

The background image is a photograph of a park area. In the foreground, there is a green lawn and a paved path. In the middle ground, there are several large, white, curved structures that look like stylized trees or sculptures. In the background, there are tall, green trees. A dark grey rectangular box is overlaid on the right side of the image, containing the title text.

Arana 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.



Contents

Shaping a vision for Arana Hills	1
Engagement snapshot	1
How we engaged	2
Engagement overview	2
Promotion tools	2
What we heard	3
Top 5 things you love	3
Other things we heard	7
Next steps	9

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Shaping a vision for Arana Hills

City of Moreton Bay is working on a precinct planning project for parts of Arana Hills and Everton Hills (the project investigation area for the Arana Hills precinct planning project) to guide future growth and development, while recognising and enhancing local identity.

Arana Hills is a well-located suburb with existing local shopping and business hubs, lush recreation parks, and access to Kedron Brook. The investigation area has access to both Grovely and Oxford Park train stations. This planning work supports Council's broader strategy to increase housing choices in built up areas like Arana 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.

For more information on the Arana Hills Precinct Planning project visit: moretonbay.link/arana-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 spaces and the natural environment



2. Access to local shops and services



3. Parks, playgrounds and 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.

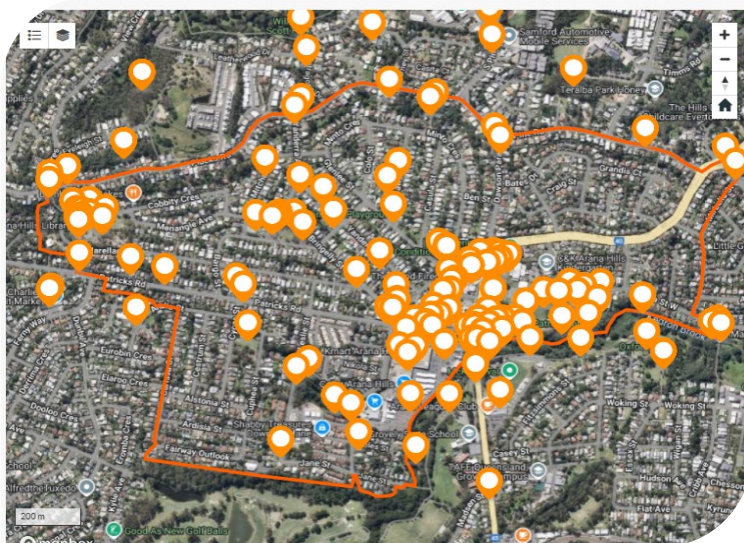
Ferny Hills Precinct Planning Project

Council is also preparing a precinct planning project for parts of Ferny 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 Ferny Hills Precinct Planning Project.

How we engaged

Engagement overview

-  **2,534** total webpage views
-  **1,718** webpage visits from **1,152** unique visitors
-  **63** new webpage followers
-  **52 comments/photos** via the online vision wall
-  **137 comments** via the online pin map
-  **19 conversations** at the Hills Carnivale pop-up on 31 May 2025
-  **13 emails** received



Arana Hills pin map results



Wayfinding signage near Kedron Brook

Promotion tools

-  **5500 letters** to residents and property owners within and surrounding the project area
-  **4-week social media post**, geo-targeted to Arana Hills and surrounds
-  **Your Say Moreton Bay (YSMB) website** hosting vision wall, pin map and project information
-  **Email alert to 1268** YSMB website subscribers
-  **Pop-up** at the Hills Carnivale
-  **YSMB newsletter article to 4961** subscribers

What we heard

We asked you to tell us what you love about Arana Hills and Everton 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 the area special.

Top 5 things you love



1. Green spaces and the natural environment

Residents consistently expressed deep affection for the leafy character, mature trees, bushland corridors, and wildlife.

The creeks, parks and revegetated areas were described as “breathing spaces,” “vital fragments of habitat” and “beautiful spots”.

Many comments highlight the emotional and ecological importance of preserving green buffers, shade trees, native planting, and green spaces in general.

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.

“It is quiet, safe and brimming with wildlife and beautiful trees and green spaces.”

Vision wall comment



2. Access to local shops and services

The community values having convenient access to existing local shops and services. Although buildings are seen as visually tired, and many suggested could benefit from refurbishment.

There was also a strong desire for improving the local shopping precinct to make it more welcoming and livelier. Suggestions included the addition of more independent cafes, casual dining areas, and boutique stores in mixed use buildings with dwellings above to create a vibrant, walkable precinct where the community can connect and spend time together.

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 and enhance accessibility to create a more vibrant, community-focused centre.

“It would be nice to have a place where we could go for a nice, quiet (but nice) drink... a place where people can meet and be social.”

Vision wall comment



Green space and walking path in Arana Hills



3. Parks, playgrounds and community spaces

The area is seen as a haven for families, where well-used parks and inclusive community facilities provide safe spaces supporting learning, everyday connection and play.

Spaces like the Arana Hills library, Leslie Patrick Park and Camden Park are especially valued. The All Abilities Playground stands out as a regional drawcard, praised for its thoughtful inclusive design and popularity with families from across the city. Camden Park and other green spaces like Kedron Brook are valued for their role in daily life, offering local people places to walk, play, and unwind.

Community feedback highlights a strong desire to expand play options for older children, with suggestions including ninja courses, pump tracks, and more diverse activities. Calls for increased shade and seating were also common, reflecting a need for comfort and accessibility across all ages.

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 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.

"These pockets of green space are beautiful and are what make Arana Hills what it is."

Pin map comment

"Really love the Arana Hills library. It is such a lovely space, so quiet and a beautiful space to work and read... The library is one of my favourite things in the suburb."

Pin map comment



The Arana Hills Library



4. Safety and community feel

Arana Hills and Everton Hills are treasured for their quiet streets, friendly neighbours, and strong sense of community. Residents consistently describe the area as safe, peaceful, and ideal for raising families. This sentiment is deeply tied to the suburbs' leafy character, low-density housing, and walkable green spaces.

Many locals shared stories of everyday rituals like walking the dog, chatting over fences, watching kids play in front yards that reflect a deep emotional connection to place. There was a clear desire to preserve this atmosphere, with concerns increased density, or poor planning could put more pressure on traffic, parking and other infrastructure compromising safety and liveability and erode the qualities that make the Hills District feel like home.

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.

"I love living in Arana Hills, it is a lovely, quiet community with friendly and welcoming neighbours."

Pin map comment

"As a parent of young children, I'm deeply concerned about the safety risks that come with heavier traffic and overcrowding. Our streets and intersections are not equipped to handle this kind of strain."

Vision wall comment



Facilities in Leslie Patrick Park, Arana Hills



5. Connectivity and walkability

The area is valued for its walkability and the current active transport options, which contribute to a connected community. There is strong interest in improving the active transport network through better connections to schools and parks, and greater safety around the central shopping precinct and along 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.

“The new stairs here [Max Morton Park] are great! More accessibility throughout the suburbs to get people around is always a good idea...”

Pin map comment

“I value the green spaces and walking/biking tracks in the area.”

Pin map comment



Stairs in Max Morton Park, Arana Hills

Other things we heard

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



Infrastructure and transport

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

Feedback included:

- A need for upgrades to Dawson Parade, Patricks Road, and Samford Road to ease congestion, especially during school hours and peak commuting times.
- Car parking at train stations were described as overwhelmed, with overflow parking impacting residential streets.
- Calls for more frequent, better-connected bus services, especially linking to train stations.
- A need for safer bike and pedestrian infrastructure, including resolving broken footpaths, unsafe crossings, and poor lighting were frequently mentioned, particularly at key intersections and school zones.
- Calls for all-abilities design in public places, with specific feedback from people with disabilities and parents of young children.
- Suggestion that traffic calming measures - speed bumps, reduced speed limits, and better signage – be implemented to address rat-running and reckless driving.

“The footpath is a cracked, narrow little strip. Not accessible...would be especially hazardous for anyone with vision impairment.”

Pin map comment

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 Arana Hills and Everton 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.



Types of housing and density

Your feedback revealed some support for well-designed developments near existing commercial hubs, and for developments that include green roofs, community gardens or affordable housing.

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 the area 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

Some residents feel excluded or misled by past planning decisions, citing poor communication, lack of transparency, and inadequate consultation.

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 Arana 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/arana-hills-precinct-planning-project.

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



Arana Hills Library and surrounds

