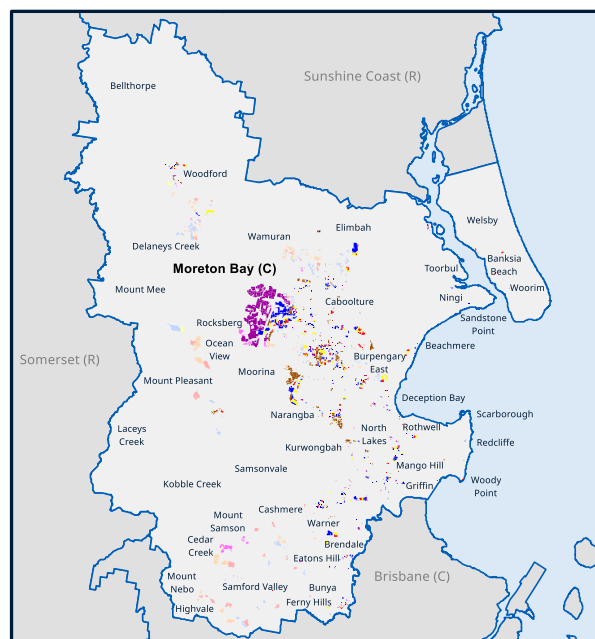


Broadhectare study profile

Moreton Bay City Council, 2026

Key findings

- **broadhectare land supply of 4,649 hectares**
- **development yield of 51,400 dwellings**
- **potential capacity to accommodate 135,600 persons**
- **11 years of dwelling supply**



Broadhectare study

This profile contains the results from a broadhectare study of land that is suitable and potentially available for residential development from parcels with a minimum size of 2,500 m². The broadhectare supply includes only the developable portion of the land parcels after constraints are applied.

Constraints, for example flooding or protected vegetation, affect the amount of land available for development.

The study is indicative and identifies the location of larger land parcels for development of dwellings. It also provides an indication of the development timing and dwelling yield, based, where applicable, on the approved number of lots within a development permit. For the remaining land parcels, planning scheme development densities or council advice are applied. The study does not attempt to accommodate the Queensland Government policy intent for housing supply as outlined in the South East Queensland Regional Plan 2023 (ShapingSEQ) or subsequent updates.

Abbreviations and explanatory notes are available at the end of this report.

An interactive map is available at <https://www.qgso.qld.gov.au/maps/broadhectare/moretonbay/>

Land supply

In Moreton Bay City Council (hereafter referred to as Moreton Bay), the estimated total area of broadhectare land suitable and potentially available for residential development is 4,649 hectares (Table 1).

The broadhectare supply can be further classified by the net dwelling density of development as follows:

- Higher density — 117 hectares
- Standard urban — 2,933 hectares
- Rural residential — 1,599 hectares.

Table 1 Moreton Bay broadhectare supply

Development timeframe	Higher density	Standard urban density	Rural residential density	Total stock
— years —	— hectares —			
0 – 2	13	255	424	691
2 ⁺ – 5	39	347	82	468
5 ⁺ – 10	44	700	464	1,208
10 ⁺	11	509	475	995
Not specified	10	1,123	154	1,287
Total^(a)	117	2,933	1,599	4,649

(a) Components may not sum exactly to totals due to rounding.

Broadhectare land characteristics

Propensity of development rates

Ownership and fragmentation of land parcels are potential constraints to residential land supply that are difficult to quantify. Owners' intentions can impact the availability of land for development and consequently reduce apparent land supply. Fragmentation of land has a similar impact, particularly due to its effect on development factors such as economic viability of a project and infrastructure provision. To reflect their impact on land supply and the associated dwelling supply, adjustments have been made to the broadhectare stock. For this study, propensity of development rates have been estimated and applied to those land parcels not subject to approvals.

Broadhectare dwelling yield

Two scenarios are presented in Table 2 as possible outcomes for the total dwelling supply from broadhectare:

- a **theoretical scenario** that assumes all identified land supply is suitable and potentially available for residential development
- an **expected scenario**, showing a lower land supply due to the application of propensity of development rates to land parcels not subject to a development approval, to account for the availability of land.

Based on the expected scenario (Table 2):

- broadhectare land could potentially accommodate approximately 51,400 dwellings
- higher density development accounts for 18 per cent of the total potential dwelling yield from broadhectare
- development at standard urban density accounts for 79 per cent of the total potential broadhectare dwelling yield.

Table 2 Moreton Bay broadhectare dwelling yield by timeframe

	Theoretical scenario				Expected scenario			
Development timeframe	Higher density	Standard urban density	Rural residential density	Total dwellings	Higher density	Standard urban density	Rural residential density	Total dwellings
— years —	— dwellings —				— dwellings —			
0 – 2	1,051	5,019	397	6,467	1,051	5,019	397	6,467
2+ – 5	4,084	6,505	128	10,717	4,084	6,505	128	10,717
5+ – 10	2,860	14,253	895	18,008	2,860	8,109	436	11,406
10+	612	10,211	654	11,477	612	5,080	385	6,076
Not specified	634	22,456	222	23,312	634	15,948	145	16,728
Total^(a)	9,242	58,443	2,296	69,980	9,242	40,661	1,490	51,393

(a) Components may not sum exactly to totals due to rounding.

Note: The theoretical scenario represents the maximum potential dwelling yield from identified broadhectare land. The expected scenario adjusts this yield by applying propensity of development rates to parcels not subject to a development approval.

Stock composition

For all broadhectare parcels, the difference between the overall parcel area (8,075 hectares) and the area available for development (4,649 hectares) indicates that some parcels are affected by physical or environmental constraints (Table 3).

- Broadhectare stock is contained within 1,867 land parcels.
- Broadhectare parcels between 0.25 and < 1.2 hectares make up 53 per cent of all parcels.
- Parcels larger than 10 hectares account for 59 per cent of the dwelling supply in the expected scenario.

Table 3 Moreton Bay broadhectare supply by parcel size

			Broadhectare area			Expected scenario		
Parcel size categories	Land parcels	Total area of parcels	Urban residential ^(a)	Rural residential	Total	Urban residential ^(a)	Rural residential	Total
hectares	number	hectares	— hectares —			— dwellings —		
0.25 to < 1.2	984	616	467	43	511	7,943	46	7,989
1.2 to < 2.0	159	245	127	62	190	2,426	85	2,512
2.0 to < 5.0	471	1,220	468	392	860	7,382	475	7,857
5.0 to < 10.0	75	537	206	127	333	2,710	100	2,810
10.0 ⁺	178	5,456	1,781	975	2,756	29,441	784	30,224
Total^(b)	1,867	8,075	3,050	1,599	4,649	49,903	1,490	51,393

(a) Includes dwellings at higher and standard urban densities

(b) Components may not sum exactly to totals due to rounding.

Leading suburbs for broadhectare land

The leading suburbs for supply of broadhectare land and dwellings are shown in Table 4.

Table 4 Moreton Bay leading suburbs for broadhectare and dwelling supply

Broadhectare		Dwellings ^(a)	
suburb	hectares	suburb	dwellings
Morayfield	592	Morayfield	11,489
Bellmere	421	Bellmere	7,289
Wamuran	278	Wamuran	5,555
Ocean View	268	Narangba	3,122
Caboolture	241	Greenstone	3,073

(a) Dwelling count based on theoretical scenario. Suburb-level dwelling estimates for the expected scenario are not available.

Approved land development

For this study, approved land development is identified by the presence of a current development permit issued by a council or planning authority over a broadhectare parcel, either for reconfiguring of a lot or a material change of use.

Approximately 1,270 hectares of broadhectare land have been approved for development, yielding up to 17,948 dwellings

Small-scale developments

For this study, development approvals for reconfiguring a lot that yield less than 10 dwellings are considered small-scale. If a large percentage of development approvals are of a smaller scale, then this could indicate a limited number of larger broadhectare parcels available for development.

For Moreton Bay, as at March 2026:

- 283 small-scale development approvals may yield a total of 615 dwellings
- small-scale approvals represent 68 per cent of total development approvals and 7 per cent of all approved lots.

Broadhectare dwelling supply and demand

Dwelling supply

Table 5 Moreton Bay dwelling supply

Potential residential dwelling supply			
Broadhectare dwelling supply ^(a)	Existing vacant land parcels ^(b)	Approved multiple dwellings ^{(c)(d)}	Total potential dwellings
51,393	4,365	1,252	57,010

(a) Expected scenario potential dwelling supply as shown in Table 2

(b) Estimate of vacant residential lots at June 2026

(c) Number of approved multiple dwellings awaiting commencement or completion as at March quarter 2026

(d) Overlaps with broadhectare have been removed

Future dwelling demand will not all be accommodated through development of broadhectare land. Potential dwelling supply for this study is comprised of the broadhectare dwelling yield for the expected dwelling scenario, known vacant lots below 2,500 m² and approved multiple dwellings (generally attached dwellings) that are awaiting commencement or completion. Dwelling supply based on these components indicates a total potential of approximately 57,000 dwellings (Table 5).

Dwelling demand

Table 6 Moreton Bay dwelling demand

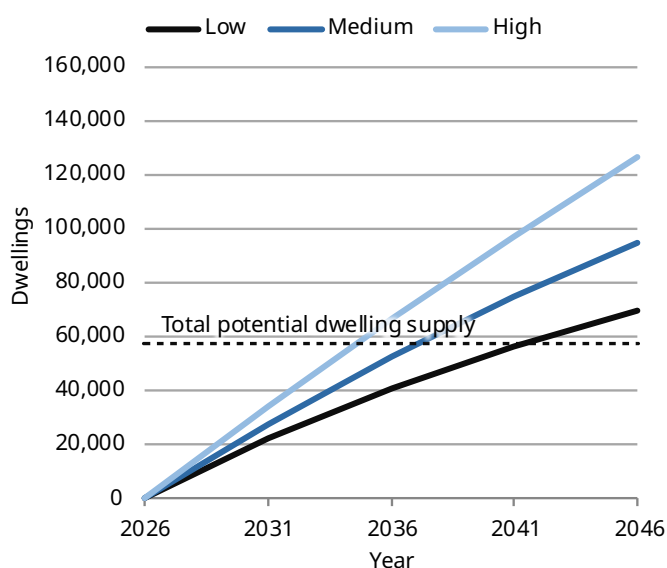
Series	Projected dwelling demand to 2046 ^(a)	Years of identified dwelling supply
Low	69,508	15
Medium	95,040	11
High	126,196	9

(a) Queensland Government dwelling projections, 2025 edition, projected dwellings, by series, by local government area, 2021 to 2046

For this study the projected dwelling demand in Moreton Bay is the increase in total projected dwellings between 2026 and 2046 (Table 6). The Queensland Government household and dwelling projections 2025 edition has been used as the source. These projections are available in three series (low, medium, high) to year 2046.

A comparison between dwelling demand and supply for this study is shown in Table 6 and Figure 1.

Figure 1 Moreton Bay dwelling scenarios



Moreton Bay is projected to require between 69,500 and 126,200 dwellings to 2046*

* Source: Queensland Government household and dwelling projections, 2025 edition.

Dwelling supply from identified broadhectare land is expected to be consumed within 9 to 15 years.

Moreton Bay estimated resident population

The population capacity achievable from the broadhectare land requires an understanding of expected population growth, as this impacts on future dwelling requirements. The estimated resident population of Moreton Bay was 532,400 persons as at 30 June 2025 (Source: ABS, Regional population, 2024-25). By 2046, the population is projected to rise to between 683,500 (low series) and 851,800 (high series) persons (Source: Queensland Government population projections, 2025 edition: Regions, 2021 to 2046). This represents an increase of between 151,100 persons (low series) and 319,400 persons (high series) living in Moreton Bay by 2046.

Population capacity

An indication of the population capacity achievable from the broadhectare land can be estimated using household size and dwelling yields. A comparison with the projected population increase can flag potential gaps between demand and land supply. However, further development in existing residential areas via infill development could also accommodate additional population.

The average household size for private dwellings in Moreton Bay at the time of the 2021 Census was 2.8 and 1.9 persons for houses and attached dwellings respectively. Table 7 shows the population yield outcome based on average household size for broadhectare land in each density category.

Table 7 Moreton Bay broadhectare potential population yield

Development type	Dwellings (Expected scenario)	Household size (Average persons per household)	Potential population yield (persons)
— detached dwellings —			
Rural residential	1,490	2.8	4,173
Standard urban density residential	40,661	2.8	113,851
— attached dwellings —			
Higher density residential	9,242	1.9	17,559
Total^(a)	51,393		135,583

(a) Components may not sum exactly to totals due to rounding.

Dwellings constructed on broadhectare land could potentially accommodate 135,600 persons

Conclusion

The total area of broadhectare land currently available in Moreton Bay for residential development is 4,649 hectares. Under an expected supply scenario, this land has the potential to yield approximately 51,400 dwellings and accommodate 135,600 persons. Based on the current medium series for dwelling projections and dwelling supply as defined in this study, the available residential land stock from broadhectare indicates approximately 11 years of supply.

Abbreviations

ABS Australian Bureau of Statistics

LGA local government area

Explanatory notes

Approved multiple dwellings

Multiple dwelling developments, subject to material change of use approvals, include those where there is more than one self-contained dwelling approved for a parcel, or where there is one dwelling per lot and they are subject to a Community Title Scheme. A dwelling must include a kitchen and a bathroom to be assessed as self-contained. Examples include relative's accommodation, dual occupancies or duplexes, flats, units, townhouses, villas, apartments and short-term accommodation.

Relocatable homes, tourist accommodation, and dwellings approved in retirement villages/facilities are included where they are self-contained. Group accommodation where facilities are shared and purpose-built student accommodation are not included.

Broadhectare supply

Broadhectare refers to land planned for residential development from parcels with a minimum size of 2,500 m². Broadhectare supply includes only the developable portion of the land parcels after constraints that limit the amount of land available for development are applied.

Queensland spatial cadastral fabric

A spatial dataset containing the property boundaries and related property description of all land parcels in Queensland.

Higher density

Dwelling density associated with unit or apartment development.

Household size

Calculation is based on count of all persons present in the dwelling on census night, including visitors from within Australia. Excludes usual residents who were temporarily absent on census night (2021).

Land fragmentation

An issue affecting development of land due to the location and shape.

Local government area (LGA)

A geographical area under the responsibility of a local government council or an Indigenous council. There are 78 LGAs in Queensland.

Not specified

"Not specified" development timeframe in Tables 1 and 2 includes land where the timing of development is uncertain, including smaller parcels in existing developed areas where development depends on owners' intentions.

Propensity of development rate

A rate applied to a grouping of broadhectare parcels to indicate the likelihood of development.

Reconfiguring a lot

The potential scale of residential land development can be measured by the number of lots approved as part of a development permit. This type of permit is known as 'reconfiguring a lot' and is often referred to as land subdivision approval.

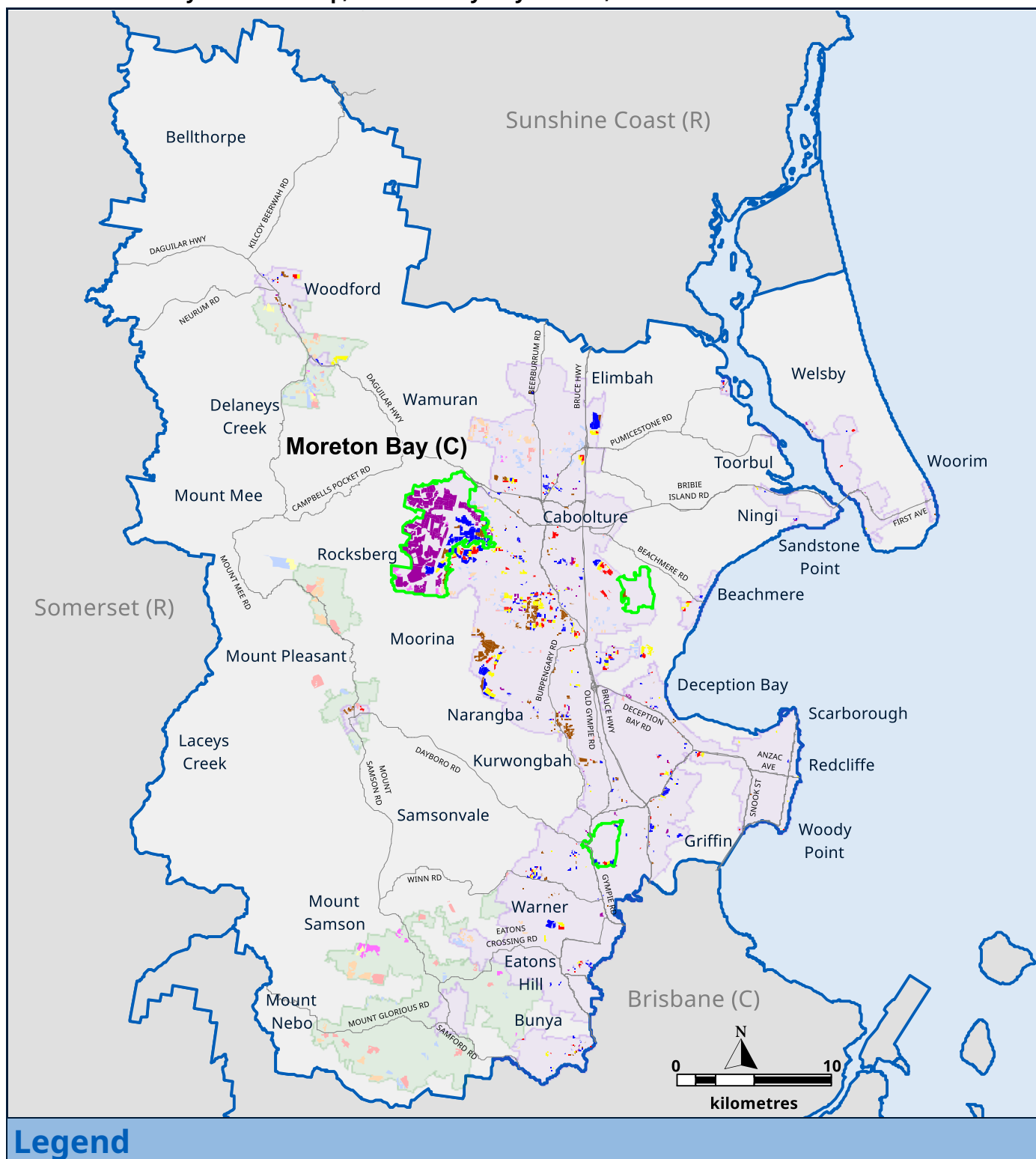
Rural residential density

Dwelling density associated with detached housing on large lots outside of urban areas.

Standard urban density

Dwelling density associated with detached housing and townhouses within urban areas.

Broadhectare study overview map, Moreton Bay City Council, 2026



Legend

Timeframe	Urban residential density	Rural residential density	Other map features
0 – 2 years	● 267 ha	● 424 ha	 Urban Footprint
2+ – 5 years	● 386 ha	● 82 ha	 Rural Living Area
5+ – 10 years	● 744 ha	● 464 ha	 Major roads
10+ years	● 520 ha	● 475 ha	 Local Government areas
Not specified	● 1,133 ha	● 154 ha	 Priority Development areas

Land suitable and potentially available for residential development. Timeframes are indicative only.

Online map: <https://www.qgso.qld.gov.au/maps/broadhectare/moretonbay/>

Notes This map indicates the areas which are suitable and potentially available for residential development. This map does not commit council to approve developments within these identified areas or within the indicated timeframes. This map forms part of the broadhectare study and is to be read in conjunction with the main text of the profile.

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Spatial data sources Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, *Queensland Spatial Cadastral Fabric (QSCF) - Whole-of-State Queensland (GDA2020)*, 30 June 2026; Australian Bureau of Statistics, *Australian Statistical Geography Standard (ASGS) Edition 3 - Local Government Areas*; Economic Development Queensland, *Priority Development Areas*; Department of State Development, Infrastructure and Planning, *Regional Land Use Categories - South East Queensland Regional Plan 2023 (ShapingSEQ)*.

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