

Housing supply, choice and affordable living

More of the homes we need, not just more homes

About the new planning scheme

City of Moreton Bay is growing, and the way we plan for the future needs to keep up.

The planning scheme is what guides how land can be used, where housing and jobs are located, how development happens, and how we protect the things that matter, like natural areas and managing risks from natural hazards.

We are reviewing the planning scheme to help shape the future of our city and want to hear from you.

The planning scheme shapes your neighbourhood – what gets built where, and how your local area changes over time.

Why planning for housing matters

Our city is growing. According to the Queensland Government's SEQ Regional Plan, ShapingSEQ 2023, by 2046 we will need an extra 125,800 homes to support a population of around 792,700 people.

To help plan for this growth, City of Moreton Bay explored where and how we live now, as well as what houses we will need in the future. The key findings include:

- If current trends continue, there will be a mismatch between the types of housing available in the city and the types of housing people need in the future.
- City of Moreton Bay's population aged over 60 is growing at a faster rate than the rest of South East Queensland.
- Most new housing is being built in new (greenfield) suburbs, rather than in established suburbs.



More housing choice

We need a wider mix of homes, including apartments, townhouses, row or terrace housing and granny flats (see images and descriptions on the next page), alongside traditional houses. This helps people find homes that suit their needs and budget and stay in their community as their needs change.

A wider mix of housing choices in our established suburbs also helps us to manage 'urban sprawl', better protect our rural and natural areas and use our existing infrastructure more efficiently.

Supporting affordable living

Council doesn't control house sale prices or rents, but planning can support more affordable living.

This means having enough land for all housing types and by locating more homes closer to public transport, services and shopping centres, jobs or schools, so the journey to get to these places does not add to the overall cost of living.

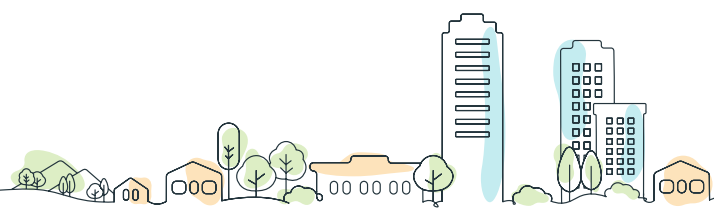
Planning ahead

Growth is unavoidable and how we plan for it is important. We've heard that cost of living matters, and people support new housing when it is well located and supported by infrastructure. This is what Council is aiming to achieve through the new planning scheme.

How planning for housing impacts you

This is your city. By having your say, you can help shape how it grows, and the kind of place your family will live in for years to come.

Good planning means putting homes in the right places, supported by transport, parks, shops and other services. It also creates better neighbourhoods, with well-designed housing and a mix of homes that give people real choice as their needs change.



The current planning scheme

The planning scheme sets where and how different types of housing can be built, from rural and coastal areas to established suburbs.

It guides where growth should occur, such as where a wider mix of homes are encouraged and where new (greenfield) suburbs will be established.

While the planning scheme sets the rules for development, it cannot force landowners to sell or build. It also does not control when development happens.

How the planning scheme could change

While around 75% of the city will be preserved as rural and natural areas, we still need to carefully plan our urban areas to ensure future housing and community needs can be accommodated as we grow. Through the planning scheme review, we are exploring ways to:

- provide enough housing to meet future demand
- increase housing choice to suit different household sizes and needs
- support affordable living by locating more homes closer to jobs, transport and services
- enhance local identity
- respond to the natural environment.

We want to encourage more housing choices across the city. This includes focusing on housing in areas that can best support it, such as near business and shopping centres, train stations as well as providing a greater range of dwellings in our new (greenfield) suburbs.

This may include changes to zones and building heights in targeted locations.

It could also include more flexible rules in established suburbs to allow a wider mix of housing types, such as those shown in Figure 1.

The different housing choices being considered are shown on the right.

Learn more at

moretonbay.link/new-planning-scheme



Figure 1: different types of housing

Figure 2: different housing choices



Single house

A house on a block of land. Sometimes a smaller block created by subdividing a larger block



Dual occupancy

Two separate dwellings built on a single block of land, each with its own entrance



Secondary dwelling

A self-contained smaller home (such as a granny flat or Fonzie flat) built on the same block as an existing house



Townhouses

Multi-storey homes that share one or more walls with neighbouring dwellings but have their own private entrance and small outdoor space



Terrace housing

Similar to a townhouse, but you own the building and land (its not on a shared title)



Low rise apartments

A small apartment building of two to three storeys



Mid-rise apartments/units

A medium-height apartment building of four to eight storeys



High-rise apartments

A taller apartment building of nine storeys or more, typically with a large number of units and shared facilities