

# Our Well-Planned Places



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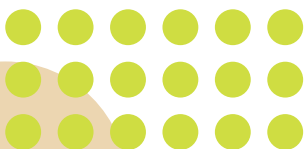
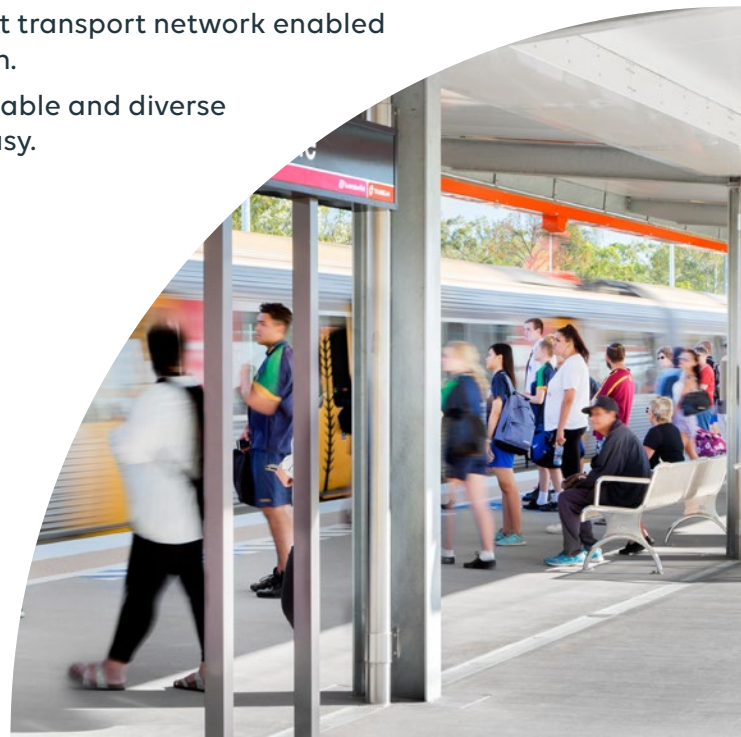
# Our Well-Planned Places

## Our Goal

By 2033, our Moreton Bay will be a network of well-planned and connected places and spaces, enhancing lifestyle, accessibility and employment choices.

## Our Outcomes

- 01 We have a clear urban growth boundary that protects our unique landscapes and environmental values.
- 02 We have a preferred sequence of growth that supports complete, sustainable and connected communities.
- 03 Our communities have access to safe, affordable and diverse living choices.
- 04 We have well planned neighbourhoods that support changing communities, respect cultural heritage and enjoy a unique sense of place.
- 05 We have well-planned centres and precincts that support our progressive local economy and identity.
- 06 We have infrastructure that integrates with surrounding land use and supports our growing communities.
- 07 We have an efficient, connected and resilient transport network enabled by smart technologies and innovative design.
- 08 Our communities have access to safe, affordable and diverse transport choices that make active travel easy.





## Caboolture West place naming

Caboolture West has a new name - Waraba! Waraba will ultimately be home to 70,000 people over the next 40 years with 5 new suburbs named in preparation for a whole new centre. We got here through Queensland's largest-ever local government-initiated collaborative place naming process.

The area formally known as Caboolture West is one of SouthEast Queensland's largest greenfield growth areas. Council is proactively undertaking planning to manage this growth and support desirable, liveable and sustainable communities.

Recognising the critical relationship between people and the places they live, work and play, Council implemented a community-centric process to identify suitable place names and boundaries for the new city and its first five suburbs prior to large-scale development commencing. Council engaged with the Queensland Department of Resources, Traditional Custodians, developers, other key stakeholders and the community. With participation from these stakeholders, 566 name ideas were put forward by the community and narrowed down to the five that were ultimately adopted.

Council wanted naming to happen early in the development process to ensure:

- authentic names for suburbs that residents connect with and could proudly call home
- unique and meaningful place identities
- addressing certainty for postal/delivery and emergency services
- protection of existing community identities.

The new city centre, Waraba, and the first of its surrounding suburbs - Lilywood, Wagtail Grove, Corymbia and Greenstone - were endorsed by the Minister for Resources and published in the Queensland Government Gazette on 14 April 2023. The Kabi Kabi word Waraba means 'burn' and refers to the traditional land management practices that bring new life and maintain the health of the land and its people.

The new suburb names:

- reflect the strong community preference to recognise Traditional Custodians and the natural environment of the area
- are endorsed by the Kabi Kabi Traditional Custodians
- form a strong foundation for the identities of the emerging communities.

# 2022-23 Deliverables



## Parks and Recreation

Council completed Stage 1 of the new \$13.85 million Griffin Sports Complex to service the growing demand for sports participation in the area. Stage 1 consists of three new multi-purpose fields and a district standard clubhouse. North Lakes District Rugby League Football Club Inc currently occupies the facility as a lessee.

Works were completed for the new \$7 million Nolan Park BMX facility for the Pine Rivers BMX Club. This project included a new national standard BMX racing track and new clubhouse. The Queensland Government contributed \$1.95 million toward this project through the Unite and Recover Community Stimulus Package.

An expansion of the car park at the Moreton Bay Central Sports Complex was completed. This upgrade services the three soccer fields and clubhouse that are occupied by the Caboolture Sports Football Club. New fields have been designed for construction in 2023-24. This facility was used as a training base by the Brazil national football team that competed in the 2023 FIFA Women's World Cup.

Completed master plans for Tallowood Cemetery, Bicentennial Park and John Oxley Reserve to enable Council to plan for future infrastructure upgrades.

Stage 1 and 2 works were completed for the new Australian Rules Football clubhouse and changerooms at Rob Akers Reserve.

Reconstruction works for the Deception Bay Skate Park were completed. Designs have been completed for the Dayboro and North Lakes skate parks to be reconstructed.

Council received the Parks and Leisure Australia (State) Award for Excellence for Intergenerational Parks Design Guidelines. This was in partnership with Queensland University of Technology and other industry partners.

## Development Services

Council developed and adopted its new Attraction of Affordable Social Housing Development Policy to incentivise the development of affordable social housing in priority areas within the City of Moreton Bay. This policy will help address growing homelessness and housing shortage issues in the long term. Since its adoption, Council has entered into two infrastructure agreements with two community housing providers to provide financial assistance for affordable social housing projects.

Waraba (Caboolture West): The first development approvals were issued for Waraba to developer Stockland, which will ultimately see over 2,000 new lots created in the new suburb of Lilywood. This is subject to an extensive infrastructure agreement.

Council and SEQ Water entered a pilot program to help improve the water quality in the Lake Kurwongbah and Lake Samsonvale water catchment areas. The program aims to collect information to assist in evaluating the performance of on-site sewerage facilities (OSSF) located in the catchment area by engaging with households by delivering a comprehensive education and awareness program on the correct operation and maintenance of OSSF.



Through a collaborative approach with the development industry, Council approved and delivered major infrastructure that will benefit the City of Moreton Bay. Council received the following through developer contributions:

- **Parks:** Approved 5 hectares, delivered 1.8 hectares
- **Open space:** Approved 21 hectares, delivered 30 hectares
- **Environmental reserve & offset area:** Approved 20 hectares, delivered 9 hectares
- **Trees:** Approved 13,000, delivered 12,000
- **Funding toward green infrastructure:** Approved \$18.7 million, delivered \$943,000
- **Funding toward major infrastructure:** Approved \$11.6 million
- **Road upgrades:** Approved 57, delivered 15
- **Intersection:** Approved 26, delivered 20
- **Road reserve:** Approved 22,400sqm, delivered 16,000sqm
- **Pedestrian pathway:** Approved 4,900m, delivered 1,000m

## Property Services

Council purchased \$10 million worth of land to enable the delivery of future infrastructure that will be pivotal to managing growth in Moreton Bay.

Two properties were purchased for the Land Buyback for Environmental Purposes program. The first property at 519 Bunya Road, Bunya consists of 14.42 hectares of land and the second property at 114 Everton Hills consists of 5.44 hectares.

Council settled 22 properties for the Queensland Reconstruction Authority (QRA) Voluntary Home Buy Back scheme. This was funded through the state and federal governments.

Full occupancy of Council owned residential, retail and commercial properties that are suitable for lease.

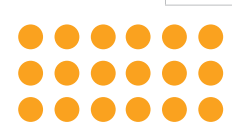
Caravan Parks audited and occupancy rates increasing post pandemic.

## Integrated Transport Planning

Council proactively works to minimise wildlife vehicle collisions by investing in our Green Infrastructure Network. Last financial year this included:

- 39 fauna underpasses used by wildlife including koalas
- 35 fauna rope bridges connecting tree canopy habitat
- 20,000m of fauna exclusion fencing along roadsides
- 100 wildlife road pavement stencils in key crossing locations
- 50 LED variable-message road signs (wildlife, koala and kangaroo zones)
- 112,218 trees planted across 111 sites.

Council completed the Caboolture River Road Master Plan, which will inform development and design of the road corridor to help accommodate for future growth in Waraba and the Morayfield areas.



Walking Network Plan completed for both Caboolture and Strathpine. These are community-led priorities to inform future projects in these areas.

Transport Area Study completed for the Narangba East Emerging Community to inform development, strategic planning and project prioritisation for this emerging area.

Corridor Modelling was completed using microsimulations for key roads such as Gympie Road, Oakey Flat Road, Youngs Crossing Road, to inform Council planning, projects, developer applications and infrastructure agreement works.

## Strategic Planning and Placemaking

**Better Housing Amendment:** Council completed a package of amendments to the Moreton Bay Regional Planning Scheme 2016. Each amendment is in direct response to resident feedback obtained through the Moreton Says Survey. The amendments directly address the following areas:

- Next Generation Neighbourhoods
- Off-Street car parking
- Secondary dwellings
- Student accommodation
- Warner Investigation Area boundary reduction

The result of these amendments is subject to approval from the Queensland Government and Council resolution.

**Kallangur-Dakabin Neighbourhood Plan:** Council endorsed the draft Future Directions Report for the Kallangur-Dakabin Neighbourhood as a key deliverable of the City's first neighbourhood planning project. The report summarises community feedback received during the process to date, a proposed vision and a series of future directions to support growth and development of the neighbourhood.

**Housing Needs (Choice, Diversity and Affordable Living) Investigation:** The investigation was conducted and completed to help Council better understand how its demographics are changing, and what needs to be done to support current and future housing needs. This investigation has informed further actions.

**Infill Housing Expert Panel:** Council established an independent Infill Housing Expert Panel to advise Council on barriers and opportunities to achieving a greater balance of infill housing development. A report and recommendations are due to be presented to Council during the 2023-24 financial year.

**Growth Management Strategy 2042:** The strategy provides a blueprint for growth in the City of Moreton Bay. Directions include an increase in housing diversity, planning for new employment areas and introducing an urban growth boundary that maintains 75% of the city's natural spaces. The strategy was endorsed by Council following findings from the Housing Needs Investigation and community feedback.



## City's boost for social housing

Council has undertaken extensive consultation with other levels of government and the community housing sector about possible responses to the housing crisis. This consultation has affirmed the importance of timely increases in the supply of social, affordable and crisis housing, and the challenges being experienced by agencies responsible for delivering such products. A key challenge identified through this process is the availability of appropriate and affordable land. At a recent Council meeting, Councillors voted to amend its Community Leasing Policy to enable partnerships with Community Housing Providers (CHPs) and Specialist Homelessness Services (SHS) to activate some Council land for social, affordable and crisis housing developments. Specifically, a new lease type (Social, Affordable and Crisis Housing Land Lease) has been added to the policy, providing the opportunity for eligible organisations to enter into extended lease arrangements with low rental rates.

Whilst Council does not fund or deliver crisis accommodation, social housing or homelessness support services, Council continues to advocate to the Queensland and Australian governments and respond to issues locally by:

- funding \$50,000 towards the 'Sleep Bus' for people experiencing homelessness in Redcliffe (expected to open before the end of 2023)
- finding a new home for the Breakfast Club in the interim during construction of their new site
- providing more than \$3 million for the development of a new homelessness hub in Redcliffe, including a new premises for the Breakfast Club
- waiving development fees for new construction of affordable social housing. In 2022-23, \$220,000 was waived in infrastructure charges and development application fees for 'Bric Housing', supporting their plans to build a new 18-dwelling accommodation block for people experiencing homelessness
- the Mayor has met with at least 15 Community Housing Providers to see how Council can assist further in these matters
- Maintaining two booklets, 'The Moreton Bay Homelessness and Housing Services Guide' and 'Moreton Bay Region Homelessness and Housing Contacts Guide' in collaboration with the Moreton Bay Homelessness and Housing Network to highlight homelessness support services available in the City of Moreton Bay.

## Building and Facilities Planning

Completed the Public Amenities Network Plan that will support the development of Council's strategy for new public toilet facilities, future renewals and upgrades.

Completed the Suttons Beach Pavilion Strategic Assessment and Options Analysis. Council resolved to proceed with the option to demolish the existing complex and build a new structure with public amenities, hospitality spaces and rooftop public space.

## Strategic Infrastructure Planning

Delivered Council's new Integrated Transport Strategy, which focuses on achieving a sustainable transport system that is safe, connected, resilient and integrated to service and support the Moreton Bay area as it grows. It balances the consideration of all modes of transport and responds to emerging transport trends and technologies such as electric and autonomous vehicles, including e-bikes and scooters, that can help reduce carbon emissions and congestion.

Completed the 5-year review of the Local Government Infrastructure Plan and commenced work on a subsequent amendment.

Completed site selection and commenced acquisitions to deliver a new District Recreation Park in Goshawk Court in Caboolture to service our growing city.

## Drainage, Waterways and Coastal Planning

Delivered six additional gauges for the City of Moreton Bay's Flood Warning Network, bringing the total number of rain and water level gauges to 162.

Completed the Willamina wetland and naturalised channel to improve water quality outcomes in the Burpengary Creek catchment.

