

# Kallangur- Dakabin Neighbourhood Planning Future Directions Report

November 2023



# Alignment with our roadmap

The Kallangur-Dakabin Neighbourhood Planning project is helping to achieve the outcomes of our Corporate Plan 2022–2027 and realise our vision:

**Our Moreton Bay. Amazing places. Natural spaces.**

The strategic pillar this project specifically relates to is:



Our well-planned places

Our well-planned places pillar aims for Moreton Bay to have a network of well-planned places and spaces, enhancing lifestyle, accessibility and employment choices by 2033. This neighbourhood planning project is considered to advance the outcomes in our Growth Management Strategy.

You can read more about Council's Corporate Plan and the pillars that underpin it by visiting [moretonbay.qld.gov.au](https://moretonbay.qld.gov.au), and searching for 'corporate plan'.

## Acknowledgment

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

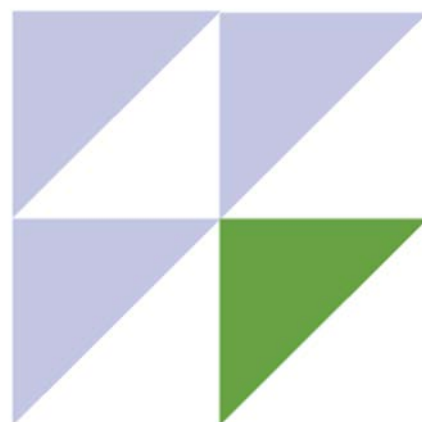
We are committed to working in partnership with Traditional Custodians and other First Nations communities to shape a shared future that celebrates First Nations history and culture as an irreplaceable foundation of our collective identity.

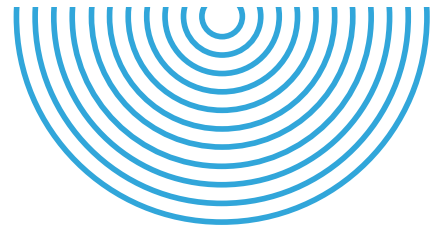
### Disclaimer

City of Moreton Bay 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.

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# 1. Introduction

Moreton Bay is one of the fastest growing local government areas in the country with the population forecast to increase from 500,000 people in 2021 to 700,000 in 2041. To help guide this growth and development, City of Moreton Bay (Council) has introduced the Neighbourhood 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 Moreton Bay we all want for the future
- provide opportunities for communities to be included in the planning process for their neighbourhood.

The Kallangur-Dakabin Neighbourhood Planning project is the first of its kind for Moreton Bay. Council has developed this Kallangur-Dakabin Neighbourhood Planning Future Directions Report (Report) in consultation with the local community to establish a shared vision and strategies for the future development of Kallangur-Dakabin over a 10+ year period.

The area is projected to grow by 10,400 residents by 2041<sup>1</sup>, bringing the total population estimate to 37,975 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 Process

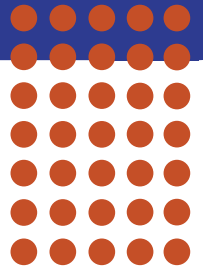


Figure 2 War Memorial Kallangur

<sup>1</sup> QGSO, 2018. Queensland Government population projections



## 2. Planning policy context



The planning and development 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 that councils are largely guided by state and regional planning policy.

### Legislation

The *Planning Act 2016* is also supported by the State Planning Policy (SPP), which assesses development applications and guides the preparation of Planning Schemes (or an amendment to a Planning Scheme). It provides policy directions on a range of matters including housing supply and diversity, protection of agricultural land, biodiversity, and infrastructure. An informal state interest review of the draft Report was undertaken against matters contained in the SPP. The informal state interest review was coordinated by Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) in consultation with relevant State agencies. The advice and feedback provided has been considered and incorporated into this Report as appropriate.

### South-East Queensland Regional Plan (ShapingSEQ)

ShapingSEQ is the Queensland Government's plan to shape South-East Queensland's future growth. At the time this Report was being finalised, the Queensland Government was undertaking a targeted review of the existing regional plan to respond to current housing pressures, significant growth and other events South-East Queensland (SEQ) has experienced since 2017. On 3 August 2023, the draft ShapingSEQ Update was released for review and public consultation. The draft ShapingSEQ Update has outlined a need for Moreton Bay to accommodate an additional 302,600 people and 123,000 more dwellings by 2046. The draft ShapingSEQ Update was primarily prepared in response to the housing challenges in SEQ and there is a focus on providing housing choice through density and diversity in well-located and serviced areas like Kallangur-Dakabin. This aligns with the vision prepared for this area and adjustments have been made to this Report and Attachments in response to the draft ShapingSEQ Update. When the final ShapingSEQ Update is released Council will consider whether any further changes may be required.

### The MBRC Planning Scheme

The Moreton Bay Region Planning Scheme (the Planning Scheme) is the key tool that Council uses to manage local growth and development in accordance with legislation. The Planning Scheme provides a local framework to regulate development in the region. The Planning Scheme, which commenced on 1 February 2016, identifies the preferred locations for land uses and the standards for new development. It seeks to support growth and maintain the region's unique characteristics. For more information on the Planning Scheme and how to read it please visit [mbrc.link/town-planning-info-sheet](https://mbrc.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 Council's webpage [mbrc.link/planning-scheme-fact-sheet](https://mbrc.link/planning-scheme-fact-sheet).

## Department of Transport and Main Roads

The Department of Transport and Main Roads is involved in several processes relating to future planning and development of infrastructure across Queensland. One of these projects, the Bruce Highway Western Alternative, includes planning for a new transport corridor between Beerburum and north Brisbane. Stage 3 of this project (Narangba to Ball Hills) is locally relevant to the Kallangur-Dakabin area, being planned from Narangba to Bald Hills. Timeframes for detailed planning, design and construction of the project have not yet been determined. For more information on the Bruce Highway Western Alternative please visit [yoursay-projects.tmr.qld.gov.au/bhwa](https://projects.tmr.qld.gov.au/bhwa)



*Figure 3 Kallangur Train Station*

# 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 Kallangur - Dakabin area. There are two ways the actions identified in this Report will be implemented:

## 1 Changing the local planning rules

After the Report is finalised, changes will be proposed to the Planning Scheme to regulate development to support the vision and intended outcomes for the area. The outcomes being sought will be realised once the Planning Scheme has been changed and as future development occurs.

Amending a planning scheme is a statutory process. To learn more about this process visit [mbrc.link/planning-scheme-amendment-info](https://mbrc.link/planning-scheme-amendment-info)

## 2 Programs and initiatives

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



*Figure 4 Kallangur Memorial Park*



## 4. About Kallangur-Dakabin

The Kallangur-Dakabin neighbourhood planning area is located on the traditional lands of the Kabi Kabi Traditional Custodians, within close proximity to North Lakes and The Mill Priority Development Area (PDA) at Petrie. The location offers the neighbourhood's 27,575 residents<sup>2</sup> easy access to a host of current and future employment, educational and recreational opportunities.

Kallangur-Dakabin is anticipated to undergo significant growth and development over the coming years, with an estimated 10,400 additional residents by 2041<sup>3</sup> resulting in an estimated additional 5,564 dwellings. Currently, over 64% of the community consist of couple families with children or one-parent families<sup>4</sup>.

Kallangur-Dakabin is a predominantly residential area, characterised by low to medium density housing, with a mix of commercial and industrial land uses, as well as extensive natural areas. Significant portions of the neighbourhood planning area are within the Next generation neighbourhood and Urban neighbourhood precincts of the Planning Scheme which provide for medium to high density residential development to accommodate growth.

The area is well serviced by Dakabin, Kallangur and Murrumba Downs train stations. It is well connected to surrounding areas by the Bruce Highway that borders the eastern boundary, and Anzac Avenue that runs through the southern portion of the area from east to west. Anzac Avenue is a State controlled road and is listed on the Queensland heritage register. This memorial avenue celebrates the Anzac history and connects the historic centres of Petrie and Redcliffe.



Figure 5 Anzac Memorial Park

<sup>2</sup> ABS, Census, Census of Population and Housing, 2021

<sup>3</sup> QGSO, 2018. Queensland Government population projections

<sup>4</sup> ABS, Census by SA2 location, 2021 - General Community Profile



Most services in the neighbourhood are clustered around the Kallangur District Centre located on Anzac Avenue and include a community centre that acts as a local hub for social services, and a variety of local health services. The area also has a range of smaller convenience facilities dispersed throughout the neighbourhood, and a variety of education options including primary and secondary schools, as well as the UniSC Moreton Bay campus in Petrie. A range of higher order services are available in surrounding areas, including North Lakes and The Mill PDA.

The neighbourhood has an abundance of mature vegetation and open space, providing extensive areas of amenity and recreation, as well as essential koala habitat. Green ecological corridors aligned with Freshwater Creek and the tributaries of Saltwater, Freshwater and Yebri Creeks are fringed by a series of small parks. Residents have access to district-level parks including Bob Brock, Penson Parks and Carramar Reserve. Parts of the neighbourhood are prone to flooding, primarily along the waterways. Flooding is a natural process and important to the environment, but also poses risks in some urban areas.

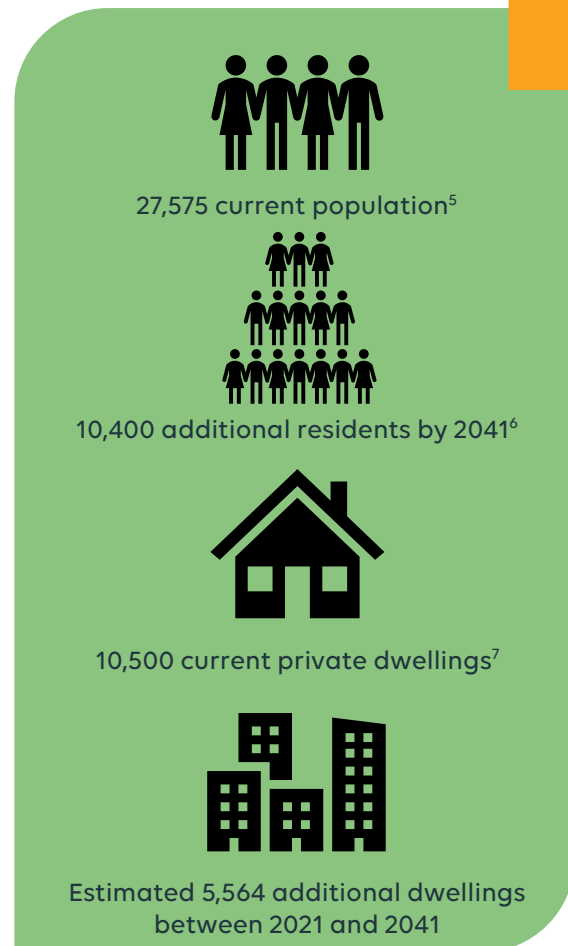


Figure 6 Kruger Hall, Kallangur

<sup>5</sup> ABS, Census of Population and Housing, 2021

<sup>6</sup> QGSO, 2018. Queensland Government population projections

<sup>7</sup> ABS, Census of Population and Housing, 2021

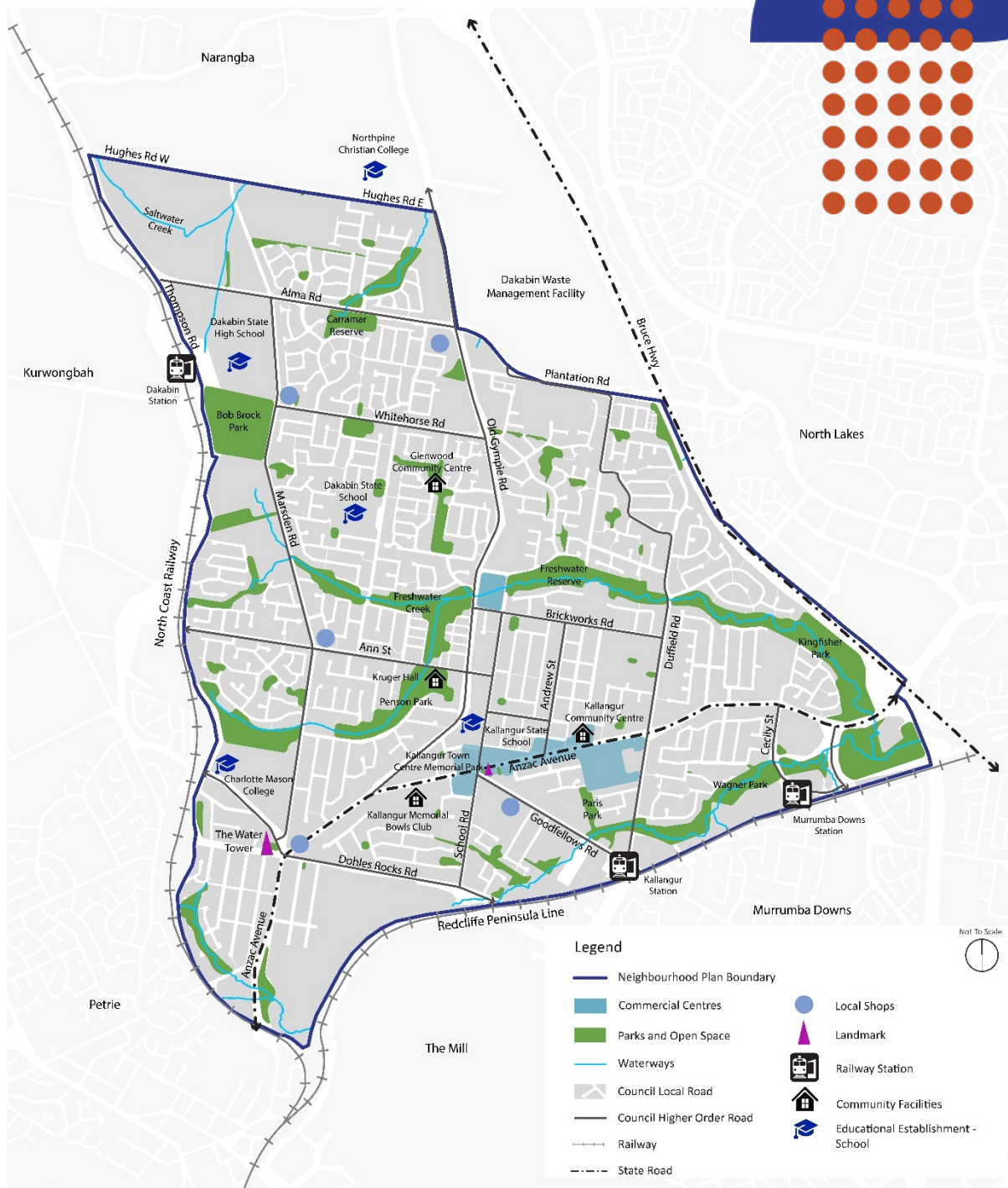


Figure 7 Kallangur-Dakabin Neighbourhood Planning Project Boundary

# 5. What our community told us

The Report has been shaped by feedback from the local community. From Councils regular series of city-wide Moreton Says surveys we know:

- 68% of participants agreed or strongly agreed that they were ok with population growth so long as things that were important to the community were preserved
- 61% agreed or strongly agreed that it is necessary to have a diversity of housing types in each neighbourhood
- 66% agreed or strongly agreed that higher density living is acceptable in the right location (i.e., a centre or close to a train station or the region's coastal edges)

We also delved deeper with the project specific consultation that invited people who live, work in and visit the area to share their thoughts and ideas throughout the process through a range of engagement activities including community surveys, ideas mapping, community meetings and landowner workshops. Community feedback on the draft Report was invited between 26 April and 25 May 2023. Feedback received during the consultation period informed various changes to the draft Report.

The following key insights were identified during the project specific consultation. For more information on consultation and engagement activities, visit [yoursay.moretonbay.qld.gov.au](https://yoursay.moretonbay.qld.gov.au) and search for Kallangur-Dakabin.

## Environment and Parks:

- Protecting the local natural environment (e.g., keeping fauna corridors, protecting the creek) is the number one priority as the area grows and changes
- Environmental corridors within the neighbourhood planning area should be a key focus
- More lighting is needed in parks to improve safety

## Community and Place:

- A central place to meet with family and friends would be beneficial
- Centres have potential to be revitalised to improve aesthetics, encourage new businesses and create spaces that feel safe
- The history of Anzac Avenue is important
- Kallangur should be a destination of its own, rather than simply a thoroughfare

## Movement:

- Connections to parks, shops, community and recreation facilities, public transport could be improved
- Road and pedestrian infrastructure could be improved to enhance connectivity and safety

## Housing:

- Higher density residential uses are supported close to train stations
- Housing strategies should focus on encouraging a variety of housing types and sizes, and an appropriate interface for new housing



# 6. How to read this Report

## Vision

The vision describes and paints a picture of what this area could look like in the future

## Themes & Strategies

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



Environment and Parks



Community and Place



Movement



Housing

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

## Actions

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

**Precincts** - Precincts have been identified to capture key areas of potential change or areas that present opportunities to achieve the neighbourhood planning vision, strategies and actions.

The six precincts are illustrated in Figure 8.

## Maps

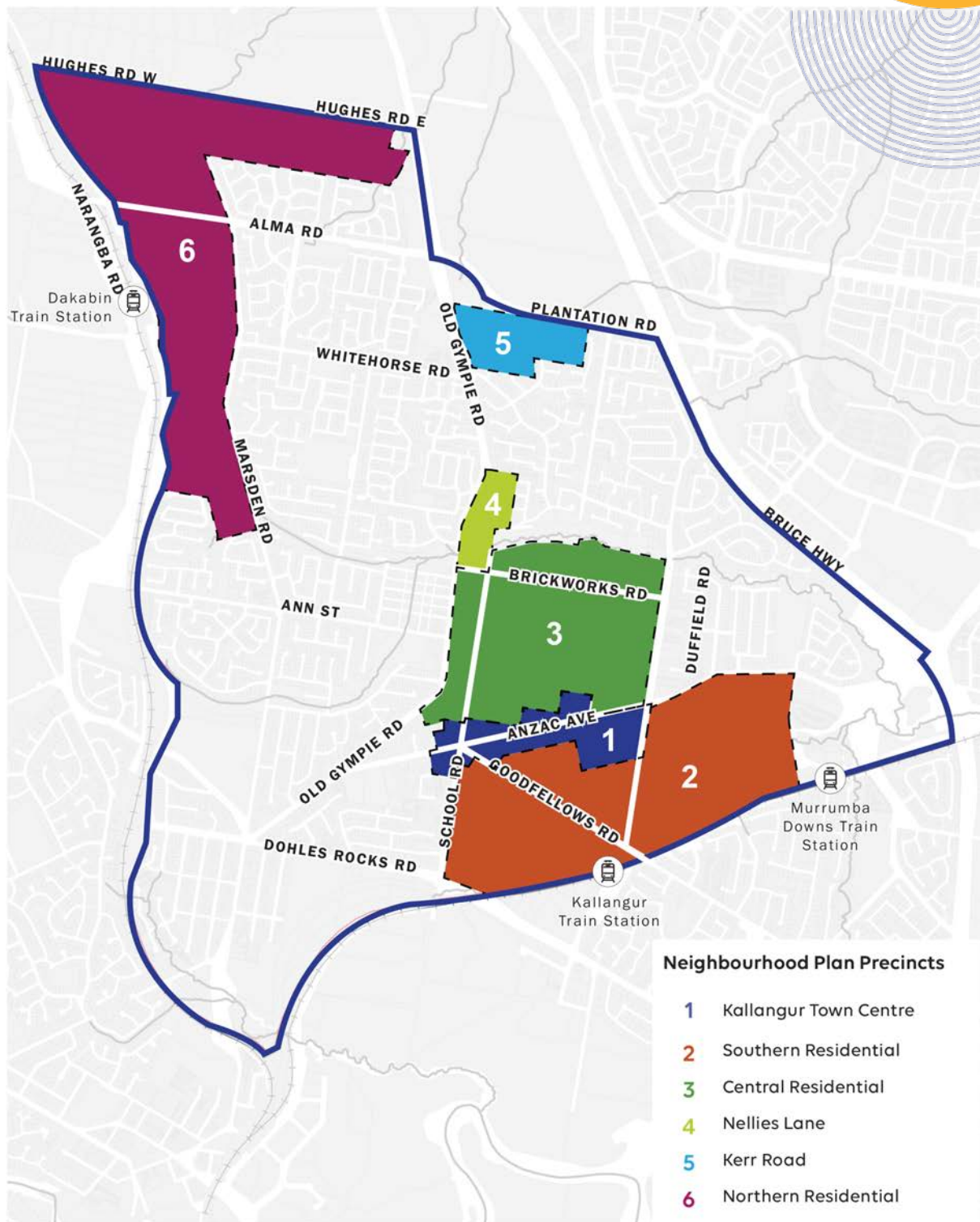
Proposed changes to Zoning and Building Height are shown on maps in the context of the full Neighbourhood Planning area.

Current planned infrastructure (Local Government Infrastructure Plan (LGIP) and other Council infrastructure works) to support future growth are shown on the Infrastructure Map.

## Attachments

Further detail on how the future Planning Scheme changes are proposed to apply to the relevant precincts can be found in the Attachments to this Report.






### Legend

- Neighbourhood Plan Boundary
- Precinct boundary

Figure 8 Precinct Areas



## 7. Vision



The Kallangur-Dakabin neighbourhood is characterised by its natural beauty winding through the area and has convenient access to local employment areas, the Sunshine Coast and Brisbane.

Freshwater Creek and local tributaries are significant cultural features for the Kabi Kabi Traditional Custodians and provide improved ecological viability, increase wildlife habitat, respond to a changing climate, and provide managed access for local enjoyment and education.

Residents are able to remain in the area as their housing needs and life stages change, which creates a strong and welcoming sense of community. Treelined or landscaped pathways provide a comfortable and pleasant walk or cycle, encouraging residents to leave their cars at home.

The rejuvenated Kallangur Town Centre along Anzac Avenue is the primary 'community heart' where residents come together day and night. It's a place where locals interact, relax and celebrate local culture and history. Mini 'community hearts' are located throughout the area, which provide meeting, shopping and recreational places within a short walk.

Figure 9 Freshwater Creek Reserve



## 8. Themes, strategies and actions

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

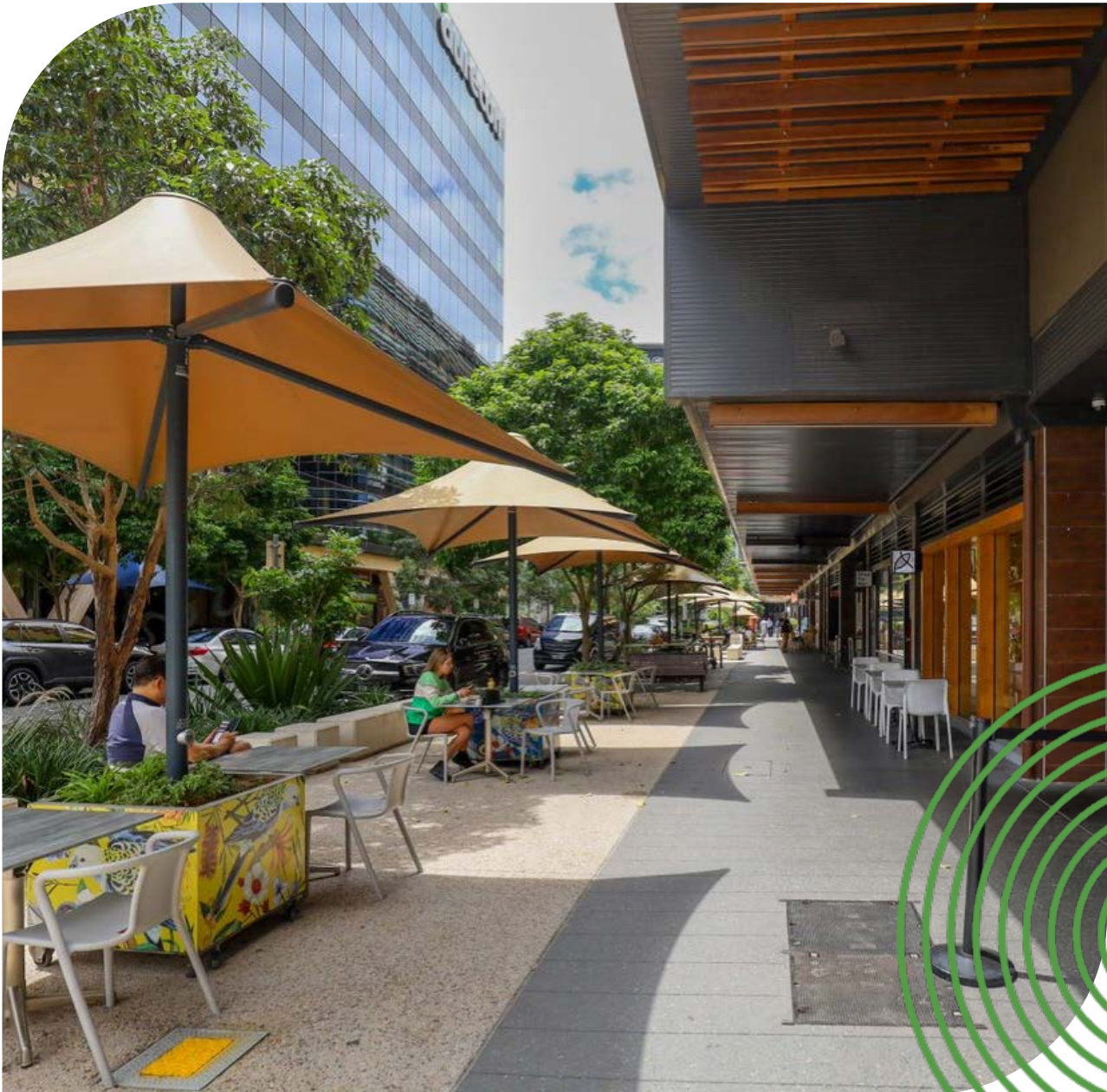


Figure 10 Nundah



## Theme 1 - Environment and Parks

Protecting the local natural environment, alongside local parks and community spaces, are the top priorities for people who live, work or visit Kallangur-Dakabin. The waterways throughout the Kallangur-Dakabin area are significant features to the Kabi Kabi Traditional Custodians. Whilst the environmental corridors have been well preserved in some parts of the neighbourhood planning area, they have been compromised in other parts.

### Strategy 1.1 Environmental Values:

Protect, enhance, and connect areas of environmental significance, to facilitate wildlife movement and habitats, and maintain the area's natural beauty

**ACTION** - Propose Planning Scheme changes to:

- EP1 Include a map outlining the local environmental corridor (Figure 17) to show clearly how it should be connected as future growth and development occurs and set outcomes to ensure future development considers how it will respond to this corridor
- EP2 Identify parts of the environmental corridor on land that have also been identified for future growth to support the maintenance, rehabilitation, and formation of the environmental corridor through consolidating buildings and infrastructure into areas that do not hold environmental values. The parts of the environmental corridor identified include land adjoining Marsden Road, Kallangur, Goodfellows Road, Kallangur, Alma Road, Dakabin and Hughes Road West, Dakabin (Figure 17)
- EP3 Encourage future development of the Lillybrook Shopping Village to be sited and designed to allow rehabilitation of the environmental corridor through the site to improve environmental biodiversity, conveyance of water, downstream erosion, water quality and flood risk outcomes
- EP4 Ensure development is designed to address impacts of fauna movement and edge effects, such as noise, lighting, fencing and incorporate landscaping with native plants and


endemic species where within or adjoining the environmental corridor to ensure the design of development sensitively transitions to the environmental corridor

- EP5 Zone Council-owned land at 1 Sylvester Drive, Kallangur, 69 Sylvester Drive, Kallangur, 18 Duffield Road, Kallangur, 42 Monitor Avenue, Dakabin from General residential zone to Recreation and open space zone to reflect use of this land as part of the environmental corridor and to provide enhanced connectivity (Figure 17)
- EP6 Zone State-owned land at Lot 1 Thompson Road, Dakabin from General residential zone to Environmental management and conservation zone to reflect use of this land as part of the environmental corridor (Figure 17).



Figure 11 Freshwater Creek Wildlife





The Environmental corridor (Figure 17) has been developed by mapping areas of State environmental significance, existing waterways and Council-owned or controlled parks and reserves and linking these (usually with a 100m wide connection) to form a connected corridor. The purpose of mapping the corridor is to show clearly how it should be connected as future growth and development occurs and set outcomes to ensure future development considers how it will integrate environmental and urban outcomes in a mutually beneficial way. Land uses in these areas have the opportunity to integrate urban greening principles, support local biodiversity, improve ecological connectivity and confirm place identity. This environmental corridor, shown for the purposes of this Report, does not restrict development, the overlays in the Planning Scheme and state interests serve this purpose.

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

- EP7 Prepare and provide educational information sheets to explain how residents can improve fauna movement, for example by using [verge gardens](#) ([mbrc.link/planting-road-verge-guidelines](#)) and [backyards](#) ([mbrc.link/naturehoods-guideline](#)) etc. to plant trees and local native plants in locations in the Kallangur-Dakabin neighbourhood planning area included in the Environmental Offset Receiving Areas Overlay
- EP8 Investigate opportunities to provide fauna movement infrastructure where support is needed to facilitate fauna movement between environmental areas
- EP9 Continue to communicate with the community on existing local native species in the area (including koala, flying fox, platypus) to raise awareness

- EP10 Continue to protect and enhance the Freshwater Creek corridor by undertaking works such as landscape restoration, bank stabilisation, erosion control measures, assisted natural regeneration, weed management, and new plantings for reconstruction of degraded areas using plant species representative of the original Regional Ecosystem vegetation community.

### Strategy 1.2 Natural hazards:

Reinforce requirements to protect people, property, community, economic development and the natural environment from flood and bushfire hazard risks using sustainable avoidance and mitigation strategies to reduce disaster risk and increase community resilience

**ACTION** - Propose Planning Scheme changes to:

- EP11 Incorporate best practice risk-based planning, climate resilient design, adaptation, avoidance and mitigation strategies to reduce disaster risk and increase community resilience to flood and bushfire hazard risks
- EP12 Review land use planning outcomes in this Report when Council updates its flood and bushfire hazard risk response to prioritise long term natural hazard resilience for people and property in line with Council and Queensland Government policy
- EP13 Investigate the values and constraints on land north of the Kallangur Station and at Lillybrook Shopping Village to ensure mapped future land uses appropriately reflect and respond to environmental values and natural hazards.

**Strategy 1.3 Parks:** Facilitate safe, comfortable, and conveniently accessible parks for residents close to where they live and improve nature-based recreation opportunities in parks and environmental corridors to enhance the local lifestyle

**ACTION** - Propose Planning Scheme changes to:

EP14 Require new parks to comply with Council's desired standards of service, be located central to the communities they service and wherever possible adjoin environmental areas, co-locating recreation opportunities to facilitate conveniently accessible parks and improve access to environmental corridors

EP15 Reinforce the need for new buildings to be designed to orientate towards environmental corridors, public spaces and pathways to make public spaces and pathways feel safer through increased opportunities for overlooking

EP16 Require development to provide roads fronting parks and environmental corridors to increase accessibility and make these spaces feel safer through overlooking.

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

EP17 Investigate opportunities to enhance the comfort and safety of existing parks through new and upgraded facilities, such as shade structures and seating.

Refer to the following attachments for additional requirements under this theme specific to relevant Precincts:

- Attachment 3 - Central Residential Precinct, Environment and park outcomes
- Attachment 4 - Nellies Lane Precinct, Environment and park outcomes



*Figure 12 Freshwater Creek*



*Figure 13 Paris Park*



*Figure 14 Bob Brock Park*



### Strategy 1.4 Cultural Practices:

Enhance opportunities for access to Country, to allow the continuation of traditional cultural practices and not inhibit the ability to practice culture

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

- EP18 Continue to enable and enhance the ability for Kabi Kabi Traditional Custodians to be out on Country to assist with traditional burning (fire management) on Council reserves in Kallangur-Dakabin
- EP19 Enhance opportunities for Kabi Kabi Traditional Custodians to undertake caring for Country initiatives on Council land in Kallangur-Dakabin, such as revegetation with endemic species, weed management and rubbish removal.

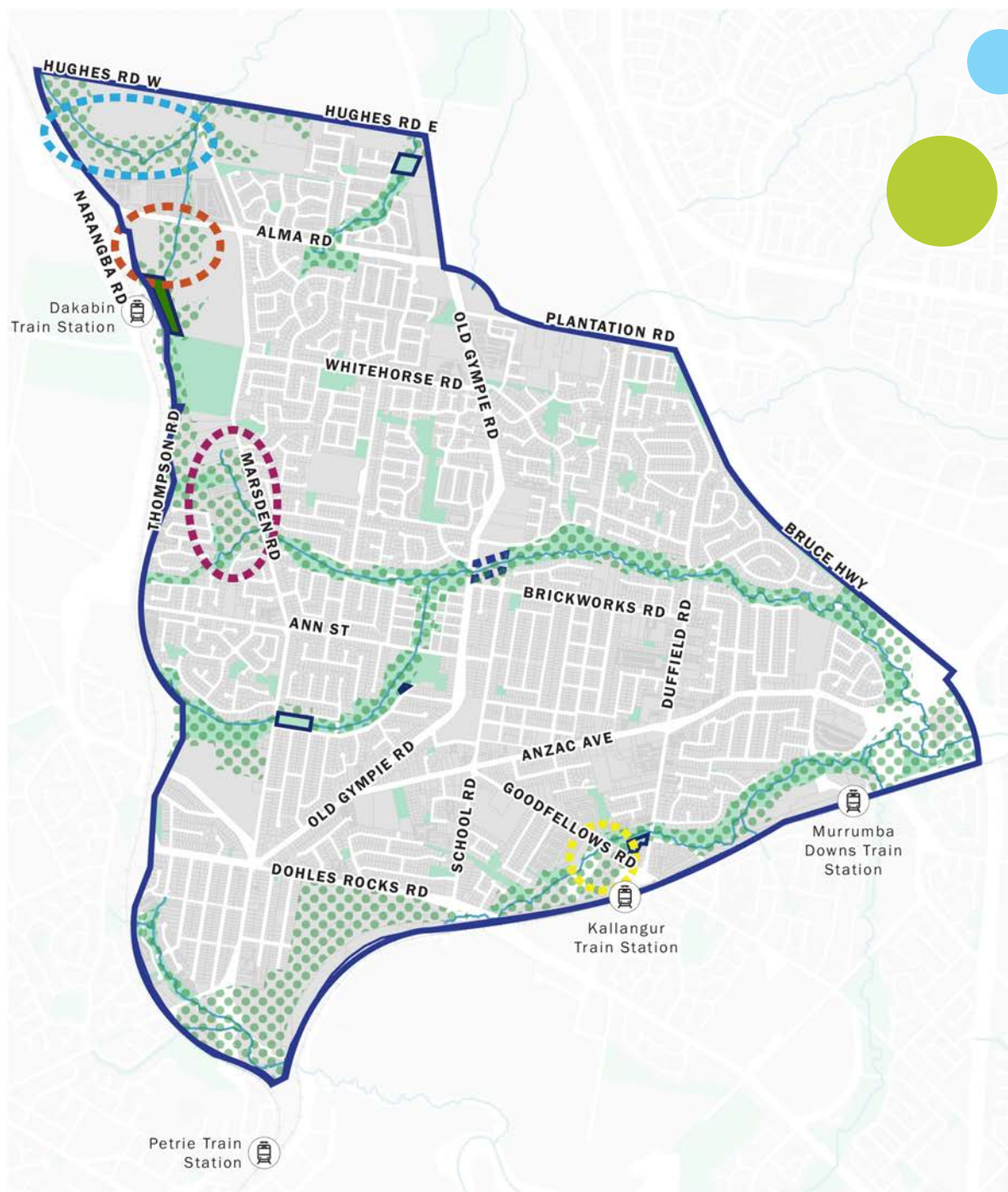


Figure 15 Fire Management Elimbah



Figure 16 Fire Management Godwin Beach





Not To Scale

## Legend












- |   |  |   |  |
|---|--|---|--|
|  | Neighbourhood plan boundary                              |  | Environmental Corridor at Marsden Road     |
|  | Proposed environmental corridors                         |  | Environmental Corridor at Goodfellows Road |
|  | Existing recreation and open space zone                  |  | Environmental Corridor at Hughes Road West |
|  | Change zone to recreation & open space                   |  | Environmental Corridor at Alma Road        |
|  | Change zone to environmental management and conservation |  | Environmental Corridor at Lillybrook       |
|  | Waterway   |   |  |

Figure 17 Theme 1 Map - Environment and Parks





## Theme 2 - Community and Place

The Kallangur Town Centre along Anzac Avenue provides essential services, and accommodates local businesses, community spaces and memorials that celebrate local culture and history. However, the centre is dispersed along the busy Anzac Avenue which impacts pedestrian comfort, and it lacks a civic heart and central meeting place. Anzac Avenue is State heritage listed and protected under the *Queensland Heritage Act 1992*. This memorial avenue celebrates the Anzac history and connects the historic centres of Petrie and Redcliffe.

Smaller centres such as Lillybrook Shopping Village and Dakabin Shopping Centre provide places to gather, shop, dine and relax. These smaller centres are important to the community and will continue to perform a key role in the neighbourhood, forming part of the collection of mini hearts.

There is opportunity to encourage centres to further develop into places that help create a thriving community with an expanded and inviting offering for residents, businesses and visitors during the day and night.

**Strategy 2.1 Rejuvenation:** Facilitate rejuvenation of the Kallangur Town Centre along Anzac Avenue to create an attractive, comfortable and inviting place for residents, visitors and businesses

**ACTION** - Propose Planning Scheme changes to:

CP1 Establish three sub-precincts, the Western Sub-precinct, Central Sub-precinct, and Eastern Sub-precinct (Figure 22) to provide specific guidance for future development and more fine grain development outcomes to create places of interest in the centre

CP2 Implement siting outcomes and mapped building height increases in the Kallangur Town Centre to maximise the efficient use of land in proximity to the services and infrastructure in the centre, avoid under development and promote economic growth

CP3 Incentivise the provision of publicly accessible infrastructure for community gathering and enjoyment (whether council or privately owned)<sup>8</sup> of superior quality and design in key locations through building height 'bonus' opportunities



Figure 18 Corner of Anzac Avenue and School Road, Kallangur

<sup>8</sup> Refer to Attachment 1 - Kallangur Town Centre Precinct for examples of publicly accessible infrastructure being sought.

CP4 Zone land on the corner of Goodfellows Road and School Road from General residential zone to Centre zone (District centre precinct) (Figure 22), to reinforce the gateway character at the intersection

CP5 Zone land fronting Selby Street, Goodfellows Road, The Crescent and Sheehan Street from General residential zone to Centre zone (District centre precinct) (Figure 22), to promote consolidation of development sites, provide for development of a size and scale that reflects the vision for Kallangur Town Centre, and enable shared access arrangements that reduce the number of driveways onto Anzac Avenue

CP6 Include built form, landscape and design outcomes to provide attractive buildings and streetscapes, facilitate places for people to meet and activate Kallangur Town Centre during the day and night (refer example in Figure 19)

CP7 Provide guidance on the location of car parking, service areas and access arrangements to improve the amenity of the centre, reduce the dominance of vehicles and enable shared access arrangements that reduce the number of driveways onto Anzac Avenue

CP8 Reinforce the importance of consolidating the centre to promote walkability, concentrate areas of activity and support economic growth and avoid further fragmentation and elongation of the centre.



*Figure 19 Coorparoo. Example of attractive buildings and streetscapes that create places for people to meet*



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

CP9 Investigate opportunities to increase the safety and comfort of pedestrians crossing Anzac Avenue, for example through intersection and streetscape upgrades<sup>9</sup>. Refer to Indicative intersection safety and beautification improvements (Figure 22)

CP10 Investigate replanting of memorial trees forming part of the Anzac Avenue Memorial<sup>9</sup>

CP11 Investigate opportunities to install temporary public art in the Kallangur Town Centre, for example a story seat, or banners on light poles

CP12 Investigate renewal of the Kallangur Community Centre on Anzac Avenue

CP13 Investigate opportunities for the relocation of the District Civic Park (OS-49) onto the Kallangur Fair Key Site B and explore opportunities for this to be delivered as a collaborative project in partnership with Council. This park will have a minimum size and standard facilities/embellishments as specified in Council's Local Government Infrastructure Plan, to create spaces for the community to gather and interact

CP14 Encourage businesses to improve street appeal of shopfronts along Anzac Avenue by making available and promoting the [Your Shopfront Improvement Guidelines](https://mbrc.link/shopfront-improvement-guideline) ([mbrc.link/shopfront-improvement-guideline](https://mbrc.link/shopfront-improvement-guideline))

Refer to Attachment 1 - Kallangur Town Centre Precinct for additional requirements under this theme specific to this precinct.



Figure 20 Newstead. Example of mixed-use development that contributes to activation of a street and centre

<sup>9</sup> Subject to approvals by the State government given Anzac Avenue is a State-controlled Road and listed on the Queensland Heritage Register



## Strategy 2.2 People in the Centre:

Encourage more residents to live in and around the Kallangur Town Centre along Anzac Avenue, to be close to services and facilities and create more activity in public spaces

**ACTION** - Propose Planning Scheme changes to:

CP15 Facilitate future residential and mixed-use development to activate the Kallangur Town Centre during the day and night and increase the diversity of housing to support a range of household types and sizes.

Refer to Attachment 1 - Kallangur Town Centre Precinct for additional requirements under this theme specific to this precinct.

## Strategy 2.3 Recognise: Dakabin Shopping Centre as a new 'mini heart'

**ACTION** - Propose Planning Scheme changes to:

CP16 Zone the Dakabin Shops at 1 Alma Road, Dakabin and 1 Leigh Crescent, Dakabin as Centre zone (Local centre precinct) from General residential zone) (Figure 22) to recognise the role it plays providing services to the neighbourhood and enable changes in tenancies as required.



Figure 21 Dakabin Shops 1 Alma Road, Dakabin

## Strategy 2.4 Character and Place

**Identity:** Ensure future development maintains, enhances and continues the leafy green character of the area and the place is culturally welcoming

**ACTION** - Propose Planning Scheme changes to:

CP17 Ensure development reflects the character of the area as a bustling urban place set amongst lush, vibrant parks and natural areas, with a leafy-green character.

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

CP18 Continue to share the history and heritage of Kallangur-Dakabin including Kabi Kabi Traditional Custodian connections through the [Moreton Bay Libraries - Our Story Platform](https://mbrc.link/our-story) ([mbrc.link/our-story](https://mbrc.link/our-story)).

CP19 Investigate the potential for interpretive signage (culturally appropriate) that acknowledges Kabi Kabi Traditional Custodian connections and other local cultures along the Freshwater Creek corridor, such as educating the community on endemic tree species that have significance to Traditional Custodians to enhance connections to Country

CP20 Investigate the potential for wayfinding signage and interpretive signage (culturally appropriate) that acknowledges Kabi Kabi Traditional Custodian connections and other local cultures between Kallangur Station and Kallangur Town Centre, to enhance connections to Country

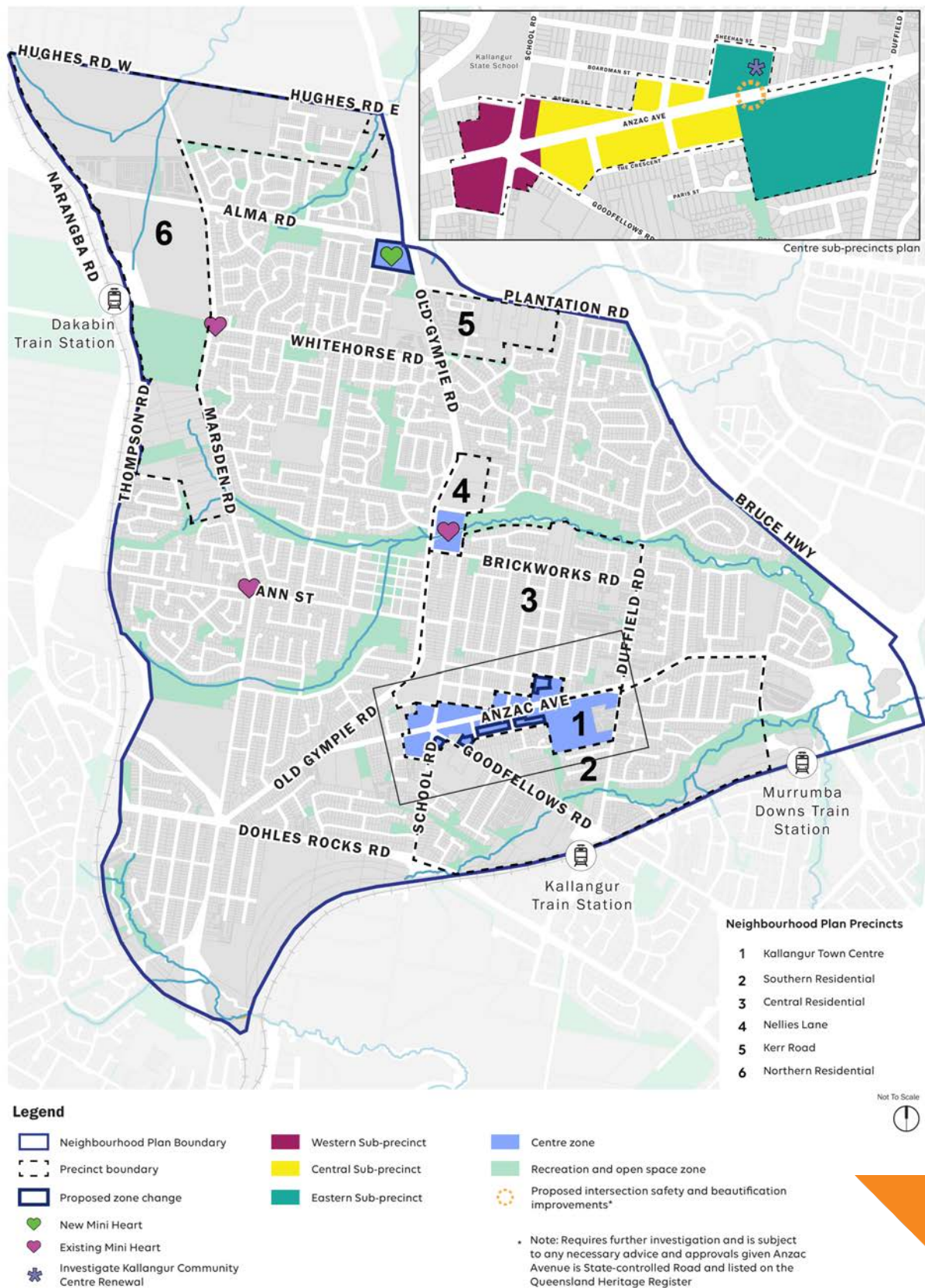


Figure 22 Theme 2 Map - Community and Place





## Theme 3 - Movement

Kallangur-Dakabin is an area where residents move about primarily by car. The provision of improved pedestrian and cycle connectivity and infrastructure is proposed to encourage residents to change the way they move around the area. Strengthening connections for all modes of transit will make it easier for residents to access the services and facilities they need.

**Strategy 3.1 Comfortable:** Increase shade, amenity and safety along key pedestrian and cycle routes to enable residents to comfortably move around the local area and access nearby employment, education and retail centres

**ACTION** - Propose Planning Scheme changes to:

M1 Require new residential developments to provide space on-site for deep planting and landscaping along street frontages to provide comfort, shade and attractiveness for pedestrians and cyclists<sup>10</sup>

M2 Require future development on the Kallangur Fair Key Site B (Figure 24) to include a "Green Spine", to provide pedestrian connection from Paris Park, through the Kallangur Fair Key Site to Anzac Avenue (refer to the example shown in Figure 23).



Figure 23 Mooloolaba. Example of "Green Spine" elements to be incorporated through the Kallangur Fair Key Site including active ground floor uses, awnings, generous footpaths and landscaping

<sup>10</sup> Landscaping along street frontages is not to interfere with the safety of drivers and active transport users.



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

- M3 Investigate opportunities to make it more comfortable and attractive to walk and cycle along key connections through street planting, footpath improvements, street furniture, and improved wayfinding signage along Freshwater Creek
- M4 Investigate opportunities to improve safety in the area through lighting and other safety enhancements.

**Strategy 3.2 Connected:** Improve movement within the area by providing connected and convenient cycle, pedestrian and vehicular connections to railway stations and services

**ACTION** - Propose Planning Scheme changes to:

- M5 Require new developments to provide public road, pedestrian and cycle connections in accordance with movement diagrams to create a neighbourhood that is easy to move around and connects with the broader area (refer to relevant Precinct Attachment for details)
- M6 Require a service road arrangement (Figure 24) that provides the main access to the northern lots fronting Old Gympie Road to limit the number of vehicular entry and exit points
- M7 Identify as part of the secondary active transport network a connection from the Kallangur Community Centre on Anzac Avenue to Freshwater Creek, via Somerset Street and extending through land to the north of Brickworks Road (Figure 24). This will recognise it as an important link and ensure upgrades are provided as future development occurs
- M8 Require a new road between Marsden Road and Thompson Road south of Bob Brock Park (Figure 24), to improve access to Dakabin Station from the residential area to the east.

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

- M9 Investigate improving pedestrian and cycle connections between Kallangur Town Centre and Kallangur Station via Paris Park and Goodfellows Road
- M10 Provide or enhance pedestrian and cycle connections along environmental corridors connecting residential areas to Kallangur Station, Dakabin Station, Dakabin State High School, public parks and recreational areas
- M11 Investigate enhancing cycle connections between Kallangur Town Centre, residential areas and the Petrie-Peninsula line shared pathway
- M12 Investigate a future north-south road connection from Hughes Road West to Alma Road (refer options shown on Figure 24)
- M13 Investigate a future road infrastructure upgrade at the corner of Alma Road and Thompson Road (Figure 24)

**Strategy 3.3 Safe:** Maximise opportunities for people to observe activities around key pedestrian and cycle routes to improve the feeling of safety in public spaces

**ACTION** - Propose Planning Scheme changes to:

- M14 Strengthen policy and specify locations of importance to ensure new development is designed with windows, balconies or entrances that overlook environmental corridors and public pathways to increase opportunities for overlooking of the pathways to make them feel safe.

Refer to the following attachments for additional requirements under this theme specific to relevant Precincts:

- Attachment 1 - Kallangur Town Centre Precinct, Movement outcomes
- Attachment 2 - Southern Residential Precinct, Movement outcomes
- Attachment 3 - Central Residential Precinct, Movement outcomes
- Attachment 4 - Nellies Lane Precinct, Movement outcomes
- Attachment 5 - Kerr Road Precinct, Movement outcomes
- Attachment 6 - Northern Residential Precinct, Movement outcomes

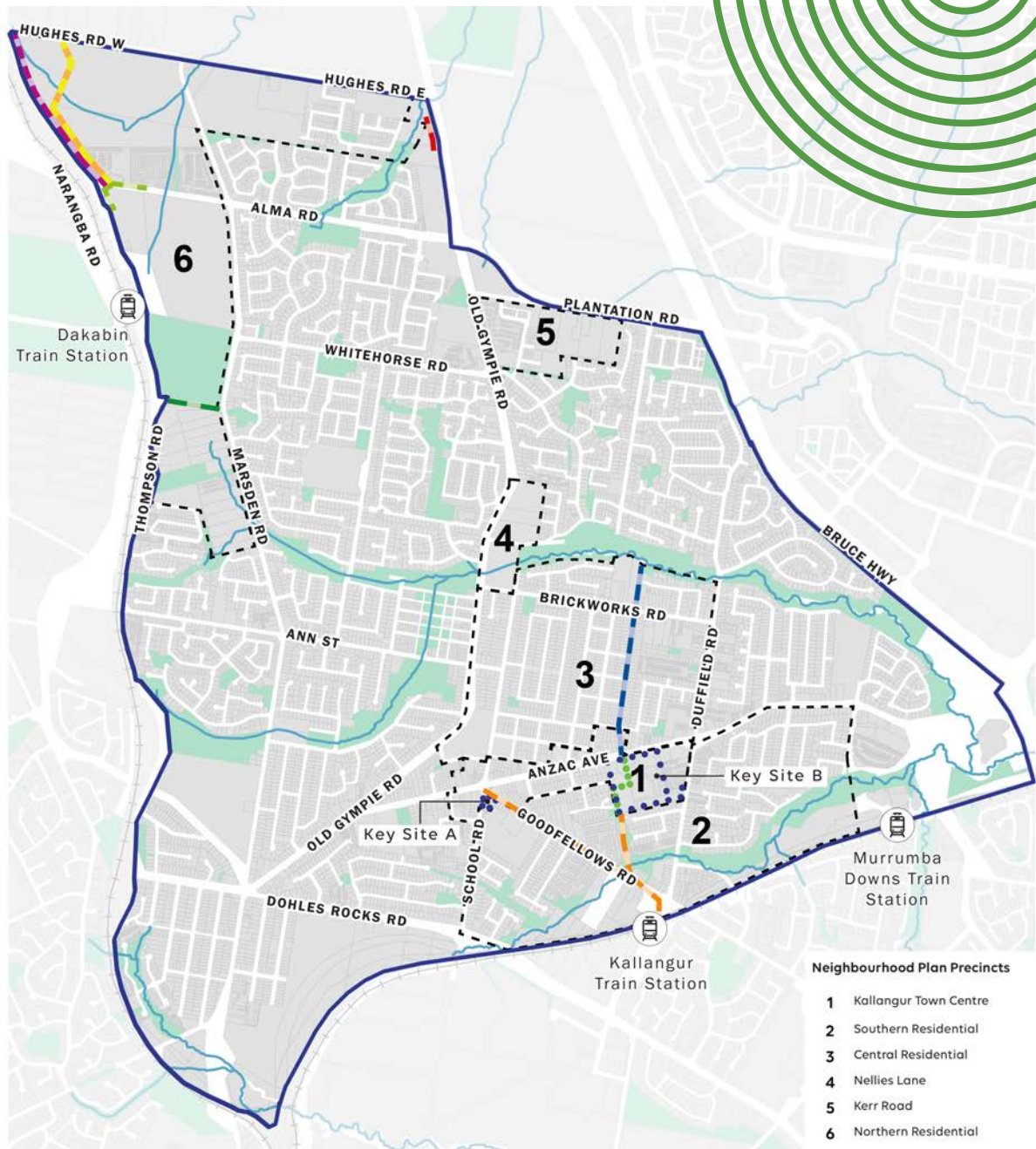


Figure 24 Theme 3 Map - Movement





## Theme 4 - Housing

There is an opportunity to provide housing through the development and renewal of the neighbourhood planning area, while enhancing community facilities, shops and services, recreation areas, transportation, and the protection of environmental corridors. The Report refines the locations for higher densities and different types of housing, such as row houses, apartments, and townhouses, to be close to train stations, the Kallangur Town Centre and local centres. Aligning housing types with community expectations and market feasibility will unlock potential growth over time and ensure that new housing is appropriately located to support connectivity and provide for changing needs through different life stages.

### Strategy 4.1 Housing Choice:

Encourage a variety of housing types and sizes to meet community needs and facilitate higher densities within and surrounding the Kallangur Town Centre along Anzac Avenue, close to train stations and local centres

**ACTION** - Propose Planning Scheme changes to:

H1 Reinforce potential for residential and mixed-use development within the Kallangur Town Centre to activate it during the day and night and increase the diversity of housing

H2 Zone land north and south of Lillybrook Shopping Village (Figure 27), from General residential zone (Suburban neighbourhood precinct) to General residential zone (Next generation neighbourhood precinct) and establish a minimum density of 30 dwellings per hectare (dph), and increase building height, to facilitate medium density development and accommodate growth over time in proximity to localised services and infrastructure






Figure 25 Bokarina. Example of a mixed-use building incorporating higher density residential uses



- H3 Set a minimum density of 30dph for land currently included in the Next generation neighbourhood precinct (Figure 27) to allow medium density in a well-served location and provide a transition between the higher and lower density areas surrounding
- H4 Set a minimum density of 75dph for land included in the Urban neighbourhood precinct adjoining the Kallangur Town Centre (Figure 27), and increase building height for the high density area (min. 75dph) north of Kallangur Town Centre to protect this highly accessible land from underdevelopment in the short term, maintaining it for future high density residential uses
- H5 Maintain a minimum density of 50dph for land currently included in the Urban Neighbourhood Precinct outside of the highest density identified in H4 (Figure 27), to continue to allow an increase in the number of people living around the Kallangur Town Centre, Kallangur Station, Murrumba Downs Station and Dakabin Station
- H6 Require medium density housing types (e.g. townhouses) to provide greater variation in the built form, provide communal open space and increase the amount of street trees and landscaping to avoid building design repetition, improve internal amenity and streetscape outcomes
- H7 High density housing types (e.g. unit blocks) are designed to make efficient use of land and add visual interest through built form, landscaping and other design elements to manage bulk and scale of development at the street level
- H8 Continue to work with the State Government on ways to increase housing diversity (type and size) to support future housing needs.

The following table outlines the density ranges in H2, H3, H4 and H5. This table also provides an example photo of what the density could look like, and examples of how existing land parcels could be redeveloped and the number of dwellings possible.

Next Generation Neighbourhood Precinct Density	Urban Neighbourhood Precinct Densities	
Medium density	High density	Higher density
Min. 30 dwellings per hectare	Min. 50 dwellings per hectare	Min. 75 dwellings per hectare
		
Examples: 1 x 607m <sup>2</sup> lot = min. 2 dwellings 2 x 607m <sup>2</sup> lots = min. 4 dwellings	Examples: 2 x 600m <sup>2</sup> lots = min. 6 dwellings 3 x 600m <sup>2</sup> lots = min. 9 dwellings	Examples: 3 x 607m <sup>2</sup> lots = min. 14 dwellings 4 x 607m <sup>2</sup> lots = min. 19 dwellings



**Strategy 4.2 New Housing:** Responds to and enhances the existing established character through siting and design

**ACTION** - Propose Planning Scheme changes to:

- H9 Ensure new residential developments have appropriate setbacks, built form and landscaping to improve their appearance from the street, reduce urban heat island effects and support shaded outdoor living
- H10 Ensure future development fronting Hughes Road West includes larger and wider lots, greater front setbacks and a higher rate of street trees to present a sensitive interface to the properties to the north which have an existing rural residential character
- H11 Include new requirements for the siting and design of development to protect environmental values and corridors to maintain and enhance the natural leafy-green character of the Kallangur-Dakabin area

- H12 Strengthen policy about requiring new residential developments adjoining environmental corridors, public spaces, pedestrian and cycle connections to be designed with windows, balconies and yards oriented to overlook these areas and low height (1.2m) or transparent fencing, enhancing visibility of public areas and increase the feeling of safety.

Refer to the following attachments for additional requirements under this theme specific to relevant Precincts:

- Attachment 2 - Southern Residential Precinct, Housing outcomes
- Attachment 3 - Central Residential Precinct, Housing outcomes
- Attachment 4 - Nellies Lane Precinct, Housing outcomes
- Attachment 5 - Kerr Road Precinct, Housing outcomes
- Attachment 6 - Northern Residential Precinct, Housing outcomes



*Figure 26 Bokarina. Example of residential development with interesting built form and high-quality landscaping to the street*



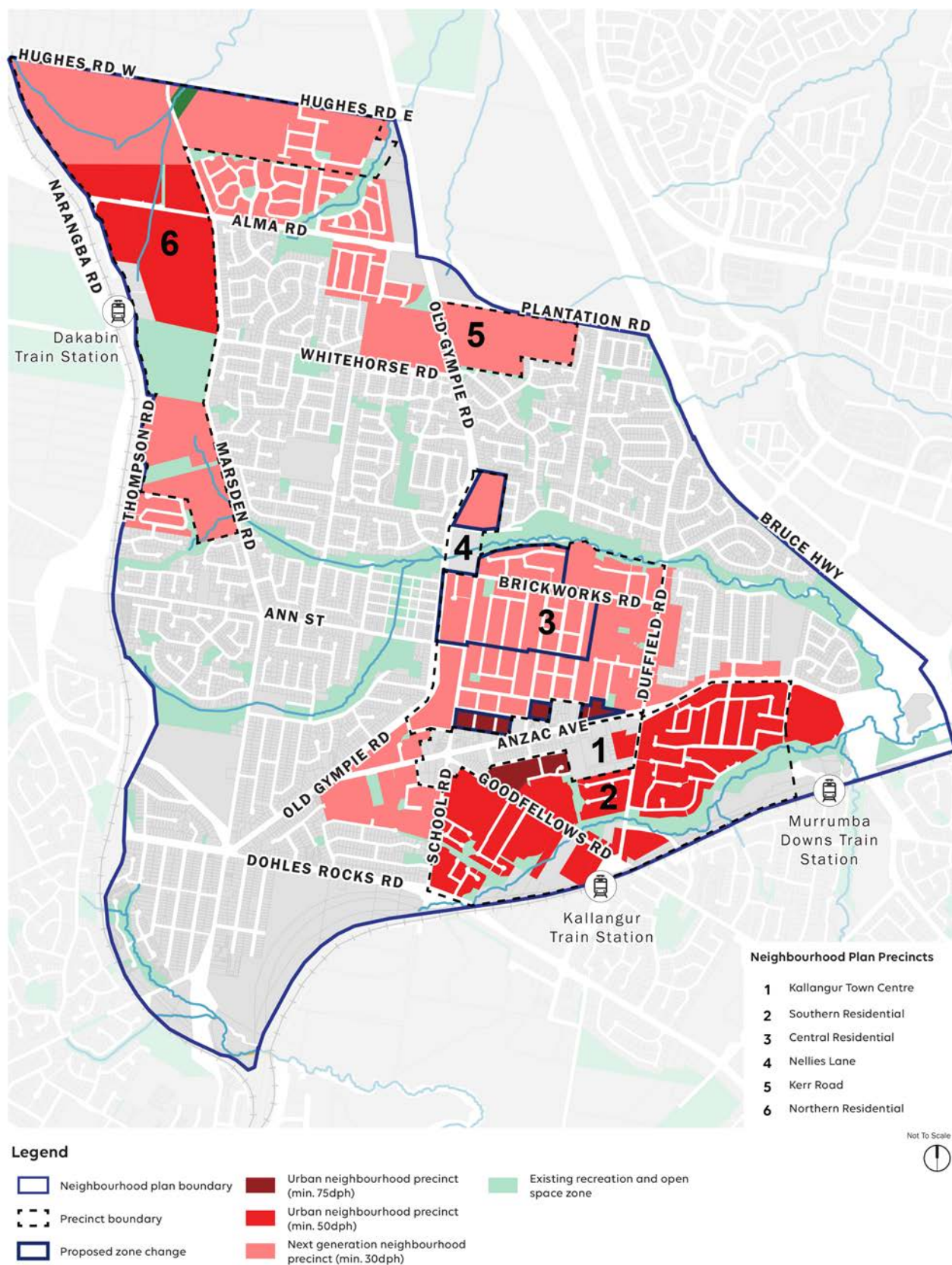


Figure 27 Theme 4 Map - Housing

# 9. Zoning and Residential Precincts Map

Proposed land use zoning and residential precincts for the entire neighbourhood planning area are illustrated in Figure 28.

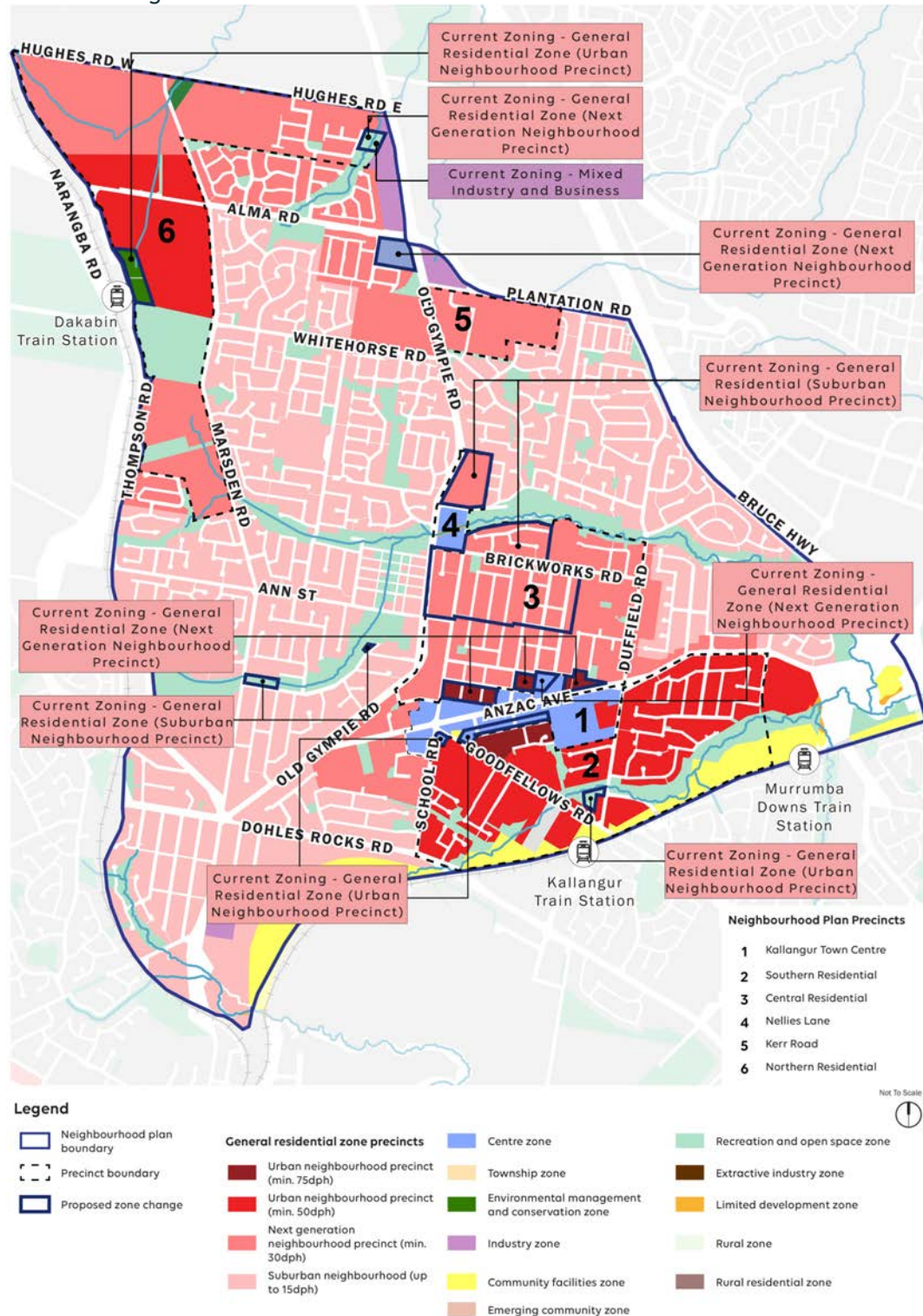


Figure 28 Zoning and Residential Precincts Map



# 10. Building Height Map

Proposed building height for the entire neighbourhood planning area are illustrated in Figure 29.

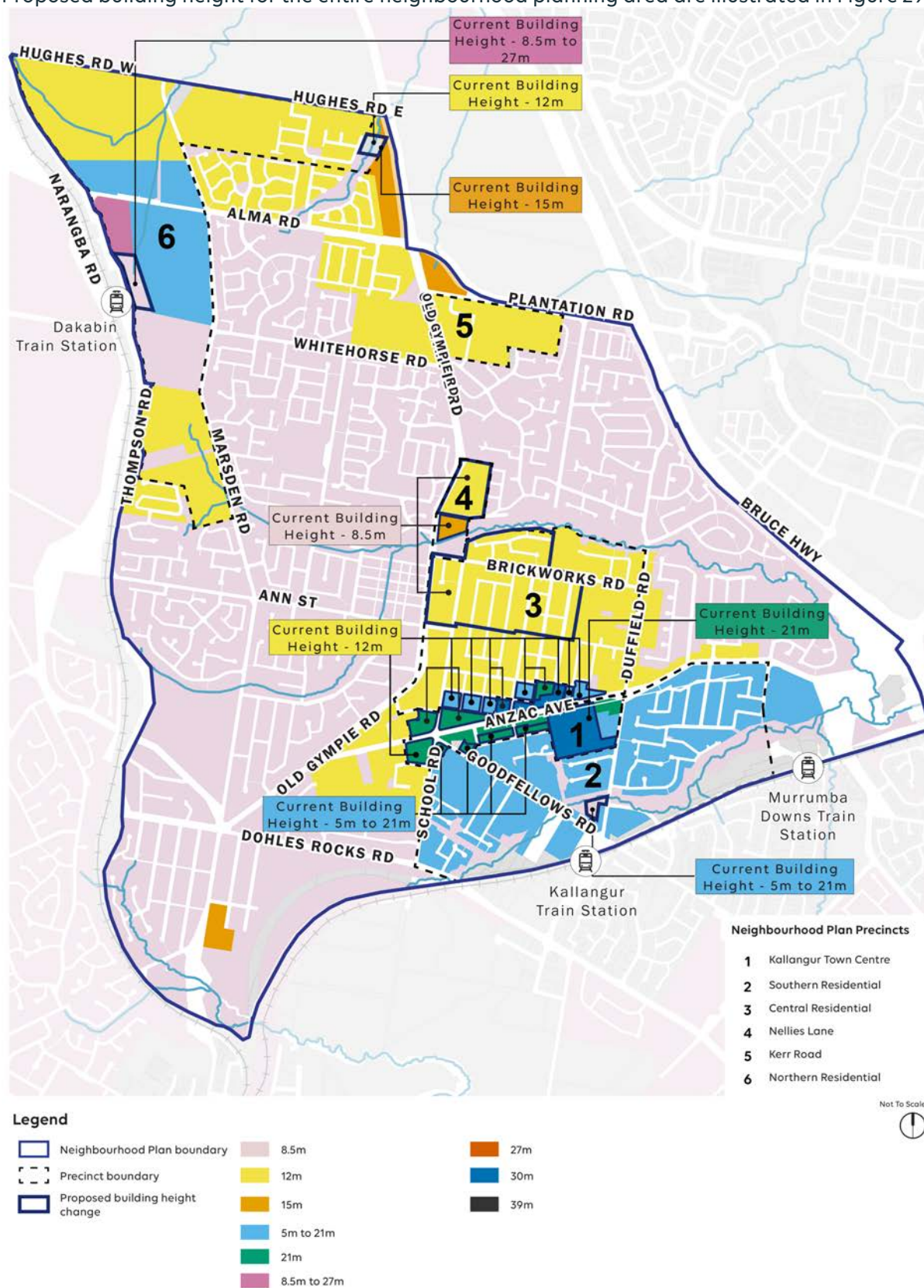


Figure 29 Building Height Map

# 11. Infrastructure Map

Council delivers infrastructure for Moreton Bay in many ways including capital works programs, infrastructure contributions and through development. Infrastructure that Council is responsible for includes local roads, active transport, stormwater, parks and community facilities. Drinking water and sewer infrastructure is the responsibility of Unity Water. Figure 30 illustrates trunk infrastructure that is currently planned through the Local Government Infrastructure Plan (LGIP), as well as proposed future infrastructure for investigation. It should be noted that the LGIP will be updated from time to time meaning this map could become outdated.

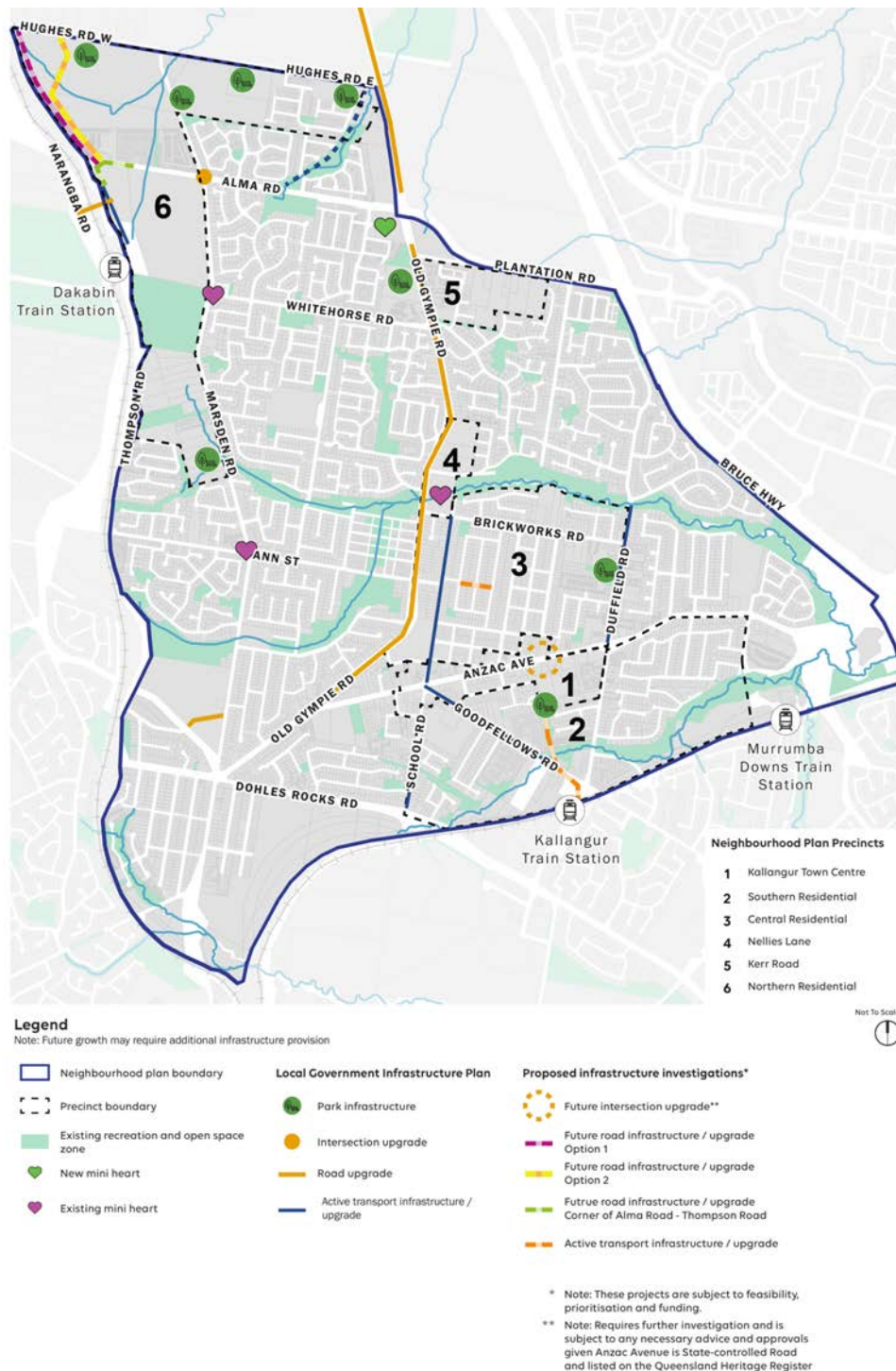


Figure 30 Infrastructure Map



