

An aerial photograph of a swimming pool with several swimmers in the water. A dark rectangular text overlay is positioned in the upper left quadrant of the image. The pool is surrounded by a concrete deck and a corrugated metal fence.

# Ferny Hills Precinct Planning

## Engagement Summary No. 1

### November 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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# Shaping a vision for Ferny Hills

City of Moreton Bay is working on a precinct planning project for parts of Ferny Hills to guide future growth and development, while recognising and enhancing local identity.

Ferny Hills is a well-located suburb with existing local shopping, lush recreation parks, and access to Kedron Brook and the Ferny Grove train station. This planning work supports Council's broader strategy to increase housing choices in well serviced areas like Ferny Hills, helping to meet State housing targets while protecting 75% of the city's land as rural and natural space.

Through this work, we are focusing on:

- allowing greater housing choices (types and sizes) so families, workers and downsizers have more options
- improving movement connections to key destinations in the area
- supporting the creation of lively and safe places for people to meet and interact
- recognising and enhancing local identity.

For more information on precinct planning visit: [moretonbay.link/neighbourhood-planning](https://moretonbay.link/neighbourhood-planning).

For more information on the Ferny Hills Precinct Planning project visit: [moretonbay.link/ferny-hills-precinct-planning-project](https://moretonbay.link/ferny-hills-precinct-planning-project).

## Engagement snapshot

In this first stage of consultation for the project, we focused on understanding what makes the investigation area special. Between 19 May and 16 June 2025, we invited you to share what you love most about the area.

You told us the top 5 things you love are:



1. Green space and tree cover



2. Access to local shops and services



3. Community spaces



4. Safety and community feel



5. Connectivity and walkability.

Thank you to everyone who got involved.

This document shares what we heard during this consultation. The insights will help shape a future vision for the area, which will be included in the draft Future Directions Report. There will be another opportunity to have a say once a draft Future Directions Report is prepared, and again when changes are proposed to the Planning Scheme.

### Arana Hills Precinct Planning Project

Council is also preparing a precinct planning project for parts of Arana Hills and Everton Hills. This is a separate project, but for some things community feedback was consistent for both Ferny Hills, and Arana Hills and Everton Hills. You will see this reflected in this engagement summary report and the one for the Arana Hills Precinct Planning Project.

# How we engaged

## Engagement overview



**2,534** total webpage views



**2,098** webpage visits from **1,382** unique visitors



**53** new webpage followers



**83** comments/photos via the online vision wall



**84** comments via the online pin map



**19** conversations at the Hills Carnivale pop-up on 31 May 2025



**7** emails received



Ferny Hills pin map results



Ferny Hills Swimming Pool from above

## Promotion tools



**5500** letters to residents and property owners within and surrounding the project area



**4-week** social media post, geo-targeted to Ferny Hills and surrounds



**Your Say Moreton Bay (YSMB) website** hosting vision wall, pin map and project information



**Community pop-up at Hills Carnivale**



**Email alert to 1268** YSMB website subscribers



**Article included in YSMB newsletter to 4961** subscribers.

*"We love that Ferny Hills has the best of both worlds; trees and space but also great amenities and transport into the city."*

Vision Wall comment

# What we heard

We asked you to tell us what you love about Ferny Hills by pinning comments on a map or sharing photos or comments on a vision wall. Feedback was also shared via a pop-up at the Hills Carnivale; a free community event held in George Willmore Park on 31 May 2025.

Your feedback reveals five clear, recurring themes that reflect what makes Ferny Hills special.

## Top 5 things you love



### 1. Green space and tree cover

The most common theme was the community's deep appreciation for the leafy character, shaped by its mature trees, close connection to surrounding bushland, and the Kedron Brook waterway. These natural features are visually important, vital for supporting local wildlife and birds, and help define the suburb's identity. There is a strong desire for growth and development to occur in harmony with the landscape and natural features.

The precinct planning project will consider how these key natural areas and environmental corridors can be celebrated as important aspects that make the area special and unique.

*"This section of road with all the old trees is a perfect representation of Ferny Hills and the feel of the suburb. When I drive or walk through here... it's like a welcome home."*

Vision wall comment



### 2. Access to local shops and services

The community values having access to convenient local shopping and services. There was strong interest in revitalising neighbourhood shopping strips to create more welcoming spaces that foster a vibrant mix of local shops and services. Suggestions included the addition of cafes, restaurants, and community gathering spaces to establish a village-style atmosphere, drawing inspiration from destinations like Blackwood Street (Mitchelton) and Everton Plaza (Everton Hills).

The Planning Scheme currently supports a diverse mix of land uses within these existing shopping and business areas. However, there is scope for the precinct planning project to consider ways to improve activation, enhance accessibility, and integrate landscaping to create a more vibrant, community-focused hub.

*"We love having local shopping strips that we can walk to... but some are a bit tired and in need of modernisation."*

Vision wall comment



Local shopping along Ferny Way



### 3. Community spaces

Green spaces like George Willmore Park, Kedron Brook, and smaller local parks throughout the area, as well as the Ferny Hills Pool, are valued as important community assets that support family time, play, and social connection. Suggested enhancements include better drainage, upgraded playground equipment, and improved accessibility.

Council plans, delivers and maintains a wide range of parks, natural areas and community facilities across the city. Improvements to Council-owned land such as park drainage improvements and embellishments are delivered through Council's capital works program. The development of the capital works program takes into consideration many factors including, but not limited to, needs across the city and available budget.

The precinct planning project will identify the area's parks and facilities, highlighting their significance to the community and the role they play in shaping local identity.



George Willmore Park



### 4. Safety and community feel

Ferny Hills is valued as a safe, quiet, family-friendly suburb with a strong sense of connection. Residents consistently spoke about the comfort of living in a place where neighbours look out for one another, children can play freely, and families feel supported.

To build on Ferny Hills' safe, family-friendly character and lifestyle, residents suggested the following improvements: pedestrian safety through better lighting and crossings, enhancing parks and playgrounds, and supporting local events that build community connections.

Residents raised concern that increasing the population in Ferny Hills will create more noise and crime.

The precinct planning project will consider ways to make streets feel safer and more welcoming through better access, thoughtful design, and creating spaces that naturally encourage community use.

*“George Willmore Park is a fabulous park ...completing the bike path circuit and a couple more water bubblers/taps would be a worthwhile addition.”*

Pin map comment



## 5. Connectivity and walkability

Ferny Hills' proximity to the Ferny Grove train station is a key drawcard, offering easy access to jobs, education, and the broader region, including Brisbane City. The area around the train station is considered a focal point for future growth.

Residents also value walkability and active transport. There's strong interest in expanding bike paths, pedestrian crossings, and safe routes to schools, parks, and shops, especially along Ferny Way and Kedron Brook.

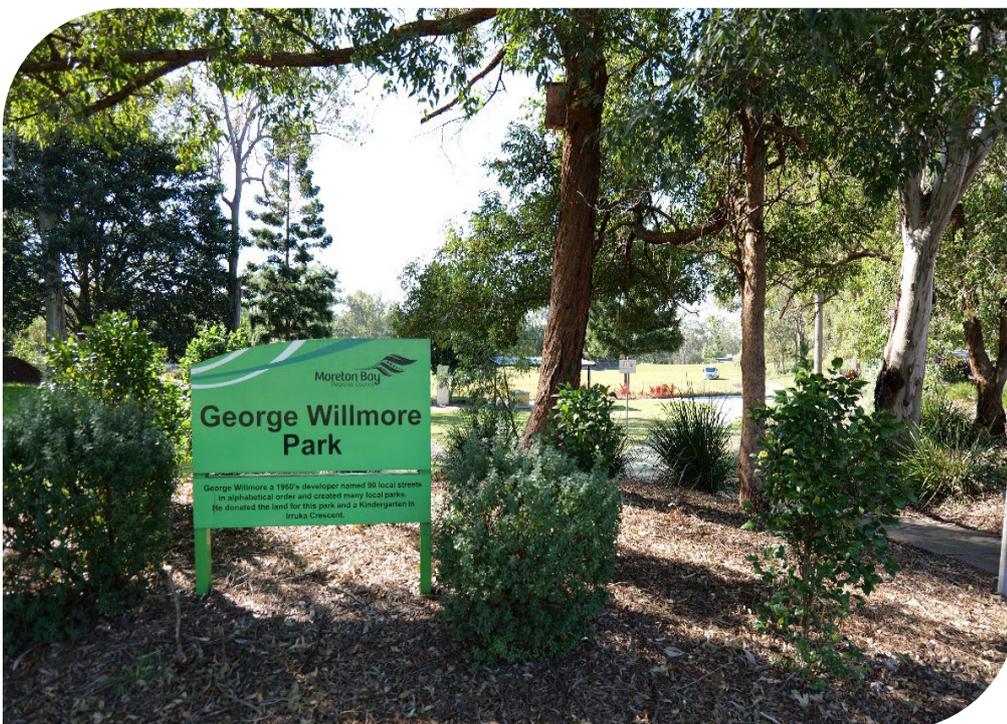
The precinct planning project will consider how people move around the area and the key destinations people might want to be connected to, such as schools, parks and shops. It is intended to improve movement connections to key destinations in the area to create a connected and safe environment as future development occurs that encourages people to walk or cycle and leave their cars at home.

*"We love the walkability near the train station - leafy, green, close to parks, shops and public transport. It's a great place to live and work, and I'm excited to see it grow."*

Pin map comment

*"I have always enjoyed the leafy bikeways and walkways in this region - continuing to link public places like parks, shops and public transport via attractive pathways could help relieve pressure on the roads and benefit the environment."*

Pin map comment



George Willmore Park

## Other things we heard

While this consultation focused on understanding what you love about Ferny Hills, we also heard broader concerns and ideas.



### Infrastructure and Public Transport

You told us infrastructure investment and upgrades are needed to support growth.

Feedback included:

- A need for upgrades to road infrastructure to ease congestion, remove railway level crossings, and improve traffic safety. Roads like Samford Road, Dawson Parade, and Ferny Way are noted as under pressure.
- Local primary and secondary schools are valued as assets, but there are concerns regarding their capacity, and road congestion during school hours.
- A need for stormwater upgrades to cater for overland flow and reduce the risk of flooding.
- A need for better bus frequency and connectivity to surrounding suburbs and better alignment with timing of buses with trains.
- In the Brisbane City Council (BCC) Local Government Area, car parking at train stations is at capacity, trains are overcrowded and there is a desire for more frequent services, such as an express train service from Ferny Grove train station to Brisbane City.

Infrastructure is planned and delivered by different organisations. For example:

- Queensland Government's Department of Education delivers education services
- Unitywater plans for and manages water and sewer networks
- Energex provides South East Queensland's electricity distribution network
- Department of Transport and Main Roads in collaboration with Queensland Rail is responsible for railway level crossings.

Land use planning by state and local governments, such as the Future Directions Report that will be prepared for Ferny Hills, plays a vital role in guiding future growth. By clearly identifying where development can and will occur, this planning supports the relevant Council, State Government departments and other infrastructure providers in preparing for future needs. It enables long-term infrastructure planning and helps monitor the pace of growth. As the population increases, infrastructure providers can respond with upgrades to improve network capacity and efficiency.



*George Willmore Park*



## Types of housing and density

Your feedback revealed support for increased density near shops, services, and the Ferny Grove train station to enable more housing choice.

There was desire for more variation in the scale of new developments and new building design to better fit with the existing local character. There was also desire for increased on-site parking requirements to ease on-street parking pressure.

The Planning Scheme includes assessment benchmarks (local planning rules) for building design, built form and on-site car parking rates to guide desired outcomes.

Recent research by Council in the [Housing Needs](#) (Choice, Diversity and Affordable Living) Investigation found:

- If current trends continue, there will be a mismatch between the types of housing available in City of Moreton Bay, and the types of housing people need.
- City of Moreton Bay's population aged over 65 is growing at twice the rate as the rest of South East Queensland.
- Most new housing is being built in greenfield areas.
- Most new homes are being built in areas that don't support affordable living. This means residents cannot walk to existing public transport, activity centres, job opportunities or schools, and the journey to get to these places adds to the overall cost of living.

The precinct planning project will focus on locally specific ways to encourage greater housing choices for affordable living so families, workers, and downsizers in Ferny Hills have more options. Council is committed to supporting new infill housing development in established areas, with well-designed buildings and places that contribute to what makes the area special and unique.



## Transparency

Residents called for meaningful consultation about planning decisions. At City of Moreton Bay, we engage to understand and consider the values, priorities, needs and aspirations of our diverse communities in our decision-making process. Community input helps shape our city's planning, services, facilities and amenities, contributing to a sustainable, affordable and vibrant future.

As every project is different, so too is the way we engage with the community. The level of engagement depends on the complexity of issues and the potential for community input to shape outcomes. For this precinct planning project, the first stage of engagement focused on understanding what people love about the area, this will help us shape a vision for its future. Once a draft Future Directions Report, outlining actions to bring the vision to life, has been prepared there will be another opportunity to have your say.

**Your feedback matters.  
We're committed to  
continuing the conversation  
and ensuring your voices  
help shape the direction of  
this project. Your input will  
continue to inform our  
planning, and we'll keep the  
community updated as the  
project progresses.**

# Next steps

Thank you to everyone who contributed during this first stage of consultation for the Ferny Hills Precinct Planning Project. You shared thoughtful, insightful feedback about what makes this area special.

Feedback collected will inform a vision for the project area. This vision will be included in a Future Directions Report that will guide future development in the area.

Once a draft Future Directions Report has been prepared, there will be another opportunity for you to have your say on this project.

To receive updates as the project progresses and be the first to know when consultation opens on the draft Future Directions Report, click the **+Follow** button at the top of the project page: [moretonbay.link/ferny-hills-precinct-planning-project](https://moretonbay.link/ferny-hills-precinct-planning-project).

To learn more about the precinct planning process, visit Council's website: [moretonbay.link/neighbourhood-planning](https://moretonbay.link/neighbourhood-planning).



*A playground through the trees in George Willmore Park*

