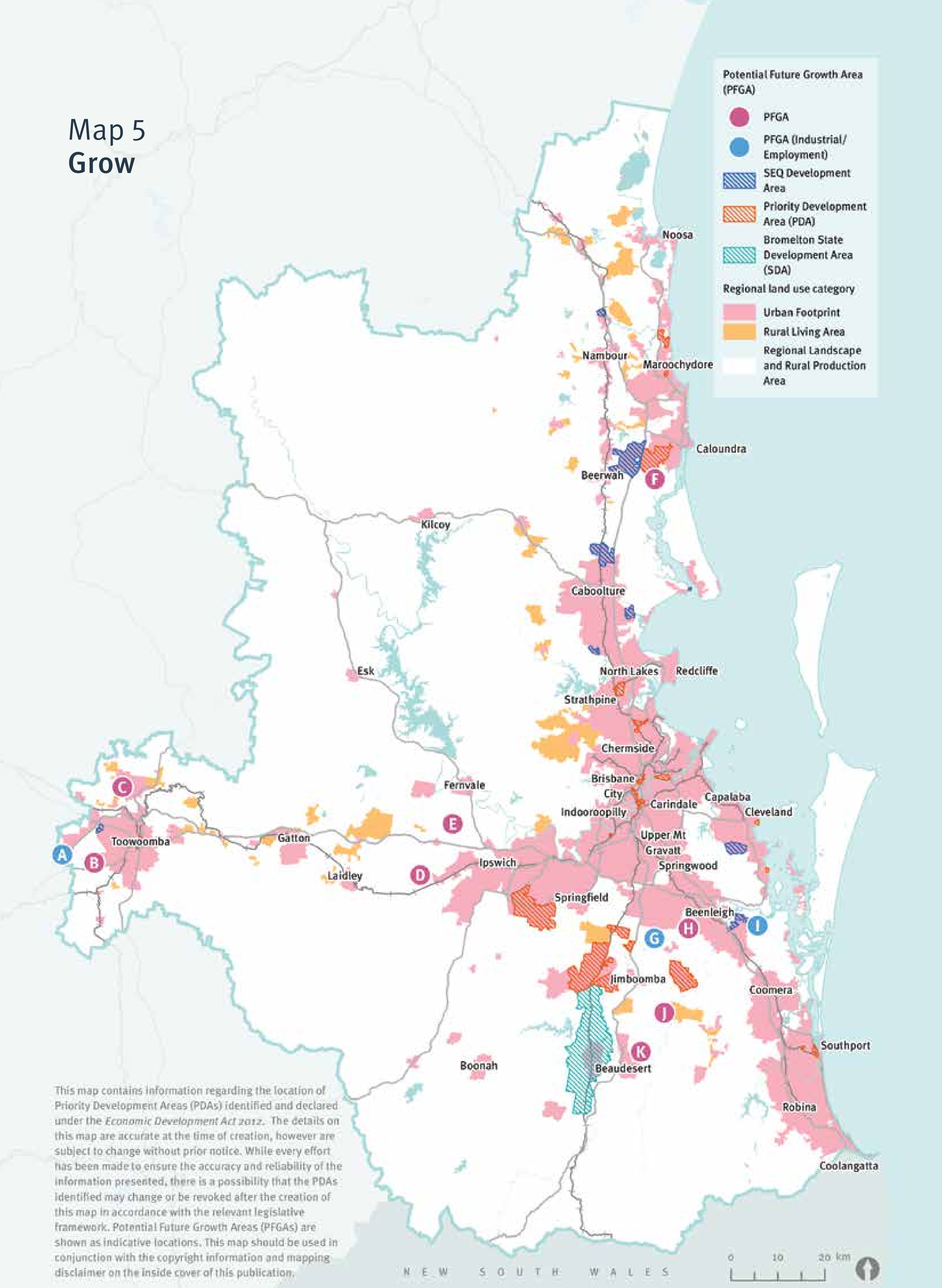
Map 5
Grow



This map contains information regarding the location of Priority Development Areas (PDAs) identified and declared under the *Economic Development Act 2012*. The details on this map are accurate at the time of creation, however are subject to change without prior notice. While every effort has been made to ensure the accuracy and reliability of the information presented, there is a possibility that the PDAs identified may change or be revoked after the creation of this map in accordance with the relevant legislative framework. Potential Future Growth Areas (PFGAs) are shown as indicative locations. This map should be used in conjunction with the copyright information and mapping disclaimer on the inside cover of this publication.

Grow

Over the past 20 years, SEQ has grown consistently by an average of 2.2 per cent per year. Today SEQ is home to approximately 3.8 million people, up from 2.4 million people in 2001.

Over the next 25 years, SEQ's population is expected to grow by 2.2 million people to almost six million people. This represents an average growth rate of 1.8 per cent per year. This growth will require almost 900,000 new homes by 2046, an average of 34,500 new homes each year, as well as increased transport accessibility, job opportunities and essential services.

The next 25 years of growth for SEQ will be different to the past 25 years of growth, presenting challenges and opportunities of a complexity beyond those faced by the region to date. Increasing fiscal uncertainty, housing affordability pressures and unparalleled changing housing needs and preferences demand a paradigm shift – one that truly responds to the changing needs of a fast-growing population.

Household sizes and structures are also changing. SEQ is seeing an increase in single-person households to 2046 and a higher small household-to-small dwelling ratio. The ageing population will contribute to the increased smaller households demand, due to older people's tendency to live in smaller homes. Further, extended family households are becoming more common. There has also been a decline in families with dependent children but an increase in couple-only families, especially older couples.

Housing stock will need to suit the needs and preferences of future residents and their household structures.

The strategies in the Grow theme ensure that SEQ responds effectively to both the anticipated growth and demographic changes. Figure 1 provides the current (2021) and projected population (2046).

2,160,700
new residents in SEQ by 2046

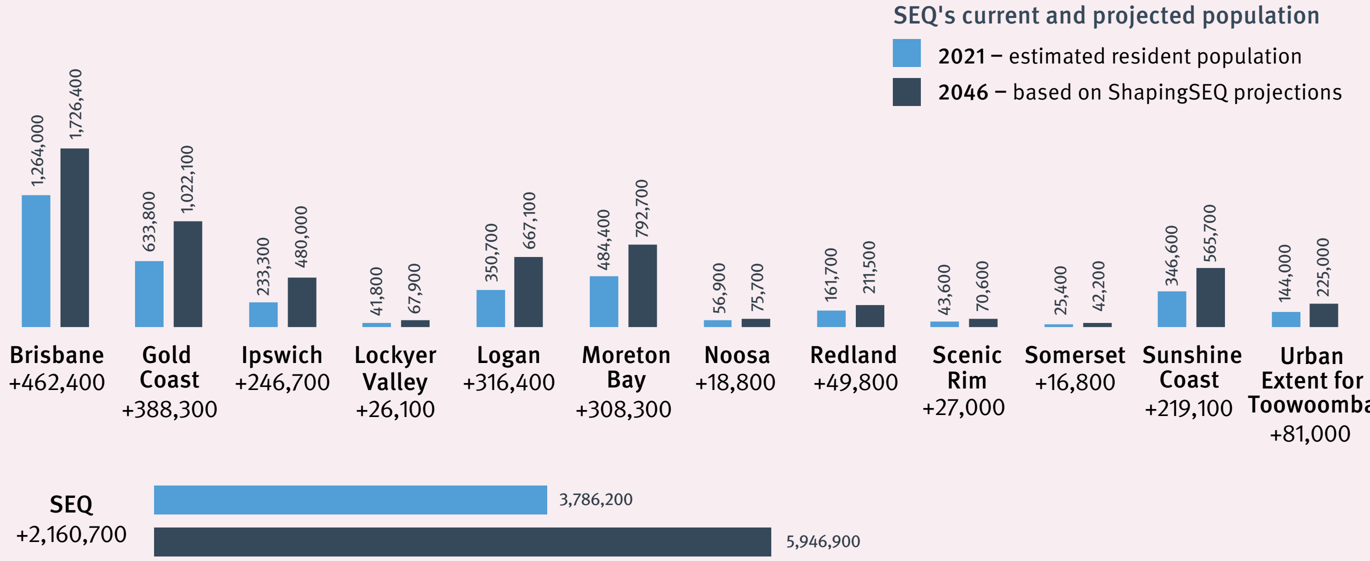
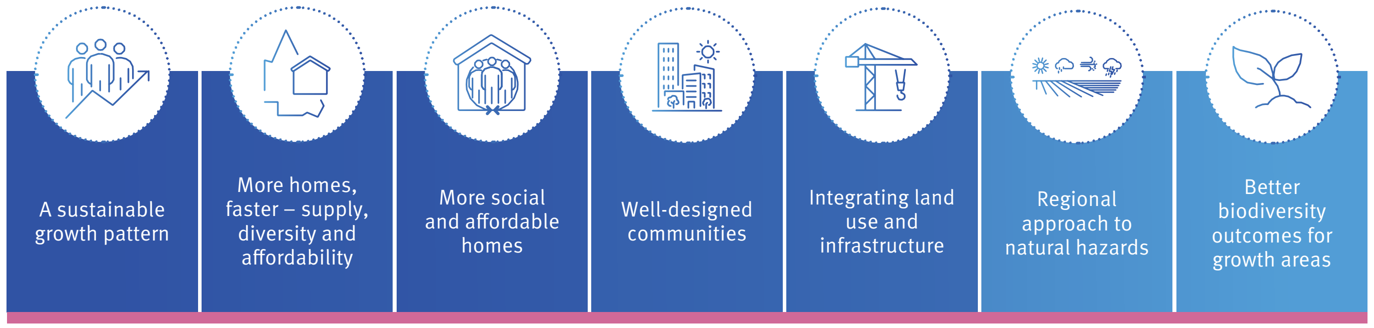


Figure 1 – SEQ's current and projected population

Outcomes and strategies

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

Key regional priorities



Outcomes	Strategies
Outcome 1 **Efficient land use** Support a consolidated urban growth pattern and higher densities in well-located places – places with access to employment, services and amenity, where land is supported by appropriate infrastructure.	1.1 Maintain a minimum 60/40 consolidation/expansion dwelling growth ratio across the region while moving towards a dwelling growth ratio of 70/30 consolidation/expansion. 1.2 Prioritise unlocking underutilised land in the Urban Footprint. 1.3 Sequence the planning and investigation of SEQ development areas to ensure alignment of land use and infrastructure planning. 1.4 Identify and prioritise sites in high amenity areas that can be developed to provide for residential densities in Table 1. 1.5 In new communities, plan for a net residential density of 20-30 dwellings/ha or 40-80 dwellings/ha if these areas are within a walkable catchment to an existing or proposed public transport station*. 1.6 Accommodate new rural residential development only in the RLA or in the Urban Footprint where land is unsuitable for urban use. 1.7 Protect PFGAs that may be needed to accommodate long-term urban growth.
Outcome 2 **Housing supply** Make provision for the delivery of adequate housing supply to 2046 to meet the full spectrum of housing demand.	2.1 Plan for and achieve the dwelling supply targets (including sub-targets) to 2031 and 2046 in Figure 2 and to 2046 in Figure 3 and Figure 5. 2.2 Maintain a minimum 4 years of approved supply and a minimum of 15 years of supply of land that has been appropriately zoned and planned to be serviced. 2.3 Support residential opportunities on publicly owned land to accommodate growth in the short term (including temporary uses that respond to acute demands).

Outcomes	Strategies
Outcome 3 **Housing diversity** Provide housing choice that meets the changing make-up of SEQ's population, community needs and lifestyles.	3.1 Plan for and achieve dwelling diversity sub-targets in Figure 3 and Figure 5. 3.2 Facilitate increased gentle density across SEQ in consolidation and expansion areas (such as free-standing small lots or freehold title terrace-style development). 3.3 Facilitate the achievement of attached medium-rise development in walkable catchments along high frequency public transport networks. 3.4 Facilitate the delivery of attached high-rise development in Principal Regional Activity Centres (PRACs). 3.5 Unlock new models and diverse forms of homes (size and built-form) for housing delivery such as build-to-rent, co-housing and micro-housing. 3.6 Work with the community to build knowledge and understanding of housing diversity and benefits to local communities.
Outcome 4 **Social housing and affordable housing** Provide more social housing and affordable housing to meet the demand.	4.1 Plan for and achieve delivery of 20% of new homes in SEQ being: a) Social housing (including public and community housing). b) Affordable housing – both market and non-market (for households with low to moderate incomes). 4.2 Support and promote accessible, safe, secure and affordable housing choice for people with disability and older people. 4.3 Increase access to safe, secure and affordable housing choices for Aboriginal peoples and Torres Strait Islander peoples.
Outcome 5 **Growing rural towns and villages** Rural towns and villages provide for sustainable growth and community development in a way that reinforces local identity.	5.1 Enable appropriate growth within rural towns and villages where supported by existing infrastructure and in a manner that avoids the fragmentation of productive rural land. 5.2 Support rural workers accommodation in accordance with government policy in relation to rural workers including the Rural Workers' Accommodation Initiative. 5.3 Plan for well-designed growth that integrates sensitively with existing local character and identity and promotes viability of the rural economy.

**Net residential densities do not apply to Lockyer Valley, Scenic Rim and Somerset LGAs – refer to sub-regional directions for further detail. Within these areas, the uniform application and achievement of these densities at a precinct or larger scale may not be realistic to apply across a diverse region. These densities warrant more detailed planning by local government and/or state government, including statutory authorities to determine the best outcomes for these localities including the most desirable form and distribution of density. These densities are a plan-making and development assessment guidance tool to assist local government and the community for encouraged densities across the region.*

Newport, Moreton Bay. Photographer: Tara Williams

Consolidation and expansion growth ratio

ShapingSEQ 2023 continues the policy of efficient use of land for urban purposes and sets a strategy articulating compact form by maximising capacity in the Urban Footprint through consolidation as a priority over expansion.

This strategy is expressed as the consolidation/expansion dwelling growth ratio for the region, being a minimum of 60/40 consolidation/expansion while moving towards a ratio of 70/30 consolidation/expansion for the region.

The long-standing policy of seeking compact urban growth which limits sprawl, protects cultural heritage values and our precious natural landscape and minimises environmental impacts is still relevant to SEQ.

The consolidation/expansion dwelling growth ratio for SEQ is achieved through meeting dwelling supply targets which take a place-based approach that has regard to each LGA's local characteristics and needs balanced against the overall characteristics and needs of the region.

To support more sophisticated tracking of the degree of land use efficiency within the consolidation area across the region, indicators will be used to monitor land use in this area including the following:

» Dwelling density

» Number of lots by residential zone and size

» Population density

» Lot registrations.

ShapingSEQ targets

Dwelling supply targets

Dwelling supply targets for SEQ and each LGA to 2031 and 2046 are provided in Figure 2.

Dwelling supply projections include occupied private, permanent dwellings and vacant private, permanent dwellings. Private, permanent dwellings include structural dwellings (for example, houses, flats, townhouses) but exclude temporary dwellings (for example, tents, caravans, houseboats).

Non-private dwellings (for example, hotels, hospitals, boarding schools, mining camps) are not included in these dwelling projections. It is recognised that non-private dwellings account for a proportion of current and future projected dwellings in SEQ, particularly in key tourist and traveller destinations across the Gold Coast, Brisbane, Sunshine Coast and Noosa LGAs.

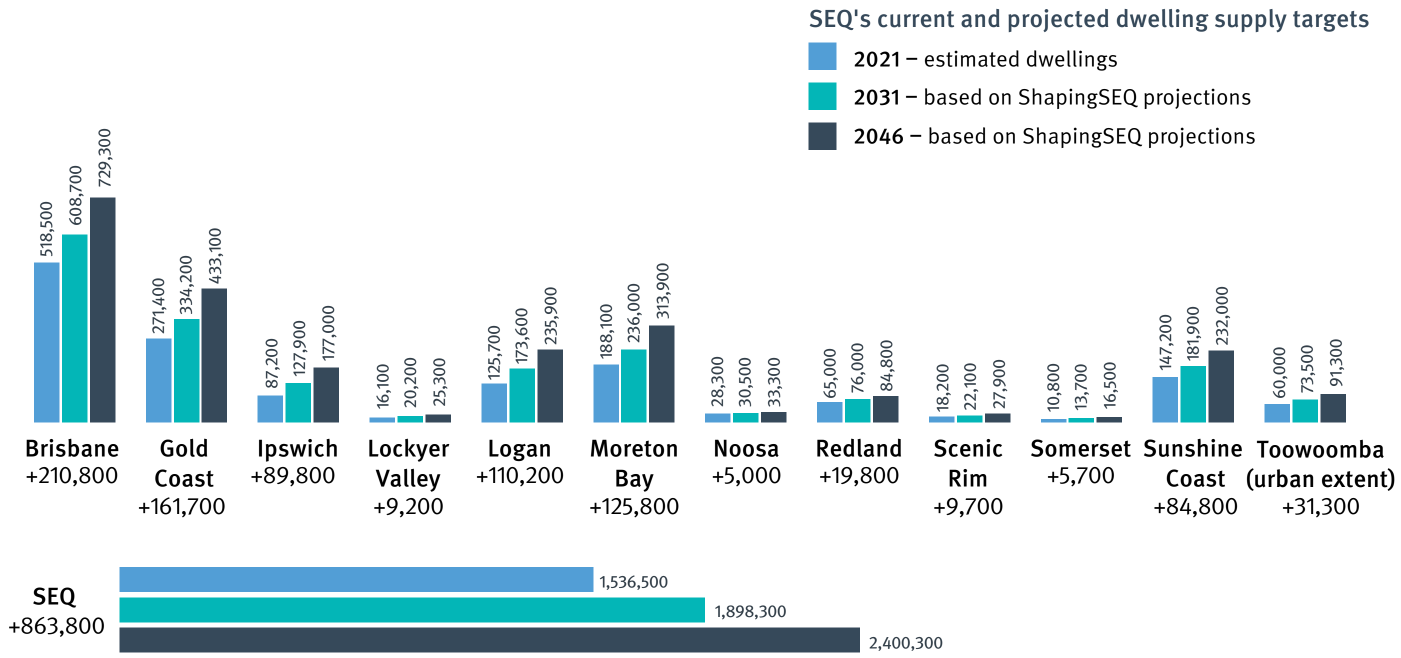


Figure 2 – Dwelling supply targets to 2031 and 2046

Dwelling diversity sub-targets

Dwelling diversity sub-targets complement the dwelling supply targets to provide further direction on the preferred mix of dwelling types needed to accommodate changing populations and households by 2046.

Supply of housing in a diverse range of built forms is critically important to achieve the dwelling supply targets, respond to changing households, provide greater housing choice and deliver gentle density in partnership with local governments and industry.

Dwelling diversity targets for SEQ to 2046 are provided in Figure 3. Figure 4 shows the dwelling typologies that are used for the dwelling diversity sub-targets.

The dwelling diversity sub-targets for each LGA to 2046 are shown in Figure 5.

These sub-targets shift the dial away from the current trend of building detached housing towards building attached homes. This direction is necessary because:

» There is greater demand for attached housing with a generation shift and an increase in single-person and couple households. This demand which is demographically driven will continue to increase to 2046.

» There are numerous economic, social and environmental reasons for supporting the delivery of housing choice in locations with good access to employment, services and infrastructure.

» There are large high-growth local governments (Brisbane and Gold Coast) where – given land constraints (such as flooding or bushfire-prone land) – there are very limited feasible or appropriate alternatives for additional housing supply other than diversity in supply of attached dwellings.

The shift to more attached housing is necessary to enable greater housing diversity across SEQ to improve choice and affordability. However, the split within attached housing is equally important. ShapingSEQ 2023 seeks to drive greater change in the efficient and successful delivery of attached low-rise product by working with local governments to unblock barriers inhibiting the delivery of this product to provide greater certainty in the market.

While the intent of dwelling diversity sub-targets is to encourage more diverse housing stock, it is acknowledged that the targets are a minimum requirement. The diversity targets are based on demand and known opportunities for supply. Local governments will need to consider these targets in the context of their own local planning and may seek to refine their local application to achieve higher diversity (attached – low, medium and high-rise) for short, medium and long-term need. Where provided, local government policy objectives have also been shown against the targets to reflect local policy intent.

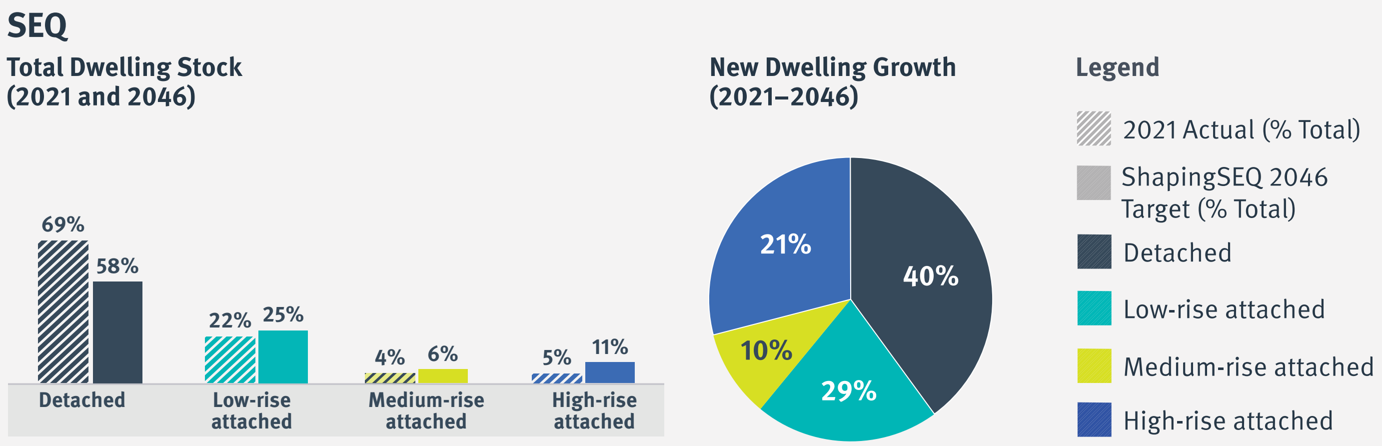


Figure 3 – Dwelling diversity targets to 2046 (SEQ)

Figure 4 – Dwelling typologies and gentle density

From top left: 1. Church Street, Boonah. Supplied by Scenic Rim Regional Council, 2. Newport Display Village, 3. Ann St Garden Villas. Supplied by Anna O'Gorman Architects, 4. Habitat on Juers (Refresh Studio) Photographer: Scott Burrows and Ravens At Odds, 5. Kangaroo Point, Brisbane, 6. Newport, Moreton Bay. Photographer: Tara Williams, 7. West End, Brisbane, 8. Nundah Village. Supplied by Brisbane City Council.

Note: The graph represents the composition of projected new dwelling supply by type (i.e. building approvals) between 2021 and 2046 based on present planning scheme intent and policy adjustments made by ShapingSEQ 2023 Review. Future amendments to ShapingSEQ and local planning schemes are likely to adjust the percentage split. A decrease in percentage does not necessarily imply a decrease in actual number. For example, detached dwellings may still be constructed, but the % it represents of total housing stock may be less. This graph shows total dwelling stock at 2021 and 2046.

Note: Non-private dwellings (for example, hotels, hospitals, boarding schools, mining camps) are not included in these dwelling diversity splits. It is recognised that this accounts for a proportion of current and future projected dwellings in ShapingSEQ 2023.

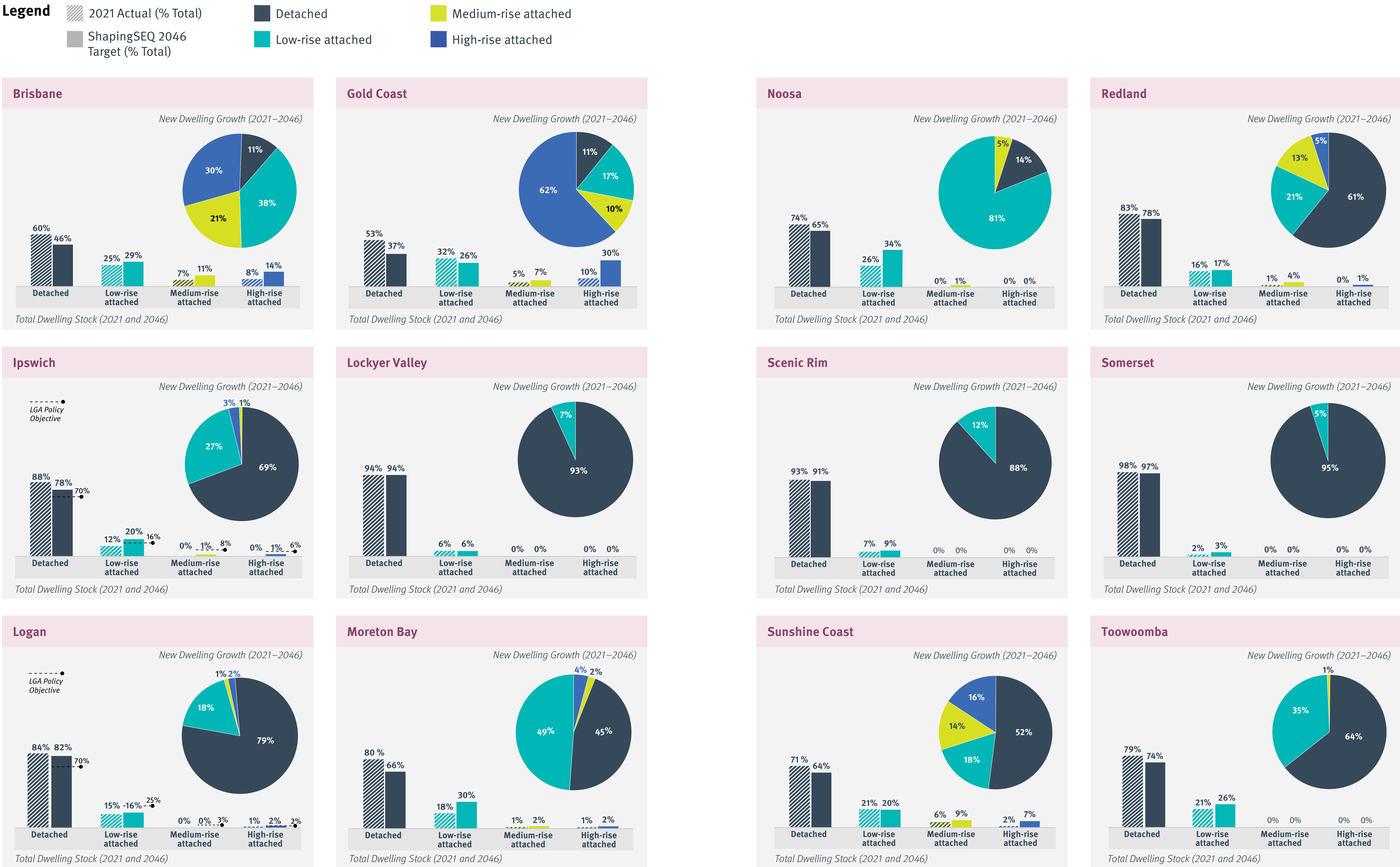


Figure 5 – Dwelling diversity targets to 2046 (LGAs)

Note: The graph represents the composition of projected new dwelling supply by type (i.e. building approvals) between 2021 and 2046 based on present planning scheme intent and policy adjustments made by the 2023 ShapingSEQ Review. Future amendments to ShapingSEQ and local planning schemes are likely to adjust the percentage split. A decrease in percentage does not necessarily imply a decrease in actual number. For example, detached dwellings may still be constructed, but the per cent it represents of total housing stock may be less. This graph shows total dwelling stock at 2021 and 2046.

Social housing and affordable housing sub-target

Delivering more homes, faster across a range of typologies helps to ensure that SEQ residents can access a place to live which is secure and gives people the best opportunity to participate in the community.

Providing more diverse housing types and lot sizes in existing and underutilised urban areas also makes a significant contribution to achieving more market-affordable housing options by delivering new homes in better service locations at different price points.

A variety of dwelling sizes, types and ownership structures are required to respond to the broad housing and income needs of the community.

SEQ needs a range of housing to be delivered including:

Non-market housing

Non-market housing refers to subsidised housing that is sold or rented at less than its market value. Non-market housing (such as social housing) provides for individuals and households who do not have the opportunity to access and sustain appropriate housing options in their community. Social housing is directly managed by the state government or community housing providers (CHPs).

Market-affordable housing

Market-affordable housing refers to a range of market-driven delivery models that create more affordable product but do not necessarily rely on a government subsidy. These models can include, but are not limited to, the following examples:

» Not-for-profit developments that use internal revenue and cross-subsidy schemes to maintain discounted sale or rental prices to provide some affordable housing for a proportion of a broader development.

» Affordable by design housing that is sold or rented at its market value and is affordable for low to moderate-income households within a defined area on the basis of its type, composition, method of construction, size or level of finish.

Other market housing

Other market housing refers to housing that is sold or rented at its market value but does not meet the affordability criteria for low to moderate-income households. A sufficient supply of other market housing assists with broader housing affordability by placing downward pressure on rising property prices and alleviating stress on the overall housing system.

People on low and moderate incomes – including a growing cohort of childcare workers, health workers and service industry staff – are critical to the broader prosperity and diversity of an area. Continuing to evolve our housing models and create more diversity in the market through innovations in non-market, market-affordable and other market housing will be critical as we grow.

It is only when a diverse range of housing options is available, that housing needs for all SEQ residents can be met.

Habitat on Juers (Refresh Studio), Logan.
Photographer: Scott Burrows and Ravens At Odds

Meeting the ShapingSEQ targets

Local government planning schemes are the primary mechanism to implement ShapingSEQ 2023, supporting place-based outcomes.

The following sections establish how local governments need to respond to this plan through local plan-making processes and reflecting policy intent in their planning schemes. Targets are not intended to be implemented in an ad-hoc way through assessment of individual development applications.

Implementation assurance of ShapingSEQ 2023 depends on fast and efficient plan-making and amendment processes from both state and local governments to enable local government to quickly implement policy change that responds to ShapingSEQ 2023.

Priority Action 1 – **Streamlined ShapingSEQ 2023 alignment planning scheme amendments**

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

The Queensland Government will facilitate streamlined (3, 6 and 12-month) planning scheme amendment processes for local governments to undertake where policy requires recalibration with the outcomes sought by ShapingSEQ 2023. The streamlined processes will be available to local governments where proposed planning scheme amendments align with and advance the outcomes and strategies of the ShapingSEQ 2023 Grow theme.

Gentle density

The term "gentle density" refers to the gradual, incremental approach to development that limits abrupt changes in scale, density or character that might disrupt existing communities. This form of development is well established in several locations across SEQ, Queensland, and nationally. It is also common practice globally.

ShapingSEQ 2023 aligns with the SPP by encouraging more gentle density – an emerging term used to describe a type of urban planning that emphasises compact and diverse housing that integrates into existing neighbourhoods.

The concept supports the core principle of minimising urban sprawl to protect the environment and maximise investment in services and infrastructure by building 'up and in' where appropriate instead of unconstrained sprawl into natural landscapes.

Gentle density typically involves the construction of low-rise to low-medium-rise dwellings and/or buildings. This allows for some increased density without overwhelming the existing urban fabric.

As shown in Figure 4, gentle density includes housing products in low-density and low-medium-density zoned areas and can include:

Detached house (1–2 storeys):

» Dwelling house on a 'small lot'
» Detached secondary dwelling (granny flat or Fonzie flat)

Row housing/terrace housing (1–2 storeys):

» Row or terrace houses (with party walls on side boundaries or common zero lot lines)

Semi-detached (1–2 storeys):

» Dual occupancy (duplexes)
» Townhouses
» Attached secondary dwelling (granny flat or Fonzie flat)

Multiple dwellings (1–3 storeys):

» Townhouses
» Row or terrace houses
» Triplexes
» Quadruplexes
» Low-rise walk-up apartments or units

Envi Micro Urban Village, Southport. degenhartSHEDD architecture + urban design. Photographer: Tom Anthony Imaging

Housing affordability is not a one-size-fits-all solution. The diversification of housing supply is key to improving housing affordability in SEQ to meet the needs of diverse households and support more affordable living.

Gentle density typologies form a considerable proportion of the dwelling diversity sub-targets across SEQ and significantly increasing the delivery of these typologies is crucial to achieving the strategies in ShapingSEQ 2023.

To encourage delivery of gentle density typologies across SEQ, local governments are required to ensure planning schemes facilitate delivery of gentle density products. The streamlined planning scheme amendment process is intended to support this approach (Priority Action 1).

The Queensland Government is also committed to delivering the Distinctly Queensland Design Series (Priority Action 11). The Distinctly Queensland Design Series, including form-based codes and design guidelines, will provide further clarity on gentle density typologies and their design and siting requirements, standardise and simplify assessment processes, and deliver cost and time savings for gentle density products.

High amenity areas framework

ShapingSEQ 2023 includes a multi-functional approach to amenity applied across the region to promote additional growth in the right locations and to understand where areas can support further density and diverse housing choice. This approach also supports the new initiative of Regional Growth Corridor Plans (RGCPs) detailed within the SEQIS.

A RGCP will enable government agencies, infrastructure providers and local councils to collaborate and sequence infrastructure needs aligned with growth and land use change, thereby improving amenity. This proactive approach ensures smooth delivery of infrastructure when needed, supporting sustainable growth.

The high amenity areas framework is a tool to identify areas that are highly accessible and serviced and supported by key features such as activity centres and community and cultural facilities so that increased housing density and diversity can be directed to these locations.

Several factors contribute to amenity with functional values including accessibility (for example, to jobs, significant community facilities and cultural elements), transport, economy/economic performance, and greenery.

The framework provides opportunities to identify areas of existing or future high amenity where under-supply is occurring to inform appropriate zoning and built-form outcomes needed to support future growth.

It also assists in identifying areas or localities where components of amenity (for example, accessibility or servicing) are lacking or deficient to inform relevant policy interventions for particular areas in collaboration with local governments.

High amenity areas will also inform updated long-term infrastructure demand planning to be developed for the South East Queensland Infrastructure Plan (SEQIP) in response to the policies set in ShapingSEQ 2023. As an action under the SEQIS the Queensland Government will undertake a review of historical infrastructure planning and design assumptions and approaches within one kilometre of a high amenity area in SEQ. By reviewing the planning assumptions that underpin service provision and infrastructure design across the government, SEQ can better equip itself to meet the evolving needs of its growing and densifying urban areas. This forward-looking approach aims to enhance the sustainability, efficiency and liveability of these communities.

The framework for high amenity areas is supported by a multi-criteria analysis tool that spatially assesses areas across SEQ.

High amenity areas framework – densities

Planning within identified high amenity areas should direct increased residential densities to areas that benefit from a combination of access to high frequency public transport, community facilities, open space and activity centres.

The density ranges in Table 1 reflect desired development (density) outcomes in specific locations including Principal and Major Activity Centres across the region where they deliver high levels of amenity, services and accessibility.

Within these areas, the uniform application and achievement of these densities at a precinct or larger scale may not be realistic to apply across a diverse region.

It is expected that these density ranges will be tested and applied appropriately through local planning and as such will vary within these ranges depending on the nature, maturity, infrastructure and services.

The areas listed within Table 1 are varied and therefore warrant more detailed planning by state and local government to determine the best outcomes for these localities, including the most desirable form and distribution of density. These densities are a guidance tool to assist state and local government and the community during plan-making.

Table 1 – High amenity area framework – a guide for minimum densities requirements

Where high amenity area includes	Minimum residential density ranges
Principal Regional Activity Centre (PRAC) » High amenity PRAC » Other PRAC	 300 dw/ha – 400 dw/ha 100 dw/ha – 300 dw/ha
Major Regional Activity Centre (MRAC)	40 dw/ha – 200 dw/ha
High frequency public transport stations/stops	40 dw/ha – 80 dw/ha (bus stop) 50 dw/ha – 150 dw/ha (rail/busway)
Where located outside the above areas	As determined by local government

Loganlea Road Healthy Street Project. Supplied by Logan City Council

Priority Action 2 – **High amenity areas**

Stakeholders: State and local governments, utility providers **Timeframe:** 2024

The Queensland Government will refine the multi-criteria analysis tool from the framework in partnership with local governments and state agencies. The Queensland Government will work in collaboration with local governments and utility providers to identify and spatially define high amenity areas and prioritise greater housing densities and diversity in these locations. The high amenity areas framework will continue to inform localised policy interventions, plan-making and development assessment processes.

Yarrabilba

Inclusionary planning

Inclusionary planning can be used as a mechanism to facilitate social housing and affordable housing in areas that have better access to amenities, education, employment and public transport. Inclusionary planning captures a range of initiatives, incentives, programs or regulatory mechanisms that can be introduced into planning systems to support the increased delivery of social or affordable housing. The effect of inclusionary planning is to encourage, incentivise or require private investors to provide additional social or affordable housing.

As a part of the Housing Summit response, the Queensland Government is exploring potential inclusionary planning measures. Public consultation on any proposed ideas relating to inclusionary planning in a Queensland context will be subject to a separate public consultation process with the community, industry and interested stakeholders.

Sequencing

There are several growth management tools that assist state and local governments in striking a balance between new urban development and environmental preservation, fostering resilient and vibrant communities.

The key tools under ShapingSEQ 2023 include:

» Regional land use categories including Urban Footprint, RLRPA and RLA

» SEQ development areas

» PFGAs.

These sequencing tools will be further supported by infrastructure sequencing tools such as the RGCPs outlined in the SEQIS which will enable government agencies, infrastructure providers and local councils to collaborate and sequence infrastructure needs aligned with growth and land use change, thereby improving amenity.

Local government planning schemes, through land use zoning and overlays, continue to have a fundamental role in managing future population growth within growth areas.

Regional Land Use Categories

The regional land use categories provide the regional framework for where growth will and will not occur.

Allocating all land in SEQ into one of three regional land use categories, provides a framework for delivering consolidated urban and rural residential growth, a more compact urban form featuring well-planned and more complete communities, economic agglomeration, and the protection and sustainable use of SEQ's natural assets, landscapes and productive rural areas.

The three regional land use categories are:

» Urban Footprint – accommodates the full range of urban uses with priority given to accommodate urban growth. However, the Urban Footprint is not an urban zone and does not imply that all land can be developed for urban purposes.

» RLRPA – the area to be protected from inappropriate development, particularly urban and rural residential development.

» RLA – key locations currently, or intended to be, used for rural residential development.

Refer to Chapter 3, Part B: The regional growth pattern for further detail.

Growing rural towns and villages in the Regional Landscape and Rural Production Area

Local governments may investigate the future viability of rural towns and villages to determine whether there are limitations to their ongoing resilience or ability to respond to change.

In limited cases where it is demonstrated that the social and economic viability of the town or village can be improved, local governments may propose limited expansion of these areas using the Township Zone.

Any proposed expansion into the RLRPA must provide a logical extension of the township area, protect the regional and local level activity centres hierarchy, and minimise fragmentation of productive agricultural land and the regional biodiversity network, including koala habitat.

Township Zone provisions must not be used to provide for new rural residential estates and any residential lots must be orientated to, and be part of, the rural town or village. The maximum scale of any growth, relative to the existing scale of the township, would also need to be in proportion to the growth expected for the LGA overall.

SEQ development areas

SEQ development areas have been identified over some areas of Urban Footprint that require coordinated planning and delivery to cater for regionally significant residential and/or employment supply.

Land within a SEQ development area is subject to coordinated land use and infrastructure planning by state or local governments or requires significant infrastructure investment before urban development can come forward. These areas are supported by the SEQ regulatory provisions to ensure that out-of-sequence development does not occur.

Potential Future Growth Areas

Areas identified as PFGAs may be needed to accommodate long-term urban growth. These areas are not required to accommodate the dwelling supply targets or employment planning baselines identified in ShapingSEQ 2023.

Identification of these areas is not a development commitment nor does it imply that all, or any part of these areas, will be made available for urban development in the future.

The intent is to protect their future potential, not to promote or support their investigation for urban purposes during the life of the regional plan, unless ongoing monitoring as part of the Growth Monitoring Program (GMP) indicates there is inadequate land supply and the targets or baselines may not be accommodated in the Urban Footprint.

The role of these areas will be considered further in future reviews of ShapingSEQ. If any area of a PFGA is required to accommodate future urban growth, and the area is determined suitable for future development, the Minister for Planning may consider whether a statutory instrument is necessary to coordinate land use and infrastructure planning or support other desired outcomes for the area. This may include, for example, a SEQ development area or Priority Development Area (PDA) declaration under the *Economic Development Act 2012*.

PFGAs (identified in Table 2) are located in the RLRPA to limit development and protect them from further fragmentation that would prejudice their ability to accommodate future urban development.

Where a PFGA is under consideration for urban development, the PFGA will be subject to a natural hazard risk assessment. Where natural hazard risk is present, the area must achieve an acceptable level of risk primarily through avoidance of risk in preference to mitigation. Risk-responsive structure planning determines the growth pattern (see the Resilience Policy Maturity Framework under the Sustain theme).

PFGAs are also subject to bioregional planning under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) to enable better biodiversity outcomes and provide greater development certainty for these areas.

Where appropriate, ShapingSEQ 2023 identifies more specific intent for PFGAs in Chapter 3, Part C: Sub-regional directions.

Table 2 – Potential Future Growth Areas (PFGAs)

	Location	LGA
A	**Wellcamp (Employment/industrial)**	Toowoomba
B	**Westbrook**	Toowoomba
C	**Highfields**	Toowoomba
D	**Lanefield/Grandchester**	Ipswich
E	**Glamorgan Vale**	Ipswich/Somerset
F	**Halls Creek**	Sunshine Coast
G	**South Logan (Industrial)**	Logan
H	**Buccan**	Logan
I	**Stapylton (Industrial)**	Gold Coast
J	**Mundoolun**	Logan/Scenic Rim
K	**Beaudesert East**	Scenic Rim

Map 6
Indicative locations of PFGAs