



South East Queensland Regional Plan 2017 (*ShapingSEQ*)

Frequently asked questions

What is *ShapingSEQ*?

ShapingSEQ is the statutory regional plan for the South East Queensland (SEQ) region. It provides a regional framework for growth management, and sets the long-term planning direction for sustainable growth, a globally competitive economy and high-quality living.

Why do we need *ShapingSEQ*?

SEQ is currently home to 3.5 million people. Based on Queensland Government projections, the region's population is expected to grow to 5.3 million by the year 2041. This equates to around 75,000 people per year over the next 25 years. *ShapingSEQ* provides a coordinated planning framework that aims to accommodate this growth sustainably and position the region for future success.

Why was a new regional plan created?

The previous 2009 SEQ regional plan was prepared and released more than eight years ago. Regional plans are reviewed regularly to ensure planning for the region responds to changes in its population, demography, economy, infrastructure needs, environmental performance, and the community's expectations and aspirations for the future.

What are the key differences between *ShapingSEQ* and the last (2009) regional plan?

Some of the key differences include:

- a 50-year vision prepared by the state and SEQ local governments to set a new course for the region
- planning to accommodate 60 per cent of all new dwellings in the existing urban area – up from 50 per cent in the 2009 regional plan – while placing a greater emphasis on high-quality urban design as a means for creating great places
- prioritising public transport and active transport, such as walking and cycling as a way of accessing services and jobs
- planning for affordable living, taking into account the cost of housing, travel and energy, rather than just the cost of housing
- promoting a greater housing choice, including 'missing middle' housing types such as townhouses and row-houses; not just detached homes and high-rise apartments
- identifying and protecting the regional biodiversity network to enhance ecological functions and resilience
- introducing employment planning benchmarks to encourage sufficient land to be delivered to support our economic performance and to ensure a consistent approach to infrastructure planning
- planning for a globally competitive and outward-facing regional economy by focusing on high-value and export-oriented industries across 16 Regional Economic Clusters
- a greater emphasis on implementation, including a new SEQ Growth Monitoring Program to be overseen by a SEQ Housing Supply Expert Panel.



What are the key differences between the draft *ShapingSEQ* and the final plan?

The final *ShapingSEQ* has incorporated a range of changes following community and key stakeholder feedback on the draft. Some of the key differences include:

- a greater recognition of the region's Traditional Owners, including a new map showing the location of Indigenous landscape values
- stronger messaging around the need for collaboration, coordinated decision-making, good governance, and ongoing implementation to ensure the region stays on track to achieving its vision
- the use of 2016 Census data to update the baseline year for population projections and dwelling supply benchmarks from 2011 to 2016
- the inclusion of information on the historical settlement pattern of the region
- new strategies for koala conservation, including reference to a new SEQ koala conservation strategy
- information about how much new land may be required to accommodate growth beyond 25 years
- more information about how a shortfall in land supply will be addressed
- revised implementation actions that more clearly align with each of the plans' goals
- new information on the SEQ Growth Monitoring Program
- additional measures that matter for public transport, koala conservation, and agricultural land
- some changes to regional land use categories e.g. Urban Footprint.

What are the key components of the plan?

The key components of the plan include:

- a 50-year vision responding to global megatrends and community aspirations, values and needs
- a 25-year planning framework comprising defined outcomes and strategies to achieve the outcomes and sub-regional directions
- the desired growth pattern of the region
- an implementation program including a set of delivery actions to ensure the plan is effective
- a chapter of how the plan's performance will be monitored, and how land supply and development activity will be measured over time to inform future decision-making.

What is 'consolidation' development?

'Consolidation' development is what was previously known as 'infill' development. It refers to residential development **within** the 'existing urban area' – a statistical boundary used to measure how development is occurring throughout the region.

'Consolidation' development could be a detached house, units, or a high-rise development. The term is not referring to the development type, rather, development location.

What is 'expansion' development?

'Expansion' development is what was previously known as 'greenfield' development. It refers to residential development **outside** the 'existing urban area' – a statistical boundary used to measure how development is occurring throughout the region.

'Expansion' development could be a detached house or a unit (even high-rise depending on the circumstances). The term is not referring to the development type, rather, development location.

What is the 'existing urban area'?

The existing urban area is a statistical boundary that is used for the purposes of measuring development activity in SEQ. It is shown on page 175 of *ShapingSEQ*. The existing urban area is not to be mistaken for the Urban Footprint.

What does it say about my street or neighbourhood?

As a high-level strategic planning document, the regional plan provides direction to local government for their planning schemes about how growth is to be managed across the region. It doesn't specify zonings, the height of buildings or how my street will develop over time for instance, but rather more broad directions about how growth will be accommodated, how many dwellings need to be planned, and what key regional values need to be protected.

It remains the responsibility of local governments, in consultation with their communities, to determine how these broader strategies are reflected in local planning and development outcomes. This includes determining the appropriate form and distribution of densities that are delivered through their planning schemes and neighborhood plans.

How was the community involved in the plan?

The community was involved extensively in both the preparation and finalisation of *ShapingSEQ*.

The Queensland Government completed two rounds of community engagement over a 15 month period and held more than 40 public events across the region. This was in addition to releasing a draft plan to the public for feedback between 20 October 2016 and 3 March 2017.

For more information on the community's involvement, refer to the consultation report prepared by the Department of Infrastructure, Local Government and Planning at www.dilgp.qld.gov.au/shaping-seq.

How do I know what happened with my submission?

All 3300 submissions that were received during the consultation period were individually reviewed and considered.

The Department of Infrastructure, Local Government and Planning has prepared a consultation report that provides further information on the submission process. This report can be viewed at www.dilgp.qld.gov.au/shaping-seq.

All community members who lodged a submission during the consultation period have been sent letters informing them of the commencement of the plan. Each letter refers to a unique identification number and provides contact details for the regional planning team in the department. These identification numbers will assist them in discussing with the department any further questions about their submission.

Why hasn't my property been included in the Urban Footprint?

There are various reasons why someone's request for the inclusion of their land in the Urban Footprint was not supported. These may include:

- values and constraints on the land such as protected vegetation including habitat, productive agricultural land, topography, flooding, or future infrastructure requirements

- the inability to service the land with cost-effective infrastructure such as water or sewers
- potential conflict with established rural uses
- conflict with local government strategic planning intentions
- a significant urban land supply in a local area that is yet to be planned, serviced and developed.

Is *ShapingSEQ* accompanied by regulation or 'regulatory provisions' like previous plans?

Yes, these are known as 'SEQ regulatory provisions'. These are found in the Planning Regulation 2017. For more information, refer to *ShapingSEQ*: SEQ regulatory provision guideline at: www.dilgp.qld.gov.au/shaping-seq.

How do I find out more about *ShapingSEQ*?

For more information on the new regional plan, including where to find a copy of *ShapingSEQ* and associated maps, please visit the department's website at www.dilgp.qld.gov.au/shaping-seq, or contact the department's regional planning team on (07) 3452 7009.