

# Central Highfields Masterplan

Council has taken on the feedback from the community in early 2025. It is clear the community is looking forward to the opportunities that come with the future use of this land, but there are range of diverse opinions. Council's role in developing this masterplan is to use the current best practice information available to guide subsequent development and strategic planning.

Work undertaken within this update of the Central Highfields Masterplan still responds and aligns with the Central Highfields Structure Plan which was developed in conjunction with the community in 2019.



## What are the key changes?

### Commercial and Retail

The plan includes 3.38ha of commercial land (an increase compared to the previous structure plan), informed by independent market and economics advice and comparable in scale to major shopping centres within the region. The combination of commercial/retail and mixed-use areas (additional 2.7ha) within the masterplan will cater for demand well beyond the next 20 years.

### Open Space and Parkland

The plan retains over 7ha of open space, including a large park, native vegetation, and tree-lined boulevards. Future planning will explore opportunities for memorial and community events.

### Residential and Mixed Use

Residential land has been refined, reinstating low-medium density areas that promote housing diversity and bring life, vibrancy and activity to the town centre, driving further demand for retail development like cafes, restaurants and shops.

### Queensland Fire Department facility

The QFD site has been confirmed following detailed site selection process led by the State Government, which required the site to meet statutory and operational requirements for emergency services in the greater Highfields area.

## Next steps

In November 2025, Council adopted this current iteration of the Central Highfields Masterplan in order for additional strategic decisions to be made and to begin investigating the sale (divestment) of the land, environmental assessments and masterplanning for the park/open space area.

The masterplan will be incorporated into the new Planning Scheme, giving it statutory weight and guiding future development and infrastructure coordination.

## What are the features of the Masterplan?

- The commercial and retail zone will grow to approximately 33,800m<sup>2</sup>, aligning with community feedback, market research, and future growth projections. Economic planning advice supports this expansion to meet long-term needs.
- The mixed-use area will expand by approximately 27,000m<sup>2</sup>, offering shops and services at street level with medium-density housing above. Together with the commercial zone, this will support long-term growth and development for the next 20 years and beyond.
- Around 31,000m<sup>2</sup> will be reallocated for low to medium-density housing, allowing for more compact homes that blend well with nearby neighbourhoods. Locating homes close to shops and cafes will help create a vibrant, active town centre.
- A new Public Transport Node will be introduced to improve connections with local and regional services, making it easier for residents and visitors to travel to and from the area.
- The community use area will be expanded by approximately 3,000m<sup>2</sup> to support the growth of the Queensland Fire Department (QFD) station, enhancing emergency services for the local area.
- A new low-speed vehicle connection via Hitzke Crescent will improve access between the southern neighbourhood and the town centre.
- A new pedestrian link from Bronwyn Court will make it easier for residents to walk or cycle into the town centre, supporting active and sustainable transport.
- The development will be staged to prioritise early opportunities for retail, commercial, and residential growth, helping to activate the area quickly.
- The list of potential land uses for each precinct has been updated to better reflect the masterplan's goals. For example, uses like service stations and bulk landscaping supplies have been removed from areas focused on retail and mixed-use development.



Example of possible mixed use or commercial space outcome (Yeerongpilly Green, Brisbane).

*Photo credit: [www.hutchinsonbuilders.com.au](http://www.hutchinsonbuilders.com.au)*

## Open space and community gatherings

Planning will further progress to bring open space and public use area to life. Community suggestions will be carefully considered alongside site constraints, service standards, costs and the goal of achieving the best outcome for all. Detailed studies will also support this review. This will include exploration of a dedicated war memorial gathering space (marked by a red asterisk within the open parkland off Clarke Road). This location has been identified in recognition of the growing attendance at ANZAC Day events currently held in front of the Highfields Community Centre, and the strong community interest in establishing a formal space.

Additional consultation will be carried out with the community, as well as relevant state and federal stakeholders, to guide this process.



Left: location identified for a memorial site. Additional planning, consultation and approvals are required.

## Looking towards the future

To achieve this version of the masterplan, Council has conducted several reviews, including an independent comparison between a report from the Highfields Chamber of Commerce and Council's own economic assessment. Shared findings from both reports have helped shape the recommended commercial space ratio, reflecting current market trends.

This planning has also considered the broader region, including Crows Nest, Meringandan, Meringandan West, and nearby communities.

Council considered all feedback received from the community, received through the 'Your Say' portal or at the multiple community information sessions in 2025. We thank all for their interest in this process.

The strategy aims to balance healthy competition, efficient land use, and long-term value—avoiding challenges such as oversupply or underdevelopment—while supporting the needs of a growing population.

You can view more details and see the zoning within the Central Highfields Masterplan document at <https://yoursay.tr.qld.gov.au/CHMP>, pick up a copy at our Customer Service Centres or contact Council on 131 872 or [yoursay@tr.qld.gov.au](mailto:yoursay@tr.qld.gov.au).



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