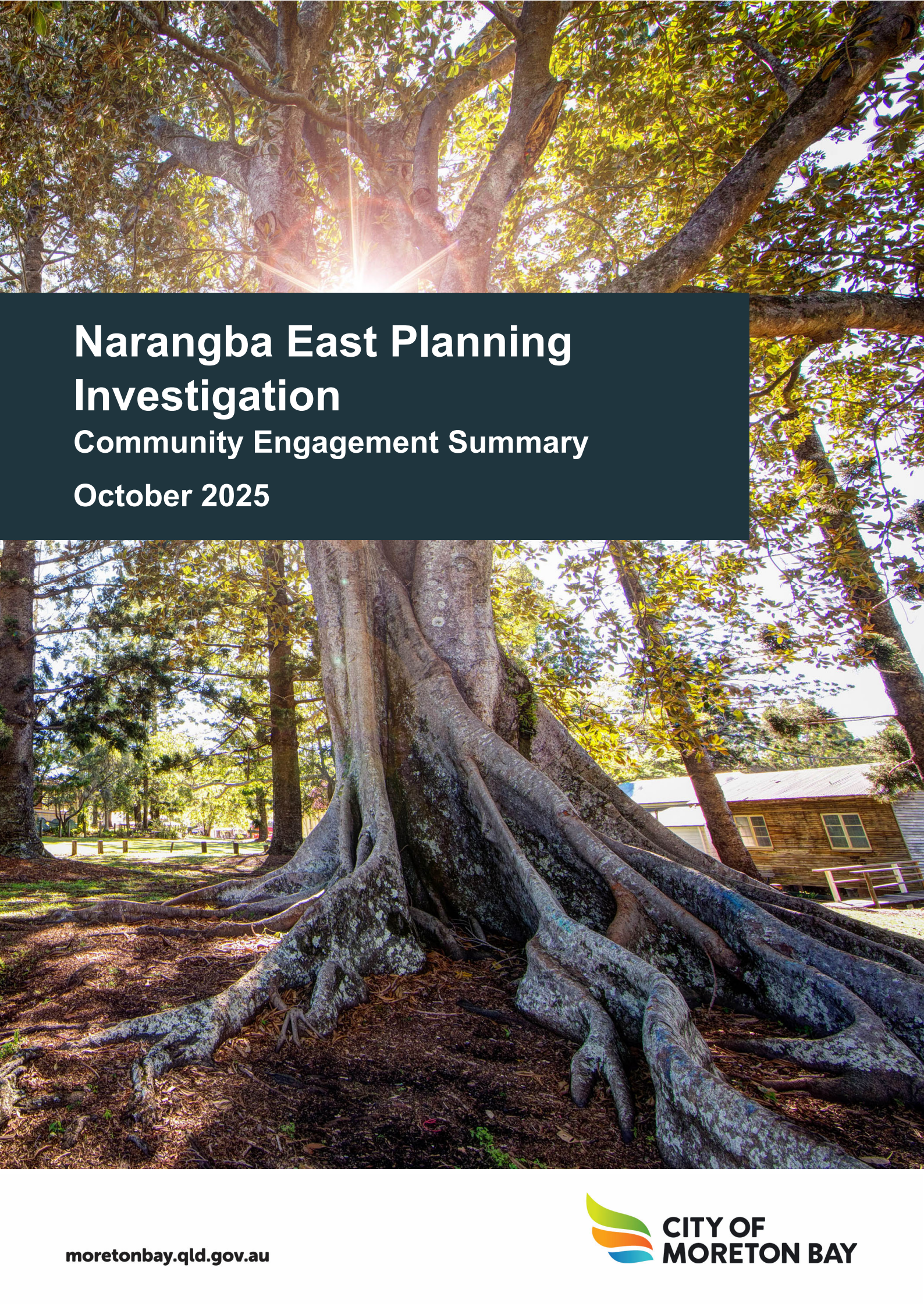




Narangba East Planning Investigation

Community Engagement Summary

October 2025

Acknowledgment of Traditional Custodians

City of Moreton Bay acknowledges the Jinibara, Kabi Kabi and Turrbal peoples and pays respects to Elders, past, present and emerging. Council recognises that City of Moreton Bay has always been a place of cultural, spiritual, social and economic significance to its Traditional Custodians. Council is committed to reconciliation and working in partnership with Traditional Custodians and Aboriginal and Torres Strait Islander communities to shape a shared future for the benefit of all communities within the city and beyond.



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Investigating future planning options for Narangba East

City of Moreton Bay is planning for our city's future growth by considering a mix of housing, employment and environmental land uses, as well as the infrastructure, amenities and facilities to support a happy and healthy lifestyle for our residents. This includes a long-term plan for the administrative area known as Narangba East, which takes in parts of Narangba, Burpengary and Dakabin.

Part of our planning is the Narangba East Planning Investigation (NEPI), which is currently looking at potential land uses for a section of Narangba East known as the Rural Residential Investigation Area (RRIA). We're exploring the RRIA's suitability to support future urban development as our city continues to grow.

We will consider community and industry feedback as part of the planning process to decide what land uses this area is best suited to support and how it could potentially transition into different uses. We will also consider other aspects such as, surrounding land uses, overarching city land supply needs, current and planned infrastructure for the area, and site-based environmental values.

City of Moreton Bay conducted a community survey in July/August 2025 and held small group discussions with community members in October 2025. These formal consultations were open to all community members to participate in. Our aim was to provide transparent information about the NEPI and listen to your thoughts about the project. What you said and shared with us during these activities is summarised in this report.

Engagement snapshot

The level of support for future development varies. You (108 survey respondents) told us:

For residential uses:

- **30% are opposed** – I don't want to see any change in the area
- **24% are concerned** – I worry about the impacts on residents and their current lifestyle
- **8% are unsure** – I need more information
- **16% are cautiously open** to the idea – I see benefits but have some concerns
- **20% are supportive** – I see the benefits for my community's future.

For employment/ industrial uses:

- **40% are opposed** – I don't want to see any change in the area
- **29% are concerned** – I worry about the impacts on residents and their current lifestyle
- **7% are unsure** – I need more information
- **7% are cautiously open** to the idea – I see benefits but have some concerns
- **15% are supportive** – I see the benefits for my community's future.

The small group sessions involving 99 participants discussed:

- valued features of the local area
- aspirations for primary residences
- observed change over time
- displacement
- fair treatment of current residents
- desire for certainty and timely decisions
- level of support for future development
- property values and rates
- environmental concerns
- infrastructure to support growth
- planning process and land use transition
- communication, consultation and representation.

Areas of relevance

Throughout this report, we refer to several different areas. These are:

- Narangba East
- Rural Residential Investigation Area (RRIA)
- Temporary Local Planning Instrument (TLPI) area
- Emerging Community Zone - Interim Precinct.

Below we have included some definitions of these areas and a high-level map that shows where the areas are located. Appendix A includes a more detailed map.

Narangba East

Narangba East is the name of the broader administrative area that was first defined for planning purposes back in 2012. Narangba East includes parts of Narangba, Burpengary and Dakabin. The NEPI project is currently investigating an area within Narangba East, which is known as the Rural Residential Investigation Area (RRIA).

Rural Residential Investigation Area (RRIA)

The RRIA is a 1020ha area of Rural residential zoned land in Narangba East, which takes in parts of Narangba, Burpengary and Dakabin. The RRIA was identified as the project area for our planning investigation in 2023. It is strategically located near major transport and logistics infrastructure like the Bruce Highway, Brisbane Airport and Port of Brisbane. However, not all land within the RRIA will be suitable for future urban development. The purpose of the investigation is to find out what land uses are suitable and where they are best located.

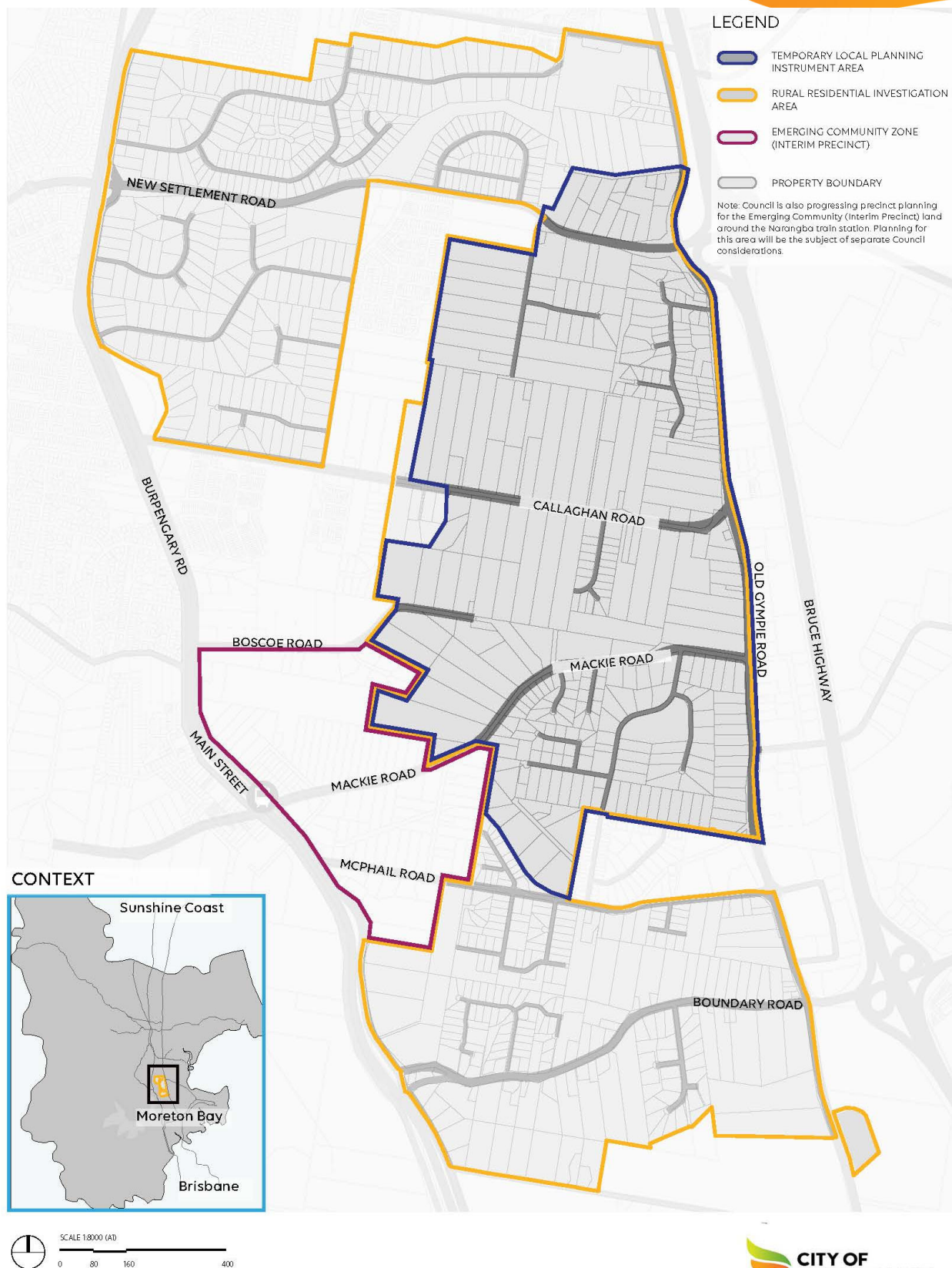
Narangba East Proposed Future Enterprise and Employment Area Temporary Local Planning Instrument (TLPI)

A Temporary Local Planning Instrument (TLPI) is a legally binding planning tool applied to an area to manage urgent or developing planning issues in Queensland. The *Narangba East Proposed Future Enterprise and Employment Area TLPI* was applied to a 443ha section of the RRIA in June 2025. This TLPI provides an interim policy response that maintains current rural residential development rights, while further planning investigations and stakeholder engagement for future land uses are undertaken. The TLPI also puts a pause on urban development such as residential subdivisions for 12 months between 18 June 2025 and 17 June 2026. This prevents further fragmentation of the RRIA through inappropriate and out-of-sequence development applications, while Council prepares a long-term plan for the area. Not all land within the TLPI area will be suitable for future urban development.

Emerging Community Zone - Interim Precinct

The Emerging Community Zone - Interim Precinct is a 120ha area that is located outside and to the southwest of the RRIA. It is intended to conserve land suitable for urban development in the future. Council is also progressing precinct planning for the Emerging Community Zone - Interim Precinct land around the Narangba Train Station. Planning for this area will be the subject of separate Council considerations and did not form part of the community engagement undertaken for this report.

For more information on the Emerging Community Zone – Interim Precinct visit [Council's website](#).



Narangba East areas of relevance.

How we engaged

Our intent for the community engagement undertaken was to listen, learn and consider what all community members had to say through the survey and community sessions. We engaged to:

- share information about:
 - factors driving change in the RRIA
 - potential future land use changes that we are investigating as part of the NEPI
 - project process and timeframes.
- better understand your current perspectives (both in and around the RRIA) and how potential land use changes may impact you in the short, medium and long-term
- gain insights into the needs and aspirations of future residents of the area.

We invited you to share your views by:

- completing an online survey
- participating in face-to-face sessions.

The opportunity to participate was promoted through:

- content on the project webpage – moretonbay.link/narangba-east-planning
- a letter delivered by Australia Post to 3,451 property owners and residents within and adjacent to the RRIA
- emails to registered project followers and Your Say Moreton Bay community members who indicated interest in Narangba, Dakabin and Burpengary
- geo-targeted social media advertising.

Since the project was announced in late 2023, you have been encouraged to contact the project team via phone or email if you have any specific questions or concerns you want to discuss more confidentially. Several of you have taken up this offer. To maintain the confidentiality of these interactions, the matters discussed have not been explicitly documented in this report, but they are largely consistent with the findings in this report.

Community survey

The survey was open to everyone who lives, works, visits or holds any interest in the RRIA. It was available for you to complete from 17 July to 14 August 2025. It explored:

- your long-term plans for your properties
- your views on what will create a positive and well-managed transition from current to future land uses
- what you value and what you will need in the future.

The survey included:

- 10 statements relating to planning within the RRIA. You were asked to rate your level of agreement with the statements via multiple choice responses. You were also asked to rate their importance to you and other community members.
- 5 questions with open text responses where you could freely express your views
- as well as demographic questions that help us understand the context for the responses provided.

See Appendix B for a copy of the survey questions.

Not all questions were mandatory, so the number of respondents varies throughout the findings presented in this report.

Small group discussions

Over 4.5 weeks (22 June to 14 July 2025), we openly invited expressions of interest for community sessions from everyone with a connection to the RRIA. During this time, 62 of you expressed interest.

Initially, we planned for the face-to-face sessions to be large room workshops. The number of workshops held would have been determined by the number of people who expressed interest in attending. However, we had requests from you to create greater opportunities to discuss your individual circumstances. In response to these requests, we revised our approach and held small group discussions instead.

The sessions were scheduled for August 2025, but were delayed until October 2025, to allow us time to redesign the sessions.

Everyone who expressed interest during the June/ July process or in response to community Facebook group posts was offered a spot in a session.

In the end:

- **99 people participated** in the small group discussions (another 10 registered but did not attend due to illness or other unexplained reasons)
- **14 small group discussions were held** in the afternoons and evenings of 14 to 17 October, and on the morning of 18 October 2025.
- **each session was attended by up to 9 community members**, 2 Council planning team members, a professional independent facilitator and 1-2 Council community engagement team members.

You (the participants) were allocated to a session according to your availability and to bring together a mix of people and perspectives. This was done so the widest range of information, questions and responses could be shared to increase our (Council's project team) and your understanding.

Each 1.5-hour session was structured in the same way. The facilitator introduced the city context, covering:

- change in the area over time
- why change is happening now
- scope of the project
- why employment/ industry uses are being considered.

You were then invited to pin your property on a large map and share your connection to the area as well as your aspirations for your property. This was done so subsequent discussions could better consider the context of your individual situations.

The balance of the session was broken into a series of alternating short presentations by the planning team followed by question time. Topics included:

- project context
- why this area is being investigated
- what is the planning process
- preliminary planning directions including:
 - how the Preliminary Planning Directions map (Appendix C) was informed
 - components and what they might look like including what types of industry may come to the area
- how change might occur
- next steps for the project.

Before the discussion was closed any other questions from you were invited.

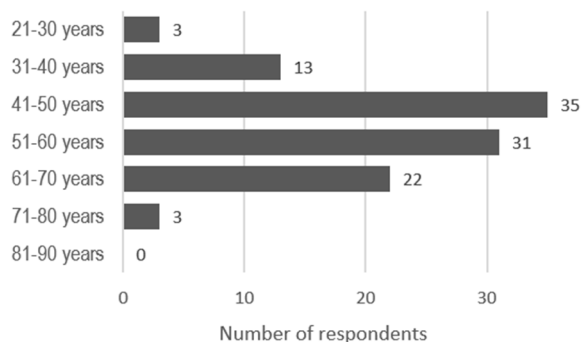
Who we heard from

Survey respondents

In total, 108 people completed the survey.

Of the 107 who shared your gender, 37% identify as a woman or female, 58% as a man or male and 5% preferred not to say.

Of the 107 who shared your age, 45% are between 31 and 50 years, and 52% are 51 years or older.



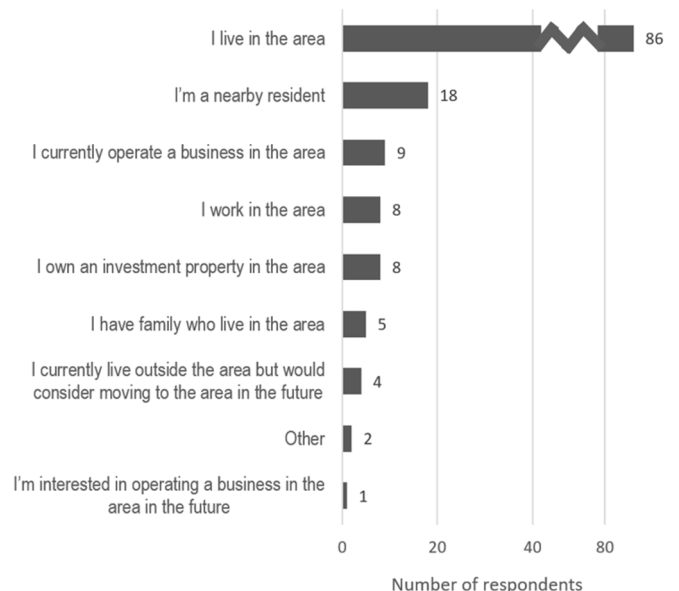
Age of respondents

Of the 83 who shared the language you speak at home, most (95%) speak English. One of you also speaks Portuguese at home, one also speaks Mandarin and one also speaks German. For one of you Punjabi is the only language spoken at home.

Of the 80 who answered the question 'Are you Aboriginal or Torres Strait Islander?', 93% said no, 3% said yes (Aboriginal) and 5% preferred not to say.

Of the 83 who answered the question 'Do you consider yourself to have a disability', 90% of you identify as not having a disability, 5% identify as having a disability and 5% preferred not to say.

When asked about your connection to Narangba East, most (80%) say you live in the area or are a nearby resident. Twenty-three (17%) of you have more than one type of connection to the area. 108 answered this question.



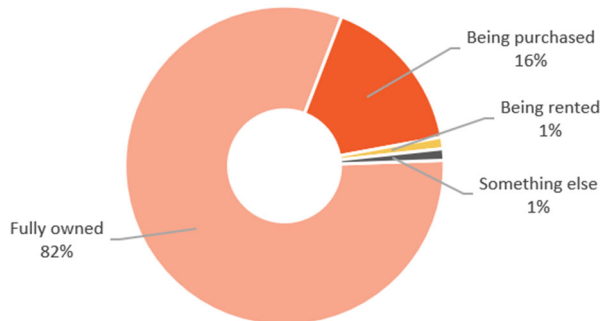
Participants' connections to NEPI area

Three of the 8 investment property owners also live in the area.

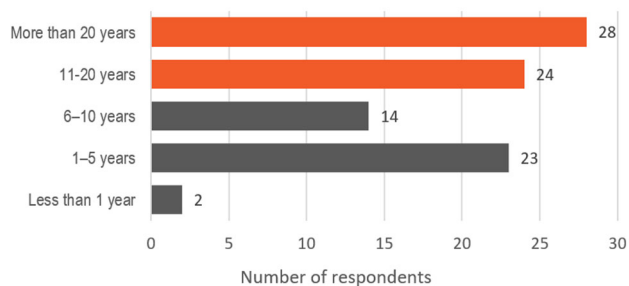
Two respondents have 'other' connections to the area:

- You have an investment property adjacent to the area, you use businesses and services in the area, and you have friends that live in the area.
- The childcare centre you use is in the area.

Of the 86 who shared the status of your home ownership, most of you either fully owned (82%) or have a mortgage 16%).

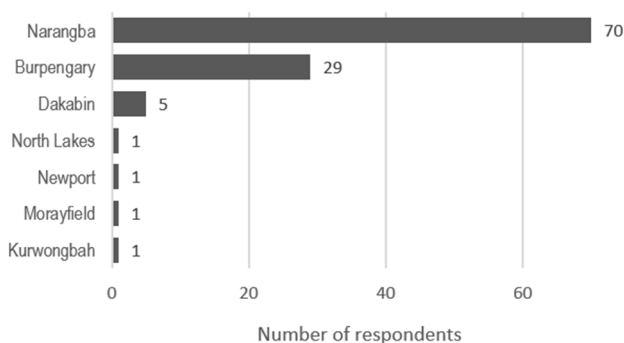


Of the 91 who shared how long you have lived in the local area, 57% of you have resided in the area for more than 10 years.



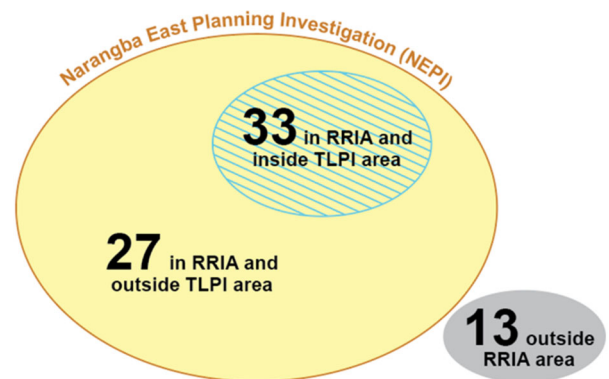
Residency length

Most live in Narangba (65%) and Burpengary (27%).



Suburb of primary residence

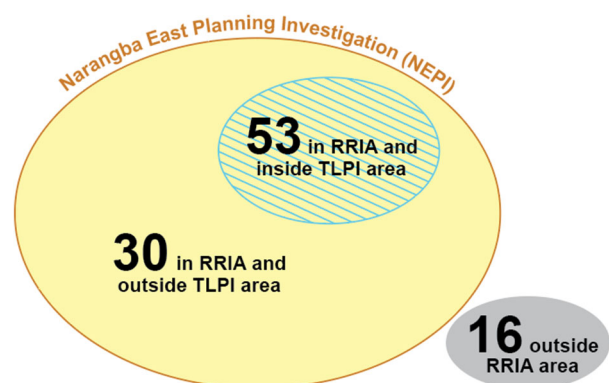
Of those who provided your full residential address (73 respondents), 82% live within the Rural Residential Investigation Area (RRIA). Of those 55% are within the area the current Temporary Local Planning Instrument (TLPI) applies to. Refer to Appendix A for detailed map of areas mentioned.



Depiction of the geographical distribution of survey respondents

Small group discussion participants

Of the 99 who attended the small group discussion, 84% live within the RRIA and of those 64% are within the TLPI area.



Depiction of the geographical distribution of small group discussion participants

Your length of residency in the area varies from 12 months to more than 30 years.

Your connections to and interest in the area varied. Those connections include:

- growing up in the area and still living there now
- moving to the area for lifestyle, affordability and/or to be close to family
- living and working in the area
- operating a business in the area
- holding one or more investment properties in the area
- living just outside the area but have family in the area or regularly driving through to get to other places
- being involved in the real estate sector.

Anyone with an active development application in the area was not eligible to be part of the small group discussions. Their interests are represented through the development assessment processes.

You describe your current household structure in a variety of ways, including but not limited to:

- single person/couple in a dwelling (without children, planning to have children, or children have left home)
- young family
- single parent family
- multigenerational home with up to four generations and their pets
- multiple dwellings on a single lot (two houses, or a house with granny flat) occupied by family members or used for investment income
- multiple lots near to each other on which family members live (e.g. daughter's family own a house just 5 minutes away)
- household where one or more people work from home regularly.

"My kids have grown up and it is just me now."

Resident of 10+ years, inside RRIA but outside TLPI area

"We have downsized and now live on the other end of the block with our son living in the original house."

Resident of 10+ years, inside RRIA but outside TLPI area

"We both work from home – taking our land is taking our place of employment as well. We moved to Burpengary 15 years ago for a lifestyle choice. We worked hard and saved our money with plans for a multigenerational home [elderly mother to move in]."

Resident of 10+ years, inside TLPI area

"I moved here to be with family three years ago. I have a granny flat on their block"

Resident of less than 5 years, inside TLPI area

"We live with our daughter, and her husband and child."

Residents of 5-10 years, inside RRIA but outside TLPI area

"I just built and moved into our house a couple of years ago. The location is great for me – close to my family and close to highway so I can get to work. It was just a very nice area."

Resident of less than 5 years, inside RRIA but outside TLPI area

What we heard

Survey findings

Change observed

When describing changes during the time you (84 respondents) have lived or owned property in the area you shared the following observations:

Inevitable change

- Change has been happening for a long time.
- Some of you believe change is inevitable.

“Narangba East is inevitable for future development. Easy access to public transport and the highway. Whether this Council does it or the next, it will happen due to its positioning around public transport, schools, shops and highway access.”

Survey respondent

Community/lifestyle changes

- Loss of quiet, peaceful lifestyle once enjoyed.
- Increase in population density.
- Increase in neighbourhood disputes.
- Rise in crime: break-ins, car thefts and juvenile delinquency.
- Perceived increase in safety risks.
- Nostalgia for earlier community values and slower pace of life.

Infrastructure deficiencies

- Lack of supporting infrastructure for development.
- Insufficient footpaths and bike paths, especially near schools.
- Inadequate contemporary shopping facilities.
- Limited health services and long wait times.

- Poor lighting and pedestrian safety concerns.

Traffic/ Transport

- Increased traffic congestion across all major roads (Callaghan Road, Old Gympie Road, New Settlement Road, etc.).
- Longer commute times and difficulty accessing driveways.
- Overflowing train station carparks and parking issues.
- Dangerous intersections and concerns about traffic planning.
- Heavy vehicle usage on residential roads.
- Poor road maintenance (potholes, narrow streets, lack of upgrades).
- Inadequate public transport options.
- Detours and disruptions due to construction.

Housing/ development

- High-density housing replacing acreage properties in some parts.
- Smaller lot sizes (e.g., 400m² blocks) being developed with minimal backyard space.
- Loss of rural residential character and scenic amenity.
- Developments going ahead without community consultation.
- Perceived overdevelopment driven by profit motives.

Environmental impact/ wildlife Loss

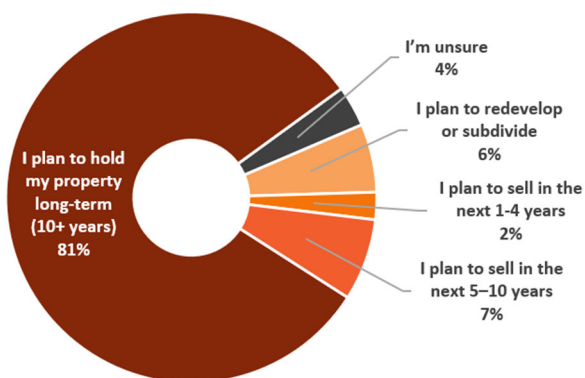
- Decline of koalas, wallabies, birds, frogs, and other native species.
- Habitat destruction due to land clearing.
- Increase in noise and air pollution.
- Reduction in biodiversity despite some conservation programs that are supported by community (e.g., Land for Wildlife).
- Increase in pollution.

Positive changes

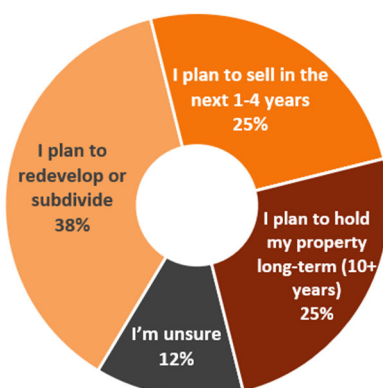
- Some road upgrades (e.g., New Settlement Road interchange, Burpengary station).
- Improved traffic flow in select areas.
- New footpaths and bridges improving school access.
- Growth in shopping options in Burpengary and Dakabin.

Long-term intentions for property

Most of you (81% of the 84 respondents) who shared your future intentions for your primary residence plan to hold it for the long-term (10+ years)



Eight of you have investment properties. Of these, 25% of you intend to hold your property for 10+ years, while 38% of you intend to redevelop or subdivide and 25% of you plan to sell in the next 1-4 years.



Opportunities and improvements

When you (100 respondents) describe opportunities and improvements you believe future development of the area could bring for those that live and work here, 30% say you can't see any. Others are more optimistic believing growth will bring better infrastructure.

"Obviously there will be more people living in the area. I just hope that infrastructure will be adequate for this growth."

Survey respondent

The opportunities and improvements you identify include:

More active transport and public transport

- Better public transport that is easier to access from more residential areas.
- Better parking facilities at Narangba Station so public transport can be used.
- Better connectivity for pedestrians to and from public transport and essential services like schools.
- Safer cycleways and footpaths separated from the traffic.
- Gaps in existing pathways are addressed, so the network can be used safely, e.g. a footpath installed all the way along New Settlement Road so new active transport routes installed in recent years can be used - it is too dangerous to use that road on a bike as it is.

"Hopefully foot and bike paths, as we attempt to walk our kids to daycare/kindy and eventually, to school."

Survey respondent

Employment opportunities

- More professionals working in the area.
- More businesses that provide local employment opportunities (ultimately reducing the need to travel longer distances and cutting road congestion).
- Enabling small family businesses to run from their own properties.
- A diverse mix of employment opportunities and career pathways that can span a whole lifetime, including jobs for young people.
- More factory-style infrastructure, e.g. Smith Crisps, Arnott's, Haribo or Campbells.
- Innovative industry and advanced manufacturing that supports STEM (Science, Technology, Engineering and Mathematics) careers.
- Community benefiting directly from applied research and development especially in frontier areas like fusion energy that can power desalination, steelmaking, agri-processing, and logistics.
- Precinct-specific business incentives, e.g., green infrastructure grants or micro-hub leasing schemes.
- Expansion of retail and commercial zones reducing reliance on distant hubs like North Lakes or Brisbane centres.
- There is a suggestion to include aligning employment opportunities with the current work areas of residents, rather than focusing solely on future communities.

"My brother's family lives and works in the area. I currently live in Sydney but hope to move if the property can be subdivided and I find job opportunities nearby. I may potentially run a local business if the population supports enough customers."

Survey respondent

"We need to stop building houses and start building places that are big enough to house good sized manufacturing."

Survey respondent

Improved environmental protection/conservation efforts

- Improved drainage
- Enhanced green corridors
- Water runoff management including curb and channel upgrades to the major roads.
- Retained natural bushland.
- Natural buffers (e.g. larger acreage) between residential and industrial uses.

"Natural retained spaces that are an investment in the areas future as well as improved open space connectivity to enhance place identity and local public space destinations for residents that are part of the urban fabric."

Survey respondent

Road and traffic improvements

- Traffic studies to understand the volume and impact of the higher occupancy in the area.
- Reduced congestion because there are more local jobs and people don't need to travel for work.
- General improvements to the entire road network and enhanced road maintenance.
- Removal of the level crossing near the Narangba train station that causes long traffic delays and is not safe.
- Improved ways to cross the rail line including upgrades to the Boundary Road overpass and the Alma Road underpass, and an additional underpass or overpass from Oakey Flat Road to Burpengary Road.
- A multi-level car park at the Narangba Train Station.
- Extension of Brampton Court.
- Improved separated pathways so bicycles and scooters are safely out of the traffic flow and not causing hold ups.
- Traffic calming devices and reduced speed limits.
- Better traffic management and dedicated roads for trucks and heavy vehicles, including an alternate route for heavy trucks going along Mackie Road.

Housing diversity and affordability

- New housing developments in selected pockets and higher density housing may be appropriate for the area.
- Transit oriented development to support less car dependence.
- “Missing middle” housing could be along the train line to offer more affordable and diverse living options.
- Strategic planning could adopt innovative housing concepts already successful overseas, such as modern vertical communal apartment complexes. These complexes could include private underground parking and shared resort-style amenities (gym, tennis court, swimming pool), appealing to singles, couples, and small families.
- Townhouses, build-to-rent models, and accessible units could be introduced to offset price inflation and expand housing options without displacement.
- Rating relief mechanisms could improve affordability.
- Future development could help address Brisbane’s accommodation shortage.
- More good quality over-50s lifestyle and aged care facilities.

“The ability to live, work and play locally will have a large impact on work-life balance for those living in the area.”

Survey respondent

Better facilities and amenities

- Improved healthcare facilities and services.
- Better schools, new schools and school capacity upgrades.
- New libraries and co-working hubs.
- Improved digital connectivity.
- Embed equity-sensitive design, such as walkable parks in rate-sensitive zones, disability-inclusive footpaths, and climate-conscious public facilities.
- More places for recreation including sporting fields and green space/ parks.
- Green space activation (not just allocation).
- More public art.
- A service station.
- More places to dine out.
- More shopping centres.
- Sewerage services.
- More childcare centres.
- More gyms.
- Maintained community character without large-scale industrialisation.
- Planned development that avoids fragmentation and an ad hoc approach.

“Would be nice to tidy up the area as there are a lot of derelict properties around.”

Survey respondent

“A real sense of place with properly integrated developments across the area that are delivered with clear and intentional outcomes.”

Survey respondent

Concerns about development

When identifying concerns about future development in the area some say you don't have any concerns while others raise many concerns (102 respondents).

"I don't have any concerns in the future developments in this area and see it as a smart plan for City of Moreton Bay."

Survey respondent

"I am deeply concerned about the proposed plans for the future development of Narangba East."

Survey respondent

"Change is inevitable, population growth means economic growth. Which is good if managed well."

Survey respondent

The things you told us are concerning you are outlined below.

Your concerns about displacement of current residents

- Current residents are not being considered fairly and/ or not being compensated for impacts of any rezoning so they can relocate comfortably.
- If industry starts establishing in the area its gradual encroachment may force many people to leave as the rural residential amenity they moved here for is taken away and roads become more congested.
- If the area is rezoned, it may lead to an increase in council rates for existing residents which could make remaining on their properties unaffordable.
- There is no opportunity to replicate the lifestyle without travelling 50 to 100kms.
- There isn't enough time in one lifetime to reestablish an equivalent home elsewhere, e.g. time for trees to grow.
- Properties being resumed and homes demolished.

"In the estate that I live, properties rarely, if ever, come into the market. The people who live here love where they live and take pride in their homes and the blocks."

Survey respondent

"Our homes, lifestyle, environment and financial future are being sacrificed for the lack of long-term planning."

Survey respondent

"Council's bias for development is at the expense of the residential ratepayer."

Survey respondent

Your concerns about mental health impacts

- People who believed they had certainty and security in where they chose to live now face an uncertain future.
- The uncertainty and unwanted changes are stressing relationships and disrupting plans, e.g. plans to retire on acreage and/ or pass onto children have been disrupted.
- Planned property improvements are on hold.
- Relocation is an enormous and costly burden.
- Council should give equal weight to the impact on the community they represent.

"Along with all our neighbours, we are very overwhelmed and angry about the situation that has come to light."

Survey respondent

"Make no mistake, this will destroy lives, retirement plans and place undue stress on relationships. The impact on the community must be considered."

Survey respondent

Your concerns about increased traffic and road congestion

- The current roads are not coping with the amount of traffic. More growth in the area may make the situation worse with more accidents and delays.
- Streets in new estates are too narrow and become difficult to navigate with parked cars along them.
- If the area needs to be evacuated, people may not be able to get out quickly to a place of safety/ refuge.
- People employed to work in industrial development may not be able to afford to live here and may add to road congestion.
- More heavy vehicle movements may damage roads, pose a safety hazard to other road users and create noise and dust.
- Public transport is inadequate to deal with more people living in the area.

“Trucks need to be deterred from using Oakley Flat Road and New Settlement Road. These roads can’t cater for the existing traffic let alone more increased residential and business development.”

Survey respondent

Your concerns about insufficient infrastructure

- A higher population may lead to increased pressure on already overloaded services and facilities, such as hospitals, schools and shops, unless there is significant investment.
- There is already inadequate parking at the Narangba Train Station, more commuters will make this worse.

- Callaghan Road floods during storms.
- Developments are not being coordinated resulting in disconnection, and poor infrastructure and public services. Planning for connectivity between new estates and high amenity areas, e.g. lakes (like North Lakes or Narangba Valley) should be done.
- Poor coordination across developments means out of sequence works are causing unnecessary inconvenience and impact on current residents. For example, Callaghan Road is closed, and the only alternatives are a dangerous dogleg through Amity Estate or Osborne Drive. There are no footpaths from Morgan Road residences to the train station so people must walk on the road. If Morgan Road was completed first from New Settlement Road through to Boscoe Road there would have been a safer alternative.

“No more development until infrastructure has been improved to cope with both current traffic and for well into the future.”

Survey respondent

Your concerns about loss of lifestyle and rural character

- Significant concerns industrial and/ or higher density housing may ruin the lifestyle.
- Smaller lots may mean less privacy from neighbours.
- Development should be centred around the future community needs so liveability is underpinned by layout, design and prioritising people (not cars).
- High density housing may mean children can no longer play in their backyard. Adequate recreational and green spaces need to be considered as a priority when developments are planned.
- Higher-level benefits like better access to dining, entertainment and other recreation will come to surrounding suburbs and not to where the industrial is.

"While everyone needs somewhere to live, not everyone wants to live squashed in like sardines."

Survey respondent

"We are not against progress, just concerned for the unknown. We fear seeing a warehouse or industrial shed on our back fence. How are industrial developments going to landscape so we don't have an industrial view?"

Survey respondent

"Approving developments where the bits of leftover land unsuitable to build on are allocated as "parkland" is not good enough. Recreation spaces need to be designed first so housing then forms part of a community."

Survey respondent

"Will there be improved services in the area like more restaurants etc or will we be a suburb that is only industrial while other areas benefit from improvements?"

Survey respondent

"I'd love to see future development focus on enhancing quality of life, supporting families and small businesses, and protecting the natural surroundings not turning it into an industrial zone."

Survey respondent

Your concerns about crime and safety

- Higher density housing may bring civil unrest and higher crime rates.

"Developments that include high density living will encourage greater socioeconomic diversity that could lead to higher crime and make the area less desirable/ pleasant to live in."

Survey respondent

Your concerns about environmental impact

- Trees being cleared to make way for development reducing habitat.
- Increased traffic may increase the number of wildlife injured and/ or killed on the roads.
- Reconfiguring land may impact water flow affecting existing residents and may destroy the conditions required for native vegetation.
- Industrial activity may lead to increased pollution (dust, air quality and light), and noise impacting human health and the environment.
- Chemicals from businesses may leach into the ground contaminating the environment or even causing health concerns.
- Increased lighting may negatively impact the foraging of nocturnal animals.
- There appears to be no consideration being given to climate change and the mitigation measures that need to be incorporated from the outset.
- The land is not suitable for industrial or high-density housing due to:
 - creeks and flooding between Boundary and Settlement roads
 - being a sanctuary for wildlife displaced by residential and industrial developments in Burpengary and Western Narangba
 - a lot of swamp and green corridors
 - being hilly and requiring a lot of large cuts to make flat blocks for industrial.
- More information is wanted on the types of industry that may come to the area and its potential health and environmental impacts.

"The wildlife and serenity once enjoyed by locals has disappeared."

Survey respondent

Your concerns about property value impacts

- Rezoning may inflate property values and rate burdens, especially in vulnerable areas.
- The capacity to achieve the optimal sale price for properties may be influenced by the intention to change the land use zoning.
- Smaller acreage blocks with quality homes may not receive adequate compensation for replacement costs.
- Potential new buyers may not want to buy into an area where the future is uncertain.
- Developers may not pay market residential value.
- Landowners and ratepayers may be at a financial disadvantage and living in limbo for years.

Your concerns about fragmented and poor planning

- A 'see how it unfolds' approach to development without a detailed plan would be a disaster.
- Industrial development should be placed in areas that are not already developed for residential? For example: Deception Bay, Beachmere or Elimbah.
- Zoning in the current RRIA may remain unchanged. i.e. Zoning should be relaxed/changed in the current RRIA outside the TLPI to allow subdivisions to promote development and investment in the area

"Development is part of progress but plan well."

Survey respondent

Your concerns about decision-making processes

- Decisions affecting current residents are being made without considering their needs, values or aspirations.
- Community engagement feedback is rarely integrated into final plans, undermining trust and making consultation seem like a box-ticking exercise.
- There are concerns the results of this survey won't accurately reflect residents' views.
- The planning process may lack methodological integrity, with piecemeal zoning amendments without recalibrating the overarching scheme.
- The planning process lacks transparency — residents expected future housing developments, not potential rezoning to industry near their homes.
- Planning language is vague, using terms like "encouraged where feasible" or "generally supported," which allows interpretation.
- Planning decisions are disconnected from infrastructure and rate modelling, with departments operating in silos, resulting in plans lacking fiscal or logistical grounding.
- Planning schemes lack feedback loops for recalibration or self-assessment, leading to strategic drift over time.
- There is a desire to understand when decisions will be made and how changes to industrial zoning will be executed.

"Please don't take the choice away from people who just want to stay where they are."

Survey respondent

"We expect full transparency and assurance that our community's well-being will be prioritised moving forward."

Survey respondent

"I am happy with proposed rezoning to general industrial for my property. I am concerned it will take too long."

Survey respondent

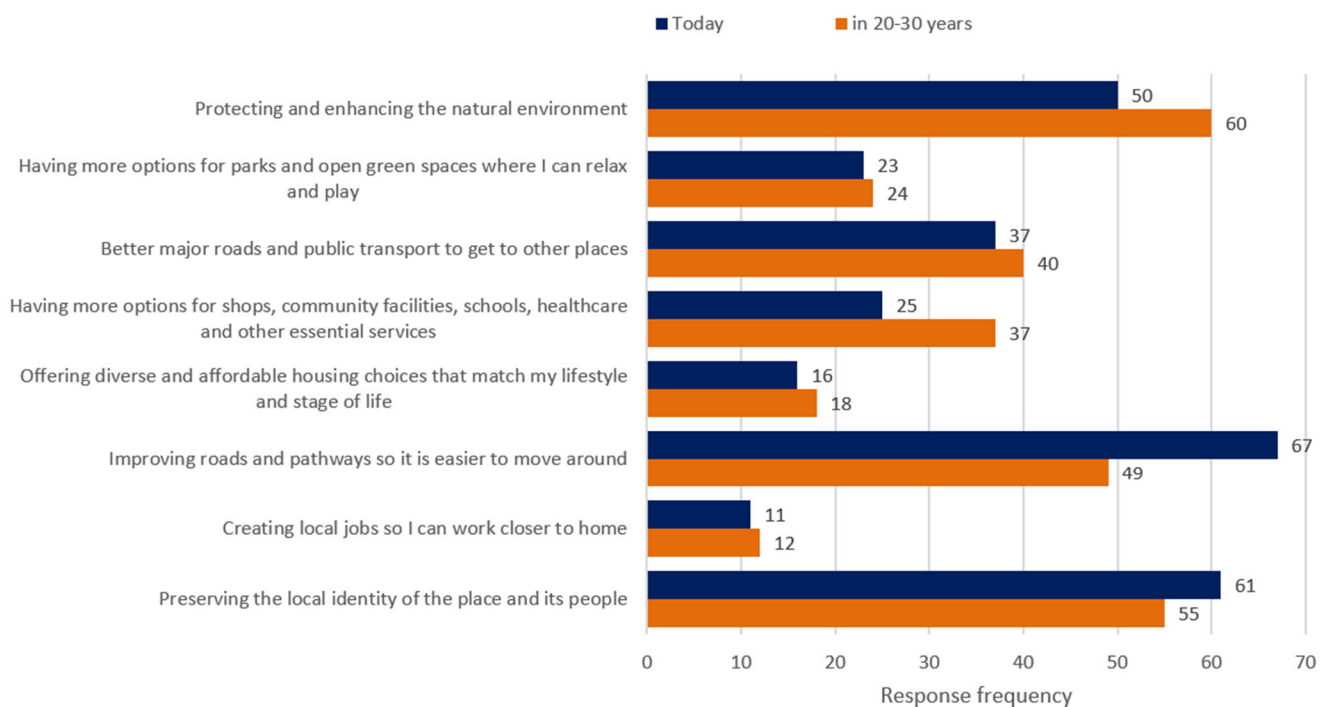
What matters most to you

We asked you to identify what matters most to you in Narangba East today by ranking 8 different planning priorities in order of importance. We then asked you to identify what priorities will matter most to you in 20-30 years. We prompted you to think about the age you will be, if you have children what age will they be, the number of people living in your home, if you will be working, etc.

You told us the most important priorities for now are:

1. improving roads and pathways so it is easier to move around
2. preserving the local identity of the place and its people
3. protecting and enhancing the natural environment.

The top 3 in 20-30 years are the same things but ranked differently. You believe protecting and enhancing the natural environment will be the most important priority in the future.



Most important things in Narangba East Planning Area today, and in 20-30 years.

Other priorities you say are important today include:

- maintaining healthy ecosystems to support biodiversity
- factoring in the impacts of climate change on the area
- preventing over-development
- retaining large block sizes and rural residential areas
- limiting high density housing through sub-divisions
- maintaining a balanced, sustainable, family friendly community
- not allowing industrial development
- traffic calming, enforcement of speed limits and public transport
- having the same standard of living as I currently enjoy
- cutting red tape and allowing business to operate in the area
- leafy and green, urban form built around liveability
- active transport and connectedness to natural areas that are kept intact and expanded with open space and parkland
- ensuring planning doesn't negatively impact those close to the planning area boundary
- having a say over our future
- not being bullied or forced to sell up
- protecting long-term industrial investments through planning that limits community complains about industrial operations and additional restrictions on industrial areas.

"We understand change happens, but the amount of change, the pace with which development and denigration of our way of life is happening is unforgivable. Our society is imploding because local councils and government no longer value families having space to grow. Children need space to run, be free and feel safe in their community."

Survey respondent

Other priorities you say will be important in the future include:

- maintaining healthy ecosystems to support biodiversity particularly with higher density human habitation
- factoring in the impacts of climate change on the area
- having multigeneration homes as the cost-of-living pressures continue
- no industrial development
- ensuring the diverse range of housing choices includes large acreage blocks.

"I feel children will be living with their parents longer."

Survey respondent

"These larger blocks support intergenerational living. Grandparents are great mentors for children/ teenagers and assist with childcare, adult children care for elderly parents which reduces the need for assisted care living and support services. Multigenerational families build connections and reduce social isolation and loneliness."

Survey respondent

What will matter most to others

Narangba East will be home and workplace to a wide variety of people, each bringing their own experiences, priorities and aspirations. We want to understand what might matter most to a wide range of people at different life stages in the future.

Since we can't ask the future community who aren't here yet questions, we included some fictional but likely characters/scenarios and asked about perceived needs for these people. These scenarios are not intended to represent everyone living in the area; rather they are to prompt discussion about the needs of others and to provide us with insights, so we can better plan for everyone.

The three scenarios presented are below.

GROWING FAMILY



Nick and Maria grew up in City of Moreton Bay and want to raise their two boys (Oscar, 7 and Liam, 3) in Narangba. They are currently renting and looking to buy a home. Nick is working full-time in IT

as a systems analyst. He works at home two days a week and drives to his office in Brisbane the other three days. His commute time is usually around one hour 20 minutes each direction. Maria is working part-time as a high school counsellor in North Lakes. Nick is a keen cook and likes to get to local markets most weekends for fresh local produce. Maria is very sociable and would love to have more friends with kids the same age. Oscar is enjoying playing soccer after school. Liam likes the park.

YOUNG GRADUATE



Isaac is a university student. He is in his final year of his Bachelor of Biomedical Science at University of Sunshine Coast's Moreton Bay campus. Isaac lives with his parents in Burpengary and is working part-time at the Rothwell aged care facility. He has started looking for graduate positions in

research and development for medicines and treatments. Isaac would like to stay in the area but knows he may need to leave City of Moreton Bay to find the right job for him in this specialised field. On the weekend, Isaac enjoys going to Mount Mee for hiking or four-wheel driving with friends.

DOWNSIZING RETIREES



Ash and Alex are in their mid-60s. They have lived on an acreage property in Narangba for more than 30 years. They bought their home after falling in love with the tall gum

trees and big open sky. Ash and Alex are realising how much work their home and property will be to maintain as they get older. Alex dreads chopping the firewood at the start of winter, and Ash is tired of finding a fence post knocked over by the horse every other day. They thought this would be their forever home but they are ready to downsize. Alex is working part-time, running his own small and successful business. Ash also works part-time as an accountant. They both love their local network of friends, trusted local businesses and routine, and don't want to leave the local area.

You confirmed that people in different life stages will likely have very different priorities. From your responses, the top 3 most important priorities for each scenario are:

Growing family:

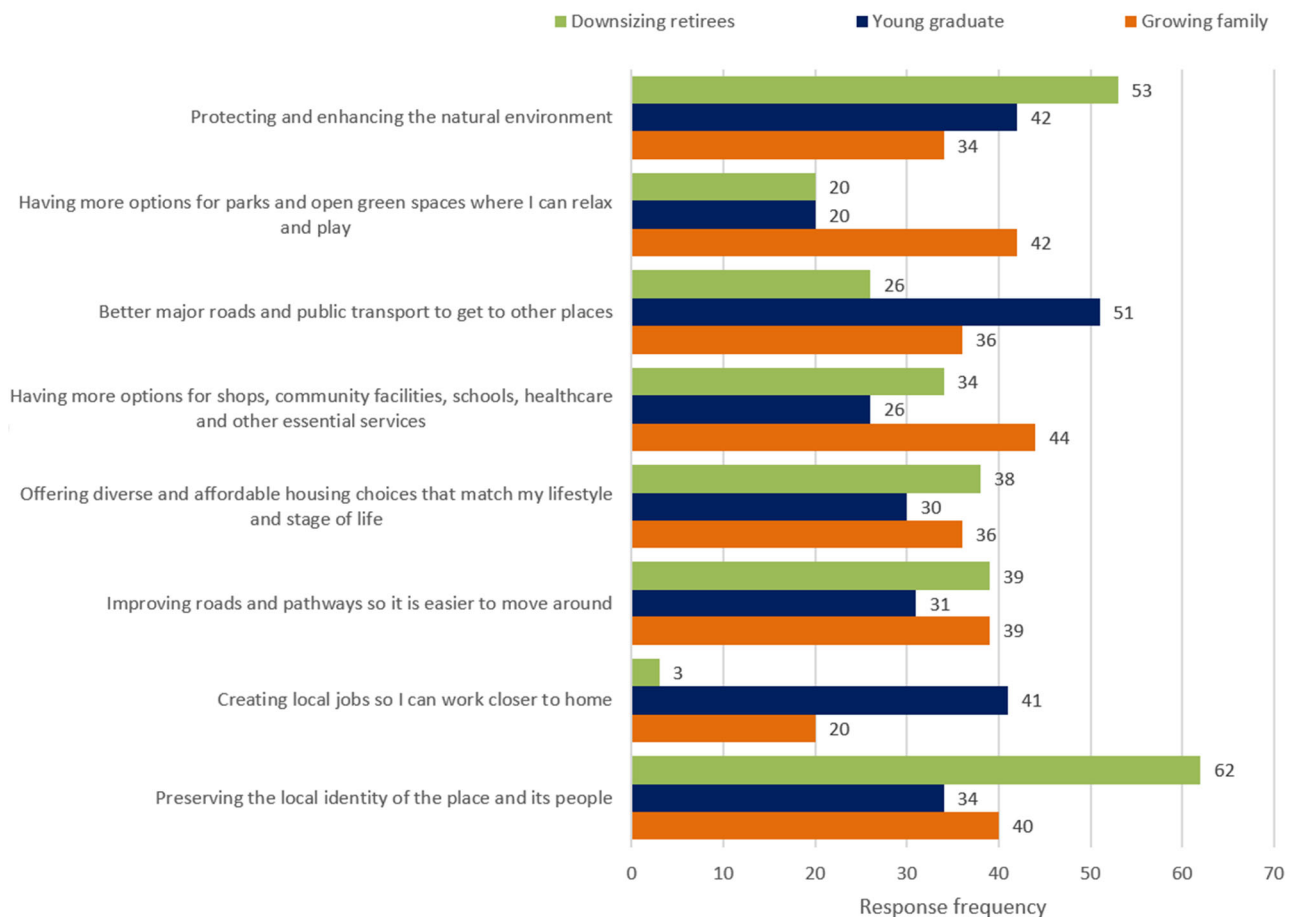
1. Having more options for shops, community facilities, schools, healthcare and other essential services
2. Having more options for parks and open green spaces where I can relax and play
3. Improving roads and pathways so it is easier to move around.

Young graduate:

1. Better major roads and public transport to get to other places
2. Protecting and enhancing the natural environment
3. Creating local jobs so I can work closer to home.

Downsizing retirees

1. Preserving the local identity of the place and its people
2. Protecting and enhancing the natural environment
3. Improving roads and pathways so it is easier to move around.



Things that may matter most to people living and working in Narangba East in the future.

Other priorities you believe are important for growing families:

- facilities such as community gardens, environmental centres and bushwalking trails where the family can feel safe and connect with people of all age groups while developing skills such as how to grow food
- affordable groceries
- places to park for school pickup
- traffic calming, enforcement of speed limits and public transport
- having housing options that allow children to play in their own backyard and have pets
- ability to host visiting family in their homes
- have family live with them in a granny flat or separate living area in house
- space to grow food
- space to entertain at home.

“Time poor families need to be able to combine many needs at once and this can happen at home when you have the space to do so. Add a great neighbourhood community made up of long-term residents, retirees, young families and working couples/ professionals and you have a stable neighbourhood environment which is a good family environment.”

Survey respondent

Two respondents feel Narangba East shouldn't cater for everyone, and that people that aren't wanting to live on acreage or are not able to afford acreage should go elsewhere.

“If this family doesn't have the lifestyle they require in a certain area, then they have to consider perhaps living elsewhere. City of Moreton Bay is a large area, and Narangba East area doesn't have to suit everyone.”

Survey respondent

“People move to this area for the environment, community and lifestyle. Plenty of places to live boxed in a small suburb.”

Survey respondent

Other priorities you believe are important for young graduates:

- accepting that moving out of the area for a job in some fields is almost a certainty
- increased research funding for universities so there will be better health outcomes, and local jobs for graduates
- changes to regulations and legislation to support more flexible living arrangements
- reliable public transport to get to work
- space to support hobbies, e.g. working on cars or building things in a shed
- affordable housing options and rent caps to get into the housing market more easily
- options for changing housing as needs change over time.

Again, three of you feel that the Narangba East planning area shouldn't cater for everyone.

“Changing the suburb to try and accommodate people like Isaac is short sighted.”

Survey respondent

“Not every area has to have jobs for every single type of employment.”

Survey respondent

“Isaac is young and can live wherever he gets a job”

Survey respondent

Other priorities you believe are important for downsizing retirees:

- reliable phone and internet services so you can stay connected to work, family and friends, and feel safe in your home
- being able to stay where you are and enjoy what you've built
- support to stay in your 'forever home'
- having someone moving into the property you love and getting the same enjoyment out of it as you did
- the chance for someone else to grow up on acreage
- leaving the home to your kids or future family
- having the option of multigeneration living
- retaining the area's community feel and preserving the environment.

“When downsizing from acreage, space and privacy may still be important, so having a diverse choice of housing options and land sizes would be required. They may wish to have a decent yard for their grandchildren, a pool and space to park a caravan or they may wish to still have a 3/4 acre block.”

Survey respondent

Some of you feel moving away from the area may be best when it no longer meets your needs.

“Changes in your living arrangements often mean people have to move.”

Survey respondent

Some of you point out that there are residents in their 70s and 80s maintaining acreage living.

Some respondents feel there is inequity between generations, and change is needed to support the needs of younger generations.

“I don't really care about these boomers' stories. They bought the land for the price of a cupcake and think they are immune to urban sprawl and whinge about anything and everything.”

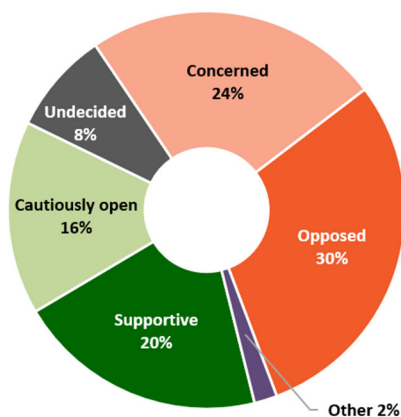
Survey respondent

Sentiment towards potential zoning changes

More residential

In total, 36% of you (108 total respondents) support or are cautiously open to potential zoning changes to enable **more residential development** in the RRIA, e.g. smaller lot sizes, greater housing diversity.

54% are concerned about the impacts on locals and your current lifestyles or opposed to any change.



Feelings about potential zoning changes to enable more residential development in the RRIA.

8% of you are undecided and need more information to confirm your position. The one respondent who holds “other” views is seeing the situation from a variety of perspectives.

“What matters to the community is diverse housing choices”

Survey respondent

“We are open to subdivisions with min 3000sqm blocks but not industrial to border our property”

Survey respondent

Future employment/industrial land uses

In total, 22% of you (108 total respondents) support or are cautiously open to potential zoning changes to enable **future employment/industrial land uses** in the part of the RRIA currently protected by the TLPI.

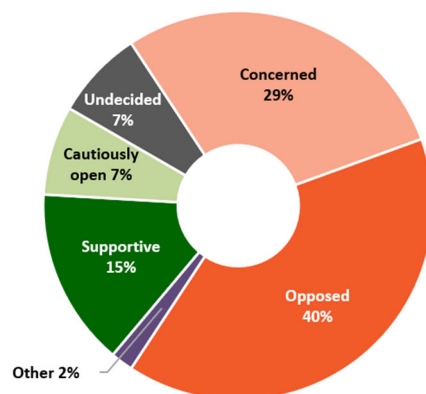
“Don’t listen to the NIMBY’s [Not in my backyard], just do it”

Survey respondent

“I believe this is a good base for the future and could bring modern and high-tech industries to the area”

Survey respondent

69% of you are concerned about the impacts on locals and your current lifestyles or opposed to any change.



Feelings about potential zoning changes to enable industrial development in the part of the RRIA that the TLPI applies to.

7% of you are undecided and need more information to confirm your position. The two of you who hold “other” views want:

- TLPI removed
- land use options maintained at adjacent industrial estate so a house and a shed can be on the site and businesses can work the hours and noise required to make a profit.

One supportive respondent sees opportunities for a city like Kaiserslautern in southwestern Germany that has research institutes dedicated

to bridging the gap between universities and industry.

"I see the benefits and a once in a lifetime opportunity to have a great modern and future driven business area that would be cleaner and greener and attract younger residents to the area and modern industry that was high tech and cleaner and environmentally friendly area".

Survey respondent

60% of you who totally oppose future employment/industrial land uses are also totally opposed to more residential development.

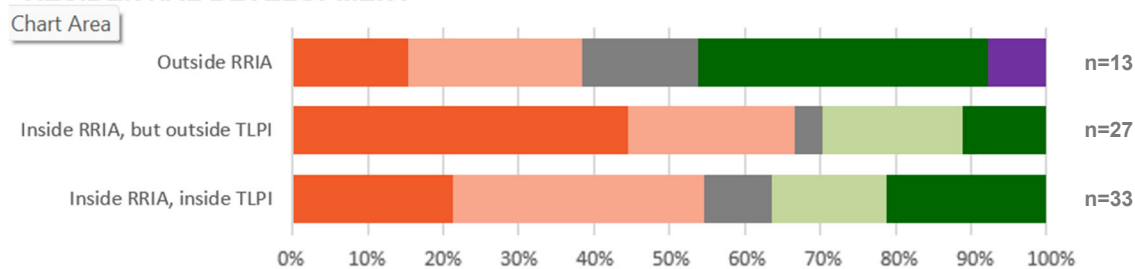
"Why does the area have to change? Why can't an option be that rural residential stays as is?"

Survey respondent

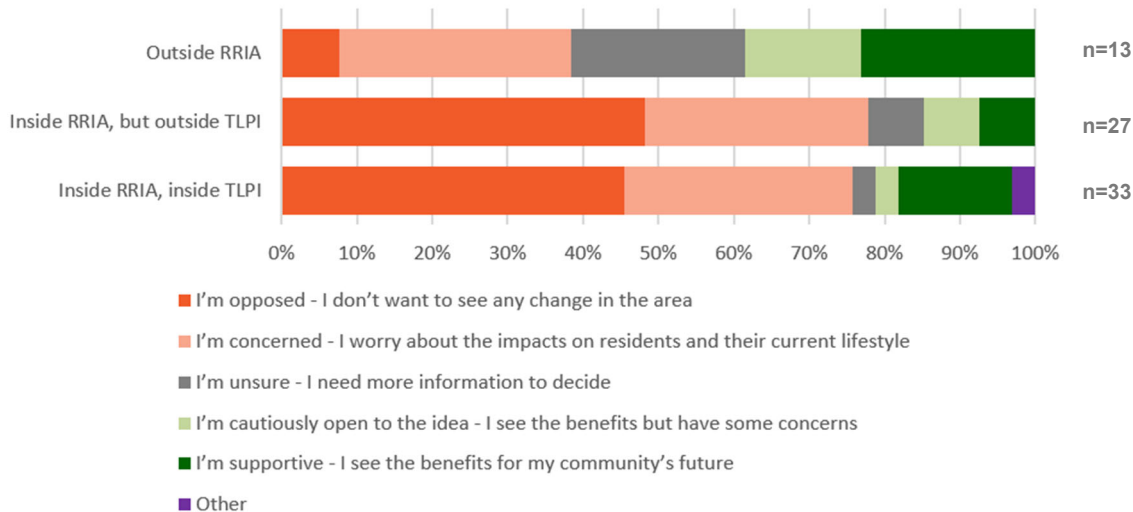
Breaking views down by area of residence, the strongest opposition/concern around **more residential** is with those inside the RRIA but outside the TLPI area.

The highest opposition/concern around **future employment/industrial land uses** lies with those inside the RRIA (both inside and outside the TLPI area).

RESIDENTIAL DEVELOPMENT



EMPLOYMENT / INDUSTRIAL USES

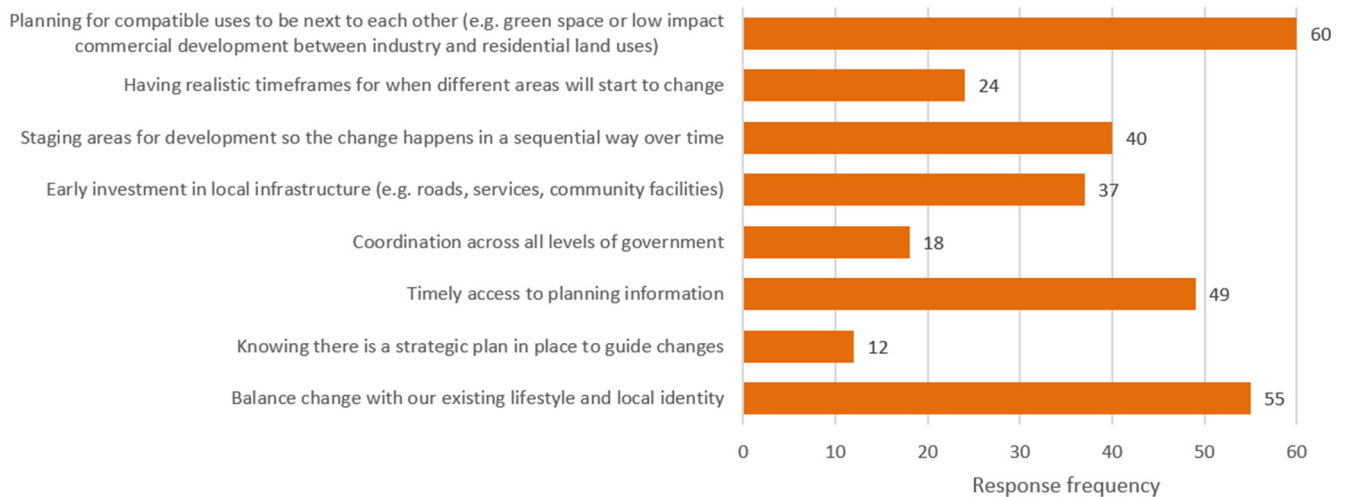


Sentiment towards potential zoning changes broken down by area of residence (note only the 73 respondents that opted to share their primary residential address could be included in this analysis. The number of respondents from each area (n) is noted at the end of each bar in the chart).

Transition management

We asked you what you believe would make the process of changing to more residential or employment/industry land uses in the future better for you and your community.

From 8 options you rank ‘planning for compatible uses to be next to each other’ the highest, followed by ‘balancing change with existing lifestyle and local identity’, and then ‘timely access to planning information’.



Respondent preferences for factors that would make transitioning from current land uses to more residential or employment/ industrial land uses better

While there are some strong sentiments for no change in the area, some of you have ideas about what could help make the transition better to potential future changes in land uses. These are listed below, and not all the ideas are complementary to each other:

- making decisions quickly to end the limbo

“The area zoning has been in limbo for many years (transition zoning) we want certainty.”

Survey respondent

- having clearer timeframes around the change and the stages it might happen in
- providing required infrastructure ahead of the development
- having strict governance on change, and real penalties for developers who do not comply with regulations and agreed timeframes to meet infrastructure requirements

- amending the Local Government Infrastructure Plan to prioritise infrastructure provision to the area
- having access to the Bruce Highway to the north of the RRIA
- constructing a new overpass across the train line
- connecting to town sewage
- having community buses that run frequently to major facilities such as public transport, health hubs, community centres and shops
- considering climate change impacts so decisions do not lead to maladaptation, e.g.:
 - no building in areas at risk of flooding
 - no tree clearing that will elevate the risks associated with increased temperatures
 - not relying on artificial heating and cooling that can fail during extreme weather events.
- not giving higher weighting to economic growth over long-term health and sustainability of the area

- expanding and connecting high quality wildlife corridors to support biodiversity, ecosystem growth and a healthy, sustainable quality of life for all residents
- establishing plenty of large parks and playgrounds
- inviting more community input on new parks such as equipment and themes
- Requiring more tree and shrub planting in new development areas
- keeping a sense of the original tree cover/ terrain Narangba has always had.

“Once the natural environment and green areas have been destroyed, they cannot be reconstructed.”

Survey respondent

- preserving the history and heritage of the area including indigenous knowledge of the geography and land management
- 'grandfathering' how property rates are calculated until there is a material change in use of the property
- rezoning all the rural residential. There should not be rural this close to a major highway
- allowing smaller land areas and maybe high-density areas that can be more affordable for our kids.
- minimising residential subdivisions and new housing.
- using green corridors and natural environment as buffers between industrial and residential
- implementing a generous buy back scheme for those who could become stranded with industry surrounding them

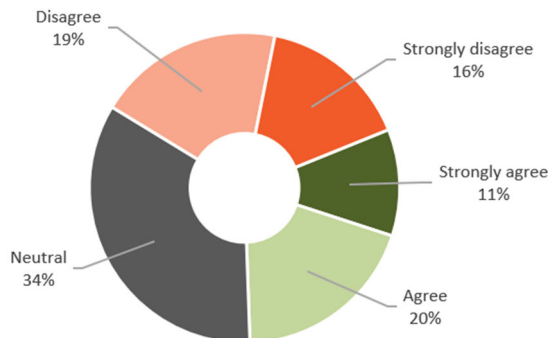
- sharing more information around the types of industry that may come
- restricting industry that has potential to pollute the local environment or negatively impact quality of life
- limiting industry to low impact commercial use only
- offering people money and force resumption
- allowing more properties adjacent to industrial estates to both live and work in industrial sheds or shops or businesses on their land.

“Not enough information has been provided about what a potential industrial area would be like, and how residents will be protected from potential negative impacts. Only once that information has been provided can I give an informed opinion and view.”

Survey respondent

Having your say

Of the 108 respondents, 31% of you agree or strongly agree you have had a fair opportunity to provide feedback about this project; 35% of you disagree or strongly disagree.



Those of you that disagree or strongly disagree make the following suggestions for improving our community engagement:

- earlier and more transparent communication and engagement ideally starting before the planning investigations were underway
- proactive communication through other contact points with Council (e.g. building approvals)
- notify the entire community of changes like this not just those living within the boundary
- more communication from senior council representatives and Local Councillors
- more information about the potential impacts of proposed changes
- include more open text responses with no character limits in the survey

- have a 'save' function and no 'session timeout' in the survey so feedback can be considered
- hold open meetings where all community members can raise their concerns
- more regular project updates and access to information that would allow independent advice
- make decisions with the community's voice in mind.

"You are asking what we think well and truly after the fact."

Survey respondent

"We didn't know about this project until it got media coverage"

Survey respondent

"When expensive house plans were submitted to council maybe a heads up of what you were planning in this process."

Survey respondent

"Actually, I don't believe this consultation is anything but an exercise where you pluck the information from this survey that agrees with your agenda then point to and say "hey look, this is what the people want"

Survey respondent

Small group discussion findings

During the small group sessions, the following matters were discussed:

- valued features of the local area
- aspirations for your primary residence
- observed change over time
- displacement
- fair treatment of current residents
- desire for certainty and timely decisions
- level of support for future development
- property values and rates
- environmental concerns
- infrastructure to support growth
- planning process and land use transition
- communication, consultation and representation.

Each matter is detailed below:

Valued features of the local area

Overall, you feel connected to the local area and value many of its features, including:

- local neighbourhoods and family-friendly feel
- privacy and space without neighbours close by (for those on larger lots)
- semi-rural lifestyle
- being able to drive by paddocks with livestock even if residing on a smaller lot
- natural environment and wildlife
- proximity to the highway, airport, Port of Brisbane, Brisbane City and Sunshine Coast
- proximity to services and other facilities including retail (e.g. Morayfield Shopping Centre, Westfield North Lakes, Burpengary Plaza, Narangba Village), health care (e.g. Caboolture Hospital, local doctors), education facilities and some public transport (bus and train).

“Narangba is leafy and green – I love it. I would hate to see it change.”

Resident of 10+ years in RRIA but outside TLPI area

“We planted every plant on our ¾ acres. This my oasis. It is where I go to get away from what is outside my yard.”

Resident of 10+ years inside TLPI area

“I deal with people all day every day at work. So, I like having a quiet, not city, life at home. For me, I think I will have to look at another area to raise my family outside the city [if more development goes ahead].”

Resident of less than 5 years, inside RRIA but outside TLPI area

“We like it where we live, because it is a nice place, it has a lot of trees, wildlife, it has a rural feel to it. There are not a lot of places where you are three minutes to highway, train station and close to major shopping centre.”

Resident of 10+ years, inside TLPI area

Aspirations for primary residences

You describe your aspirations for your primary residence in different ways. Many speak about it being your “forever home” — a place you have already invested significantly in or had planned to invest in to tailor it to your needs. Some have done, or are planning to do, work to your homes and properties so you can age in place, e.g., building low set dwellings with access ramps and low maintenance gardens, adding a secondary dwelling (e.g. granny flat) or second smaller home.

“If you’re not carrying me out in a coffin, I’m not going”.

Resident of 10+ years, inside TLPI area

"I would hate to think that someone will come and pull down the work we have done over the last 35 years. Where we live is very suitable for our age group. We have built it so we can stay here."

Resident of 10+ years, inside TLPI area

"This is our family home. Our intention was to retire here and live our days out."

Resident of 10+ years, inside TLPI area

Taking a different approach, some of you intend to live in your current residence for a period until your needs or aspirations change, or the area around your property changes.

"We are in a fortunate position that we are open to change. Just where that change is we don't know. We will figure that out as time moves on. We are potentially going to be empty nesters in the next 5 years but with Mum. So, we will probably go to the Sunshine Coast."

Resident of 10+ years, inside TLPI area

Some of you with larger lots would like to subdivide. After subdivision, some would sell and move elsewhere with profits, while others would keep a portion for themselves with the rest being used by your children to establish a home or sell as part of an investment strategy.

"We always thought that at some point the area would be developed because it is so close to the highway. We didn't think it would be industrial. But we had even started looking at subdividing our block after seeing what is likely to be coming."

Resident of 10+ years, inside TLPI area

"I had a meeting with my neighbours recently about getting together and selling to a developer. Like me, they moved there to have the quiet life, and they don't want to live here now. The place is becoming a city, even though we are still a bit rural. Industry is good to keep people here. The lifestyle just isn't right for us now."

Resident of 10+ years, inside RRIA but outside TLPI area

"I think what is forgotten is that there are people in larger blocks that would develop their blocks for their children. I would like to see Council push back on the Ministry and say it is not about big developers. May be let people develop their own blocks. We can't make our big block into 4 blocks because we can't fund sewerage."

Resident of 5-10 years, inside RRIA but outside TLPI area

Observed change over time

You shared observations on how the area has changed in the time you have lived here. Most note an increasing rate of change regardless of the duration of your residency.

Observed changes include:

- more traffic and traffic congestion that has increased commute times
- some road infrastructure deteriorating under higher traffic rates and heavy vehicle use
- parking around the Narangba Train Station is not meeting demand and time required to travel over the level crossing has increased
- more residential estates popping up in the area with smaller lot sizes
- increased frequency of approaches from developers wanting to buy land
- on street parking issues in newer estates challenging traffic movement through streets
- displaced wildlife as development intensifies
- increased antisocial behaviour like drag racing on streets.

"I moved into the shire in the 80s. It has gone nuts over 35 years. It has just boomed."

Resident of 10+ years, inside RRIA but outside TLPI area

"We moved [over 20 years ago] for the lifestyle that seems to be dramatically changing. I am absolutely mortified by the amount of land clearing and housing that is here already."

Resident of 10+ years, inside TLPI area

"Narangba Train Station site and level crossing is diabolical. I never go that way. I shop elsewhere. I've missed a train waiting at the lights. Unless you are there at 6.30am you can't get a park."

Resident of 10+ years, Inside TLPI area

Some of you more recently bought into new housing estates not realising the rate of change or the possibility of land use changes.

"I can see it is beneficial. I can see why it [more intensive development] is happening. I didn't realise it was coming now. For a shift worker and someone that doesn't like people being too close this is not for me. I will have to rent my house and go elsewhere."

Resident of less than 5 years, inside RRIA but outside TLPI area

"We moved to the area over 5 years ago for the lifestyle. We didn't realise we could have an industrial estate like Brendale right here."

Resident of 5-10 years, inside TLPI area

A smaller number of you came to the area more recently anticipating and wanting future development that would enhance your lifestyle and business opportunities.

"One of the reasons we are here [Narangba] is to be part of the change that is happening, because it is going to happen"

Resident of 5-10 years, inside TLPI area

"We have seen a lot of changes since we moved here. We become part of the community with local clubs. We love it. We want to stay and be part of the change."

Resident of less than 5 years, just outside RRIA area

Some of you accept change is inevitable and are asking questions about what the next changes will be and how you will be affected so you can plan and make decisions for your future.

"I grew up in a place Mum and Dad bought, that was all shacks. I watched the dozers come through and development happened. For me, it is not a question of if but when. They aren't building any more land in the city. All I want to know is when and where."

Resident of less than 5 years, inside TLPI area

"My plan is to stay but I want to know what is happening around me. I would like to be able to go down the street for a coffee."

Resident of 10+ years, inside RRIA but outside TLPI

"We chose it because it was outside the mad house of Brisbane. We have enjoyed the green spaces but have always said it will only be like that until someone is willing to put the money up for development. I recognise the need for extra houses and jobs and I'm not trying to do 'not in my backyard'. Our interests are knowing how long it is before we see them digging"

Resident of 10+ years, inside RRIA but outside TLPI

Displacement

You are very concerned about being displaced from your homes.

“It is counter intuitive; you are trying to cater for some but displacing others.”

Resident of 10+ years, inside TLPI area

You identify several factors you believe could “push” you out of the area including:

- rural-residential lifestyle and amenity you want no longer being available due to encroaching development
- gradual loss of community character that once made the area special, as long-standing neighbours sell their properties and move away
- ongoing pressure from developers wanting to buy your land
- transport infrastructure being inadequate to service a larger population, and congestion making commutes for work unfeasible
- future potential changes in land value resulting in increased rates that are unaffordable for some.

There are also some fears about things that could displace you that are based on misinformation including:

- **False threat 1:** City of Moreton Bay may take land for industry purposes.

Response: In a general sense, local governments may acquire land that is required to deliver local government community/public facilities, services and functions (e.g. sporting facilities, parks and roads). The *Acquisition of Land Act 1967 (Act)* enables local government to acquire land (whole or part thereof) for a particular public purpose and is subject to the local government complying with requirements defined within the Act. For more information on Government land acquisition and resumption: [Government land acquisition and resumption | Your rights, crime and the law | Queensland Government](#)

- **False threat 2:** Developers can lodge a development application over private property without the consent of the landowner.

Response: Applications cannot be lodged without the consent of the landowner.

- **False threat 3:** Potential future Industry will not be regulated and have significant health and environmental impacts on nearby sensitive uses like residential homes and natural habitats.

Response: Before certain industries can commence or expand, they must undergo a thorough assessment process to obtain the approvals and licences they need to operate. This is a highly regulated system that considers existing sensitive uses in the area and imposes strict requirements on activities at different levels - federal, state and local governments. Once operating these industrial activities are also subject to ongoing monitoring and report requirements.

You note current pressures on the housing market. You are questioning where you could find equivalent acreage, at an equivalent price, close to the conveniences you value. You note there are costs associated with relocating. Some of you, who are retired or close to retirement, are concerned about getting access to bank loans to make up any difference in price between the cost of an alternative property and the sale of your current property.

“What about our needs and requirements. When living in a little box [small lot] isn’t what we want. Where are we going to get acreage that is close to a medical centre?”

Resident of 10+ years, inside TLPI area

“It is not in my personal interest to look after employment needs of others. My priority is to protect my family and my lifestyle. This could be a good thing for us if you think about sale price of our property, but the challenge is getting something equivalent without moving a

long way away. If development happens, we couldn't live in this area."

Resident of 5-10 years, inside RRIA but outside TLPI area

"I'm trying to make the best financial decisions with the limited working life I have left."

Resident of 10+ years, inside TLPI area

Some of you suggest the rural residential zone could remain as it is and future development could happen in other locations where you believe people won't be displaced. Suggestions for where employment/industrial uses could be located include:

- on the eastern side of the Highway in the bushland area to the north of the Narangba Innovation Precinct, and Freshwater National Park
- Waraba (formerly referred to as Caboolture West)
- Elimbah
- Deception Bay
- Beachmere.

Questions are being asked about why land that was earmarked for industry at Elimbah East was allowed to be developed for residential.

"I think it is such a shame you cannot you look north of the existing Potassium Street."

Resident of 10+ years, inside TLPI area

"I fail to understand why we need to look at well-established residential areas when there seems to be a lot of vacant land in proximity to this area. It would seem more reasonable and less impactful to unlock areas that just have trees and bush on them."

Resident of 10+ years, inside RRIA but outside TLPI

"We didn't move there knowing these massive interchanges were coming. They have deliberately been put there. Why should we be sacrificed because Council allowed residential in some of Elimbah that was intended for industry."

Resident of 10+ years, inside TLPI area

Fair treatment of current residents

Many of you are experiencing distress and anxiety in relation to the potential changes. This is being compounded by uncertainty that can't be resolved in part until the planning investigations are completed. Some of you have questions about compensation for the duress endured. One of you flags the need for mental health assessments to be done alongside environmental impact assessments. It is also suggested Council provide free, professional and confidential counselling services to assist affected community members.

"There is no greater trigger than your home being under attack. There needs to be a measured way through it."

Resident of 10+ years, inside RRIA but outside TLPI area

"For those that are already there, considering our lifestyles before change happens is important"

Resident of 5-10 years, just outside RRIA area

"We want to stay but we are very concerned that a big plant will move in next door. We're scared of what will come."

Resident of 5-10 years, inside TLPI area

"I'm worried about being an oasis residential community in the desert of industry."

Resident of 10+ years, inside TLPI area

“These are the faces of the families that are being impacted. Mentally it is a massive toll. For people who are still trying to work high pressure jobs, that is having a real impact.”

Resident of 10+ years, inside TLPI area

“Who is helping us through this? I have never been through this in my life. I don’t know what my plans are or what are the impacts for us. Are we going to walk out of this with money in our pockets? I just think that Council should be putting something together like an EAP [see below] to help with mental health. If a developer comes, do we go or hold out? This is a really big change management thing. This is our life, it is hard.”

Resident of 10+ years, inside TLPI area

An Employee Assistance Program (EAP) is voluntary and strictly confidential work-based professional assistance funded by employers to support the mental health and overall wellbeing of their staff.

Desire for certainty and timely decisions

Some of you describe the due diligence you undertook when buying your properties and your expectations that zoning in the area would not change. You also note a search for current development applications and planning projects is not typically part of conveyancing processes. You report ongoing difficulty in keeping track of proposed development and planning projects around you for a range of reasons including being time poor (e.g. busy families, full-time workers) and the information not being easily accessible, especially for those who aren’t confident navigating the internet.

Many of you express frustration and anxiety about long-term planning delays. You want clear timeframes, next steps in the planning process and decisions to be made on zoning changes as

soon as possible. Some of you experienced being left in limbo for other projects, e.g. a heavy haulage freight road. Some indicate you haven’t been able to make decisions about investment in your properties, retirement or if you will stay or go because you don’t have enough information. Some believe the pending future directions report will not be the ultimate plan and are bracing for further changes beyond it.

“This phase can’t go on forever. The residents in this area can’t live for 2-3-4 years with this uncertainty.”

Resident of 10+ years, inside TLPI area

“Having timely information is important. We need to plan what are going to do with our lives”

Resident of 10+ years, inside TLPI area

“How do we know that this plan is the plan?”

Resident of 10+ years, inside TLPI area

Level of support for future development

Consistent with the community survey findings, the sentiment of those who attended the small group discussions is mixed when it comes to the type of development that may be enabled. A significant portion are reluctant to see any development at all, wanting to keep the area as is.

Others acknowledge that long-happening change will continue; some of you offering insight that your own homes are part of the change whether you built more recently or built many years ago as part of the “original estates” taking the place of the farms and/or bushland that came before you.

Many of you are holding off forming a final view due to the uncertainty around the land uses that may be supported in the future and the financial, amenity and lifestyle impact the changes may have.

“It makes sense as to why you are looking at the area [considering location, connection and expected population growth]”

Resident of 5-10 years, inside RRIA but outside TLPI area

We have a lot of money wrapped up in capital that will very quickly become worthless or make us a motser depending on what comes.

Resident of 10+ years, inside RRIA outside TLPI area

“Our area is nice, really rural. This might hamper our plans [to renovate and sell] or just might make it better. The possibility of light industrial might make it better”

Resident of 10+ years, inside TLPI area

Some of you indicate you are not satisfied with the planning process that is being undertaken for future development, flagging you feel the needs and aspirations of the current residents are being sacrificed to meet the needs of others.

“People bought in these areas for lifestyle and now that is being taken away. I just don’t agree with the approach and how it is being done.”

Resident of 10+ years, inside TLPI area

“I don’t think we should be forced to move because Council didn’t plan for the long-term. I’m not impressed at all with the strategic planning. There is other land that can be used in our opinion.”

Resident of 10+ years, inside TLPI area

Residential development

You raise the following issues about potential residential development:

- Housing diversity is supported so people can find affordable homes that meet their needs and means.
- Houses packed tightly together on small blocks with “touching gutters” are undesirable and do not fit with the feel of the area.
- Small lot housing and townhouses should have adequate parking provisions, so narrow streets do not become car parks and through access is not restricted particularly after hours when most people come home from work.
- A few of you support high density transport orientated development in proximity to the Narangba Train Station and wonder how Council could incentivise this type of development more.
- Transparent information about the currently lodged residential development applications and any assessment outcomes is wanted.
- Protection of rural residential areas currently outside the urban footprint is questioned, as are the powers that Council has to stop developers from going beyond.

“We moved from Sydney 5 years ago and we love living here. We both work full-time but could only afford a house on a small lot. We chose the location because it is close to the station.”

Resident of less than 5 years, just outside RRIA area

“I don’t like some of the planning that has been done. The houses seem to be too close. The lifestyle seems to be wrong for Narangba and areas that still feeling country but with city outlook.”

Resident of 10+ years, inside TLPI area

Industrial development

You raise the following issues about potential employment/industrial development:

- The characteristics that attracted many to live in the area are the same as those that make it suitable for employment/ industrial development, including proximity to major transport infrastructure.
- Industrial development should look at “going up” in brownfield and greenfield sites to reduce land requirements now and in the future.
- It is suggested Council could consider excluding areas of smaller acreage blocks like Dean Drive and Viewland Drive from any potential industrial zoning.
- Some see opportunities with industry like:
 - financial gains from property value increases
 - more places to work close to home
 - potential to expand your own businesses that employ local staff but are currently struggling to find land for operations within City of Moreton Bay
 - establishment of supporting businesses like snack bars
 - economic benefits for the wider community from workers living and spending locally.
- Observations that existing residential development (sensitive uses) and residential under current development applications may restrict the type of industries that can come into the area and make it unviable resulting in a patchwork mix of uses that don’t achieve optimal outcomes.
- Observations that existing industrial spaces seem underused and there is questioning of the urgent need for more.
- Industry being close by will impact visual amenity and privacy.
- Industrial development may bring with it undesirable behaviour, for example increased crime, drag racing and jumping of fences to unlawfully access private property.
- Questions are being asked about the type of industrial uses that may come and what will

stop incompatible uses establishing next to each other, e.g., what would stop General Industry impacting adjacent homes?

- There are concerns about permitted property improvements if the zoning is changed to industrial, e.g., would a granny flat still be able to be added or could the block be subdivided for their children to build a house?
- It is suggested alternative employment types with a more white-collar focus, like health and technology sectors, could be more acceptable to existing residents than industrial employment.

“Interesting that arguments for putting industrial in this area are consistent with the reasons many residents bought in the area, including easy access to the highway”

Resident of 10+ years, inside TLPI area

“For me it is important to have a job in local area. Long commutes don’t appeal.”

Resident of less than 5 years, just outside NEPI area

“I’m concerned higher density housing will prevent industry development.”

Resident of 10+ years, inside TLPI area

“We’re not opposed to it. Personally, I don’t want to live in the middle of any industrial area.”

Resident of 10+ years, inside TLPI area

“Is there not more demand for housing than industry. I would rather have houses than industry.”

Resident of 10+ years, inside TLPI area

“It would be good to split the industrial and residential with a road”

Resident of 10+ years, inside RRIA but outside TLPI area

“Currently we would need to relocate our business [to expand] that employs 1000s of locals to the Sunshine Coast due to lack of industrial land. This project will be a Godsend for us if it goes ahead.”

Resident of 10+ years, inside TLPI area

“Aging is a big problem for all of us. We have aged care reforms. We don’t have enough facilities. We don’t have enough workers. We see the Tafe going into UniSC. Rather than being industrial, you have an opportunity here to position City of Moreton Bay as a skills creation centre addressing the shortfall of health care workers.”

Resident of 10+ years, inside TLPI area

Property values and rates

You are concerned about property values and the effect of uncertainty and potential zoning changes on the real estate market. Some of you with links to the local real estate sector are reporting a decline in interest in properties among prospective home buyers due to the uncertainty of potential zoning changes. Longer-term, some of you anticipate that a change to more intensive residential or industry uses will push the value of your property up, while others believe it will push your value down.

Some of you made a distinction between larger lots that could be more attractive to developers and the smaller acreage lots (around ¾ acre) that could be less attractive and more expensive for developers to acquire. Further concerns are held that if pockets of smaller acreages remain as they currently are and are surrounded by industrial uses, your property values will be driven down due to amenity and lifestyle loss.

“My concern is that while I’m not right in the firing line, our future nest egg is going to be affected by what happens.”

Resident of 10+ years, inside RRIA but outside TLPI area

“Our properties are ¾ acres; for them [industrial developers] to buy in our street, they will have to buy 10-12 houses. That is going to be an expensive exercise when they can buy the bigger properties in one hit. The developers will buy all the big ones, and the little ones will be sitting there among the industry.”

Resident of 10+ years, inside TLPI area

“I’m OK with it [industrial development] happening as long as it doesn’t happen in a way that surrounds some smaller blocks and pushes their price down.”

Resident of 10+ years, inside TLPI

There is awareness from some of you about changes to the *Property Law Act 2023* (effective 1 August 2025) that now require Queensland sellers to provide buyers with a Form 2 Disclosure Statement. Sellers are now required to transparently share information like potential zoning changes with potential buyers. Some of you have indicated this is reducing interest and, in some case, may cause contracts to fall over. Some of you highlight difficulties in accessing comprehensive information about what may impact your property in the future so you can fulfill your disclosure obligations.

“We bought it for our retirement and expected to sell it to another family as a complete lot. With the new seller disclosure laws there is a possibility that what was our neighbour’s “private green space” may possibly no longer be and we have to disclose that at sale time.”

Resident of 10+ years, inside RRIA but outside TLPI area

There is some confusion about how property rates are calculated, with many thinking rates are directly linked to land use zoning. There is anticipation that rates will go up as a direct result of any future zoning changes. Rates are calculated based on two key factors:

- Land valuation: Determined by the Queensland Valuer-General.
- Rating category: Based on how the land is used (e.g. single dwelling, commercial), not its zoning.

Important clarification: A change in zoning does not automatically change your rates. If your property's use and valuation remain the same, your general rates will also remain unchanged.

Environmental concerns

The leafy green surrounds and local wildlife are highly valued. You are concerned about the impact converting rural residential areas and bushland to housing and/or industry/employment land uses will have on habitats and local wildlife including koalas, kangaroos, possums, curlews, owls, ducks and frogs. There are concerns about fragmentation of green spaces and the pollution of interconnected spring-fed dams and waterways. You strongly support having extensive green corridors in the plan for the area.

There is scepticism that environmental protection is a priority for Council. More information is wanted on how the natural environment will be preserved amid the development. There are calls for thorough environmental assessments and careful management plans to guide any potential future development. You also hold concerns about:

- flooding impacts due to changes in overland flow paths, natural drainage (e.g. flood plains being filled) and soil infiltration of rainfall particularly where impervious surfaces are created like roads and large areas of industrial hard stand
- ongoing environmental health impacts from industrial operations (noise, dust, vibrations,

air quality, light pollution, and visual amenity) and heavy vehicle movements and how these will be monitored and regulated

- how potential industrial uses will be separated from sensitive uses like residential dwellings.

"If someone washes a car down the road bubbles pop up in my dam"

Resident of 10+ years, inside TLPI area

"Do you take into account that rural residential areas are a natural habitat for wildlife. That we are environmentalists within each yard. Without government having to do it, we are protecting all these species."

Resident of 10+ years, inside TLPI area

"Where do I go to access things like air quality standards, etc, so I can make an informed decision about whether I want to stay or go? I don't know what the differences are between what I have now and what it will be like in terms of noise and air quality, etc."

Resident of 10+ years, inside TLPI area

"We are concerned about noise and pollution."

Resident of 5-10 years, inside TLPI area

"I am concerned about hours of operation, noise, dust."

Resident of 10+ years, inside TLPI area

"Our road is busy, it is going to get busier. Then we will have the dust, noise and other things."

Resident of 10+ years, inside TLPI area

"Just because you can't smell it, doesn't mean it's not there"

Resident of 5-10 years, inside TLPI area

Infrastructure to support growth

Transport infrastructure is a shared and dominant concern for you. Many of you note existing congestion and issues with current road quality and maintenance, suggesting the road networks were established to service rural communities and not the increasing population of today or the future.

Many of you observe the road network is not coping with the volume of traffic or the type of traffic, e.g. heavy trucks are damaging road surfaces not designed to carry such loads. Questions are being asked about how, when and where the inadequacy of local roads and the Bruce Highway will be addressed, including what is planned for the proposed Narangba Bypass. As well as what the role of developers is in delivering improved transport infrastructure and other community facilities.

There is awareness the proposed Bruce Highway Western Alternative is being delivered by the State Government and not City of Moreton Bay.

One of you suggested heavy vehicle movements could be reduced by having a container loading site for rail close by rather than going all the way to Caboolture by road to access the rail.

Some of you have been calling for changes to road infrastructure (e.g. Narangba level crossing upgrade) and are frustrated changes haven't happened. There are strong calls for:

- improved public transport (buses and trains)
- more parking provisions at train stations and bus interchanges
- active transport infrastructure to enable safer walking, cycling and rolling.

All of you recognise significant upgrades to the road network and other community facilities and services will be needed and want the infrastructure to come ahead of any further development.

"We often see the cart before the horse; we need the infrastructure".

Resident of 5-10 years, just outside RRIA area

"Building bigger and better roads never solves traffic issues. Just look at the United States that have massive roads that clog up every day. Bigger and better roads just encourage more people to drive. Public transport is the way to solve the traffic problems".

Resident of 10+ years, inside RRIA but outside TLPI area

"You need to think about the order things are done for people's peace of mind – roads need to be considered and upgraded before development comes – both quality of road and congestion. There is no public transport, no buses to train, no parking at train station, no footpath."

Resident of 10+ years, inside RRIA outside TLPI area

"Heavy trucks in the last 6 months have wrecked the road because the road was never built for that"

Resident of 5-10 years, just outside RRIA area

"For safety's sake, big trucks cannot be on suburban roads. You can't have semis and mini vans full of kids on their way to school on the same road. You need to plan for the infrastructure"

Resident of 10+ years, inside RRIA but outside TLPI

“Would the interchanges need to be upgraded again for industry? If you come off at North Lakes you already can’t get out – it backs up onto the highway.”

Resident of 5-7 years, inside RRIA but outside TLPI

“I’m not seeing things like shopping centres to accommodate the numbers that are coming into Kinma Valley”.

Resident of 10+ years, just outside RRIA area

Participants also raise the importance of having other vital infrastructure, facilities and services in place to support development, including:

- water and sewerage
- electricity
- schools, childcare, police, ambulance and health providers
- shopping centres
- recreational spaces and sporting facilities.

Questions are being asked about the sequential provision of water, sewerage and electricity, and if that will play a role in determining the sequence in which the area develops.

Planning process and land use transition

You want more information on the planning process and more transparency around how planning decisions are made. There is a shared view that planning needs to inclusively balance diverse needs, but you acknowledge not everyone will be satisfied with the outcomes.

“I understand what is going on the area and I think you just need to plan, plan, plan for it. You know you need to get the infrastructure in order and try to keep as many people happy as possible. You can’t stop progress. You can’t make everyone happy at the end of the day”

Resident of 10+ years, inside RRIA but outside TLPI area

There is acceptance that some planning decisions made by the State Government (reflected in the SEQ Regional Plan) dictate what City of Moreton Bay must do in some situations. There is also some awareness that the SEQ Regional Plan is updated from time to time, and those changes can impact what happens in Narangba East. For the best outcomes, it is seen as desirable that all levels of government coordinate and collaborate.

“Coordination between all levels of government is important. It would be nice if we all paddled in the same direction.”

Resident of 10+ years, inside TLPI area

There are strong calls for transitional planning. You want to know how the transition from rural residential to other land uses could occur. Indications are that knowing what sequence the area would develop in, and the construction timeframes would help you decide if you stay and how long you stay.

“We love Narangba and think it is a great place. To live work and play in one place is a great idea. I’m used to change if that is the way it goes, I’m ok with that. My interest is in how it is executed and that it is done in a smart way.”

Resident of 10+ years, inside TLPI area

“The long-term planning doesn’t seem to incorporate the living that we do while things are changing – our lifestyle.”

Resident of 10+ years, inside RRIA but outside TLPI area

“Will it be developed sequentially? We want to be on top of things and understand when and how it is happening, so we can decide if we stay or go.”

Resident 5-10 years, inside TLPI area

“Is it possible you would keep us rural residential for a period? Like the next 10 years?”

Resident of 10+ years, inside TLPI area

We asked you to review the same 9 potential strategies to support the transition of land uses as the survey respondents. The top 3 for small group discussion participants, in order of priority, are:

1. Balance change with our existing lifestyle and local identity
2. Timely access to planning information
3. Early investment in local infrastructure (e.g. roads, services, community facilities)

This is partly consistent with survey respondents who also nominate 'balance change with our existing lifestyle and local identity' as their top priority but follow it with 'planning for compatible uses to be next to each other' and then 'timely access to planning information'.

Communication, consultation and representation

You are generally dissatisfied with the adequacy of information provided to residents and the timeliness of project updates and consultation. There are calls for "full and frank disclosure" with more detailed maps and information about supporting infrastructure.

Many of you reported not receiving the letters that were mailed to you by City of Moreton Bay and first learning about the project from neighbours or social media. Many of you are also concerned decisions may have already been made, and community voices have not been considered.

There is a lot of stress and anxiety in the community. The communication has been poor."

Resident of 10+ years, inside TLPI area

"There are a lot of people in the dark, they just aren't getting the information."

Resident of 5-10 years, inside TLPI area

"It is hard not to be cynical about the consultation at this stage, when work has been happening under the surface. It feels like there isn't much opportunity to change the direction."

Resident of 10+ years, inside RRIA but outside TLPI

"Can we be told as homeowners or landowners before it is put on social media?"

Resident of 10+ years, inside TLPI area

Some of you fear this Engagement Summary Report will not comprehensively capture your views so decision-makers are fully informed. You want greater representation at the decision-making table and would like elected representatives to reach out to you directly to understand your personal circumstances and gain a better appreciation of the "human factor".

"Who is advocating for no change – no one at the table is benefiting from this. Who is representing us?"

Resident of 10+ years, inside TLPI area

"How much does the human factor come into the decision making? How much does the whole community being displaced come into the decision making?"

Resident of 10+ years, inside TLPI area

"We need more interaction with Council like this, so we know what is going on".

Resident of 10+ years, inside TLPI area

Most of who attended the small group sessions appreciated the opportunity to discuss the project with the planning team, and how it affects you. Though it is noted the discussions should have happened much earlier in the project. Most agree the information presented addressed your questions reasonably given the stage the project was at. Many of you expressed a sense of relief and better understanding of the situation after talking with the planning team and

that you would likely take up offers of face-to-face meetings going forward.

“Being able to come in and have a chat just puts people at ease”

Resident of 5-10 years, just outside RRIA area

Some participants are concerned that while the Administrators of Community Facebook pages are attempting to disseminate accurate and timely information, not all posts are moderated which can result in the spread of misinformation. Some of you expressed concern that some posters may be deliberately sharing false information through community channels to benefit their own agendas.

Suggestions for how communication and engagement could be improved include:

- notification of property owners prior to general community being updated
- more opportunities for direct engagement (e.g. forums, community meetings)
- timely provision of information to Administrators of Community Facebook groups so they can on-share accurate content
- establishing a public database that is a one-stop-shop for everything
- displaying posters in Council's libraries about planning projects
- releasing a digital 3D model with pop-up advice on specific areas
- providing more detailed maps with consistent colour coding to support interpretation.

Other

Some of you question what the impact of the 2032 Olympics and Paralympics will be — will industrial development potentially be accelerated due to demand for construction materials for the games or will it slow down because the construction resources already in demand elsewhere aren't available to establish the industry in the first place?

You all wanted the certainty that what you shared during the small group discussions would be considered as part of the decision-making process.

“We want to see how what we said was considered and what you have done in response.”

Resident of 10+ years, inside RRIA but outside TLPI area

Follow up

During the small group discussion several questions were raised that were taken on notice. The answers to these questions have been shared in the frequently asked questions section of the project webpage. You can read the questions and their answers at moretonbay.link/narangba-east-planning.

Next steps

Thank you to everyone who participated in this engagement and shared your views with us. This Engagement Summary has been presented to our Local Councillors, so they are well informed of community views. Not everything raised throughout this engagement is within the responsibilities of City of Moreton Bay (Council), for example schools, health care and the Bruce Highway.

The findings of this report will be considered by our local Councillors and the planning team as they develop a planning position for the area. The project will continue to seek to establish a long-term vision for the land that will:

- deliver a well-planned, complete community with access to housing and jobs
- identify preferred locations for a centre and retail services, parks and recreational facilities, roads and movement connections
- protect environmental corridors
- provide better transparency and certainty of development outcomes for the community.

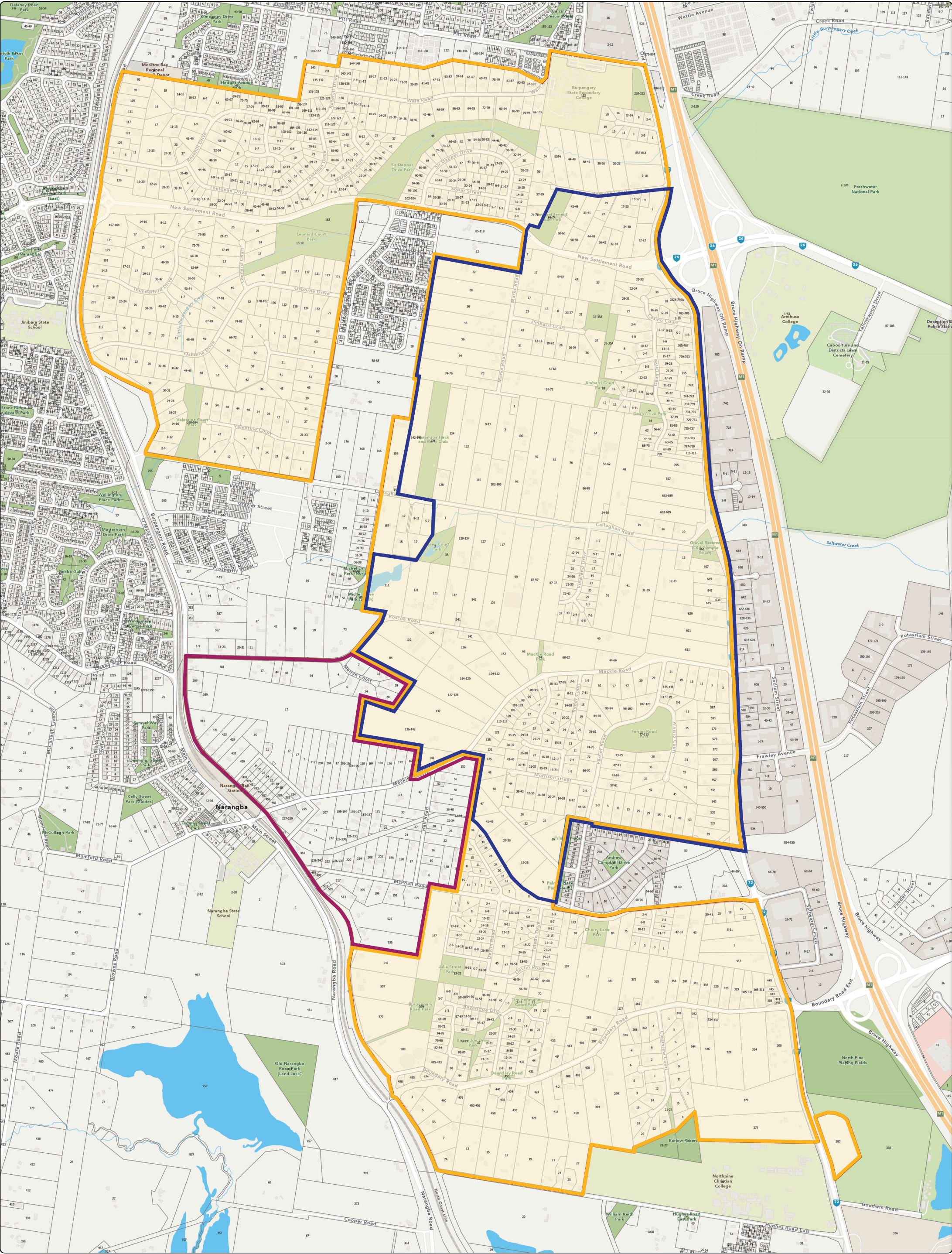
At the end of phase two of the NEPI, we will have **Land Use Directions** to guide long-term development in the area for different land uses, such as urban housing and employment/ industry. These Land Use Directions will be made available to the community in the first half of 2026. Further community engagement will occur as the project progresses. Stay up to date on information about the project and opportunities to have your say by registering to follow the project on the project webpage (moretonbay.link/narangba-east-planning).



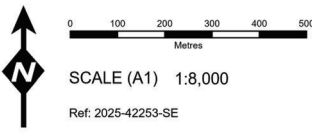
Appendix A – Detailed Area Map

[Following page]

NARANGBA EAST PLANNING INVESTIGATION



Geographical Information Services
City of Moreton Bay
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Ph: (07) 3205 0555
Email: gis@moretonbay.qld.gov.au
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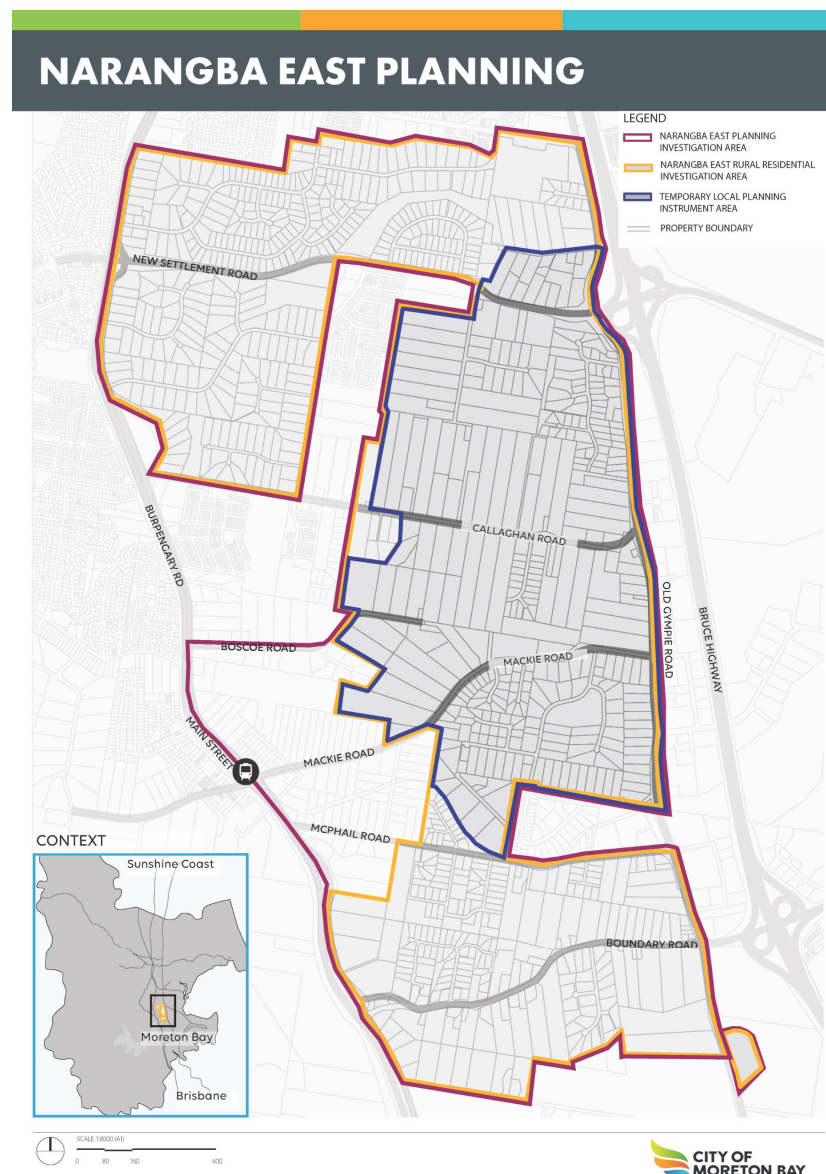
- Legend**
- Property Boundaries
 - Temporary Local Planning Instrument Area
 - Rural Residential Investigation Area
 - Emerging Community Zone (Interim Precinct)

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Appendix B – Survey Questions

Take the survey

The 'Narangba East' planning area takes in parts of the suburbs of Narangba, Burpengary and Dakabin. Our current planning study is focused on a part of Narangba East that is currently zoned Rural Residential. We refer to this area as the Rural Residential Investigation Area (RRIA). Within the RRIA is a smaller area for which employment and industry uses are being planned. This is the area that is now being protected by the Temporary Local Planning Instrument (TLPI). Please refer to this map to see the different areas.



Narangba East Planning Map

01. What is your connection to Narangba East? **Required**

Select all that apply
☐ I live in the area
☐ I own an investment property in the area
☐ I currently operate a business in the area
☐ I'm interested in operating a business in the area in the future
☐ I'm a nearby resident
☐ I have family who live in the area
☐ I currently live outside the area but would consider moving to the area in the future
☐ I work in the area
☐ Other

02. How long have you lived in or owned property in Narangba East? **Required**

Skip this question if

- you have not selected either "I live in the area", or "I own an investment property in the area" in question What is your connection to the Narangba East Planning Investigation Area?

Select one answer only
☐ Less than 1 year
☐ 1–5 years
☐ 6–10 years
☐ 11-20 years
☐ More than 20 years

03. Please provide the address of your PRIMARY RESIDENCE. This will help us understand what zoning currently applies to your property and what changes to zoning may apply in the future, so we can contextualise the feedback you provide.

Skip this question if

- you have not selected either "I live in the area" in question What is your connection to Narangba East?

04. Is your home owned or rented by you or a member of your household? **Required**

Skip this question if

- you have not selected either "I live in the area" in question What is your connection to Narangba East?

Select one answer only

☐ Fully owned

☐ Being purchased

☐ Being rented

☐ Something else

05. To help us understand how future land use changes might affect different property owners, please tell us about your long-term intentions for your PRIMARY RESIDENCE. **Required**

Skip this question if

- you have not selected either "I live in the area" in question What is your connection to Narangba East? **OR**
- you have not selected either "Fully owned", or "Being purchased" in question Is your home owned or rented by you or a member of your household?

Select one answer only

☐ I plan to hold my property long-term (10+ years)

☐ I plan to sell in the next 5–10 years

☐ I plan to sell in the next 1-4 years

☐ I plan to redevelop or subdivide

☐ I'm unsure

☐ Other

06. Please provide the address/s of your INVESTMENT PROPERTY/S. This will help us understand what zoning currently applies to your property/s and what changes to zoning may apply in the future, so we can contextualise the feedback you provide.

Skip this question if

- you have not selected either "I own an investment property in the area" in question What is your connection to Narangba East?

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07. To help us understand how future land use changes might affect different property owners, please tell us about your long-term intentions for your INVESTMENT PROPERTY/S. **Required**

Skip this question if

- you have not selected either "I own an investment property in the area" in question What is your connection to Narangba East?

Select one answer only

☐ I plan to hold my property long-term (10+ years)

☐ I plan to sell in the next 5–10 years

☐ I plan to sell in the next 1-4 years

☐ I plan to redevelop or subdivide

☐ I'm unsure

☐ Other

08. Describe the changes in the area during the time you have lived or owned property here and how these changes have benefited or impacted you.

Skip this question if

- you have not selected either "I live in the area", or "I own an investment property in the area" in question What is your connection to Narangba East?

09. What opportunities and improvements do you believe future development of the area could bring for those that live and work here?

10. Do you have any concerns about future development in the area that you want to share with us?

Planning for the future community

11. What things matter most to you in Narangba East today? **Required**

Select up to three (3).

Select between 1 and 3 answers
☐ Preserving the local identity of the place and its people
☐ Creating local jobs so I can work closer to home
☐ Improving roads and pathways so it is easier to move around
☐ Offering diverse and affordable housing choices that match my lifestyle and stage of life
☐ Having more options for shops, community facilities, schools, healthcare and other essential services
☐ Better major roads and public transport to get to other places
☐ Having more options for parks and open green spaces where I can relax and play
☐ Protecting and enhancing the natural environment
☐ Other

12. What things will matter most to you in 20-30 years. Think about the age you will be, if you have children what age will they be, the number of people living in your home, if you will be working, etc. **Required**

Select up to three (3).

Select between 1 and 3 answers
☐ Preserving the local identity of the place and its people
☐ Creating local jobs so I can work closer to home
☐ Improving roads and pathways so it is easier to move around
☐ Offering diverse and affordable housing choices that match my lifestyle and life stage
☐ Having more options for shops, community facilities, schools, healthcare and other essential services
☐ Better major roads and public transport to get to other places
☐ Having more options for parks and open green spaces where I can relax and play
☐ Protecting and enhancing the natural environment
☐ Other

Future community

Narangba East will be home and workplace to a wide variety of people, each bringing their own experiences, priorities and aspirations. To help us plan a place that works for everyone, we've created a few fictional characters who live and/work in this community in the future.

We invite you to walk briefly in their shoes. As you read each character's story, consider what life might be like for them. Then, share your thoughts on what they, and others like them, might need to live and work in Narangba East.

Character story 1: Young Family

Nick and Maria grew up in City of Moreton Bay and want to raise their two boys (Oscar, 7 and Liam, 3) in Narangba. They are currently renting and looking to buy a home. Nick is working full-time in IT as a systems analyst. He works at home two days a week and drives to his office in Brisbane the other three days. His commute time is usually around one hour 20 minutes each direction. Maria is working part-time as a high school counsellor in North Lakes. Nick is a keen cook and likes to get to local markets most weekends for fresh local produce. Maria is very sociable and would love to have more friends with kids the same age. Oscar is enjoying playing soccer after school. Liam likes the park.



Young family of four

13. Thinking about Nick, Maria and their family, what are the top things that would matter most to them as residents of Narangba East? **Required**

Select up to three (3).

Select between 1 and 3 answers
☐ Preserving the local identity of the place and its people
☐ Creating local jobs so they can work closer to home
☐ Improving roads and pathways so it is easier to move around
☐ Offering diverse and affordable housing choices that match their lifestyle and life stage
☐ Having more options for shops, community facilities, schools, healthcare and other essential services
☐ Better major roads and public transport to get to other places
☐ Having more options for parks and open green spaces where they can relax and play
☐ Protecting and enhancing the natural environment
☐ Other

Character story 2: Graduate

Isaac is a university student. He is in his final year of his Bachelor of Biomedical Science at University of Sunshine Coast's Moreton Bay campus. Isaac lives with his parents in Burpengary and is working part-time at the Rothwell aged care facility. He has started looking for graduate positions in research and development for medicines and treatments. Isaac would like to stay in the area but knows he may need to leave City of Moreton Bay to find the right job for him in this specialised field. On the weekend, Isaac enjoys going to Mount Mee for hiking or four-wheel driving with friends.



Young graduate

14. Thinking about Isaac, what are the top three things that would matter most to him as a resident of Narangba East? **Required**

Select up to three (3).

Select between 1 and 3 answers
☐ Preserving the local identity of the place and its people
☐ Creating local jobs so he can work closer to home
☐ Improving roads and pathways so it is easier to move around
☐ Offering diverse and affordable housing choices that match his lifestyle and life stage
☐ Having more options for shops, community facilities, schools, healthcare and other essential services
☐ Better major roads and public transport to get to other places
☐ Having more options for parks and open green spaces where they can relax and play
☐ Protecting and enhancing the natural environment
☐ Other

Character 3: Downsizers

Ash and Alex are in their mid-60s. They have lived on an acreage property in Narangba for more than 30 years. They bought their home after falling in love with the tall gum trees and big open sky. Ash and Alex are realising how much work their home and property will be to maintain as they get older. Alex dreads chopping the firewood at the start of winter, and Ash is tired of finding a fence post knocked over by the horse every other day. They thought this would be their forever home but they are ready to downsize. Alex is working part-time, running his own small and successful business. Ash also works part-time as an accountant. They both love their local network of friends, trusted local businesses and routine, and don't want to leave the local area.



Downsizer couple

15. Thinking about Ash and Alex, what are the top three things that would matter most to them as residents of Narangba East? **Required**

Select up to three (3).

Select between 1 and 3 answers
☐ Preserving the local identity of the place and its people
☐ Creating local jobs so they can work closer to home
☐ Improving roads and pathways so it is easier to move around
☐ Offering diverse and affordable housing choices that match their lifestyle and life stage
☐ Having more options for shops, community facilities, schools, healthcare and other essential services
☐ Better major roads and public transport to get to other places
☐ Having more options for parks and open green spaces where they can relax and play
☐ Protecting and enhancing the natural environment
☐ Other

Transition and change

Narangba East has been changing for many years. The current investigation is exploring future urban and employment-generating land use opportunities in the Rural Residential Investigation Area. As well as having the potential to support more residential uses, its location near key transport infrastructure like the Bruce Highway and Brisbane Airport means the area could support employment/industry uses. This could create over 10,000 jobs and add more than \$1.257 billion to the City's economy. Development would also mean more shops, community facilities, schools, healthcare and other essential services.

With technology advances and good planning (including buffer areas), residential and employment/industry uses can coexist. Reduced commute times mean you could have more time to do the things you love. Working locally also reduces road congestion, reduces our carbon footprint and helps people make social connections in their own communities. As is currently the case, property owners would decide, if and when, changes are made to their own properties.

16. How do you feel about potential zoning changes to enable more residential development in the Rural Residential Investigation Area? (e.g. smaller lot sizes, greater housing diversity) **Required**

Select one (1) only.

Select one answer only
☐ I'm supportive - I see the benefits for my community's future
☐ I'm cautiously open to the idea - I see the benefits but have some concerns
☐ I'm unsure - I need more information to decide
☐ I'm concerned - I worry about the impacts on residents and their current lifestyle
☐ I'm opposed - I don't want to see any change in the area
☐ Other

17. How do you feel about potential zoning changes to enable future employment/ industrial land uses in the Rural Residential Investigation Area that is currently protected by the TLPI? **Required**

Select one (1) only.

Select one answer only
☐ I'm supportive - I see the benefits for my community's future
☐ I'm cautiously open to the idea - I see the benefits but have some concerns
☐ I'm unsure - I need more information to decide
☐ I'm concerned - I worry about the impacts on residents and their current lifestyle
☐ I'm opposed - I don't want to see any change in the area
☐ Other

18. What do you believe would make the process of changing to more residential and more employment and industry land uses in the future better for you and your community? **Required**

Select up to three (3).

Select between 1 and 3 answers
☐ Balance change with our existing lifestyle and local identity
☐ Knowing there is a strategic plan in place to guide changes
☐ Timely access to planning information
☐ Coordination across all levels of government
☐ Early investment in local infrastructure (e.g. roads, services, community facilities)
☐ Staging areas for development so the change happens in a sequential way over time
☐ Having realistic timeframes for when different areas will start to change
☐ Planning for compatible uses to be next to each other (e.g. green space or low impact commercial development between industry and residential land uses)
☐ Protecting and enhancing the natural environment with green corridors

19. Is there anything else that would help make potential future changes from rural residential to other land uses better for you and your community?

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20. Please rate your level of agreement with the following statement: I have had a fair opportunity to have my say about this project. **Required**

Select one answer only
☐ Strongly agree
☐ Agree
☐ Neutral
☐ Disagree
☐ Strongly disagree

21. Please suggest how we could have improved our engagement with you?

Skip this question if

- you have not selected either "Disagree", or "Strongly disagree" in question Please rate your level of agreement with the following statement: I have had a fair opportunity to have my say about this project.

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Thank you for your feedback



Appendix C – Preliminary Planning Directions Map (Phase 1: December 2024)

[Following page]

PHASE 1 : NARANGBA EAST PRELIMINARY PLANNING DIRECTIONS MAP

