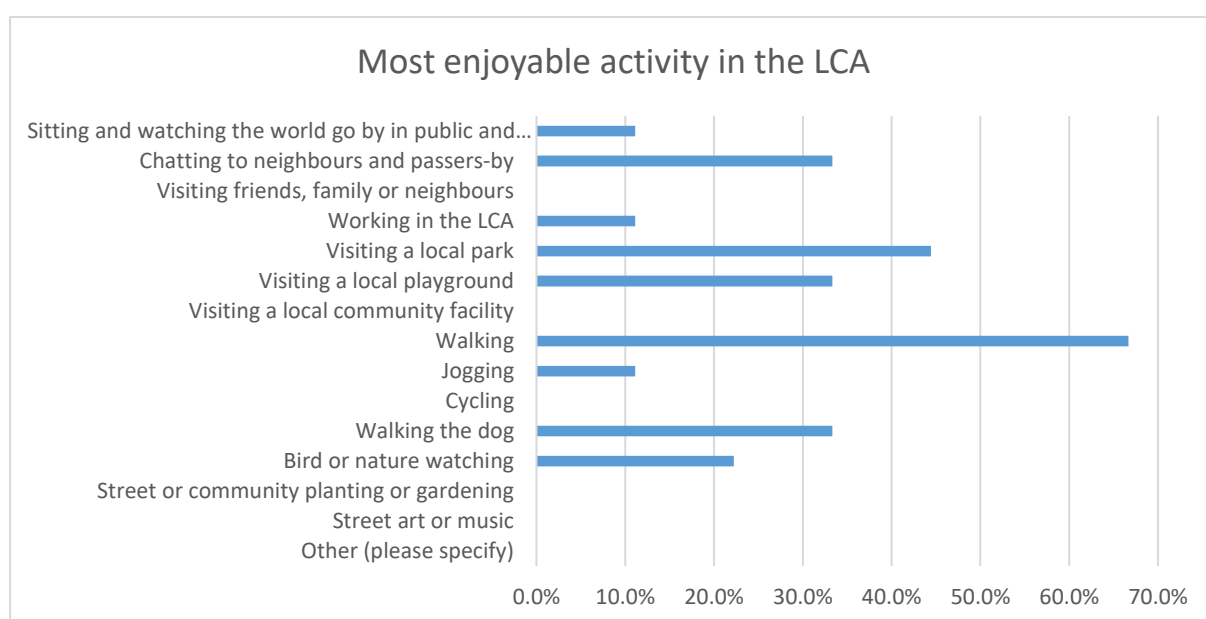
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



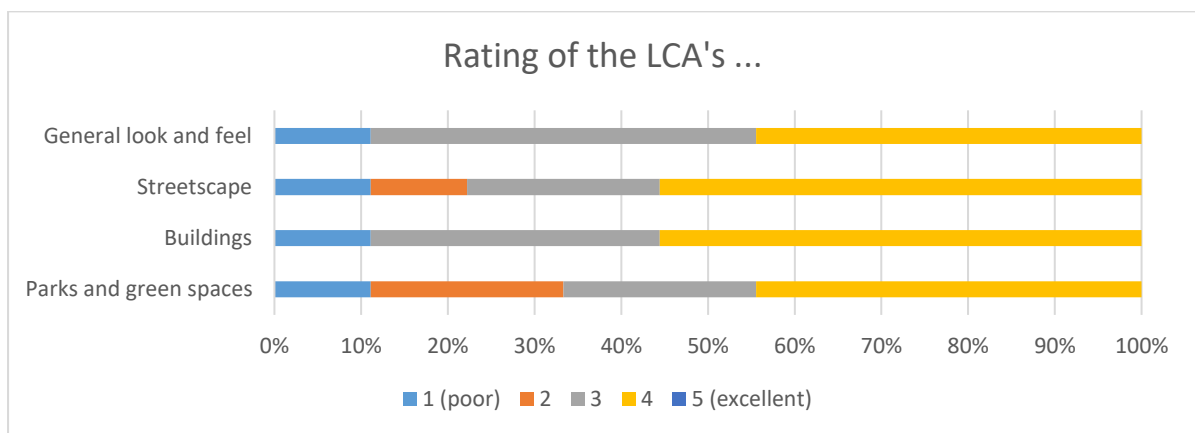
What do you most enjoy doing within the LCA?



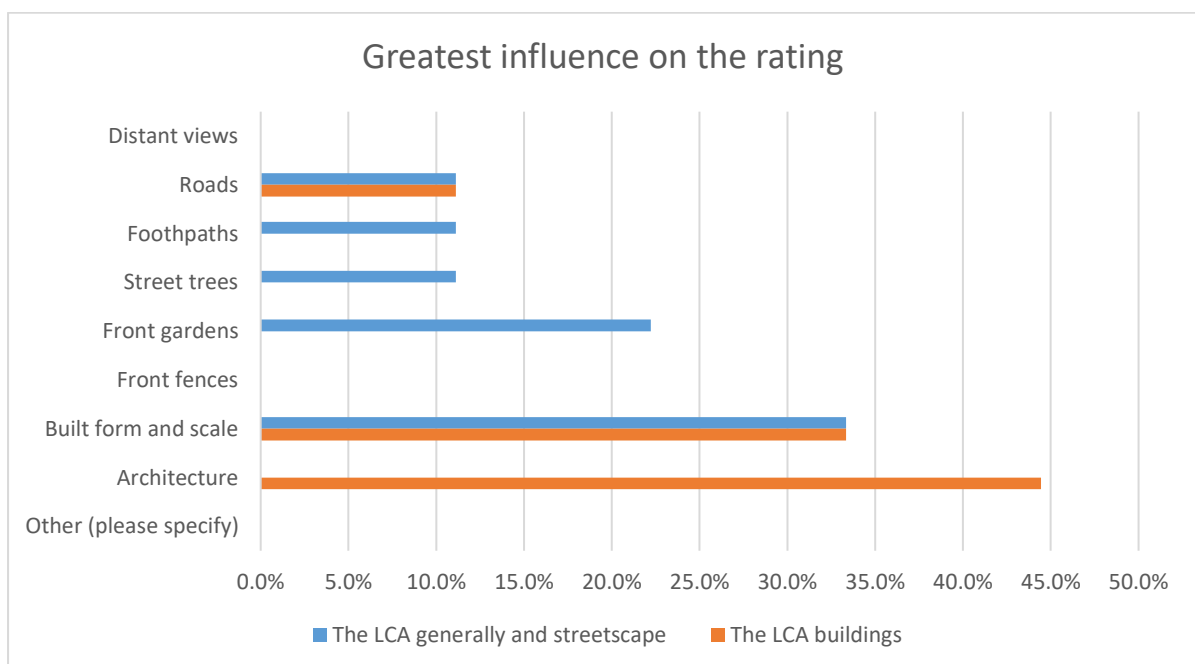
In one or two words how would you describe the character of the area?

close to market
greenery grassy
lovely streetscape
classic bungalow heritage
Croker Residential estate
low rise green traditional
original character
quite
Californian Bungalows

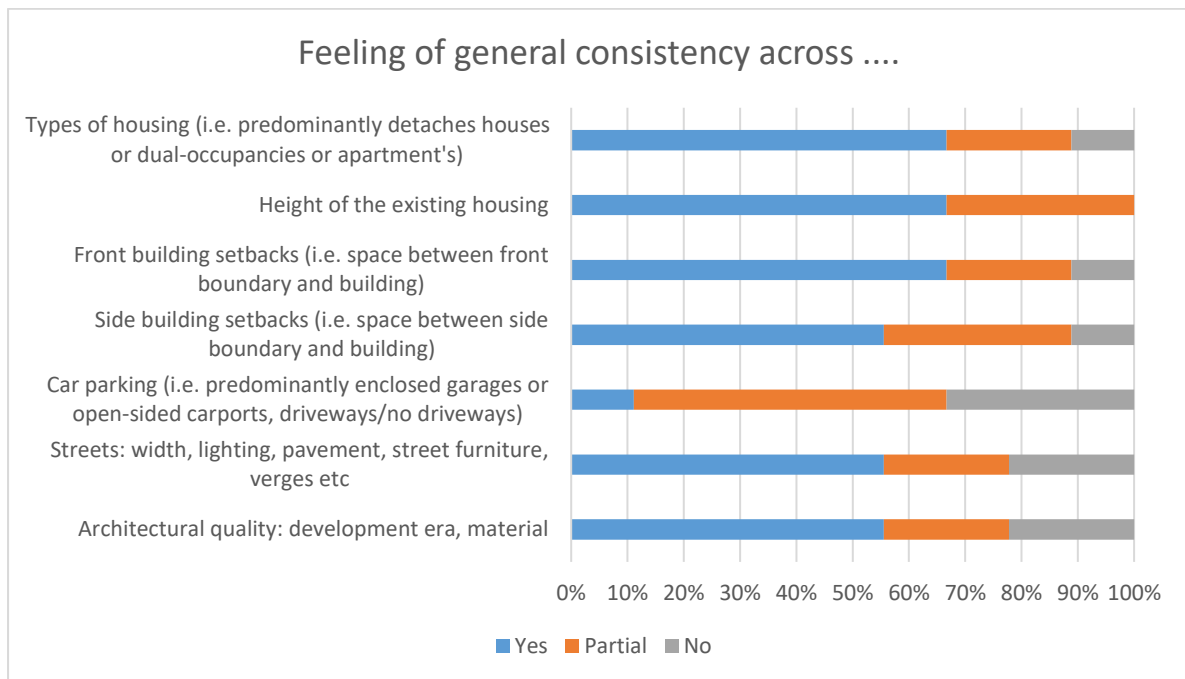
How would you rate the overall feel and look of the following?



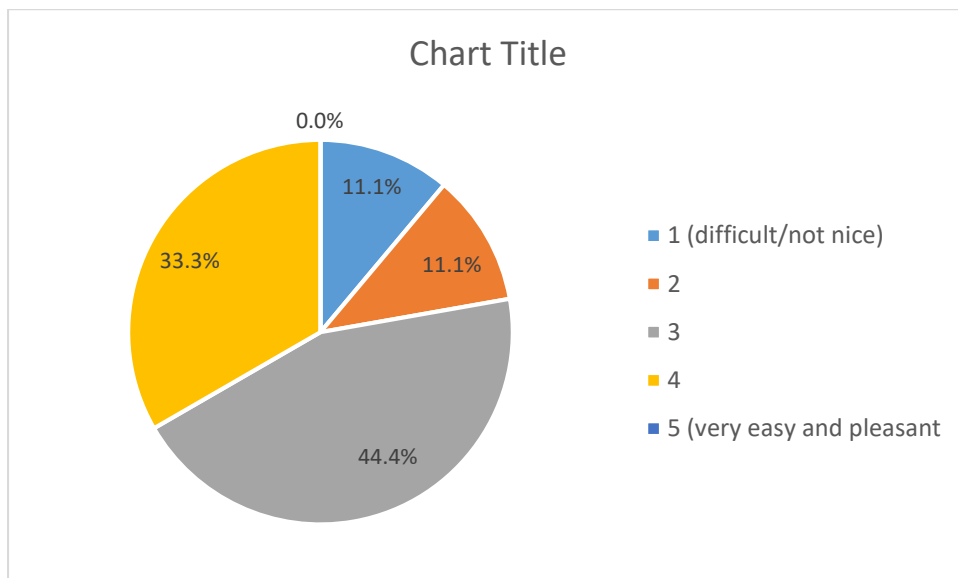
Thinking about your answers to the above, what most influenced your choice?



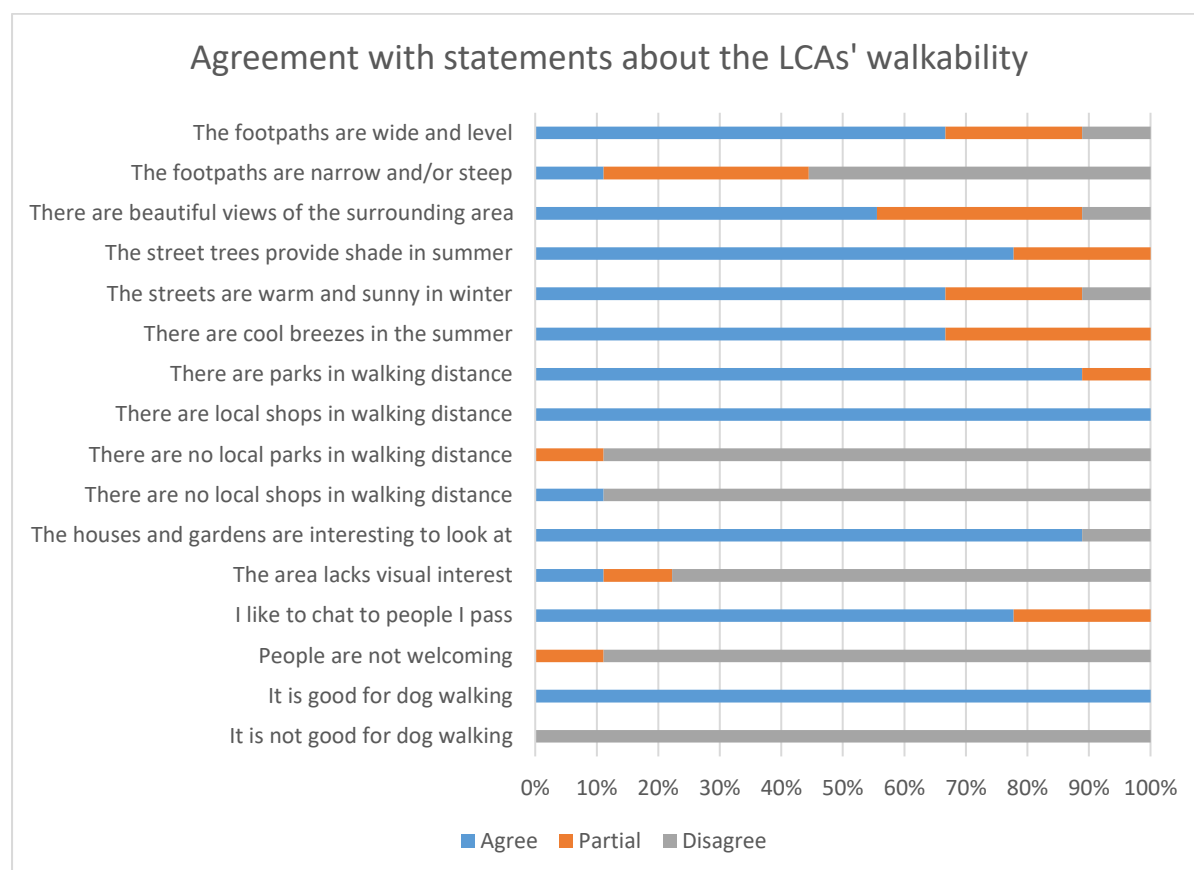
Do you think there is a general visual consistency across the following?



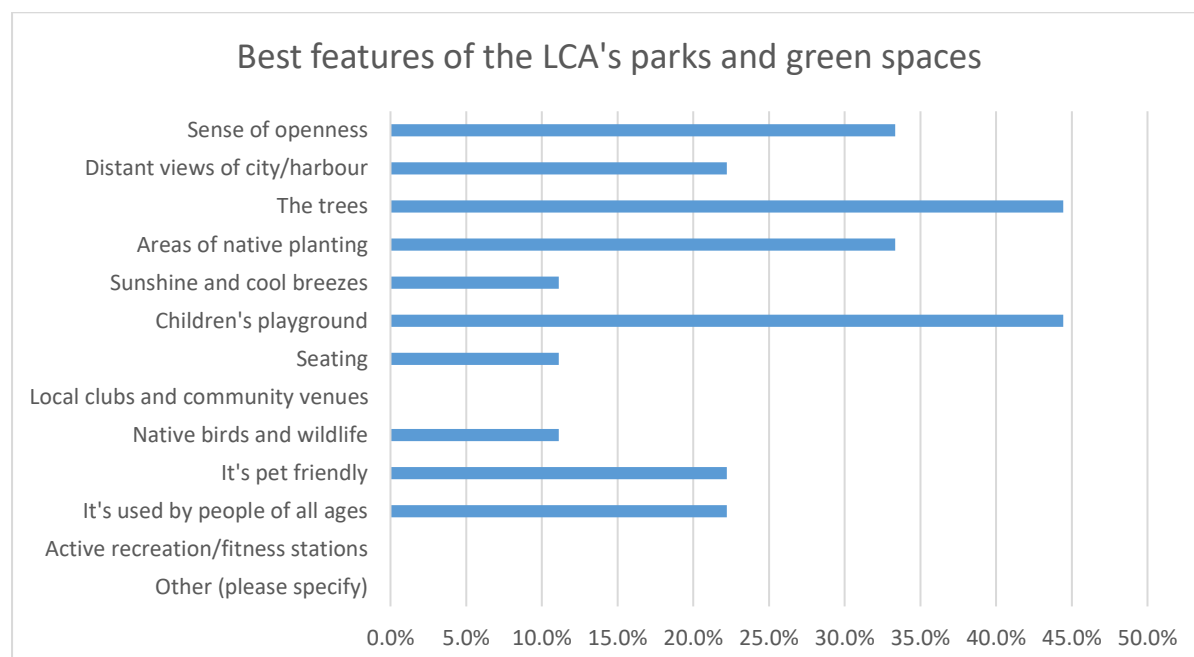
How easy and pleasant is it to connect to other areas?



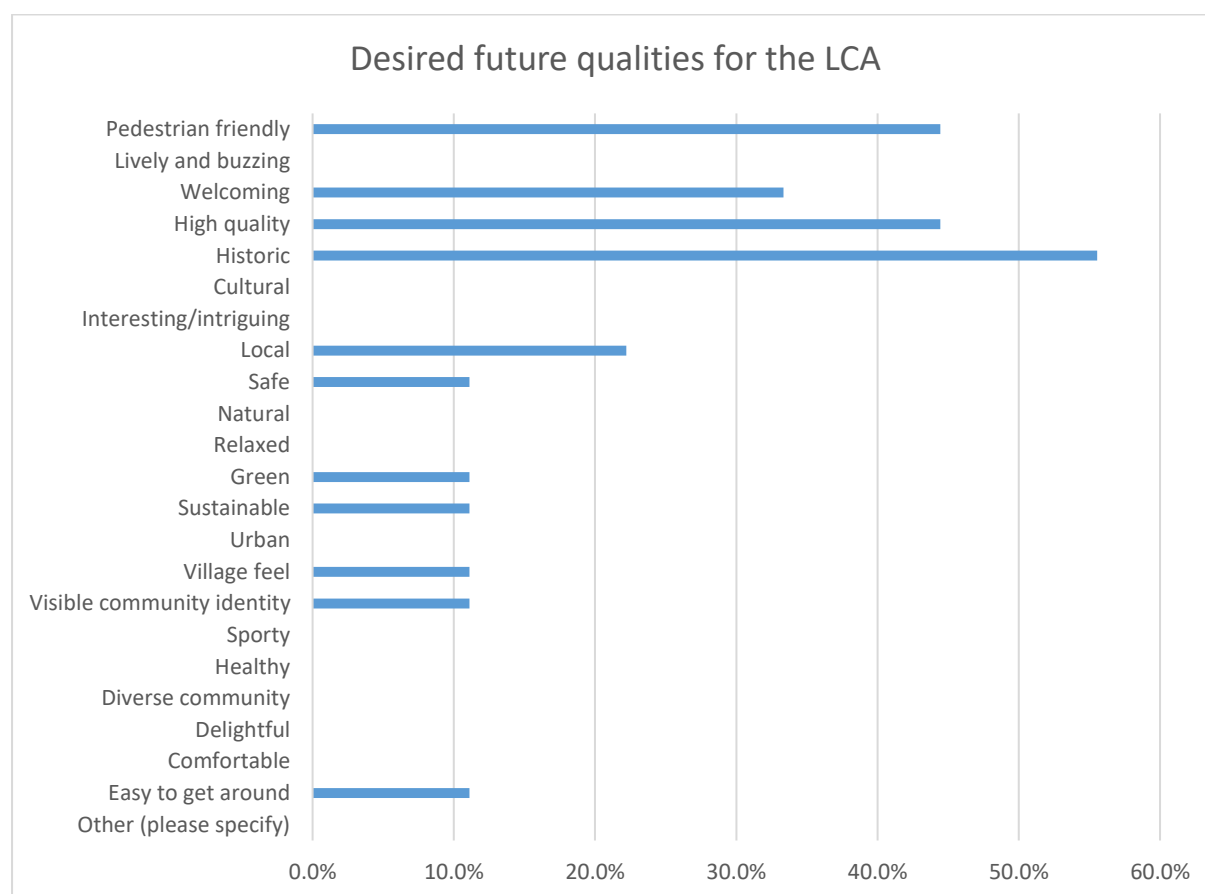
In terms of walkability, did these features influence your answer to the question above?



What do you like most about the parks and green spaces in the LCA?

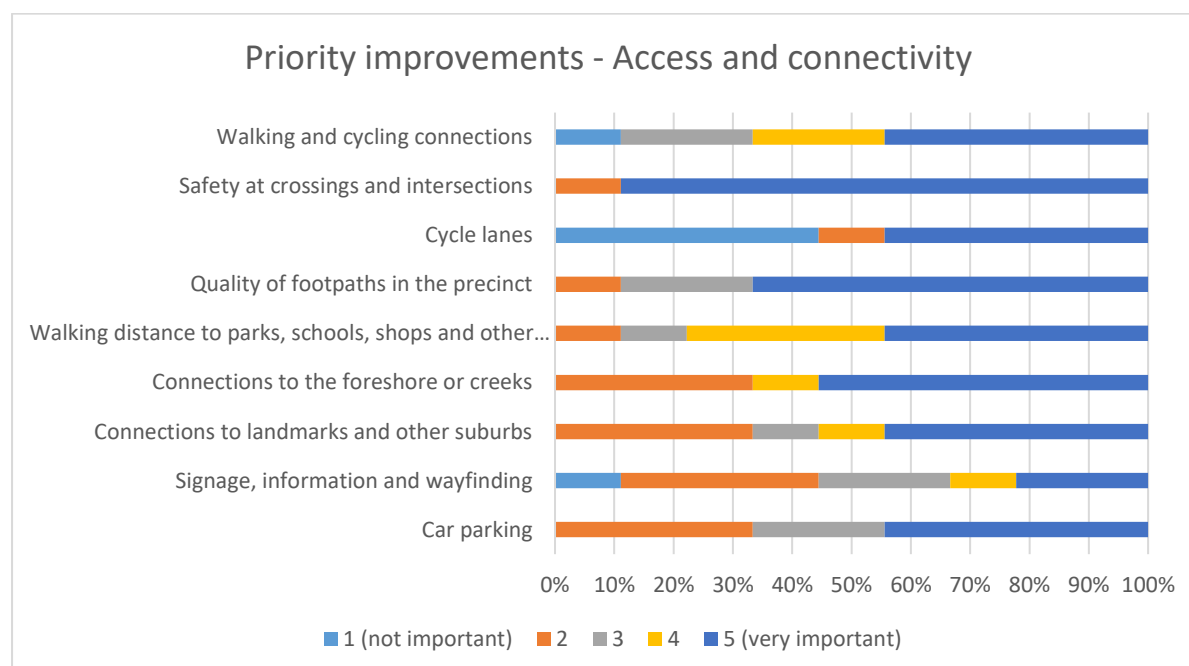


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



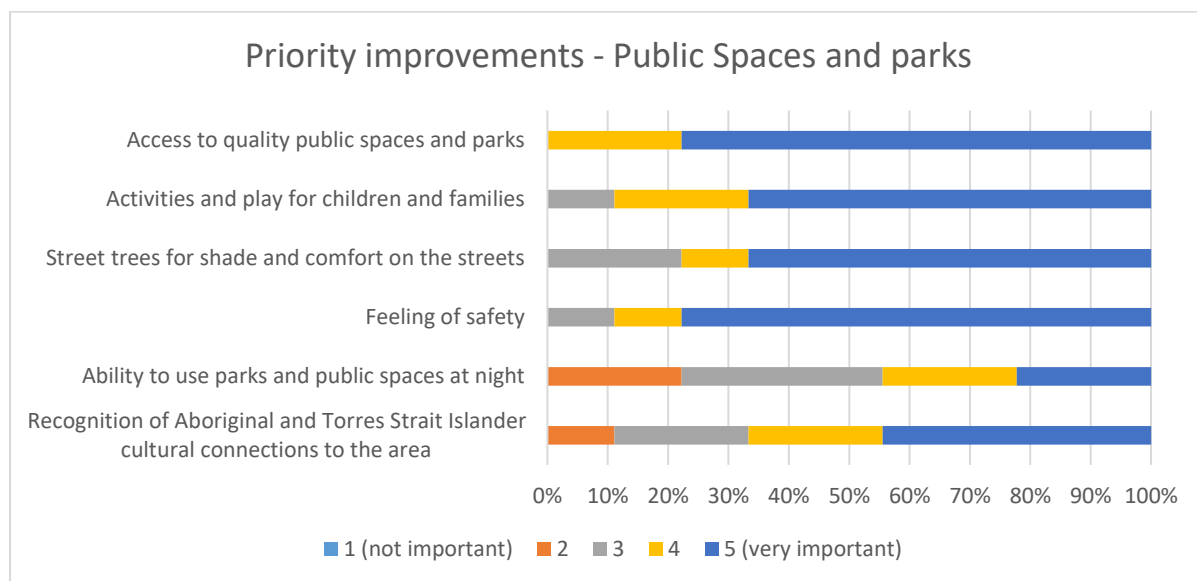
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



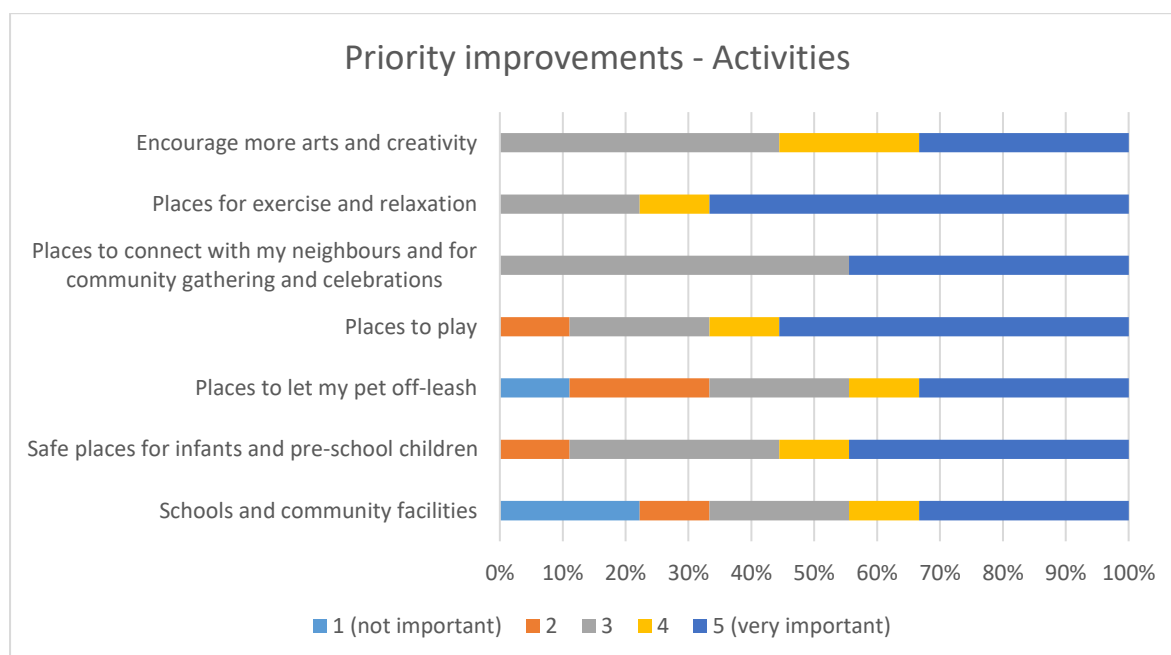
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



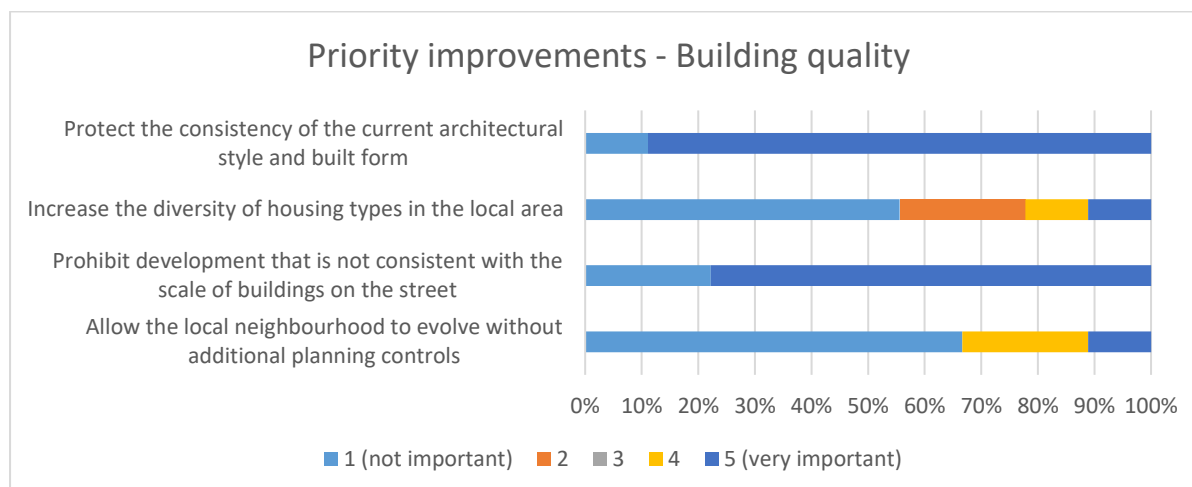
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

Croker Estate and Five Dock areas have a unique look and feel of the Bungalow houses. By demolition of existing building to make way for new apartments will indeed deter from the unique features of Croker Estate and Five Dock area.

Retain the existing character of the "Croker residential estate" "CRE".

Retain the identified significant trees; maintain views to cbd.

This is one of the most special areas in the Canada Bay LGA. Not just for it's leafy serpentine streets, but also the green front yards and historic/traditional homes.

The houses on the Great North Road should be allowed to be developed without planning control or in consistency with that allowed in the Five Dock market area and opposite side of the Great North Road.

Californian Bungalows with low fencing and gardens to the front yards and any second storey extension (max height) set back from the building facade. Development that maintains this visual character only should be allowed.

Maintain street trees.

Croker Estate is a marvellous place to live, work and play. It is a local treasure that needs to be carefully shielded and protected from unsympathetic development which will destroy the area's integrity and character.

Would like to see more available affordable housing in line with current heritage guidelines.

6.9 Five Dock North draft LCA

Council received 4 completed surveys for this draft Local Character Area. Due to this very small number of surveys, the results are informative, but they cannot be treated as representative of views of the wider community.

Two-thirds of the respondents wanted future change that is sympathetic to the area's current look and feel. A quarter wanted the area to transition to a completely different look and feel. However, this relatively high expression of support for wholesale change (the highest of all the draft LCAs) needs to be viewed in context with the small number of respondents.

Overall, respondents rated the look and feel of the LCA as mediocre to moderate, both generally and in terms of buildings and streetscape. The property that most influenced the rating for both the streetscape and the buildings was the built form and scale.

Half of the respondents felt that the local history and heritage buildings, as well as the area's walkability, had the strongest influence on the area's look and feel.

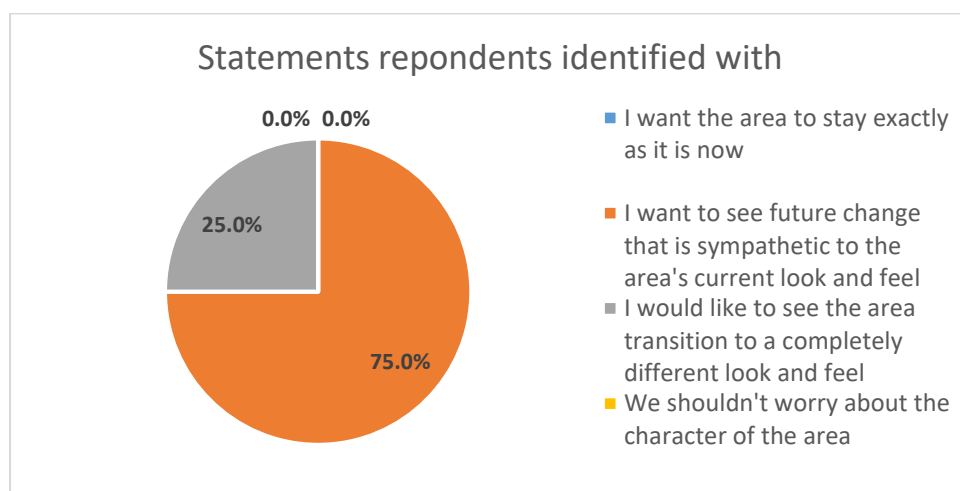
There was general agreement that there is consistency in the height of the buildings. There was slightly less agreement about consistency across other visual criteria.

The local activity that most respondents enjoy is walking.

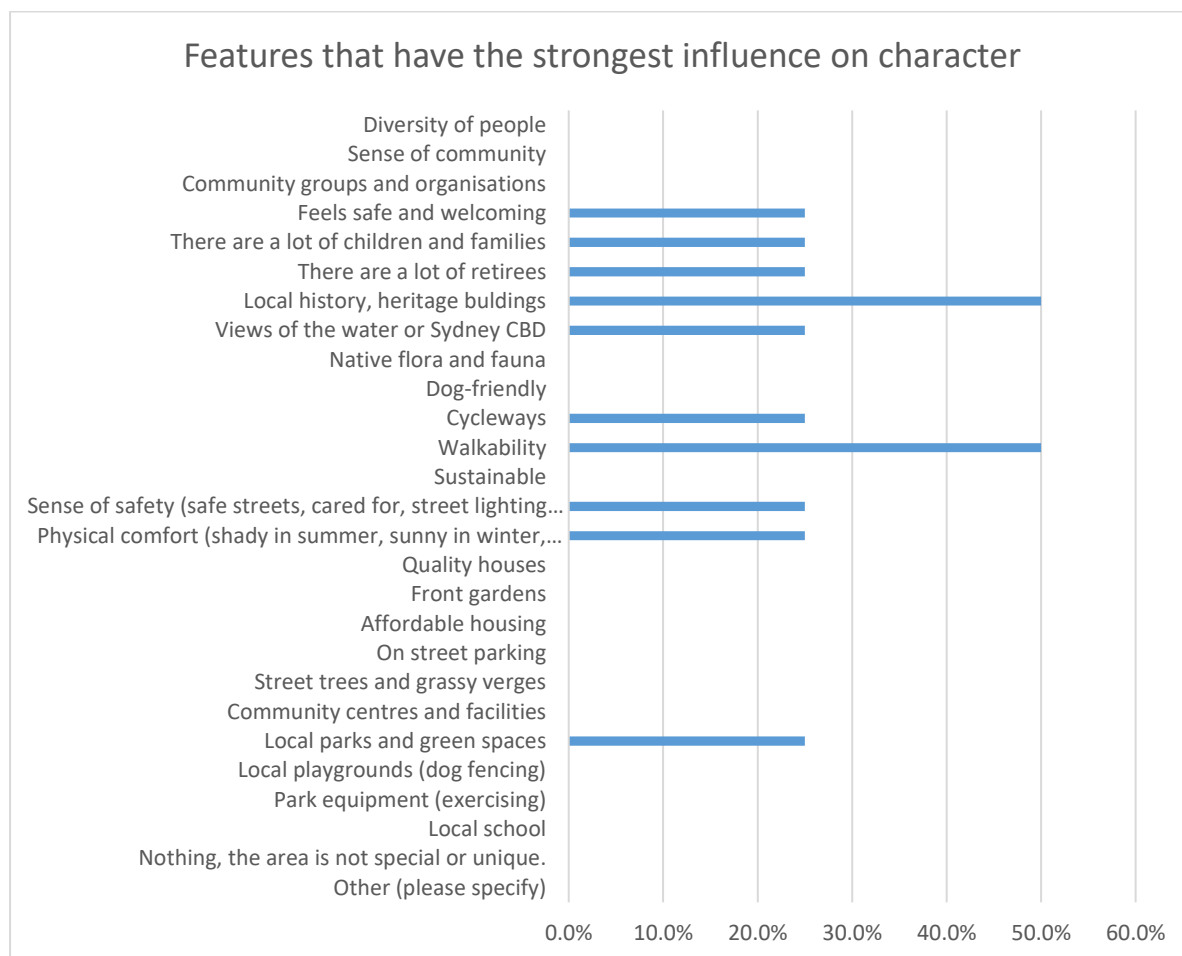
There was mixed feelings about whether it was easy and pleasant to connect to other areas, with half of the respondents giving connectivity a rating of 4 out of 5 and half giving it a rating of 2 out of 5. The main reasons given for the area's walkability were the location of parks and shops within walking distance.

No words were used to describe the area more frequently than any other. The most desired qualities for the future area are that it be green and pedestrian friendly. The most desired future improvements for the area are for improved connections to the foreshore/creeks, improved quality of footpaths, improved access to quality public spaces and parks, and more places for exercise and relaxation. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street and for new development to be consistent with the current architectural style and built form.

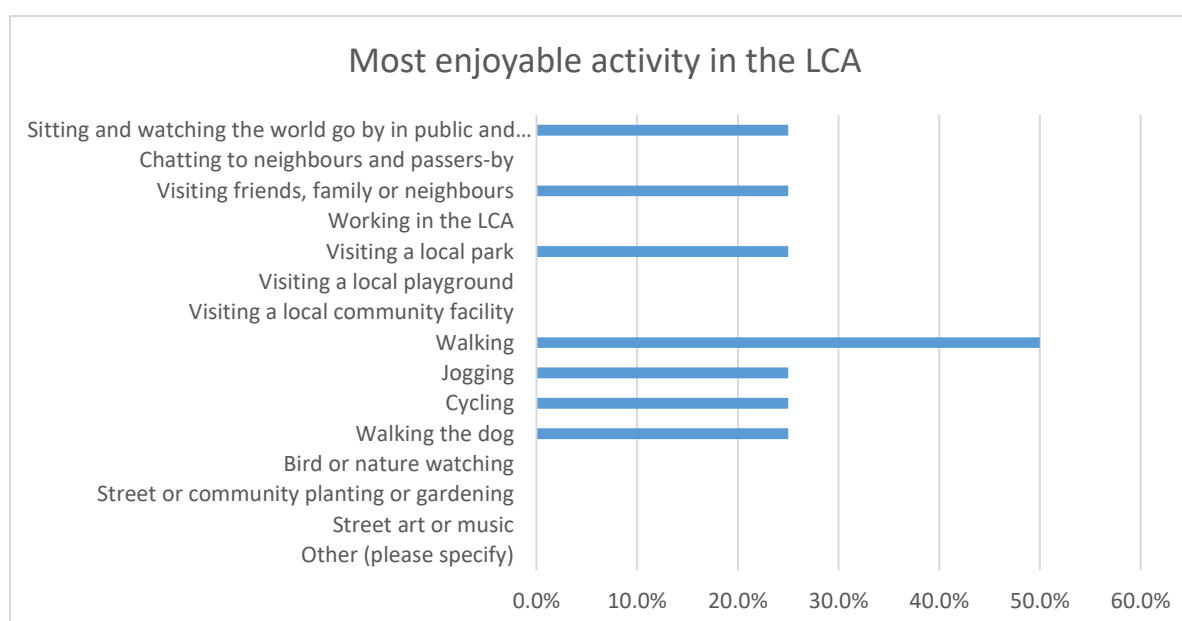
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



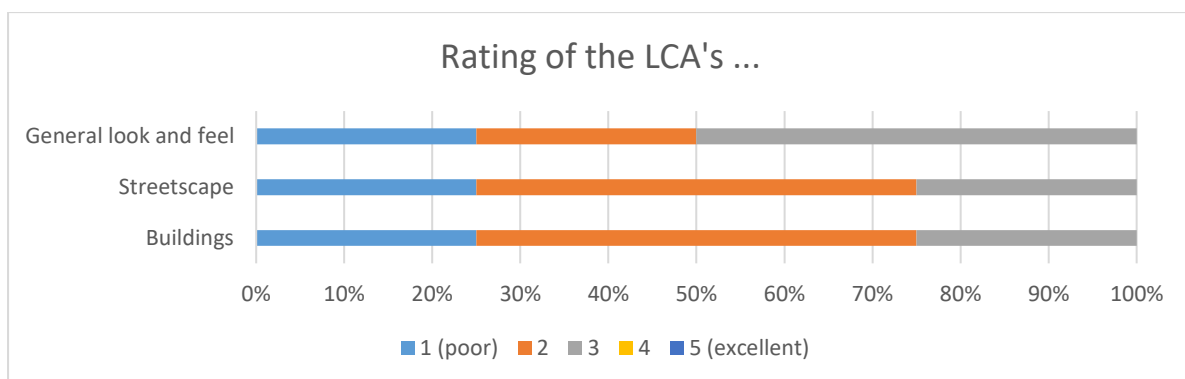
What do you most enjoy doing within the LCA?



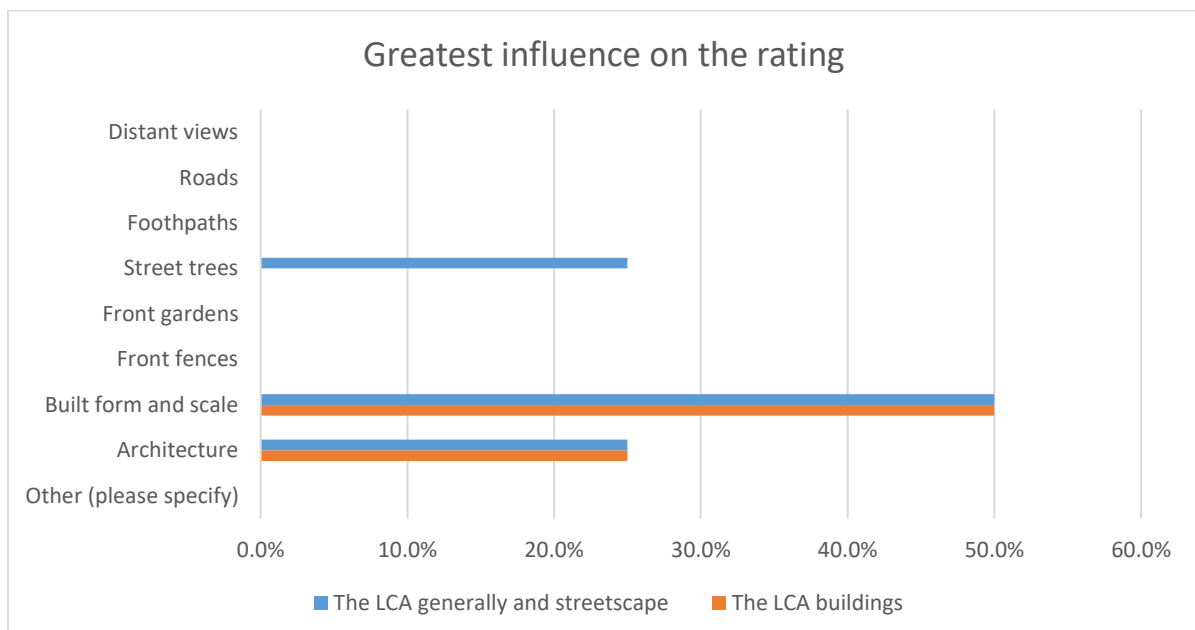
In one or two words how would you describe the character of the area?

comfortable
protection
needs greenery
history space community
quiet
needs renovation
very old
needs
heritage
residential thoroughfare
needs rebuild

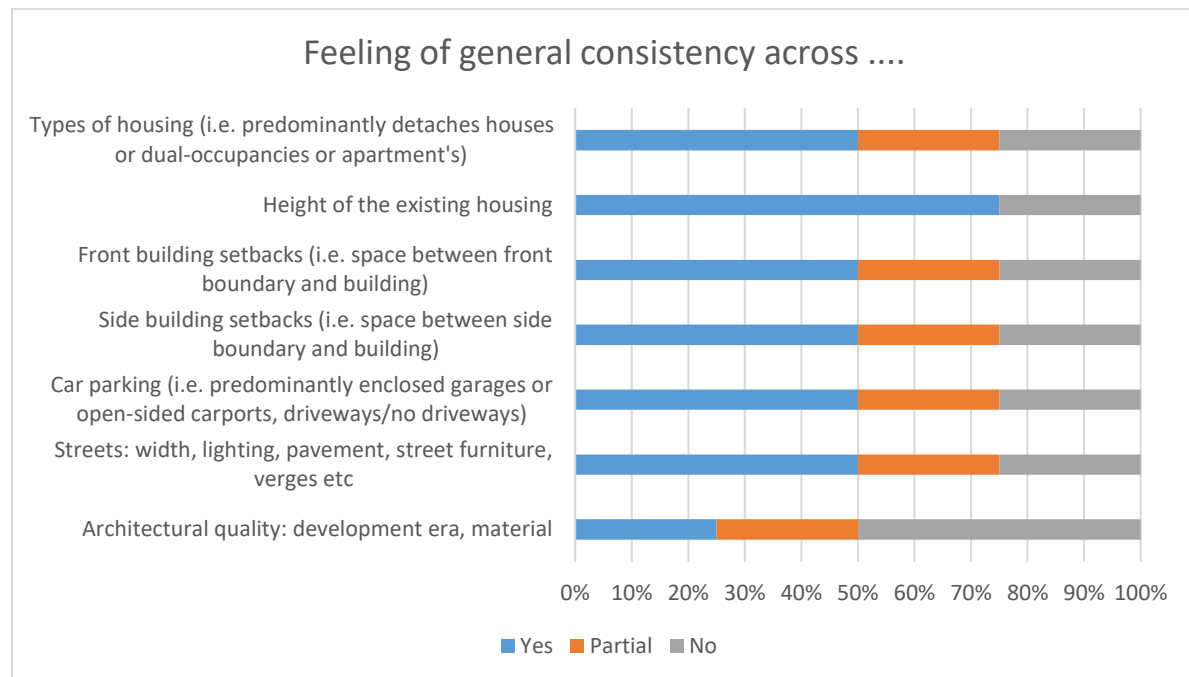
How would you rate the overall feel and look of the following?



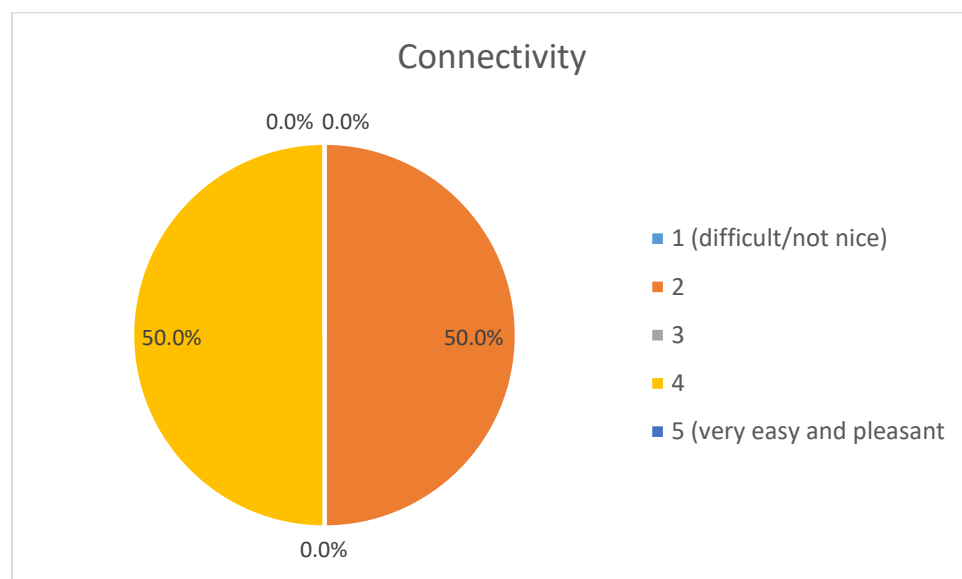
Thinking about your answers to the above, what most influenced your choice?



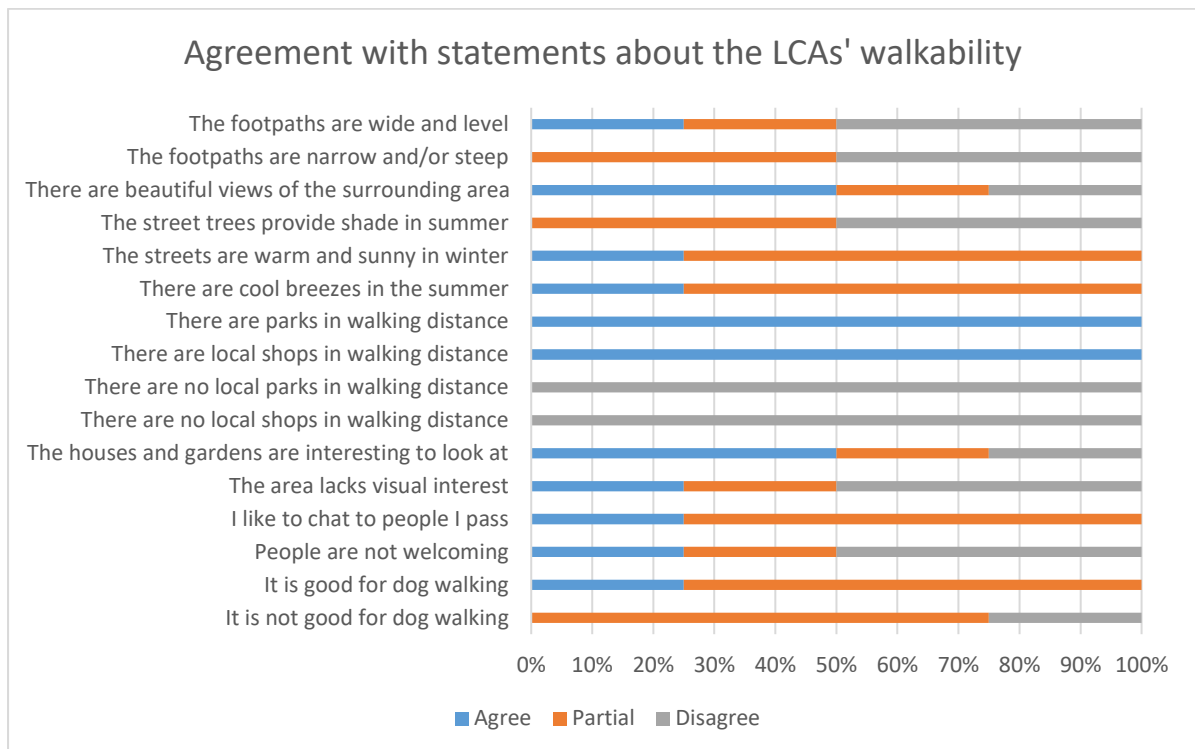
Do you think there is a general visual consistency across the following?



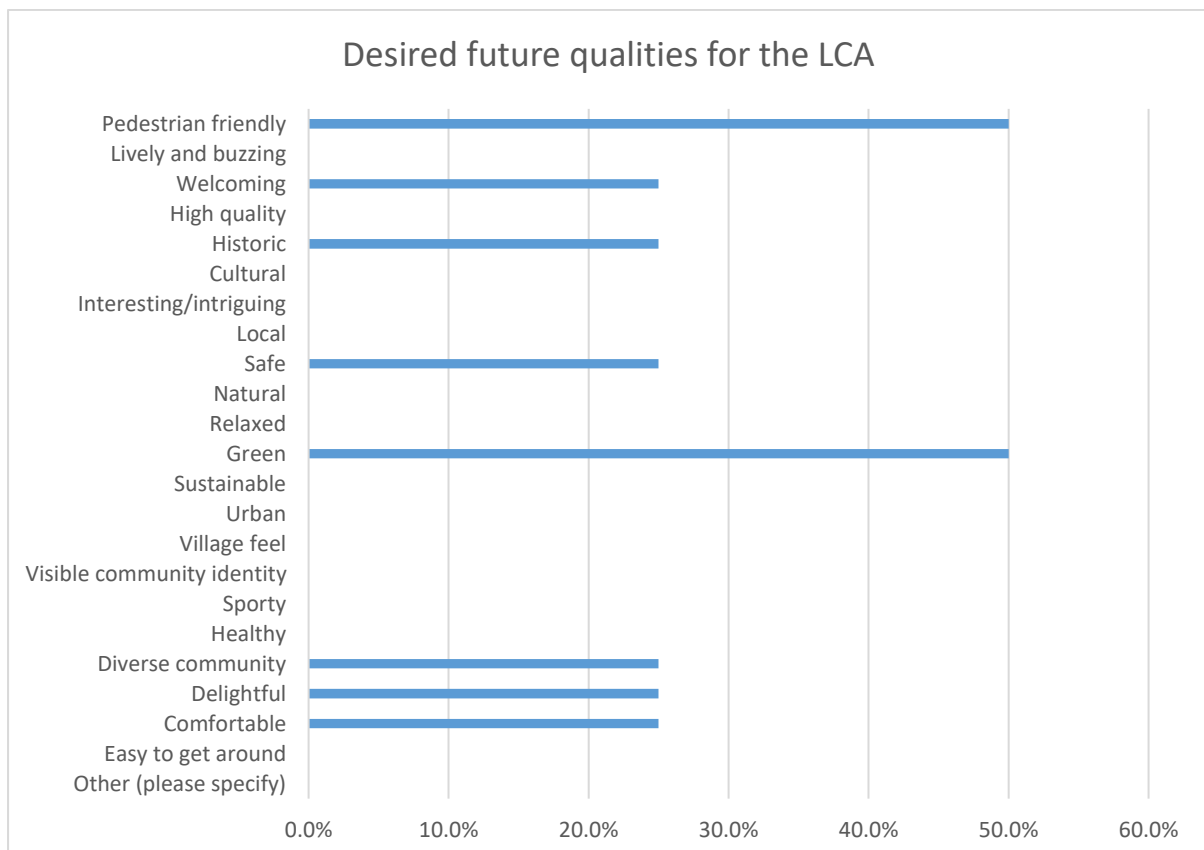
How easy and pleasant is it to connect to other areas?



In terms of walkability, did these features influence your answer to the question above?

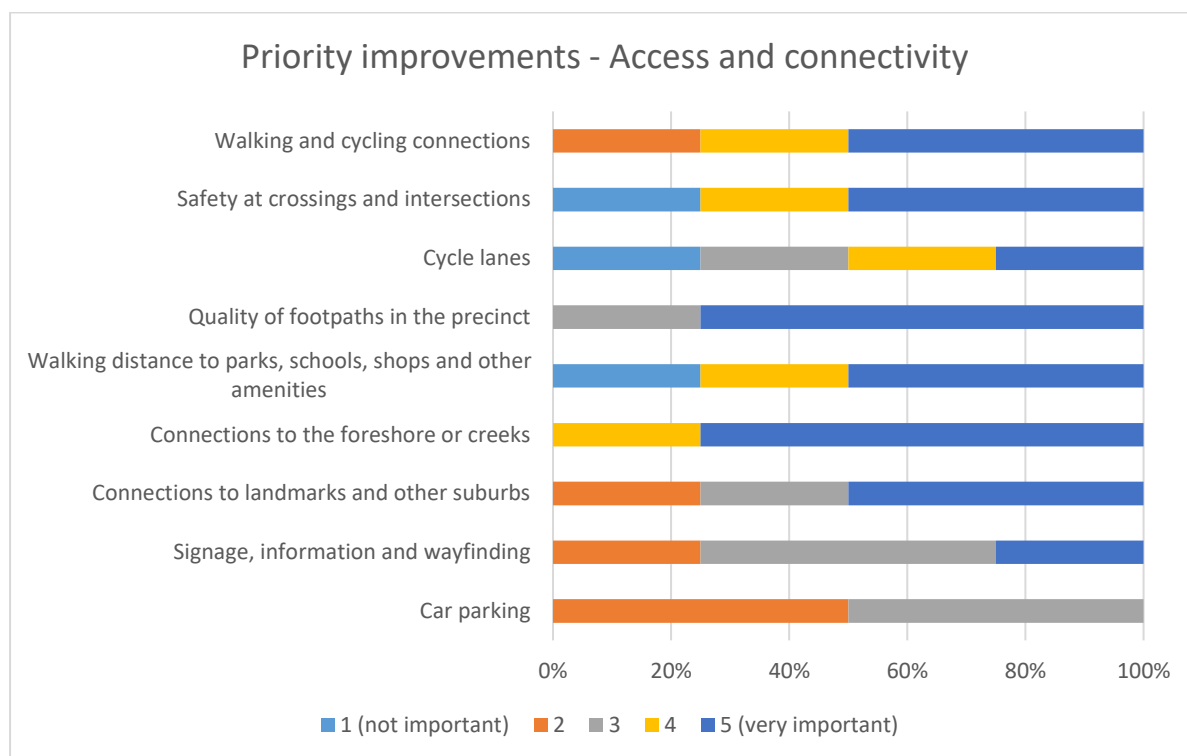


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



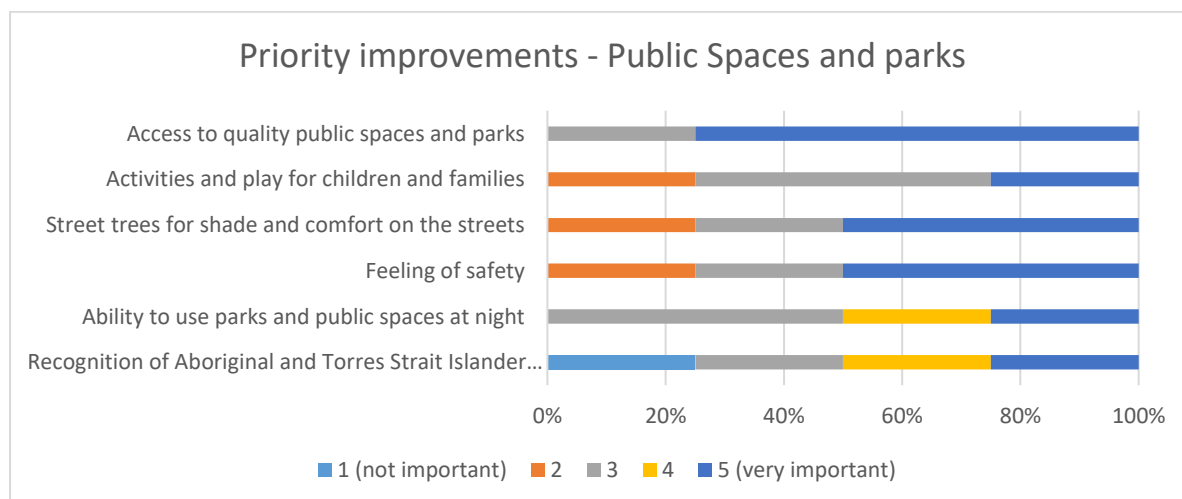
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



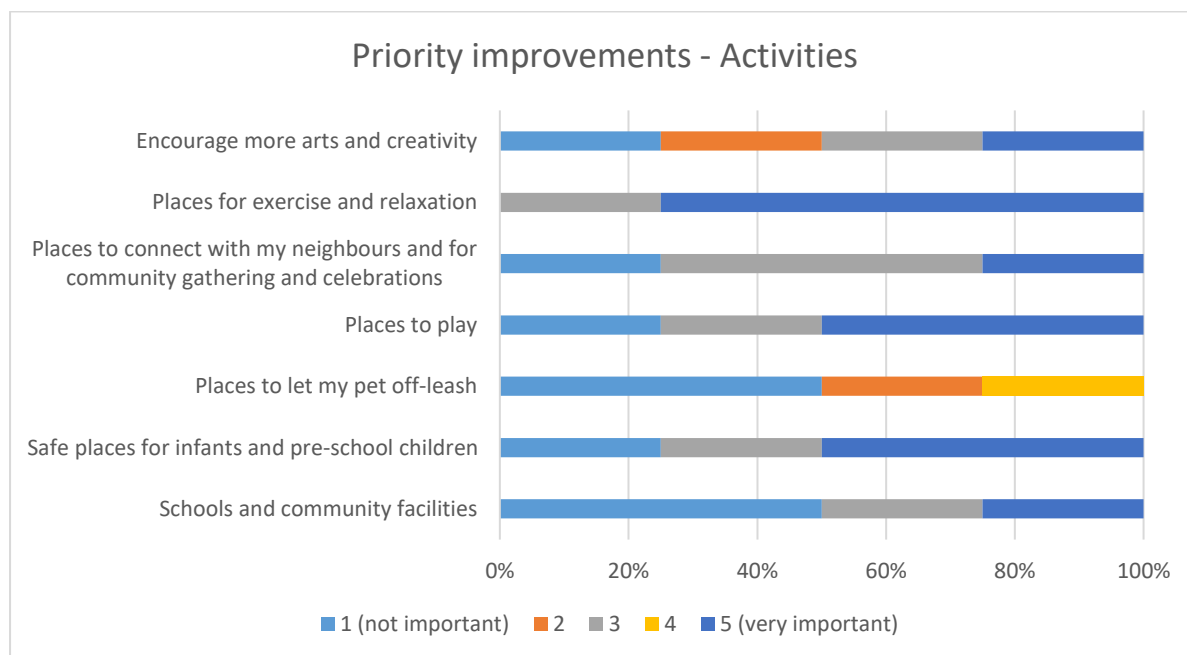
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



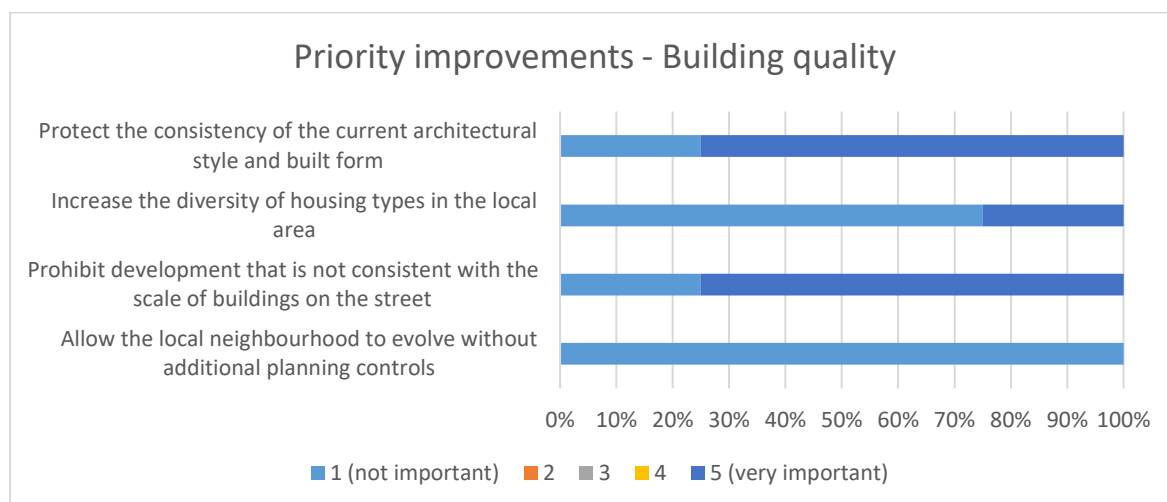
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

Introducing additional controls for so called Character Areas will limit the ability to provide additional housing such as Duplexes or Terraces whilst also restricting the provision of more affordable housing through housing diversity. The Local Government should fully adopt the State Governments "Low Rise Housing Density Code" so as to remove the DA process to enable the delivery of more diverse housing choices such as Duplexes and Terraces which are more affordable. The current controls and potential introduction of Character Area controls will further limit the ability to provide more diverse affordable housing. Further controls will benefit only the existing land owners and not the young who have grown up in the area and want the opportunity to buy affordable housing that does not exist.

Please extend this to the other side of Great North Rd as well - there is a precinct there which is similar in character and ignored by appropriate planning, support, greening and traffic management.

I am appalled by the destruction of character homes. Mainly the beautiful character bungalows built in the 1920's. I have lived in Five Dock for 1 year after living in the Concord area for 42 years. These bungalows are finer in Five Dock and surrounding suburbs than in Concord (apart from the Yaralla Estate streets - The Drive, Wilga Street, etc..

6.10 Five Dock draft LCA

Council received 17 completed surveys for this draft Local Character Area.

A significant majority of the respondents wanted future change that is sympathetic to the area's current look and feel and most other respondents wanted the area to stay exactly as it is now.

Overall, respondents rated the look and feel of the LCA as moderate, both generally and in terms of buildings and streetscape. The parks and green spaces were given a rating of moderate to good. The properties that most influenced the streetscape rating were the street trees and the architecture, and property that most influenced the rating for the buildings was the built form and scale of the buildings.

Half of the respondents felt that the local parks and green spaces had the strongest influence on the area's look and feel; and almost half felt that the area's walkability had the strongest influence.

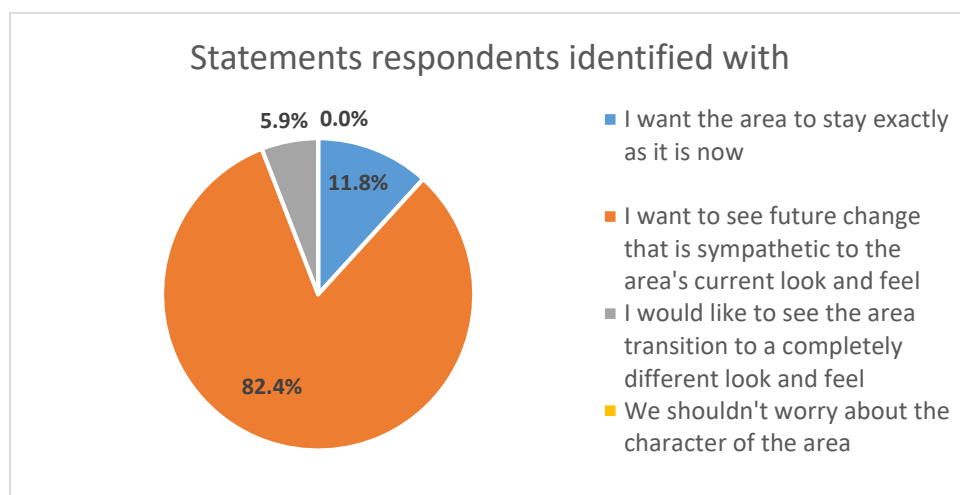
There was general agreement that there is only partial consistency across most of the area's visual properties, although there was more agreement that there is consistency in the front building setbacks and the heights of the buildings.

The local activities that most respondents enjoy is walking and visiting a local park.

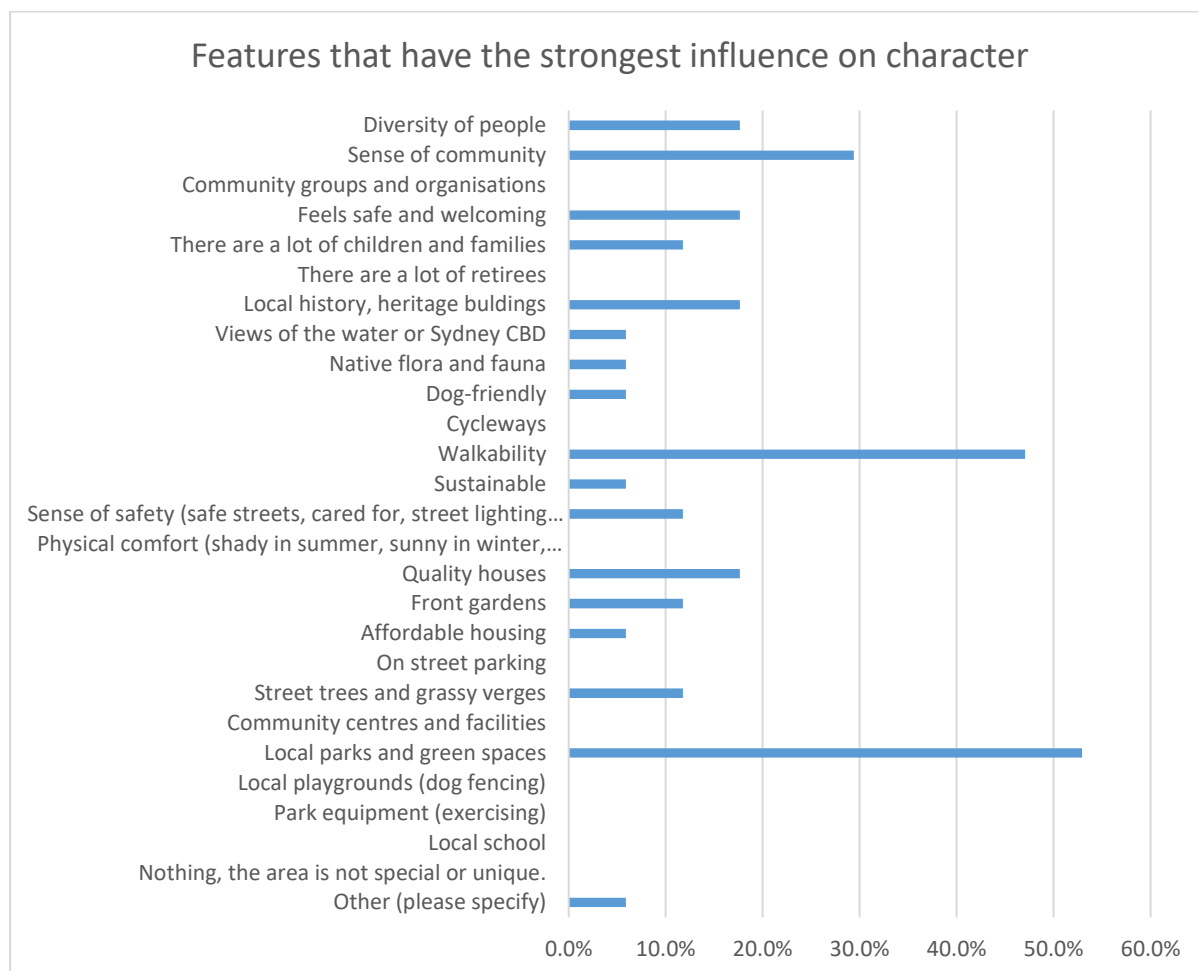
Most respondents said it was relatively easy and pleasant to connect to other areas, with a third of respondents giving connectivity a rating of 4 out of 5 and over half giving it a rating of 3 out of 5. The main reason given for the area's walkability was the location of parks within walking distance, followed by shops within walking distance, followed by the area being good for dog walking.

The most common words used to describe the area were 'friendly' and 'open spaces'. The most desired qualities for the future area are that it have a village feel, and be pedestrian friendly and easy to get around. The most desired future improvements for the area are for improved safety at crossings and intersections, improved quality of footpaths and access to quality public spaces and parks, a feeling of safety, and more places for exercise and relaxation. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street and for new development to be consistent with the current architectural style and built form.

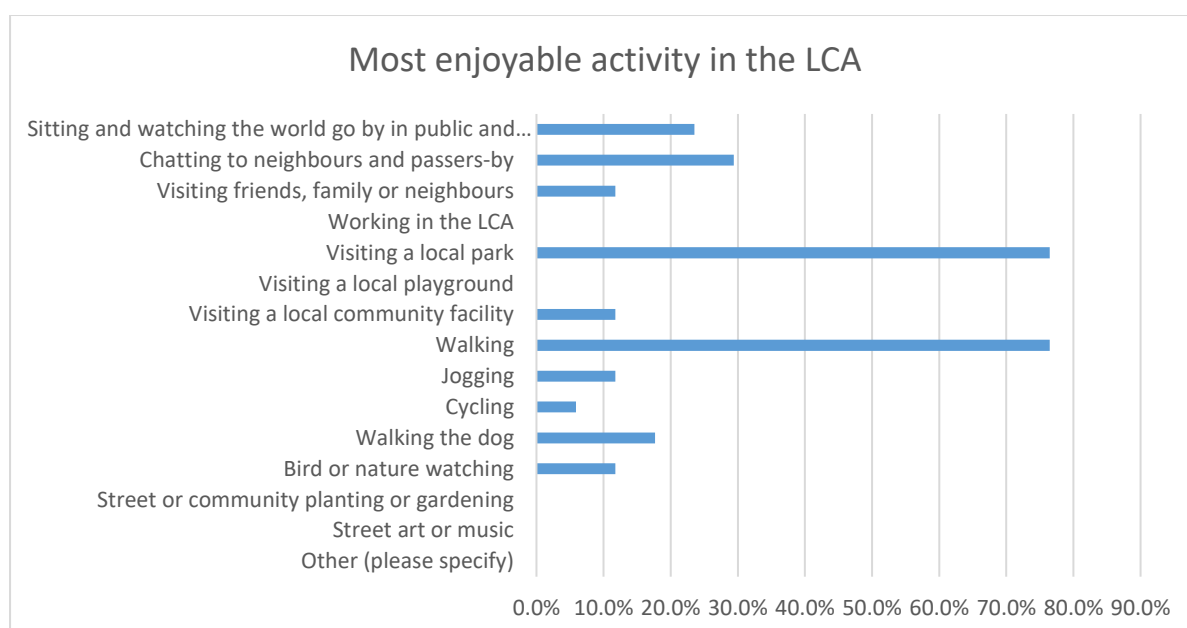
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



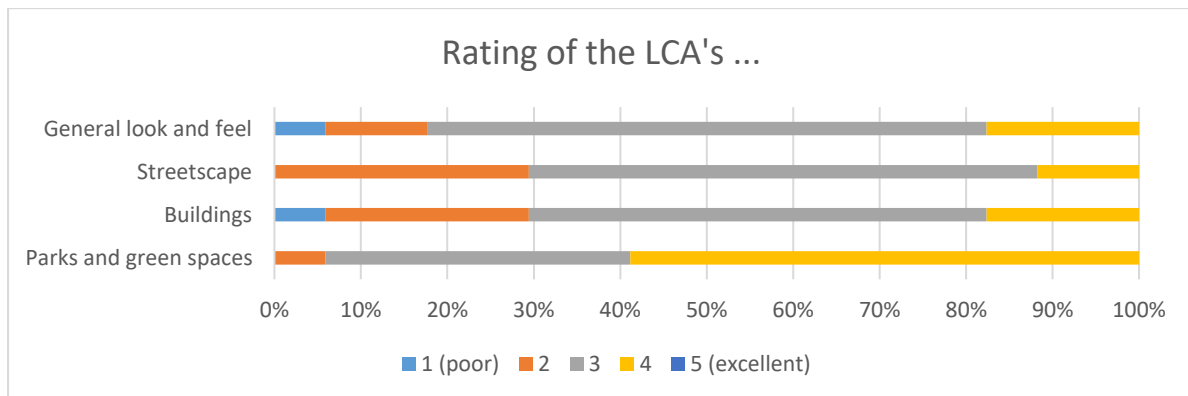
What do you most enjoy doing within the LCA?



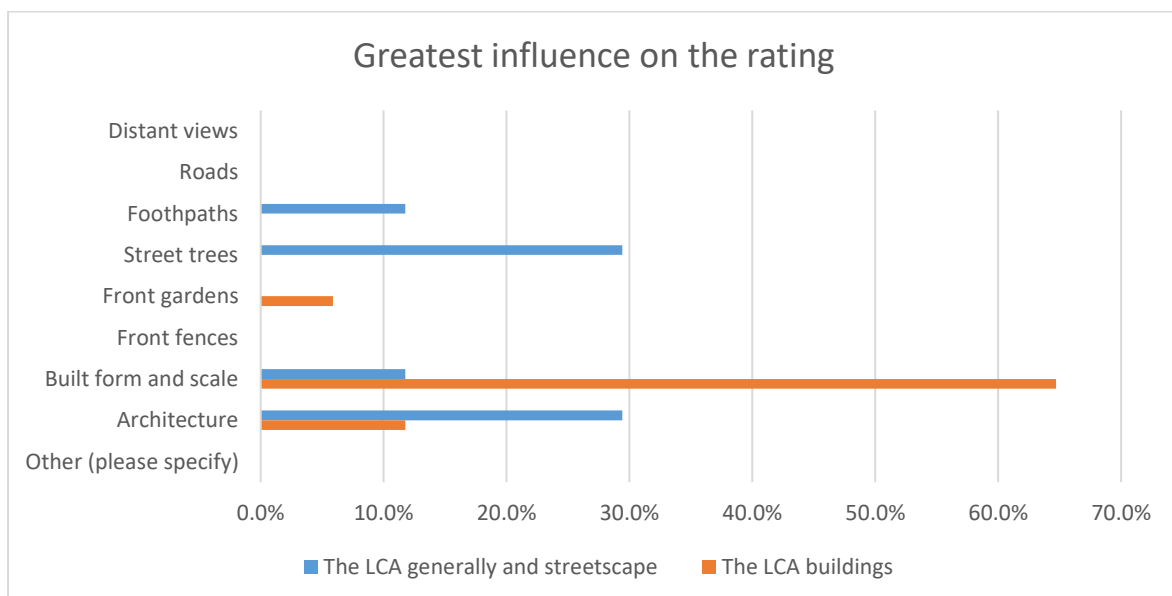
In one or two words how would you describe the character of the area?



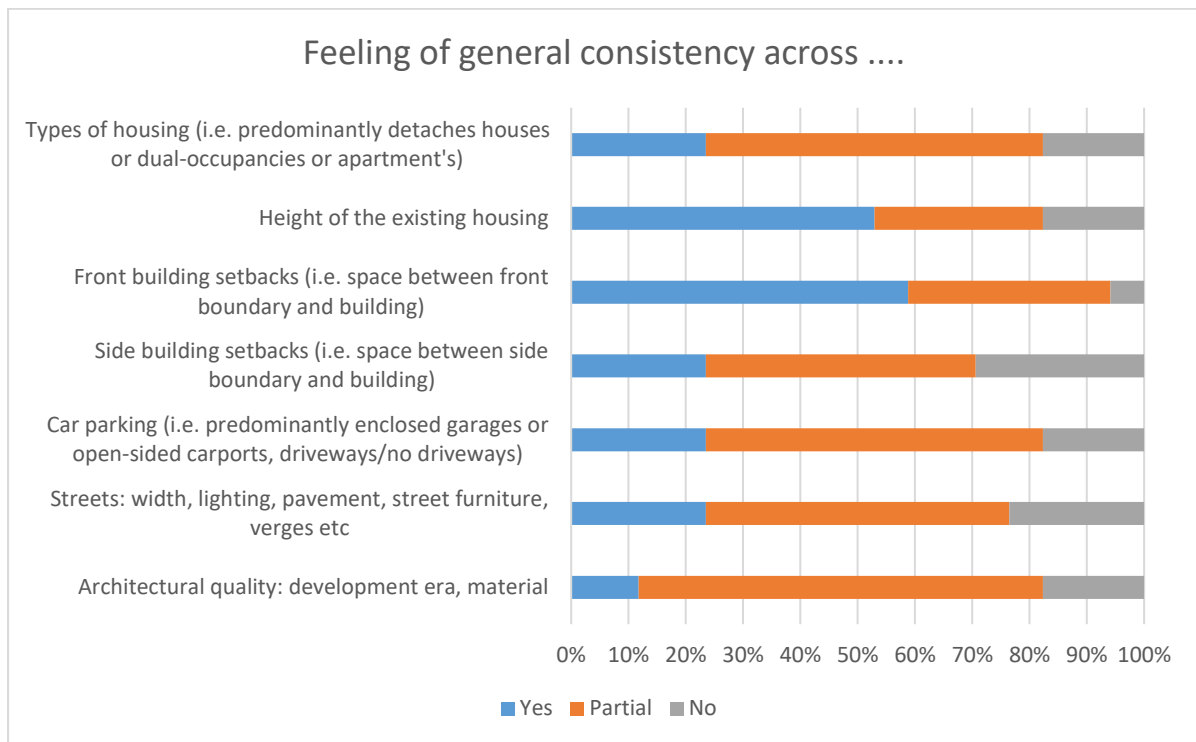
How would you rate the overall feel and look of the following?



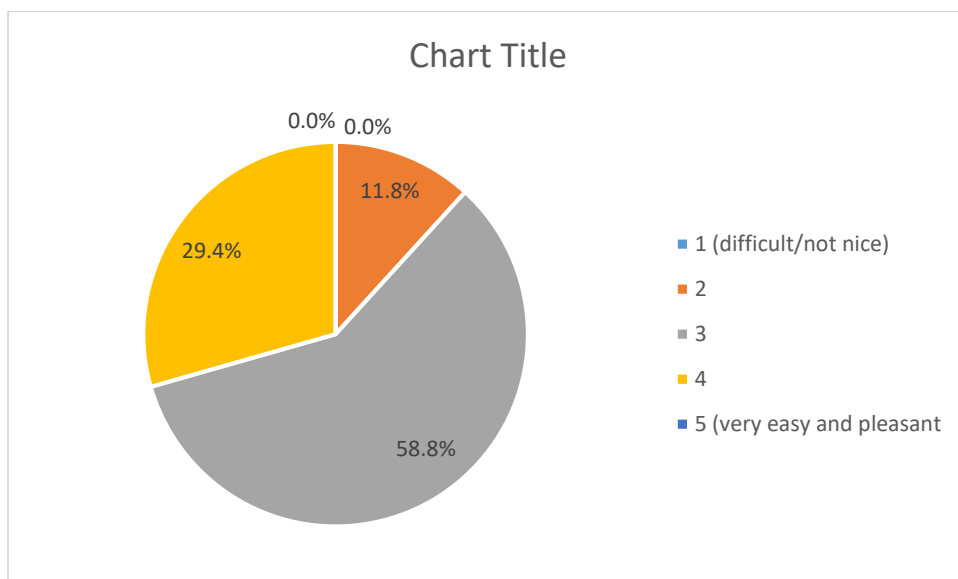
Do you think there is a general visual consistency across the following?



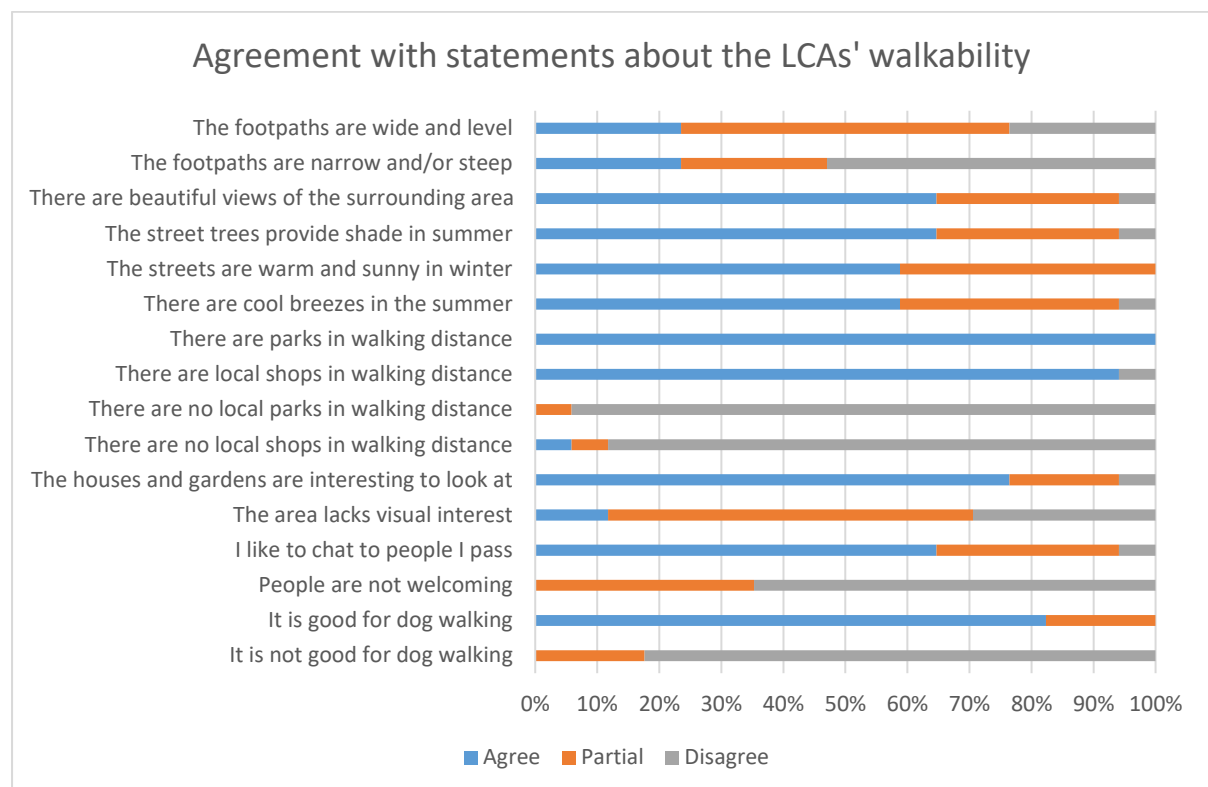
Do you think there is a general visual consistency across the following?



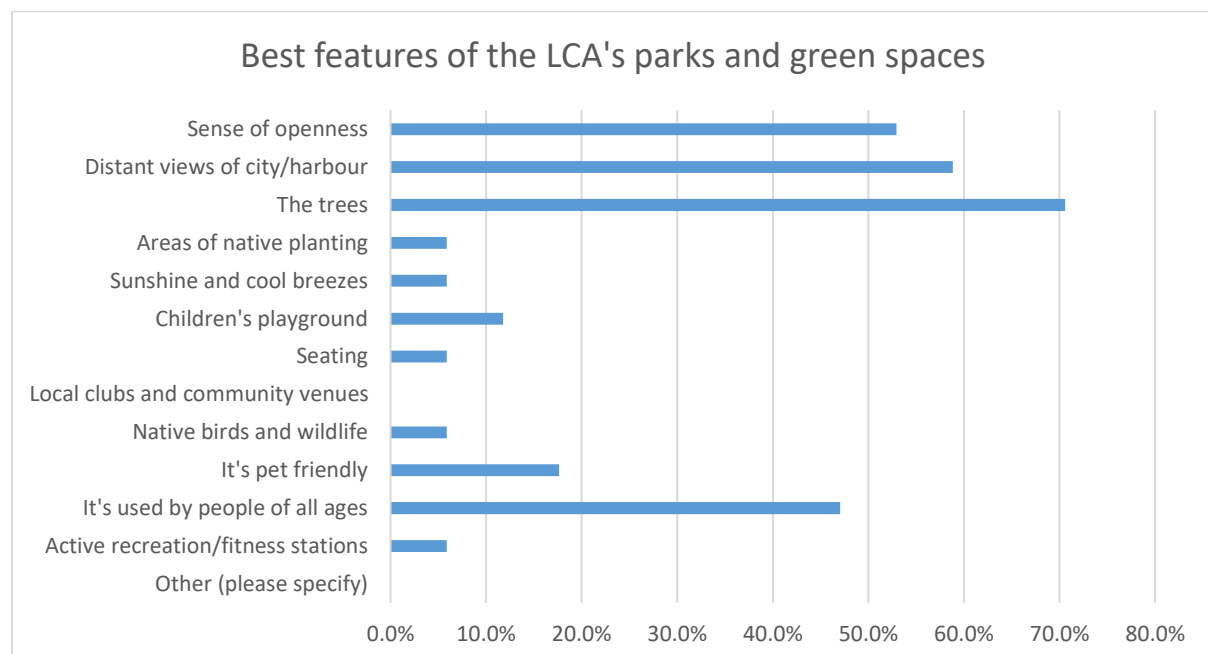
How easy and pleasant is it to connect to other areas?



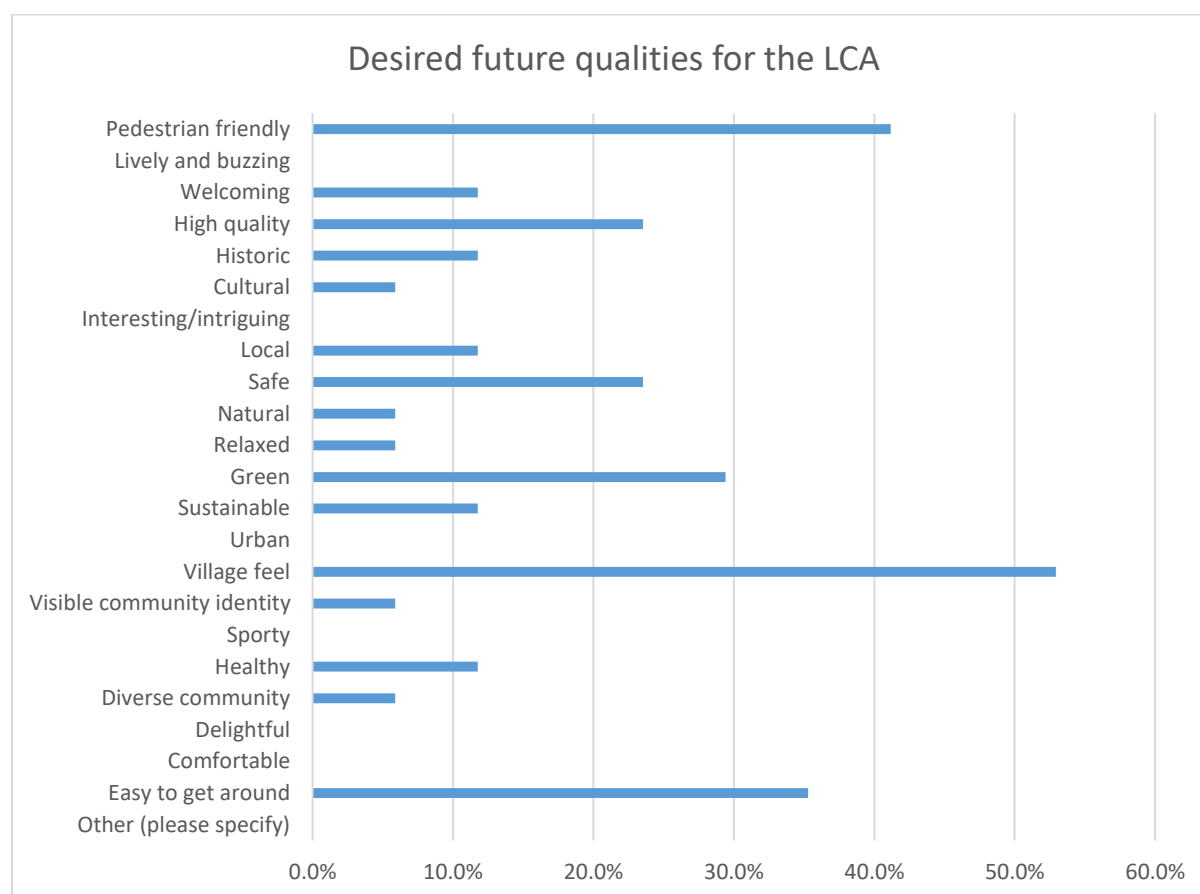
In terms of walkability, did these features influence your answer to the question above?



What do you like most about the parks and green spaces in the LCA?

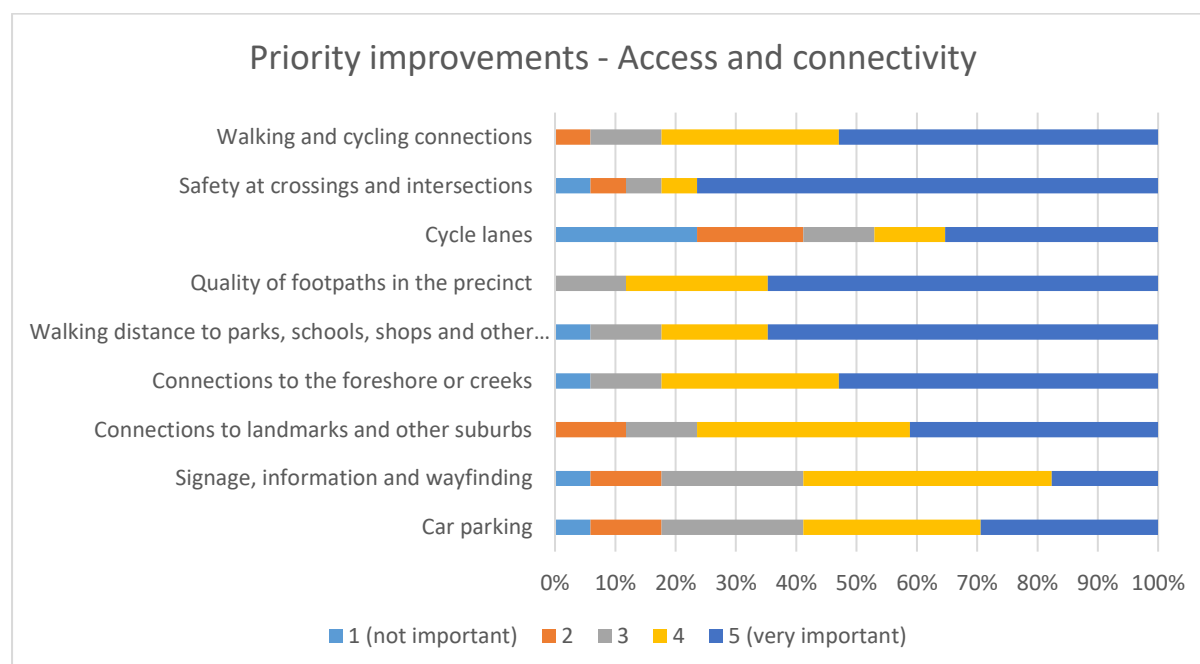


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



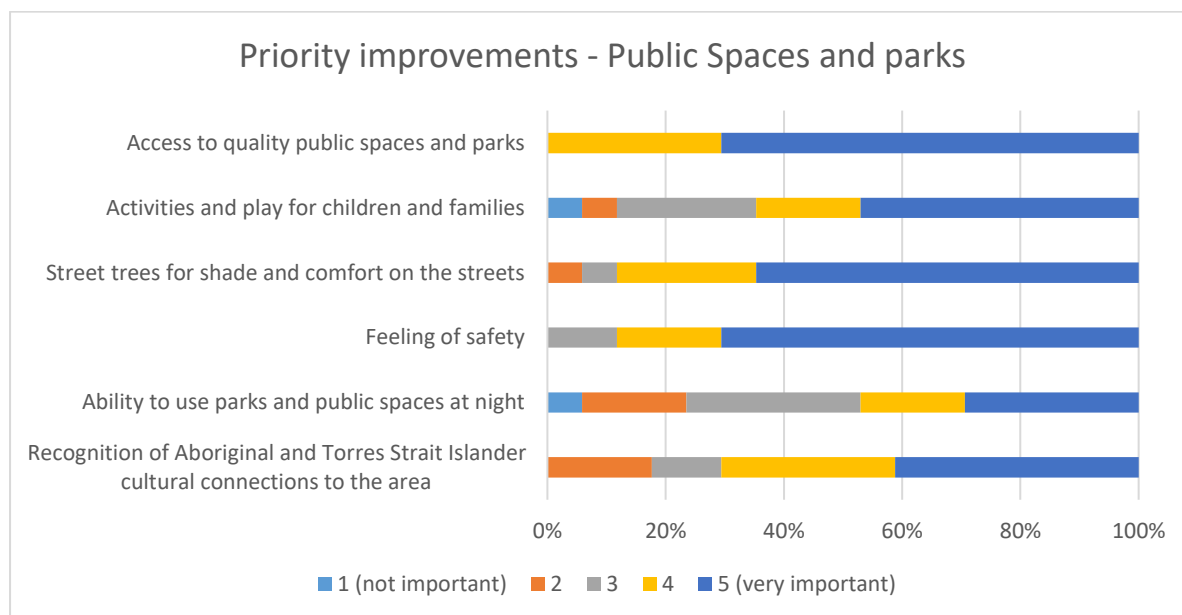
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



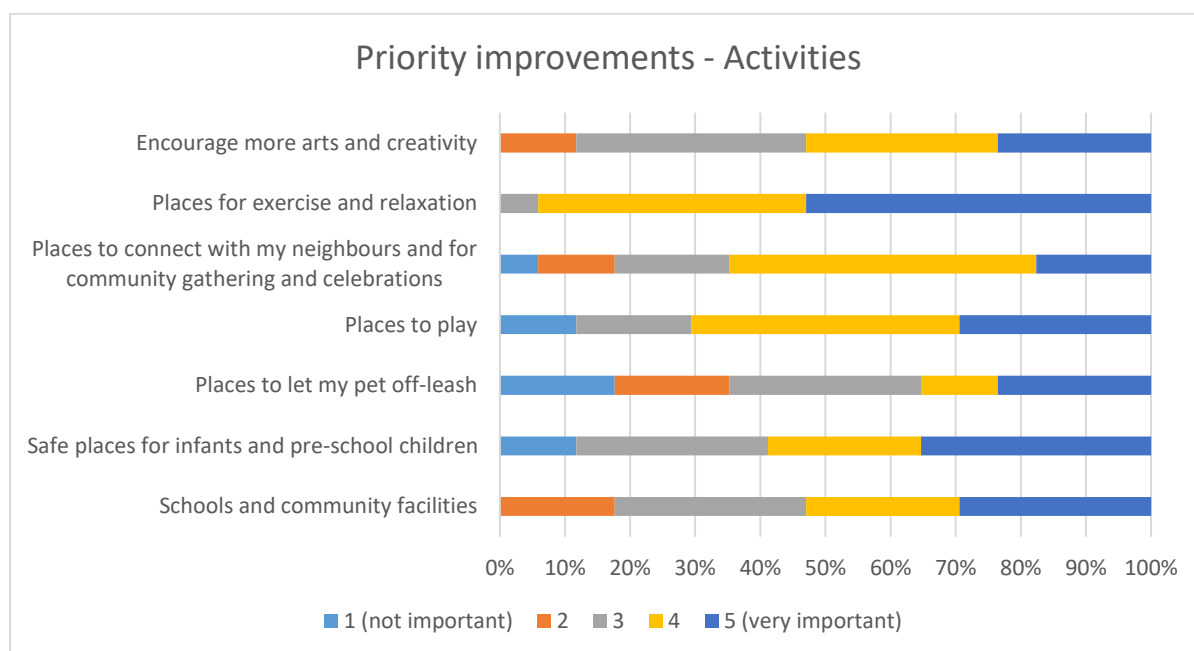
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



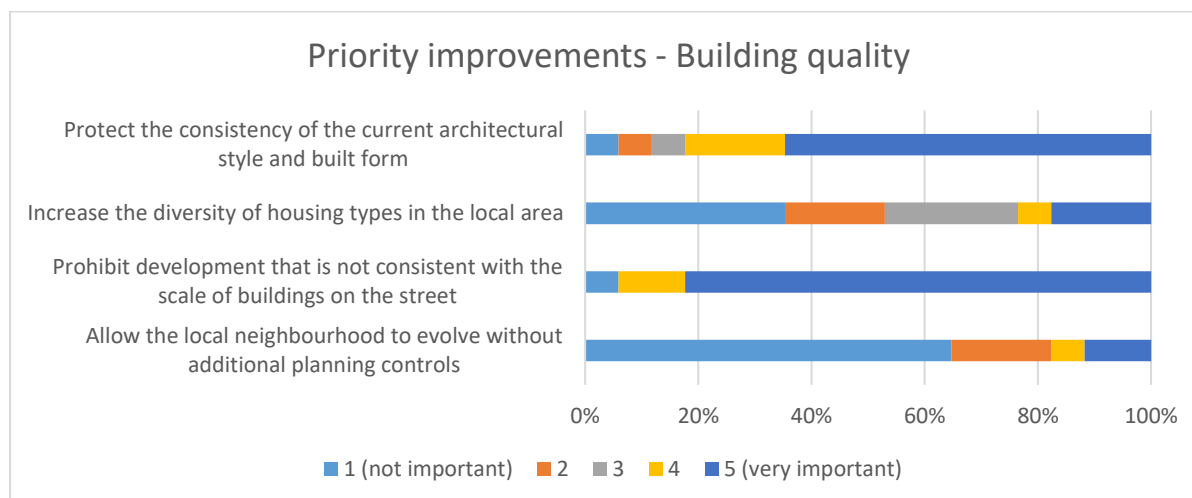
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

<i>Ensure comprehensive cycling infrastructure.</i>
<i>Suggest we stop developing, maintain the character, community and village: that is what people want and it is so rare in Sydney suburbs. Ask: How high, what is the density of the buildings at the Five-Ways, Paddington or Clifton Gardens? They are considered some of the best places to live.</i>
<i>The amount of "compliant development" not going through council approval is detracting from our local area look and feel. It is resulting in a number of unsympathetic buildings that takes away from value of the area.</i>
<i>Council should encourage diversity in housing such as the allowance of duplex's and terraces so as to create new housing for people who grew up in the area and wish to continue to live. Duplex's and terraces should be able to be built on a minimum lot size of 400sqm. This would open up significant opportunities to provide greater housing types such as duplex's and terraces that would be more affordable as an entry point into the area whilst remaining low rise. This would allow existing owners to demolition houses that are no longer sustainable, an encourage new diverse range of sustainable housing which is more affordable. Areas that are in close proximity to the CBD and work precincts should provide higher density for housing choice.</i>
<i>The parks are wonderful and well maintained.</i>
<i>Some building development is intrusive and cancels peoples view or access to sunlight.</i>
<i>I want to protect the area and stay how it is.</i>
<i>New houses are built too close to property borders and without trees and gardens. They are also too large and tall, blocking light and privacy. They should be sympathetic to the existing street.</i>
<i>No high density.</i>

No further reduction or commercialisation of existing parks and open spaces.

6.11 Rodd Point draft LCA

Council received 21 completed surveys for this draft Local Character Area.

Three-quarters of the respondents wanted future change that is sympathetic to the area's current look and feel and a quarter wanted it to stay exactly as it is now.

Overall, respondents rated the look and feel of the LCA as moderate, both generally and in terms of buildings and streetscape. The properties that most influenced the streetscape rating were the street trees and the properties that most influenced the buildings rating were the built form and scale, and the architecture.

Half of the respondents felt that the local parks and green spaces, and the views of the water and the CBD, had the strongest influence on the area's look and feel; and a third felt that the area's safe and welcoming feeling had the strongest influence.

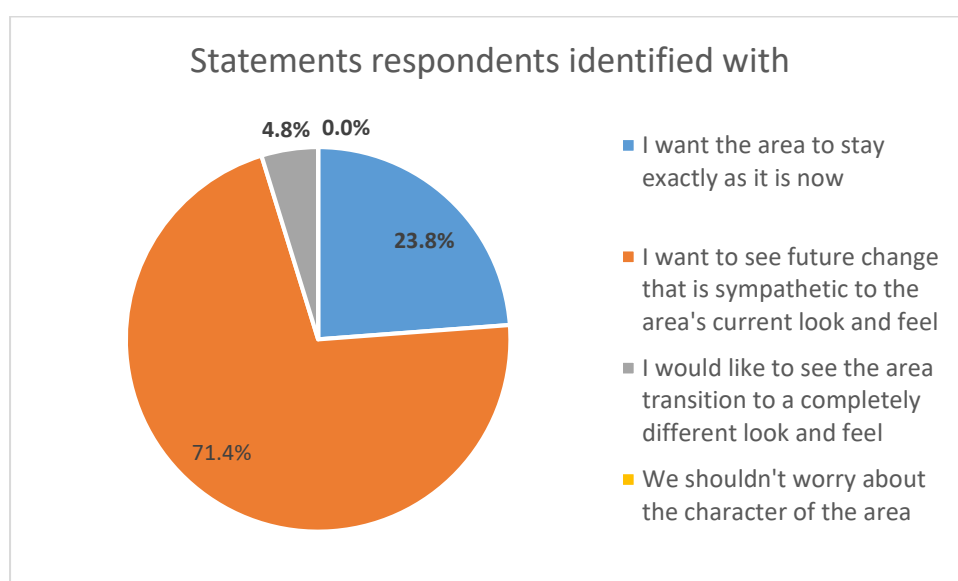
There was mixed agreement that there is consistency across any of the area's visual properties. The strongest agreement was expressed for there being no architectural visual consistency.

The local activity that most respondents enjoy is visiting a local park, followed by walking and chatting to neighbours and passers-by.

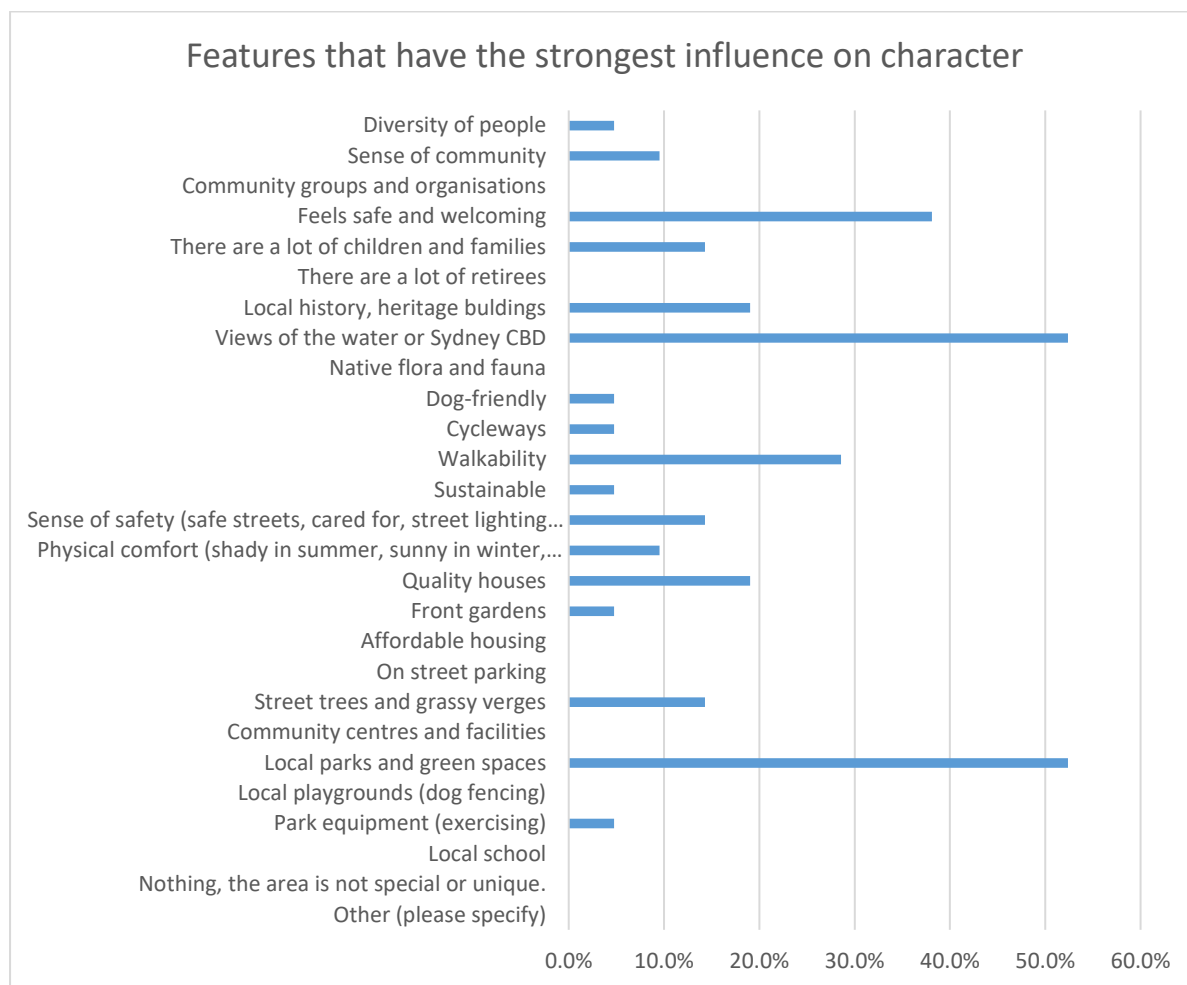
Most respondents said it was relatively easy and pleasant to connect to other areas, with a quarter of respondents giving connectivity a rating of 4 out of 5 and over half giving it a rating of 3 out of 5. The main reasons given for the area's walkability was the beautiful views of the surrounding area, the location of parks within walking distance, and the cool breezes in the summer.

The most common word used to describe the area was 'friendly'. The most desired qualities for the future area are that it have a village feel and be safe. The most desired future improvements for the area are for improved access to the foreshore/creeks, improved quality of footpaths and access to quality public spaces and parks, and more places for exercise and relaxation. Most respondents also want development to be prohibited if it is not consistent with the scale of buildings on the street.

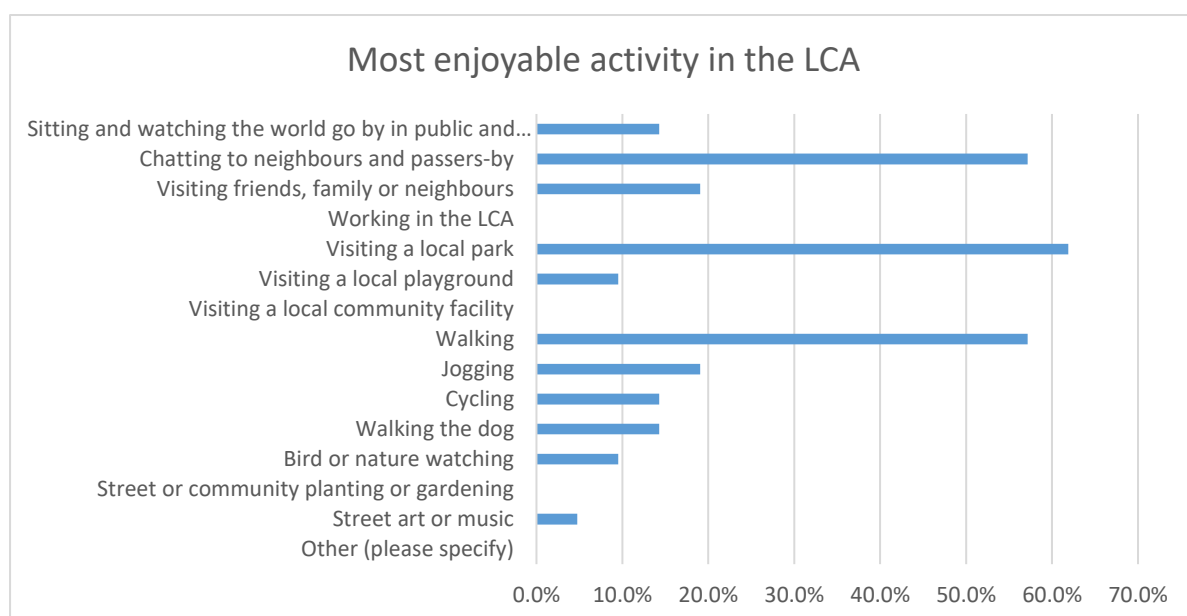
Which of the following statements do you most identify with?



Which of the following features do you think have the strongest influence on the LCA's look and feel today?



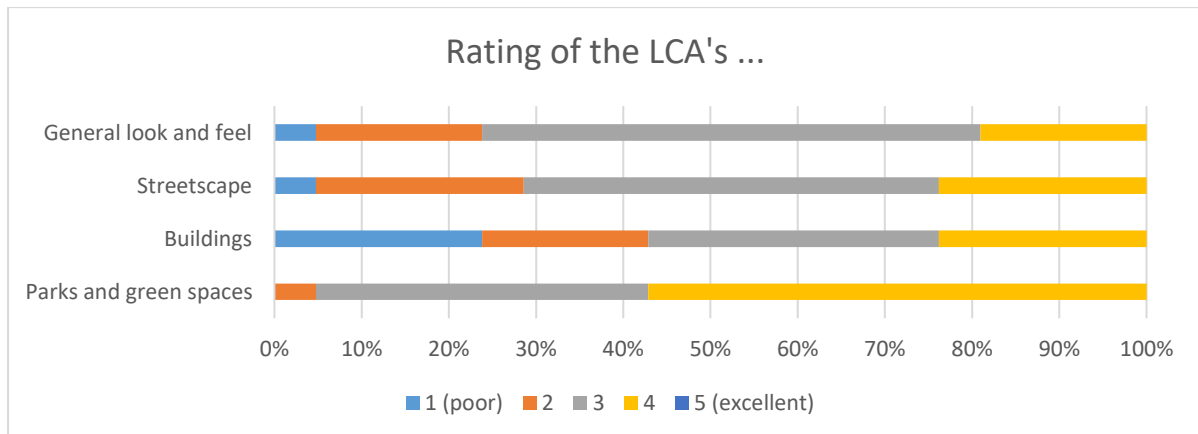
What do you most enjoy doing within the LCA?



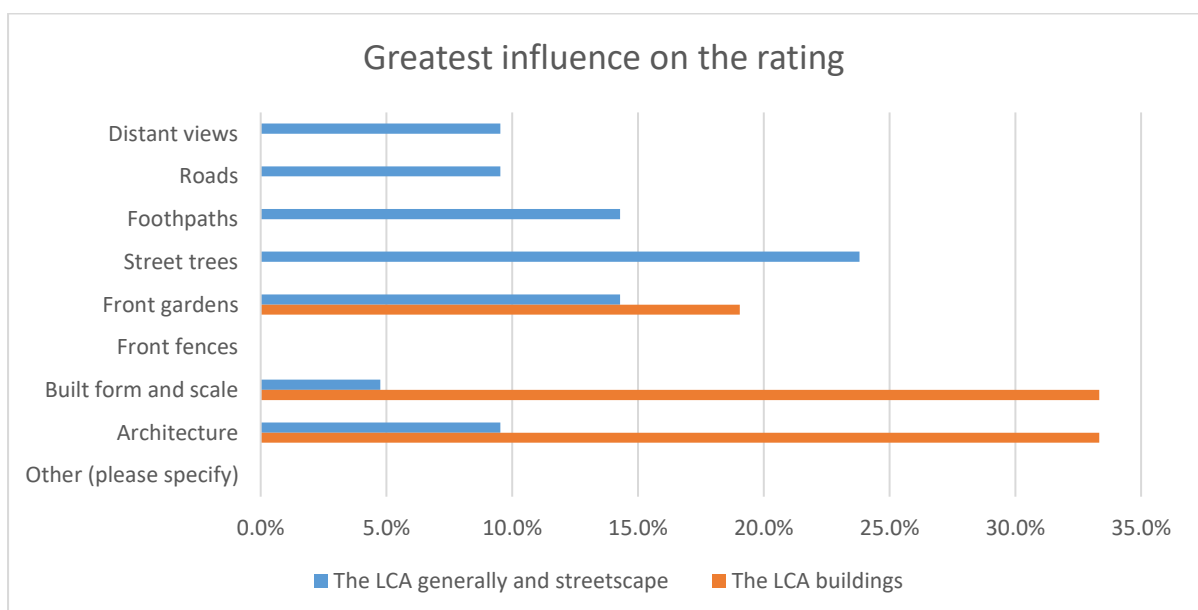
In one or two words how would you describe the character of the area?



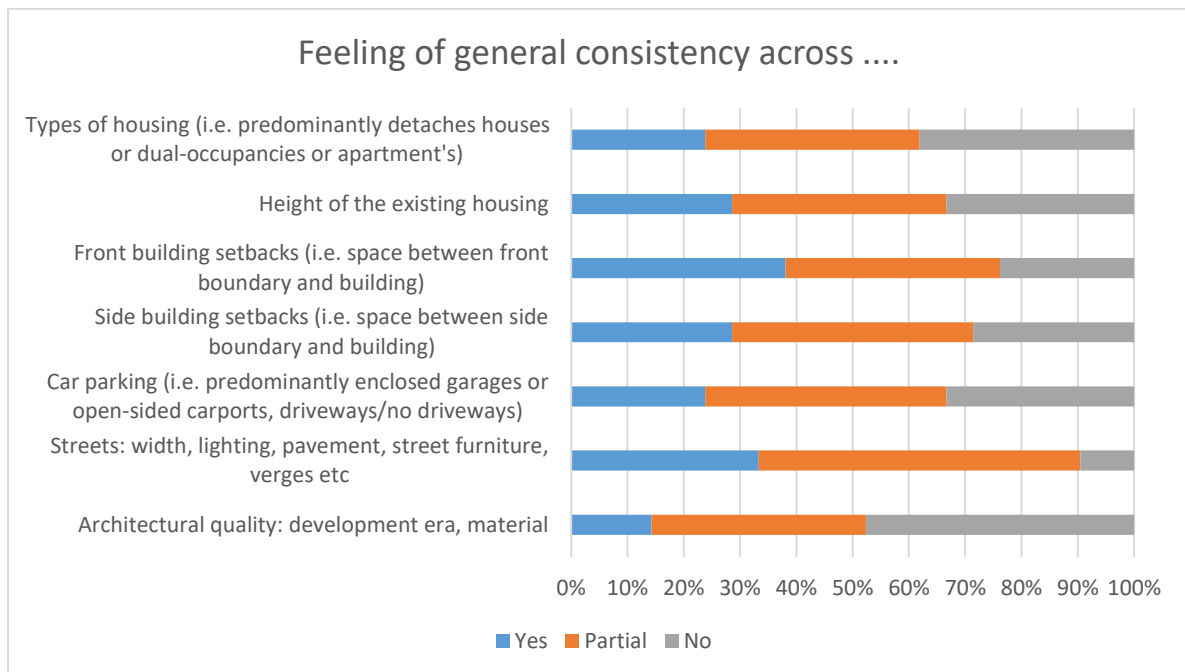
How would you rate the overall feel and look of the following?



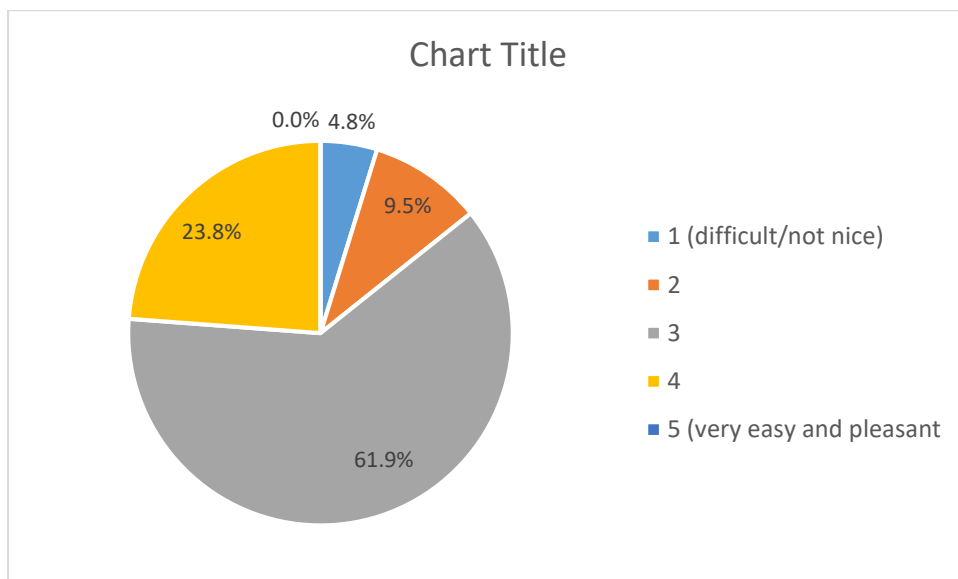
Thinking about your answers to the above, what most influenced your choice?



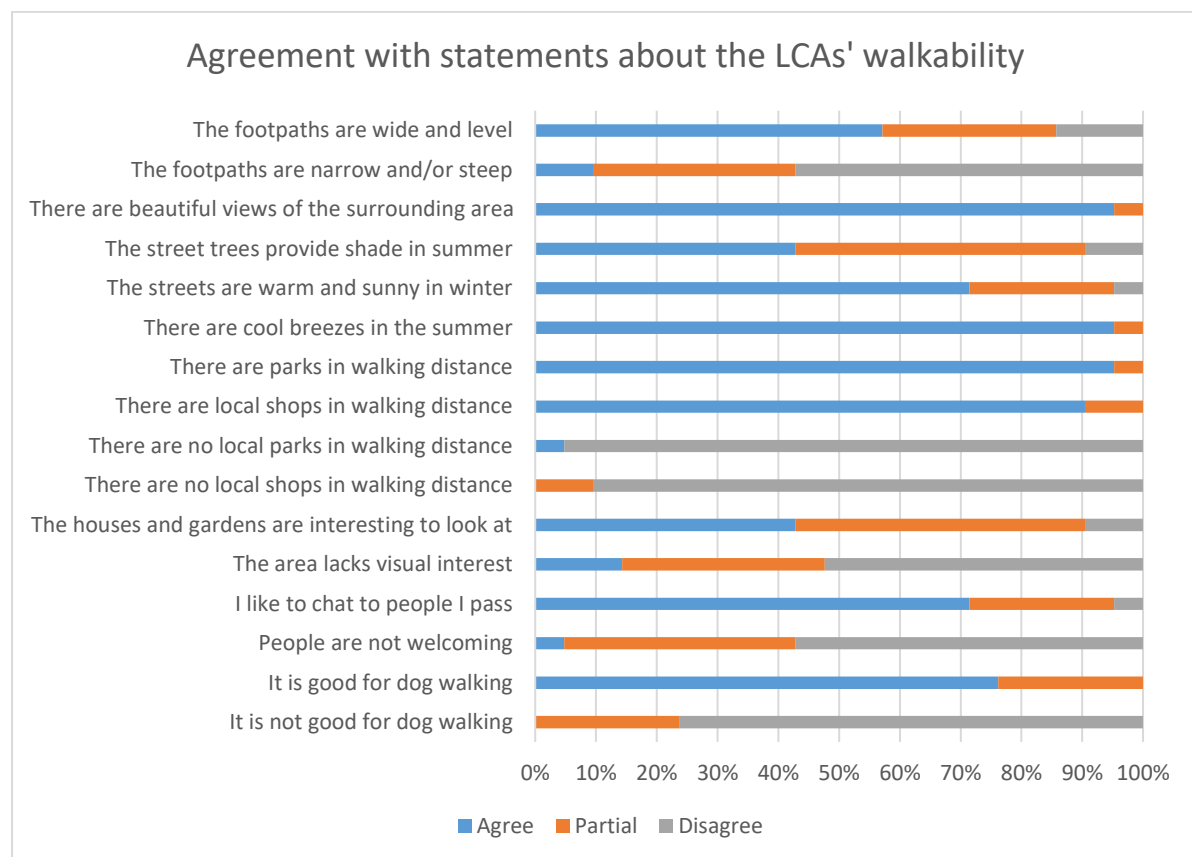
Do you think there is a general visual consistency across the following?



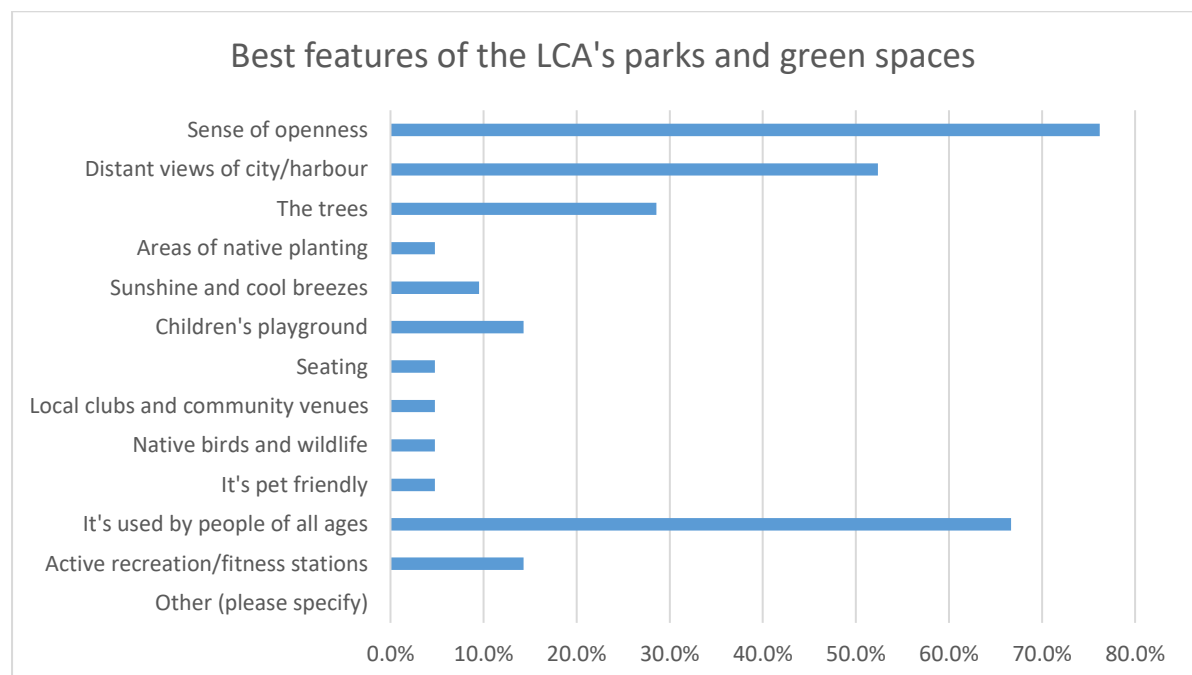
How easy and pleasant is it to connect to other areas?



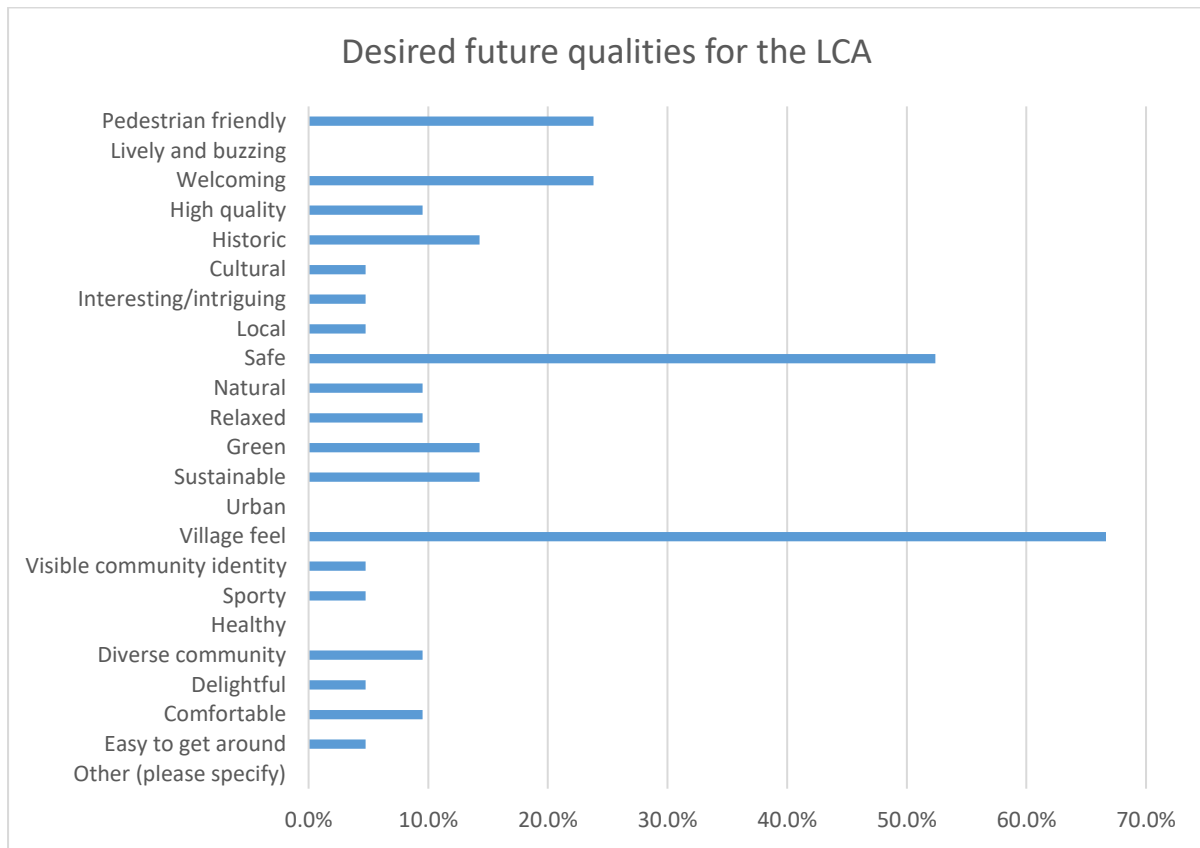
In terms of walkability, did these features influence your answer to the question above?



What do you like most about the parks and green spaces in the LCA?

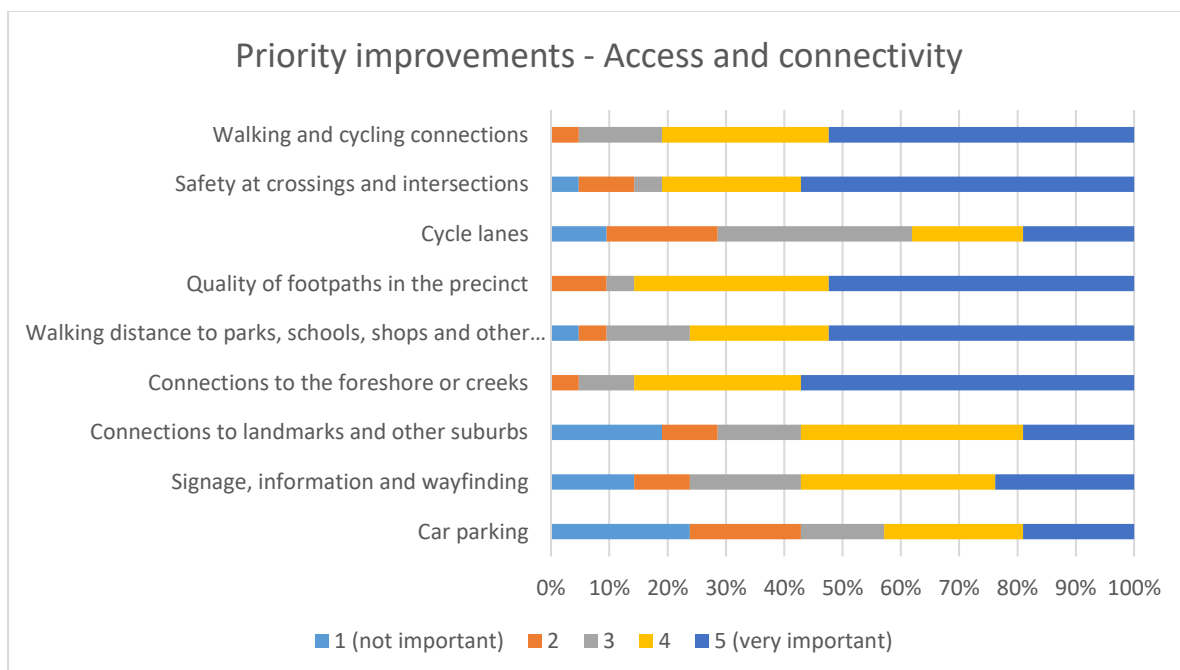


Which of the following words/phrases would you want to associate with the precinct's personality in the future?



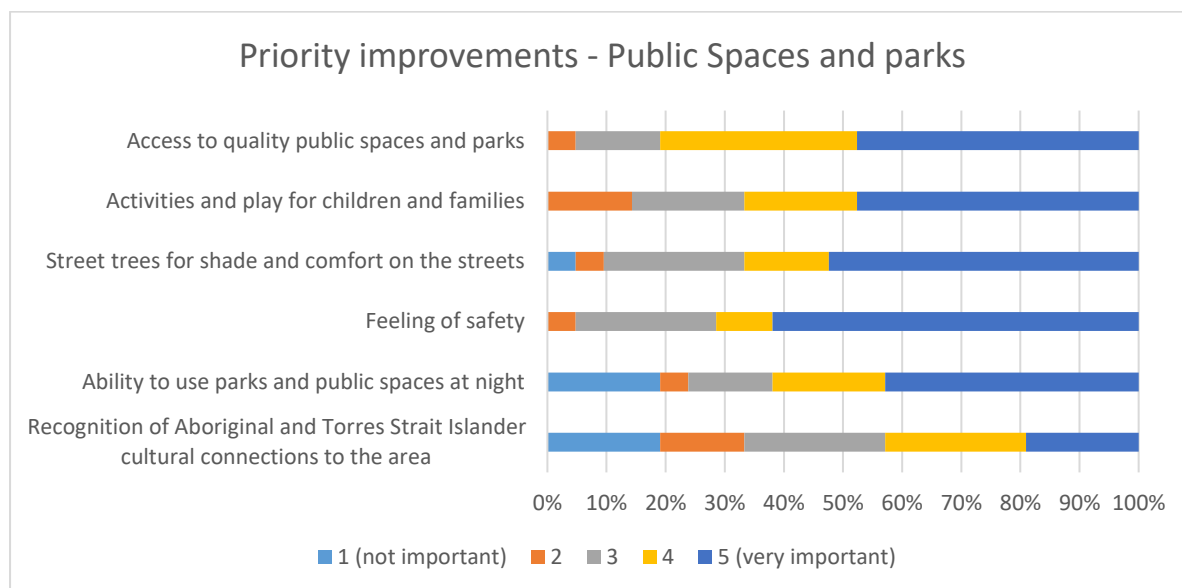
"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



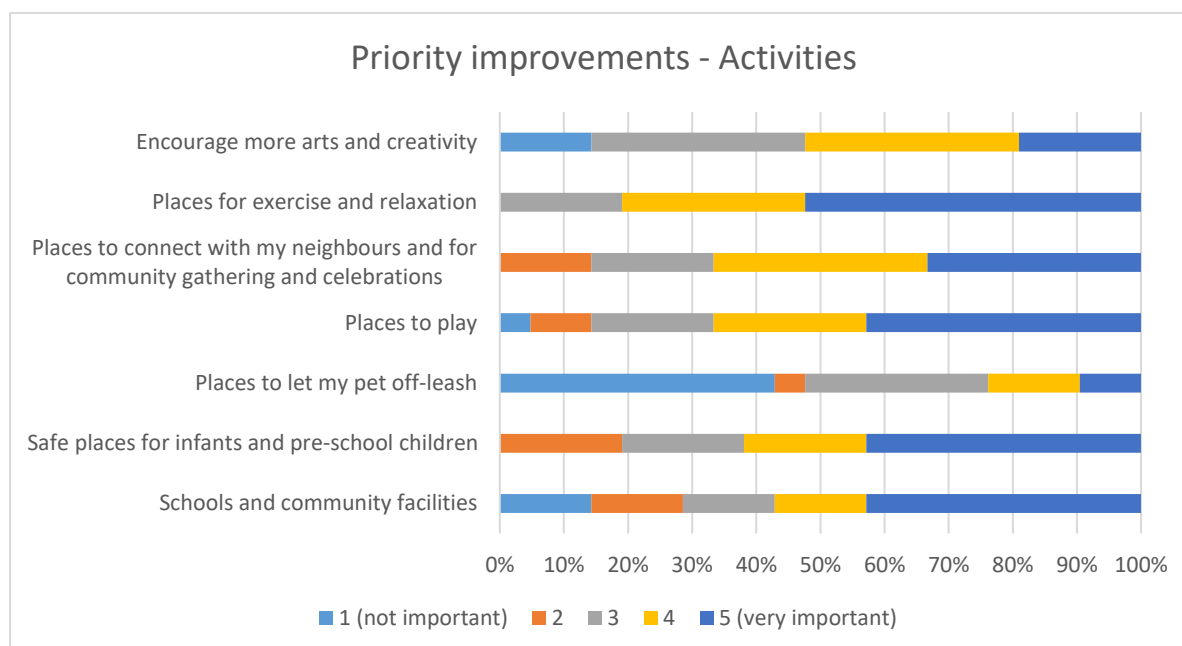
"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements.



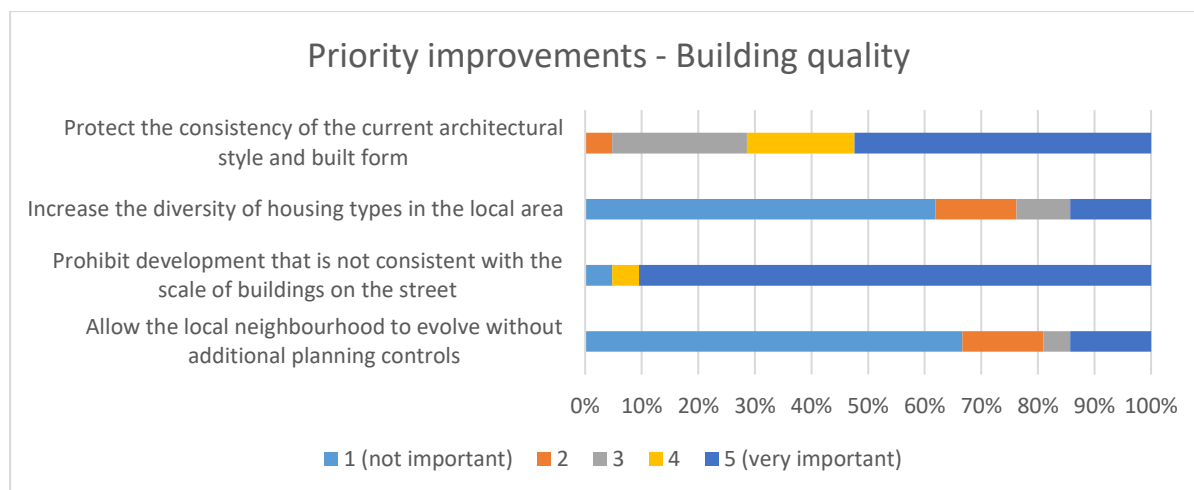
"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future?



"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future?



Other comments about this Local Character Area

Below are select quotes from survey responses

The build quality and size of dwellings has deteriorated monstrosly in recent years. This has affected the liveability, amenity and suitability of housing in what was one of Sydney's most distinct and culturally diverse harbourside precincts.

Rodd Point was predominantly made up of Californian bungalows (with occasional additions) which contributed to a consistency of style and character. Unfortunately, this has been bastardised in recent years as private certifiers, loose development regulations and approval processes have rapidly changed the area.

Rodd Point is of historic and cultural significance to our country. I have been appalled to see that significance utterly disregarded in the past few years with egregious and obnoxious developments entirely out of character with the area. Stricter building regulations and possible heritage-listing of the red-brick California bungalows would solve this problem

Infrastructure developments funnel traffic through the precinct, making the streets loud, noisy and unsafe - even at night.

The recent council approval of older houses being demolished for newer developments that are not within the scope of the historical nature is concerning. As many developments are using precedence to go ahead with their developments, the area of Rodd Point will become just a mix up of newer contemporary houses and a loss of heritage. The suburb is a wonderful place with friendly people, we must maintain this charm and protect its character and history.

My concerns are the radical changes in architectural style witnessed since moving here over 30 years ago. I am not against progress and would like to see a more sympathetic approach to building and reducing the scale of buildings on small sites.

<i>Public domain is in terrible condition.</i>
<i>We built a new home 10yr ago, in compliance and spirit of character area guidelines at the time. Red bricks, articulated facade, pitched roof and reduced footprint. Disappointing to see supersized builds approved since then.</i>
<i>Pls remember, this is Five Dock, not Hong Kong, people don't want to be living on top of each other"</i>
<i>The environment of suburb is comfortable & relaxed like the 1930 bungalows uniformity they are no longer what the younger families of the area need or require in todays social way of life.</i>
<i>Maintaining pubic access to the foreshore should be paramount - this provides much of the amenity of the area and must be available to everyone, locals and visitors alike.</i>

7. Survey

Below is the survey that was hosted on Council's community engagement website, Collaborate, from 5 to 25 July 2021.



Local Character Areas

Help us understand the key elements that make your area great.

The City of Canada Bay is fortunate to have many areas with a strong sense of local character. Tell us about the character of your local neighbourhood to help us better understand the key elements that should be maintained.

We are seeking feedback about areas in the City of Canada Bay that the community has previously identified as being highly valued because they have a distinctive and special character. The **eleven** potential **Local Character Areas** outlined below are the focus of the community survey which can be found at the bottom of this page.

Your feedback will ensure that the views of the local community are considered early in the planning process and will help shape future planning controls to ensure the protection of the character of our local neighbourhoods.



Potential Local Character Areas

Feedback from this survey will assist Council to define the community's aspirations for the eleven potential Local Character Areas, which have previously been identified as having a distinctive and desirable look and feel that should be maintained and protected. The look and feel of these places consists of the aesthetic qualities of the place, the social context and other intangible qualities that give a neighbourhood a particular character.

The survey will be open from Monday 5 July to Sunday 25 July 2021.

Have Your Say: Preserving the character of our local area

Which best describes you? Required

(choose all that apply)

- ☐ I live in one of the draft Local Character Areas (LCA)
- ☐ I own a rental home in a draft Local Character Area (LCA)
- ☐ I do not live or work in any of the draft Local Character Areas (LCAs) but I would like to provide feedback about one
- ☐ I work in a draft Local Character

What is your age? Required

- ☐ Under 18 years
- ☐ 18 - 24
- ☐ 25 - 34
- ☐ 35 - 44
- ☐ 45 - 54
- ☐ 55 - 64
- ☐ 65 - 74
- ☐ 75 - 84
- ☐ 85 or older

Do you identify with any of the following? Required

(select all that apply)

- ☐ Long time local (lived in Canada Bay LGA for 10+ years)
- ☐ New to the area (lived in Canada Bay LGA for less than 9 years)
- ☐ None of the above (please specify)

Which draft Local Character Area (LCA) are you providing comments about in this survey? Required

Select just one. You will need to complete a separate survey for each additional LCA.

- ☐ Concord West
- ☐ Concord - North Strathfield
- ☐ Concord Nord
- ☐ Concord East
- ☐ Canada Bay
- ☐ Wareemba West
- ☐ Russell Lea
- ☐ Croker Estate
- ☐ Five Dock North
- ☐ Five Dock
- ☐ Rodd Point

Which of the following statements do you most identify with? Required

- ☐ I want the area to stay exactly as it is now
- ☐ I want to see future change that is sympathetic to the area's current look and feel
- ☐ I would like to see the area transition to a completely different look and feel
- ☐ We shouldn't worry about the character of the area

Which of the following features do you think have the strongest influence on the LCA's look and feel today? Required

Select up to 3

- ☐ Diversity of people
- ☐ Sense of community
- ☐ Community groups and organisations
- ☐ Feels safe and welcoming
- ☐ There are a lot of children and families
- ☐ There are a lot of retirees
- ☐ Local history, heritage buildings
- ☐ Views of the water or Sydney CBD
- ☐ Native flora and fauna
- ☐ Dog-friendly
- ☐ Cycleways
- ☐ Walkability
- ☐ Sustainable
- ☐ Sense of safety (safe streets, cared for, street lighting etc)
- ☐ Physical comfort (shady in summer, sunny in winter, cool summer breezes, even pavements, street furniture etc)
- ☐ Quality houses
- ☐ Front gardens
- ☐ Affordable housing
- ☐ On street parking
- ☐ Street trees and grassy verges
- ☐ Community centres and facilities
- ☐ Local parks and green spaces
- ☐ Local playgrounds (dog fencing)
- ☐ Park equipment (exercising)
- ☐ Local school
- ☐ Nothing, the area is not special or unique.
- ☐ Other (please specify)

What do you most enjoy doing within the LCA? Required

Select up to 3

- ☐ Sitting and watching the world go by in public and private spaces
- ☐ Chatting to neighbours and passers-by
- ☐ Visiting friends, family or neighbours
- ☐ Working in the LCA
- ☐ Visiting a local park
- ☐ Visiting a local playground
- ☐ Visiting a local community facility
- ☐ Walking
- ☐ Jogging
- ☐ Cycling
- ☐ Walking the dog
- ☐ Bird or nature watching
- ☐ Street or community planting or gardening
- ☐ Street art or music
- ☐ Other (please specify)

In one or two words how would you describe the character of the area? Required

How would you rate the overall feel and look of the following? From 1 star (poor) to 4 stars (excellent)

The LCA generally Required

1 star	2 stars	3 stars	4 stars	5 stars
				

The LCA streetscape: street furniture, verges, paths and tree canopy and cycleways. Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Thinking about your answers to the above, what most influenced your choice? Required

- ☐ Distant views
- ☐ Roads
- ☐ Footpaths
- ☐ Street trees
- ☐ Front gardens
- ☐ Front fences
- ☐ Built form and scale
- ☐ Architecture
- ☐ Other (please specify)

The LCA buildings: height and size, architectural quality, front gardens Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Thinking about your answers to the above, what most influenced your choice? Required

- ☐ Distant views
- ☐ Roads
- ☐ Footpaths
- ☐ Street trees
- ☐ Front gardens
- ☐ Front fences
- ☐ Built form and scale
- ☐ Architecture
- ☐ Other (please specify)

Parks and green spaces within the LCA *Only included in Concord-North Strathfield, Concord North, Concord East, Russell Lea, Croker Estate, Five Dock, and Rodd Point*

1 star	2 stars	3 stars	4 stars	5 stars
				

Community facilities within the LCA *Only included in Concord-North Strathfield*

1 star	2 stars	3 stars	4 stars	5 stars
				

Schools within the LCA *Only included in Concord North and Russell Lea*

1 star	2 stars	3 stars	4 stars	5 stars
				

Do you think there is a general visual consistency across the following? Required

	Yes	Partial	No
Types of housing (i.e. predominantly detaches houses or dual-occupancies or apartment's)			
Height of the existing housing			
Front building setbacks (i.e. space between front boundary and building)			
Side building setbacks (i.e. space between side boundary and building)			
Car parking (i.e. predominantly enclosed garages or open-sided carports, driveways/no driveways)			
Streets: width, lighting, pavement, street furniture, verges etc			
Architectural quality: development era, material			

How easy and pleasant is it to connect to other areas? Required

From 1 star (difficult and/or not nice) to 4 stars (very easy and pleasant)

1 star	2 stars	3 stars	4 stars	5 stars
				

In terms of walkability, did these features influence your answer to the question above? Required

	Agree	Neutral	Disagree
The footpaths are wide and level			
The footpaths are narrow and/or steep			
There are beautiful views of the surrounding area			
The street trees provide shade in summer			
The streets are warm and sunny in winter			
There are cool breezes in the summer			
There are parks in walking distance			
There are local shops in walking distance			
There are no local parks in walking distance			
There are no local shops in walking distance			
The houses and gardens are interesting to look at			
The area lacks visual interest			
I like to chat to people I pass			
People are not welcoming			
It is good for dog walking			
It is not good for dog walking			

Which of the following words/phrases would you want to associate with the precinct's personality in the future? Required

Choose up to 3 words

- ☐ Pedestrian friendly
- ☐ Lively and buzzing
- ☐ Welcoming
- ☐ High quality
- ☐ Historic
- ☐ Cultural
- ☐ Interesting/intriguing
- ☐ Local
- ☐ Safe
- ☐ Natural
- ☐ Relaxed
- ☐ Green
- ☐ Sustainable
- ☐ Urban
- ☐ Village feel
- ☐ Visible community identity
- ☐ Sporty
- ☐ Healthy
- ☐ Diverse community
- ☐ Delightful
- ☐ Comfortable
- ☐ Easy to get around
- ☐ Other (please specify)

"If I could improve access and connectivity in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements from 1 star (not important) to 5 stars (very important)

Walking and cycling connections Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Safety at crossings and intersections Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Cycle lanes Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Quality of footpaths in the precinct Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Walking distance to parks, schools, shops and other amenities Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Connections to the foreshore or creeks Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Connections to landmarks and other suburbs Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Signage, information and wayfinding Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Car parking Required

1 star	2 stars	3 stars	4 stars	5 stars
				

"If I could improve public spaces and parks in the precinct...these would be my priorities"

Thinking about your ideal future precinct, rank the following elements from 1 star (not important) to 5 stars (very important)

Access to quality public spaces and parks Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Activities and play for children and families Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Street trees for shade and comfort on the streets Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Feeling of safety Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Ability to use parks and public spaces at night Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Recognition of Aboriginal and Torres Strait Islander cultural connections to the area Required

1 star	2 stars	3 stars	4 stars	5 stars
				

"If I could improve activities and things to do in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what activities do you want to see in the future? From 1 star (not important) to 5 stars (very important)

Encourage more arts and creativity Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Places for exercise and relaxation Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Places to connect with my neighbours and for community gathering and celebrations Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Places to play Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Places to let my pet off-leash Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Safe places for infants and pre-school children Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Schools and community facilities Required

1 star	2 stars	3 stars	4 stars	5 stars
				

"If I could improve building quality in the precinct...these would be my priorities"

Under the assumption that the local area will maintain its current look and feel, what character aspects of the built form do you want to see in the future? From 1 star (not important) to 5 stars (very important)

Protect the consistency of the current architectural style and built form Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Increase the diversity of housing types in the local area Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Prohibit development that is not consistent with the scale of buildings on the street Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Allow the local neighbourhood to evolve without additional planning controls Required

1 star	2 stars	3 stars	4 stars	5 stars
				

Any other comments about this Local Character Area?