

SHAPINGSEQ 2023 UPDATE:

QUEENSLAND'S VISION FOR
SOUTH EAST REGION'S GROWTH AND
INFRASTRUCTURE IN 2023 AND BEYOND

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Consultation for the draft ShapingSEQ 2023 Update opened on 3 August 2023, marking a significant milestone in the ongoing planning for the future growth of the South East Queensland (**SEQ**) region. The ShapingSEQ 2023 Update is more than a mere housing strategy—it's a vision for SEQ's future, championing urban development alongside critical infrastructure projects.

With a spotlight on housing diversity, the plan underscores the necessity of major infrastructure, from transport networks to educational hubs, ensuring a cohesive and connected community. The ShapingSEQ 2023 Update presents a renewed vision for SEQ's direction over the next twenty years with implications for landowners, developers, local governments, and the community alike.

KEY MODIFICATIONS IN THE SHAPINGSEQ 2023 UPDATE

Building on the legacy of the SEQ Regional Plan 2017, the ShapingSEQ 2023 Update retains the core visions of its predecessor but introduces new strategies to address current and forecasted challenges. Key considerations and changes are summarised below:

 <p>Grow</p>	<ul style="list-style-type: none"> • Stronger emphasis on growing existing development areas in the region. • Projecting 6 million extra people over next 25 years. 	<ul style="list-style-type: none"> • 900,000 new homes proposed by 2046. • Expansion of Urban Footprint land on a 70 per cent consolidation and 30 per cent expansion supply ratio. 	<ul style="list-style-type: none"> • New urban footprint areas: Southern Thornlands and Elimbah, alongside smaller additions in Brisbane, Scenic Rim, Gold Coast, Redland, Sunshine Coast, and Toowoomba. 	<ul style="list-style-type: none"> • Four additional Potential Future Growth Areas: North Harbour, Stapylton, Westbrook and Highfields, informing longer-term land use and infrastructure sequencing.
 <p>Prosper</p>	<ul style="list-style-type: none"> • Regional Economic Clusters (REC) will be strengthened. • The North Lakes-Redcliffe REC will be expanded. • New Helensvale-Coomera REC. 	<ul style="list-style-type: none"> • New land in the Urban Footprint for industrial purposes. • Infrastructure investment to support Major enterprise and industrial areas (MEIAs). 	<ul style="list-style-type: none"> • Movement away from landfill to recycling. • Recycling Enterprise Precincts as key areas to transform identified. 	<ul style="list-style-type: none"> • Renewed focus on flexibility of local planning for Regional Activity Centres Networks. • North Lakes to be elevated to Major Regional Activity Centre.
 <p>Connect</p>	<ul style="list-style-type: none"> • New priority region-shaping infrastructure comprising 7 new connections and 5 capacity improvement infrastructure projects. 	<ul style="list-style-type: none"> • Land use outcomes updated to encourage density around key stops and stations. • Guiding principles for a future Movement and Place Framework. 	<ul style="list-style-type: none"> • Strategic public transport system map updated to reflect the high frequency transport network, and networks at 2031 and 2043. 	<ul style="list-style-type: none"> • Strategic road and freight system map updated to reflect the freight network and future freight connections, and networks at 2031 and 2043.
 <p>Sustain</p>	<ul style="list-style-type: none"> • Highlights importance of First Nations people in SEQ and their connection to country. • First Nations Engagement Framework to be developed. 	<ul style="list-style-type: none"> • Bioregional planning to replace strategic assessment. • Bioregional planning aims to achieve better biodiversity outcomes and address cumulative impacts. 	<ul style="list-style-type: none"> • Updated koala mapping and strategies that align with SEQ Koala Conservation Strategy 2020-2025. • Integrates the koala protections, supporting continued improvement. 	<ul style="list-style-type: none"> • Retains and enhances strategies to help meet emissions targets. • Opportunity to advance circular economy principles at a regional scale.
 <p>Live</p>	<ul style="list-style-type: none"> • Better design and place-making outcomes based on more recent guidance, such as QDesign and incorporation of indigenous design principles. 	<ul style="list-style-type: none"> • Refined strategies related to health and wellbeing. • New strategies include assessment benchmarks in the planning framework to improve walkability. 	<ul style="list-style-type: none"> • Updated to reflect strategies in the Queensland Walking Strategy, The Closing the Gap Implementation Plan 2021 and Queensland Health's Healthy Places Healthy People framework. 	<ul style="list-style-type: none"> • Refined and moved strategies relating to fairness to Live. • List of Great Places reviewed and refined with input from local governments.

THE DRAFT SEQ INFRASTRUCTURE SUPPLEMENT: A CLOSER LOOK

Complementing the ShapingSEQ 2023 Update is the SEQ Infrastructure Supplement (SEQIS), ensuring that infrastructure developments are in line with the new plan. Key objectives of SEQIS include:

- Pinpointing key infrastructure initiatives that respond to the ShapingSEQ 2023 Update changes.
- Mapping out alignment between planned projects, ShapingSEQ 2023 Update, and the State Infrastructure Strategy.
- Evaluating options for the future infrastructure project pipeline.
- Identifying long-term regional infrastructure needs and opportunities.

The SEQIS identifies crucial infrastructure initiatives spanning across sectors like transport, health, education, water, and digital connectivity.



Upcoming Infrastructure Development

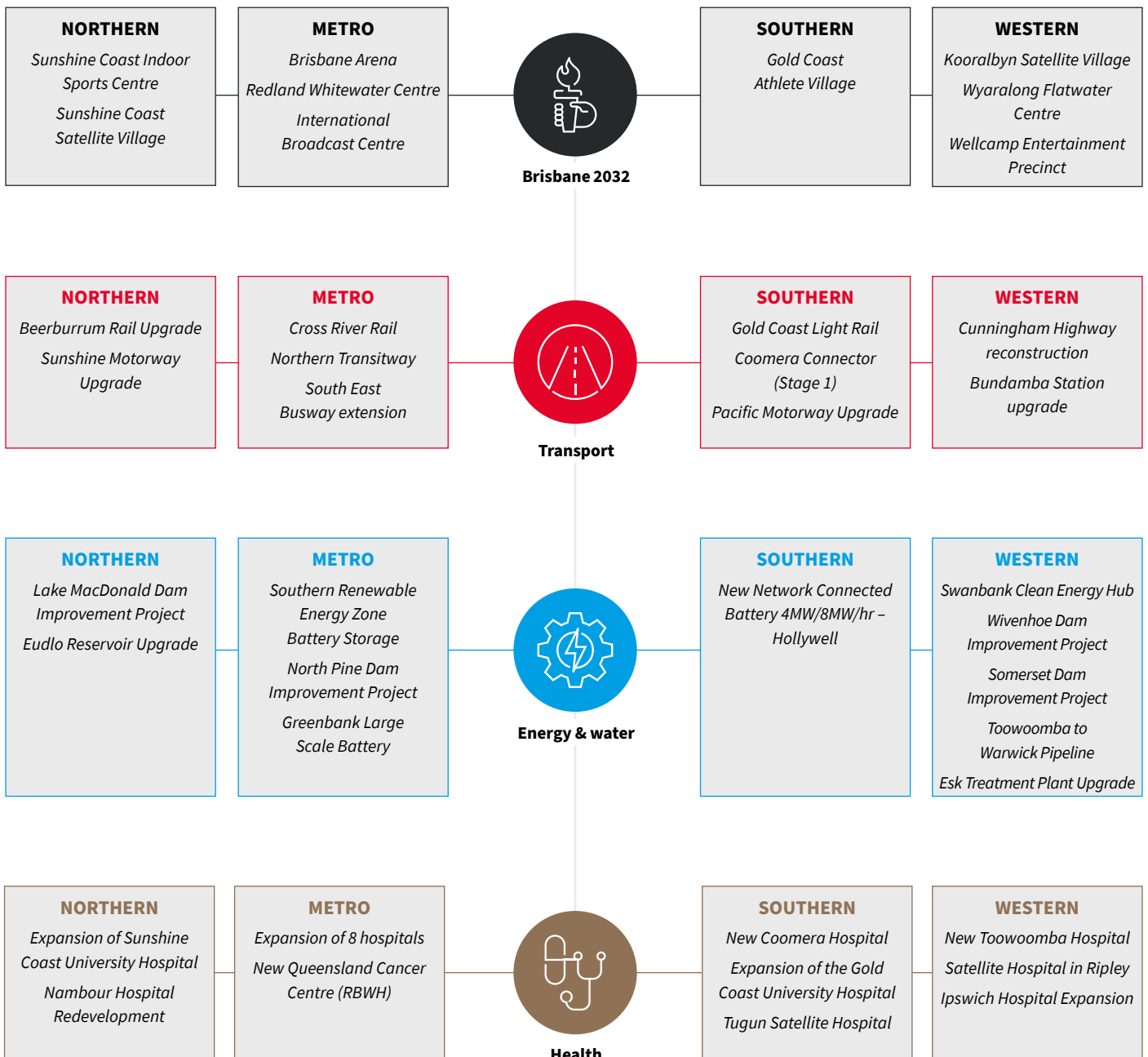
With Brisbane hosting the 2032 Olympic Games (**Brisbane 2032**), the region's infrastructure roadmap has heightened significance. The Brisbane 2032 Master Plan outlines new venues and upgrades, showcasing Queensland and Australia's commitment to sports, tourism, and infrastructure. SEQ encompasses 12 Local Government Areas which have been organised into four sub-regions for the purposes of the SEQIS:

- Metro: Brisbane, Logan, Moreton Bay, Redland
- Northern: Sunshine Coast, Noosa
- Southern: Gold Coast
- Western: Ipswich, Lockyer Valley, Scenic Rim, Somerset and Toowoomba (urban extent).

The ShapingSEQ 2023 Update provides a reviewed and updated list of region-shaping infrastructure focusing on improving connectivity between regional activity centres, RECs and MEIAs to promote economic growth as well as supporting the establishment of new communities.

Throughout each sub-region, the SEQIS categorises infrastructure into classes used by the State Infrastructure Strategy. While the figure below is not exhaustive in terms of the infrastructure contemplated in the SEQIS, it provides a snapshot of proposed development to support Brisbane 2032 and the Transport, Energy, Water and Health sectors.

SEQIS: SNAPSHOT OF COMMITTED PLANNED PROJECTS AND THOSE UNDERWAY



HOW QUEENSLAND'S LEGAL BLUEPRINT REDEFINES TOMORROW'S DEVELOPMENT?

The ShapingSEQ 2023 will have a key influence on updates to planning schemes and designations, as well as on the assessment of development applications. Under the *Planning Act 2016 (Qld)*, regional plans are an important planning instrument as they establish strategic direction to achieve regional outcomes that align with matters of State interest.

In Queensland, a local government planning scheme integrate State, regional and local planning and development assessment policies for a planning scheme area. The integration is achieved through the process of making a planning scheme, which involves review by the State and an indication by the Minister that the planning scheme appropriately integrates State planning policies and regional plans. To the extent a regional plan has not been integrated into a local planning instrument, proposed development may be assessed against the ShapingSEQ 2023 Update.

Several key changes are also proposed for the *Planning Regulation 2017 (Qld)* (**Planning Regulation**) to facilitate the ShapingSEQ 2023 Update.

1

SEQ Development Areas: The proposal seeks to amend the SEQ Development area provisions, particularly focusing on reconfiguring a lot (RoL) and material change of use (MCU). Central to this amendment is the introduction of a prohibition or restriction on variation requests within the SEQ development area. All developments must clearly align with the region's planning intent, as laid out in Section 41 of the Planning Regulation. Although Beerwah East was previously the only designated Major Development Area, the ShapingSEQ 2023 Update has identified additional areas for both residential and employment use. This strict framework necessitates updates to Schedule 10 and Section 41 to ensure the region's evolving needs are met. Furthermore, the proposal intends to eliminate current assessment exemptions to safeguard the future planning vision for SEQ

2

Major Enterprise and Industrial Areas (MEIAs): The changes focuses on strengthening the protection of MEIAs from urban encroachments. It suggests renaming a section of Schedule 10 to better reflect its coverage of SEQ developments and MEIAs. Additionally, there's a push to introduce a new division specifically for MEIAs within Schedule 15. The plan clearly defines MEIAs based on the latest ShapingSEQ 2023 Update. Provisions are made for exemptions for specific industrial activities. A strong stance of "no loss" of industrial land is emphasized, along with an outright prohibition of residential developments within MEIAs. Lastly, updated assessment criteria and tighter restrictions aim to maintain the MEIAs' primary industrial purpose.

3

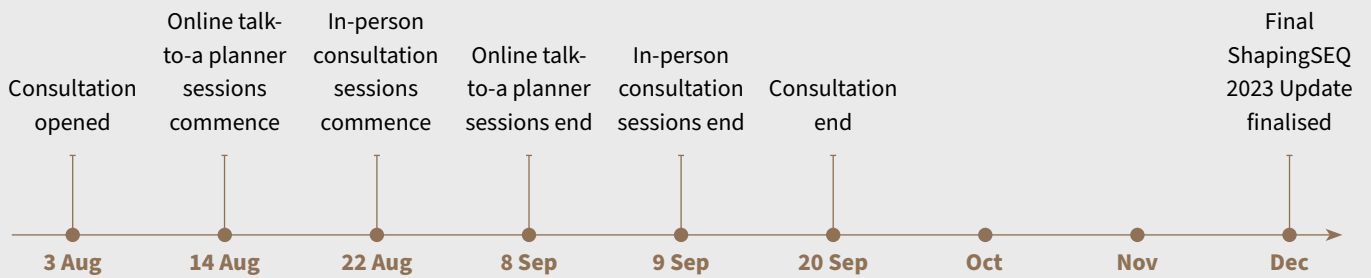
Regional Landscape and Rural Production Areas (RLRPAs): Proposals seek to amend the existing Rural Subdivision Precinct provisions to facilitate controlled growth in rural areas. Specifically, the changes intend to provide a clear process for identifying areas in the RLRPA where subdivision prohibitions will not apply, thereby enabling minor expansions of rural towns. Despite these adjustments, essential State Assessment and Referral Agency and Regulation triggers will remain active. The proposal outlines a structured pathway for local governments to submit plans for these subdivisions, accompanied by rigorous requirements, including public consultation and detailed assessments against state interests, ensuring both community involvement and sustainable development.

NEXT STEPS

The ShapingSEQ 2023 Update, SEQIS and revisions to the Planning Regulation, highlight the Queensland Government's dedication to fostering a thriving, sustainable, and interconnected SEQ.

As depicted below, consultation will end on 20 September 2023.

Key Dates - The ShapingSEQ 2023 Update



We encourage stakeholders to be actively involved in the consultation phase of the ShapingSEQ 2023 Update.





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