



# **Old Beach** Zoning Review

Stakeholder Engagement Summary Presentation for Brighton Council

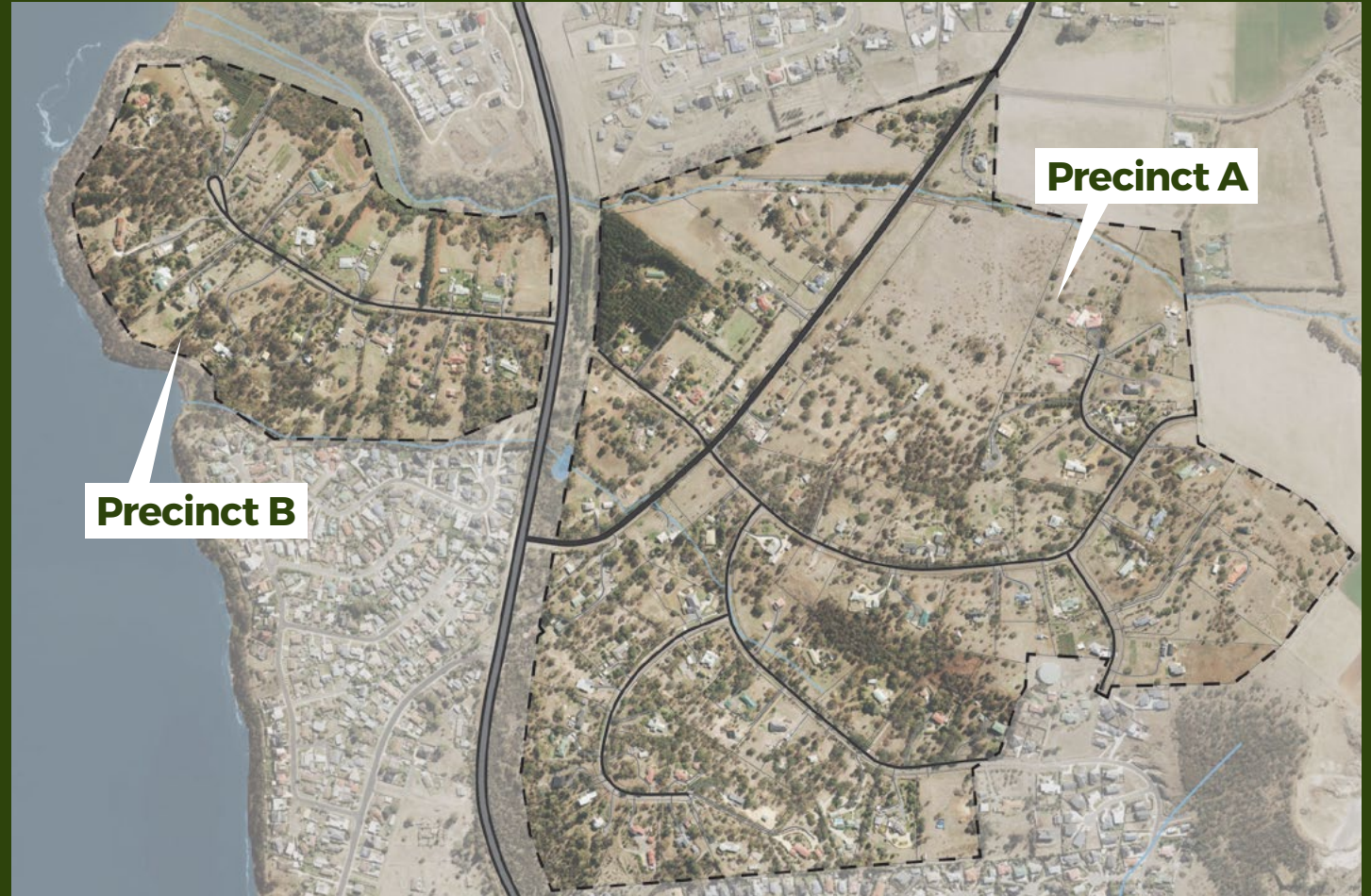
**Wednesday April 13 2022**

Full Consultation Summary Report to follow

# Engagement Objectives

## Three Key Objectives of Engagement

- engage with the community regarding their appetite for change;
- to identify the desirable characteristics of the neighborhoods that should be retained and/or developed if future growth were to occur, and;
- to understand concerns and constraints regarding future growth scenarios for the area.



# Five principle methods



**Notification  
letters**



**Council  
website**  
information



**Online  
Community  
Survey**  
(Key feedback  
mechanism)



**Drop-in  
sessions**



**Email and  
Phone** contact

# Community Survey

The survey was open from Friday February 25 to Sunday March 20 and had a total of **92 responses**.



The survey consisted of nine questions;

9

Three were multiple choice only.

3

Four were multiple choice with an option to include an “other” free text response.

4

One question was free text only.

1

The final question was for the participants to provide contact details.

1

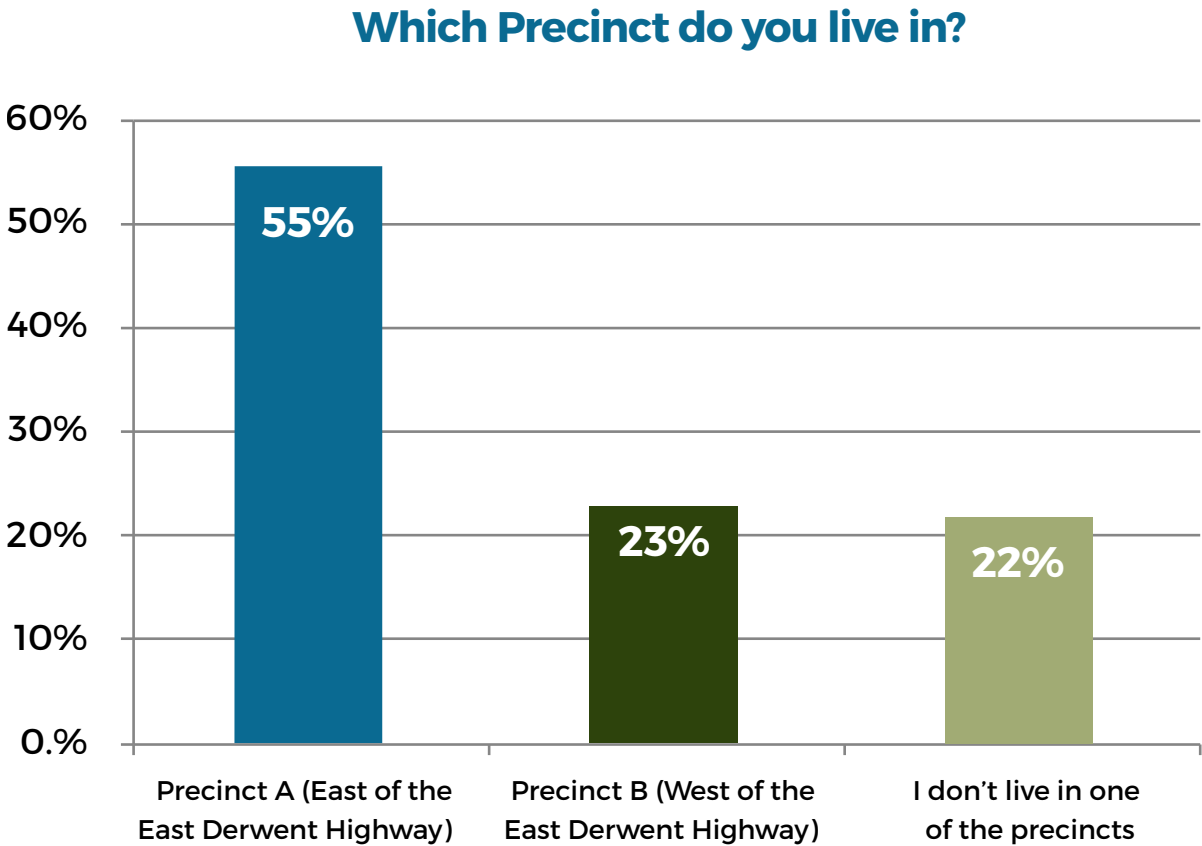


**Question 1:** How long have you lived in the precincts being investigated?

**Question 2:** Which precinct do you live in?

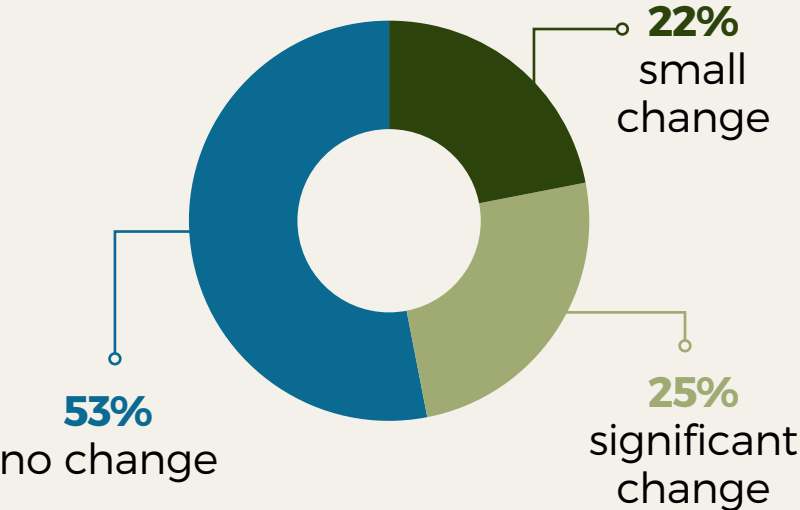


- 73%** of respondents have lived in the area for at least 5 years;
- 40%** of respondents have lived in the area for more than 10 years
- 55%** of respondents came from Precinct A
- 22%** of respondents did not live in the precincts

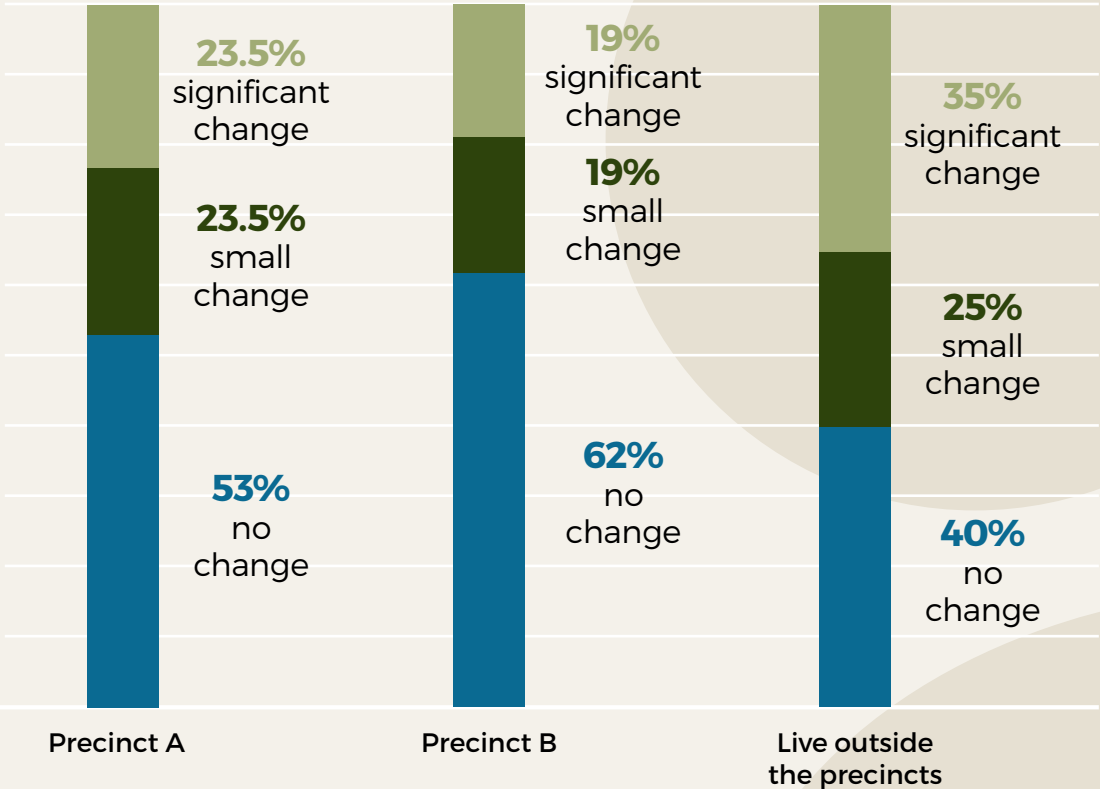


### Question 3: How do you feel about the planning controls changing in your precinct to allow more housing?

Respondents Appetite for Planning Control Changes

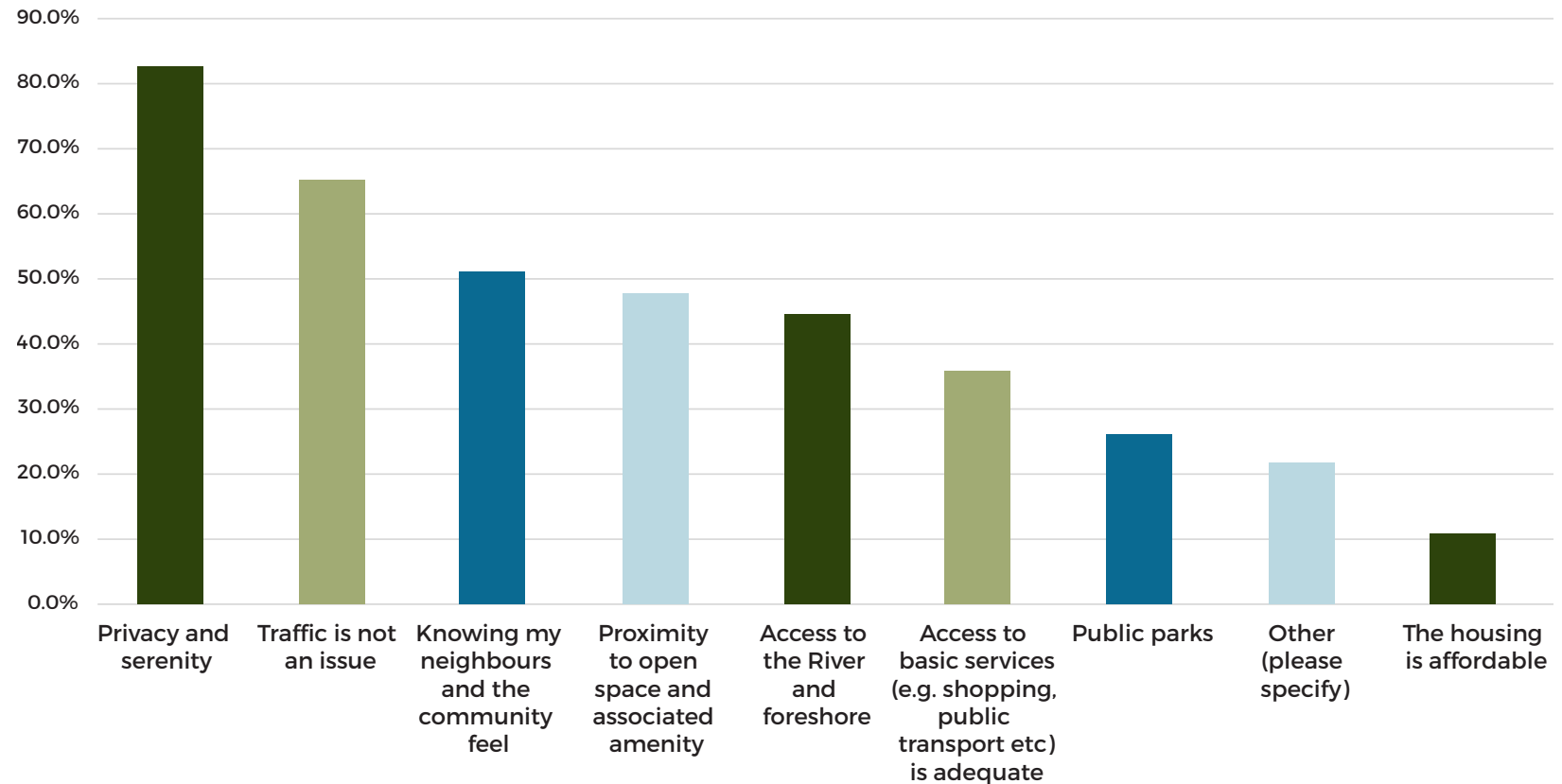


Appetite for Change via Precinct



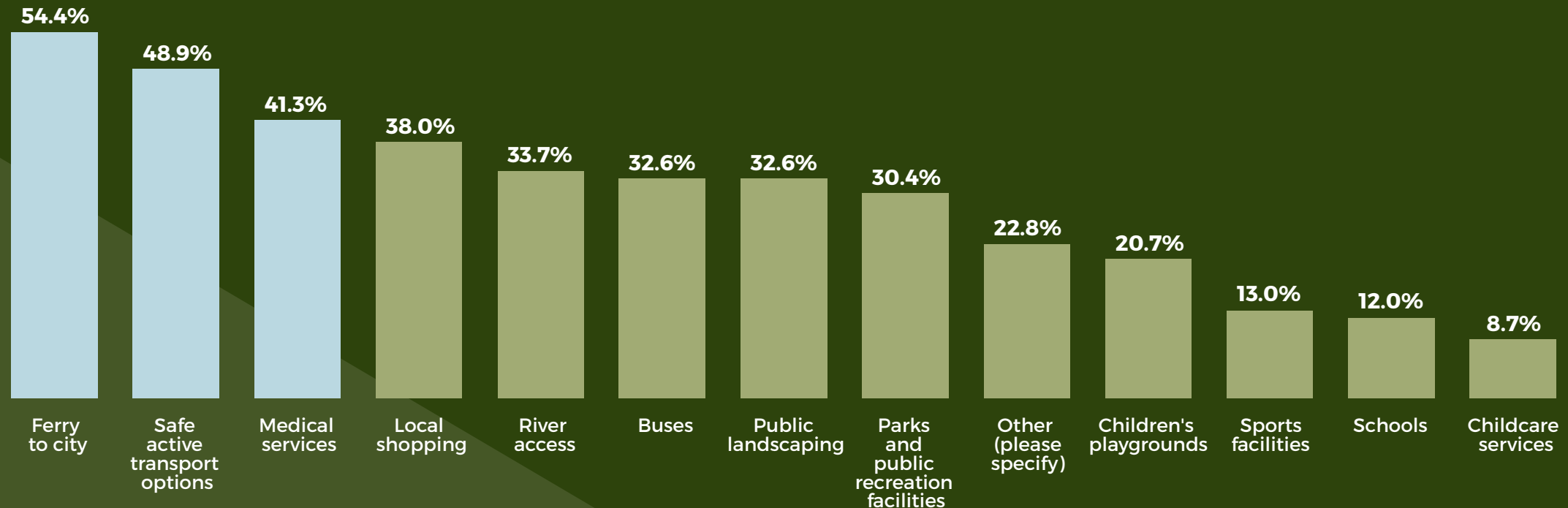
## Question 4: What are the characteristics of the area that you like?

“Living on the cusp of suburbia has distinct values; greater open space, sense of freedom, peace and quiet, privacy, a certain closeness to nature where you can observe both flora and fauna endemic to the area...living a lifestyle where you are not constrained by the nuances of a 500m<sup>2</sup> block bounded by a wooden paling fence.”



## Question 5: Thinking about the future of your precinct and in Old Beach more broadly, what would you like to see more of in the area?

The only choice that was selected by a majority of respondents was a **“Ferry to the city”**. This was followed by **“safe active transport options”**. There was relatively strong support for more **medical services (41.3%)** and more local shopping (38%) as well.



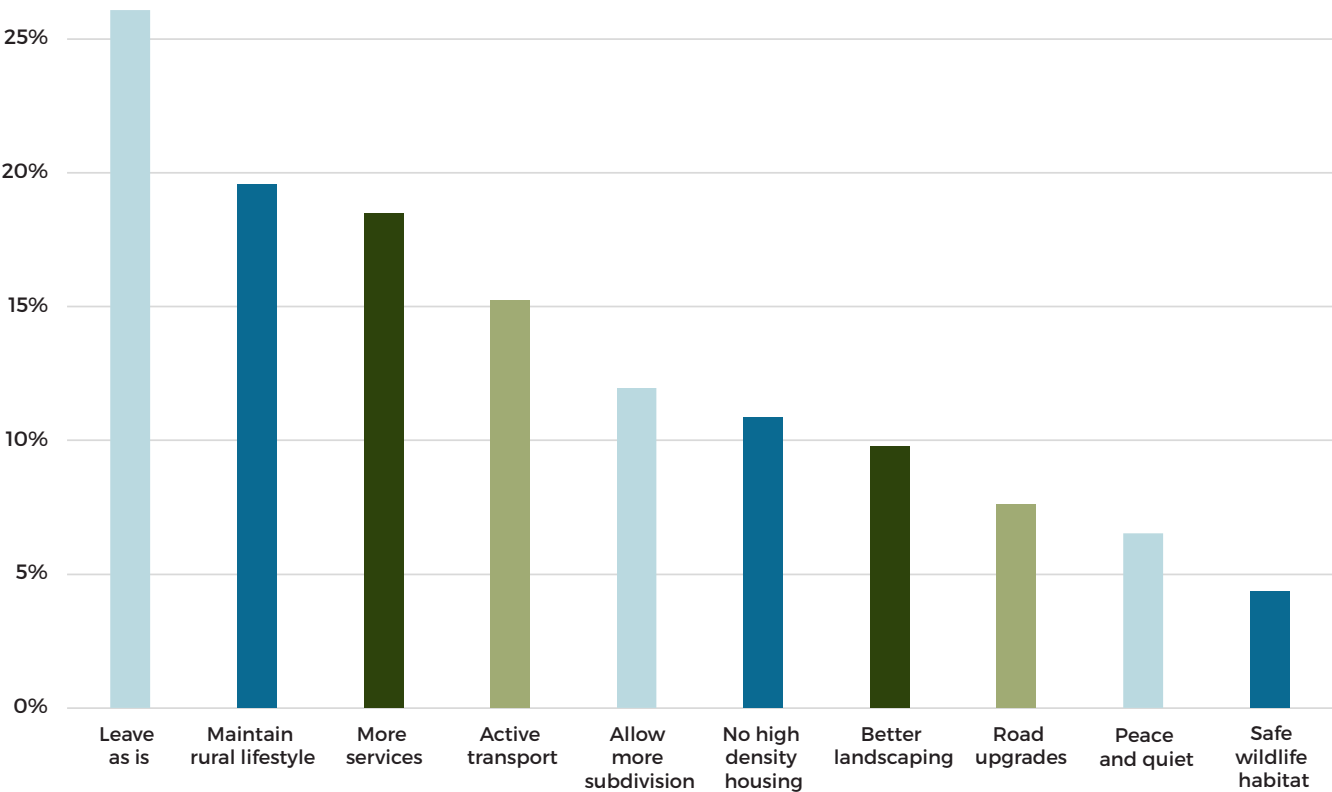


# Question 6: If more housing was to occur, what would you like to see maintained or developed?

Although half the respondents to Question 6 were looking at developments and improvements that could take place if more housing was allowed in the precincts, the other half were not actually interested in answering that aspect of the question and were not yet ready to contemplate any further increase in housing.

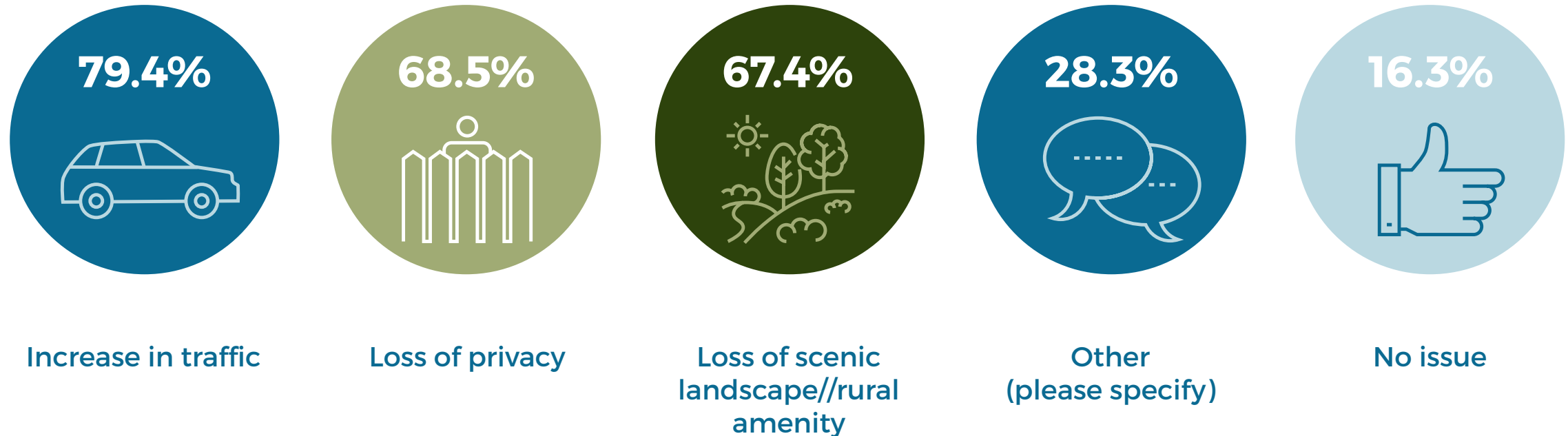
For these people, maintenance of the specific characteristics that they value in the precincts would be undermined if more housing was allowed in the precincts.

Individual responses (as Tags) to Q6 as proportion of total survey respondents (92)



## Question 7: Asked people what their concerns were about having additional housing in the precincts.

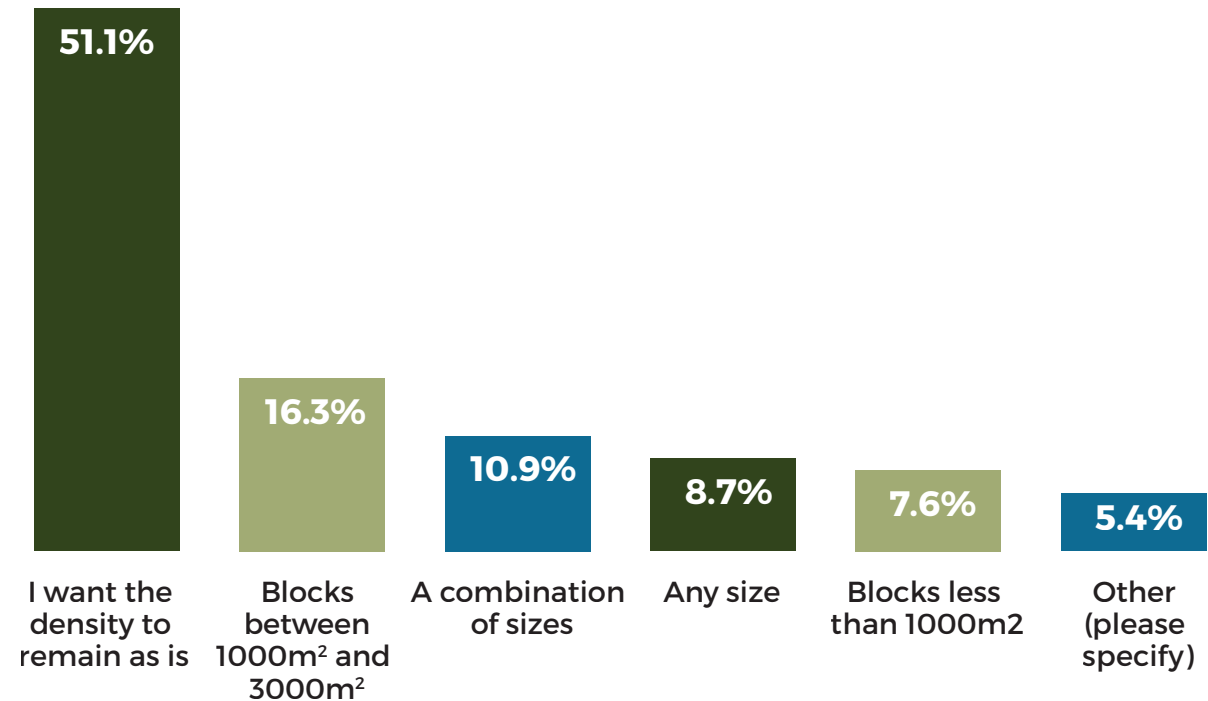
Thinking about the future of Old Beach, what concerns do you have about potential additional housing in the area?



**Question 8:** If some, or all, of the land, within the precincts had more housing, what size blocks (density) would you be comfortable with?

## Half of respondents want no change

- Just over half the respondents want no change to block size(density) limits
- This was also a factor raised in the drop in sessions
- When people saw the potential number of dwellings on an example block, most were against the higher density examples
- Allowing subdivision that results in relatively large block sizes was preferred by those in favour of subdivision





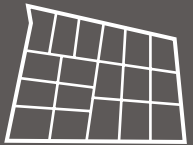
# Lot sizes



This size was ok  
(1500m<sup>2</sup> – 3000m<sup>2</sup>)



This size was about  
the limit (1000m<sup>2</sup>)



Few liked this  
density (500m<sup>2</sup>)





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