

CHAPTER

2

REGIONAL PRIORITIES

To ensure the strategic intent of this plan is upheld effectively through its implementation, 10 regional priorities have been identified.

Regional priorities

ShapingSEQ 2023 sets a clear direction for these regional priorities through the outcomes and strategies (**Chapter 3, Part A: Outcomes and strategies**) and sub-regional directions (**Chapter 3, Part C: Sub-regional directions**).

Priority actions (**Chapter 3, Part A: Outcomes and strategies**) have also been identified and linked to an implementation assurance framework (**Chapter 4: Delivery**) to drive meaningful change.

- 1 A sustainable growth pattern 
- 2 More homes, faster – supply, diversity and affordability 
- 3 More social and affordable homes 
- 4 Well-designed communities 
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- 9 Regional approach to natural hazards 
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A sustainable growth pattern



ShapingSEQ 2023 continues to drive efficient use of land by encouraging growth within existing urban areas, where land is more readily able to be serviced and accessed.

The plan provides targeted strategies and interventions to support efficient use of land and enable more sustainable and affordable communities by facilitating growth in locations with high accessibility to employment, services, natural areas and amenity.

Given the affordable living benefits of providing homes close to jobs and services, local planning must proactively seek opportunities for residential growth in and around centres and quality public transport, informed by detailed assessments of development capacity. This does not mean density everywhere but it does mean protecting the environment and maximising investment in services and infrastructure by focusing on building up and in.

Expansion of the Urban Footprint, as and when required, is supported in areas where land is deemed to be appropriate for urban development and can be efficiently developed and serviced. Where this requires integrated land use and infrastructure planning to occur before they are ‘turned on’ for development, the land has been included in the Urban Footprint with a SEQ development area designation. A SEQ development area is a regulatory tool to assist with the sequencing of development and prevents development from occurring until such time that appropriate structure planning has been completed.

Potential Future Growth Areas (PFGAs) are another sequencing tool under this plan and include areas that are identified for potential future expansion, that may or may not be needed to accommodate longer-term urban growth, but that are not required to meet the dwelling supply targets or employment planning baselines nominated within ShapingSEQ 2023.

SEQ’s green and blue spaces, including parks, rivers, green open spaces and regional landscapes, are a vital part of the region and of the SEQ growth pattern. IUBs remain an important designation within ShapingSEQ 2023 and are of strategic and regional significance to help protect some of these important open spaces, support subregional lifestyles and enhance amenity and landscape values.

More homes, faster – supply, diversity and affordability



Every SEQ resident should have access to a safe, secure and affordable home that meets their needs and enables participation in the social and economic life of this prosperous state. SEQ’s expected growth to almost six million people over the next 25 years, will require the delivery of almost 900,000 new, well-located homes.

Housing supply is a regional priority for SEQ and this aligns with the 2022 Queensland Housing Summit and National Housing Accord and the subsequent National Cabinet target to build 1.2 million, new well-located homes over five years from July 2024. ShapingSEQ 2023 responds to this national challenge in a place-based context for SEQ, by planning to unlock more homes in well-located places, providing greater housing choice (typology and tenure) that protects our liveability but creates a fairer opportunity for those wanting to live in SEQ. The time to do this is now so that SEQ does not miss the opportunity to ensure ‘how’ we grow to meet the needs of the community. By responding to the national requirements, SEQ will be in a strong position to receive a fair share of funding for the critical services and infrastructure needed to accommodate this growth.

The integrated land use and infrastructure planning underpinning ShapingSEQ and SEQIS provides the evidence base needed to secure funding for the right infrastructure in the right locations and at the right time as SEQ grows.

Planning requirements must enable logical growth that provides fairer opportunities for people to access the homes they need. Increased diversity in the types of housing delivered across the region is critical to increasing overall supply but also to improving affordability. This must include a strong focus on good design that is responsive to the needs of the communities and the subtropical and warmer environment of SEQ and adopts more innovative design, materials and sustainable construction techniques.

Providing greater choice and more affordable homes in a sustainable way inevitably means greater density.

Gently increasing the number of homes such as duplexes, freehold terraces, row houses, and low-rise units within existing urban areas and close to existing services like transport, education and shops, creates more choice as to how and where people live.

This means that future and current SEQ residents who are experiencing housing stress have a better chance of ‘rightsizing’ and finding a suitable home to meet their household needs. It means opportunities for key workers to live near where they work, first home-buyers to enter the market, increased ability for retirees to downsize but stay in their neighbourhood, and more opportunity and investment in both new and established communities.

Without a plan that takes a regional view of how to manage growth, there is a risk of entrenching place-driven disadvantage in SEQ, not just for vulnerable people but also for the growing cohort of middle-income workers. This has the potential to drive the community apart, as seen elsewhere in the world.

More social and affordable homes



Increasing the amount of social housing and affordable housing across the region is critical to the future prosperity of SEQ. ShapingSEQ 2023 has an important role to play in driving joint accountability at all levels of government and industry through the articulation of targets coupled with the Queensland Government’s substantial investment in social housing and affordable housing.

In SEQ, affordability has been declining for some time, evidenced by low rental vacancies, increasing rents and booming dwelling prices. This decline in affordability has constrained the ability of skilled workers on average wages to service mortgage and rental payments. This fall in affordability across SEQ is likely to result in a significant number of essential workers and those on median wages having to live further away from where they work. Vulnerable cohorts need to be prioritised and ShapingSEQ 2023 includes a 20 per cent social

housing and affordable housing target to help deliver more homes for people on low and moderate incomes – including a growing cohort of key workers – who are critical to the broader prosperity and diversity of SEQ.

To improve commerciality of social housing and affordable housing developments proposed in well-located areas, and to significantly reduce the price of the homes for the buyer or renter, reduced car parking and prioritisation of car share services will be supported.

Social housing and affordable housing must be well-designed and well-located close to jobs, services and infrastructure. A failure to deliver sufficient social housing and affordable housing not only impacts those households experiencing housing stress or homelessness but also the broader community through flow-on impacts across the housing market.



Well-designed communities



Communities across Australia, including SEQ, are willing to embrace growth and greater urban density if the area has good access to public transport, quality urban design, plenty of green open space as well as walking and cycling options.

Well-designed communities are essential to maintaining and improving the region's quality of life while accommodating the growth that is projected for SEQ. It is about designing solutions to the challenges and opportunities facing the region with a long-term perspective that avoids creating new challenges or unintended consequences and builds resilience and sustainability. This means well-designed communities at all scales. At the neighbourhood scale, this includes

the ease at which people move around, access to quality greenspace or how energy, stormwater and ecology are managed. At the built-form scale, this includes climate-responsive design for both subtropical and temperate climate zones of the region that can improve the natural cooling of buildings and urban areas.

Quality design that has a distinctly Queensland style and maintains a cost-conscious approach will be

a determining factor in achieving the vision for SEQ. It considers and cares for the environment and Country and contributes to social cohesion, physical and mental health, economic growth and more. It overlays every part of the plan in a meaningful and tangible way, requiring positive collaboration from all stakeholders.

Integrating land use and infrastructure



Improved coordination of land use planning and infrastructure planning will ensure the needs of SEQ's changing and growing population can be met. ShapingSEQ 2023 and SEQIS provide clear infrastructure investment priorities for SEQ that support the economic and social priorities of the region and drive how all levels of government allocate capital spending.

Major infrastructure investments generate significant benefits for communities. In particular, significant transport infrastructure is vital in facilitating growth as envisioned in ShapingSEQ 2023.

Integrating land use and infrastructure allows for the delivery of additional and more diverse homes and jobs, facilitating higher

densities and adopting appropriate design principles to create places and neighbourhoods that improve amenity.

Brisbane 2032 also presents a significant opportunity for increased interest and investment in Queensland. Precincts supported by Brisbane 2032 infrastructure will enable economic growth and

greater diversity and densification of housing, including more social and affordable homes.



Spinnaker Park, Newport. Photographer: Tara Williams



Gold Coast. Supplied by City of Gold Coast

New economic opportunities and jobs



The population growth projected for SEQ brings with it a significant opportunity for jobs growth during the life of the plan.

A balanced approach to how land is prioritised for both residential and employment uses is essential. While trade-offs between competing demands for land are inevitable, the most regionally important employment opportunities must be well-planned to meet the region's future needs.

When it comes to economic activity in SEQ, the whole is greater than the sum of its parts. That is, when industries and businesses co-locate and are well-connected, they increase their productivity and capacity to compete nationally and globally.

To achieve the vision for SEQ, a range of different types of jobs and opportunities are needed. This includes jobs that can boost the economic growth of the region,

high-value, specialised or 'outward facing' jobs and also a range of population-serving jobs. These jobs have different requirements in terms of their location, infrastructure and investment drivers.

ShapingSEQ 2023 carries forward land use policies to support jobs across the region through three key policies:

- » RECs
- » Regional Activity Centres Network (RACN)
- » Major Enterprise and Industry Areas (MEIAs).

These different types of employment areas benefit from the synergies that exist between them, with many of the regional activity centres and MEIAs located within RECs.

ShapingSEQ 2023 continues to acknowledge that the capital city centre, including the Brisbane Central Business District (CBD) and its surrounding frame play a critical economic role for SEQ. ShapingSEQ 2023 also recognises the important role of the RECs in supporting growth and the unique economic opportunities found across the region.

A sufficient pipeline of industrial land



Supply of sufficient industrial land across SEQ is a key priority to service the growing population and to ensure SEQ can make the most of the opportunities presented by innovation in sectors such as manufacturing, waste and energy.

Forecast industrial land supply shortfalls in Brisbane will result in increased land prices, leading to new businesses choosing to locate outside Brisbane, and existing lower-value, land-expansive industrial uses seeking to relocate out of Brisbane. This will impact the ability for projected employment increases for Brisbane to materialise and will result in industrial uses being accommodated in neighbouring LGAs.

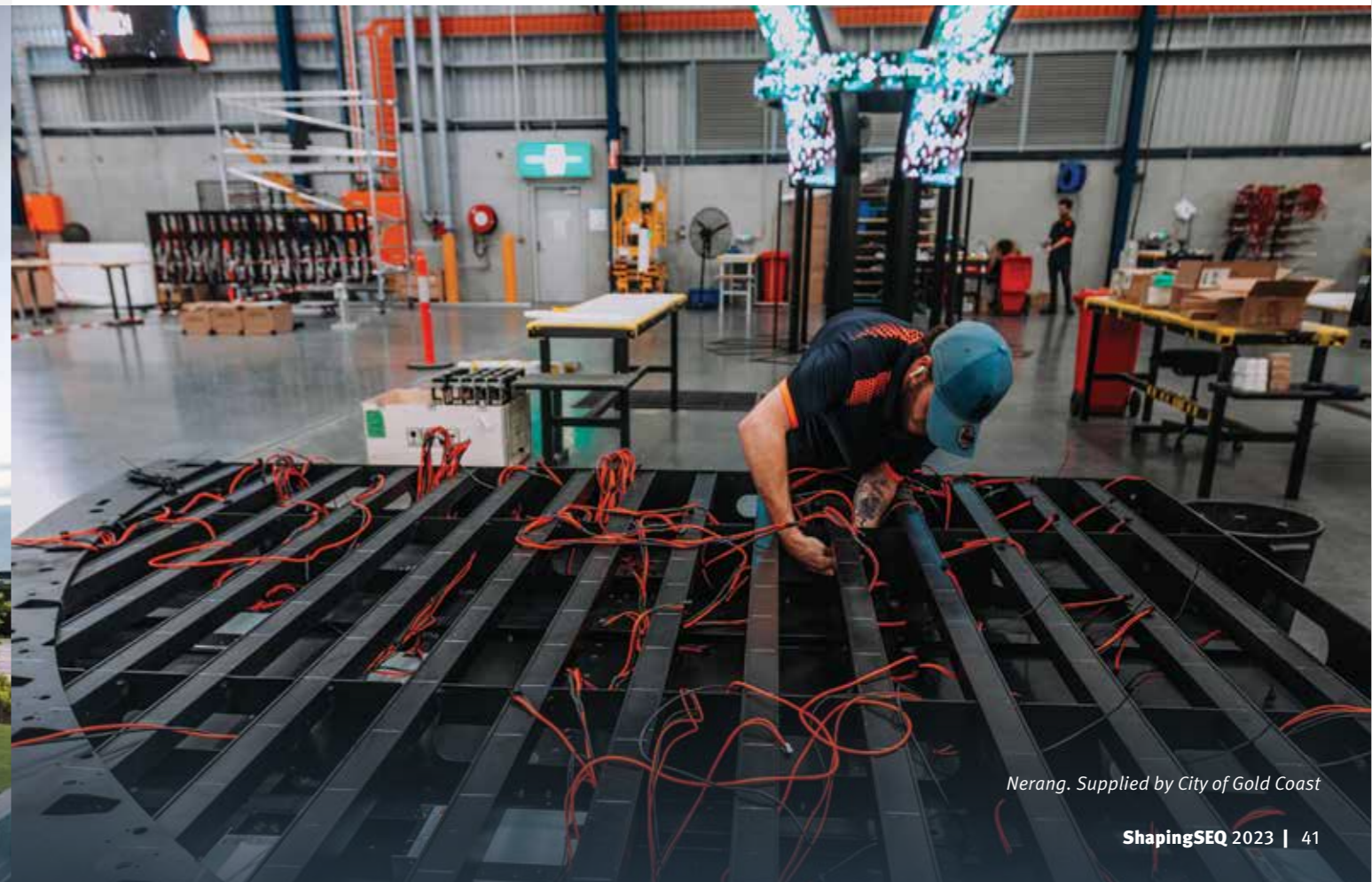
A regional approach to industrial land will complement industrial land planning that already occurs at the local government level and will position SEQ to realise opportunities of national significance.

Well-positioned, well-served and timely supply of industrial land helps to leverage the competitive strengths of the region's industries and supports the growth of high-value sectors and mix of supporting land uses in RECs. At the same time, existing regionally significant industrial locations in MEIAs must be safeguarded to ensure there is no loss of this industrial land to ensure ongoing supply over the next 25 years. These areas are not easily replaced, so development in and around these areas must be compatible with their role and function so as not to jeopardise the future development and operation of critical industrial land uses within SEQ.

One key priority for industrial land in SEQ is to support the resource recovery and recycling task set under the Queensland Waste Management and Resource Recovery Strategy (2019). MEIAs are ideal locations to accommodate the network of Recycling Enterprise Precincts (REPs) that will provide opportunities for sustainable economic development based on the use and reuse of materials.



Sippy Downs. Supplied by Sunshine Coast Council. Photographer: Angus Martin Photography



Nerang. Supplied by City of Gold Coast

Incorporating Aboriginal and Torres Strait Islander knowledge, culture, traditions and aspirations



The knowledge, culture, traditions and aspirations of First Nations peoples will be reflected through the ongoing implementation of ShapingSEQ 2023, providing a partnership approach for advice and shared decision-making for SEQ.

This includes recognising rights and interests in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), the *Human Rights Act 2019*, the *Native Title Act 1993* and the *Path to Treaty Act 2023*, which was passed by Queensland Parliament in accordance with the principles of the UNDRIP and the *Human Rights Act 2019*.

The Queensland Government is committed to respecting the rights of First Nations peoples to free, prior and informed consent, including the importance of this principle to ensure meaningful shared decision-making for SEQ.

Better biodiversity outcomes for growth areas



Transformational change is needed in how biodiversity and nature are considered and managed to meet international and national ambitions to halt and reverse biodiversity loss and to achieve sustainable use, sustainable development goals and human health and wellbeing.

The protection of biodiversity should consider biodiversity values at a landscape scale and how those values contribute to the holistic biodiversity of the area.

Ultimately, bioregional planning aims to achieve better biodiversity outcomes and greater development certainty in Queensland by providing clear guidance on areas to be protected from development, areas that may be prioritised for development, and areas where development can proceed if it will appropriately protect biodiversity values. This approach will be used across PFGAs in SEQ.

More broadly across the region, a priority is to protect, restore and promote biodiversity, balancing growth needs with achieving better biodiversity outcomes. This is aligned with the Australian and Queensland government's bioregional planning approach, the South East Queensland Koala Conservation Strategy 2020-2025 and Conserving Nature – A Biodiversity Conservation Strategy for Queensland.

Regional approach to natural hazards



A regional approach to natural hazards builds on the substantial disaster resilience and climate adaptation policy and practice advancement occurring in Queensland.

There is a clear need to create a growth pattern that is disaster-resilient and adaptive to change. Adapting and building resilience will increase the collective 'capacity to cope' and will help SEQ, and its communities and economies, deal with the inevitable natural hazard events and other disruptions that will occur in the future.

State and local governments have undertaken significant work since 2017 to better understand strategic floodplain risk, coastal hazards and bushfire risk. However, it is acknowledged that local governments across SEQ are at differing levels of maturity in practice, capacity and data/intelligence. Land use policies and approaches to risk tolerance differ.

ShapingSEQ 2023 adopts a regional policy maturity approach, consistent with state-level directions and in collaboration with stakeholders, to demonstrate how policy changes can be integrated into regional planning processes over time.



Purga Nature Reserve, Ipswich



Botanic Gardens. Supplied by City of Gold Coast

Map 4
Regional relationships



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Regional relationships

As Queensland's capital city region, SEQ has many strengths that position it for ongoing success as a prosperous, liveable and sustainable region.

SEQ is a critical economic powerhouse for the state – a high-performing regional economy generating almost two-thirds of the state's gross product. It supports 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 telecommunications sectors.

ShapingSEQ 2023 enables ongoing economic prosperity for SEQ and Queensland by acknowledging and utilising SEQ's strong relationships across regional boundaries and with the

surrounding areas of the Darling Downs, Wide Bay Burnett, the Tweed Coast and northern New South Wales. These areas have unique social and economic linkages and together with SEQ, present opportunities for supporting continued population growth and diverse employment market and energy solutions, as outlined in the Queensland Energy and Jobs Plan (2022).

Building stronger connections between SEQ and surrounding regional areas through enhanced infrastructure networks is critical to the ongoing success of SEQ and Queensland.

ShapingSEQ 2023, therefore, includes strategies in support of inter-regional passenger and freight movements including an extensive freight network of major interstate rail and road connections.

These connections will enable access to more homes, employment and recreation and efficient movement of commodities, services and skills.