



Draft Narangba East Planning Investigation - Future Directions Report

**For Community Consultation September-
October 2026**

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 the Moreton Bay region 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 of Moreton Bay and beyond.



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Purpose

City of Moreton Bay commenced a three-phased planning process for the Narangba East Planning Investigation (NEPI) in 2023 to begin planning for future growth in what is known as the Rural Residential Investigation Area (RRIA). This investigation was initiated to determine the suitability for this area to transition to housing and employment uses and establish a long-term plan for the area.

In Phase 1 we provided preliminary planning directions for the RRIA and identified areas that could develop into a viable and regionally significant new future enterprise and employment area. Phase 1 findings also supported the possibility of expanding housing in key locations near existing urban areas and retaining some existing rural residential areas due to their environmental values or land fragmentation.

Increasing pressure for new housing within the proposed future enterprise and employment area led Council to adopt a Temporary Local Planning Instrument (TLPI) in June 2025. This ensured incompatible development did not occur while community engagement was completed and a long-term plan for the area was prepared. In June 2026, the first TLPI expired and required Council to prepare and seek approval from the State Planning Minister for a second TLPI.

Over the past 12 months we have consulted with the community, industry stakeholders and in June this year we received conditions set by the State Planning Minister to include both future housing and employment outcomes within the TLPI area. This meant Council reconsidering where housing and jobs should be located across the project area.

In response to these matters, we have developed a draft Narangba East Planning Investigation Future Directions Report (report), which outlines our long-term approach to supporting growth and development in the area. It aims to provide greater certainty about how parts of Narangba East may change over the coming decades.

The report communicates our intention for where new homes, jobs, environmental areas and key infrastructure may go and how change may occur. Having a coordinated approach helps everyone make better, more informed choices.

Aligned with state and local planning objectives, the report proposes to:

- **Create more housing choices** in locations with access to public transport, services and everyday needs—so people can live well at every stage of life.

- **Grow local jobs and economic opportunities** in the right places closer to where people live, while protecting the health and amenity of nearby neighbourhoods.
- **Strengthen our green connections** through well-connected environmental corridors that provide biodiversity and habitat connectivity.
- **Improve infrastructure** by identifying the future land use and key movement routes to steer infrastructure investment and create a well-connected, well-serviced area over time.

Actions identified in this report will be implemented by changing the local planning rules once the report is completed. Proposed changes to the planning scheme will aim to regulate development in accordance with our shared vision and strategies for the area.

The plan for the Narangba East project area is a mix of new homes, local jobs, recreation and natural areas. Our estimates show us that the project area may provide:



Future urban residential areas

300 hectares and up to 5300 new homes



Future environmental corridors, buffers and existing parks

169 hectares



Proposed District Sports Park

20 hectares



Retained rural residential areas

345 hectares



Future enterprise and employment areas

100 hectares and 3000+ new jobs

Our growing city

With more than 540,000 residents and over 33,000 local businesses, City of Moreton Bay is the third-largest and one of the fastest-growing local government areas in Australia. Our forecasting indicates we will hit the 1 million population mark within the next 30-40 years as we continue to accommodate for the growth coming to South East Queensland. This level of growth is a rare opportunity we can harness to make our city an even better place to live, work and play for our residents. The decisions we make today will shape the future of our city for generations to come, so it's important to plan now.

The Queensland Government sets a long-term growth plan through ShapingSEQ 2023, which local governments must work toward. ShapingSEQ 2023 outlines that City of Moreton Bay will grow by 308,300 people from 2023 to 2046, taking our population to almost 800,000 by 2046. As more people choose to live here, we must also plan for an additional 85,400 jobs by 2046. We are planning for these outcomes, while sustainably managing our growth by preserving 75% of the city as rural and natural landscapes, free from urban development.

Our research in the Housing Needs (Choice, Diversity & Affordable Living) Investigation (HNI) identified that City of Moreton Bay's population aged over 65 is growing at twice the rate as the rest of South East Queensland. As our population grows and ages, and as household sizes get smaller, we need to plan for a wider mix of housing types. The HNI report also found most new homes being built in the city aren't in areas where residents can walk to public transport, jobs, shops or schools. By supporting better housing choice in the right locations, more people will be able to find a home that meets their needs, life stage, budget and family size.

Industrial lands play a vital role in growing our local and regional economy. Right now, more than 100,000 residents leave our city every week to go to work. We want more people to have the option to work locally. Our Urban Areas Employment Land Investigation (UAELI) 2024 highlights that new industrial areas are required across the city to cater for population and employment growth. This means we need to plan for future employment areas so we can support long-term jobs and economic growth.

Narangba East is centrally located in City of Moreton Bay. Its unique location to services, a rail station, established and emerging infrastructure, combined with a growing workforce, positions Narangba East to evolve into a thriving, integrated urban community where people can live, work and play.

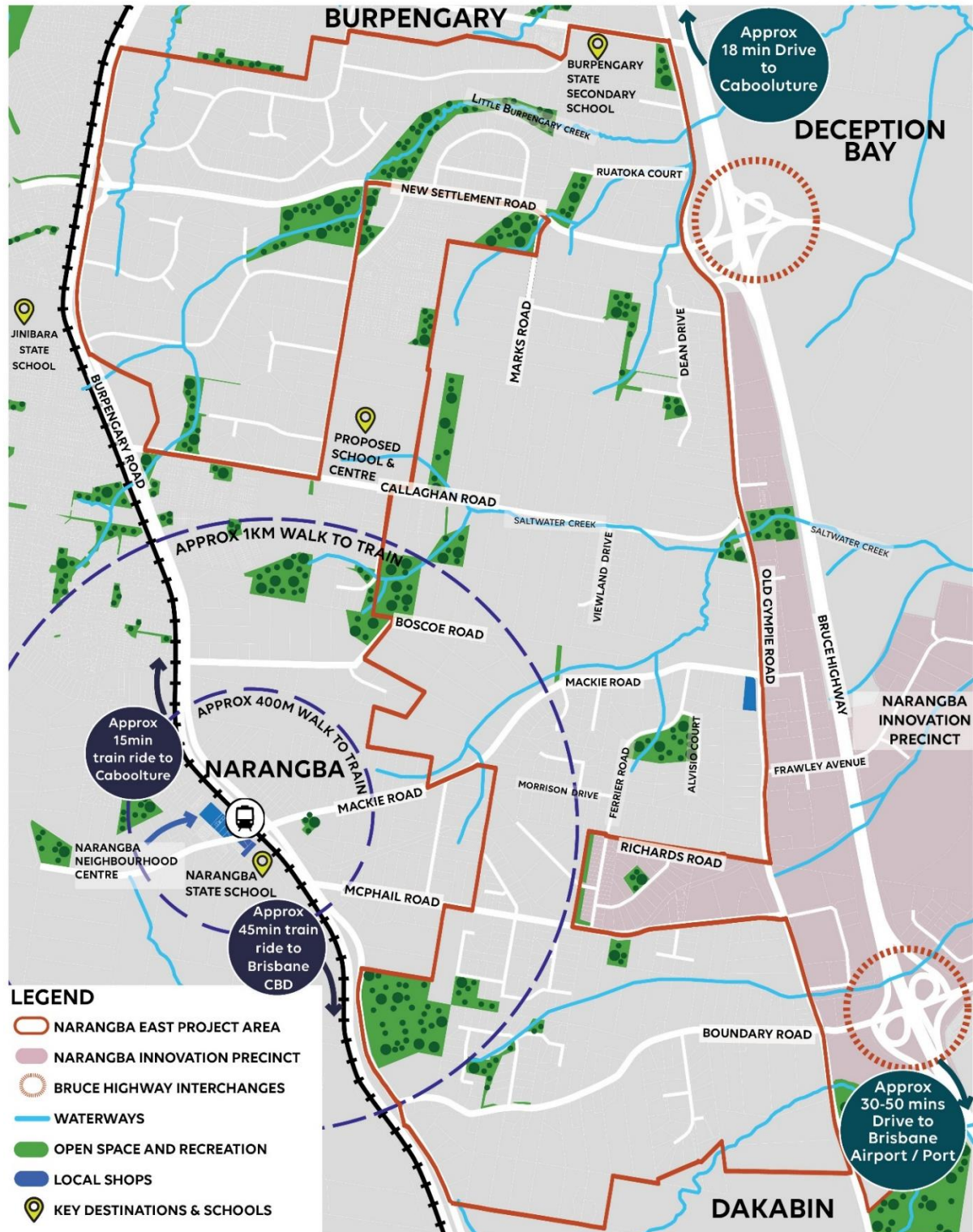
To read ShapingSEQ 2023 visit: <http://moretonbay.link/shaping-seq-2023>

To read the HNI report visit: <http://moretonbay.link/housing-needs>

To read the UAELI visit: <http://moretonbay.link/uaeli>

About the project area

The Narangba East RRIA referred to as the project area, includes parts of Narangba, Burpengary and Dakabin encompassing land traditionally cared for by the Kabi Kabi Traditional Custodians. Narangba East is the name of the broader area that was first defined for planning purposes in the 2012 *Narangba East Strategy*.



Areas of Relevance

Rural Residential Investigation Area (RRIA) – The project area

The Narangba East Planning Investigation (NEPI) focuses on a 1020ha section of Narangba East, which is known as the Rural Residential Investigation Area (RRIA). It includes Rural residential zoned land between Pitt Road, Burpengary and Hughes Road (East and West), Dakabin bounded by the North Coast rail line and Old Gympie Road. The area is located within the Urban Footprint of ShapingSEQ 2023.

Temporary Local Planning Instrument (TLPI Area)

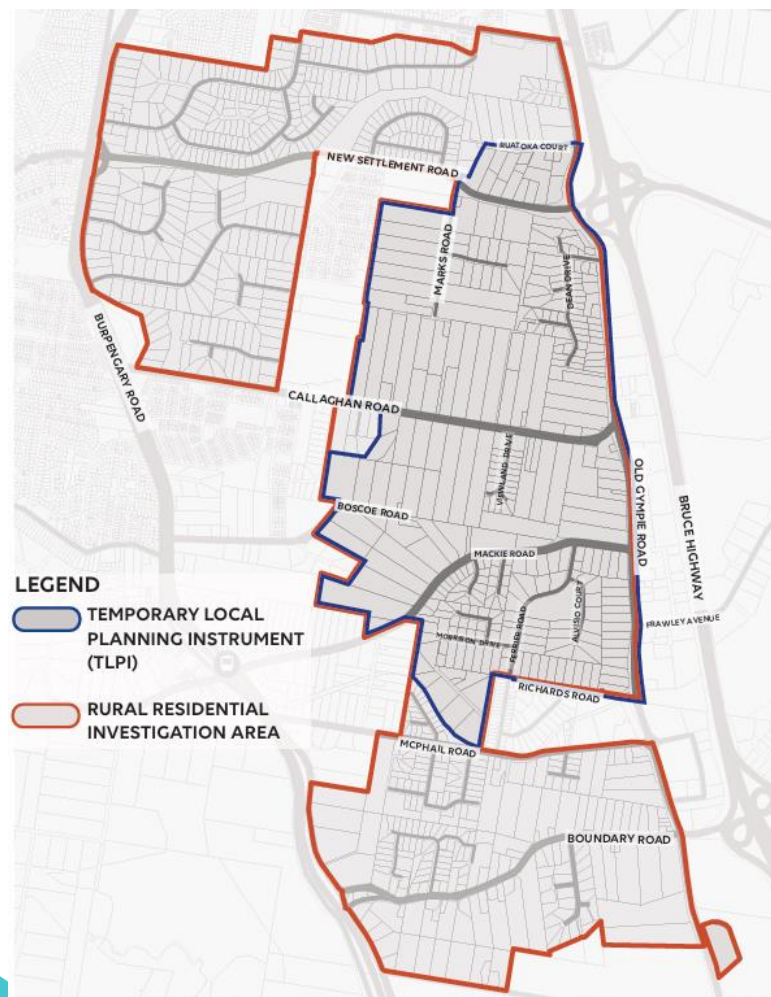
On 18 June 2026, **TLPI No. 01 of 2026** came into effect over the TLPI Area for a period of 24 months. The TLPI helps prevent out-of-sequence urban development while Council finalises this report and undertakes the required planning scheme changes.

The TLPI also identifies an **Early Release Area** along Old Gympie Road and Richards Road, adjacent to existing industry. This area supports a transition to appropriate business and employment uses, while ensuring potential impacts on nearby homes and environmental values are appropriately managed. For more information visit moretonbay.link/narangba-east-tlpi.

Other areas

Adjoining the RRIA are other urban areas that include:

- established and emerging residential areas in the General Residential or Emerging Community zones
- established industry areas in the Industry zone located on Old Gympie Road and around Andrew Campbell Drive, known as the Narangba Innovation Precinct.



What you told us

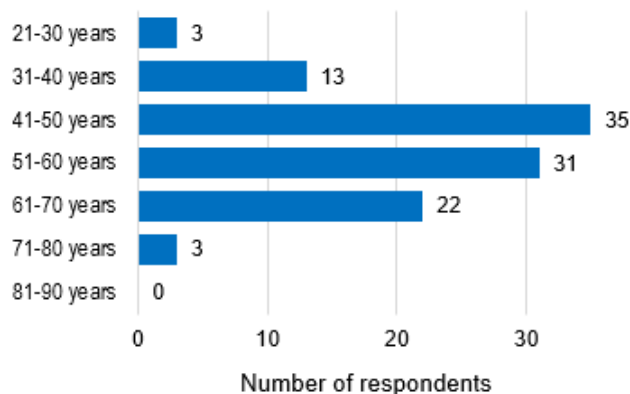
The Narangba East community told us that change has been occurring for many years, driven by accelerated population growth in and around their neighbourhoods. Those living in the area told us that having a plan for the future is important.

City of Moreton Bay conducted a community survey in July-August 2025, which was completed by 108 people, and held small group discussions with 99 community members in October 2025. These formal consultation activities were open to all community members. They aimed to provide clear, transparent information about the NEPI and listen to community views to help inform planning, including the development of this report.

Who we heard from

Most respondents (80%) told us they live in Narangba East or nearby. Twenty-three (17%) indicated they have more than one type of connection to the area.

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



Age of respondents

Engagement snapshot

The level of support for future development varied. Across both the survey responses and small group sessions, community members acknowledged the area has been changing. Survey respondents told us:

What matters most to you – Today and in 20-30 years?

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 but ranked differently. Protecting and enhancing the natural environment was considered the most important priority in the future.

What would make the change process better?

- Planning for compatible uses to be next to each other
- Balance change with existing lifestyle and local identity
- Timely access to planning information
- Staging development so change happens sequentially over time
- Early investment in local infrastructure (e.g. roads, services, community facilities)

The level of support for future development varied.

For residential uses:

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

For employment/ industrial uses:

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

For more information on consultation and engagement activities undertaken for this project visit moretonbay.link/narangba-east-planning.

Planning Investigations

The Narangba East Planning Investigation is one of Council's major priorities in responding to growth, particularly when it comes to planning for a mix of housing and local jobs to meet regional growth needs.

Investigations undertaken in Phase 1 and 2 established that parts of the RRIA are suitable for urban development outcomes, whilst other areas are proposed to be retained in their current Rural Residential zone. For more information on the project visit moretonbay.link/narangba-east-planning.

Timeline

Phase 1: Setting our intentions		
Background Investigations	We wrote to residents about the Preliminary Planning Directions	Completed 2023-24
Phase 1 Preliminary Planning Directions Map		
Phase 2: Detailing our directions		
Temporary Local Planning Instrument TLPI No. 01 of 2025, June 2025	We wrote to residents about the TLPIs and shared the Engagement Summary Report.	Completed 2025-26
Community Engagement August – September 2025		
New Temporary Local Planning Instrument TLPI No. 01 of 2026, June 2026		
Draft Future Directions Report Incorporating community feedback and the Ministers conditions.	We are seeking your feedback on the draft report before we complete Phase 2.	We are here
Phase 3: Formalising our directions		
Updating the local planning rules to implement the directions in the final report Any zone changes will take effect at the end of this phase.	Council will prepare and consult on changes to the Planning Scheme.	Next 2027-28 pending State Government review.

Infrastructure

Managing the City's infrastructure needs is a collaborative approach, which is planned and delivered by all levels of government and non-government organisations. For example, Unitywater plans and manages water and sewerage infrastructure networks, Energex are South East Queensland's electricity distribution network provider, the Queensland Government's Department of Transport and Main Roads in collaboration with Queensland Rail are responsible for public transport, railway level crossings and major roads like the Bruce Highway.

Council plans and manages a variety of local infrastructure networks which include things such as roads, parks, stormwater infrastructure, community facilities and much more. Private developers and businesses deliver commercial services (e.g. shopping centres, childcare, private health and private education). Private developers will also sometimes deliver parks and roads as part of their development approval conditions.

We heard from the local community that infrastructure, particularly transport infrastructure is a significant concern for you. By clearly identifying where and what type of development can occur in Narangba East, we are supporting Council and other infrastructure providers to plan for future needs. As the population increases, infrastructure providers can provide enabling infrastructure to unlock growth or supporting infrastructure to service existing areas. They can respond with upgrades to improve network outcomes, leading to improved infrastructure, enhanced services and greater opportunities for residents and businesses.

We have been working with infrastructure providers as part of the ongoing planning for this area to inform the future requirements to their networks. The final report will guide new development to deliver the urban infrastructure required to support their development - such as new roads, local parks, water and wastewater disposal. A proposed District Sports Park is identified on Callaghan Road to provide a district-level sports and recreation facility to support the growing community.

Unitywater is investing in new wastewater infrastructure to support growth in City of Moreton Bay. These upgrades will increase network capacity, improve system resilience and service new and developing areas in Narangba East and surrounding areas subject to Unitywater requirements. Unitywater have commenced preliminary site investigations to help plan and design the Narangba Wastewater Transport Scheme project (NWTs).

Our transport network needs to support efficient regional movement while still providing safe, reliable local access to areas for new housing and local jobs. The Planning Scheme identifies a network of arterial, sub-arterial and collector roads, each with a specific movement function within a road hierarchy for the area.

Important arterial roads such as New Settlement Road and Old Gympie Road support regional traffic and play a critical role in enabling the safe, reliable and efficient movement of people and goods between destinations. Over time, significant upgrades will be required to achieve a four-lane standard in some sections.

Callaghan Road, Mackie Road and McPhail Road are connections that support the arterial roads and provide access to future housing, employment areas, schools, major

parks and shops. These roads support public transport and freight (where appropriate) and over time will require upgrades to support urban development.

Other roads such as Ferrier Road and Marks Road (including the extension to Callaghan Road) connect to the higher order road network. The Marks Road extension will provide additional access to future emerging community areas.

The delivery of new infrastructure and upgrades depends on many factors such as location, development timing, costs and funding. It requires a coordinated approach between different parties including land dedications for public utilities such as roads and parks (where relevant), developer-delivered works, infrastructure charges and external funding where available. Infrastructure providers and developers will need to coordinate and stage development to ensure efficient delivery, meaning some areas may progress sooner than others.

Council recognises the challenges associated with funding and the timely delivery of infrastructure needed to support our City's growth and we will continue to:

- Undertake further planning for parks, stormwater and roads to inform requirements for new development.
- Work with infrastructure providers and private developers to coordinate and deliver integrated urban infrastructure and services such as stormwater, water and sewer, transport and open space.
- Advocate to the State and Federal governments for funding of critical growth-enabling infrastructure.
- Investigate mechanisms to bring forward critical infrastructure upgrades.



City of Tomorrow Advocacy Strategy

Our new City of Tomorrow advocacy strategy includes a 10-year advocacy action plan.

We're focused on establishing innovative approaches and funding partnerships. We'll work with partners and key stakeholders to advocate and deliver critical infrastructure for the city.

Visit: moretonbay.link/city-of-tomorrow

Future Directions

We heard from the community that change has been occurring for some time in Narangba East and a plan is needed for the future. We also heard that some residents, particularly those on smaller acreage parcels, are concerned about change. This report seeks to balance the needs of our growing city in providing land for future housing and jobs in a way that appropriately manages the impacts of this transition on landowners and the local community.

Land uses planned for the area

This report identifies areas proposed for change and areas proposed to remain as rural residential. The proposed land use directions are outlined below (Figure 1). The type and timing of future development will vary across the area and depend on factors such as landowner decisions, market demand, developer interest, business investment and infrastructure delivery.



What do potential land use changes mean for my property or where I live?

Landowners don't have to move or sell their property if the local planning rules or zoning changes in the future. You may continue living on and using your property under your existing lawful use rights.

If you stay living in the area, change will continue to happen around you over time. The pace and nature of change will depend on factors such as market forces, infrastructure delivery, developer interest, Council or State Government planning priorities, and ultimately if neighbouring landowners decide to sell or redevelop.

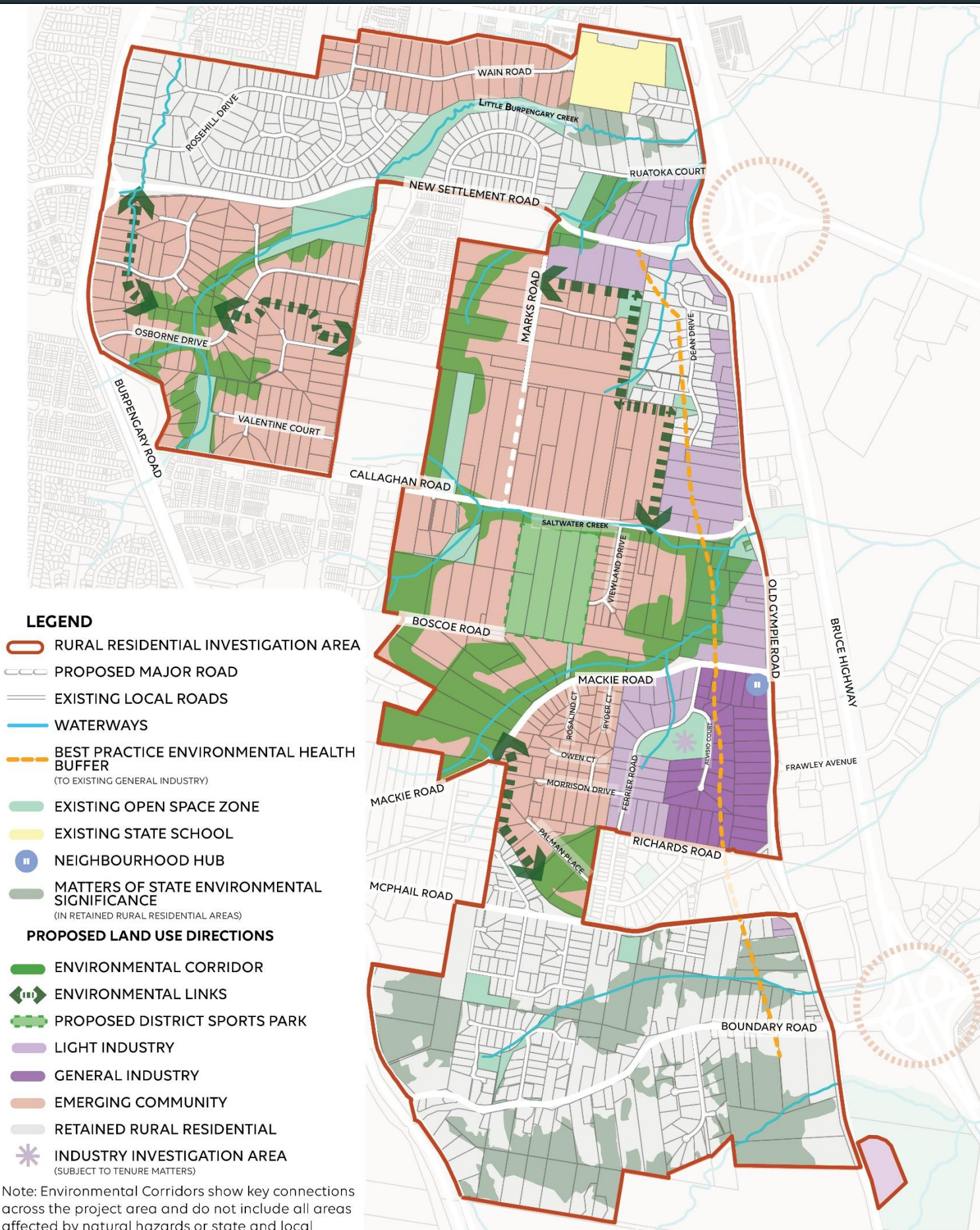
The land uses proposed in Figure 1 are not an amendment to the Planning Scheme amendment and do not change the local planning rules or zoning of land.

We will receive community and review feedback on the draft Future Directions Report before the report is finalised and presented to Council. Once approved by Council, the final report will inform changes to the local planning rules in the Planning Scheme and other projects and initiatives.

To make changes to the Planning Scheme we follow the statutory process set out by the State Government. This process will include further opportunity for community feedback before the changes are adopted.

Figure 1: Narangba East Proposed Land Use Directions

This plan will inform future changes to local planning rules including proposed new zones subject to Council and State government approvals. *Note - This map is not a change to the Planning Scheme and does not change the zone of your land currently.*



Not to Scale

Retained rural residential

These areas are proposed to continue to be rural residential and allow for land uses consistent with the current zone. The Rural Residential zone includes areas of very low-density residential development where properties generally range from 3,000m² to two hectares in size.

Our planning investigations considered factors such as prevailing lot sizes, proximity to established industrial areas, environmental features in southern parts of the area, natural hazards, and surrounding land uses and infrastructure. These investigations identified that these areas are more suitable for rural residential living than urban uses.

What does this mean for your property: No changes are proposed to the current rural residential land use in this area.



Emerging community (Urban residential - Next Generation Neighbourhoods)

These areas are proposed to transition to future housing, similar to the urban residential development that is underway in nearby areas. These areas are intended to offer a range of lot sizes to support a mix of housing such as small-lot homes, duplexes, townhouses and retirement living. The aim is to provide more choices for people at different stages of life without having to move away.

New development will need to plan for and deliver urban services such as new or upgraded roads, pathways, new parks/community facilities, and reticulated water and sewerage.

What does this mean for your property: Changes are proposed to the current rural residential land use to support these areas transitioning to future urban neighbourhoods, including subdivision requirements and delivery of necessary urban infrastructure.



Environmental corridors and links

These areas are proposed to support environmental corridors and links to help protect our local wildlife and biodiversity by keeping natural areas connected. Natural areas also contribute to the local identity which was identified as being important to the local community. In some instances, environmental corridors also contain areas required for natural hazard resilience such as flood or bushfire risk areas.

Environmental links also play an important role in supporting our urban landscape. Links can take the form of landscaped areas or wider tree-lined streets that help wildlife move safely through the neighbourhood while adding greenery for everyone to enjoy.

Environmental corridors and links also help soften transitions and provide a buffer between different land uses particularly where residential areas interface with future enterprise and employment areas. Thoughtful planning and design of these natural spaces can reduce the visual, and amenity impacts of new development.

What does this mean for your property: In most cases, your property may already have state or local mapping for matters such as environmental values, koala habitat, flooding or bushfire hazards. These matters will continue to influence what development can occur in these areas and the interface to adjoining land uses.

Areas identified as environmental corridors and links on Figure 1 generally reflect existing features and planning to establish a connected network of corridors intended to improve biodiversity outcomes, ensure resilience from natural hazards and provide transitions between different land uses.



Some environmental values and natural hazards occur outside the identified environmental corridors and environmental links. The State Government and Councils Planning Scheme includes mapping and planning rules that will continue to apply to development in these areas.

Narangba East falls within a Koala Priority Area as part of the *South East Queensland Koala Conservation Strategy*, meaning State Government requirements relating to development and vegetation clearing apply.

For more information visit - <https://environment.qld.gov.au/wildlife/animals/living-with/koalas/conservation/seq-koala-strategy>

Enterprise and employment areas – Light and General industry areas

Understanding different types of industry

The State Government's Planning Regulation 2017 defines industrial land uses based on expected impacts from industrial activities. This report proposes a mix of light and general industries, along with other types of uses, in locations where development can be designed, operated and managed to protect public health and safety, the natural environment and nearby sensitive land uses.

Light industry areas

These areas are proposed to transition and support a range of low intensity industrial and ancillary business uses that have little impact on the environment from air, noise, water and waste due to the less intense nature of operations. Examples may include low impact industry use (such as equipment hire, vehicle servicing), warehouse, service industry, research and technology industry, outdoor sales and some medium impact industry (where appropriately located). These areas will gradually transition as infrastructure is delivered and the land becomes development-ready.

General industry areas

These areas are proposed to transition and support a range of low to medium intensity industrial uses generally on larger land parcels in limited locations that can be sufficiently separated from sensitive land uses and have access to major roads. These are industrial activities and operations that have fewer impacts on the environment from the air, noise, water and waste they emit compared to Higher impact industries. Examples may include medium impact uses (such as cabinet making, boat repairs, metal fabrication, spray painting workshop), manufacturing, research and technology industries, warehouses and transport depots.

What does this mean for your property: Changes are proposed to allow a broader mix of uses suited to a light and general industry area. During the transition, existing rural residential homes can continue to be extended where appropriate. However, new sensitive uses, such as secondary dwellings, will generally be discouraged.

To help avoid future land-use conflicts, new development for light and general industry must adequately mitigate any impacts on the amenity of neighbouring residents by way of noise, vibration, air quality, odour, lighting, traffic generation, parking and hours of operation.



Protecting sensitive uses

Sensitive land uses include uses such as dwellings, child care centres and other uses which may be vulnerable to the impacts of nearby non-residential activities if not properly managed and regulated. The Planning Scheme includes planning controls called assessment benchmarks to help protect sensitive uses and sensitive zones (such as General Residential zone) from the adverse impacts of uses such as industry.

These assessment benchmarks will continue to apply to new development in the project area and include but are not limited to matters like:

- setbacks between non-sensitive uses and nearby sensitive land uses or zones
- landscaped buffers adjacent to residential areas and residential uses
- environmental health controls by way of noise, vibration, odour, lighting and hours of operation
- privacy and screening of outdoor storage and operational areas
- design and layout of buildings and structures.



Understanding terms - Sensitive land uses

Sensitive land uses are activities that are more susceptible to and may experience impacts and nuisance from industries if not assessed and managed. Examples include residential uses (such as a dwelling house, duplex, townhouses or retirement living), childcare centres, schools, hospitals and medical services.

The meanings of this and other terms can be found in Schedule 1 of the Planning Scheme, the *Planning Act 2016* and associated *Planning Regulation 2016*. To access Schedule 1 of the Planning Scheme visit:

<https://eplan.moretonbay.qld.gov.au/planningscheme/>.



Managing the transition

This section further explains the planning tools and strategies available to manage the transition to future light industry and general industry areas identified on Figure 1.

Best practice environmental health and amenity planning supports limiting the intensification of sensitive land uses within 250 metres west of Old Gympie Road, near the existing General Industry zone of the Narangba Innovation Precinct. This helps minimise potential air quality, noise and odour impacts on sensitive uses, while supporting the ongoing operation and viability of existing industrial activities.

Land uses have been considered to manage change as outlined below:

- General industry areas are located 250m from proposed urban residential areas and focused near existing industry areas like Old Gympie Road and Richards Road. These limited areas may include a mix of light and general industry uses that can transition over time as it is appropriate to do so.
- Light industry areas near proposed urban residential and retained rural residential areas encourage lower intensity suitable business and employment uses that can transition over time.
- Areas of Dean Drive, Casino Court, Gavin Court and Jane Place fall within a best practice environmental health buffer area (Figure 1). These areas are not intended for new housing and are proposed to be maintained in their current Rural Residential zone.
- Environmental corridors and links soften the transition between different land uses and support the local identity of the area by providing connected natural spaces.

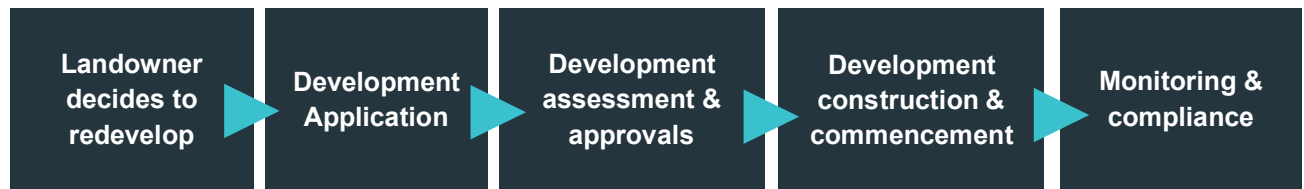
A thorough assessment process

Both State and Local Government play a role in regulating and managing industrial activities and operations. Council can help manage matters such as development layout, building design and operational aspects of different types of activities and their potential impacts through a range of planning tools that are assessed before any development is approved.

The development application process for a new industrial activity requires proposals to demonstrate how they will avoid or appropriately minimise impacts on neighbouring properties through site-specific environmental health assessments that adhere to strict noise, vibration, air quality, odour, lighting thresholds and other matters. These matters form the basis of the conditions of approval and compliance under which these industrial uses can establish and operate.

The State Government assesses, licences and monitors certain types of industrial activities that may have potential for greater environmental and health impacts known as 'Environmentally Relevant Activities', which are managed and operated under 'Environmental Authorities'.

A typical example of the steps required to establish new industrial uses may look like:



For more information visit:

<https://environment.qld.gov.au/management/activities/prescribed>

How change might occur

There is no set timeframe for when change will occur. The pace and nature of change will depend on factors such as market forces, infrastructure delivery, developer interest, Council or State Government planning priorities, and whether neighbouring landowners decide to sell or redevelop. There is growing demand for both housing and employment land across our city and more broadly across South East Queensland, which may influence factors such as market readiness.

Whilst some people embrace change, many of you told us that the proposed planning changes will have an impact on the local identity. There will be more construction and urbanisation as part of these proposed changes. This will mean that in some areas the rural residential lifestyle and local identity will continue to change over time to become a more urbanised area. Having a coordinated and integrated plan for Narangba East, enables Council to plan for key infrastructure such as new parks and new roads, safeguard environmental corridors to contribute to the local identity in new urban areas and retain some areas with a rural residential lifestyle.

Policy Directions

The following themes and actions provide a framework for identifying priorities to guide future development and growth within the project area. This will inform proposed changes to the Planning Scheme to properly manage development and its impacts.

Theme 1: More housing choices in well-serviced locations

Increase opportunities for more people to live closer to parks, public transport, employment areas and local services and encourage a variety of housing types and sizes. This includes introducing new housing and retaining some areas for rural residential living. More housing choices (HC) proposes the following strategies and actions:

Strategy 1.1: Identifying new urban residential areas

Identifying land for future urban residential neighbourhoods (Emerging community) helps respond to regional growth needs. This will also encourage a variety of housing types and sizes to meet future community needs and support affordable living opportunities.

- HC1** Allow for a variety of lot sizes that support a range of housing types. This will be achieved by rezoning land (Figure 1) Emerging Community to enable development that delivers urban neighbourhoods. New development achieves a minimum net residential density of 20 lots per hectare and has a maximum building height in the order of 12m (generally up to 3 storeys).
- HC2** Future development provides integrated and well-connected urban neighbourhoods with the full range of urban services to support the needs of the community:
- a. promote consolidated development sites to support a mix of lot sizes and dwelling types
 - b. provide an efficient and legible movement network with high levels of connectivity that avoids cul-de-sacs and rear lots
 - c. provide a transition in development intensity where adjoining land in the Rural Residential zone
 - d. integrate environmental corridors and links (Figure 1) through environmentally sensitive neighbourhood design
 - e. include areas for local and district parks and community facilities consistent with Council's desired standards of service.
- HC3** Future development is designed and located (with adequate separation and buffers) to ensure it does not impact on the viability and operation of proposed or existing enterprise and employment areas including the Narangba Innovation Precinct. Note: An air quality or acoustic report may be required.

Strategy 1.2: Retaining areas for rural residential

Rural residential areas support homes and complementary uses on larger lots sizes. Some rural residential areas also support important environmental areas to protect biodiversity values and contribute to the local rural residential character.

- HC4** Retained rural residential areas (Figure 1) remain in the Rural Residential zone due to factors such as environmental values, natural hazards and features, lot size and fragmentation and proximity to established industry. Changes to the local planning rules (including minimum lot size) to enable rural residential subdivision (where appropriate) will preserve and safeguard important environmental areas and consider natural hazards, servicing, access requirements and other matters outlined in the Planning Scheme.
- HC5** Strengthen existing policy to manage the intensification of sensitive land uses in retained rural residential areas west of Old Gympie Road (up to 250m) where potential environmental health impacts or nuisance could occur, to protect the operation of the Narangba Innovation Precinct (West of the Bruce Highway) and the viability of existing industries.



Theme 2: Attracting local jobs and economic opportunities

Areas identified for future light or general industry contribute to creating a stronger local economy and create more local jobs for our growing city. Attracting local jobs and economic opportunities (LJ) proposes the following strategies and actions:

Strategy 2.1: Opportunities for more local jobs

Encourage a mix of suitable employment and business uses to support a new local industrial area.

- LJ1** Support a mix of light and general industry uses and supporting business activities in appropriate locations. This will be achieved by rezoning land for Industry as Light Industry Precinct or General Industry Precinct (Figure 1). Light industry areas support low-impact and service-based industrial activities that meet local and sub-regional needs. Over time, general industry areas are intended to support more industrial-intensive activities, including high-value and land-dependent uses.
- LJ2** Promote consolidation of lots to allow development that is a size and scale to support a mix of industrial and business uses that:
 - a. are serviced by urban infrastructure
 - b. provide a range of lot sizes to cater for light and general industry needs are designed to mitigate potential impacts on sensitive land uses and sensitive zones.
- LJ3** Development supports the ongoing operation of existing and planned industrial activities from intrusion by incompatible activities.
- LJ4** Council will investigate the potential expansion for suitable industry uses over the Ferrier Road Park, subject to further planning and resolution of tenure and other matters. *Note: A proposed District Sports Park and other parks will be provided across new urban residential areas providing increased recreational spaces in the broader area.*

Strategy 2.2: Responding to sensitive uses

Manage new industry uses by appropriately mitigating their impacts on sensitive land uses¹ and sensitive zones². New development will need to be carefully planned, assessed, managed and monitored to protect sensitive land uses or sensitive zones.

- LJ5** Local planning rules will:
 - a. consider suitable light industry and general industry uses based on their ability to mitigate impacts on sensitive use and sensitive zones.

¹ Sensitive land use – Described on page 19.

² Sensitive zone – Sensitive zone includes General Residential zone but excludes the Rural Residential zone

- b. strengthen existing policy on matters of health, amenity and safety of sensitive land uses and sensitive zones (such as air quality including odour, noise, human health), including building design, layout and separation responses (such as building setbacks, landscaping, acoustic treatments and buffers).
- c. ensure best practice environmental management and mitigation measures (including hours of operation) are incorporated into the design and operation of new industries.

LJ6 The establishment of new sensitive land uses are discouraged in light and general industry areas.

Theme 3: Strengthening our green connections

Environmental corridors provide a network of green connections across the local landscape to support local biodiversity outcomes, contribute to the local identity and soften the transition between different land uses. Future development is intended to protect and respond to environmental corridors and links by supporting these areas as natural spaces. Strengthening our green connections (GC) proposes the following strategies and actions:

Strategy 3.1: Connected natural areas and wildlife habitats

- GC1** Support and enhance key environmental corridors in locations (Figure 1) where there is opportunity for restoration or protection of existing high value natural areas and wildlife habitat.
- GC2** Environmental corridors contribute to local habitat connectivity, priority species sustainability and biodiversity resilience (Figure 1). Parks and recreational areas, active transport and stormwater infrastructure within or adjacent to these areas will be carefully located and designed so they do not adversely affect the function of the environmental corridor.
- GC3** Development adjoining an environmental corridor or environmental link must be carefully planned and assessed to avoid or minimise potential edge effects and protect the ecological function of these connections. This means considering environmental values, natural hazards, and other site-specific details when deciding appropriate development setbacks, infrastructure location, built form design responses and operational measures to minimise impacts on the corridor function.

GC4 Environmental links (Figure 1) provide a supporting function to environmental corridors. Environmental links connect corridors or fragmented habitat areas, contribute to local greening and support fauna movement. New development supports environmental links by providing an appropriate design response such as a landscaped buffer or wider street verges planted with appropriate native species.

Protecting Environmental Values & Natural Hazards

The Planning Scheme includes assessment benchmarks to help make sure new development in an area with environmental values or natural hazards (such as flooding and bushfire) is designed and located to minimise the potential risk to people, property and the environment. These will continue to apply to future development across the project area – including areas outside of environmental corridors and links. These benchmarks include, but are not limited to, matters associated with waterways, wetlands, vegetation and fauna habitat, including:

- i. restoring and rehabilitate environmental values
- ii. preventing instability, erosion and degradation of land, water and soil
- iii. protecting native species and enhancing habitat
- iv. managing edge effects
- v. limiting certain development in natural hazard areas
- vi. applying additional planning, building and safety requirements.

Edge effects - are changes in condition at the boundaries of environmental areas, such as increased light, noise and intrusion of pests, plants and animals (*Planning Scheme Policy – Environmental Areas and corridors*).



Theme 4: Improving urban infrastructure and services

Future development will support and contribute to improved urban services and infrastructure sufficient to accommodate the types of urban land uses envisaged in the Future Directions Plan. Improving urban infrastructure and services (IN) proposes the following strategies and actions:

Strategy 4.1: Movement connections

Ensure a well-connected transport network that facilitates the safe and efficient movement of both residential and industrial land use traffic within and external to the project area.

- IN1** Council will prepare an integrated transport network plan to support a transition to urban land uses that:
 - a. identifies a major road network that has a functional hierarchy (i.e. a road hierarchy map) and minimises traffic impacts on residential areas from non-residential traffic
 - b. provides efficient links between key destinations and to the external road network incorporating the extension of Marks Road (Figure 1)
 - c. accommodates a range of users including cars, service vehicles, heavy vehicles (where appropriate), pedestrians, cyclists and public transport.
- IN2** Development enhances connectivity through the project area by investigating the opportunity for future connections of some cul-de-sac streets in areas proposed for urban uses.
- IN3** Council will advocate to the State Government for improved public transport connections, particularly routes that link the Narangba train station to key destinations within the project area and beyond such as North Lakes.
- IN4** To support every day local trips and accessibility, walking and cycling infrastructure will be integrated across the network, providing safe and direct connections to employment areas, local services and facilities including the proposed District Sports Park and public transport.

Strategy 4.2: Road upgrades

The project area has an existing network of roads to support urban development, however many of these roads require upgrades to cater for growth within and surrounding the project area.

- IN5** Ensure major transport corridors are protected by identifying local planning rules that prevent development from compromising the future upgrade of major roads, including Old Gympie Road, Mackie Road, New Settlement Road, Boundary Road and Callaghan Road having regard to:

- a. the future development of the road network in the area, including future road widening requirements
- b. the function, capacity and safety of the road network
- c. requirements for access to adjoining properties.

IN6 New development utilising existing local roads will consider the future land uses and growth planned for the area and the upgrades required to service new development. Future upgrade needs will consider, among other factors, provision for vehicle movement, footpaths, appropriate street tree planting, the location of essential services (power, telecommunications, water, sewer), and the need for on street parking.

Strategy 4.3: Efficient urban infrastructure and services

It's important new development supports an efficient and effective network of urban infrastructure and services to achieve the long-term vision for the area.

- IN7** Development is designed to respond to the proposed District Sports Park identified on Callaghan Road (Figure 1). The park is a key piece of community infrastructure. It will help create a cohesive and sustainable urban community.
- IN8** Council will investigate and identify appropriate locations for new local and district recreational parks, community facilities and stormwater infrastructure required to support the future community.
- IN9** Ensure development occurs in a timely, orderly and coordinated sequence that aligns with the provision of cost effective urban infrastructure, services and facilities across all networks to support the requirements of the infrastructure providers, residents and businesses.
- IN10** Ensure new development does not compromise the future provision of urban services and infrastructure to the site or surrounding area and is serviced by essential services including water, sewer, stormwater, energy and telecommunications.
- IN11** Promote consolidation of development sites that support a lot and road layout that ensures viable, integrated and orderly development including the provision of urban infrastructure and services.

Implementing this report

Planning Scheme

This draft Report is a supplementary planning document that details a land use direction, strategies and actions to help guide future development in the project area. Actions identified in this report will be implemented by changing the local planning rules following the completion of this report. Updating the Planning Scheme is a statutory process that requires further consultation with the community. To learn more about this process visit moretonbay.link/planning-scheme-amendment-info.

Current projects

There are a number of projects underway that are relevant to the project area. Once these projects are completed, further changes to the recommendations within this report may be required. An overview of these projects is provided below.

Contemporary natural hazard risk assessments

Council is responsible for identifying risks from natural hazards and providing strategic direction on planning, managing and responding to risks to land uses, infrastructure, communities and residents. Undertaking contemporary natural hazard risk assessments is a requirement of all local governments under the Queensland State Planning Policy³.

Council is currently undertaking natural hazard risk assessments for landslide, bushfire and flood. The risk assessments include understanding how natural hazards and their impacts are expected to change because of climate change and how we plan, prepare and respond to natural hazards to become more resilient.

Once completed, these natural hazard risk assessments will inform future updates to the Planning Scheme, or a new planning scheme, and may also require changes to the recommendations within this report.

Biodiversity Plan

Council's Environment and Sustainability Strategy 2042 (ESS) recognises that sustainability becomes more important as the population increases.

The ESS supports the preparation of a Biodiversity Plan to consider biodiversity values in City of Moreton Bay. This includes the threats posed to biodiversity, as well as opportunities to connect, protect and enhance these values. It will set strategic investment priorities for the coming decades and identify where advocacy is needed for other levels of government to support our goals. This plan will inform future changes to

³ The Queensland State Planning Policy guides the preparation of planning schemes (or an amendment to a planning scheme).

the Planning Scheme and other planning instruments. It may also require changes to the recommendations within this report.

Navigating the challenges associated with accommodating population growth while maintaining liveability and environmental values is critical when planning for the future. A key part of this is supporting infill development opportunities on existing well-served urban land, in a way that is sensitive to its environmental context and responsive to the climate, resilience and sustainability challenges.

