



RESHAPING
PLANNING 
in your neighbourhood

CRG Meeting 2 Discussions

Morayfield Neighbourhood Plan

4 October 2022

#ShapeYourNeighbourhood



Meeting Details

Reference:	65545189
Meeting Name:	Morayfield Neighbourhood Plan - CRG Meeting 2
Meeting Date/ Time:	4 October 2022 - 5:00pm - 7.30pm
Meeting Location:	Grant Road Sports & Community Complex, 28-44 Grant Rd, Morayfield QLD 4506

Attendees

CRG Members			
<ul style="list-style-type: none">• Michele• Steph	<ul style="list-style-type: none">• Adam• Joshua	<ul style="list-style-type: none">• Andrew• Todd	<ul style="list-style-type: none">• Meagan (as proxy for Evan)
Council Officers and Consultants			
<ul style="list-style-type: none">• Lauren Fishburn - Coordinator Neighbourhood & Precinct Planning• Kylie Brosnan - Principal Community Engagement Officer• Holly Sorohan - Principal Strategic Planner, Neighbourhood & Precinct Planning• Jess Crane - Senior Strategic Planner, Neighbourhood & Precinct Planning• Jarod Platt - Strategic Planner, Neighbourhood & Precinct Planning		<ul style="list-style-type: none">• John Gaskell - Gaskell Planning Consultants• Luke Butler - Gaskell Planning Consultants• Cameron Davies - Deicke Richards• Genevieve Quinn - Deicke Richards• Peter Richards - Archipelago• Shelley McCormack - Bull & Bear Economics	
Observers			
<ul style="list-style-type: none">• Councillor Mark Booth - Division 2• Councillor Tony Latter - Division 12			
Apologies			
<ul style="list-style-type: none">• David Hood - Manager, Strategic Planning & Place Making• Councillor Adam Hain - Division 3• Emily Wobcke - Gaskell Planning Consultants• Hayley, Jeanette, Anthony, Melissa, Damien, Christopher, Kelli, Tracie - CRG Members			

Agenda	
1.	Welcome and Recap
2.	Activity 1: Group sharing on homework task
3.	What is a vision?
4.	Activity 2: Vision for Morayfield
5.	Well Planned Neighbourhoods
6.	Activity 3: Mapping exercise
7.	Economic Feasibility
8.	Wrap up and close

Discussions

The following provides the discussions and key outcomes from Community Reference Group Meeting 2.

Activity 1: Group sharing reflections on homework task

What the community would like Morayfield to look like in 20 years' time

CRG members were asked to discuss what kind of place they think Morayfield should be in 20 years' time and what their friends, family, or colleagues think Morayfield should look like in 20 years:

- Morayfield has its own identity and character
- There is still a sense of country Queensland with maintained green spaces and bushlands, preserving the 'difference' of the area compared to Brisbane
- Existing commercial services and infrastructure is improved and beautified
- Pedestrian boardwalks adjoining natural wetlands
- Affordable and accessible housing is maintained to promote a diverse community
- The area is economically and culturally vibrant
- Traffic is well managed, connected and both public and active transport opportunities are accessible
- Morayfield is a place that is resilient to natural disasters and climate change
- It's a place where people can live and work, not just in retail or healthcare services but professional services and manufacturing
- Developments are properly managed alongside nature
- Morayfield is safe, socially connected and a prosperous region for the community and local businesses
- An area where kids are engaged, entertained and are nurtured
- You shouldn't have to leave Morayfield to get good quality goods and services
- Diverse community spaces that are suitable for all ages
- More dog parks in walkable proximity to residential areas
- Additional and suitable public transport opportunities
- Tree lined main streets and pedestrian walkways, enhancing the walkability of the area

Activity 2: Vision for Morayfield

Vision board - What does the future of Morayfield look like to you?

In groups, CRG members were asked to create a vision board depicting how they see Morayfield in the future by creating a visual representation or collage of the things that they want in Morayfield or they want Morayfield to become. Photographs of the vision boards for each group have been provided in **Appendix A**.

Transport

- A public transport hub
- Providing good quality cycle and pedestrian connections
- Creating tree lined streets as shade creates comfort for walking and cycling
- More safe places for families to ride their bikes
- More resilience to natural disasters such as flood resilient roads

Sense of community

- Providing choices - where we walk, where we play, how we move
- Retaining the natural charm of Morayfield
- Living with our region, rather than taking over the region (protecting quality social and environmental outcomes)
- Maintaining a place which is leafier, calmer and more relaxed than a city

Community Facilities and Parks

- Creating an arts precinct with a stage for the community to use
- Providing sensory gardens and disability friendly areas to meet
- New areas need more green spaces and pathways (Brodies Park is a good example of this)

Environmental Reserves & Trees

- Working with the land, not just clearing sites and chopping down trees. New houses need to be considerate of existing vegetation
- Street trees & trees throughout the neighbourhood (parks and backyards) are important
- Preserve environmental areas
- Retaining green spaces on the outskirts of the urban area

Centres & Employment

- Providing a central hub every 1km so everyone in the community can walk to a centre
- Providing good healthcare options, so people don't need to move to Brisbane to get good healthcare
- Providing urban nightlife (vitality)
- Well designed and planned town centre
- Providing a diverse range of employment opportunities (more than just retail)
- Providing quality services - so people don't have to leave the suburb
- Creating a 'heart' which is an urban, pedestrian friendly, yet natural area

Housing & Building Design

- Utilising a range of building materials - not just concrete and metal as these elements are used too much
- Providing housing choice such as taller, denser buildings in the core but retaining some large lots on the outskirts
- Repurposing old buildings instead of building new (e.g. Morayfield Health hub is built in an old Bunnings Warehouse)
- Townhouses are better designed with more landscaping and a community feel
- Mandating 'green zones' - where 30% of your site must be green (gardens, lawns and green roofs)
- Creating incentives for sustainable design such as discounts on Council rates for having a green roof
- Locating apartment buildings near public transport stops and stations, parks and community spaces
- Ensuring apartment buildings have access to garden squares (like London) which create a place for the community to gather
- Encouraging well-designed, green and energy efficient buildings (e.g. solar panels and battery systems)
- Utilising smart technology in new buildings such as electric vehicle charging, live video monitoring, keyless entry, lighting control, smart meters etc
- Ensuring housing meets the needs of families and can accommodate multi-generational living 'under one roof'
- Providing housing choice and diversity whilst maintaining affordability

Activity 3: Mapping exercise

What does the future of Morayfield look like to you?

In groups, CRG members were asked to represent the earlier vision discussions and how we achieve a well planned neighbourhood in Morayfield on a map of the neighbourhood. Copies of the drawn maps, from each group have been provided in **Appendix B**.

Transport

- Improving east-west road access especially across Morayfield Road and the railway line
- Improving footpaths, lighting and sightlines for pedestrians and cyclists on William Berry Drive (at the back of Morayfield Centre)
- Creating new and promoting existing walking paths and bushwalking trails to increase community use (for example Grogan Park has extensive trails that are underutilised due to lack of awareness)
- A north-south bridge (vehicle, pedestrian, cycling) connecting Riverbank with Caboolture to improve access to Caboolture Train Station
- Improving pedestrian access from Morayfield Station to Morayfield Shopping Centre
- Ensuring buildings (new and old) provide safe and secure end of trip facilities, so bikes don't get stolen
- Providing cycle paths along the railway line (like the Redcliffe peninsula Rail line)
- Building an overpass at Buchanan Road to improve connectivity to the centre and ensure flood resilience
- Improving pathways and footpaths to and from the Morayfield Train Station especially along Station Road
- Providing additional bus routes and services which connect with Morayfield Train Station
- Improving hours of operation and frequency of buses
- Development of a public transport hub
- The experience of walking is safer, comfortable and pleasant

- Providing better pedestrian connections between facilities and green spaces

Centres & Employment

- Creating 20-minute neighbourhoods where people have easy walking access to shops and services
- Improving the design of Morayfield Shopping Centre to provide overlooking opportunities to improve safety for pedestrians and cyclists on William Berry Drive (at the back of Morayfield Centre)
- Creating an interactive and cultural place within with commercial centre for people to meet
- Creating a beating heart in the middle of the centre which is about 200m long
- Pedestrianising the centre (like Queen Street Mall) to create a true town centre
- Transforming Morayfield Road into a vibrant more exciting place with a unique identity for Morayfield as everyone deserves a bit of 'wow', e.g. a "Hollywood Boulevard" of Morayfield
- Creating a network of neighbourhood hubs across the area where the community can walk/cycle to get milk or ice-cream
- Creating a nightlife in one centre, and providing smaller local centres with convenience uses
- Creating a food and dining precinct, for example near 5 Burrows restaurant, with a kids' entertainment area
- Providing more satellite health hubs to meet the growing needs of the community
- Reimagine commercial sites on Morayfield Road (like the Bunnings site) for high density housing to create a demand for more commercial opportunities within the centre
- Create business opportunities along Caboolture River Road especially towards Caboolture West
- Create vibrant mixed-use hubs around major focal points

Community Facilities and Parks

- Parks and open spaces that are close to the higher density core of Morayfield, that is accessible and services the diverse community
- Embracing the beautiful natural environment and green spine through the neighbourhood area by connecting it, beautifying it, and allowing locals to interact with the space
- Activating underutilised parks and sporting fields through creating multi-purpose areas (i.e. repurposing bowls lawns for outdoor dining/food trucks but also as a function centre and barefoot bowls)
- New and existing community facilities are redesigned to support activities that are not just for sport

Environmental Reserves & Trees

- Establishing 'Morayfield Boulevard' of street trees along Morayfield Road to create shade corridors
- More shrubbery and trees within parking lots to reduce urban heat island effect
- Beautifying the wetlands in Sheepstation Creek for example building a boardwalk adjoining the area. These corridors are preserved and become a main feature and/or tourist attraction of Morayfield
- Trees in new developments should be of a minimum size, and existing trees above this requirement are to be protected and well maintained

Housing and Building Design

- Ensuring apartments on main roads are nice places to live
- Improving building design style in highly visible areas (e.g. Morayfield Road). Modern buildings with height varieties rather than one level
- Embracing technology such as ensuring buildings have EV or commercial drone charging stations
- Higher density overlooking green spaces that are within walking distance to a transport hub (i.e. the train stations). Visual amenity drives better outcomes (you might not have a backyard but you are across from a park)
- Strengthen existing neighbourhoods and establishing more neighbourhoods that provide a variety of housing opportunities
- Improving sightlines between pathways and houses or commercial spaces
- Higher density developments should complement the natural environment
- Buildings are blending in with our landscape not taking over our landscape
- Improved residential opportunities around a commercial and economic centre
- Increase height of commercial buildings in the centre, rather than spreading out to improve service uses and diversity
- Creating a mixed-use development at Morayfield Train Station

Appendix A - Vision Board





