



RESHAPING  
PLANNING   
in your neighbourhood

# CRG Meeting 3 Discussions

## Morayfield Neighbourhood Plan

1 November 2022

#ShapeYourNeighbourhood



## Meeting Details

<b>Reference:</b>	65649975
<b>Meeting Name:</b>	Morayfield Neighbourhood Plan - CRG Meeting 3
<b>Meeting Date/ Time:</b>	1 November 2022 - 5:00pm - 7:30pm
<b>Meeting Location:</b>	Grant Road Sports & Community Complex, 28-44 Grant Rd, Morayfield QLD 4506

## Attendees

CRG Members	
<ul style="list-style-type: none"> <li>• Andrew</li> <li>• Anthony</li> </ul>	<ul style="list-style-type: none"> <li>• Michele</li> <li>• Hayley</li> <li>• Joshua</li> <li>• Steph</li> <li>• Kelli</li> </ul>
Council Officers and Consultants	
<ul style="list-style-type: none"> <li>• <b>David Hood</b> - Manager, Strategic Planning &amp; Place Making</li> <li>• <b>Holly Sorohan</b> - Principal Strategic Planner, Neighbourhood &amp; Precinct Planning</li> <li>• <b>Natalie Hinds</b> - Principal Strategic Planner, Neighbourhood &amp; Precinct Planning</li> <li>• <b>Jarod Platt</b> - Strategic Planner, Neighbourhood &amp; Precinct Planning</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Kylie Brosnan</b> - Principal Community Engagement Officer</li> <li>• <b>John Gaskell</b> - Gaskell Planning Consultants</li> <li>• <b>Cameron Davies</b> - Deicke Richards</li> <li>• <b>Genevieve Quinn</b> - Deicke Richards</li> <li>• <b>Peter Richards</b> - Archipelago</li> <li>• <b>Jerryn Zwart</b> - Zwart Transport Planning</li> </ul>
Observers	
<ul style="list-style-type: none"> <li>• <b>Councillor Adam Hain</b> - Division 3</li> </ul>	
Apologies	
<ul style="list-style-type: none"> <li>• <b>Lauren Fishburn</b> - Coordinator Neighbourhood &amp; Precinct Planning</li> <li>• <b>Councillor Mark Booth</b> - Division 2</li> <li>• <b>Councillor Tony Latter</b> - Division 12</li> <li>• <b>Emily Wobcke</b> - Gaskell Planning Consultants</li> <li>• <b>CRG Members:</b> Melissa, Jeanette, Evan, Todd, Meagan, Chris, Damien</li> </ul>	

Agenda
<ol style="list-style-type: none"> <li>1. Welcome and recap</li> <li>2. Draft vision and group feedback</li> <li>3. Active transport early findings</li> <li>4. Activity 1: Precinct Planning - Morayfield Centre North</li> <li>5. Break</li> <li>6. Activity 2: Precinct Planning - Morayfield Centre South</li> <li>7. Next steps and close</li> </ol>

## Discussions

The following provides a summary of community feedback and discussions from Community Reference Group Meeting 3. It does not form Council policy or imply any Council support at this time.

### Draft Vision -

Council & GPC presented a draft vision to the CRG members. The draft vision was a combination of comments raised from the last CRG meeting and survey responses from initial consultation. A copy of the draft 'works in progress' vision presented for feedback has been provided below:

*The Morayfield neighbourhood offers all the convenience of the city while celebrating the existing natural beauty of the region. It offers the community a relaxed lifestyle where residents don't need to leave, they can work and play close to home.*

*Morayfield is defined by green spaces, and a lively and inviting commercial centre. Morayfield residents and visitors of all ages and abilities can safely and conveniently move around the neighbourhood to local destinations on foot, bicycle, e travel and public transport.*

*Morayfield is connected by a web of multifunctional green corridors made up of the Caboolture River, Sheepstation Creek and their tributaries. These corridors provide important natural habitat and wetlands for local flora and fauna, pathways for floodwaters and a variety of recreation opportunities. This network also provides a pleasant and safe way to move around the neighbourhood.*

*The Morayfield Centre is a vibrant community heart that provides a diverse mix of employment, cultural activities, shopping and services with a distinctive local atmosphere. The centre embraces Sheepstation Creek and Dickson Park, providing a people friendly and safe place to meet with family and friends. Morayfield Road is a functional and attractive boulevard with shaded spaces for pedestrian comfort.*

*Morayfield is home to a wide range of families and age groups that live in a mix of well-designed housing types on green streets. Housing is located with convenient access to transport, shops, services and open space to promote affordable living options. Morayfield Train Station and Morayfield Centre are supported by the strategic location of higher density housing.*

General comments made by CRG members have been recorded below:

- CRG members agreed that the neighbourhood plan area has the potential to utilise green corridors to improve pedestrian connections and opportunities for access.
- Active transport corridors need to be connected to the wider neighbourhood plan area as well and neighbouring growth areas, particularly given the prominence of the Morayfield centre as a regional commercial district.
- Small steppingstone pedestrian rest stops along Morayfield road would improve comfort whilst walking. These pedestrian rest stops could include shade trees, benches / seats, or a water fountain.

### **Activity 1 -**

CRG members were asked to discuss and envision the desired outcome of the northern part of the Morayfield Centre (North of Sheepstation Creek) and the adjoining residential area of Waytown. Scans of the drawn maps from each group have been provided in **Appendix A**. A summary of discussion topics has been included below:

- It would be great to have an entrance gateway / statement piece that creates a sense of place when entering the neighbourhood plan area via the North (from Caboolture Centre) along Morayfield Road.
- Industrial uses along Dixon Road and Industrial Avenue could be redesigned to include north-south pedestrian connectivity to the Morayfield Centre. There is an opportunity to include mixed-use that supports residential and mixed-industry (distribution & tech) on these sites.
- The green space on the corner of Market Drive and Dickson Road is an ideal location for a new 'park heart' to support community activity.
- Public art in the centre could help strengthen the sense of place and identity.
- It was acknowledged that the residents of Waytown have a fantastic sense of place and community. Waytown has the ability to be redeveloped into aesthetically pleasing three storey townhouses. To support single parent families and maintain affordability, it was discussed that single storey units below two storey townhouses could be mixed into future developments, without detracting from the amenity of the area.
- Improved connections through Waytown could enhance movement options. These included additional north-south roads for vehicles and rear pedestrian laneways.
- Additional parks or usable greenspace adjoining Waytown would improve amenity and provide more spaces for young people to interact with.
- Constructing pedestrian pathways at the end of cul-de-sac to improve pedestrian connectivity around the neighbourhood area. Specifically, to improve the connectivity of the northern residential area to the Morayfield centre.
- There is potential for a community centre, community kitchen or enhanced community activities in CT & LM Williams Park/Dixon Park. A likely construction area would be where the auto-care / mechanic shops are currently.
- The redevelopment / redesigning of the CT & LM Williams Park/Dixon Park could act as a catalyst for future nearby development opportunities. Existing infrastructure, such as the stage within CT & LM Williams Park is underutilised and often events at this space are not advertised well.

- The CT & LM Williams Park/Dixon Park space has the opportunity for community group usage to be undertaken, such as 'arts in the parks' with local artists and painting groups.
- Redesigning the bus station to become a destination.
- Changing the roads fronting Morayfield Shopping Centre to be bus access only. This will improve the walkability of the centre and stop conflicts between cars and CT & LM Williams Park/Dixon Park.
- New, safe and comfortable bicycle laneways behind the shops (eastern side of Morayfield Road) would improve likelihood of active transport movement within the neighbourhood plan area.
- Additional traffic lights or a one-way system around the Morayfield shopping centre would ease traffic congestion and improve safety for pedestrians.
- Opportunity to redevelop the businesses south-west of the Morayfield shopping centre given its location near Sheepstation Creek. The buildings are generally tired in that area and there is a great opportunity to activate the area but redesigning buildings to face towards the green environment rather than Morayfield Road.

## **Activity 2 -**

CRG members were asked to discuss and envision the desired outcome of the southern part of the Morayfield Centre (south of Sheepstation Creek) and surrounding residential areas. Scans of the drawn maps from each group have been provided in **Appendix B**. A summary of discussion topics has been included below:

- Higher density student accommodation around Jonkers Court (associated with the high school) could be explored, overlooking the park and increasing perception of safety.
- A second overpass to get off the train platform at Morayfield Station would help with connectivity of that area.
- Upgrading the roundabout that adjoins the skate park to traffic lights. This would improve pedestrian safety whilst crossing the road.
- Need to consider additional activity locations or community centres for youth and community use. Young people often loiter around the shopping centre because they have nothing else to do.
- Create a safe and comfortable pedestrian pathway that connects Oakey Flat Road to the internal road around Harvey Norman that leads to the Caboolture Sports and Club. Currently residents on the western side of Morayfield Road cross without a pedestrian signal.
- Construction of pedestrian friendly rest stops along Morayfield Road would improve comfort and likely increase pedestrian activity around the southern centre.
- Potential for office development around the Morayfield train station to attract new job opportunities.
- Morayfield Station lacks housing near the station and is not easily accessible. A new transit-orientated development to the east of the Morayfield train station, taking advantage of the public transport opportunities and facilities/services, would be valuable to the community.
- Large vacant lot on Jonkers Court presents a great opportunity for higher density residential facing the wetland area.
- Connection across the green corridor between the Morayfield Sports and Event Centre and the Morayfield Super Centre could be considered. This would likely act as a new 'mini-heart' that links back to the vision, connecting natural assets and services together.
- Beautifying Jonkers Court park and the adjoining wetland would be fantastic for local amenity and pedestrian connectivity. New and improved bike and pedestrian pathways would improve east-west active movement.
- Preservation of the vegetated wetland area on the corner of Petersen Road and Walkers Road would provide great connectivity of the environmental corridor and an good alternative active transport network to the busy Petersen and Walkers Roads.

At the end of the meeting, CRG members gave feedback with the comments being that members were happy with the format of the evening.



## Appendix A - Drawings/notes



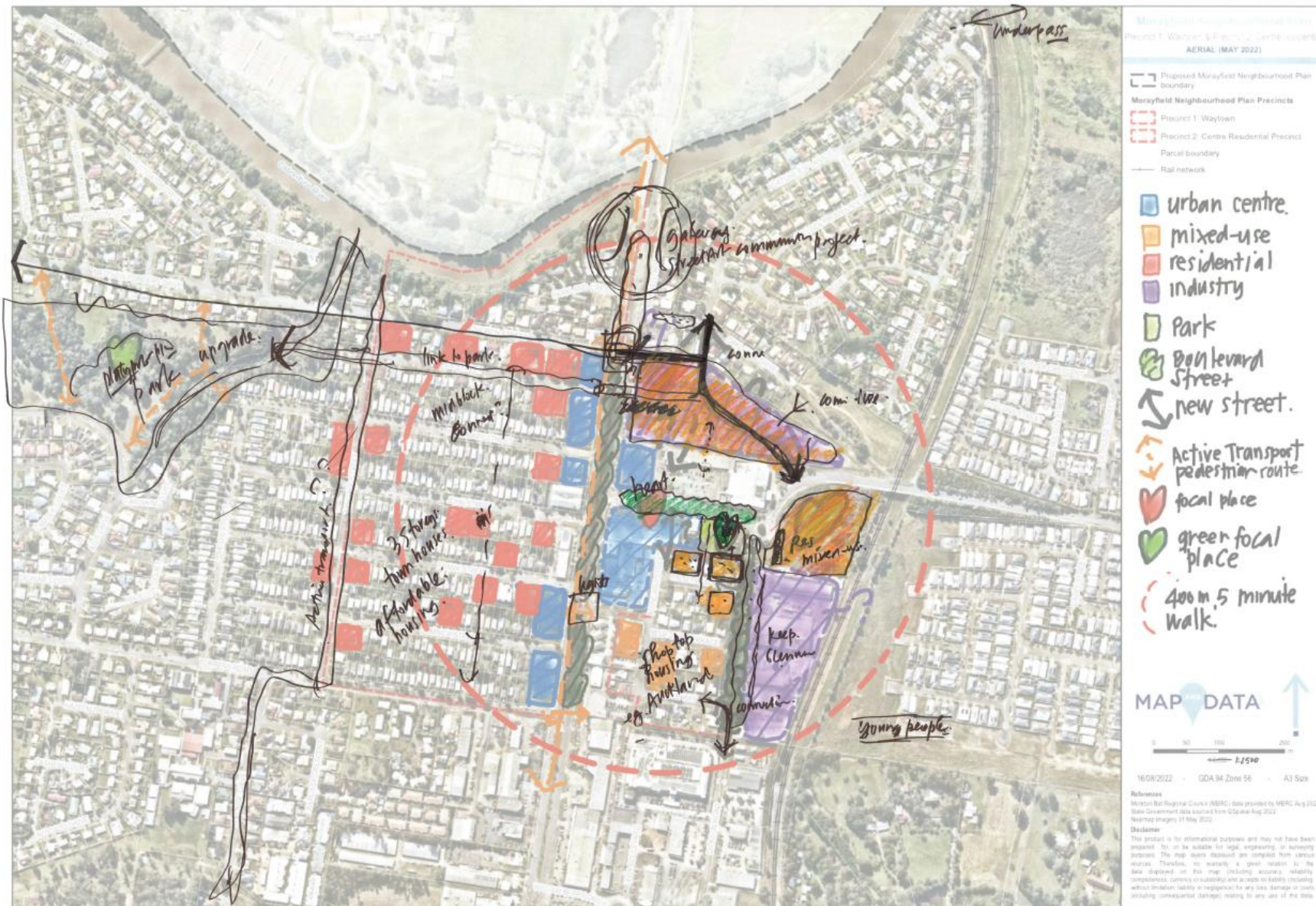














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