

CRG Meeting 2 Discussion and Key Outcomes

Kallangur-Dakabin Neighbourhood Plan

30 November 2021

#ShapeYourNeighbourhood



Meeting Details

Reference:	63428366
Meeting Name:	Kallangur-Dakabin Neighbourhood Plan - CRG Meeting 2
Meeting Date/ Time:	30 November 2021 - 5:00pm - 7.30pm
Meeting Location:	Kruger Hall, 25 Ann St, Kallangur 4503

Attendees

CRG Members	
<ul style="list-style-type: none"> • Danielle • Jack 	<ul style="list-style-type: none"> • Di • Judy • James • Gary • Chris • Sandy
Council Officers and Consultants	
<ul style="list-style-type: none"> • Lauren Fishburn - Coordinator Neighbourhood & Precinct Planning • Kylie Brosnan - Principal Community Engagement Officer • Amy Farmer - Principal Strategic Planner, Neighbourhood & Precinct Planning • Natalie Hinds - Senior Strategic Planner, Neighbourhood & Precinct Planning 	<ul style="list-style-type: none"> • Jason Tan - Strategic Planner, Neighbourhood & Precinct Planning • Clemm Davidson - Strategic Planner, Neighbourhood & Precinct Planning • Joanna Blyth - AECOM • Alastair Leighton - AECOM
Observers	
<ul style="list-style-type: none"> • Councillor Mark Booth - Division 2 	
Apologies	
<ul style="list-style-type: none"> • David Hood - Manager, Strategic Planning & Place Making • Darren, Mark, Sherar, Ross - CRG Members 	

Agenda	
1.	Welcome
2.	Overview of CRG 1
3.	Questions taken on notice
4.	Draft Vision
5.	Kallangur centre - Overview of options
6.	Kallangur centre - Group Work
7.	Neighbourhood Plan - Overview of options
8.	Neighbourhood Plan - Group Work
9.	Close of meeting

Discussion and Key Outcomes

The Kallangur-Dakabin Neighbourhood Plan Community Reference Group (CRG) met for the second time to discuss the options prepared for the area.

The following notes capture the discussion and key outcomes from Community Reference Group Meeting 2.

Draft Vision

A draft vision, informed by what we heard from the community during the first round of consultation and the visions prepared by CRG members, was prepared and presented for discussion and feedback. The points outlined below provides a summary of the feedback obtained from the CRG members.

Feedback and discussion

- The Kallangur Town Centre may mean a different place to different people. The vision should be amended to clearly define where the centre is.
- The vision should be amended to mention a key centre or 'heart' but also smaller centres within the neighbourhood. The 'heart' could be a rejuvenated section of the existing centre at Anzac Ave with smaller 'hearts' located throughout the neighbourhood.
- Concerns were raised that Kallangur would continue to be used as a thoroughfare rather than a destination. The vision should ensure Kallangur is a destination of its own.
- There is an opportunity for the vision to acknowledge the value of community centres such as Kallangur Community Centre.
- Kallangur-Dakabin is in a good location as it allows convenient access to Brisbane City, Sunshine Coast, hinterland and more. Consideration should be given to adding this positive aspect of Kallangur-Dakabin to the vision.
- The draft vision highlighted the area provides wildlife movement corridors between Moreton Bay and Lake Kurwongbah. It was raised that these environmental corridors are fragmented due to barriers like the Bruce Highway and train lines. It was suggested to reword and focus on environmental corridors within the Neighbourhood Plan boundary.

Overview of Kallangur Centre options

Draft concept options focussed on the Kallangur Town Centre were presented to the CRG members for discussion and feedback. The draft options were prepared at a concept level only to assist in promoting discussion and to generate thoughts and ideas. The options included a Community Green and a Civic Square approach to delivering a 'heart' of Kallangur. The feedback provided on the options by members is outlined below.

Feedback and discussion

- It was generally agreed that the elements of the Community Green option were preferred. This option centred mostly around a wide green corridor through the centre, linking Paris Park to Anzac Ave.
- The Community Green option was described as providing more of a destination as it provides a community heart for locals and visitors that may offer something different to North Lakes.
- Green space within the centre was desired to help create a destination.
- The Civic Square option was discussed as more of a functional outcome and is not necessarily a destination place that fully captures the draft vision.
- There was a consensus that the Kallangur-Dakabin community don't want this to be another North Lakes. Kallangur-Dakabin needs to be unique and represent its own local place.
- Currently the main destination in Kallangur is Woolworths, however, there needs to be more activities, so the place operates more like a centre. The Community Green option captures these other activities such as indoor/outdoor dining options for restaurants, small scale open space and seating as well as residential living in and around the centre itself.
- The grouping of retail and community uses into a more central area (rather than sprawled along Anzac Ave) could help create a thriving centre with lots of daily interaction between residents, visitors and businesses.
- Kallangur Tavern was discussed as an opportunity for bringing activity to the centre if it was reoriented or relocated to open to the green space.
- It was suggested that the green space could include elements to celebrate ANZAC history.
- The roads north of the Kallangur Community Centre were identified as lacking connection through to the centre.
- The commercial businesses around Kallangur Fair have multiple owners. This may be a barrier to change and achieving a coordinated outcome. It was discussed that there may be easier places to build a centre, but this location is the most suitable due to its central location within Kallangur and being close to Kallangur Station.
- The employment opportunities at The Mill in Petrie may create a need for housing in this area for people that want to live close to work.
- Concerns were raised around The Mill undermining the proposed changes to Kallangur Centre by offering more services or bigger anchor tenants given its larger scale of development. Kallangur Centre will need to offer something different to what is being planned at The Mill to encourage more people to visit the centre.
- Questions were raised around what development is expected to happen immediately south of Kallangur Station. It was noted this area is part of The Mill and will be developed as part of that project.

- Suggestions were made for residential development to be constructed on the vacant land on Goodfellows Rd, just north of Kallangur Station. However, this land is highly constrained (flooding and other environmental matters) and may not be suitable for residential living.
- An opportunity was identified for high density residential living to be located to the east of the proposed green space (in the Community Green option) and south of Kallangur Fair.
- The residential area to the west of the proposed green space (in the Community Green option) is characterised as 1960's housing and may provide opportunities for viable redevelopment options in future. This would allow opportunities to increase movement and connectivity in this area.
- The parks and footpaths between the centre and Kallangur Station do not feel safe. Future development of the area should require buildings to face towards the green spaces so that people overlook the public spaces.
- The Neighbourhood Plan should consider a place for teenagers to enjoy the area. Options for Kallangur Centre should acknowledge this age group.
- Residential land around the centre has poor connectivity and needs better north-south and east-west movement. Wide pathways with trees were the preferred option over narrow footpaths.
- Some buildings along Anzac Ave reminded residents of the history of Kallangur. The Neighbourhood Plan should embrace the history/character of the centre as it redevelops.
- Markets and other temporary activities could occur in the centre to activate the area.
- There was discussion around improvements which could be made to places along Anzac Ave for better walkability. Some buildings currently have awnings over footpaths and if there were more awnings it would create a more comfortable walking environment.
- Significant change would be needed to achieve the centre being described in the draft vision.

Overview of Neighbourhood Plan options

Draft concept options were presented to the CRG members which focussed on the key sites identified at the first CRG meeting for the overall neighbourhood plan area. The draft options were prepared at a concept level only to assist in promoting discussion and to generate thoughts and ideas. CRG members reviewed Option A and Option B and provided the feedback outlined below.

Feedback and discussion

- Neither option was preferred over the other. There were parts of each concept that members favoured, and it was suggested these elements be combined into one concept.
- Consideration was given to rehabilitating the entire northern portion of undeveloped land to the south of Hughes Rd West (where there may be future residential development) to further contribute to the area's environmental values to the north of the project area.
- Thought was given to the preferred location of a planned District Park in the general area north of Alma Rd. The parks location should be in a central location. Option B would provide the greatest benefit to residents being more accessible, walkable for many residents and provide an attractive outlook for properties facing or surrounding it.
- Further consideration is needed for the potential of a transition area where house lots/densities are in-between the higher density housing along Alma Rd and the large Rural Residential properties north of Hughes Rd West.
- It is important to maintain a balanced approach with the environmental corridors to ensure they are not undermined while still allowing appropriate development.
- There was support for higher density residential to be close to train stations. If train stations were to have higher densities surrounding them, then vegetation around Dakabin Station would likely need to be removed to provide more density. It was suggested the vegetation could be replanted at other locations.
- The childcare centre adjoining the service station on Old Gympie Rd was identified as a poor outcome as these uses are not complimentary, and childcare centres should be located close to parks or schools.
- The environmental values of Freshwater Creek are constrained by the location of Lillybrook Shopping Centre being built over it. It was questioned whether Freshwater Creek can be revegetated whilst keeping the centre in place.
- Lillybrook Shopping Centre is considered a nice place for people with the creek running through it, but it does hinder the movement of wildlife as the corridor is narrowed. There was discussion around the potential that if the centre were to redevelop in the future if there would be opportunity to widen the green corridor along Freshwater Creek to allow it to better function as a wildlife corridor.
- Dakabin shops don't offer everything some people need. Lillybrook Shopping Centre is still used as an alternative as a result of this.

- There was discussion around how to connect the Kallangur Town Centre with Freshwater Creek with a north-south pedestrian link. A green pedestrian connection down Andrew Street is an option to achieve this, linking into the undeveloped land on Brickworks Rd however some of this land has development approvals.
- An east-west road connection between Marsden Rd and Thompson Rd was discussed with options either to the south or the north of Bob Brock Park.
- Relocation of some of the Bob Brock Park sporting fields (along northern boundary) was discussed as an option to achieving more residential living near the Dakabin Station. This could be supported by a road connection from Thompson Rd through to Whitehorse Rd. A connection at Whitehorse Rd would be beneficial due to its key location nearby existing commercial uses and Dakabin State High School. Residential development fronting this road could assist in making walking or cycling to Dakabin Station feel safer.
- Supporting activity from The Mill and making road and pathway connections into Kallangur will help support the centre and the neighbourhood.
- Extending Thompson Rd north is the preferred location to improve connectivity between the residential areas into Dakabin Station and the rural residential areas to the north.
- Street trees are highly desired for any new pedestrian links and existing streets.
- Consideration should be given to the historical value of Keith Rd farm.
- The environmental corridors presented were conceptual only and there may be other opportunities to deliver a similar outcome.