APPENDIX C:
CABOOLTURE WEST PLACE NAMING PROJECT: SUBURB BOUNDARY FOCUS GROUP SUMMARY [REPORT]

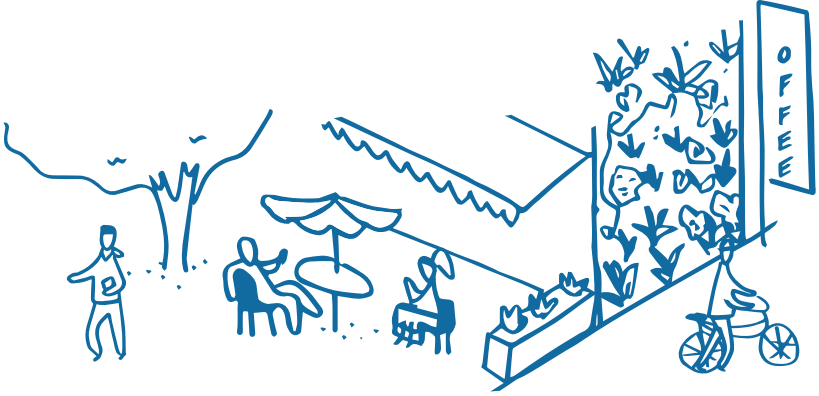
Caboolture West Place Naming Project

Suburb Boundary Focus Group Summary

Prepared for Moreton Bay Regional Council

October 2021

fourfold STUDIO



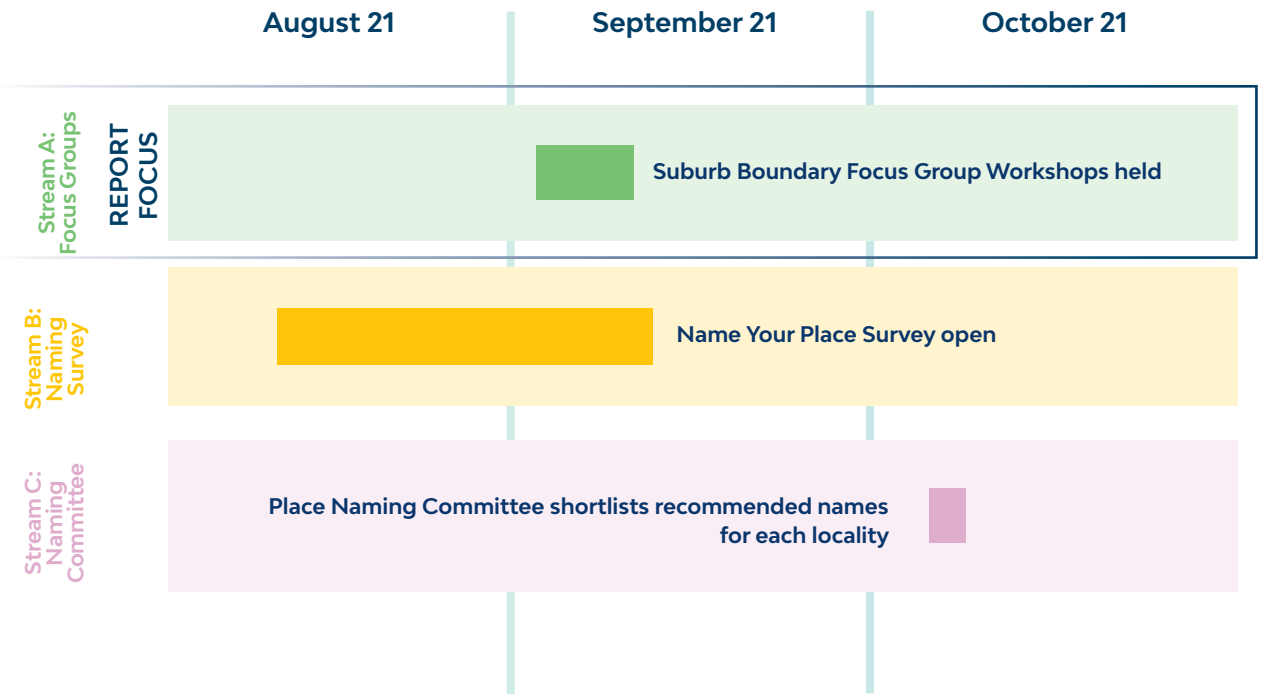
Introduction

Over the next 40 years, the local plan area currently known as 'Caboolture West' is expected to become Moreton Bay Region's largest new community. It will contain a dynamic mixed-use city centre and a range of residential neighbourhoods.

With this expansion comes opportunities for business, employment, education and lifestyle, as well as a diverse range of housing options, and community and recreation experiences. It is envisioned the area will become home to approximately 70,000 residents or around seven future suburbs. To accommodate these potential future suburbs, the boundaries of Upper Caboolture, Rocksberg and Bellmere are being redefined. Further into the future, the suburbs of Wamuran and Moodlu may also be redefined following further community consultation.

To better understand the history and existing identities of these suburbs, and to bring the communities' voices into the planning process, Fourfold Studio was engaged to support Council in the initial stages of the Caboolture West Place Naming project.

Project background



The project comprised three separate processes:

- Two Suburb Boundary Focus Group workshops were held on 1 and 3 September 2021 to explore community identity and community preferences for suburb boundary changes.
- A Name Your Place survey was run from 10 August - 5 September 2021 in order to gather insights into community values and collect place name suggestions from the community.
- A Place Naming Committee was established with representatives from Council, property developers, Traditional Custodians, local historians and community members. They will convene in October 2021 to review the survey results and shortlists recommended names.

The following report summarises the process, outcomes and recommendations from Stream A: Suburb boundary focus groups. The information documented is that provided by the participants at the focus groups.

Engagement process

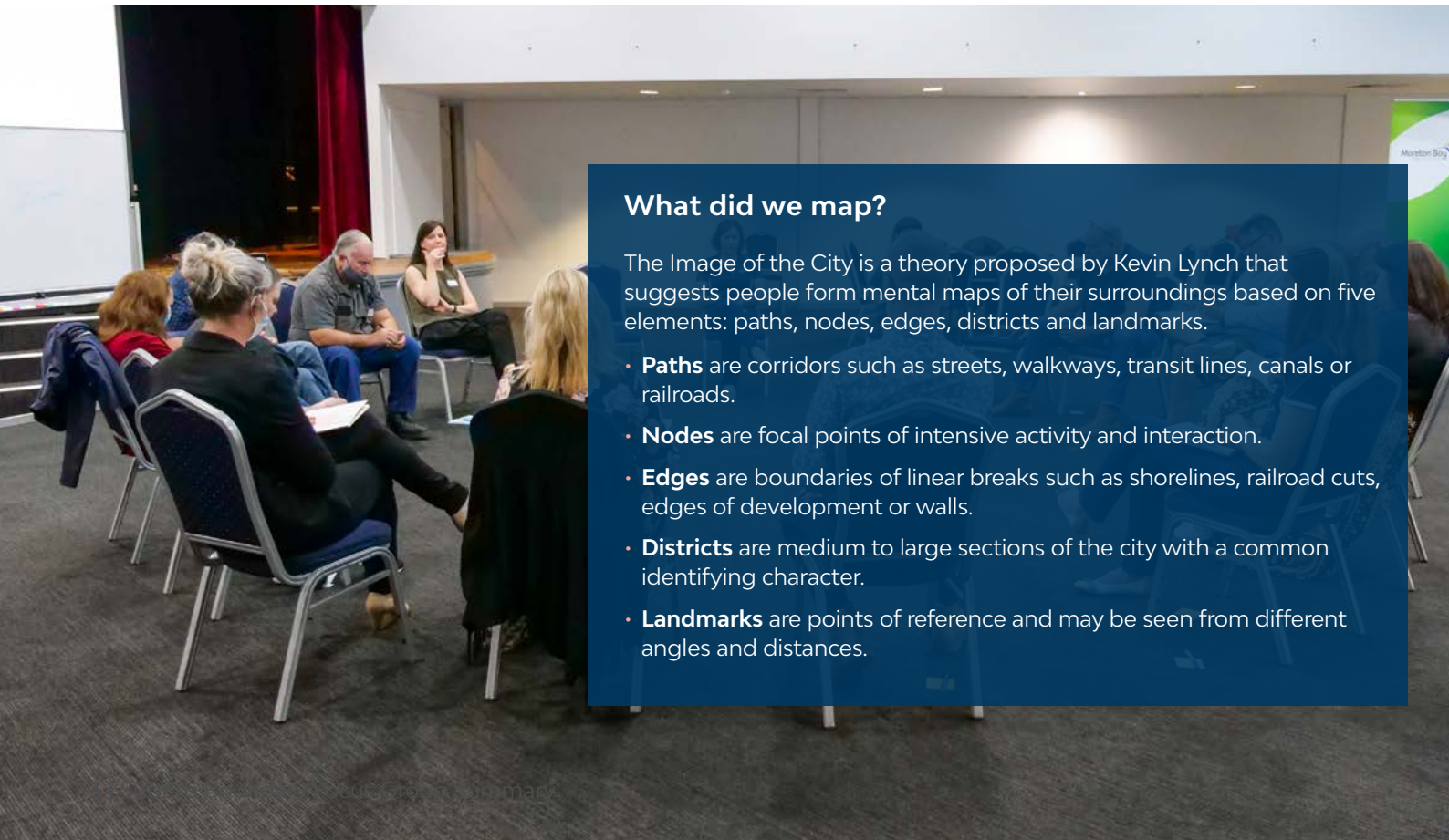
An expressions of interest process to be a part of the focus groups ran from 11 July - 8 August 2021. The applicants' eligibility was assessed by Fourfold Studio, and it was found all applicants were suitable candidates. Invitations were then issued to all applicants. Of 27 invited community members, 15 were able to attend.

Two workshops were held at a central location in Caboolture on Wednesday 1 September and Friday 3 September from 9.00am - 1.00pm.

The objectives of the sessions included:

- Understanding community values and connection to place.
- Mapping elements of place identity to help inform suburb boundary redefinition.
- Documenting perceived impacts and benefits from potential boundary alignment changes.
- Understanding place character to check Council's desktop narrative about the future potential of Caboolture West and help inform the place naming process.
- Building an understanding of basic urban design theory and Council's role in leading the delivery of growth in the area and naming process (such as quality design controls and decision-making processes).

The day consisted of introductions and sharing of stories about the area, followed by a 20-minute 'crash course' in Kevin Lynch's theory the Image of the City. Next, participants worked together to mark on large maps the paths, nodes, edges, districts and landmarks that they use to identify their suburb and neighbouring areas. Throughout the day, participants continued to share their stories and connections to Caboolture West.



What did we map?

The Image of the City is a theory proposed by Kevin Lynch that suggests people form mental maps of their surroundings based on five elements: paths, nodes, edges, districts and landmarks.

- **Paths** are corridors such as streets, walkways, transit lines, canals or railroads.
- **Nodes** are focal points of intensive activity and interaction.
- **Edges** are boundaries of linear breaks such as shorelines, railroad cuts, edges of development or walls.
- **Districts** are medium to large sections of the city with a common identifying character.
- **Landmarks** are points of reference and may be seen from different angles and distances.

Existing suburb considerations

Aligning with the values of the broader Moreton Bay region, people living in Caboolture and surrounds care most about the natural beauty of the region (Moreton Says, 2021).

At a high level, participants tend to separate suburb identities as Rocksberg to the west, Wamuran to the north, Bellmere to the east and Upper Caboolture to the south.

It is important to note the purpose of the workshop was to understand community sentiment and attachment to existing suburb boundaries. While participants demonstrated a strong attachment to the land, there did not seem to be overly strong attachment to those parts of the boundary that will require the most significant change due to the development of Caboolture West. As Caboolture West predominantly comprises large parcels of farmland, typical edges such as roads and rivers were suggested as appropriate new boundaries.

It was also noted the hydrology of the area should be considered when designing suburb boundaries and the suburbs themselves as there are large areas of stormwater drainage basin that are subject to inundation.

The following points relate specifically to existing suburbs and may help inform the alignment of new boundaries. This is supported by the plan on the following page, which captures some of the location specific discussions held during the workshops.

Bellmere

- Bellmere, previously known as Dead Man's Pocket, is ideal for families and people highly value safety for their children.
- Most Bellmere community members identified stronger with the east of Bellmere. West Bellmere is often not associated with 'Bellmere' but rather part of Rocksberg or Wamuran. It would therefore be appropriate to adjust suburb alignment and re-name "west Bellmere".
- Wamuran people regularly come down to Bellmere to shop as there aren't a lot of options in Wamuran.

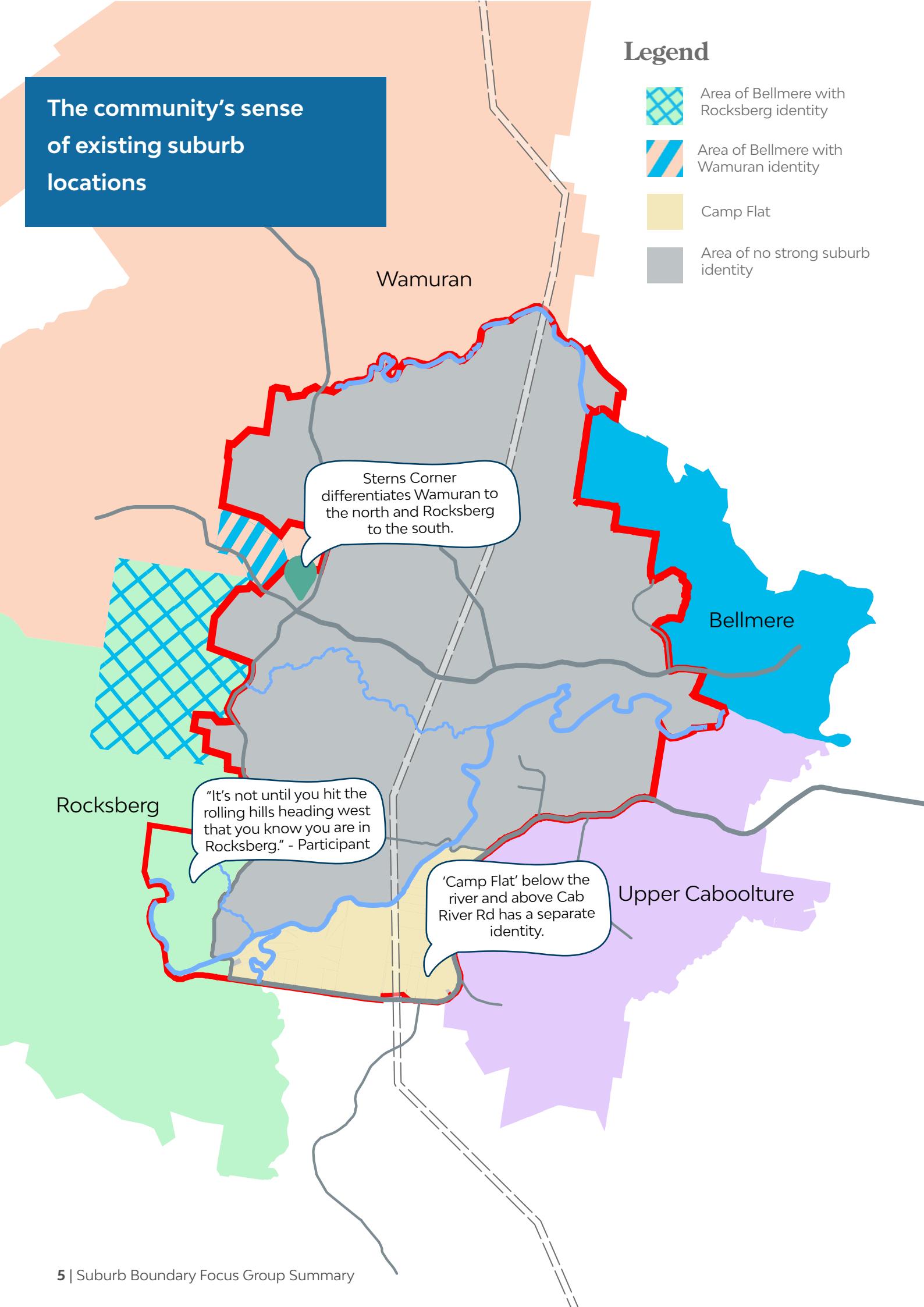
Rocksberg

- Rocksberg is named after the large geological formation known as the Rocksberg Greenstone belt. This type of greenstone is a metamorphic rock originating from a volcano near Maleny and is an olivine basalt.
- The area is still thought of as largely rural and farmland.
- Central to the stories of Rocksberg was the Rocksberg Provisional School which opened 1893 and closed in 1954. The children of the early settler families attended this school, which in some periods had as few as nine students.
- The Zillman family was one of the first families in the Rocksberg area, with their property known as 'Flagstone'. The sixth generation of the Zillman family remains on the property today.

Upper Caboolture

- Upper Caboolture has seen a significant amount of change over the past decade - from many households owning horses and animals, to now a more suburban feel with increasing subdivision.
- People from Upper Caboolture felt there was a socio-economic divide between the suburb with some areas being more closely aligned to Moorina or Morayfield.
- There was also a feeling Caboolture has a negative reputation and the suburb Upper Caboolture is tarnished with that due to the name connection.
- There was also confusion reported around the suburbs location because it is not adjacent to Caboolture.
- There is concern about future congestion and rat-runners and whether the the capacity of the existing roads of Upper Caboolture will keep up with population growth.

The community's sense of existing suburb locations



> We appreciate the opportunity to be a part of the change coming to our area.

Place identity key words

During the introductory activity, participants wrote down their top three words relating to Caboolture West. These words were divided into eight thematic categories: Community; Agriculture; Landscapes; River; Wildlife; Changing; Peaceful and Heritage.

Thematic categories

Community: 12 words identified

There was a sense from locals that they 'look out for each other' in the area. Many participants described the area as family-oriented, diverse and supportive.

Agriculture: 11 words identified

Over time, Caboolture West's agricultural sector has included dairy, strawberry, banana, avocado, sugar, grazing, cotton and stud farming. After settlement, dairies were the primary type of farming, but as the industry got larger, small-scale dairies found it difficult to survive. Locals remember the famous Caboolture Yoghurt as 'sensational'.

There was also a cafe called Milky Way in what is now Morayfield that had the best milkshakes in the area (it is now a car-wash). Bananas were grown in great numbers - at the peak 8 tonnes per day were being produced. There was a 'Golden Mile' which ran into Wamuran, named for the bananas. With population growth and conversion of farmland to residential, there has been a wild dog and pig problem to the west of Caboolture West.

Peaceful: 9 words identified

Caboolture West was described as quiet, relaxed, calming, spacious and open. One local described the feeling of peace and relief of coming 'home'.

River: 8 words identified

The Caboolture River was highly discussed. Many participants had stories of them or their children swimming and playing in the river. It was noted the tides go up and down rapidly. A local saying was, "Don't watch the weather, watch the tide".

The "Merryvale" property owned by the Newton family backed onto the River at Dobsons Crossing. This was the point where the tidal salt water met the fresh water before the weir was installed and was a local spot for catching cat-fishing. People also went fishing under the Caboolture River bridge often catching sharks. Another strong theme was the importance of the river crossing points and how their limited locations created a divide between communities to the north and south of the river. This divide remains today.

Landscape: 8 words identified

For many participants, the green hills and valleys of Caboolture West resonated with them.

Wildlife: 7 words identified

This theme came through very strongly for participants, who want to see the preservation and restoration of animal habitat. Some of the local wildlife that were mentioned as important were the brown snake, kookaburra, kangaroo, koala, flying fox and platypus. It was noted there was a koala corridor but that the koalas do not go near the open grazing and agricultural country.

Change: 7 words identified

The older settler families of the area have seen a transition from boats to rail to roads, as well as a transition from farms (which existed to make a living), to hobby farms to residential. In general, participants were accepting of change and understood development brought both benefits and costs.

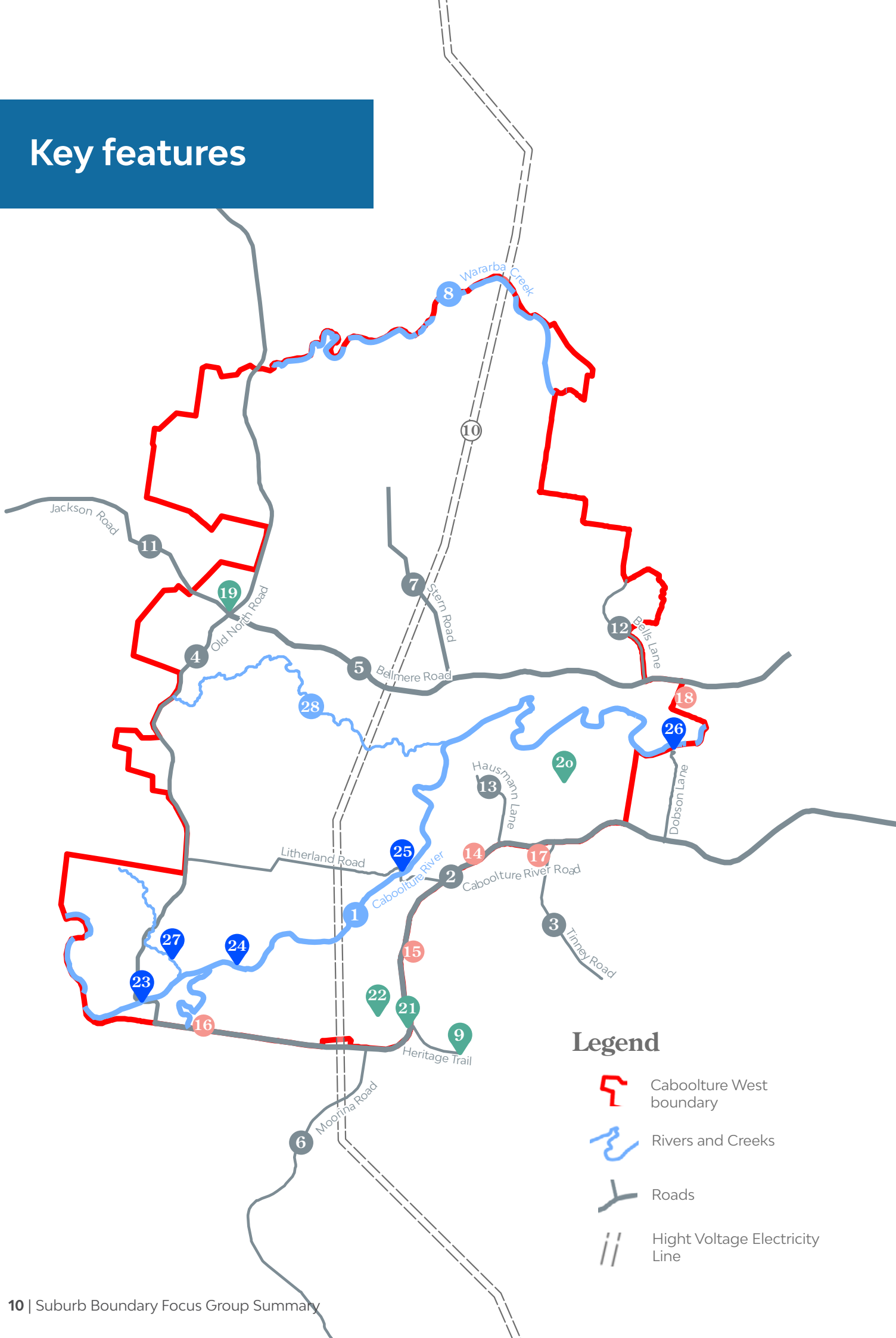
There is still some anxiety towards change, in particular for Bellmere as the most affected suburb. The participants have already seen change through the new 7-Eleven and the soon-to-be Woolworths, and have concerns about increases to traffic, lights, noise and smell.

Heritage: 4 words identified

Many participants felt Caboolture West's history was important in its identity, and older participants referred to the previous parish and county names (e.g. County of Canning, Parish of Wararba). Upper Caboolture Uniting Church and the Upper Caboolture Farmers Hall were thought to be one of the oldest church's and Farmers Hall's in Queensland.

Schools also play a large part in the identity - such as Rocksberg School and the Camp Flat provisional school. The Rocksberg School was where the older settler families' children went to school.

Key features



Paths and edges

The following observations were made by participants. The edges discussed below would make logical suburb boundaries where relevant. In general, there were no strong sentiments about any areas which lay within the Caboolture West area which should be retained as part of the existing suburbs.

1 Caboolture River

The Caboolture River is the most prominent edge in the Caboolture West area. The river was additionally known as a path prior to the development of rail and roads. Community members would very much like to see the river enhanced, through swimming access and space for families.

2 Caboolture River Road

Caboolture River Road is a significant path which is well-used by locals and visitors.

3 Tinney Road

Tinney Road was often the first path which participants would use to orientate themselves with the map (particularly residents of Upper Caboolture) but it wasn't identified as a strong edge.

4 Old North Road

Old North Road was originally used as a stock route (path) between Kilcoy and Brisbane. It formed the central path North to South through the parish of Wararba, before the formation of the current suburbs. It is a strong edge.

5 Bellmere Road

Bellmere Road creates a path from West to East. It also creates elevated ridge-line providing views across to the glass house mountains.

6 Moorina Road

Moorina Road was another path used by participants to orientate themselves. There is some feeling that this road is more of a natural edge between Rocksberg and Upper Caboolture/Moorina.

7 Stern Road

A few participants identified a strawberry farm at the end of Stern Road that had previously hosted a popular cafe.

8 Wararba Creek

'Wararba' was identified as a popular potential name for the Caboolture West area. It's believed to be an Indigenous word with the meaning undetermined. The creek forms a natural edge between Caboolture West and Wamuran/Moodlu.

9 Heritage Trail

There is a heritage trail (path) which leads from the heritage Morayfield State School to the Rocksberg Park Heritage Reserve along Caboolture River Road.

10 High voltage electricity line

While not an obviously important feature, this area is cleared, making a natural edge between properties.

11 Jackson Road

Jackson Road differentiates Rocksberg to the south and Wamuran to the north. It would be logical to separate these suburbs at this point.

12 Bells Lane

This edge differentiated the original parishes of Wararba and Canning. This could be a logical edge of the future Bellmere.

13 Hausmann Lane

Hausmann Lane is a pathway into Newton's Paddock.

Nodes and landmarks

The following observations were made by participants. In general, the Caboolture West area did not contain many existing gathering nodes, apart from those at the boundaries of the area. It was therefore determined that there is less strong community attachment in areas which are dominated by large areas of farmland when compared to the south of the Caboolture West boundary.

14 Church

The Upper Caboolture Uniting Church is one of the oldest churches in the area, established not long after settlement. Along with the Farmers Assembly Hall, it has been an important gathering site for generations. The church was where the more religious people would gather, and the less-religious folk would gather at the Farmer's Assembly Hall for dances and events.

15 Farmers Assembly Hall

The Upper Caboolture Farmers Assembly Hall is one of two important gathering nodes for the Caboolture West community. The hall historically held social events and still hosts events where people can learn more about the history of the area and connect with their community.

16 Rural Fire Brigade

The Carseldine family was extremely involved in setting up the rural fire brigade. This node is another important community node. One participant told the story of the firefighters standing on the roof of the building throwing lollies down to the kids on special occasions.

17 EC Newton Park

This park is a well-used focal point of the community. There is a heritage walk that runs through the park connecting with the heritage places mentioned above. The park has been recently used by a medieval live action role play group 'Androcian Chronicles' who gather there on weekends.

18 Bellmere School

The Bellmere School is an important node/landmark for the Bellmere community.

19 Sterns Corner

The Sterns were another farming family whose house was close to this corner. In the past, it was difficult to reach their house as the road was rough.

20 Newtons Paddock

The Newton family is one of the original settler farmer families in the area. 'Newtons Paddock' has a coherent identity and is the first parcel of land once you pass the gateway from more suburban to rural areas.

21 Waste facility

Residents were happy with the free services of the local waste facility, and the tip was also a landmark to navigate by. This was part of the area formerly known as camp flat.

22 Camp Flat

Camp Flat was where people would camp while bringing stock from Kilcoy to the Brisbane Valley - they would come down Old North Road (along the stock route) and set up camp. This area feels more like Rocksberg than Upper Caboolture.

23 Zillmans Crossing

Zillmans Crossing is a significant landmark for the community. It was named when the Zillman family were the only residents in the area. It was a common swimming area as well a place where horses and horse-drawn vehicles crossed the river.

24 "The Waterhole" - Beva Court/ Hampton Road

This location was identified as a previously popular swimming hole by multiple participants. It has since been subject to illegal dumping of rubbish so may not be used as much.

25 Litherland Road & Crossing

Litherlands Crossing was suggested as a good place for a bridge as the river narrows here. Litherland Road had been an important early pathway east to west.

26 Dobson Lane & Crossing

Dobson Crossing was another crossing point established for use when horse drawn vehicles where the main transport. Crossing occurred at the flattest part of the river at low tide.

27 Lady's Gully

The landmark of Lady's Gully was named because a horse named Lady got stuck in the gully. Both the rider and the horse survived.

28 Waterway south of Bellmere Road

The east/west waterway parallel to the south of Bellmere Road provided some definition to the Bellmere Road corridor.

> **Our community has connected around the Farmer's Assembly Hall for generations.**

Future opportunities

Continue to incorporate local knowledge in planning

Bringing local perspectives into the process early not only establishes buy-in, but means projects are informed by on-the-ground knowledge. This was seen as essential for decision-making around infrastructure. It is vitally important to the community that infrastructure 'keeps up' with population growth rather than being an after-thought. The Caboolture West workshop participants are excited to see new infrastructure such as schools (primary and secondary, private and public) or infrastructure which will open up recreational use of the river to the broader community.

Distinguish the Caboolture River as a focal point

It is important to the community that future development opens up the use of the river as a focal point for gathering and recreation. It is recommended development does not encroach on the river and flood mitigation is considered. Additionally, there is an old rail trail to the north of Caboolture West that has been turned into a cycle track. There are opportunities to connect more bike trails through Caboolture West which link to others in the area. There are also opportunities for more heritage and cultural interpretive trails similar to those at Sheep Station Creek.

Celebrate existing sense of community

Participants were grateful for the opportunity to be part of this particular process and were interested in meeting again with fellow participants. Future development of Caboolture West should consider 'community connectivity' - social infrastructure which maintains the 'sense of community' that is currently valued. As the area undergoes significant change, it will be critical that Council is able to enable strong community connectivity. There are also opportunities for heritage trails or interpretative design and placemaking. The community would like to be involved in building upon the existing identity, and would like to connect with and share their stories with people new to the area.

Recommendations

It is recommended that Council:

- Note the community values and connection to place documented in this report.
- Consider the mapped elements of place identity when redefining suburb boundaries.
- Note there are no significant community identity impacts or benefits reported in relation to changing existing suburb boundary alignments to accommodate the development of Caboolture West, including moving western parts of Bellmere into Wamuran and Rocksberg.
- Consider the community sentiment documented in this report when selecting preferred names for the potential future suburbs in the Caboolture West area.
- Note, and where possible look to action, the future opportunities identified in this report as the development of the area is progressed.

Get in touch

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