



Reimagining Caboolture

Revitalisation Vision



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Acknowledgements

City of Moreton Bay respectfully acknowledges the Traditional Country across our region. We also acknowledge and pay our respects to the Kabi Kabi, Jinibara and Turrbal Traditional Custodians, and their elders past, present and emerging. We acknowledge the important role that Aboriginal and Torres Strait Islander people continue to play within the Moreton Bay community.

Mayor's Message

Moreton Bay is being reimagined. Our vision of a polycentric city is taking shape as we begin to catalyse the evolution of our many centres.

Supporting our centres and linking them together will ensure equitable access to housing, employment, services and lifestyle. The latest census shows we are making some inroads, with a higher percentage of residents now having the option to work locally and more choosing to do so. Continuing this trend will make us a different kind of city that is set up to try and counteract the cost-of-living increases seen in cities with a business centre. Traditional cities create communities of "haves" and "have-nots", which is not fair to residents. We don't want to be another Brisbane or Sydney. We want to create a polycentric city where everyone has a fair go.

As our communities know, the region is experiencing enormous growth, with around 34 people moving to the City of Moreton Bay every day for the next 20 years. Approximately 70,000 people, will move to Waraba (Caboolture West) over the next three decades. We must be prepared to accommodate and leverage this growth to achieve the ambitious Regional Economic Development Strategy target of a \$40 billion economy by 2041. Our existing residents, as well as the new ones we will welcome, need to have the choice to live, work, and play locally.



One of our larger centres is Caboolture. It is home to the Caboolture River and Centenary Lakes which are just two of the amazing spaces in our vast region. This centre is also home to a contemporary, art gallery that features an ever-changing program of Australian and international artists. These great local assets could be showcased further through better public spaces and active transport connections.

In thinking about our many centres, Caboolture clearly has the key ingredients that can precipitate regeneration. Enriching the local area, by reimagining Caboolture as a modern, urban country town that is thriving and well-connected, will benefit residents.

For the next 20 years, three people are expected to move to the Caboolture area every day, and this does not include the emergence of the new community in Caboolture West. We want to make Caboolture an attractive place to be for residents and visitors alike.



Blessed by the lakes and the river, there is an opportunity to connect the centre better to its surrounding natural and green spaces.

As most locals would attest, not a lot has changed in the centre over the past decade. With the Olympics on the horizon, we have a once in a lifetime opportunity to refresh our identity. Farming, horses, and country music are things that have been synonymous with Caboolture in the past. They will always be part of our proud history. But we also need to forge a new path for this centre.

It's time to breathe new life into Caboolture and wake the rest of South East Queensland up to the opportunities we have to offer. By articulating our ambitions for this centre, we can start the journey to revitalisation.

A handwritten signature in black ink, appearing to read 'P. Flannery', with a long, sweeping underline.

Peter Flannery
Mayor

A woman with curly hair, wearing a long, tiered, sleeveless dress with a red and white geometric pattern and black boots, is walking on a dirt path in a lush, green forest. She is looking upwards and to the right. The path is surrounded by tall trees and dense foliage. A dark blue semi-transparent box is overlaid on the top left of the image, containing text.

Who lives in Caboolture?

Residents in Caboolture have an average age of 35, which is slightly younger than the city average of 39. Incomes are a little lower for those people living in Caboolture and unemployment is 1.7% higher than the regional average. Approximately 8% of the local community hold a tertiary qualification, which is 6% lower than the rest of Moreton Bay.

(Source: 2021 Census, Caboolture SA3, Australian Bureau of Statistics)

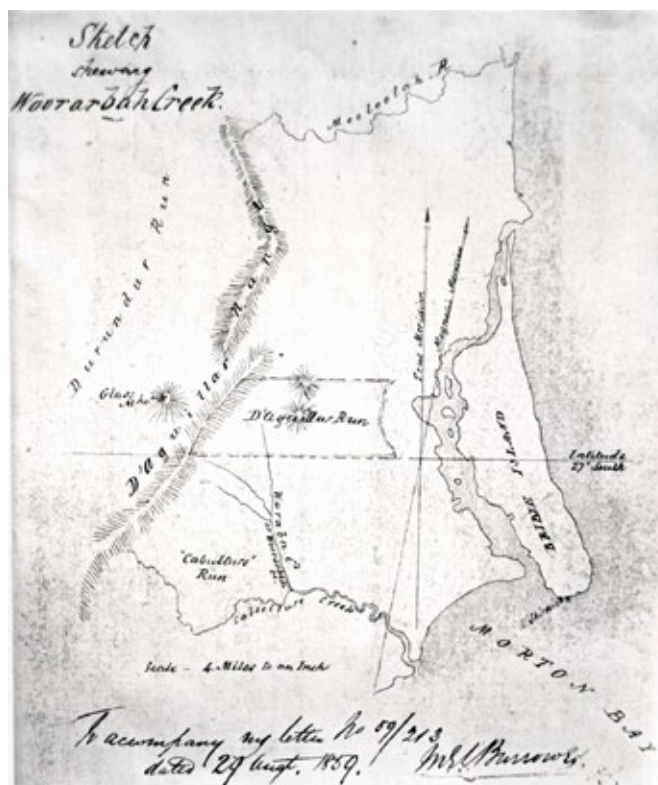
Caboolture's history

The Caboolture area is the traditional home of the Kabi Kabi people. Its name is derived from the traditional language and means "Place of the Carpet Snake". The Kabi Kabi people moved around the land to access seasonally available produce, harvesting bush food, freshwater mussels, oysters, fish and some game animals.

The entire Woodford district to the banks of the Stanley River was home to the area's first free European settlers. Timber, specifically red cedar, was their main source of income. Logs were rafted down the Caboolture River to Deception Bay before being taken by steamer to Brisbane.

The agricultural industry developed from 1864 with sugar cane, wheat, maize and Indian corn grown on the river flats. After an early unsuccessful foray into the wool industry, sheep were abandoned in favour of cattle. The gold rush at Gympie further stimulated settlement as Caboolture was a stop-over for the Cobb & Co Coach service. Established in 1888, the new rail link continued this legacy.

Today the centre is experiencing growth. Over 25,000 people are forecast to move to Caboolture over the next 20 years¹. That growth does not include the 70,000 residents expected to call Waraba home in the coming decades.



A sketch map of 1859 of Durundur Run, Caboolture Run and D'Aguiar Run

¹ QGSO 2023 SA2s, SA3s and SA4s, Queensland - medium series

Community reflections

With a traditional main street structure, there is potential to reimagine Caboolture as a model of contemporary subtropical urbanism. This could help re-establish Caboolture's identity and support the vision of a polycentric City of Moreton Bay with a multitude of thriving centres.

In the years since amalgamation, locals have shared their views with council. Through various engagements, residents have expressed powerful emotions. Their feedback is reflective of a community ready for, and open to, change. Council's "Caboolture Made" campaign, kicked off efforts to lift the profile of the area and rally businesses to demonstrate the myriad of great things this centre has to offer.

We know people want to feel safer, with locals suggesting Caboolture needs an "overhaul" and that the centre has been "forgotten". Anti-social behaviour has been identified as a major barrier to night-time and weekend visits, which has resulted in a deserted centre at night and on weekends. Overall, our city has lower crime rates than Toowoomba, Logan, and Ipswich, so there is a need to change perceptions².

The community has also expressed demand for affordable activities for young people and families, which council has addressed through its events program. The upgrade to the local PCYC is also being supported by council as an important offering for young locals. Further feedback has also highlighted that outdoor living, cafes and dining experiences are also hindered by noise from heavy vehicle traffic passing by.

Revitalisation of the centre will tackle these issues and give people a reason to come back to Caboolture.



Our opportunity

Over the next 5 years, \$44 million is budgeted for work in the Caboolture centre, Centenary Lakes, and directly east of the centre. Realising value-for-money is a key priority. The planned investment from council, faster rail connections, and the headwinds of Brisbane 2032 as well as the City Partnership Deal present a unique opportunity for Caboolture. On that basis, council is using this as an opportunity to review the centre and align its efforts to realise the aims of the centre master plan through partnerships.

Council has significant land holdings in Caboolture, including the administration building, regional art gallery and library, memorial hall, multi-storey car park, Centenary Lakes, sporting facilities, parks, and car parks. Council is considering how these can be better connected to improve liveability and encourage more utilisation by residents.

² QGSO 2023, Crime Report, Queensland 2021-22, Page 5



Key assets

- Connection to the Caboolture River, Centenary Lakes and parklands create lifestyle amenity for workers and residents. The centre also has extensive views south-west to the D'Aguilar Range and the surrounding hinterland.
- For over 60,000 years, the Kabi Kabi people have lived on this land. Their stories are ingrained, not just in the abstract local identity, but also in the physical murals around the centre.
- A traditional grid network of streets in the town centre divided by the main street. The long east-west axis creates opportunities to create energy efficient buildings.
- The proximity of a train station offers convenient access into the centre's heart and other parts of the region.
- Established schools, aged care, medical facilities, offices, light industry, retail, a higher education campus and government offices provide jobs and amenity.
- Significant council and government landholdings are an opportunity to influence the public realm.

Key challenges

- Accessibility of the centre is hindered by surrounding residential development and the railway station. Access to Centenary Lakes from the centre is also constrained by existing buildings.
- Over the years the pleasant country town quality of King Street has been eroded by developments and increasing speed and traffic volumes.
- Development to date does not capitalise on the centre's assets. The park edge of the CBD is dominated by buildings that overhang the street, blank walls, service areas, and carparks.
- The centre is car-dependant with high demand for parking from commuters and employees plus high volumes of through traffic.



Reimagining Caboolture

This revitalisation vision aims to inform a refreshed image and character for Caboolture that is vibrant, adaptable, and sustainable. Caboolture could offer an urban country experience that is fundamentally distinct from Moreton Bay's other centres.

A greener centre

A centre that is climate responsive and supports more sustainable development that considers its wider economic, social and environmental impacts.

Buildings would ideally be integrated with nature, allowing breezes, sunlight and the natural environment to permeate the space. Where possible existing vegetation is incorporated into landscape corridors and open space networks.

A connected centre

Improve streetscapes and pedestrian connections to reduce cars in the centre's heart. Consider opportunities to provide additional public transport, like a bus loop, to connect the centre with the hospitals, schools, TAFE and university.

Explore opportunities to better connect the centre to its signature open spaces comprising the Arboretum, the River and Centenary Lakes. Ensure these connections consider safety and accessibility as part of their design for all users.

A lively centre

Attract more employers who can offer new jobs to locals. The ability to work close to home will improve the quality of life for residents. Encourage businesses of all sizes into the centre to breathe life back into King Street. Over time, encourage people to live in the centre through sensitive residential development with views and access to the river, lakes, and parklands.

Strengthen Caboolture's beating, urban country heart by continuing the program of events supported in revitalised public spaces. Cement the centre's identity through creating a sense of place and build on a distinctive character that is meaningful to the local community.





\$44 million for Caboolture projects over the next 5 years

- 1 \$18.2 million for the Elliot Street to Caboolture River active transport upgrade and roadworks
- 2 \$12.5 million for Centenary Lakes and sports complex upgrades
- 3 \$3.4 million for Bury Street drainage upgrades to catalyse development
- 4 \$2.9 million for a 2.4 kilometre active transport corridor including signage, trees, street lighting and furniture along Pumicestone and Beerburrum Roads
- 5 \$3 million water park and play space
- 6 \$965,000 to deliver a renewed Esme Avenue pathway along the Caboolture River



- 7 \$1 million for upgrading the bridge over the Caboolture River to create a safer and shaded active transport route connecting to Centenary Lakes
- 8 \$740,000 to build a new footpath connecting Mitchell Street and Bradman Street from Tallon Street to Hayes Street
- 9 \$175,000 for pathway upgrades to facilitate safe access for wheeled users along Morayfield Road
- 10 \$105,000 to renew the Rowe Street Carpark that services the train station
- 11 \$67,000 to install a pedestrian refuge on Bertha Street to improve safety and access to the CBD
- 12 \$54,000 for an improved bus stop on King Street.

Please note that projects are scheduled for completion by the 2027-28 financial years and subject to change.



Next steps

To succeed at revitalising the centre, council realises the need for input from experts to inform its actions. The master plan has provided a solid foundation and will be used as a springboard to inform the revitalisation of Caboolture.

Council believes a collaborative approach to reimagining the great assets of Caboolture in response to the challenges it faces is likely to present new ways of thinking. Taking a partnership approach is one of the options being considered to realise better value from the significant, planned investment in this centre.

To find out more about Caboolture's revitalisation visit moretonbay.qld.gov.au



Council wishes to thank the valued input and cooperation of those individuals and organisations that contributed during the preparation of this report. Various pieces of work informed this document including: Caboolture CBD Urban Design Framework (2009) and the Caboolture Morayfield Principal Activity Centre (CMPAC) Master Plan (2012). This report is copyright except for private study, research or review as permitted under the Copyright Act, no part of this book may be reproduced or transmitted in any form, or by any means, without prior permission from City of Moreton Bay.

