



RESHAPING
PLANNING 
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CRG Meeting 1 Discussions

Morayfield Neighbourhood Plan

13 September 2022

#ShapeYourNeighbourhood



Meeting Details

Reference:	65193613
Meeting Name:	Morayfield Neighbourhood Plan - CRG Meeting 1
Meeting Date/ Time:	13 September 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"> Jeanette Andrew 	<ul style="list-style-type: none"> Tracie Michele Joshua Hayley Adam Stephanie Kelli
Council Officers and Consultants	
<ul style="list-style-type: none"> David Hood - Manager, Strategic Planning & Place Making Lauren Fishburn - Coordinator Neighbourhood & Precinct Planning 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"> Kylie Brosnan - Principal Community Engagement Officer John Gaskell - Gaskell Planning Consultants Emily Wobcke - Gaskell Planning Consultants Peter Richards - Deicke Richards Cameron Davies - Deicke Richards Genevieve Quinn - Deicke Richards
Observers	
<ul style="list-style-type: none"> Councillor Mark Booth - Division 2 Councillor Adam Hain - Division 3 Councillor Tony Latter - Division 12 	
Apologies	
<ul style="list-style-type: none"> CRG Members: Anthony, Melissa, Damien, Todd, Christopher, Evan 	

Agenda
<ol style="list-style-type: none"> Welcome and introductions Purpose of Neighbourhood Planning Why are we all here? Activity - Identifying opportunities and issues What we've learnt so far about Morayfield Wrap up and close of meeting

Discussions

The following provides a summary of discussions from Community Reference Group Meeting 1.

Morayfield Neighbourhood Plan Area Issues & Opportunities (two groups)

Both groups discussed and described the key issues and opportunities of the Morayfield Neighbourhood Plan (MNP) area through 6 general themes. A summary of each theme has been provided below. Copies of the drawn maps, facilitated by Deicke Richards, for each group have been provided in **Appendix A**.

Transport

Issues

- The existing active transport pathways (pedestrian & cycle) lack valuable connections to public transport facilities and/or public spaces.
- Active and public transport options within the neighbourhood area generally feel unsafe to use due to the lack of lighting, lighting not being bright enough, and stray/unleashed dogs in some areas.
- Not enough buses or bus routes, especially connecting services to the train station and outside of peak times.
- Congestion along Morayfield Road and Buchanan Road is unpleasant and disruptive to the local environment.
- Morayfield Road is unpleasant and unsafe to walk/cycle due to the lack of shade trees and high volumes of traffic.
- Morayfield Road (underpass) and Buchanan Road floods often, creating barriers for movement between the eastern and western sides of the railway line.
- Difficulty walking and cycling in the area (especially from the train station to the Morayfield Health Hub) due to lack of safe and connected pathways.
- It is hard and unpleasant to walk between businesses on Morayfield Road, and people often use their car to drive around the centre instead of walking, even if only travelling short distances. There is a lack of shade and it is unsafe due to high volumes of traffic.
- Wayfinding through the shopping centre is confusing and disorientating.

Opportunities

- Better connections to the train station (walking, cycling and buses).
- New pathways to resolve key “missing links” in the area.
- Better carparking for developments.
- Pedestrian and cycle bridge across the river at Riverbank to improve access to Caboolture Train Station.

Sports + Community Facilities

Issues

- While there are plenty of sporting facilities, it was noted that the community thought they were hard to access. The facilities lack suitable public & active transport connections and are located close together rather than spread out for wider community usage.
- Not enough libraries and cultural and community spaces for community groups to use (e.g. community halls).
- There are not enough activities or facilities for teenage kids to do other than go to the shops.
- There is a need for additional performance spaces for example.

Opportunities

- Community gardens would offer local, free activities, and improve community spirit.
- The park at the Morayfield Shopping Centre (CT & LM Williams Park) could be better utilised, especially for community activities. The stage outside the shopping centre offers an appropriate space for performance/youth events that could be better utilised.

Parks + Playgrounds

Issues

- Small, local parks are not of value to the surrounding community. These parks are generally not managed well and often attract unsavoury behaviour at night-time due to the lack of lighting.
- Parks like Centenary Lakes and Bunya Adventure Playground are good examples of parks that are functional and fit for purpose. However, they are hard to get to unless travelling by car.
- Local parks lack supporting infrastructure for parents and/or older siblings.

Opportunities

- Better infrastructure such as toilets, water bubblers or shops and cafes that abut parks/playgrounds to improve economic activity could better attract community members to use the facilities.
- Brodies Park North and Brodies Park South (along Cundoot Creek) are great examples of greenspace and parkland and is a great place to cycle or walk your dog.
- There is a block of land currently being used for carparking on Amy Street which could be used as a park or greenspace.

Environmental Reserves

Love

- Trees and natural habitat (e.g. Cundoot Creek, Brodies Park North and Brodies Park South, Glenmay Wetlands, Sheepstation Creek wetland areas).

Issues

- Rubbish and debris within natural billabongs etc. need to be managed to minimise damage to the local flora and fauna.
- Developments need to protect more trees and stop completely clearing sites.
- There is concern about the growth and change, especially clearing of habitat trees on development sites impacting, wildlife and birds.

Opportunities

- Revegetation program is a useful model for re-development that includes pathways and connections for community use. Glenmay Court Wetland is a great example.
- Areas of Sheepstation Creek offer great habitat for plants and animals (especially kangaroos). There are opportunities for regeneration and re-vegetation along Sheepstation Creek to enhance existing habitats.
- Cleaning up rubbish and debris in the "Billabongs" behind the Morayfield State High School (Arthur Allan Park).
- Preserve and manage the existing trees, habitats and birds surrounding rivers and tree corridors.
- Investigator Drive (Caboolture South) is a great example of a tree lined street that should be replicated within the neighbourhood plan area. Vegetated streets could improve wildlife habitats, safety and mental health of community members.

The Centre

Issues

- There is no clear 'heart' of Morayfield.
- The centre district does not provide desirable places to eat out locally, apart from an abundance of fast food chains.
- Morayfield Shopping Centre provides a barrier to walking and cycling where it is hard to get through/around.
- The centre does not flow and is disjointed. Vehicle access is primarily from Morayfield Road and adjoining onsite parking facilities are rarely connected.
- Dine-in restaurants are often small or provide outdoor seating that is located within the car park.
- There were no 'nice' locations to socialise and meet up with friends. Members of the CRG would prefer to travel elsewhere.
- Activities in the centre focus around shopping/commerce.

Opportunities

- It was noted that the Morayfield Village retail centre (Cnr William Berry Dr and Morayfield Rd) or the Super Centre could be a great location for a dining precinct.
- An identified 'heart' of Morayfield would improve community identity within the region.
- A cultural facility/space within the centre would attract new and complimentary uses to the area and provide somewhere to go/ something to do other than shopping.

Housing

Love

- Older, established neighbourhoods with large street trees (e.g. Investigator Drive).

Issues

- The rental market is still affordable; however, property prices are rapidly increasing.
- It was noted that housing diversity and needs are generally met within the neighbourhood plan area.
- A common issue with new and existing residential developments is the lack of on-site carparking. It was discussed that newer residential streets are too cramped and narrow to support the increasing vehicle ownership.
- Concerned that apartment blocks lack trees and greenspace and we should look to examples like Singapore for green roofs and green buildings.

Opportunities

- Apartment blocks up to 4 storeys could be supported (near public and active transport routes) if designed well and provide sufficient car parking.

- Apartment blocks up to six or seven storeys could be supported next to the train station or key locations if sufficient space is provided between buildings.
- New development should provide large communal greenspaces and have easy access to public greenspaces.
- Universal design for buildings is important as it caters to the needs of people with all abilities.
- Provision of more street trees could help create places which are more liveable.

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

Morayfield Neighbourhood Plan Overview Map
AERIAL (MAY 2022)

Morayfield Neighbourhood Plan Boundary

Morayfield Neighbourhood Plan Precincts

- Precinct 1: Waytown
- Precinct 2: Centre Residential Precinct
- Precinct 3: Jonkers Court/Morayfield Station
- Precinct 4: Buchanan Road/Waver Road
- Precinct 5: Cox Drive

Handwritten Annotations:

- exemplar St. Investigator Drive
- Park South
- transit
- Morayfield
- Buckner Rd
- Walking
- Glenmay Wetlands project
- Green corridors
- Environmental Areas
- Recommendations
- Curdoot
- Morayfield Studios
- Park South
- Morayfield

Scale: 0 100 200 300 400 500 600 700 800 900 1000
1:10,000

References:

- Morayfield Shire Regional Council (MORC) data provided by MORC Aug 2022
- State Government data sourced from GISpatial Aug 2022
- Neighbourhood Plan 21 May 2022

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