Drayton Land Use Investigation
Round 1 consultation summary

Toowoomba Regional Council
Table of Contents

1. Introduction........................................................................................................................................3

2. Workshop Activities...........................................................................................................................4
   Activity 1 – Issues and ideas ..............................................................................................................4
      Community identity and diversity .................................................................................................5
      Economy and employment ..............................................................................................................5
      Open space, parks and experiences ...............................................................................................5
      People, lifestyle and liveability ........................................................................................................6
      Residential patterns and urban structure .......................................................................................6
      Scenery and environmental features ..............................................................................................7
      Services and infrastructure .............................................................................................................7
      Transport and connectivity .............................................................................................................8
   Activity 2 – Values and vision..............................................................................................................9
      Community workshop: ...................................................................................................................9
      Key stakeholder workshop: ...........................................................................................................12
      Overall vision and value words responses: ....................................................................................14
   Activity 3 – Imagine Drayton: planning activity ..............................................................................15
      Community Workshop ....................................................................................................................16
      Key stakeholder Workshop ............................................................................................................17

3. Survey Results ...................................................................................................................................19
   Ideas and issues...................................................................................................................................19
      Community identity and diversity: .................................................................................................19
      Economy and employment: ............................................................................................................19
      Open space, parks and experiences: ..............................................................................................19
      People, lifestyle and liveability .......................................................................................................20
      Residential patterns and urban structure: .....................................................................................20
      Scenery and environmental features: ............................................................................................20
      Services and infrastructure: ..........................................................................................................21
      Transport and connectivity: ..........................................................................................................21
      Values and vision ............................................................................................................................22

4. Conclusion.........................................................................................................................................24
1. Introduction

Community and stakeholder engagement is an integral component of the Drayton Land Use Investigation project. There will be three rounds of stakeholder engagement at key stages of the project.

The first round, completed in June 2018, was to identify stakeholder values, aspirations, ideas and issues for the future of Drayton and commence a collaborative planning process. It formed part of the information gathering phase of the project and involved collecting information through public workshops, surveys and technical background investigations.

During this round, a community workshop was held on 5 June 2018 and a stakeholder workshop comprised of representatives from the development industry, state agencies and community organisations, took place on 7 June 2018. The workshops were attended by 64 people overall.

In addition to the workshops, 28 online surveys were completed from 28 May to 18 June 2018 and four (4) residents provided input by email during May and June 2018.

Information generated through this round will inform the development of strategic directions and a draft structure plan for the study area.

Figure 1: Community workshop
2. Workshop Activities

Activity 1 – Issues and ideas

The purpose of activity 1 was to explore and understand issues affecting the study area and identify ideas for how it might evolve in the future.

Stakeholders were encouraged to write their issues and ideas down on post-it notes, place them on the map and discuss their feedback with the table group.

Stakeholders identified issues and ideas affecting the study area within the framework of eight themes that align with considerations made by Council when planning for the future of an area. These themes are:

1. Community identity and diversity
2. Economy and employment
3. Open space, parks and experiences
4. People, lifestyle and liveability
5. Residential patterns and urban structure
6. Scenery and environmental features
7. Services and infrastructure
8. Transport and connectivity

The issues and ideas identified by stakeholders at both workshops have been analysed and summarised to identify common issues and ideas presented across each stakeholder group.
The outcomes of activity 1 are outlined below. Please note that where possible this report presents feedback verbatim.

**Community identity and diversity**
- Heritage and history:
  - Embrace, retain and recognise Drayton’s identity as the first settlement and “Old Toowoomba”
  - Preserve and promote historic sites and have history walks linking areas
  - Opportunities for heritage tourism and a heritage precinct – build on the history
  - Community identity is strongly linked to history – this should be recognised
  - Represent Drayton Harbour
  - Recognise roots and stabilise them for future generations
- Country/rural/village atmosphere:
  - Should be retained
  - Recognise and embrace the small town feel and tight knit community
- Family friendly area – more young families are moving in
- Laid back and relaxed lifestyle
- Diverse community
- Need to maximise entry statements – promote Drayton as a gateway to Toowoomba
- Recognise the area’s changing identity – what will it look like in the future?

**Economy and employment**
- Town centre:
  - Currently not an attractive place to be
  - Need a greater diversity of shops for self-sufficiency
  - Expand the current town centre
  - Consider establishing another smaller centre (or two) in the southern part of the study area
  - Establish a village hub through more services and connections including cycle ways and footpaths
- Employment:
  - Need more employment opportunities for all ages
  - No industry in the area, keep it beyond study area
- Be careful not to bleed the economies of surrounding areas, e.g. Westbrook (by providing competing centre uses)
- Find a balance between economic growth and liveability
- Recognise the role of the University of Southern Queensland (USQ) as a key contributor to the economy and community

**Open space, parks and experiences**
- Creek:
  - Provide parks in conjunction with open space and flooding areas
- Open space and greenery:
  - Provide the feeling of space and offset more diverse/denser housing
  - Preserve the open feel and undeveloped landscapes
  - Need for more planting on footpaths including street trees
• Parks:
  o Focal points for neighbourhoods
  o Need more embellishments, e.g. gym equipment
  o Formalise and improve existing parkland
  o Provide parks as part of new developments
  o Need a variety of park options, e.g. ovals, water parks, sporting areas, informal spaces and spaces for events

• Wyreema Road Sports Reserve:
  o Retain as open space, e.g. for local sports fields and as an informal recreation destination
  o Retain as a buffer to agricultural land
  o Retain as a sports park or at least some kind of park
  o Sport stadium to complement the reserve

• Mount Peel:
  o Recognise relationship with Mount Peel, e.g. for bush walking/trails etc.
  o Improve access

People, lifestyle and liveability
• Community facilities:
  o Need more community facilities

• Community meeting places:
  o Need vibrant public spaces, e.g. plazas, town squares and piazzas

• Safety concerns:
  o Pedestrian safety is an issue
  o High speed environment, e.g. Brisbane Street and near the school

• Greenery is important for lifestyle
• Need to consider retirement – good place to retire now and in the future
• Recognise and promote Drayton’s close proximity to the Toowoomba CBD

Residential patterns and urban structure
• Lot sizes:
  o Prefer larger lots no less than 900m² – don’t want to be living on top of each other and want to maintain the area’s country feel
  o Lifestyle lots, e.g. for semi-retirement opportunities
  o Retain farmland – don’t want to have a sea of roofs
  o Opportunity for non-serviced larger lots
  o Recognise that density can create social problems
  o Semi-rural/semi urban identity
  o Slope lends towards both higher and lower density
  o Lower density provided south of Tristania Street while higher density is north of Tristania Street

• Mixed housing:
  o Avoid creating enclaves
  o Higher density located amongst large blocks to provide diversity
  o Need a mix of development types
  o Not too many units
Transition lot sizes from medium through to rural residential

- **Sequencing:**
  - Don’t develop outer area until centre is built out
  - Develop north to south

- **Location:**
  - Higher density within walking distance of services, shops and transport
  - More diverse housing should be located near creek/parks
  - Town centre should act as a node for medium density forms of residential development
  - Consider relationship with surrounding areas and juxtaposition between new development and heritage
  - Protect existing agricultural activities, e.g. transport routes

**Scenery and environmental features**

- **Creek:**
  - Valuable feature providing important amenity
  - Maximise ecotourism opportunities on the green corridor
  - Amenity on both sides for future residential communities
  - Water feature/ponds at key nodes
  - Preserve the natural corridor
  - Provide playgrounds and BBQ facilities (like East Creek recreation corridor with Lake Annand) and walking paths
  - Acknowledge flooding and its impact on development
  - Needs to be cleaned up in some places
  - Embrace the environmental, recreational and active transport links between the creek, sports reserve and Mount Peel

- **Views and amenity:**
  - Protect views at the top of the escarpment
  - Retain views and expanse of valley/farmland to the south
  - Need for street trees (wide road reserves lend themselves to this)
  - Clean air

- **Environment:**
  - Wyreema Road Sports Reserve could be a habitat reserve if more trees are planted
  - Protect wildlife in the study area including koalas – need for safe highway crossings
  - Retain vegetation and plant more trees – east-west links
  - Protect vegetation on the ridgeline
  - Maximise the area’s relationship with Mount Peel

**Services and infrastructure**

- **Roads:**
  - Poorly maintained, need upgrading – unsafe
  - Need to reopen the Manor Street bridge
  - Need more connections – use existing road reserves and create alternative routes
  - Reduce speed limits, particularly near the school, the town centre and on the Harrow/Cambooya/Rudd roads

- **Stormwater:**
- Need to improve infrastructure otherwise it will get worse as new development continues
  - Run off from Mount Peel affects land on Anzac Avenue
- Outdated/limited infrastructure – sewerage and water
  - Better services will bring more people (not necessarily a good thing)
- Ambulance station is being built on corner of Shepperd and Gwynne Street – expansion of emergency services
- Need a secondary school to service the south west area including Drayton and Westbrook
- Primary school is at capacity

**Transport and connectivity**
- Creek corridor:
  - Create an active transport corridor (like East and West Creek) with bike and walking paths
- Town centre:
  - Dangerous pedestrian crossing
- School:
  - Drop off zone is dangerous – access and parking issues
- Public transport:
  - Will be required as development occurs
  - Potential of existing rail line – tourism opportunity
  - Opportunity for light rail or high speed rail in the future – local connections and wider network connections
  - Link the bus network with the train network
  - Opportunity for a future train station near town centre and further south
  - Improve the bus network – designated stops and more services
- Active transport:
  - Link USQ, CBD and open spaces
  - Encourage walking – creek corridor and safe pathways
  - Bike path connectivity – off road paths
  - Lack of footpaths mean informal connections are created and dangerous pedestrian movements. Existing footpaths are disjointed and patchy
- Roads:
  - Reduce heavy traffic
  - Ring road connection needed to take the heavy traffic off main street
  - Need more east-west connections
  - Pedestrian safety is a concern near the school (across to Woolworths)
  - Slow traffic in Brisbane Street to make the area a more attractive and functioning public space
  - Create more internal and external road links
Activity 2 – Values and vision
The purpose of activity 2 was to understand people’s values and their vision for the future of Drayton and the reasons behind them.

Stakeholders were asked to imagine the streets of Drayton 30 years from now and to identify three words from the template provided which best represent what they value most about the area and their vision for how it might evolve. The group then identified their chosen words on a group template using sticky dots to determine similarities and difference in their chosen words and discussed the reasons they chose the words.

The results of the vision and values word exercise are outlined below.

Community workshop:
The top three words identified in the community workshop were country atmosphere (24), heritage (20) and mix of housing (11).
Community vision and value words responses:

Figure 4: Community responses
Figure 5: Community value and vision words exercise
Key stakeholder workshop:
The top words identified in the key stakeholder workshop were **heritage (8)**, **scenic (4)** and **connectivity (4)**, followed by **family (3)**.

Key stakeholder vision and value words responses:

![Figure 6: Key stakeholder responses](image-url)

**Figure 6: Key stakeholder responses**
Figure 7: Key stakeholder value and vision words exercise
Overall vision and value words responses:

Figure 8: Overall responses
Activity 3 – Imagine Drayton: planning activity

The purpose of activity 3 was to work as a group to design a plan for the future of Drayton. The plan was to reflect the key issues, ideas, values and vision identified in the first two activities and take into account the same eight themes used in activity 1. Stakeholders were provided with a map and various materials that represented different land uses (residential, town centre, local centre, active transport, public transport, roads, parks and wild cards) and were encouraged to use them to create their own plan for the future. Stakeholders then discussed the reasoning behind the plan and how each element best represented their vision/values and ideas/issues.

There was considerable variety in the plans produced by each group. The common themes and ideas identified across the groups are outlined below, followed by the results of each stakeholder group.

Common themes and ideas:

- Westbrook creek – green linear corridor
- Road connections east-west
- Retain Wyreema Road Sports Reserve as some kind of open space/park – nature reserve, water park, tourist destination
- An additional local centre in the southern part of study area
- Active transport along creek corridor
- Railway line used for public transport and a railway station close to the existing centre
- Need for public transport along Brisbane Street/Gwynne Street
- Mix of housing types throughout the study area – generally mixed housing is located closer to the existing centre/developed area or around key features, e.g. centres and parks and along main roads, and lower density in the remaining area
- Disperse local parks among neighbourhoods and cluster with local centres
- Park nodes along creek
- Lower density/rural residential on western side of Anzac Ave
- High school located in southern part of study area

Community Workshop

![Map Images]

Figure 10: Community – activity 3 results
Figure 11: Community – activity 3 results
Figure 12: Key stakeholders – activity 3 results
3. Survey Results
The activities undertaken in the workshops were replicated in the form of an online and hard copy survey. The survey asked the questions covered in the workshops. Survey feedback has been analysed and is summarised below.

Ideas and issues
Identify issues and ideas affecting the study area within the framework of eight themes, which align with considerations made by Council when planning for the future of an area.

1. Community identity and diversity
2. Economy and employment
3. Open space, parks and experiences
4. People, lifestyle and liveability
5. Residential patterns and urban structure
6. Scenery and environmental features
7. Services and infrastructure
8. Transport and connectivity

Community identity and diversity:
- Entry point to Toowoomba:
  - Create a scenic entry point
  - Enhance the unique identity
- Promote and preserve history and heritage:
  - Embrace Drayton as the original settlement
  - Highlight with heritage walks and signage
- Country atmosphere:
  - Need to retain the village atmosphere, rustic charm, country feel and rural lifestyle
  - Need to retain the relaxed lifestyle
- Sleeping giant – there are opportunities for growth

Economy and employment:
- Main street (Brisbane Street):
  - Opportunity to create a village hub – main street with a village atmosphere
  - Beautify the main street
  - More retail and commerce is needed
- Need more employment for it to be more desirable
- Opportunity to develop an economy around traditional values and artisan activities
- Need places to hold markets

Open space, parks and experiences:
- Creek:
  - Use as a park – include a park node behind the shopping centre
  - Opportunity for water bodies, e.g. similar to Lake Annand to attract wildlife and people
- Parks:
  - Current parks need improving – not enough facilities available, e.g. need picnic tables and playgrounds
  - Formalise existing parks, e.g. Lynch Street
  - Need a signature/centre park to be a focal point and link to the Garden City identity
  - Multifunctional open spaces – parks with multiple purposes, e.g. places for community events, families and sport
- Need more street trees for shade
- Need to retain open space for future generations - once open space is lost it can never be regained
- Need sporting facilities
- Provide better access to Mount Peel

People, lifestyle and liveability
- Currently it feels unsafe
- Great suburb for young families to move into – would bring an added sense of community
- Retirement villages are prevalent in this area
- Isolated from Toowoomba (this is a good thing)
- Need community areas in the main street (Brisbane Street) for community events, e.g. public square or plaza
- Need for community facilities to support population, e.g. library, pool, parks and sporting fields
- Provide appropriate housing to attract young people and students

Residential patterns and urban structure:
- Block sizes and housing:
  - Don’t want small blocks – limit unit development and small blocks to maintain the country vibe and historical character
  - Detached housing is preferred
  - Lifestyle blocks to maintain the rural lifestyle
  - Apartments could be located in Drayton for use by USQ students
  - Don’t want to become another ‘Wine Estate’
- Growth:
  - Avoid suburban sprawl and retain rural beauty of Drayton
  - Drayton doesn’t need more development
  - Drayton is the natural interface with rural land
- Establish green corridors between satellite communities, e.g. Canberra
- Leave the land west of Anzac Avenue as rural residential – retain the bushland feeling of Mount Peel

Scenery and environmental features:
- Views:
- Retain farmland and views
- Don’t ruin views with high density housing
- Create the atmosphere and sense of ownership
- Open fields and creek – attractive for residents
- Need more vegetation
- Creek:
  - Flooding is a concern
  - Clean up the creek – currently an eyesore

**Services and infrastructure:**
- Roads:
  - Need to improve road infrastructure for quality and safety reasons, e.g. upgrade intersections on Anzac Avenue and in Brisbane Street near Woolworths and reduce the speed limit on Brisbane Street
  - Traffic is increasing – need to plan for future road infrastructure in advance of population
  - Sound barrier on Gore Highway to prevent noise impacts from heavy traffic
- Water and sewerage:
  - Not many properties on town water
  - Limited sewerage infrastructure
- Don’t want new and modern infrastructure (which would enable more development)
- Need a high school
- Improve infrastructure to facilitate growth
- Consider stormwater runoff and overland flow

**Transport and connectivity:**
- Active transport:
  - Create walking and bike tracks connected to the CBD, Darling Heights, Westbrook, West Creek and USQ
  - Create combined bike and walking tracks to attract people to walk/ride to the shops
  - Use the creek corridor as an active transport network
  - Need better pathways near the school and across to Woolworths
- Roads:
  - Need to remove heavy traffic
  - Need better connectivity to Glenvale, the airport and USQ
  - Car dependence and traffic problems, e.g. congestion – residents currently commuting to the CBD and making short trips to the shops
- Public transport:
  - Opportunity for passenger rail to Harristown and the CBD – future public transport corridor
  - Need more bus services
  - Need to set aside land for public transport
- Railway line is a distinct asset that should be investigated for tourism and commuting options (make accessible to outer suburbs as well) – train or tram

Values and vision
The survey asked people to imagine they are walking through the streets of Drayton 30 years from now and identify three words that best represent what they value most about Drayton and their vision for how it might evolve and to explain the reasons behind their chosen words.

The outcomes of the vision/values word exercise are outlined below.
Figure 13: Survey results – vision and value words
Comments associated with the word choices included:

- A desirable place to live with job opportunities close to shops, restaurants cafes and good schools
- Drayton could become quite self-sufficient and very liveable for families seeking a quaint lifestyle – a town within a town
- Introduce eco-friendly initiatives
- Contemporary feeling which would attract young people and mixed housing will provide more housing options for people
- Drayton could become something like Montville – a quaint village with a historic feel and country vibe – so it becomes a destination
- Take into consideration the environment – we are beginning to see evidence of the pressure placed on wildlife by increased activity in our area
- Vision for the future: heritage aspects have been promoted, visitors come to do walking tours of the area. The village central street is busy with a mix of shops/businesses that embrace the heritage and also the close proximity to a small waterway and rural areas. Housing is mixed and not just a plethora of large houses with no connectivity to the street. Residents choose to live here because they can easily get around the suburb by cycle or foot, can easily access Toowoomba CBD by bus/light rail or cycle and enjoy the village atmosphere that has all essential services
- Make it an urban village – a nice place to do business. Take pressure off the need to travel to CBD or elsewhere in Toowoomba

4. Conclusion
The first round of stakeholder engagement for the Drayton Land Use Investigation was valuable in gaining an understanding of the values and vision of stakeholders and the issues and ideas for the study area. This feedback will be used to guide the development of a structure plan to direct the scale, location and type of future urban development in Drayton over the next 20 years.