

# RESHAPING PLANNING IN MORAYFIELD SOUTH

MAY 2023

## **Council is listening to the community and doing more to plan and manage our region's future growth.**

Morayfield South Emerging Community Area (Morayfield South) is the second largest growth area in the Moreton Bay Region. This area is expected to grow to 9,800 dwellings and be home to approximately 26,000 people.

It is important that Council undertakes land use and infrastructure planning to properly manage this future development. To address this critical need, Council is working to ensure roads and services are well-planned and located, the community has the services and facilities it needs, and environmental corridors are protected.

## **Reshaping planning for this area**

The Moreton Bay Region has continued to be an affordable area where people want to live. This has generated demand for housing, infrastructure and facilities to service the future community.

Council is working on the necessary planning to create desirable, well planned neighbourhoods however, the area is currently under significant and increasing development pressure. Some development applications have already been proceeding as permitted under the Moreton Bay Regional Council Planning Scheme.

Planning, particularly for schools, parks, community facilities, sports grounds and local shops, has been an ongoing concern for Council and residents in Morayfield South.

## **Introducing our Temporary Local Planning Instrument**

Given current concern about increasing development pressure, Council has recognised an urgent need to guide development while we develop a holistic plan for Morayfield South. The first step in developing a long-term plan for the area is the introduction of a Temporary Local Planning Instrument, or TLPI.

Council resolved on 10 November 2021 to adopt a TLPI following formal approval from the State Government Planning Minister. The TLPI is effective from 15 September 2021, the date Council made a resolution to propose the TLPI to the Planning Minister.

The TLPI provides a basis for assessing development applications while a planning scheme amendment for Morayfield South is being prepared.

## **The current Planning Scheme**

Morayfield South comprises of approximately 900 hectares of existing rural residential land located predominantly in the southern extents of the suburb of Morayfield.

In 2016, Morayfield South was included in the 'Emerging community zone - Transition precinct' under the current Moreton Bay Regional Council Planning Scheme 2016 (MBRC Planning Scheme).

The area was earmarked for urban development once appropriate integrated land use and infrastructure planning was undertaken.

## **What is a TLPI?**

A TLPI is a short-term statutory instrument used to protect an area from adverse impacts in urgent or emergent situations.

An emergent situation is one such as this where development demands are occurring at a faster pace than anticipated.

It sets out planning and development assessment policies that can replace, suspend or alter the operation of parts of a town planning scheme for up to two years.

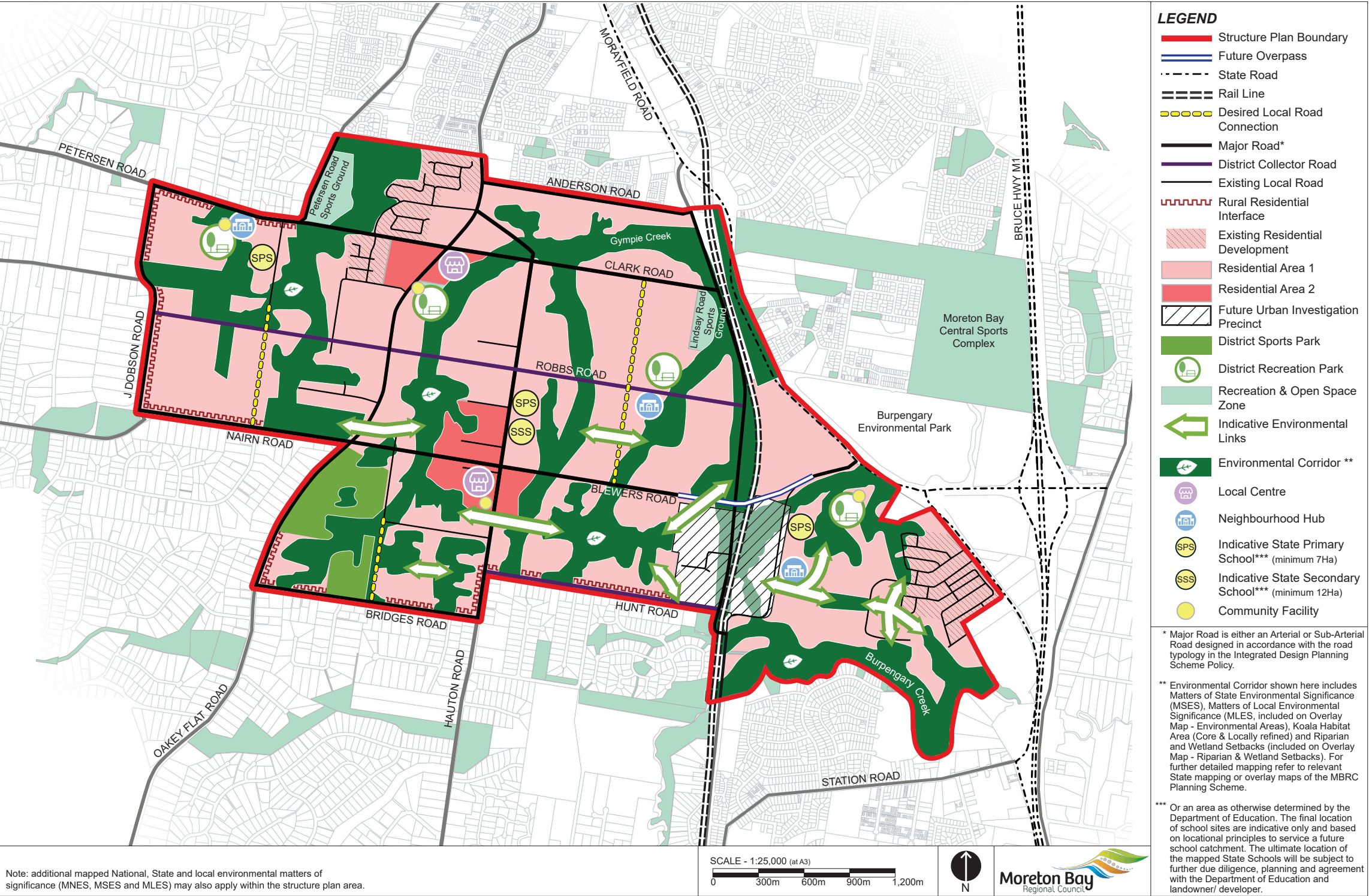
The TLPI for Morayfield South is effective from 15 September 2021 and will guide desirable planning and development outcomes and identify the necessary infrastructure required to support the future population.

## **The next steps**

Council will undertake community engagement on an amendment to the MBRC Planning Scheme to finalise a plan for the area.

Morayfield South Interim Structure Plan

The TLPI includes a temporary land use plan for the area - this is called an Interim Structure Plan. Currently Council has identified an area for a future district sports park and has provided indicative locations for other infrastructure and land uses for further community consultation and investigation.



New district sports park

The district sports park has been identified to serve the future Morayfield South area. The park is a key piece of community infrastructure and will help create a cohesive and sustainable urban community.

Council has investigated the preferred location for the proposed district sports park based on factors such as terrain, flooding, existing vegetation and connectivity. The location chosen is between Oakey Flat Road and Trail Road with Bridges Road to the south.

This plan enables future delivery of the park that is not anticipated to be constructed in the immediate future.

Other features in the Structure Plan

The plan also identifies other infrastructure and land uses to support the future growth of Morayfield South, including:

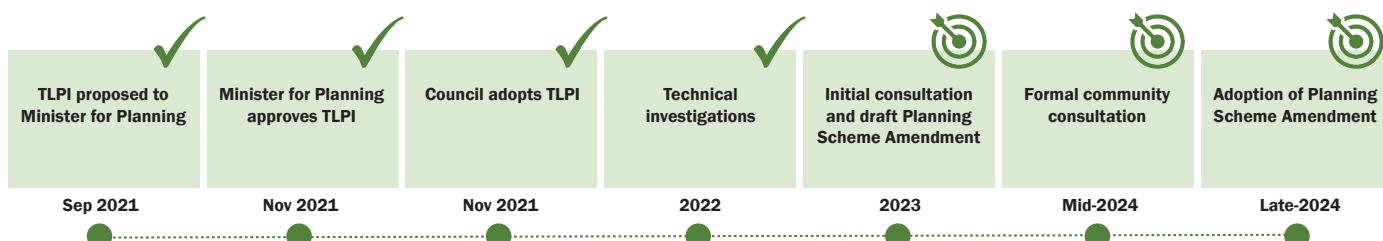
- ✓ Environmental corridors to support local wildlife
- ✓ The need for new or upgraded roads to improve traffic flow
- ✓ Proposed locations for new schools to service the growing community
- ✓ Retail and community hubs that support new residential areas
- ✓ Open space and recreation areas to support community wellbeing

Unlike the district sport park above, planning for these areas is still in the early stages and will be refined.



## Planning timeline

For more information about Council's planning process visit [moretonbay.qld.gov.au/Services/Building-Development/Reshaping-Planning](https://moretonbay.qld.gov.au/Services/Building-Development/Reshaping-Planning)



## Planning for Morayfield and what does it mean for you

The purpose of the TLPI is to deliver a well-planned, cohesive and complete urban community for Morayfield South.

The TLPI will guide development of the area while a planning scheme amendment is being prepared. It will help ensure the right planning controls are in place to:

- ✓ deliver a well-planned, complete community
- ✓ identify preferred locations for future social or community infrastructure and facilities
- ✓ respond to character and amenity issues on the bordering rural residential areas
- ✓ protect environmental areas.

The TLPI will apply to **new** development applications made from 15 September 2021 onwards.

## Engagement on the future planning scheme amendment

While the TLPI is in place, Council will prepare an amendment to the planning scheme for Morayfield South. The community will have opportunities to provide feedback and help shape the future of Morayfield South as part of this process.

The future planning scheme amendment will replace the TLPI once it is completed. All new development will then be assessed against the planning scheme as amended.

To stay informed on future planning for Morayfield South visit [yoursay.moretonbay.qld.gov.au/morayfield-south-planning](https://yoursay.moretonbay.qld.gov.au/morayfield-south-planning) and sign up using the “stay informed” link on this page.

Copies of the TLPI are available from our Customer Service Centres.

## For more information



**Visit:** [moretonbay.qld.gov.au/morayfield-south-planning](https://moretonbay.qld.gov.au/morayfield-south-planning)



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