

South East Queensland Regional Plan – Regional Land Use Category Changes Summary

Draft SEQRP to Final SEQRP

Map Change: 12
Nature of Change: Urban Footprint (FGA) to RLRPA
Descriptor/Locality: Thornlands IEA
Submissions:

Contra
Contrary to Public Interest

Planning Rationale:

The site is considered to satisfy the policy context outlined in the draft Regional Plan for amending the boundary of the Urban Footprint, namely *minor adjustments should be made to amend the Urban Footprint to reflect changed circumstances, to correct existing anomalies or to recognise constraints.*

The area has been removed from the Urban Footprint due to development constraints. Details of these constraints are as follows:

The site includes areas of slope constrained land, as per department mapping.

The site is partly affected by bushfire risk areas, as per department mapping.

The site is predominantly Good Quality Agricultural Land.

The site is mapped as an Urban Koala Area under the 2006 Koala Plan. The site is surrounded by Koala Conservation Area to the south and west, and Koala Living Areas for the remainder.

Under Council's planning scheme the bulk of the site is zoned Rural Non-Urban with other areas zoned Environmental Protection.

Under Council's planning scheme the entire site is recognised for Habitat Protection purposes, ranging from existing stands of Bushland Habitat to Enhancement Areas and Enhancement Corridors.

The site contains an area of regional biodiversity protection.

The area includes a number of poultry farms and ongoing small cropping and orchard uses. The separation of these uses from urban uses, including industry and employment is considered appropriate.

The area has been recommended for removal from the Urban Footprint in order to facilitate Koala conservation in the sub-region.

The area has also been recommended for removal given the above constraints and the ongoing rural land uses that do not lend the area as suitable for urban development whilst providing opportunities for koala protection measures.

RTI RELEASE

**DRAFT SEQ REGIONAL PLAN 2009-2031
MAJOR ISSUES – Attachment 2**

<p>1. The projected regional population is not sustainable. The region's population carrying capacity should be assessed and used as the basis for 'limiting' not just 'managing' growth in the region.</p>
<p>2. The plan overestimates the capacity of the Urban Footprint to accommodate new dwellings – both greenfield and infill. Not enough information is provided to substantiate either the number of new dwellings required (demographics) or the dwellings capacity assumptions.</p>
<p>3. The principles, policies and programs dealing with Sustainability and Climate change need to be substantially strengthened to provide adequate guidance to local governments, developers and the general community. In particular:</p> <ul style="list-style-type: none">• Sustainability should be a higher-order, overarching principle that is integrated across all DROs• Implications of climate change on natural hazards and urban form needs to be addressed including identification of areas likely to be affected by sea level rise• Policies and targets for more sustainable use of energy and water resources and greenhouse gas reduction are required. These could include mandated environmental performance criteria for development and buildings, for example through amendments to the Building Act and Plumbing Regulations and/or a template sustainability/energy code for inclusion in local government planning schemes.
<p>4. The plan should identify a lead agency and associated funding and processes for delivering a regional open space network, which among other things addresses the region's outdoor recreation needs. The SEQ Outdoor Recreation Strategy should be finalised and implemented without further delay.</p>
<p>5. Stronger and more effective koala conservation measures are required, particularly in relation to koala habitat areas within the Urban Footprint. More detail is required on the implementation of the proposed planning controls, dog laws and habitat protection measures.</p>
<p>6. Opposition to EPA's proposal to rewrite section 2.1 Biodiversity to align with the FNQ regional plan, including a statutory map of significant biodiversity areas.</p>
<p>7. The plan should be supported by a regional economic development strategy and jobs targets for the region and sub-regions/LGAs/activity centres and other major employment nodes.</p>
<p>8. The regional activity centres network needs to be rationalised, prioritised and better defined. In particular:</p> <ul style="list-style-type: none">• Amendments based on transport accessibility work undertaken by QT (including transit hubs/centres hierarchy)• Detailed description of each centre including role and function and transport and infrastructure provision• Increased emphasis on connections between activity centres to reduce current radial transport focus• Better integration between regional activity centres and enterprise opportunity areas (i.e. recognising them as a single framework and including a consolidated map)

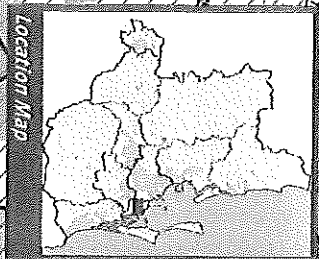
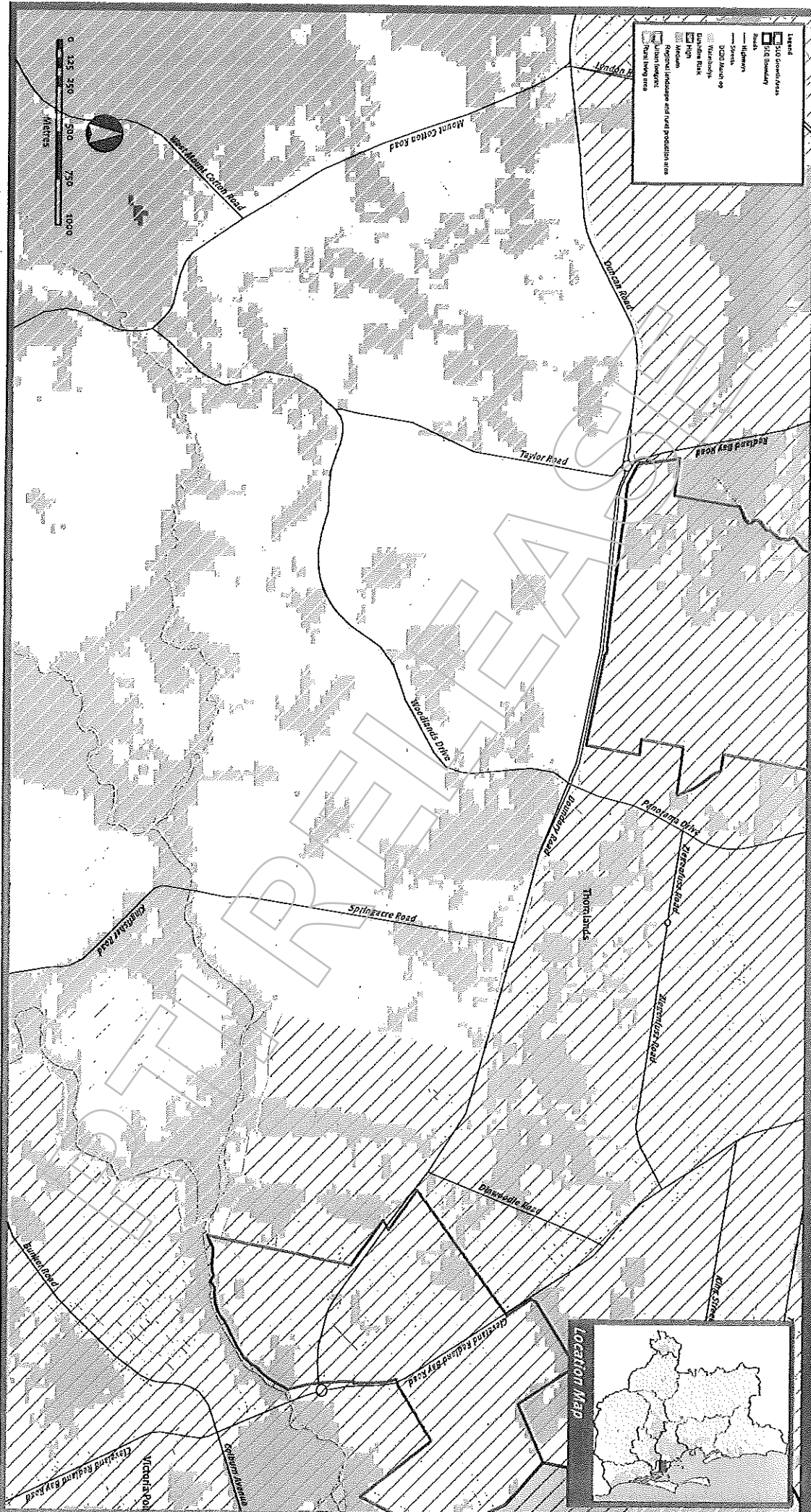
**DRAFT SEQ REGIONAL PLAN 2009-2031
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<ul style="list-style-type: none"> • More activity centres required in Brisbane City, especially south-west quadrant • State government should develop an Activity Centre redevelopment strategy for centres requiring revitalisation (similar to the Ipswich city centre process), and commit to catalytic investments in these centres • Lack of support for policy 3.6.2 which requires specific amount and location of affordable office space.
<p>9. DRO 10 Infrastructure needs to be strengthened. In particular:</p> <ul style="list-style-type: none"> • Concern about the change from using infrastructure to 'lead and support' to merely 'support' desired regional growth • Should clearly outline how the government will manage and fund the delivery of infrastructure to major new growth areas • Link between the regional plan and SEQPP should be strengthened • Clarify the intent, process, scope, implementation and administration of State Infrastructure Agreements • Allow the private sector to pursue private mechanisms for funding infrastructure rather than through infrastructure charges.
<p>10. Land delivery mechanisms for major new urban growth areas are too complex and time consuming. Align with Queensland Housing Affordability Strategy by, for example, specifying timelines by which land is required to be 'developer ready' – if timelines not met then developers should be able to undertake structure planning. Specific proposals that developer initiated structure planning and s3.1.6 approvals be endorsed as appropriate mechanisms for delivery.</p>
<p>11. Concern that the draft plan has weaker protection for inter-urban breaks than previous regional plan. Major inter-urban breaks need to be clearly identified and protected. Particular concern about the Sunshine Coast -- greater Brisbane inter-urban break which is proposed to be substantially reduced by the Caloundra South extension investigation area and the Elinbah East expansion of the Urban Footprint. Note: there is also specific opposition to the inclusion of both of these areas in the plan by local governments, QT/MRD (Caloundra South extension area only) and a range of community groups.</p>
<p>12. The plan should include strong policies and a delivery program for social and affordable housing, such as</p> <ul style="list-style-type: none"> • Funding under SEQPP • Amendments to IPA to support affordable housing outcomes. <p>Note however that there is opposition from developer groups (e.g. Master Builders Queensland) for a proportion of affordable housing to be provided as a condition of approval for major developments although this approach appears to be supported by local governments.</p>
<p>13. The transit oriented development aspects of the plan should be strengthened. In particular:</p> <ul style="list-style-type: none"> • TOD locations should be identified • 'Transit Development Corridors' identified by QT should be shown • Incentives, best practice guidelines and examples • Development of a State "Multi-unit Housing Code" to apply to development within a TOD area

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<ul style="list-style-type: none">• Local governments should have ability to nominate TODs to State government where normal approval processes can be 'short-circuited'.
14. Regulatory Provisions should not assign levels of development assessment as this causes unnecessary conflict with planning schemes. Also some concern that the revised regulatory provisions are more difficult to understand than previous version.
15. Significant concern about the proposed Minister's power under s5.1 of the Regulatory provisions to designate an area to be a future growth area or urban growth area outside the regional plan review process, and without any specific requirements for investigation and consultation. Suggestion that his power be limited to designations within the Urban Footprint only.
16. Loss of subdivision potential in the Toowoomba Regional Council area added to the regional plan. Landowners within the expanded regional plan area should be provided the same transitional development rights as afforded to landowners within the original regional plan area.
17. Strong opposition to the inclusion of the proposed Caloundra South extension investigation area on a range of grounds including environmental impacts on Purnicestone Passage, impacts on the regional inter-urban break, transport servicing difficulties, inconsistency with local government investigations, decisions and planning scheme provisions. Opponents include the Sunshine Coast and Moreton Bay Regional Councils, QT/Main Roads and numerous environmental and other community groups.
18. Concern about the location and extent of identified Growth Areas. Clarification required about proposed timing of development noting that most of these areas are intended for development post-2031, and about the triggers and responsibility for future investigations and recommendations about these areas. Concerns about specific areas include: <ul style="list-style-type: none">• Southern Redland Bay (opposed by Redland City Council)• Rosewood, SippyDowns/Palmview, West Caboolture (Brisbane City Council)
19. The section of the plan dealing with enterprise growth areas (EGAs) needs revision. In particular: <ul style="list-style-type: none">• No support for the proposed Economic Development Profiles (to be regularly updated by DIP, policy 9.4.2) to be referenced in the regional plan or to be used for development assessment purposes. Suggestions that these detailed matters are best managed by local governments.• Some of the identified EGAs are unsuitable (e.g. Sippy Creek as advised by Sunshine Coast Regional Council)• Additional EGAs in Brisbane City and at Sunshine Coast Airport• Better integration with regional activity centres network..

Thorntlands Woodlands Road



Map Produced by the Department of Infrastructure and Planning
 Spatial Services Unit
 2009

Thousands
of people

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