



RESHAPING  
PLANNING   
in your neighbourhood

# Engagement No. 1 Summary

## Kallangur-Dakabin Neighbourhood Plan

October 2021

#ShapeYourNeighbourhood



# What we heard from you...

Moreton Bay Regional Council is developing the Kallangur-Dakabin Neighbourhood Plan to help guide growth and development while considering the things that make the neighbourhood unique.

Community input is an important part of the neighbourhood planning process. We kicked off this project by asking the community what they love about the area and what Council should focus on as the area grows and changes.



Between 12 July and 8 August 2021, people who live, work or visit the area were invited to participate by:

- Completing the community survey
- Dropping a pin on the map
- Attending one of our pop-up displays
- Nominating to be part of the Community Reference Group.

We received more than 160 survey responses and 260 pins on our online map. We also interacted with over 300 people across eight pop-up displays. Thank you to everyone who got involved and took the time to tell us what you think about the neighbourhood.

This was the first phase of community engagement to inform the Neighbourhood Plan. Information gathered during this step will help build our understanding of the area and ensure we develop a neighbourhood plan that considers the needs and interests of the community. This includes using these insights with the Community Reference Group to develop a vision and strategies for the area and to inform the draft neighbourhood plan.

It is important to recognise the neighbourhood planning process as part of a broader suite of potential responses to community and development issues. Planning matters that require a consistent approach across the region will be considered through topic specific projects such as the Next Generation Neighbourhood Precinct Review. There are also a number of other Council projects that will also seek to address some of your concerns such as the Old Gympie Road upgrade project.

While some other projects may be best suited in addressing some of the feedback received, we will continue to consider what you told us as the Kallangur-Dakabin Neighbourhood Plan project progresses.

Before we move on to the next phase, we wanted to let you know **what we heard from you** during this first round of consultation.

## Community Survey

We received 166 community survey responses. The survey sought feedback on eight key aspects of the neighbourhood being:

1. About you
2. Connectivity and accessibility
3. Local parks and community spaces
4. Protecting local natural assets
5. Town centre
6. Employment opportunities
7. House types
8. Priorities

A summary of the responses we received is below.

### What you love about Kallangur-Dakabin:

- The location and ease of accessing shops, amenities, schools and North Lakes
- The proximity to highways and trains allowing easy access to the Brisbane CBD, the Sunshine Coast and other areas (such as rural areas, beaches and natural areas)
- All the natural areas including open space, parks and recreation opportunities and the wildlife, waterways and vegetation
- The sense of community with friendly people and a great place to raise a family
- The provision of affordable housing in comparison to other areas
- The lifestyle, as it is a relatively quiet area and feels safe
- The character of the area with the large blocks of land, small town country feel, low density housing and it's not overly populated.

## About you

To help us make the most of the information in the survey, we firstly wanted to know a little bit about you.

- The age of the participants was widespread, with responses received from people aged between 15 to 85+ years of age
- 90% of the survey responses were from people who live in the suburbs of Kallangur or Dakabin
- Of the people who live in Kallangur or Dakabin, 43% have lived there 10 years or more
- Most participants were associated with the area as a resident or rate payer (refer to Figure 1).

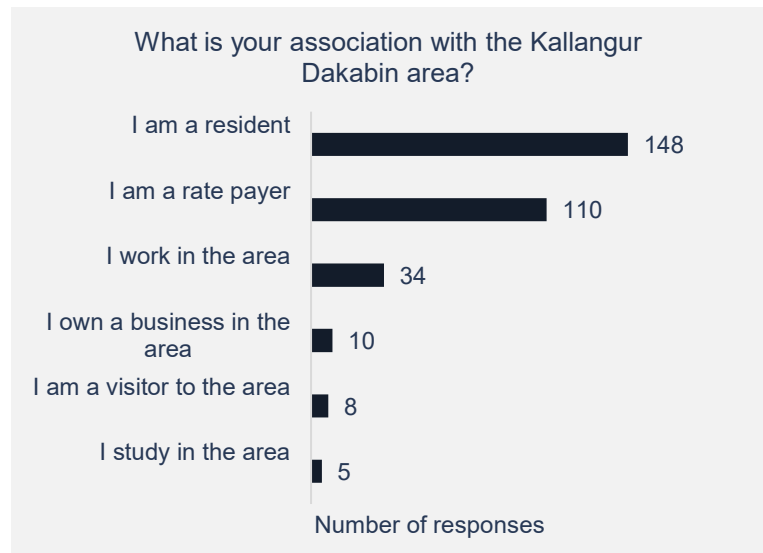


Figure 1: Association with Kallangur Dakabin area

## Connectivity and accessibility

Connectivity and accessibility relates to footpaths, bikeways and roads. We wanted to know how you currently move around Kallangur-Dakabin, and where you think improvements could be made to ensure people are able to move around the neighbourhood easily as the area grows and changes.

- The majority of people move around the area by car
- More than half of the participants (62%) said they find it easy or very easy to move around the area, while others (13%) said it was either hard or very hard to move around
- More than half of the participants agreed that if there were better footpaths and cycleways in Kallangur-Dakabin, they would change the way they move around the area
- Most participants said improved connections in Kallangur-Dakabin will be either very important or extremely important as the area grows
- More than half of participants would like to see improved connections to parks and playgrounds, shops and services and community and recreation facilities (refer to Figure 2).

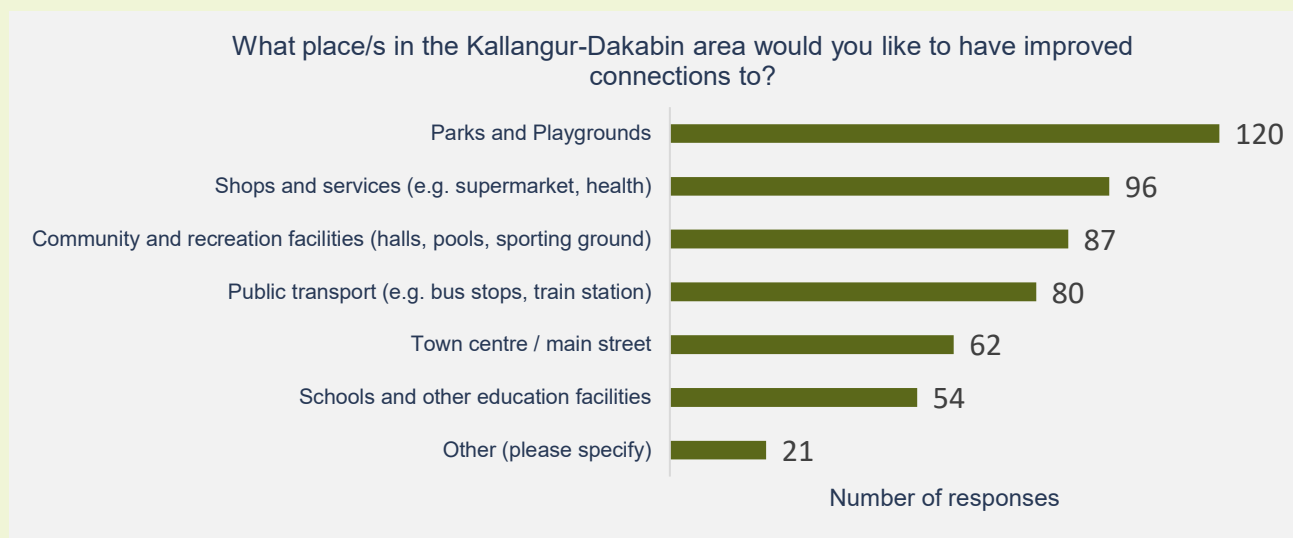


Figure 2: Improved connections



## Local parks and community spaces

As Kallangur-Dakabin grows, there will be more people using local parks and community spaces. We wanted to understand how you currently use local parks and community spaces in this area.

- The most popular use of local parks and outdoor recreation spaces is to spend time in nature (refer to Figure 3)
- The most common uses of community spaces are for community group meetings/activities (33 respondents) and a place to meet and connect with others in the community (32 responses).

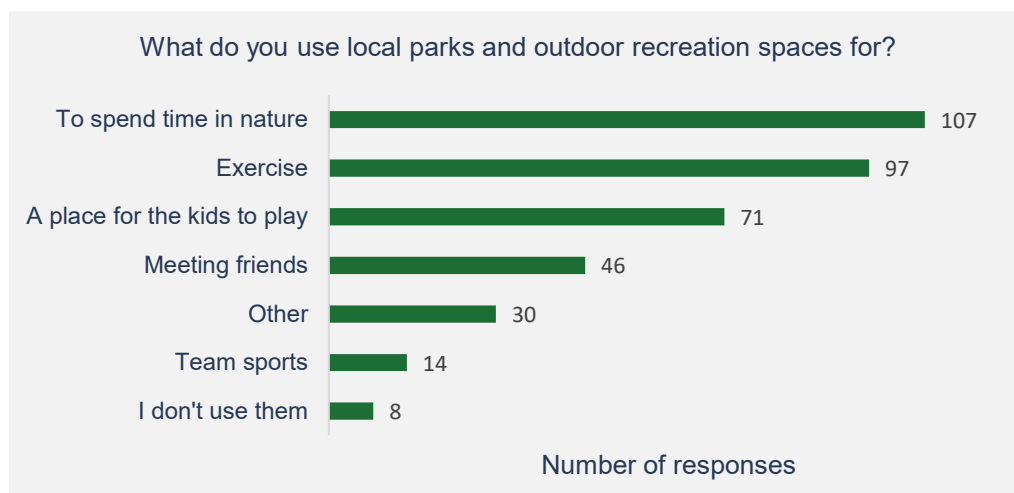


Figure 3: Use of local parks and recreation spaces

## Protecting local natural assets

There are environmental areas, green corridors and parklands scattered throughout Kallangur-Dakabin. We wanted to understand how important these are to you.

- Most people said the local natural environment is extremely important to them
- Freshwater Creek, reserves around Narangba Road, Old Gympie Road, the Kallangur Train Station and Dakabin in general and corridors for koalas were identified as key places of environmental value that should be protected as the area grows.



## Town centre

We wanted to understand if there are places in the local area where people can meet and spend time and how important these are to you.

- The majority of participants said there is no central place in the Kallangur-Dakabin area where they can currently go to socialise and meet with family and friends
- Those that do socialise and meet with family and friends in the area meet at coffee shops or open spaces and parks
- More than half (59%) of participants think having a central place in the local area to socialise and meet family and friends is either very important or extremely important. Only 7% did not think it was important at all to have a central place in the local area.





## Employment opportunities

We wanted to know more about if you work in the area and how important it is to you that there are employment opportunities in Kallangur-Dakabin.



Rate how important employment opportunities within the Kallangur-Dakabin area are to you

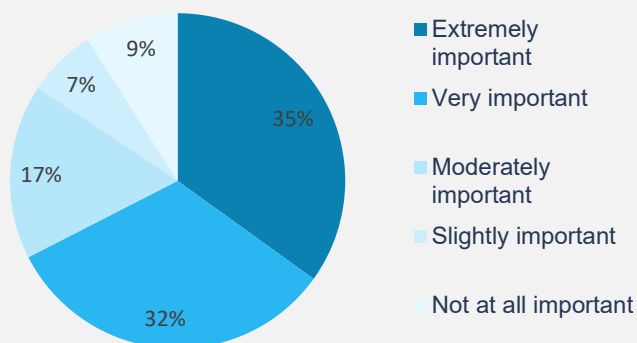


Figure 4: Employment opportunities

Of the people who live in Kallangur or Dakabin, 42% of respondents work more than 20 minutes (using your chosen mode of transport) away from home

- 13% of respondents live and work in Kallangur or Dakabin
- Most thought it is either very important or extremely important to have employment opportunities within the Kallangur-Dakabin area (refer to Figure 4).



## House types

Having a mix of housing types and sizes caters for people as their life changes. For instance, you might want a one bedroom flat as your first home, a family sized home may be more suitable as your family grows, and to downsize after that. A variety of housing types in Kallangur-Dakabin may allow you to stay in the area as your circumstances change over time, and different types of houses will make the area more affordable to more households. We wanted to know a bit more about how you live now and want to live into the future.

- Most participants currently live in a house (138 responses)
- The majority of participants thought their next home is likely to stay the same size (84 respondents) or be bigger (52 responses).

## Priorities

It is important to understand that neighbourhood planning will not stop growth or change. Instead it considers how this growth and change can be better managed through future development. It aims to achieve this by looking at what development is planned at a local level and considering how to create better places and promote elements of local character. For example, identifying future road or pedestrian connections or identifying an aspect of the area that makes it special.

We wanted to hear and understand what you think the priorities are for a growing and changing Kallangur-Dakabin and what improvements should be considered. Participants were asked to rank the areas they think Council should focus on at a local level as the area grows and changes (where 1 was most important and 6 was least important).

Areas in order of priority identified by participants:

1. Protecting the local natural environment (e.g. keeping fauna corridors, protecting the creek)
2. Local parks and community spaces
3. Connections to ensure people are able to move around the neighbourhood easily (footpaths, bikeways, roads)
4. Supporting employment opportunities in the area
5. Creating a town centre where people want to meet and spend time
6. Having a variety of housing types that cater for people as their life changes.

**"Connectivity is vital for a community to thrive"**  
Kallangur resident

## Suggestions for improvement

Participants suggested the following areas for improvement as the area grows and changes:

- Road infrastructure including upgrades to ease congestion, widening of residential roads and enhanced connectivity for active transport
- Public transport, particularly an increase to the number of bus stops
- Town centre improvements to create a destination, improve/update aesthetics and further opportunities to support local businesses
- More street lighting and lighting within parks to improve safety
- Design, layout and car parking provision requirements for new developments, including reducing density and increasing housing diversity rather than developing predominantly townhouses and small lot housing
- Increasing provision of parks and park embellishments, enhanced maintenance of parks and opportunities for recreation through walkways/bikeways, and protection of the natural environment.

**"Focus on true housing diversity as well as better street network planning to ensure walkable neighbourhoods where active transport is a convenient choice."**  
Redcliffe resident

**"Continue the focus on improving healthy community assets - natural green corridors with plenty of easy to use walking/cycling connectivity"**  
Kallangur resident

**"Improved town centre where people can meet, socialise and eat/drink"**  
Kallangur resident

**"I support medium density development in the suburbs, but the quality of design both aesthetically and in response to environmental conditions is poor"**  
Kallangur resident

## New Developments

Some of the things you like and dislike about new developments are:

### Likes

- The location of development in the area, it has good access to services including North Lakes and the new Dakabin Woolworths complex
- The areas of open space, recreation and parks that are retained.

### Dislikes

- The housing density for small lot houses and townhouses being constructed is too high and there is not enough housing diversity to provide for growing families
- The design of new developments does not incorporate enough car parking for the intended number of people and the building design is repetitive
- The increased population results in roads that aren't wide enough for the number of cars that park on them and the existing roads need upgrading to manage increased traffic levels and to prevent congestion
- Not enough green space in new developments, the natural environment is destroyed to facilitate them and no trees are retained.



## Pin Map

We asked the community to identify (pin) places, things and areas in the Kallangur-Dakabin Neighbourhood Plan area that:

- They love, are unique or important
- Could be changed or improved.

We received 266 pins on the webpage, 115 pins on maps at pop-up displays and 39 pins from local school students. In total:

- 119 comments were received for what 'you love, are unique or important'
- 301 comments were received for what 'could be changed or improved'.

Some of the key themes that emerged through these comments were:

### You love, think are unique or important

- The green corridors, natural spaces and bushland throughout the area, in particular Freshwater Creek and the walkways
- The parks, dog parks and sporting facilities
- The street trees
- The community halls
- The area has good access to local services such as shops and churches
- The history of Anzac Avenue and the memorials
- The great train stations (new and being upgraded) and timetabling
- The connectivity by roads and pathways in the area.

### Could be changed or improved

- Would like more areas of vegetation/bushland, natural spaces and greater protection of wildlife
- Would like more parks and park facilities such as equipment, embellishments, walkways and lighting to improve functionality
- Upgrades to road infrastructure to accommodate growth and increase in traffic, to improve safety and enhance connectivity
- Improvements to pedestrian pathways and linkages to enhance connections and facilitate a safer environment for users
- Improvements to public transport are desired including expanding the bus routes, increasing the provision of bus stops and quality of bus shelters along the current network
- Increased on-site car parking provision in new developments to reduce the need to park on the street, particularly around Alma Road
- Would like improvements to urban design outcomes such as a greater variation in density to provide more housing choice and improved layouts
- Potential for land at the corner of Old Gympie Road, Plantation Road and Alma Road to be utilised for commercial, retail, community services, parks and open space
- Centres have potential to be revitalised to improve aesthetics and encourage new businesses and to create spaces that feel safe
- A desire for improvements to Council maintenance of public spaces including parks, playgrounds, waterways, gardens and drains, particularly to address littering and graffiti
- A desire for land uses other than residential to be scattered throughout the neighbourhood plan area, such as corner stores and swimming pools.



## Next Steps

This was the first phase of community engagement to inform the Neighbourhood Plan. Information gathered during this step will help build our understanding of the area and ensure we develop a neighbourhood plan that considers the needs and interests of the community.

The next steps involve using these insights with the Community Reference Group to develop a vision and strategies for the area and to inform the draft neighbourhood plan.

We will continue to consider what you told us as the Kallangur-Dakabin Neighbourhood Plan project progresses.

