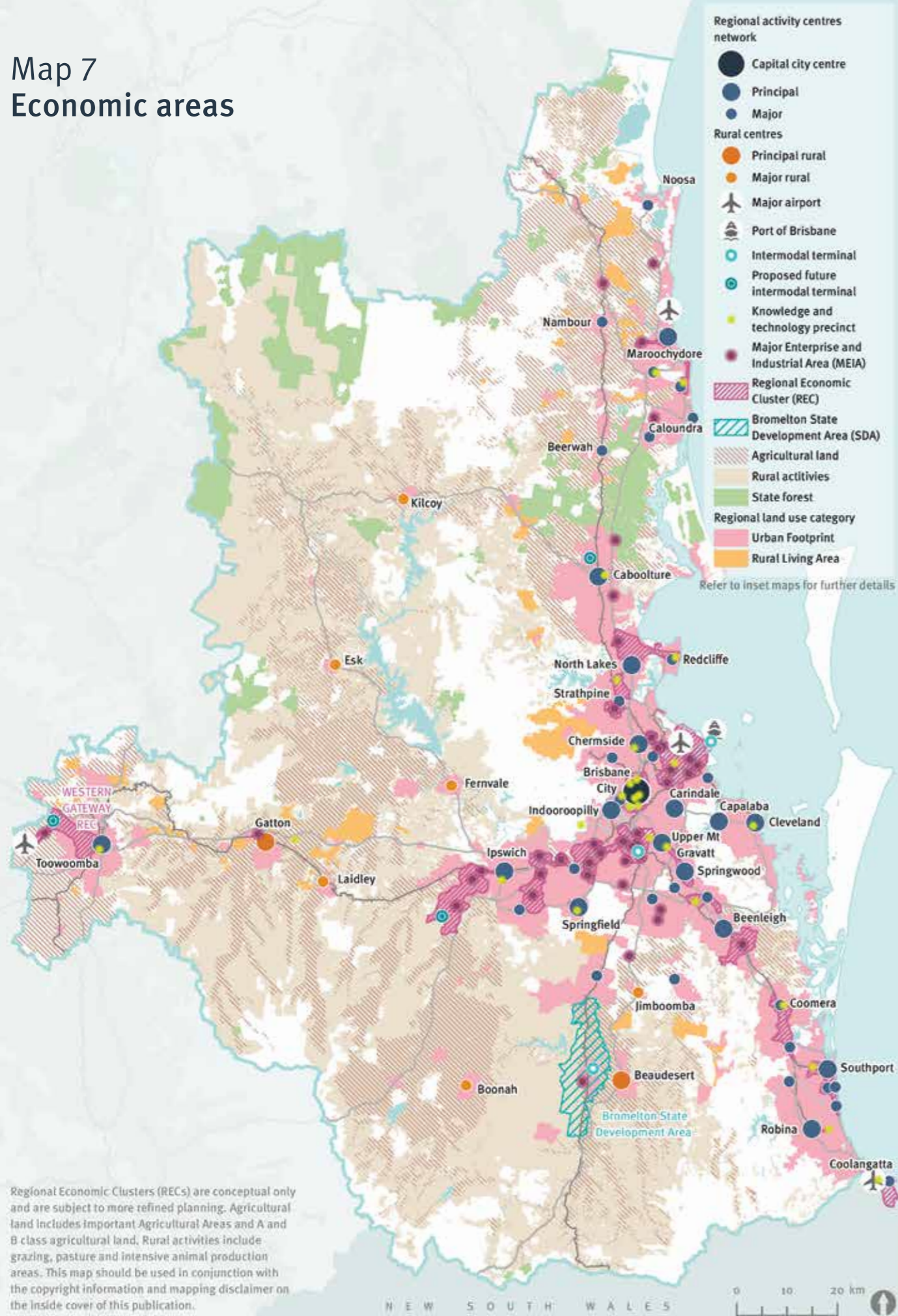


Map 7 Economic areas



Regional Economic Clusters (RECs) are conceptual only and are subject to more refined planning. Agricultural land includes important Agricultural Areas and A and B class agricultural land. Rural activities include grazing, pasture and intensive animal production areas. This map should be used in conjunction with the copyright information and mapping disclaimer on the inside cover of this publication.

Prosper

As Queensland’s capital city region, SEQ is an economic powerhouse generating over 72 per cent of the state’s gross state product (GSP)⁴.

In 2022, SEQ provided over 1.8 million local jobs, supporting more than 80 per cent of the state’s employment in professional, scientific and technical services, financial and insurance services, and the information, media and telecommunication sectors. SEQ makes a large and unique contribution to the Queensland and Australian economies. As Queensland’s capital and the third-largest metropolitan region in the country, it is a diverse and rapidly growing economy that is also contributing to Australia’s trade growth into the Asia-Pacific region.

SEQ will continue to provide strong jobs growth to 2046, providing in excess of an additional 973,000 jobs from 2020–2021 levels. However, the type and nature of jobs may look very different as a result of new technologies and globalisation that are changing the way people interact, communicate and conduct business. The COVID-19 pandemic brought this into sharp focus with significant change occurring in a short period of time.

While it is challenging to accurately predict how advanced technologies will shape future employment trends and activity, it is likely such changes will cause a fundamental shift in the locational and labour requirements of many employers in SEQ over time.

The Prosper theme positions SEQ for success in the global economy. SEQ’s economic strengths have been in manufacturing, agriculture, tourism and events, health, education, retail and construction. To remain economically diverse, SEQ will need to build upon these strengths, foster new industries and sectors – particularly those showing strong growth – and provide greater opportunities for local employment and growth in First Nations economic development.

The Prosper theme aims to accelerate future jobs across SEQ and provide strategies that enable:

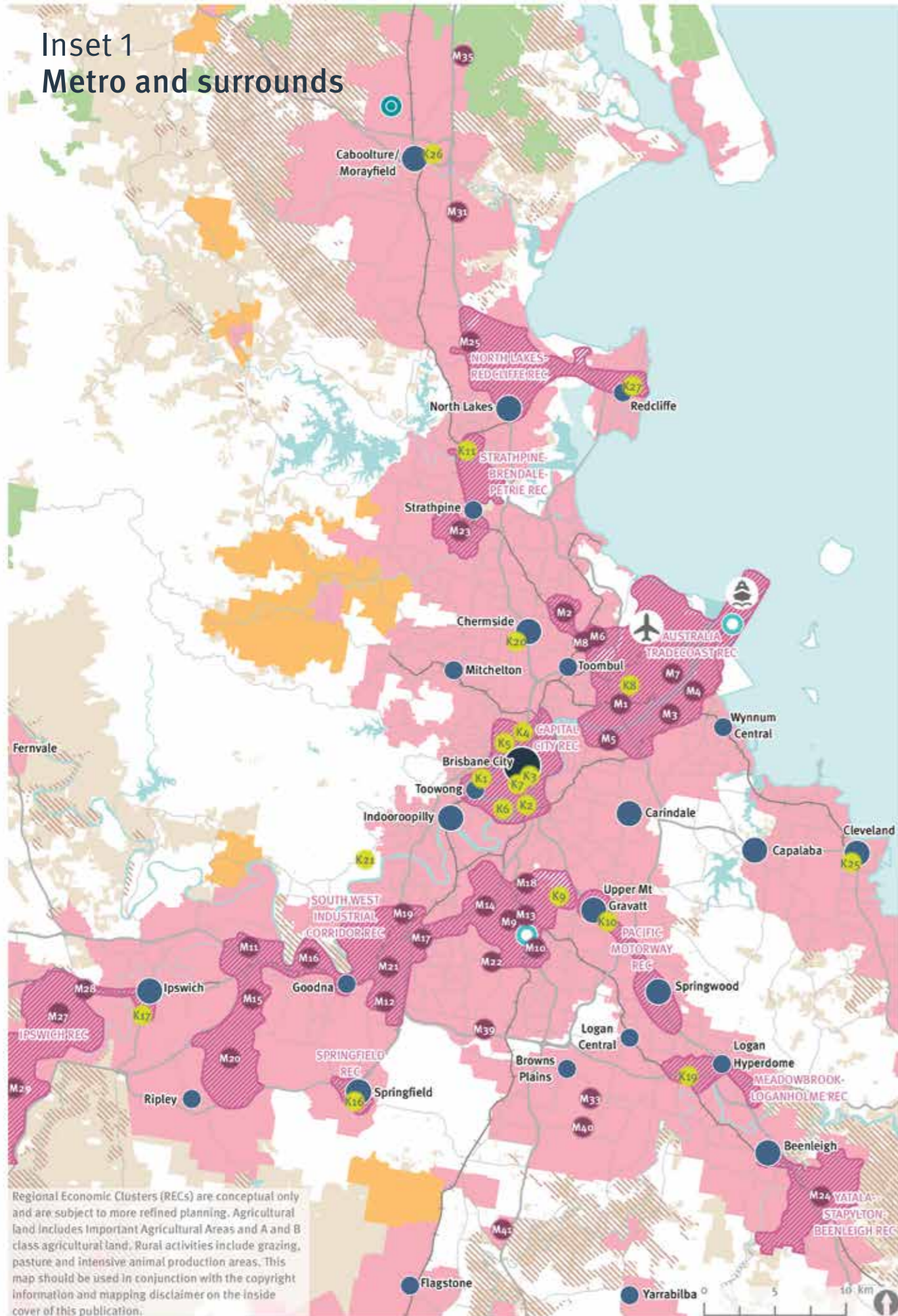
- » More jobs where the people are
- » More people where the jobs are
- » Better connections between where people live and work.

⁴.id community demographic resources. South East Queensland economic profile www.economy.id.com.au



Maroochydores CBD. Supplied by Sunshine Coast Council

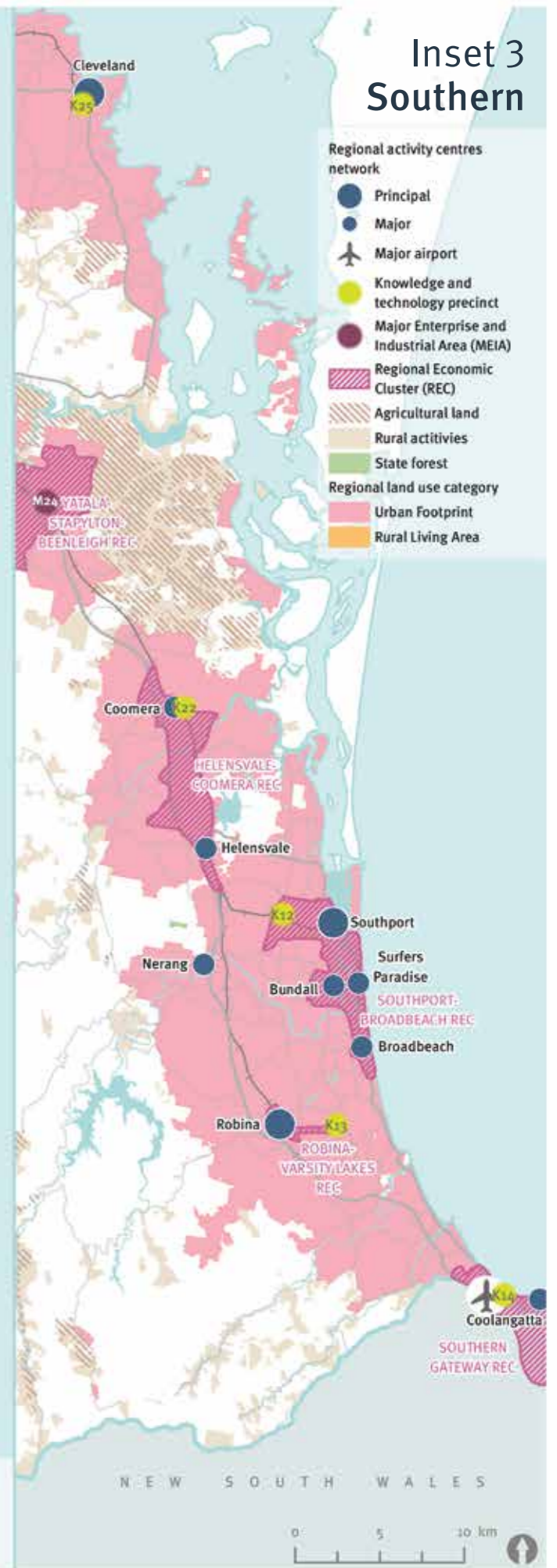
Inset 1 Metro and surrounds



Inset 2 Northern



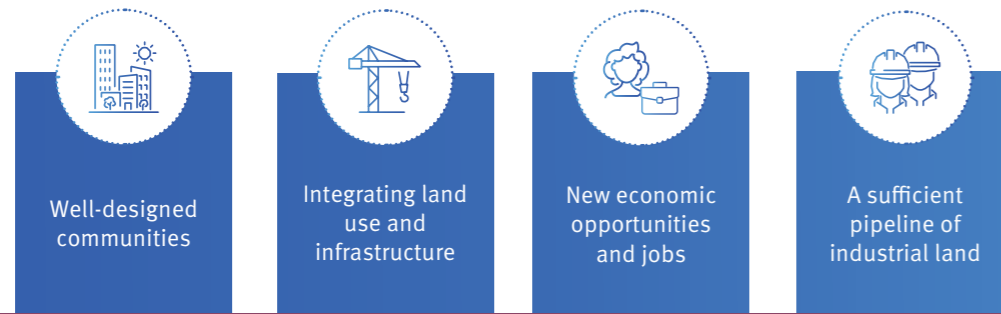
Inset 3 Southern



Outcomes and strategies

The outcomes and strategies under the Prosper theme are closely aligned with the following regional priorities:

Key regional priorities



Outcomes	Strategies
<p>Outcome 1 High-performing outward-focused economy</p> <p>SEQ responds to the transitioning economy by focusing on export-oriented and business-to-business transactions that drive productivity and growth while continuing to enhance population-serving activities that support growing communities.</p>	<ol style="list-style-type: none"> 1.1 Foster high levels of economic activity and employment in export-oriented and high-value sectors to strengthen the region’s economic relationships. 1.2 Investigate and plan for existing or potential economic relationships between RECs, regional activity centres, MEIAs, knowledge and technology precincts and other employment areas to maximise economic output and productivity in the region. 1.3 Protect and enhance major national and international gateways for SEQ including the Port of Brisbane, its airports, high-speed digital technology and the strategic road, freight and passenger transport systems. 1.4 Plan for and support continued growth in population-serving employment and traditional economic industries. 1.5 Support the shift to an innovative and knowledge-intensive region enabled by world-class digital connectivity. 1.6 Plan for and deliver sufficient land and local infrastructure to accommodate, as a minimum, the employment planning baselines (Table 3) including an adequate supply in the interim.
<p>Outcome 2 Regional Economic Clusters</p> <p>High-value and outward-facing economic opportunities and synergies within SEQ’s RECs are accelerated.</p>	<ol style="list-style-type: none"> 2.1 Recognise RECs as regionally significant agglomerations of economic activity, and: <ol style="list-style-type: none"> a. prioritise investment and service delivery within RECs. b. plan for the intensification and/or expansion of RECs consistent with their role in accommodating concentrated economic activity (Map 7 (inset 1, 2 and 3), Map 8 and Table 4). 2.2 Identify and protect core economic components within RECs (Table 4) and their enabling infrastructure from encroachment by incompatible land uses. 2.3 Facilitate synergies between core economic components within RECs.

Outcomes	Strategies
<p>Outcome 2 Regional Economic Clusters (continued)</p>	<ol style="list-style-type: none"> 2.4 Encourage First Nations business development and economic participation within RECs, including identifying and facilitating opportunities. 2.5 Invest in enabling infrastructure that support RECs including the port and airports, intermodal terminals, public transport, active transport links, freight linkages, road networks, and data and energy. 2.6 Ensure that planning frameworks provide sufficient flexibility to respond to the dynamic and evolving nature of RECs and support growth and investment in their core economic components.
<p>Outcome 3 Regional Activity Centres Network</p> <p>The RACN adapts to the demands of a transitioning economy, serves the current and future economic and social needs of the community and business, and drives productivity, collaboration and economic growth.</p>	<ol style="list-style-type: none"> 3.1 Ensure planning for centres provides flexibility to accommodate a range of major employment-generating activities in regional activity centres to: <ol style="list-style-type: none"> a. support their role and function in the broader centres network. b. support their resilience to change. c. leverage existing economic assets and infrastructure (Map 7, Table 7 and Table 8). 3.2 Plan for an increased range and mix of complementary activity, including higher residential densities, in and adjoining those centres with direct access to high frequency public transport. 3.3 Ensure development in individual centres is consistent with the RACN (Table 7 and Table 8). 3.4 Plan for and deliver improvements to centres to achieve a high-quality urban form that promotes a walkable and accessible urban environment within regional activity centres to encourage interaction and collaboration. 3.5 Identify land and infrastructure that is underutilised and where reuse can support beneficial economic, cultural and social outcomes for Traditional Owners and First Nations peoples.
<p>Outcome 4 Knowledge and technology precincts</p> <p>Knowledge and technology precincts are globally and nationally connected vibrant, collaborative places that drive innovation and creativity in the market, attract investment and enhance human capital.</p>	<ol style="list-style-type: none"> 4.1 Consolidate the growth of knowledge and technology precincts, and allow them to intensify and specialise over time (Map 7, Table 4 and Table 6). 4.2 Support the co-location of mutually supportive and value-adding activities that do not compromise the primary function of the precinct. 4.3 Ensure that knowledge and technology precincts maximise the advantage of their location, including direct access to the high frequency public transport network, to attract value-adding uses and skilled workers. 4.4 Achieve a high-quality, mixed-use urban form that promotes a walkable urban environment within knowledge and technology precincts, to encourage interaction and collaboration.

Outcomes and strategies

Outcomes	Strategies
<p>Outcome 5 Major Enterprise and Industrial Areas and other industrial areas</p> <p>Well-located industrial land is planned, delivered and protected from incompatible uses.</p> <p>MEIAs, including their supply chain networks, are planned, facilitated, and delivered using a regional approach that recognises their importance to the regional economy and to national and global trade.</p>	<p>5.1 Establish a regional industrial land framework to monitor regional industrial land supply, project industrial land demand and plan for projected regional industrial land demand in SEQ.</p> <p>5.2 Ensure development in MEIAs facilitates their role in accommodating medium and high-impact industries and other employment uses associated with, or with access to, state transport infrastructure.</p> <p>5.3 Accommodate a mix of commercial uses in MEIAs to give workers and enterprises an appropriate level of access to shops, amenities and facilities to reduce trips out of the area without compromising their role and function or encroaching on significant and established nearby industrial uses.</p> <p>5.4 Plan for new and existing MEIAs, including associated connections to freight, intermodal and supply chain networks, to ensure they can accommodate regionally or state significant agglomerations of industry and business activity and respond to projected local and regional industrial land demand.</p> <p>5.5 Protect planned and existing MEIAs, including associated transport infrastructure, from encroachment by incompatible land uses (Map 7 (inset 1, 2 and 3), Table 4 and Table 5).</p> <p>5.6 Enable the intensification and expansion of MEIAs, where appropriate, to improve their capacity and functionality, including through the delivery of supporting infrastructure.</p> <p>5.7 Plan for a local supply of suitable land for industrial uses that considers anticipated demand within the LGA, constraints of the land, surrounding land uses and proximity to essential infrastructure required to service industrial development.</p>
<p>Outcome 6 Tourism and events</p> <p>SEQ is a world-class tourism and events destination providing domestic and international visitors with diverse and sophisticated tourism experiences.</p>	<p>6.1 Build upon the region’s international brand to promote tourism opportunities that will enhance economic, environmental, social and cultural benefits.</p> <p>6.2 Plan for accessible socially, culturally and environmentally sustainable tourism and recreational activities in rural areas.</p> <p>6.3 Facilitate tourism opportunities by enhancing enabling infrastructure and services, particularly airports, maritime infrastructure (such as cruise terminals), major roads and rail, public transport, personal mobility devices and digital technology.</p>

Outcomes	Strategies
<p>Outcome 7 Special uses</p> <p>SEQ accommodates a range of special uses, including activities that are difficult to locate and that support regional needs and economic growth.</p>	<p>7.1 Protect existing special uses from encroachment by incompatible development.</p> <p>7.2 Plan for and support the establishment or relocation of special uses that emerge over time in locations identified as suitable for these purposes.</p>
<p>Outcome 8 Rural prosperity</p> <p>Rural areas leverage traditional primary industry strengths to expand, diversify and introduce value-adding activities that enhance productivity, resilience and competitiveness in domestic and global markets.</p>	<p>8.1 Support rural communities to adapt and build on their locational advantages (including knowledge and technology precincts) to continue the profitability and sustainability of existing rural industry and activities.</p> <p>8.2 Encourage the intensification or diversification of on-farm agricultural activities (such as farm gate sales, camp sites where ancillary to the rural purpose) and the introduction of new rural value-adding activities such as biotechnology.</p> <p>8.3 Encourage local government-led rural precinct planning to support rural sustainability and economic growth.</p>

Employment planning baselines

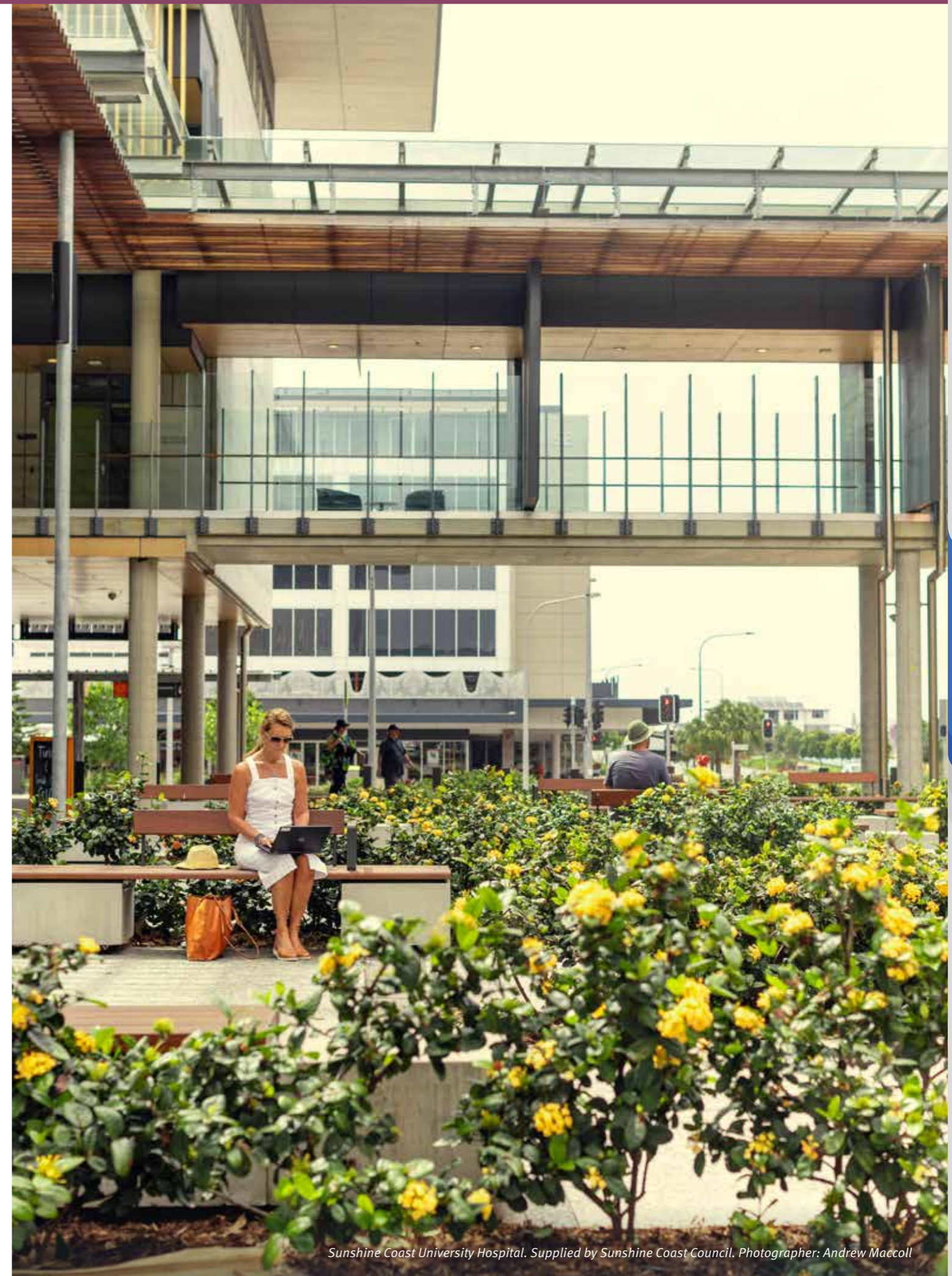
The employment planning baselines (Table 3) reflect Queensland Government projections of possible future employment growth based on available information.

These baseline figures are a minimum for the purposes of local government land use and infrastructure planning. While state and regional infrastructure providers will use these as a baseline for consistency in infrastructure planning and service delivery, local governments may seek to maximise their ability to accommodate higher rates of employment.

Table 3 – Employment planning baselines

Local government area	2020–21	2025–26	2030–31	2035–36	2040–41	2045–46
Brisbane	842,200	956,600	1,046,000	1,118,900	1,190,700	1,263,600
Gold Coast	293,500	333,400	366,400	399,800	433,300	467,300
Ipswich	80,800	97,400	110,500	123,900	138,800	153,900
Lockyer Valley	14,400	16,800	17,800	18,500	19,600	21,000
Logan	112,900	127,600	139,400	150,900	161,600	172,000
Moreton Bay	149,300	171,700	189,400	204,300	219,400	234,700
Noosa	25,200	28,400	30,300	32,500	34,900	37,300
Redland	50,200	56,300	60,200	63,900	67,900	71,900
Scenic Rim	15,800	18,200	19,700	20,800	22,000	23,300
Somerset	8,200	10,100	10,900	11,300	12,000	12,800
Sunshine Coast	147,600	166,800	181,500	197,800	215,000	232,200
Toowoomba (urban extent)	72,700	81,000	85,800	89,500	93,200	96,600
SEQ Total	1,812,800	2,064,300	2,257,900	2,432,100	2,608,400	2,786,600

Source: Queensland Treasury Regional Employment Projections, 2020–21 to 2045–46, Census employment basis



Sunshine Coast University Hospital. Supplied by Sunshine Coast Council. Photographer: Andrew Maccoll

Regional Economic Clusters

In SEQ, the greatest concentration of economic activities is within RECs.

RECs are important because they contain significant levels of high-value or trade-focused economic activity. They also support the connection of SEQ to other regions, states and countries through sophisticated supply chain relationships and a range of infrastructure networks that enable the transmission of goods, services, information and knowledge.

RECs are areas that demonstrate synergies across important economic and employment areas as they contain a concentration of significant economic activity. These areas support:

- » Significant levels of employment
- » Groupings of employment precincts, including centres, knowledge and technology precincts and/or MEIAs, where significant business-to-business activity/connections occur
- » High levels of specialisation in one or more high-value industry sectors that have an outward trade focus, including:
 - » knowledge and corporate
 - » energy and resources
 - » high-value manufacturing
 - » tourism and events
 - » creative and cultural.

RECs are also supported by significant state and/or local government commitments and have strong transport connections, either existing or committed.

To continue the ongoing growth and success of RECs, these economic agglomerations need long-term, committed policy and the prioritisation of investment that attracts businesses and skilled workers. Closer proximity to major economic-enabling infrastructure, such as key freight routes and ports, is a significant driver of growth in these clusters. Enhancing relationships between key transport infrastructure and RECs will be vital to securing a prosperous and competitive future for the region.

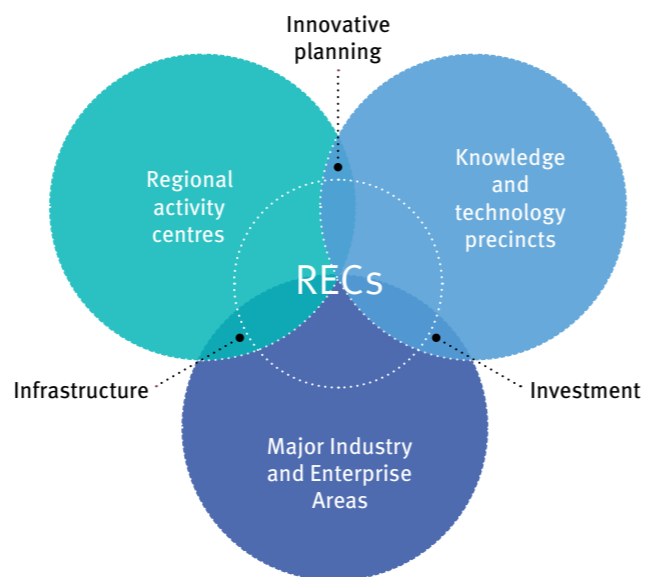
RECs differ in their scale and specialisation and each has their own context and competitive advantages. Some RECs have a stronger industrial specialisation while others have a bias towards centre activities. A core strength of RECs is that they are not uniform, they respond to local economic conditions and they build on unique competitive advantages of different communities across SEQ.

Localised planning for RECs is key to identifying the specific opportunities for each REC. This includes opportunities for improved connectivity within and to surrounding areas, for diversifying economic activity and attracting investment, and for improved protection from incompatible uses that will not support the REC.

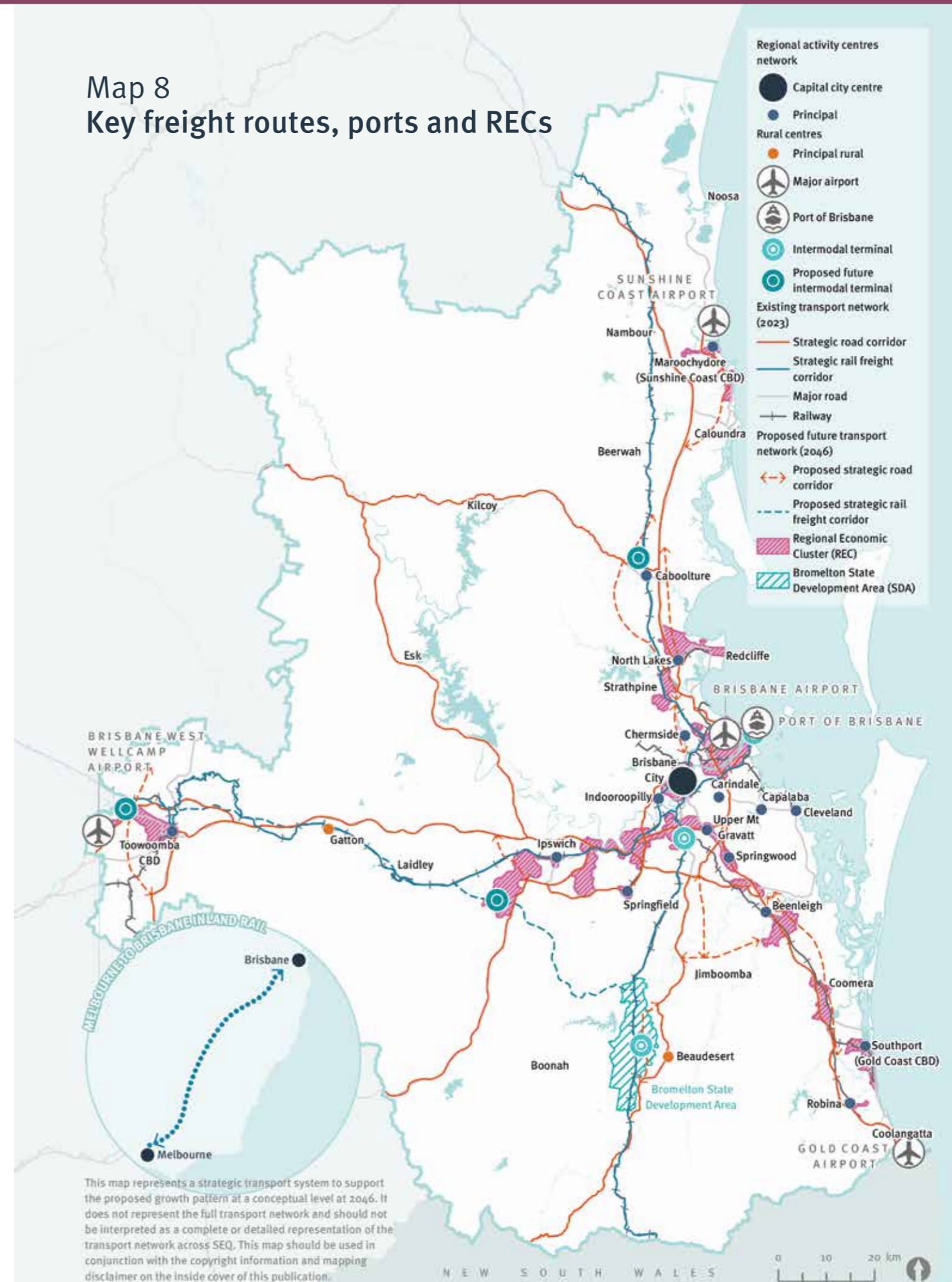
Infrastructure and service delivery must be prioritised for RECs across all levels of government. Any agency involved in service delivery can significantly influence a REC.

For some RECs, the location of a major service delivery facility, such as a hospital, is integral to their identification as a REC, and also key to their employment significance. Similarly, some RECs have emerged around infrastructure (for example, Australia TradeCoast REC, South West Industrial Corridor REC) or have been enhanced by infrastructure investment, such as North Lakes–Redcliffe REC. While infrastructure agencies, such as the Department of Transport and Main Roads (TMR), have an obvious influence over the performance of RECs, decisions such as the location of services including health and education are equally significant in the growth and development of RECs. An implementation action in SEQIS is for the Queensland Government infrastructure delivery agencies to ensure infrastructure and service delivery is prioritised in RECs in SEQ.

Industrial land of all types within RECs provides an important location for industrial uses that can contribute to, and benefit from, the significant economic activity of the broader REC including specialised jobs, supporting activities, business-to-business activity and strong transport connections. Planning for these areas must acknowledge that these areas play a unique role in the SEQ economy and are not easily replaced.



Map 8 Key freight routes, ports and RECs



This map represents a strategic transport system to support the proposed growth pattern at a conceptual level at 2046. It does not represent the full transport network and should not be interpreted as a complete or detailed representation of the transport network across SEQ. This map should be used in conjunction with the copyright information and mapping disclaimer on the inside cover of this publication.

Priority Action 3 – Strengthening Regional Economic Clusters

Stakeholders: State and local governments **Timeframe:** 2024–2025

Local governments will appropriately recognise and reflect RECs in planning schemes. The regional significance of RECs should be identified within strategic frameworks to provide highest-order recognition (along with other economic areas).

Planning schemes should also support the growth of RECs with planning responses that address the opportunities and constraints of each REC.

To support this, the Queensland Government will work with local governments on a detailed investigation of RECs across SEQ to aid understanding of:

- » Factors which have given rise and underpin the REC.
- » What drives specialisation within the REC.
- » What opportunities there are to enhance the performance of the REC by leveraging existing competitive advantages or removing impediments to the efficient operation of the REC.



Brisbane. Supplied by Queensland Museum. Photographer: Gary Cranitch

The Capital City Regional Economic Cluster

High-performing regions have a high-performing central area. The Capital City REC represents the region’s most significant concentration of employment activities fulfilling a range of capital city and higher order functions. Spatially, this important clustering of economic activity is generally within about the first five kilometres of the Brisbane CBD.

The Capital City REC contains the largest agglomeration of knowledge-intensive industries such as education, health, professional services and scientific and technical services in Queensland. Its world-renowned research and health institutions include the Royal Brisbane and Women’s Hospital, Princess Alexandra Hospital, Translational Research Institute, Boggo Road Ecosciences Precinct, Mater Hospital, Queensland Children’s Hospital, and campuses of the University of Queensland, Griffith University and Queensland University of Technology.

This REC provides important opportunities for innovation, the sharing of knowledge and ideas, scope for more specialised labour markets and a growing inner-city population. This contributes to greater efficiencies and effectiveness in the use of scarce resources such as land, infrastructure and capital, which ultimately helps to drive productivity and create jobs for SEQ.

Despite recent trends towards working from home, the Capital City REC has experienced a resurgence following the COVID-19 pandemic. Changes in how people work in the office are triggering movement within the office market prompting higher levels of absorption than expected.

Moving towards 2046, the economic and social importance of the Capital City REC will continue to be nationally and globally significant. This is supported by several city centre or inner-city planning projects delivered by Brisbane City Council and state agencies (including statutory authorities) that directly relate to the capital city centre as well as special consideration in city-wide strategies.

The catalytic nature of Brisbane 2032 will accelerate the transformation of Brisbane’s inner-city through strategic precinct corridors such as the River Reach Corridor, City Peninsula Corridor and Housing and Lifestyle Arc, as well as new PDAs including the Woolloongabba PDA. The renewal within the Woolloongabba PDA represents the most significant opportunity since the re-development of South Bank to achieve the large-scale transformation of an existing urban precinct and leave an intergenerational lifestyle and economic legacy for Queenslanders. Over the next 20 years, the PDA will transform Woolloongabba as the southern gateway to Brisbane’s city centre and create interconnected neighbourhoods close to high frequency public transport, jobs, services, shopping, entertainment, leisure, dining opportunities, and diverse living options, including affordable, social and accessible housing.

The Queens Wharf Brisbane Integrated Resort Development will further elevate Brisbane as a tourism, leisure and entertainment destination ahead of Brisbane 2032. This development will revitalise this precinct, create thousands of jobs, provide improved facilities for everyday use and host public events to showcase Brisbane to locals, interstate and international visitors.

Key infrastructure projects are also supporting the Capital City REC. Cross River Rail will enable greater economic growth of the Capital City REC and improve network reliability.

It will be complemented by Brisbane Metro which will provide additional accessibility to, and circulation within, the Capital City REC, particularly between research and health institutions and the CBD.









The Kangaroo Point Green Bridge will provide an active transport connection from Kangaroo Point to the Brisbane CBD to reduce congestion, create safer pedestrian connections and provide healthier commuting alternatives.





Without Cross River Rail and other enabling infrastructure, including the Brisbane Metro and Kangaroo Point Green Bridge, the concentration of employment is likely to become constrained, hampering high-value jobs growth and limiting economic productivity.

















Additional river crossings, particularly for active and public transport, and more direct and frequent linkages between research and health institutions and the CBD, are further examples of enabling infrastructure that will be required over time to improve the region’s economic performance.

Core components of Regional Economic Clusters

Table 4 – Regional Economic Clusters and core components

Regional Economic Cluster	Core Components	
<p>The RECs show groupings of economic activities and are graphically shown on Map 7 (inset 1, 2 and 3) and Map 8 and in the sub-regional directions. It is not intended that all land (for example, residential land) within these areas will be used for employment and economic purposes. The desired development outcomes within each area will require further detailed and integrated land use, infrastructure and economic development planning.</p>		
Capital City	 <p>Knowledge and technology precincts</p> <p>Auchenflower K1 Wesley Hospital</p> <p>Dutton Park/Buranda K2 Ecosciences Precinct Princess Alexandra Hospital</p> <p>Gardens Point K3 Queensland University of Technology, Gardens Point campus</p> <p>Herston K4 Royal Brisbane and Women’s Hospital The University of Queensland, Herston campus</p> <p>Kelvin Grove K5 Queensland University of Technology, Kelvin Grove campus</p> <p>St Lucia K6 The University of Queensland, St Lucia campus</p>	 <p>South Brisbane K7 Queensland Children’s Hospital Griffith University South Bank campus Mater Private Hospital Brisbane Queensland Cultural Precinct South Bank Institute of Technology Brisbane Convention and Exhibition Centre</p>  <p>Regional activity centres Capital city centre Toowong</p>  <p>Economic-enabling infrastructure Radial heavy rail network (Cross River Rail) Busway and improved inner-city distribution to complement Cross River Rail, including the Brisbane Metro pedestrian and cycle network and green bridges</p>
Australia TradeCoast	 <p>Knowledge and technology precincts</p> <p>Australia TradeCoast K8 Queensland University of Technology Da Vinci Precinct Aviation Australia</p>  <p>Major Enterprise and Industrial Areas Eagle Farm M1 Geebung M2 Hemmant M3 Lytton M4 Murarrie/Colmslie M5</p>	 <p>Nudgee/Banyo M6 Pinkenba/Bulwer Island M7 Virginia/Northgate M8</p>  <p>Economic-enabling infrastructure Port of Brisbane Brisbane Airport Brisbane Intermodal Terminal Heavy rail network Port of Brisbane Motorway Gateway Motorway</p>

Regional Economic Cluster	Core Components	
South West Industrial Corridor	 <p>Knowledge and technology precincts</p> <p>Nathan/Coopers Plains K9 Griffith University, Nathan and Mount Gravatt campuses Forensic and Scientific Services campus Health and Food Sciences Precinct, Coopers Plains Queen Elizabeth II Jubilee Hospital</p>  <p>Major Enterprise and Industrial Areas Archerfield M9 Acacia Ridge M10 Bundamba/Riverview M11 Carole Park M12 Coopers Plains M13 Rocklea/Brisbane Markets M14 New Chum M15 Redbank M16</p>	 <p>Richlands M17 Salisbury M18 Sumner/Darra M19 Swanbank M20 Wacol M21 Willawong M22</p>  <p>Regional activity centre Goodna</p>  <p>Economic-enabling infrastructure Acacia Ridge Intermodal Terminal Archerfield Airport Ipswich Motorway Heavy rail network Warrego Highway Cunningham Highway Logan Motorway</p>
Pacific Motorway	 <p>Knowledge and technology precincts</p> <p>Eight Mile Plains K10 Brisbane Technology Park</p>  <p>Regional activity centres Upper Mount Gravatt Springwood</p>	 <p>Economic-enabling infrastructure Pacific Motorway South East Busway</p> <p>Also incorporates the Underwood – Slacks Creek Industrial Corridor</p>
Strathpine–Brendale–Petrie	 <p>Knowledge and technology precinct</p> <p>Petrie K11 University of Sunshine Coast Moreton Bay campus</p>  <p>Major Enterprise and Industrial Area Brendale M23</p>	 <p>Regional activity centre Strathpine</p>  <p>Economic-enabling infrastructure Direct arterial access to Gateway Motorway Direct arterial access to Bruce Highway Heavy rail network</p>
Yatala–Stapylton–Beenleigh	 <p>Major Enterprise and Industrial Area Yatala/Stapylton M24</p>  <p>Regional activity centre Beenleigh</p>	 <p>Economic-enabling infrastructure Pacific Motorway</p>
North Lakes–Redcliffe	 <p>Knowledge and technology precinct</p> <p>Redcliffe (Health) K27 Redcliffe Hospital Peninsula Private Hospital Redcliffe Hospital Private Practice Clinic</p>  <p>Major Enterprise and Industrial Area Narangba M25</p>  <p>Regional activity centres North Lakes Redcliffe</p>	 <p>Economic-enabling infrastructure Bruce Highway Heavy rail network Also incorporates the North Lakes Industrial Park</p>

Regional Economic Cluster	Core Components	
Southport–Broadbeach	 <p>Knowledge and technology precinct Southport K12 Griffith University, Gold Coast campus Gold Coast University Hospital Queensland Academy for Health Sciences Gold Coast Private Hospital</p>	 <p>Regional activity centres Southport Broadbeach Surfers Paradise Bundall</p>  <p>Economic-enabling infrastructure Light rail Heavy rail network</p>
Robina–Varsity Lakes	 <p>Knowledge and technology precinct Robina/Varsity Lakes K13 Robina Hospital Bond University</p>  <p>Regional activity centre Robina</p>	 <p>Economic-enabling infrastructure Heavy rail network Pacific Motorway</p>
Southern Gateway	 <p>Knowledge and technology precinct Coolangatta K14 John Flynn Private Hospital Southern Cross University, Gold Coast campus</p>	 <p>Regional activity centre Coolangatta</p>  <p>Economic-enabling infrastructure Gold Coast Airport Pacific Motorway Extension of Light Rail from Broadbeach to Coolangatta</p>
Western Gateway	 <p>Knowledge and technology precinct Toowoomba K15 University of Southern Queensland, Toowoomba campus Toowoomba Hospital St Vincent’s Private Hospital St Andrew’s Private Hospital Toowoomba TAFE</p>  <p>Major Enterprise and Industrial Area Charlton/Wellcamp M26</p>	 <p>Regional activity centre Toowoomba</p>  <p>Economic-enabling infrastructure Toowoomba Wellcamp Airport Potential future Intermodal Facility Heavy rail network Toowoomba Bypass Gore Highway Warrego Highway New England Highway</p>
Springfield	 <p>Knowledge and technology precinct Springfield K16 University of Southern Queensland, Springfield campus Mater Private Hospital, Springfield BioPark Australia</p>  <p>Regional activity centre Springfield</p>	 <p>Economic-enabling infrastructure Heavy rail network Centenary Highway Logan Motorway</p>

Regional Economic Cluster	Core Components	
Ipswich	 <p>Knowledge and technology precinct Ipswich K17 University of Southern Queensland, Ipswich campus Ipswich Hospital St Andrews Ipswich Private Hospital</p>  <p>Major Enterprise and Industrial Area Amberley M27 Wulkuraka/Karrabin M28 Ebenezer M29</p>	 <p>Regional activity centre Ipswich</p>  <p>Economic-enabling infrastructure Heavy rail network Warrego Highway Cunningham Highway RAAF Base Amberley</p>
Northern Gateway	 <p>Major Enterprise and Industrial Area Kunda Park M30</p>  <p>Regional activity centre Maroochydore (Sunshine Coast CBD)</p>	 <p>Economic-enabling infrastructure Sunshine Coast Airport Sunshine Motorway Maroochydore Road Direct Sunshine Coast Rail Line Sunshine Coast Public Transport project</p>
Kawana	 <p>Knowledge and technology precinct Kawana Waters K18 Sunshine Coast University Hospital</p>  <p>Regional activity centre Kawana</p>	 <p>Economic-enabling infrastructure Nicklin Way Kawana Way Direct Sunshine Coast Rail Line Sunshine Coast Public Transport project</p>
Meadowbrook –Loganholme	 <p>Knowledge and technology precinct Meadowbrook K19 Logan Hospital Griffith University, Logan campus Loganlea TAFE</p>	 <p>Regional activity centre Logan Hyperdome</p>  <p>Economic-enabling infrastructure Logan Motorway Pacific Motorway</p>
Helensvale–Coomera	 <p>Knowledge and technology precinct Coomera K22 (mixed) Coomera Hospital Coomera TAFE Village Roadshow Studios</p>  <p>Regional activity centres Helensvale Coomera</p>	 <p>Economic-enabling infrastructure Pacific Motorway Coomera Connector Heavy rail network</p>

Map 9 Regional priorities for industrial land



This map should be used in conjunction with the copyright information and mapping disclaimer on the inside cover of this publication.

NEW SOUTH WALES



Regional industrial land framework

The SEQ economy operates as a single economic system and therefore, planning for industrial land in SEQ must respond with a regional approach. Industrial land is critical to achieving many of the region's goals relating to job creation, economic growth and innovation. It supports a range of industries and uses including freight, transport, manufacturing, and waste and the circular economy, as well as major transport projects such as inland rail and intermodal terminals.

Local governments remain responsible for local planning for all types of industrial land required to meet the demands of their LGA.

In addition to industrial land planning at the local government level, ShapingSEQ 2023 establishes a strategic approach to regional industrial land planning. This represents the next evolution in industrial land planning in response to the projected exhaustion of industrial land in Brisbane. As the region grows, current projections show the future supply of industrial land in the Brisbane LGA becoming exhausted within the life of the plan – as soon as 10-15 years. These are circumstances where local industrial land planning alone cannot address the issues or make the most of the opportunities presented at the regional scale.

Excess demand out of Brisbane by 2046 is estimated to range from 500 hectares up to greater than 1500 hectares. The freight and logistics network of SEQ sees this excess demand look for well-located land to the south and west of Brisbane in response to significant freight volumes originating from or being destined for southern states. This indicates that the local government areas of Gold Coast, Ipswich and Logan are likely to play key roles in meeting future industrial land demand diverted from Brisbane. Priority responses may include:

- » Identification of additional industrial land within northern Gold Coast
- » Infrastructure investment within Logan to provide improved freight accessibility to Park Ridge MEIA and Crestmead/Berrinba MEIA
- » Investigation of potential additional industrial land in Logan within the South Logan PFGA
- » Infrastructure investment within Ipswich LGA to service industrial land located at Ebenezer.

In addition, industry requires suitable industrial land in each local government area to meet unique place-based or industry specific needs.

There is significant demand for industrial land uses other than the large distribution centres typically located in, or as close as possible to, Brisbane. There is also demand for industrial land in locations other than along established road freight corridors from Brisbane into southern states. Recycling Enterprise Precincts (REPs), which are described in the following section, are examples of these overlapping place-based or industry specific needs. Local governments must plan for a local supply of suitable land for industrial uses that considers anticipated demand within the LGA.

A variety of factors including the market and infrastructure will determine how this regional demand is accommodated. While some businesses will prefer to locate in a particular area for reasons such as supply chain, workforce origin, branding, or other factors, infrastructure servicing is also an issue that needs a coordinated approach across state and local governments.

A regional industrial land framework will analyse industrial land supply, consider future demand, and establish a response to the regional challenges of industrial land supply in SEQ.

Major Enterprise and Industrial Areas

MEIAs continue to represent major anchors for SEQ's industrial activities, activities that do not recognise LGA boundaries. The presence of industrial activity that operates across SEQ highlights the importance of a regional approach to industrial land planning.

Each MEIA fulfils different roles and functions depending on its location and accessibility. The role and function of individual MEIAs have and will continue to evolve as SEQ develops.

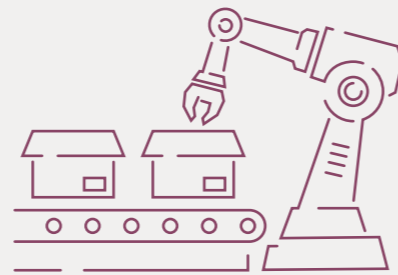
MEIAs accommodate medium and high-impact industries and other employment uses associated with, or with access to, state transport infrastructure. These areas are major drivers of economic growth.

They are either significant in size or have the potential to expand to provide for industry and business activity clusters of regional and state significance.

Within SEQ, 30 MEIAs have a role and function as part of the REC in which they are located. In addition, there are 11 MEIAs not located within RECs and have their own role and function within the region (Table 5).

Table 5 – Individual Major Enterprise and Industrial Areas

Individual MEIAs (not located within RECs)	
Morayfield/Burpengary M31	Yandina East M37
Caloundra M32	Bromelton State Development Area (SDA) M38
Crestmead/Berrinba M33	Heathwood/Larapinta M39
Gatton M34	Park Ridge M40
Elimbah East M35	North Maclean M41
Coolum M36	



The specific locational requirements for MEIAs – near existing or planned freight and supply chain networks, including intermodal terminals, where they can accommodate regionally or state-significant agglomerations of industry and business activity – make identifying new areas difficult.

The overarching principle of the strategies in ShapingSEQ 2023 is to protect the land within existing MEIAs for a range of industrial-related uses, with a focus on medium-high-impact industrial uses. Their operation into the future must be protected from encroachment by incompatible uses. Furthermore, no land within any MEIAs should be converted to

residential uses other than those uses that facilitate the operation of the MEIA (for example, caretaker's residence or workers' quarters). Local planning should enable the intensification and expansion of MEIAs so they can fulfil their ultimate role in the regional economy. Development within MEIAs must be consistent with their regional role and function.

Priority Action 4 – Establish a regional industrial land framework

Stakeholders: State and local governments **Timeframe:** 2024–2025

In partnership with local government, the Queensland Government will establish a regional industrial land framework to monitor industrial land supply, project industrial land demand and

respond to projected regional industrial land demand in SEQ. This framework will consider industrial land at a regional scale, which will complement local industrial land planning.



Industrial land for Recycling Enterprise Precincts

Some of SEQs industrial areas will contribute to specific priorities for the region such as REPs. The development and operation of a REP provides opportunities for sustainable economic development based on the use and reuse of materials that would otherwise be discarded in landfill. The co-location of complementary industry activities can develop places that contribute to a circular economy.

The identification of likely locations for REPs is underpinned by an examination of economic, social, environmental and amenity impact and the efficiency of land and infrastructure use. The objectives of the location of these precincts focus on economic development opportunities, the co-location of industries, maximising sustainability outcomes, minimising environmental impacts, creating quality industrial places and developing quality infrastructure.

The Queensland Recycling Enterprise Precinct Location Strategy (2022) identifies two types of precincts, namely:



Prepare precincts: consolidation locations for waste that can be recycled or transformed. These precincts can leverage existing waste and resource recovery centres.



Transform precincts: large-scale locations where waste is recycled or transformed. These would need to be specialised locations with adequate buffering from other urban uses.

The development of REPs is likely to occur through actions of local governments, industry and the Queensland Government and while the location of REPs relies on the availability of suitably zoned land, other factors will determine appropriate locations and timing of future development. Port of Brisbane, Bromelton and Toowoomba are indicative sites that have been identified based on analysis of opportunities and will progress as the market takes up those opportunities. Further sites for future investigation have been identified at Caloundra, Willowbank and Stapylton.

Knowledge and technology precincts



Knowledge and technology precincts are areas that contain a core high-level health, education, research or similar facility that provides opportunities for complementary and supporting activities, and for the development of these activities to intensify over time.

Within SEQ, there are 19 knowledge and technology precincts (Table 6) that have a role and function as part of the REC in which they are located. In addition, six knowledge and technology precincts are not located within RECs and have their own role and function within the region.

Table 6 – Individual knowledge and technology precincts

Precinct (sectors)	Core health, education or cultural facility	Key components or associated facilities
Chermside K20 (health and education)	Prince Charles Hospital	Medical Engineering Research Facility (MERF)
Pinjarra Hills K21 (technology and mining)	Queensland Centre for Advanced Technologies (QCAT) Mining3 Solar Biofuels Research Centre	
Gatton K23 (animal sciences)	The University of Queensland, Gatton campus	Queensland Animal Science Precinct (QASP) Gatton Smart Farm (horticulture)
Sippy Downs K24 (education and technology)	University of Sunshine Coast, Sippy Downs campus	Innovation Centre Sunshine Coast
Cleveland K25 (health and research)	Redlands Research Station Redlands Hospital Mater Private Hospital Redland	National Export and Market Access Centre for Horticulture (NEMACH) QUT H2 Xport Pilot Facility
Caboolture K26 (health)	Caboolture Hospital Caboolture Private Hospital	

Regional Activity Centres Network

The well-established RACN includes regionally significant centres that are highly accessible and contain concentrated business, services and facilities for employment, research and education, as well as higher-density residential development (Table 7 and Table 8).

A clear centres network that is flexible to change is important to the overall resilience of the SEQ economy. The future of SEQ's RACN will be influenced heavily by a centre's ability to pivot towards

providing experiences as well as traditional retail and its ability to diversify land use by increasingly accommodating more commercial office, health, community, entertainment and education uses.

Planning for an increased range and mix of economic activities within centres is important to ensure these areas can adapt and succeed into the future. This must be supported by high levels of amenity, infrastructure provision, and improvements to active and

public transport connectivity in and around centres. These centres provide important anchors across the region for new jobs and well-located homes.

To better understand the performance of the region's centres, and plan for their growth, ongoing monitoring of the higher-order centres will be implemented. This information will be used as an evidence base to inform future policy decisions.

Table 7 – Regional activity centres

Centre	Areas			
Capital City Centre	Brisbane CBD and surrounding frame			
Principal Regional Activity Centre	Beenleigh	Cleveland	Robina	Toowoomba CBD
	Caboolture/Morayfield	Indooroopilly	Southport (Gold Coast CBD)	Upper Mount Gravatt
	Capalaba	Ipswich	Springfield	
	Carindale	Maroochydore (Sunshine Coast CBD)	Springwood	
	Chermside	North Lakes		
Major Regional Activity Centre	Beerwah	Coomera	Mitchelton	Strathpine
	Broadbeach	Flagstone	Nambour	Surfers Paradise
	Browns Plains	Goodna	Nerang	Toombul/Nundah
	Bundall	Helensvale	Noosa	Toowong
	Caloundra	Kawana	Redcliffe	Wynnum Central
	Caloundra South	Logan Central	Ripley	Yarrabilba
	Coolangatta	Logan Hyperdome	Sippy Downs	
Principal rural activity centre	Beaudesert	Gatton		
Major rural activity centre	Boonah	Fernvale	Kilcoy	
	Esk	Jimboomba	Laidley	

Table 8 – Regional activity centre type

Centre	Areas
Capital City Centre	SEQ's capital city centre includes the Brisbane CBD and its surrounding frame.
	The area is the civic, social, cultural, economic, historic and administrative hub of Queensland, the region's primary centre of economic activity, and the driver of national and global competitiveness. It supports a large in-centre residential population due to its high levels of amenity, services and vibrant day and night-time economy.
	The centre has a critical outward-facing role in attracting global businesses and institutions to the region.
	It accommodates cultural, entertainment, health and education facilities of national and international significance.
	The centre will continue to be a primary location for creative, knowledge-intensive and highly skilled enterprises, and provide critical economic, social and First Nations connections to the growing Asia-Pacific economy.
Principal Regional Activity Centres	The centre's surrounding frame includes Fortitude Valley, South Brisbane, Spring Hill, Newstead-Bowen Hills, Paddington-Milton and Woollongabba.
	This area supports large residential communities and clusters of knowledge and corporate, energy and resources, tourism and entertainment, health and creative and cultural activities.
	Increasingly, growth and commercial expansion into the frame area will play an important support role to the CBD.
	The capital city centre will continue to generate and attract a large number of daily transport trips and remain the focus of the region's public transport system.
	Outside the capital city centre, PRACs are key focal points for employment and services. These centres provide a secondary administrative function to the capital city, accommodating government offices and service centres of regional significance.
Major Regional Activity Centres	To compete in a competitive global market, these centres support economically significant areas that specialise in outward-focused sectors and services, such as professional, health, education, cultural and recreational services.
	They serve as both creative and knowledge hubs while giving their workforce and resident catchments access to high-order retail and hospitality functions, and cultural and entertainment facilities.
	As major trip generators, these centres usually have existing or planned, dedicated public transport, such as rail, bus or light rail, and comprise key nodes in the regional public transport system.
Major Regional Activity Centres	These centres are focal points for sub-regional employment and the delivery of sub-regional services. They provide a third-tier administrative function to the capital city centre, accommodating government branch offices or service centres of sub-regional significance.
	They also contain major concentrations of business and related activities, cultural and entertainment facilities, and support comparison and convenience retail uses that meet the needs of their sub-regional catchments.
	As well as their traditional service roles, growth and commercial development increasingly support creative and knowledge-intensive businesses to meet the demands of a changing economy.
Major Regional Activity Centres	These centres are usually located around key suburban or interurban public transport stations and provide frequent public transport services to link the centre to surrounding communities.

Centre	Areas
Principal rural activity centres	These centres are important service and community hubs in rural areas. They support a sub-regional rural catchment and contain concentrated rural services, as well as commercial, retail, government and community activities. These centres have excellent road connections and basic public transport links.
Major rural activity centres	These centres are rural towns that provide more than one function to their surrounding rural catchments. They provide concentrated retail, commercial, community and some government services. They have excellent road connections and potentially, public transport services.

Priority Action 5 – Regional activity centres

Stakeholders: State and local governments **Timeframe:** 2024–2025

The Queensland Government will work with local governments to develop agreed principles and boundaries for what constitutes the area of a regional activity centre. This will inform an update to regional activity centres, including geographic boundaries as necessary.

Using the agreed boundaries, key measures for centres will be identified, and used for the ongoing monitoring of regional activity centres. This information will be used as an evidence base to inform future policy decisions and put in place actions to address where centres are underperforming or alternately actions to facilitate more floor space, mixed uses, jobs and residential development where capacity exists in these areas.



HOTA Gallery. Supplied by City of Gold Coast

Special uses

ShapingSEQ 2023 acknowledges several special uses within the region that must be protected from encroachment.

Special uses typically have specific locational requirements and fulfil a special purpose important to the regional economy. Frequently, these uses need to be located away from sensitive land uses or are more naturally suited to being located in rural areas (for example, raceways and defence facilities). They are:

- a. Ace Waste facility at Willawong, which is a regionally significant medical and industrial waste disposal facility.
- b. Lakeside Park motorsport precinct at Kurwongbah that supports recreational activities, which are otherwise difficult to locate.
- c. Greenbank Training Area, which is used as a live-fire training facility and is critical to the operational training of the Australian Defence Force.
- d. Gallipoli Barracks in Enoggera, which is the largest Australian Army base in SEQ. This facility includes on-base accommodation, operational and training activities.
- e. Helidon Hazardous Industry Precinct contains the Helidon Explosives Reserve, which is one of only two explosives reserves within Queensland.
- f. Ipswich Motorsport Precinct at Willowbank is a regionally, state and nationally significant motorsport and outdoor recreational facility that hosts a range of national and international events.
- g. RAAF Base Amberley is the Royal Australian Air Force's largest airbase and a significant and growing employer that provides economic benefits to the regional and state economies.
- h. Kokoda Barracks (Land Warfare Centre) located in Canungra is an important training and operational readiness facility for defence force personnel.
- i. Borallon Training and Correctional Centre, Southern Queensland Correctional Centre, Arthur Gorrie Correctional Centre, Brisbane Correctional Centre, Brisbane Women's Correctional Centre, Wolston Correctional Centre, Woodford Correctional Centre and the Locker Valley Correctional Centre (currently under construction) provide high security correctional facilities in the region.

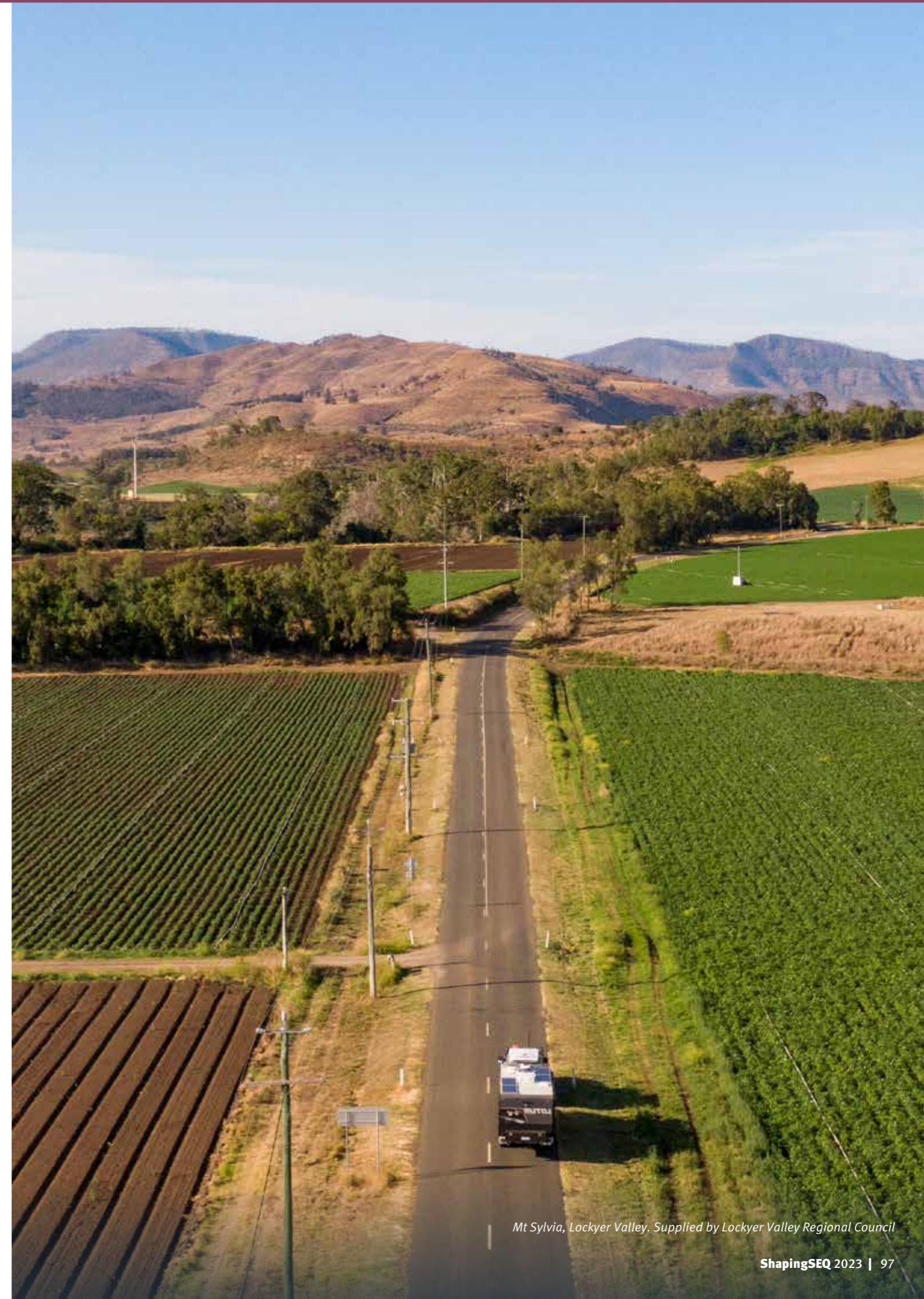
Rural Enterprise Precincts

Rural Enterprise Precincts are designated rural areas planned by local government in collaboration with the Queensland Government and the community. These precincts serve as a crucial tool in the RLRPA and are endorsed and designated by the Minister for Planning. Their purpose is to foster sustainable growth in rural economies, and safeguard natural resources, including agriculture, water, energy generation and extractive resources.

Rural Enterprise Precincts are to be used to facilitate development that complements or benefits rural and regional landscape values through simpler approval processes and/or modified subdivision limits (compared to other development in the RLRPA where the SEQ regulatory provisions apply). This is intended to encourage targeted investment and provide economic and environmental benefits from clustering similar or compatible

land uses. However, these Rural Enterprise Precincts are not to be used to facilitate rural residential development. The aim is to attract targeted investment, generate economic and environmental benefits, and encourage the clustering of similar or compatible land uses.

For further information on Rural Enterprise Precincts, refer to the ShapingSEQ 2023 Rural Precinct Guideline.



Mt Sylvia, Lockyer Valley. Supplied by Lockyer Valley Regional Council