

Morayfield Neighbourhood Planning Future Directions Report

July 2025





Acknowledgement

We acknowledge the Kabi Kabi, Jinibara and Turrbal Peoples as the Traditional Custodians of the lands and waterways of the City of Moreton Bay, and pay our respects to their Elders, past, present and emerging. We recognise that the City of Moreton Bay has always been a place of cultural, spiritual, social and economic significance to First Nations people.

We are committed to working in partnership with Traditional Custodians and other First Nations communities to shape a shared future that celebrates First Nations history and culture as an irreplaceable foundation of our region's collective identity.

Disclaimer

Moreton Bay City Council and its officers accept no responsibility for any loss whatsoever arising howsoever from any person's act or omission in connection with any information, expressed or implied, contained within this document. Nothing in this document should be taken as legal advice.

Contents

1. Introduction.....	4
2. Planning policy context	5
3. Implementing this Report.....	7
4. About Morayfield	10
5. What our community told us	13
6. How to read this Report	14
7. Vision	15
8. Themes, strategies and actions	16
Theme 1: Environment, waterways and green space.....	17
Theme 2: Centres and meeting places	20
Theme 3: Housing	25
Theme 4: Movement.....	32
9. Building Height Map	34

1. Introduction

With a population nearing 522,494¹, City of Moreton Bay is one of the largest and fastest growing local government areas in Australia. The city encompasses a range of landscapes, natural spaces, residential areas and centres that support a variety of lifestyles. By 2046, 792,700² people are expected to call our city home. To help guide this growth and development, we have introduced the Neighbourhood and Precinct Planning Program.

The purpose of this program is to:

- better guide growth and development while considering the things that make our neighbourhoods unique
- improve the development outcomes on the ground and better align them with the City of Moreton Bay we all want for the future
- provide opportunities for communities to be included in the planning process for their neighbourhood.

The Morayfield Neighbourhood Planning Project Area (project area) includes parts of Caboolture South and Morayfield. We have developed this Morayfield Neighbourhood Planning Future Directions Report (Report) in consultation with the local community to establish a shared vision and strategies for future development in the project area over a 10-plus year period.

The project area (which excludes the Waraba and Morayfield South growth areas as they are being addressed through separate planning processes) was projected to grow by 18,163 people from June 2022 to 2046³. This will bring the population to 53,545 residents. This growth and development must be carefully managed in a way that respects and builds on key elements of local character and identity.

The preparation and process of the Neighbourhood Planning Project involves the following steps:



Figure 1 Neighbourhood Planning Project steps



Figure 2 Sheepstation Creek Pedestrian Bridge

¹ QGSO, 2024. Queensland Regional Profiles: Resident Profile: Moreton Bay (C) LGA (ASGS 2021)

² South East Queensland Regional Plan, ShapingSEQ 2023

³ QGSO, 2024. Queensland Government Population Projections 2023

2. Planning policy context

The land use planning and development assessment system and framework in Queensland is set by the State Government primarily through the *Planning Act 2016* (the Act) and supporting plans and legislation. Growth management is regulated from the 'top-down', meaning councils are largely guided by state and regional planning policy.

State Planning Policy

The State Planning Policy contains state policy directions on a range of matters including:

- livable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure

It guides the preparation of planning schemes (or an amendment to a planning scheme) and is therefore a relevant consideration for the project.

South-East Queensland Regional Plan 2023 (ShapingSEQ)

ShapingSEQ is the Queensland Government's plan to shape South-East Queensland's future growth. Whilst the plan has been in place for many years, the Queensland Government released an update in late 2023 responding to current housing pressures and significant growth. ShapingSEQ outlines the need for City of Moreton Bay to accommodate an additional 308,300 people and 125,800 dwellings by 2046.

ShapingSEQ is guided by five key themes:

- Grow - sustainably accommodate our growing population
- Prosper - supports economic growth, focusing on growing both high-value jobs across SEQ and creating more jobs close to where people live
- Connect - strengthen communities and the economy by delivering integrated land use and transport planning
- Sustain - protecting SEQ's biodiversity, cultural heritage and natural assets, and building resilience in response to climate change and extreme weather
- Live - creating well-designed communities that are suited to SEQ and improve quality of life for all

This Future Directions Report and the attachments respond to, and align with, the ShapingSEQ outcomes.

ShapingSEQ responds to the housing challenge and sets ambitious targets we must achieve through density and diversity in well-located areas like Morayfield.



Figure 3 ShapingSEQ

The Moreton Bay Regional Council Planning Scheme 2016

While this Report does not change the Moreton Bay Regional Council Planning Scheme 2016 (the Planning Scheme), it will inform future amendments to it. The Planning Scheme is the key tool that we use to manage local growth and development in accordance with legislation. The Planning Scheme provides a local framework to regulate development in the city. The Planning Scheme identifies the preferred locations for land uses and the standards for new development. It seeks to support growth and maintain the city's unique characteristics. For more information on the Planning Scheme and how to read it please visit: moretonbay.link/town-planning-info-sheet.

The Queensland planning system is performance-based. It focuses on the outcomes of expected development rather than having absolute requirements, which provides some flexibility in how development can meet the required standards of planning legislation. Planning schemes need to be consistent with State Government policy but also play an important role in setting the expected outcomes at a local level. For more information on this system please visit the Town Planning Information Sheet on City of Moreton Bay's webpage: moretonbay.link/planning-scheme-fact-sheet.

Principal Regional Activity Centre

Together, Caboolture and Morayfield form a Principal Regional Activity Centre under ShapingSEQ, as a key focal point of employment and services for the city. Caboolture and Morayfield are individually identified as higher order centres under the Planning Scheme and serve different roles and functions. Caboolture is a key main centre for administration and business within the City of Moreton Bay and Morayfield is a major commercial and retail precinct.



Figure 4 Morayfield Community Hall

3. Implementing this Report

This Report is a supplementary planning document that details a vision, strategies and actions to help guide future development in the Morayfield area. There are several ways the actions identified in this Report will be implemented:

1. Changing the local planning rules

Once the Report is completed, proposed changes to the Planning Scheme will aim to regulate development in accordance with the vision and strategies for the area.

The current Planning Scheme came into effect in February 2016. Councils are required to review their planning schemes every 10 years under the *Planning Act 2016*. Some of the recommendations in this Future Directions Report may be implemented as amendments to the current Planning Scheme or included in a new Planning Scheme. In the case of the matter being implemented in the new Planning Scheme, where an element of the current Planning Scheme has been referenced, its equivalent under the new Planning Scheme format will apply.

Amending a planning scheme is a statutory process. To learn more about this process visit moretonbay.link/planning-scheme-amendment-info.



Figure 5 Aerial view of Morayfield Shopping Centre and surrounding area

2. Programs and initiatives

This Report also includes outcomes that are non-statutory actions. These will be delivered through other Council programs and initiatives and may be delivered in partnership with the State Government or the local community.

3. Current projects

There are currently two projects underway that are especially relevant to the project area. Once complete these projects may require further changes to the recommendations within this report. An overview of these projects is provided below.

Buchanan Road upgrade and rail overpass

Council is planning a major upgrade to Buchanan Road and William Berry Drive between Morayfield Road and the Bruce Highway (Figure 6). The link is vital to accommodate the region's projected growth and important to keep pace with the planned growth in the greater Caboolture and Morayfield area, including Waraba.

Whilst still under investigation, the upgrade will likely consist of the following:

- widening Buchanan Road between Visentin Road and the Bruce Highway to provide two lanes in each direction (four lanes total)
- a new bridge over the Caboolture railway line connecting Buchanan Road to William Berry Drive
- widening of William Berry Drive between Morayfield Road and the new bridge to provide two lanes in each direction (four lanes total)
- upgrade of the Graham Road intersection from a roundabout to traffic signals
- other supporting access works for local roads
- pedestrian and bicycle improvements such as improved footpaths and cycle facilities.

Planning for the project is underway which will support future engagement with the community and key stakeholders as the project progresses.

More information about this project can be found at

www.moretonbay.qld.gov.au/Services/Projects/Roads/Buchanan-Road-Upgrade.



Figure 6 indicative Buchanan Road upgrade outcomes

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 infrastructure, communities and residents.

Undertaking contemporary natural hazard risk assessments is a requirement of all local governments under the Queensland State Planning Policy. Council is currently reviewing its hazard risk assessments for multiple natural hazards including landslide, bushfire and flood. The review includes understanding how natural hazards and their impacts are expected to change because of climate change and how we can plan, prepare and respond.

Once Council has completed these risk assessments, it will start planning for the best ways to manage natural hazard risks and improve community resilience. These natural hazard risk assessments will inform future updates to the Planning Scheme, and may also require changes to the recommendations within this Report.

Biodiversity Plan

Council's Environment and Sustainability Strategy 2042 recognises that as the population increases, the need to grow and live sustainably becomes increasingly important. The strategy supports the Growth Management Strategy 2042 in navigating the challenges associated with accommodating population growth while maintaining liveability and environmental values. A key part of this is the effective realisation of infill development opportunities on existing well-serviced urban land, in a way that is sensitive to its environmental context and responsive to the climate, resilience and sustainability challenges.

The strategy supports the preparation of a Biodiversity Plan, which will consider biodiversity values in City of Moreton Bay, the threats posed to them, and opportunities to connect, protect and enhance them. It will set strategic investment priorities for the coming decades and will include actions for Council, the community, and other stakeholders, and identify where advocacy for action by other levels of government is needed. The plan will also inform future changes to the Planning Scheme and other planning instruments and may also require changes to the recommendations within this Report.



Figure 7 Caboolture River

4. About Morayfield

The project area (Figure 8) includes parts of the suburbs of Caboolture South and Morayfield and incorporates 1,417 ha⁴ of the Kabi Kabi Traditional Custodians' lands.

The area is expected to attract significant growth and development in the coming years to supply housing for the forecast arrival of 18,163 new residents by 2046⁵.

The project area offers residents easy access to both current, and future, employment, education, and recreation opportunities.

The project area does not include the future growth areas of Waraba and Morayfield South which are undergoing separate planning processes.

During the course of the neighbourhood planning project, the project investigation area has been refined, to an area that better aligns with the specific strategies and actions of the project. This new boundary now forms the current project area, as shown below.

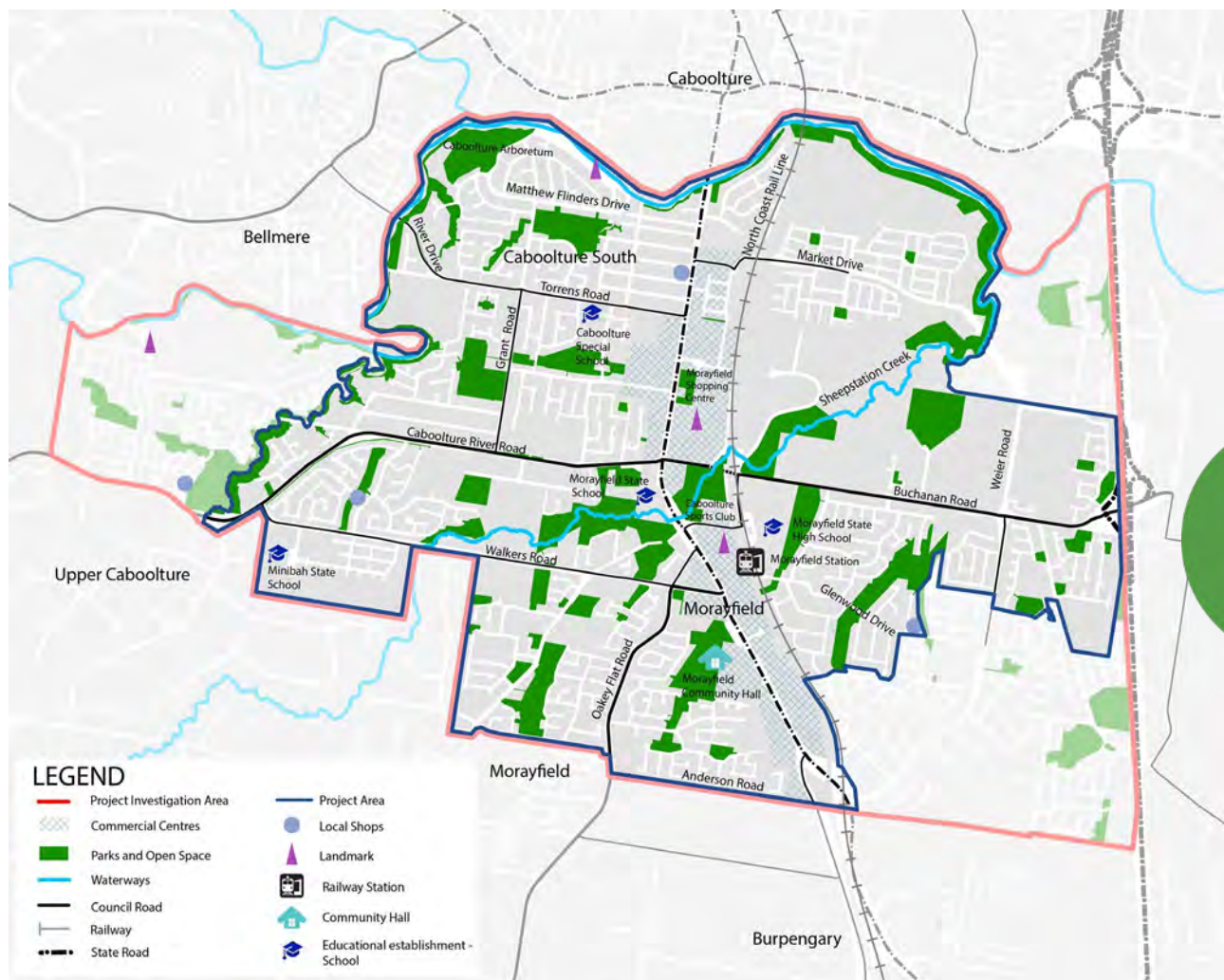


Figure 8 Morayfield Neighbourhood Planning Project Area boundary

⁴ CMB, GIS calculation

⁵ QGSO, 2024. Queensland Government Population Projections 2023

Central to the project area is the Morayfield Road centre and commercial corridor. This key economic node offers a vast range of shops and services to local residents and the wider city. The area is well serviced by Morayfield Station, Morayfield State Primary School, and Morayfield State High School.

It is well connected to surrounding areas by the Bruce Highway that borders the eastern boundary, and Buchanan Road and Caboolture River Road connecting east to west. Morayfield Road is a state-controlled road which provides a north south alternative to the Bruce Highway for localised traffic.

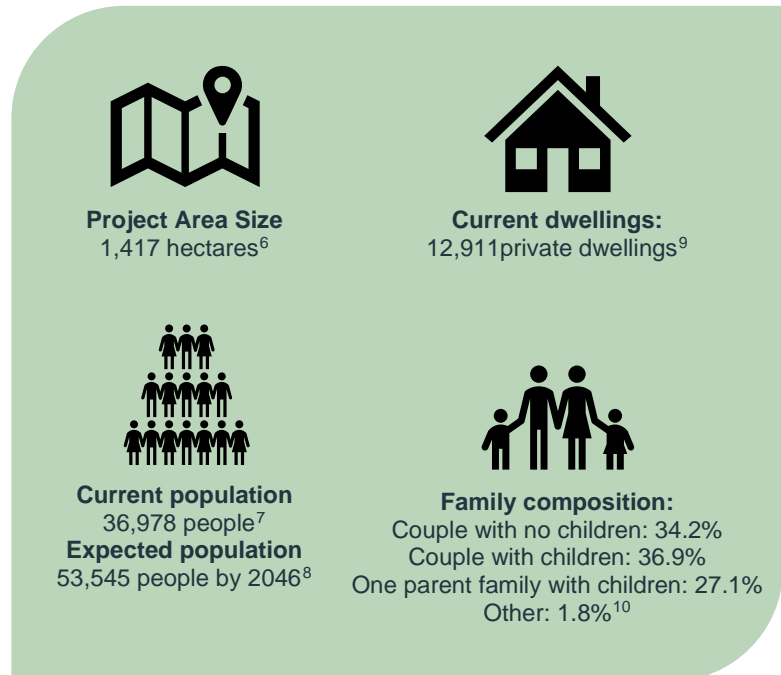


Figure 9 Morayfield Road

⁶ MBRC, GIS calculation

⁷ QGSO, 2024. ABS, Regional population, various editions

⁸ QGSO, 2024. Queensland Government Population Projections 2023

⁹ ABS, 2021. Includes occupied and unoccupied dwellings

¹⁰ QGSO, 2024. ABS, Census of Population and Housing, 2021, General Community Profile

Natural areas and views to the Glasshouse Mountains and Blackall Range are highly valued by the local community. Other areas of importance include the waterways and ecological corridors adjacent to the Caboolture River (northern boundary of the project area), and Sheepstation Creek, which extends from the south-east to the north-west of the project area. The Caboolture River has an important Indigenous connection, especially to the Kabi Kabi Traditional Custodians. The river, along with smaller waterways, corridors and other natural features, such as Dobsons Creek, combine to provide the natural open spaces which provide habitat and movement opportunities for biodiversity.

The areas alongside these corridors are also valued for the recreational spaces they provide that encourage healthy lifestyles and physical and visual connection with the natural environment.

District-level sports and recreation facilities, including Grant Road Sports and Community Complex, Divine Court Sports Complex, and the Morayfield Sports and Events Centre provide further opportunities for an active, healthy community.

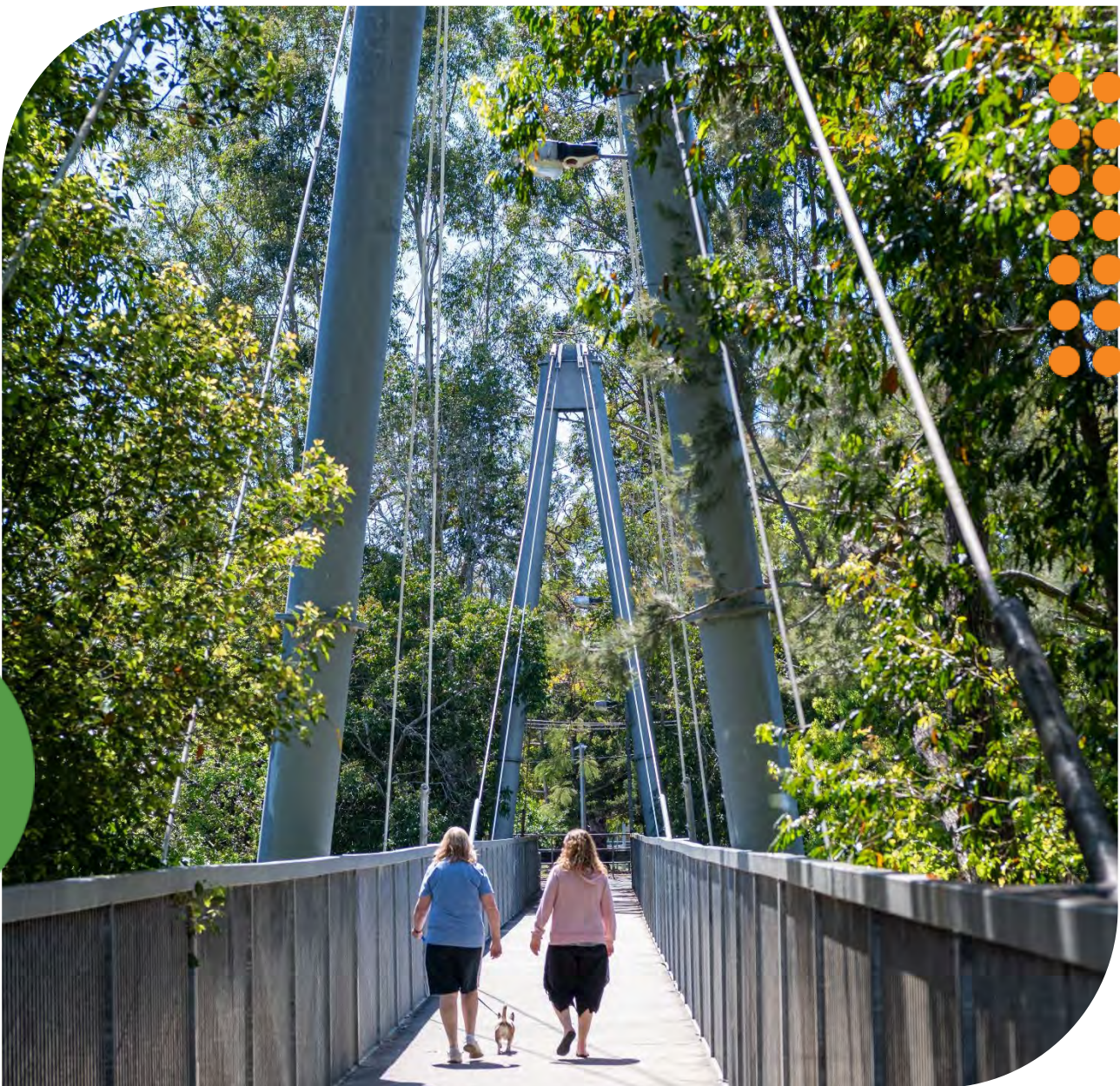


Figure 10 Caboolture River Pedestrian Bridge

5. What our community told us

The Report has been shaped by feedback from the local community. From our regular series of city-wide Moreton Says surveys (March 2022 and August 2022) we know:

- **83%** of participants agreed or strongly agreed it was important to **maintain a sense of community as the population grows**
- **61%** agreed or strongly agreed **it is better to have higher density in existing areas** than new small lot housing estates on the city's urban edges
- **69%** agreed or strongly agreed **higher density living is acceptable in the right location** (i.e., a centre or close to a train station or the city's coastal edges).

Moreton Says data is collected and managed by an independent consultancy firm and is publicly available on the Moreton Says data page <https://yoursay.moretonbay.qld.gov.au/moreton-says/moreton-says-findings-reports>.

The Report has been guided by input from the local community. People who live, work in and visit the area were encouraged to share their ideas and insights through various engagement activities including a survey, online mapping, community meetings and through conversations with the Neighbourhood Planning team at pop-up events in mid-2022.

The following key insights emerged during community consultation. For more information on consultation and engagement activities undertaken for this project visit moretonbay.link/neighbourhood-planning-morayfield.

Environment, waterways and green space:

- Protecting the local natural environment is the number one priority for the neighbourhood
- Existing parks should be improved with more amenities, improved playgrounds and pedestrian connections

Housing:

- Housing strategies should focus on encouraging a variety of housing types to allow for residents as their circumstances change over time
- Residential development should focus on providing appropriate outdoor spaces with shade, trees, setbacks to neighbours, and onsite car parking

Movement:

- Active transport links should be improved to enhance safety and comfort
- Connections to parks, playgrounds, shops and community facilities should be improved

Centres and meeting places:

- The Morayfield centre lacks a community focus with limited central places in the Morayfield area
- A vibrant, attractive central place in the local area to socialise and meet with family and friends is important for the residents

6. How to read this Report

The Vision

The vision describes and paints a picture of the preferred future for the project area

Themes & Strategies

Four (4) key themes have been formed based on what we heard from the community.



Environment waterways and greenspace



Centres and meeting places



Housing



Movement.

Strategies sit under each theme and are overarching statements that define key areas of change required to achieve the vision.

Actions

Actions sit under strategies and identify the specific proposed changes to the Planning Scheme, projects or initiatives required to realise the vision.

Precincts have been identified to capture key areas of potential change or areas that present opportunities to achieve the vision, strategies and actions. The three precincts are illustrated in Figure 11.

Maps

Graphically represent the project area. Multiple maps representing different parameters are included within the Report, including proposed zoning and building height changes.

Attachments

Further detail on how the future planning scheme changes may apply to the relevant precincts.

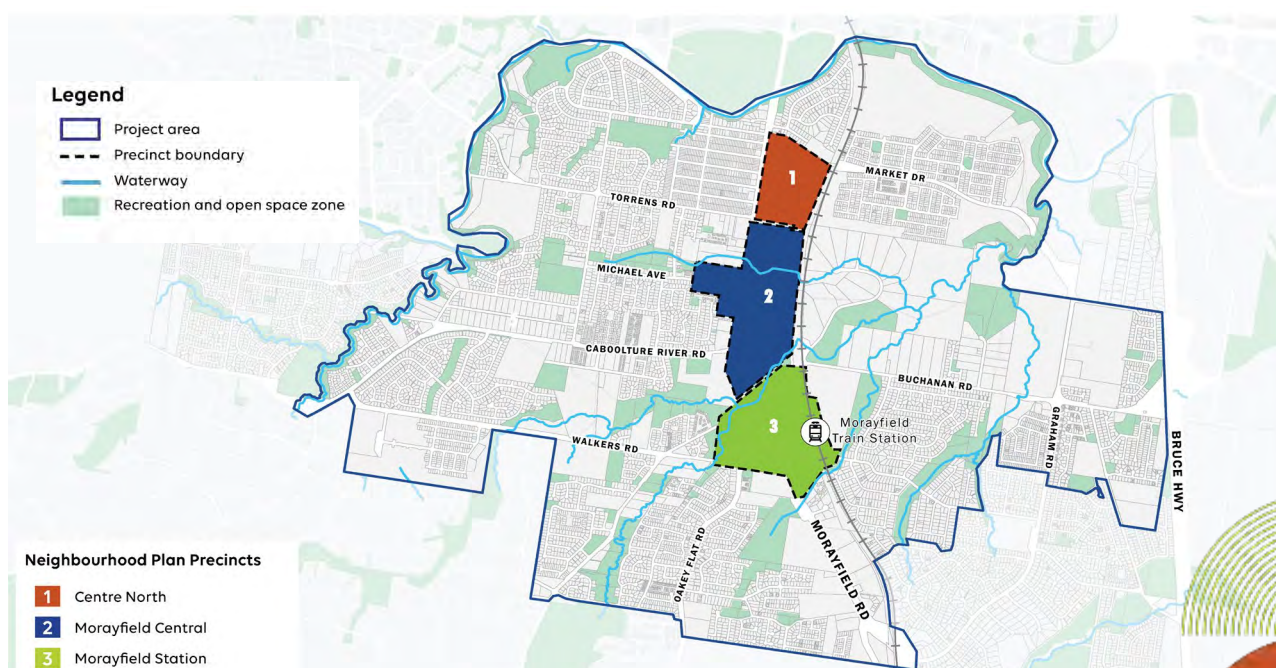


Figure 11 Morayfield Neighbourhood Planning Precincts

7. Vision

The vision describes the preferred future for Morayfield and was developed in collaboration with the Community Reference Group for the project area.

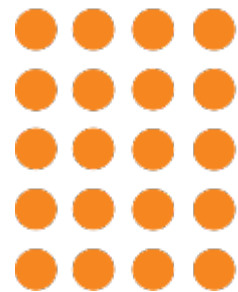


Morayfield is a vibrant and welcoming activity centre and economic powerhouse for the City with a distinctive local atmosphere and leafy green streets.

It is a safe, well connected and people friendly place supported by medium and high-density housing close to the Morayfield Centre and train station.

The existing natural beauty of Caboolture River, Sheepstation Creek and views of the Glasshouse Mountains are significant cultural features for Kabi Kabi Traditional Custodians and are embraced and celebrated. These features also provide important natural habitat, a variety of recreation opportunities, and a pleasant and safe way to move around the neighbourhood

Figure 12 Caboolture Arboretum



8. Themes, strategies and actions

The following themes, strategies and actions provide a framework for identifying priorities for the future development of the project area.



Figure 13 Example of high-density residential dwellings overlooking parkland, Nundah



Theme 1: Environment, waterways and green space

The neighbourhood planning area is characterised by several green spaces that provide character, natural beauty and habitat with a diverse range of ecosystems, located within an urban setting.

These spaces are typically defined and connected by rivers, creeks and their tributaries. They are most important to the people who live, work, and visit the area not only for their ecological and water conveyance purposes, but also their cultural value to the Kabi Kabi People, who are the Traditional Custodians of this Country.

Strategy 1.1 Natural areas

Protect and enhance areas of environmental significance to connect, protect and enhance flora, fauna and cultural values

ACTION - Propose planning scheme changes to:

- E1 Assist in protecting and enhancing the environmental significance and cultural heritage of the Caboolture River and Sheepstation Creek from impacts of development through consideration of edge effects¹¹ including:
 - a. Lighting design and operation that is sensitive to fauna within the riparian environment
 - b. Increased building setbacks from the boundary adjoining Caboolture River and Sheepstation Creek environmental corridors to accommodate landscaping utilising native plant species.

- E2 Rezone parts of Council-owned land in the General Residential zone to Recreation and Open Space zone to reflect the intended long-term use of this land for recreation purposes while supporting connectivity to ecological corridors (Figure 18).

- E3 Rezone Council-owned land from General Residential zone to Environmental Management and Conservation zone to reflect the intended long-term use of this land for environmental purposes (Figure 18).

ACTION - Progress the following outcomes through other programs or initiatives:

- E4 Investigate opportunities to provide fauna movement infrastructure on Walkers Road, Buchanan Road or Caboolture River Road where needed between environmental areas.



Figure 14 Platypus Creek environmental Reserve, Caboolture South

¹¹ Edge effects are changes in conditions at the boundaries of environmental areas, and include increased light and noise penetration, changes in soil moisture and increased access by pest plants and animals.

Strategy 1.2 Natural hazards

Maintain contemporary requirements to minimise the risk to life, property, community, economic development and the environment from natural hazard risks.

Strategy 1.3 Parks and green spaces

Improve community connection to parks and green spaces, and provide residents with safe, comfortable, and conveniently accessible open space and nature-based recreation opportunities in the neighbourhood.

ACTION - Progress the following outcomes through other programs or initiatives:

- E5 Carry out master planning for Sheepstation Creek to identify access locations, improve visibility and access to pathways, and small-scale recreation improvements adjacent to the waterway (e.g. car parking, pathways, shelters and park furniture).
- E6 Investigate improvements to aesthetics, accessibility and facilities in CT & LM Williams Park and Dickson Park. This may include but is not limited to landscaping improvements along the edge of the park that adjoins Morayfield Road, car parking, pathways, shelters and park furniture.



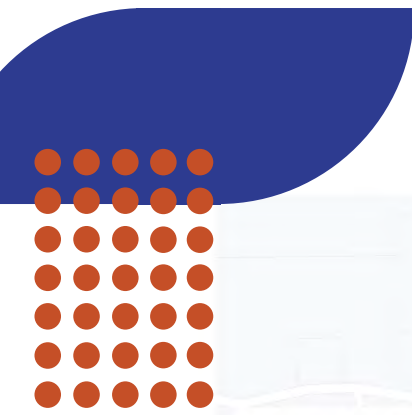
Figure 15 Platypus Creek Environmental Reserve Playground



Figure 16 Walkers Road Reserve



Figure 17 Grant Road Sport & Community Complex



Zone changes - Recreation and open space zone

7a Jack Street
Lot 900 Plan SP307782

71 Meadowview Drive
Lot 900 Plan SP282274

105 Petersen Road
Lot 903 Plan SP324494

111 Petersen Road
Lot 901 Plan SP324493

Lot 800 Buchanan Road
Lot 800 Plan SP307782

1 Buchanan Road
Lot 1 Plan SP300221

120-130 Buchanan Road
Lot 16 Plan SP195977

Zone changes - Environmental management and conservation zone

153 Walkers Road
Lot 503 Plan SP318069


Neighbourhood Plan Precincts

- 1 Centre North
- 2 Morayfield Central
- 3 Morayfield Station

Legend

 Project area

 Precinct boundary

 Waterway

 Existing recreation and open space zone

 Change zone to recreation and open space


 Change zone to environmental management
and conservation

Figure 18 Theme 1 Map - Environment, waterways and green space





Theme 2: Centres and meeting places

Future development will contribute to the creation of several local, vibrant and welcoming 'pockets' for people to meet and interact, away from the bustling Morayfield Road. Future development will embrace Sheepstation Creek and

Dickson and CT & LM Williams Parks, taking advantage of the amenity aspects offered by these important green spaces. The area contains substantial public transport infrastructure and the land around these facilities will increase in intensity to maximise the use of this infrastructure.

Strategy 2.1 A prosperous centre

Encourage the continued growth and economic viability of the Morayfield Centre to maintain and strengthen its role as a higher order centre in Moreton Bay.

ACTION - Propose planning scheme changes to:

CM1 Establish distinctive areas within the centre, that have unique functions and purpose, to provide direction to future development and encourage similar or compatible uses to congregate in an efficient manner (Figure 19).

These areas and their future focus are:

- Northern - services, and convenience level retail
- Central - retail, health, entertainment, community facilities
- Transit - intensive employment (office or professional services), mixed-use (street-activating retail) and high-density residential uses (and in the short-term ongoing retail warehouse uses in existing buildings)
- Southern - bulky goods retail (e.g. showrooms and display of large items).

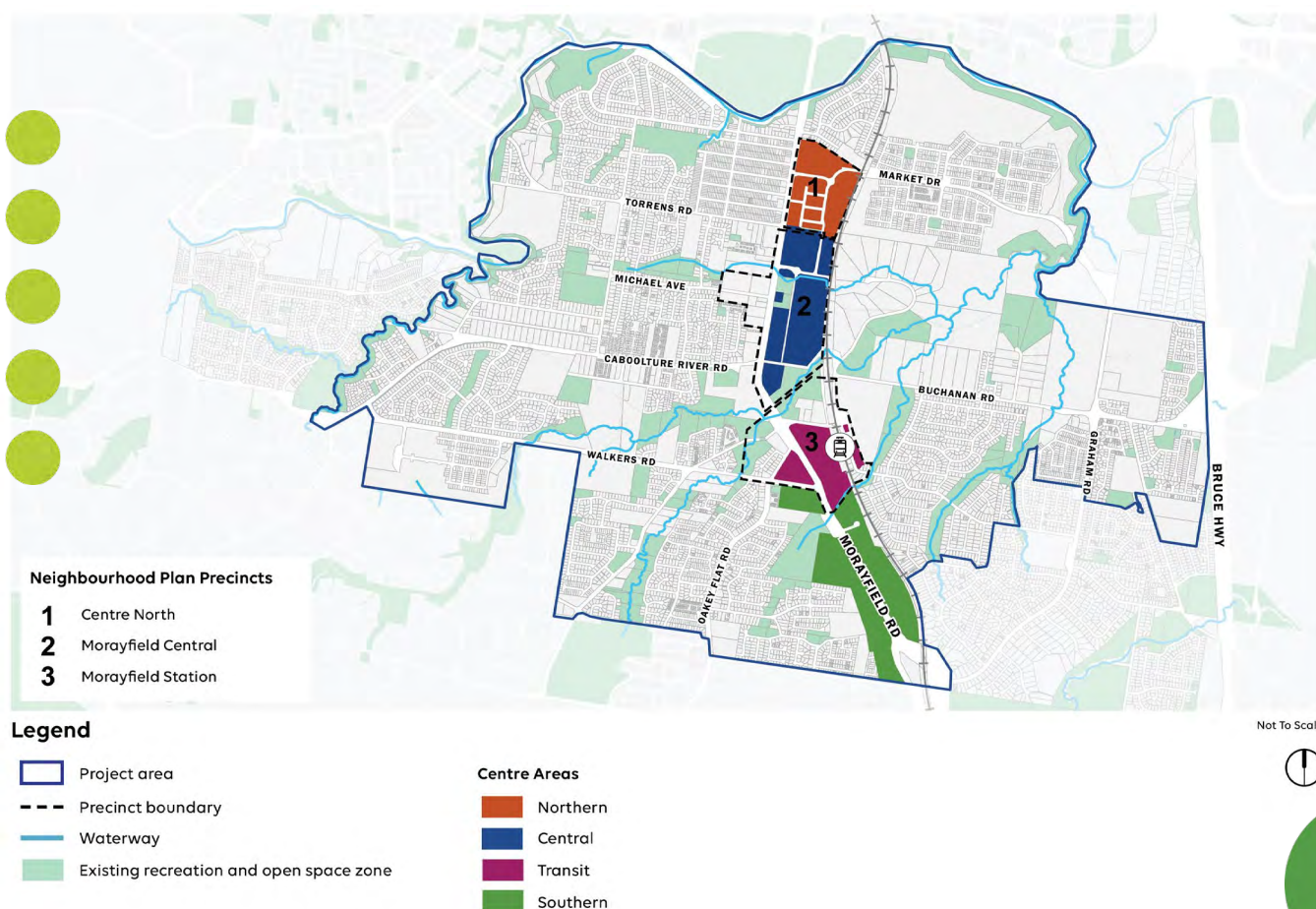


Figure 19 Centre areas

Strategy 2.2 Places for people

Facilitate a series of attractive, comfortable and inviting places within the centre, that will activate public and green spaces providing relief from the busy Morayfield Road.

ACTION - Propose planning scheme changes to:

CM2 Encourage the location of future community and commercial uses (such as food and drink outlets) that are designed to activate Dickson Park and CT & LM William Park to facilitate the creation of a community centrepiece by creating an active and inviting public green space.

CM3 Require privately owned, publicly accessible plazas and open spaces in the Morayfield Central and Morayfield Station precincts¹² that are of a scale and dimension suitable for the community to gather and enjoy.

CM4 Require active frontages adjacent to parks and streets, identified in Precincts 1, 2 and 3¹³, that provide opportunities for overlooking of public areas to create safer environments for users day and night.

CM5 Require new development along Market Drive to build to and activate the street frontage providing a sense of place, pedestrian appeal and comfort through built form, public realm design, and landscaping¹⁴.

CM6 Include locally specific built form, landscape and design outcomes within the centre so developments are attractive, facilitate places for people to meet and increase pedestrian activity within the centre¹⁵.

CM7 Identify Station Village as a key site, that represents a 'catalyst' opportunity for future development. Development of this site will be for the highest and best use to maximise the locational opportunities of this land, and encourage similar uses and development forms to occur nearby.

Future development of this key site will incorporate a range of high density and other mixed-use outcomes supported by new internal roads, active transport connections, plazas and landscaped spaces (e.g. parkways). Future development will reflect site specific design outcomes including orientation, building shape and size, increased height and higher densities¹⁶.

CM8 Identify prominent¹⁷ and feature¹⁸ corners along Morayfield Road and within the centre to create identity and entry statements to the centre.

CM9 Establish requirements for podium level car parking to ensure high quality design that contributes to the amenity of the area while supporting more feasible development forms.



Figure 20 Example of active frontage, Nundah

¹² Changed building heights are shown in Figure 39 and the relevant precincts in the Future Directions Report Attachments

¹³ Active frontage details are shown in the relevant precincts in the Future Direction Report Attachments

¹⁴ Specific built form outcomes for Market Drive are identified in Precinct 1 of the Future Directions Report Attachments

¹⁵ Specific built form outcomes for the centre are identified in the relevant precincts in the Future Directions Report Attachments

¹⁶ Key site specific design outcomes are identified in the relevant precincts in the Future Directions Report Attachments

¹⁷ Prominent corners are highly visible corner locations adjoining key intersections in proximity of the Morayfield Shopping Centre

¹⁸ Feature corners are highly visible corner locations within the plan area that adjoin heavily trafficked (vehicle and pedestrian) junctions along Morayfield Road, where views and vistas towards the building are uninterrupted and larger lots are positioned

Strategy 2.3 Centre living

Promote the highest and best use of land, encouraging more residents to live in and around the Morayfield Centre capitalising on services and facilities to support the future economic growth of the centre.

ACTION - Propose planning scheme changes to:

CM10 Rezone land fronting the western side of Morayfield Road from Torrens Road north to Church Street from the General residential zone, urban neighbourhood precinct to Centre zone, Morayfield centre precinct to allow for mixed-use development outcomes (Figure 23).

CM11 Rezone land north of Station Road and south of Sheepstation Creek from Centre zone, specialised centre precinct to Centre zone, Morayfield centre precinct to facilitate the development of mixed-use outcomes close to Morayfield Station (Figure 23).

CM12 Rezone land east of Visentin Road South opposite the Morayfield Station from General residential zone, Urban neighbourhood precinct to Centre zone, Morayfield centre precinct to facilitate the development of mixed-use outcomes close to Morayfield Station (Figure 23).

CM13 Rezone land south of Oakey Flat Road and north of Walkers Road from General residential zone, Next generation neighbourhood precinct to Centre zone, Specialised centre precinct to be consistent with adjoining land uses and allow for specialised centre uses.

CM14 Establish high intensity mixed-use areas at the Station Village key site (Figure 23). This will promote the highest and best use of land that is strategically located and well serviced in the long-term, protecting it from under development in the short-term. These outcomes also seek to maximise economic development and housing opportunities in proximity of Morayfield Station, reduce reliance on private vehicles and contribute to a more public transport dependent city.

Development of this land is to have the highest land use intensity with:

- building heights in the order of 20 storeys (60-75 metres)
- minimum residential densities in the order of 300 dwellings per hectare (dph) and minimum plot ratios¹⁹ of 1:2 for non-residential uses.



Figure 21 Example of mixed-use streetscape with active frontages, Kelvin Grove

¹⁹ Note - Plot ratio is the ratio of gross floor area to the area of the site. For example, a minimum plot ratio of 1:2 means a 1,000m² site is to be developed with a minimum of 2,000m² gross floor area

CM15 Establish moderate intensity mixed-use areas to increase opportunities for higher density residential uses close to services and public transport including the Morayfield bus station and train station. Increasing density within the centre will also support the local economy and activate the centre during the day and night (Figure 23). These areas are located:

- a. on the western side of Morayfield Road from Torrens Road north to Church Street
- b. on Palm Parade, Blue Gum Terrace, Wattle Way and Poinciana Street
- c. adjoining Morayfield Road, Dickson Road and William Berry Drive
- d. at the corner of Michael Avenue and Morayfield Road
- e. at the south-eastern corner of William Berry Drive and Morayfield Road
- f. north of Station Road and south of Sheepstation Creek, and
- g. east of Visentin Road South opposite Morayfield Station.

Development of this land is to have a moderate land use intensity with:

- i. building heights in the order of 39 metres (11-13 storeys)
- ii. minimum residential density in the order of 200dph, and
- iii. minimum plot ratios²⁰ of 1:1 for non-residential uses (except land identified in CM15 b. which will have no minimum plot ratio).



Figure 22 Example of mixed-use streetscape, Nundah

Strategy 2.4 Convenience

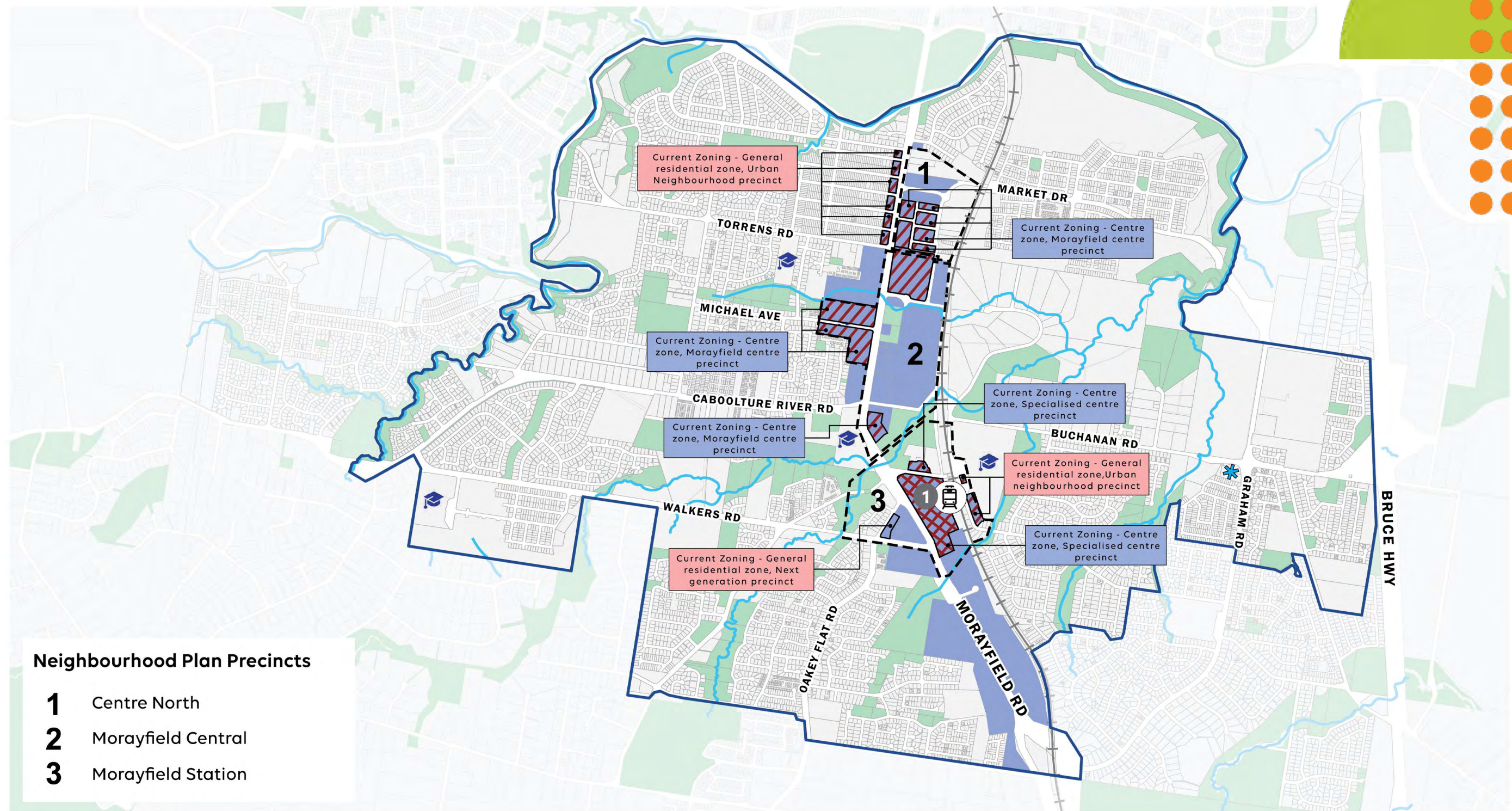
Recognise the existing convenience scale services on the corner of Buchanan Road and Graham Road.

ACTION - Propose planning scheme changes to:

CM16 Recognise the existing neighbourhood services on the corner of Buchanan Road/Graham Road.



²⁰ Note - Plot ratio is the ratio of gross floor area to the area of the site. For example, a minimum plot ratio of 1:1 means a 1,000m² site is to be developed with a minimum of 1,000m² gross floor area



Neighbourhood Plan Precincts

- 1** Centre North
- 2** Morayfield Central
- 3** Morayfield Station

Legend

- Project area
- Precinct boundary
- Waterway
- Mixed-use - High intensity area
- Mixed-use - Moderate intensity area
- Proposed zone change
- Existing recreation and open space zone
- Centre zone
- 1 Key Site 1 - Station Village
- ✱ Existing neighbourhood services
- 🎓 Existing schools

Not To Scale



Figure 23 Theme 2 Map - Centres and meeting places



Theme 3: Housing

This Report seeks to identify opportunities to increase the availability of different housing options in the future. By unlocking potential growth in key and appropriate locations it will, over time, appropriately locate new and more diverse forms of housing to support connectivity and enhance the lifestyle of residents.

Strategy 3.1 Opportunities for mixed-use and higher densities

Increase opportunities for mixed-use and higher density residential uses in specific locations, to maximise the use of existing and future infrastructure, support the economic vitality of the centre and increase the variety of housing types and sizes in well serviced locations.

ACTION - Propose planning scheme changes to:

H1 Create mixed-use areas in the Centre North, Morayfield Central and Morayfield Station precincts to increase opportunities for higher density residential uses close to services and public transport including the Morayfield bus station and train station. Increasing residential density within the centre will also increase the diversity of housing types in the

neighbourhood, which will better cater for residents as their life and housing needs change.

H2 Increase building height in the mixed-use areas (Figure 23) to:

- High intensity mixed-use area, in the order of 20 storeys (60-70 metres)
- Moderate intensity mixed-use areas in the order of 39 metres (11-13 storeys).

The increased building height will incentivise and support the feasibility of higher density residential, centre and mixed-use developments.

H3 Support medium and higher density residential uses in centre mixed-use areas to improve development feasibility and clarify residential uses are anticipated in these areas in the future.



Figure 24 Example of high intensity residential next to train station, Nundah

Strategy 3.2 Housing diversity

Encourage a variety of housing types and sizes to meet future community needs.

ACTION - Propose planning scheme changes to:

- H4 For land located between Caboolture River, Mingaye Street, Torrens Road, and Morayfield Road (excluding lots fronting Morayfield Road which will be zoned for mixed-use outcomes) rezone as General residential zone, Next generation neighbourhood precinct and require a minimum density in the order of 50dph to allow a variety of medium-density uses and alternative housing options on this highly fragmented land (Figure 25).

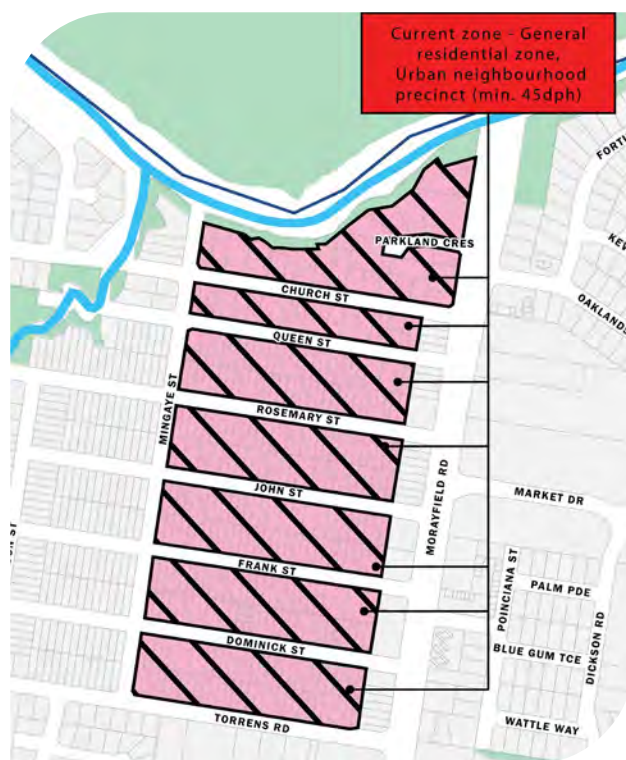





Figure 25 H4 precinct change outcome

Table 1 Density ranges and examples identified in Housing Theme

Next Generation Neighbourhood Precinct Density		Urban Neighbourhood Precinct Density
Low to medium density	Medium density	High density
Min. 30 dph	Min. 50 dph	Min. 100 dph
		
Examples: 1 x 600m ² lot = min. 2 dwellings 2 x 600m ² lots = min. 4 dwellings	Examples: 1 x 600m ² lot = min. 3 dwellings 1 x 1000m ² lots = min. 5 dwellings	Examples: 1 x 600m ² lot = min. 6 dwellings 1 x 1000m ² lot = min. 10 dwellings



H5 For land located:

- south of Torrens Road (Figure 26)
- north of Walkers Road (Figure 27)
- fronting Jonkers Court and the northern side of Oakey Flat Road (Figure 28)

zone as General residential zone, Urban neighbourhood precinct and require a minimum density in the order of 100dph and building height in the order of 30 metres (8-10 storeys) to allow high-rise development. This will allow increased housing density and diversity on less constrained land near Morayfield Station and Morayfield Shopping Centre.

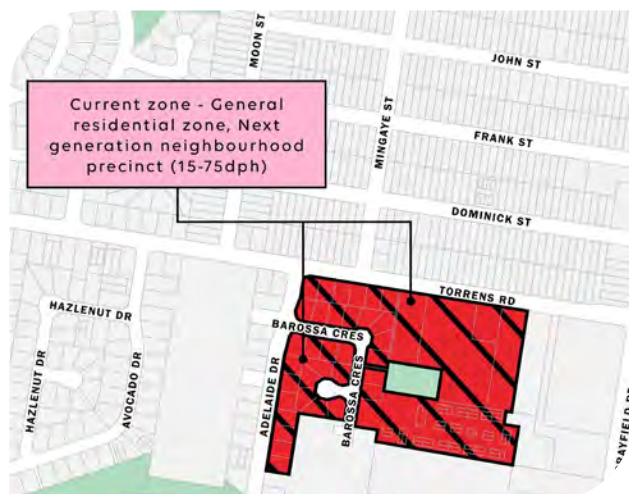


Figure 26 H5 a. precinct change outcome

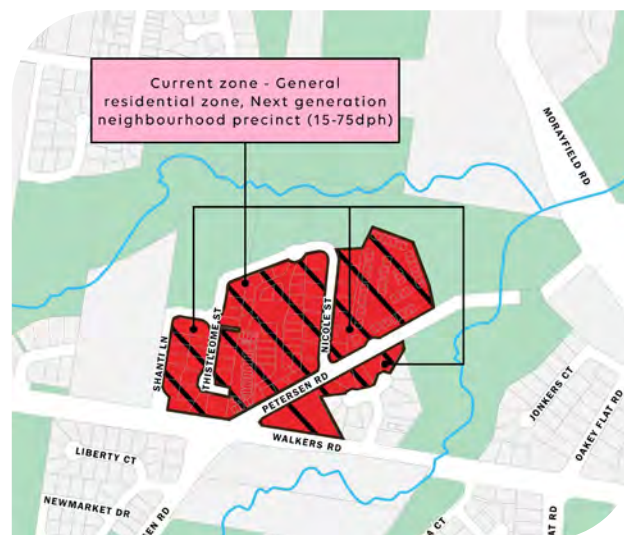


Figure 27 H5 b. precinct change outcome

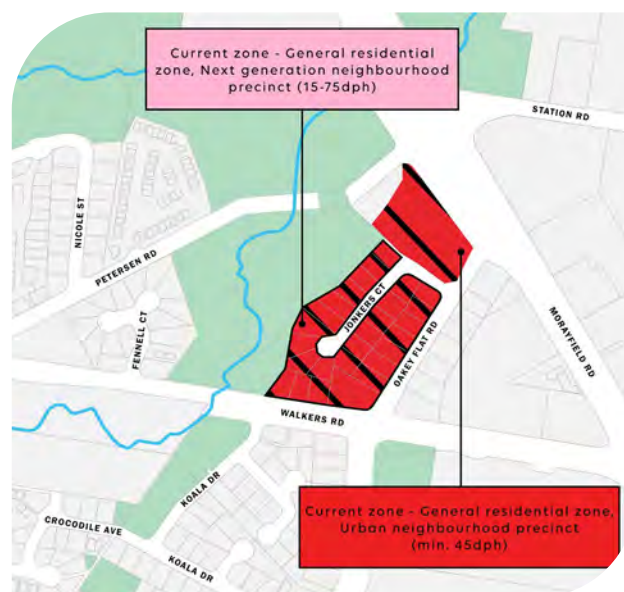


Figure 28 H5 c. precinct change outcome



Figure 29 High-density residential, Bokarina

H6 For land located west of Kirkcaldy Street adjoining Billabongs - Arthur Allan Park, zone as General residential zone, Urban neighbourhood precinct (Figure 30). Require a minimum density in the order of 100dph and building height in the order of 21 metres (6-7 storeys). This allows for increased housing density and diversity on less constrained land near Morayfield Station.

H7 For General residential zone, Next generation neighbourhood precinct land located:

- a. west of Grant Road and adjoining Grant Road Sports Ground (Figure 31)
- b. south of Caboolture River Road and North of Amy Street (Figure 32)

require a minimum density in the order of 50dph.

For land:

- i. west of the future local recreation park between Beacon Street and Caboolture River, maintain the current building height of 12 metres (2-4 storeys)
- ii. elsewhere, increase building height in the order of 21 metres (6-7 storeys).

This will support increased housing density and diversity within walking distance of the centre and maximise the efficient use of existing large vacant lots.

H8 Development adjoining the Caboolture River Road frontage, west of Grant Road, is to be a minimum of 2 storeys and include windows and openings to create a safer environment through overlooking of the active transport pathways along Caboolture River Road for users day and night.

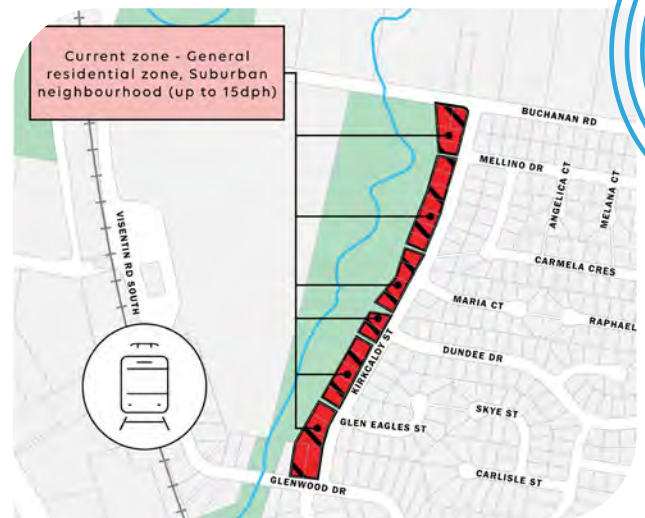


Figure 30 H6 precinct change outcome

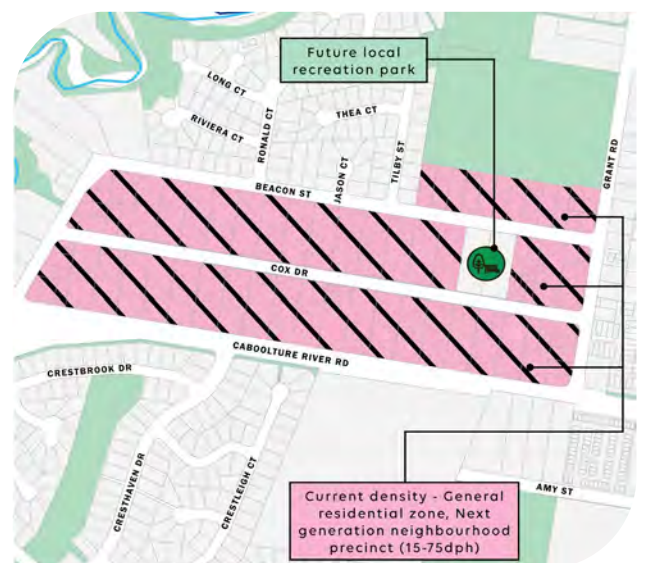


Figure 31 H7 a. density change outcome

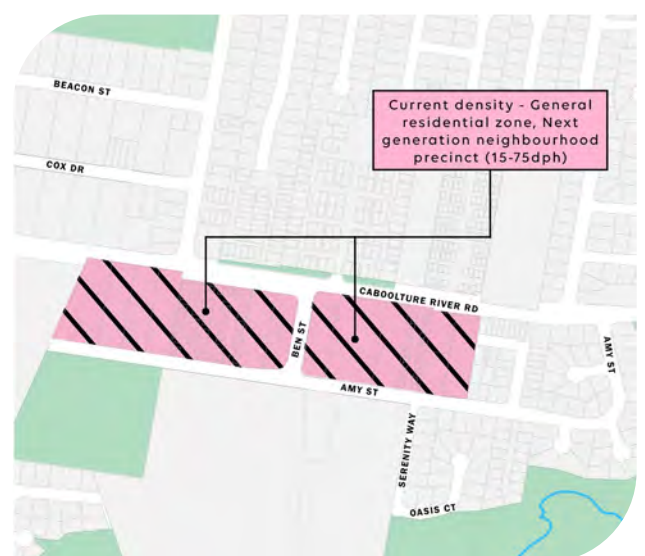


Figure 32 H7 b. density change outcome

H9 For land located south of Buchanan Road and east of the North Coast rail line (Figure 33), zone as General residential zone, Next generation neighbourhood precinct and increase the building height in the order of:

- i. 21 metres (6-7 storeys) within walking distance of Morayfield Station
- ii. 12 metres (2-4 storeys) elsewhere.

This will allow for increased density in areas with access to education facilities, district level parks and in proximity to the centre and Morayfield Station. To support redevelopment in the short to medium term in this location, a minimum density in the order of 30dph has been allocated.

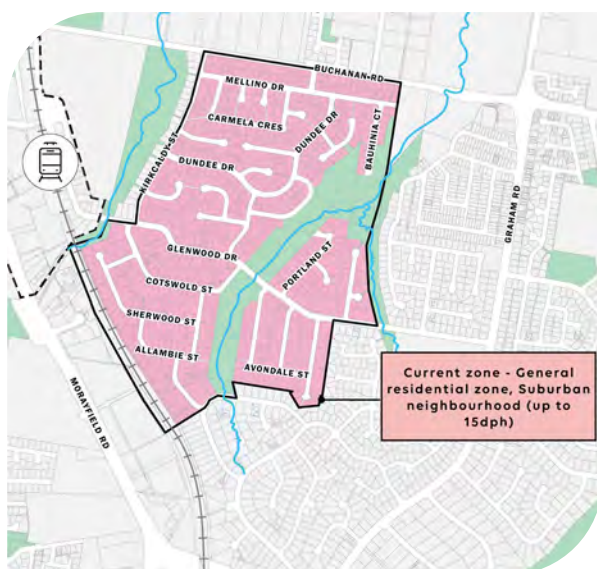


Figure 33 H9 precinct change outcome



Figure 34 Examples of low to medium-density residential outcomes, Bokarina



- H10 Refine the required residential density for identified land in the General residential zone, Next generation neighbourhood precinct (Figure 36), to a minimum in the order of 30dph.

The refined density will allow for increased density near the Morayfield Centre and train station and clarify expectations of the scale of development that could occur in key areas within the neighbourhood.

- H11 Ensure no further fragmentation of land for lots on Parkland Crescent, Church Street, the northern side of Queen Street and the mixed-use areas in Precincts 1, 2 and 3²¹ to maintain the viability of higher density development on large lots.

- H12 Identify land on Industrial Avenue and south of Oaklands Drive in Precinct 1²² to be converted from light industry use to higher density residential uses with higher building height in the medium to long term due to its strategic location and land size.

- H13 Identify land on the eastern side of Dickson Road in Precinct 1²³ to be converted from light industry use to mixed-use in the medium to long term due to its strategic location and land size.

Residential Built Form Outcomes

The Planning Scheme includes assessment benchmarks for design and built form (among other things) to ensure development achieves desired outcomes (Figure 35). Although not specified in this Report, these will continue to apply to all future development applications in the project area. The benchmarks include but are not limited to matters like:

- appropriate setbacks to adjoining properties, streets and public spaces to break up the built form of buildings
- casual surveillance of public spaces (streets, laneways, public open space, pedestrian paths and car parking areas)
- subtropical design principles to respond to our climate
- provision of visual interest to both the building and the skyline including attractive backs and sides of buildings where visible from public spaces.

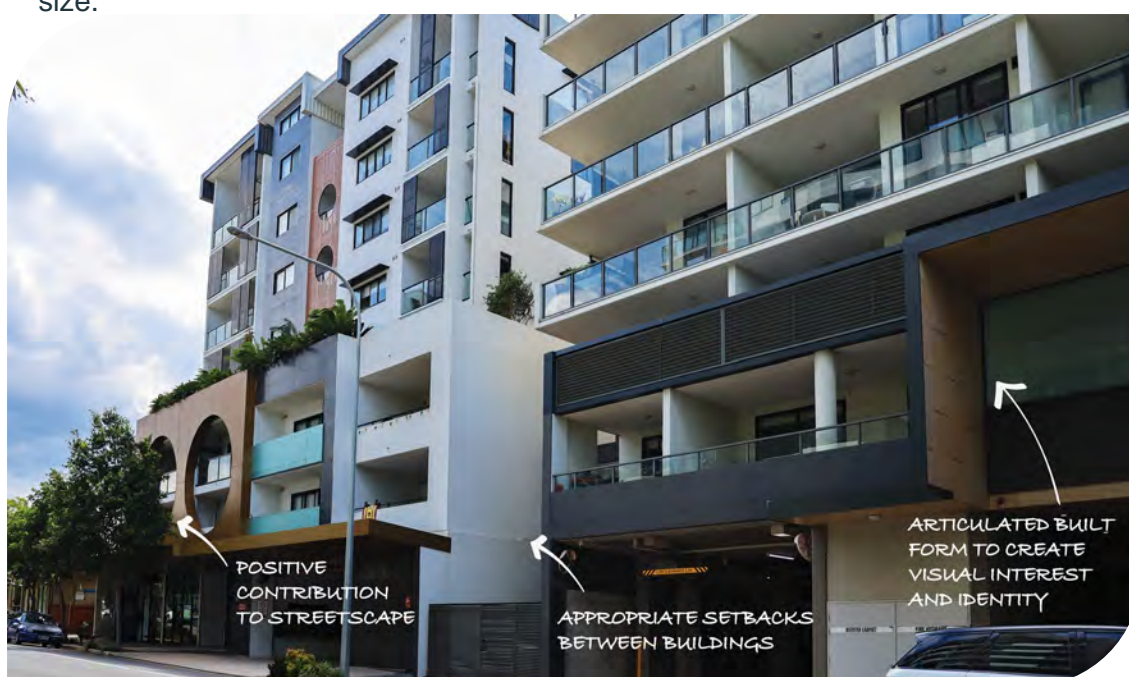
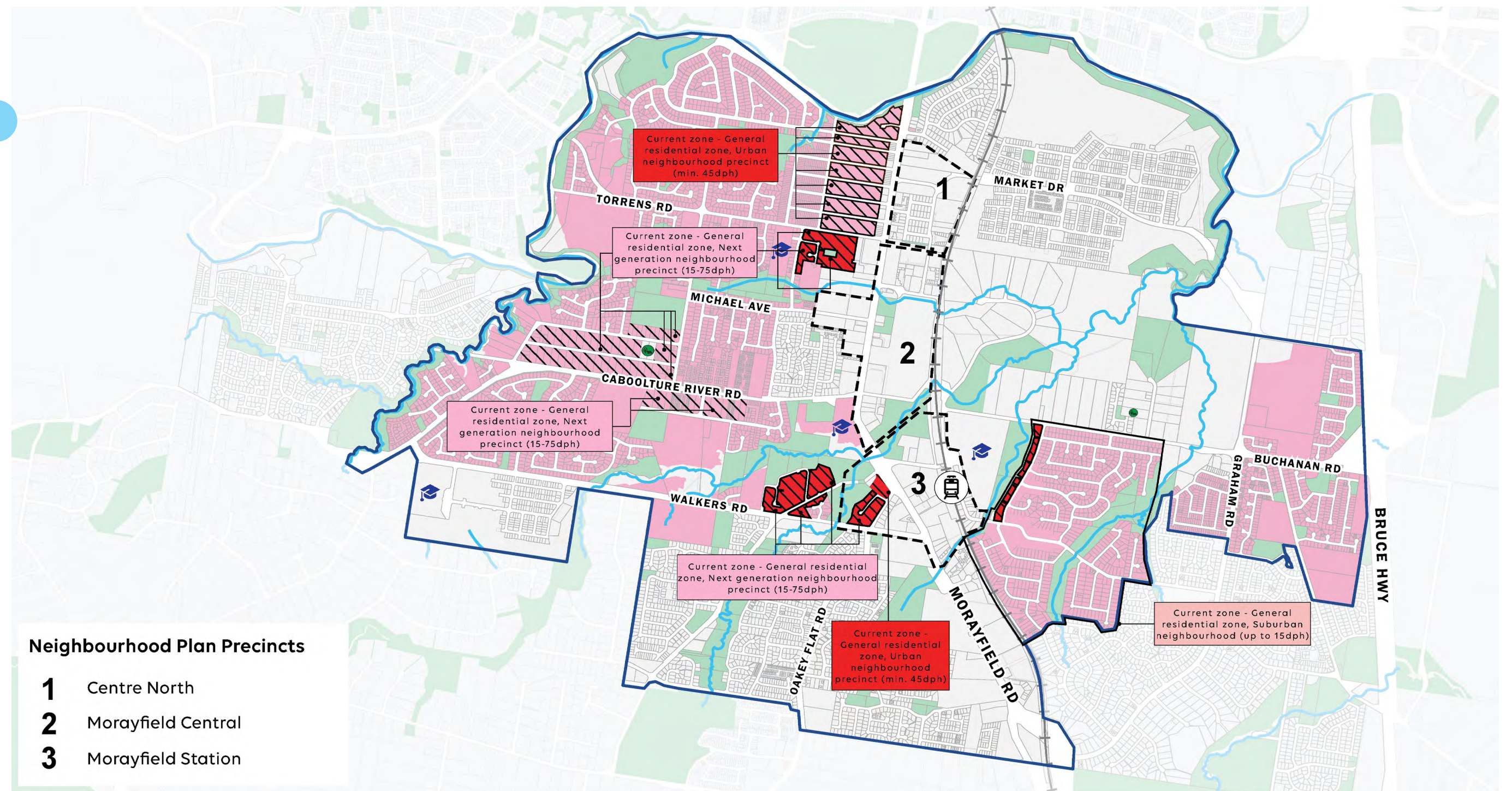


Figure 35 Example of high-density residential built form outcomes

²¹ Relevant precincts details are found in the Future Direction Report Attachments

²² Precinct 1 details are shown in the Future Direction Report Attachments

²³ Precinct 1 details are shown in the Future Direction Report Attachments



Legend

- Project area
- Precinct boundary
- Waterway
- Existing recreation and open space zone
- Proposed precinct changes
- General residential zone, Urban neighbourhood precinct (min. 100dph)
- General residential zone, Next generation neighbourhood precinct (min. 50dph)
- General residential zone, Next generation neighbourhood precinct (min. 30dph)
- Existing schools
- Future local recreation park

Not To Scale



Figure 36 Theme 3 Map - Housing



Theme 4: Movement

This Report seeks to plan for safe, direct, and attractive access to key destinations through the project area. Provision of improved active transport connectivity and infrastructure to support alternate ways for people to move around the area will facilitate less dependence on cars.

Strategy 4.1 Active Travel

Improve the active transport network throughout Morayfield to improve the safety and convenience of travelling by bicycle or on foot.

ACTION - Propose planning scheme changes to:

- M1 Identify additional key active transport network routes throughout the neighbourhood and require new development to provide public road, active transport connections (Figure 38) (refer to relevant precincts for more detail). These key active transport routes will ensure a well-connected, user-friendly active transport network is provided, offering comfortable and people oriented active transport options to key destinations within the centre and north-south alternatives to Morayfield Road.
- M2 Require future development to provide increased street tree planting in strategic locations and active transport routes, identified in Precincts 2 and 3²⁴, to increase canopy cover and improve comfort for cyclists, pedestrians, and active travel.
- M3 Identify Cox Drive in the Planning Scheme to ensure the road is upgraded to a standard that will include construction of pedestrian footpaths on each side of the street to provide a comfortable and people-oriented streetscape.

ACTION - Progress the following outcomes through other programs or initiatives:

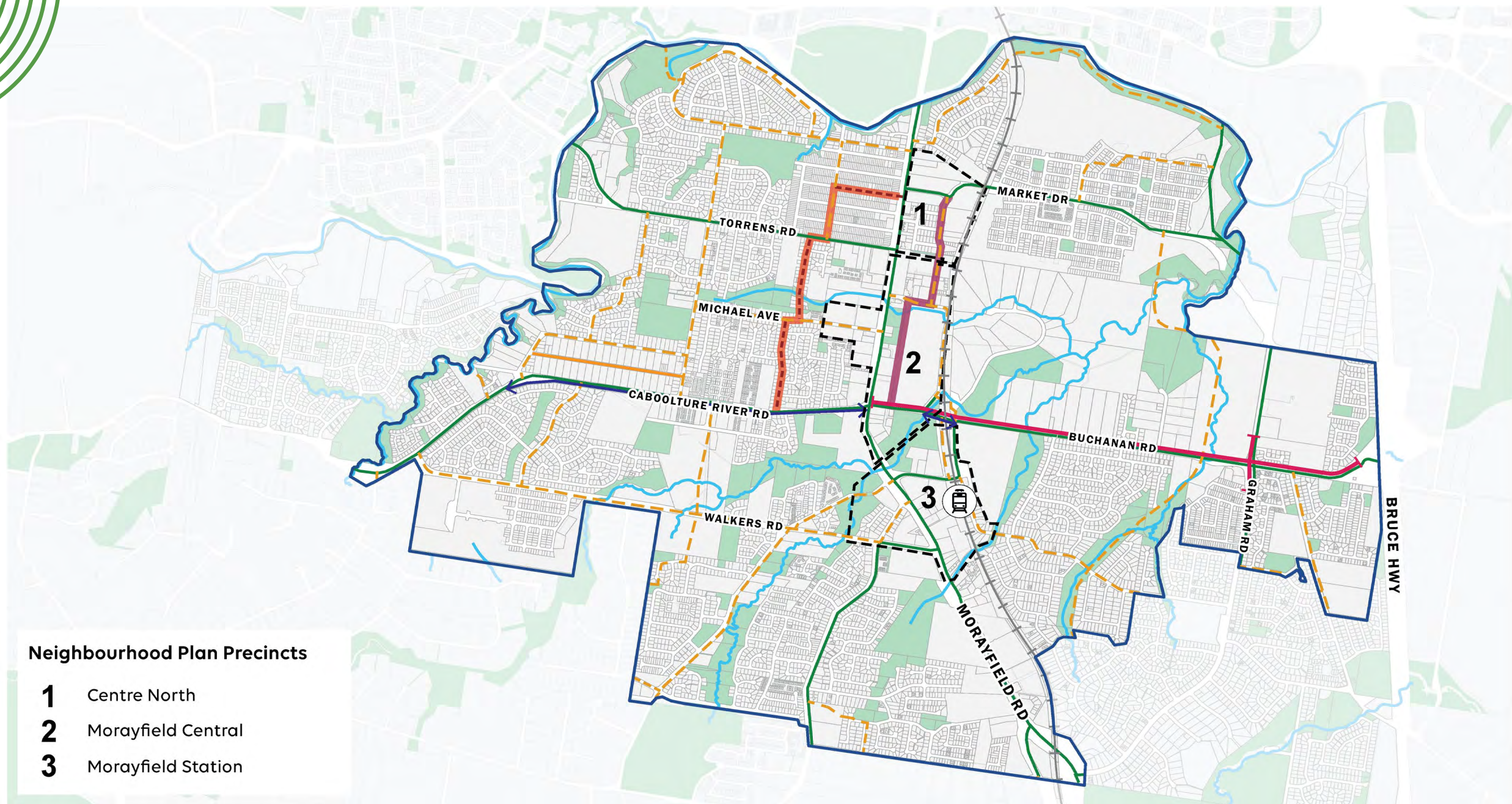
- M4 Investigate opportunities for the retention of advanced trees within road reserve of Caboolture River Road as a western entry statement to the project area.
- M5 Coordinate the Caboolture River Road / Buchanan Road upgrades including the location of the overpass and road widenings, the location of new infrastructure, the location of key intersections and north-south linkages.
- M6 Street tree planting at specific locations to improve amenity and create avenue planting or main street planting.
- M7 Advocate for opportunities to increase the safety and comfort of pedestrians crossing Morayfield Road to Morayfield Station. This could include short to medium and long-term solutions²⁵.



Figure 37 Example of active transport with street trees, Nundah

²⁴ Relevant precincts details are found in the Future Direction Report Attachments

²⁵ Subject to approvals by the State Government given Morayfield Road is a State-controlled Road



Neighbourhood Plan Precincts

- 1** Centre North
- 2** Morayfield Central
- 3** Morayfield Station

Legend

- | | | |
|---|--|--|
| Project area | Primary active transport network (existing) | Local collector road (future road typology) |
| Precinct boundary | Secondary active transport network (existing) | Local Government Infrastructure Plan future active transport network (Caboolture River Road & Buchanan Road) |
| Waterway | Secondary active transport network (proposed) | Alternative active transport corridor - west |
| Existing recreation and open space zone | Indicative Buchanan Road upgrade and rail overpass | Alternative active transport corridor - east |

Not To Scale



Figure 38 Theme 4 Map - Movement

9. Building Height Map

Proposed building height for the entire neighbourhood planning area are illustrated in Figure 39.

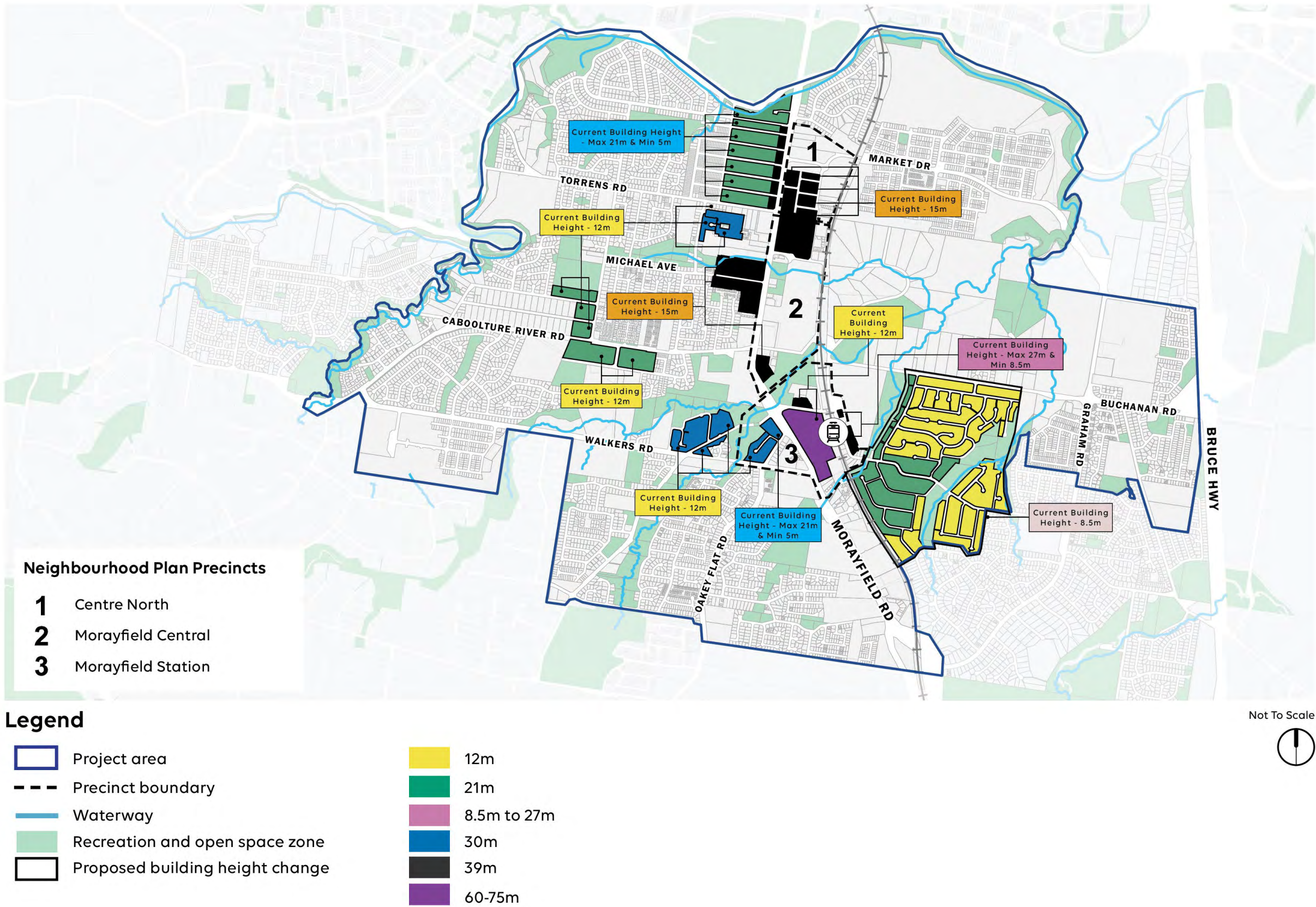


Figure 39 Building Heights Map

