

Shaping SEQ 2023

Summary



Queensland
Government

Why do we need ShapingSEQ 2023

By 2046, South East Queensland is expected to have a population of around six million people. That's an additional 2.2 million people from 2021, requiring almost 900,000 new homes and almost one million new jobs.

Queensland's population is growing and changing. Following the COVID-19 pandemic, Queensland's growth rate was the highest nationally at 2.1 per cent with South East Queensland accommodating almost 80 per cent of this growth. Household sizes and structures are also changing across the region. With an ageing population preferring to live independently in low-maintenance homes, and a rise in single person and couple-only family households, we are seeing demand for a greater number of homes and diversity in dwelling sizes and types. This requires us to rethink how we live in the region.

Population growth, coupled with demographic shifts and changing housing market conditions, is leading to unprecedented demand for housing, impacting affordability and requiring more homes faster. This is placing pressure on state and local governments to remove regulatory barriers and fund infrastructure, and industry to deliver new and different types of homes.

We need a plan that responds to this growth to unlock the right types of homes in the right locations to suit the needs of all South East Queenslanders.

The Australian Government has set a target of 1.2 million new well-located homes to be delivered over five years from mid-2024, of which Queensland will be required to contribute its fair share. The National

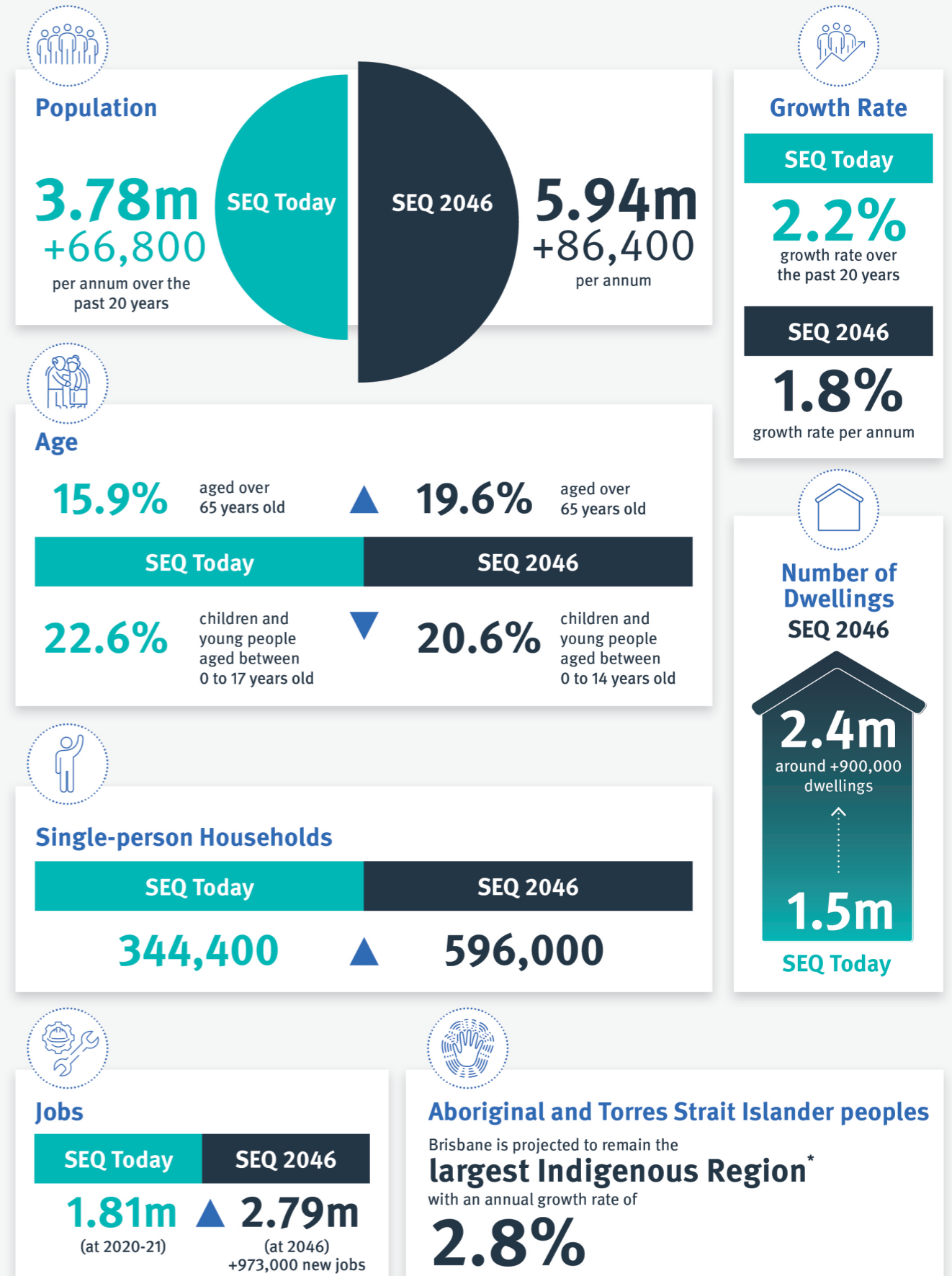
Planning Reform Blueprint requires planning, zoning, land release and other reforms to meet demand for housing.

ShapingSEQ 2023 is the Queensland Government's response to the National Planning Reform Blueprint as it seeks to remove planning barriers to delivering more diverse and affordable housing.

ShapingSEQ 2023 is one way we are addressing current housing challenges. However, the plan alone cannot ensure the delivery of housing on the ground. It will require a concerted effort from all stakeholders, including all levels of government, service providers, industry, businesses and the local community. We are already making progress in housing reform and delivery, but there is more to be done to meet this urgent housing need while planning for future growth.

While our sustained effort in coordinated land use and infrastructure planning has positioned us well to shape more of the South East Queensland we want, the shorter-term needs for supply are acute and require a heightened and more focused response than ever before. The state is committed to making sure that planning uncertainty or process is not one of the reasons holding up creation of new homes across Queensland. This is what ShapingSEQ 2023 sets out to achieve.

Where we are now and where we are headed



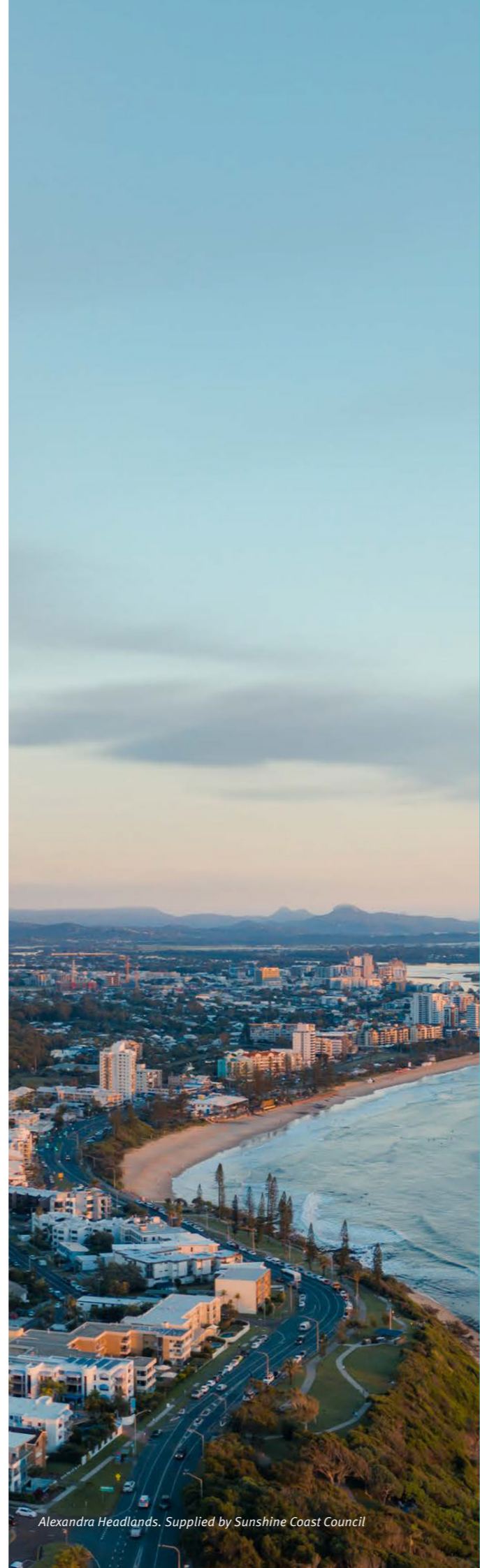
*Source: Queensland Government Statisticians Office. Population estimates and projections, Aboriginal and Torres Strait Islander Queenslanders, 2006 to 2031. Indigenous regions are large geographical units loosely based on the former Aboriginal and Torres Strait Islander Commission boundaries. They are created by aggregating one or more Indigenous areas.

How the plan works

ShapingSEQ is the Queensland Government's 25-year strategic plan to guide the future growth of the South East Queensland region, encompassing the 12 local government areas (LGAs) of Brisbane, Gold Coast, Ipswich, Lockyer Valley, Logan, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

The Queensland Government and key stakeholders have long recognised the need for coordinated planning across South East Queensland to manage growth sustainably and ensure the region's prosperity and liveability. This is evident through the regional frameworks for growth management developed in the 1990s and the statutory regional plans released in 2005, 2009 and 2017. ShapingSEQ 2023 is a key part of the Queensland Government's statutory planning framework.

The core delivery mechanism of the regional plan policy outcomes is to be achieved through local government planning schemes. The regional plan includes a priority action to further facilitate this.



Alexandra Headlands. Supplied by Sunshine Coast Council

Structure of ShapingSEQ 2023

ShapingSEQ 2023 comprises six critical elements that work together to shape the future of our region.

To achieve our vision, ShapingSEQ 2023 is structured around:



1 vision

Our 50-year vision that gets us to 2046 and beyond



10 regional priorities

To set the overarching focus for the plan, which are carried through to specific policy interventions and priority actions



5 themes

To reflect a holistic approach to the region



36 outcomes

To set more specific policy directions for achieving our vision for South East Queensland



154 strategies

To action the plan and achieve the vision



13 priority actions

To establish short-term actions for delivery – closely tied to the regional priorities

Our regional priorities

The plan is focused on ten regional priorities, which link to the implementation of the plan and the actions required in the short and medium term.



A sustainable growth pattern

Encouraging growth within existing urban areas that have good access to employment, services, natural areas and amenities.



More homes, faster – supply, diversity and affordability

Unlocking more homes in well-located areas, providing greater housing choice typology and tenure to protect liveability and create fairer housing opportunities.



More social and affordable homes

Setting a combined social housing and affordable housing target to deliver housing for vulnerable people, people on low and moderate incomes and essential workers needed to maintain our communities and lifestyles.



Well-designed communities

Considering the lifestyle needs of residents, including public and active transport, communal green space and climate responsive design.



Integrating land use and infrastructure

Planning for and delivering infrastructure in a timely and coordinated manner as and when it is needed to support both residential and employment lands.



New economic opportunities and jobs

Supporting a range of different types of jobs and economic opportunities through Regional Economic Clusters (RECs), Regional Activity Centres Network (RACN), and Major Enterprise and Industry Areas (MEIAs).



A sufficient pipeline of industrial land

Supplying sufficient industrial land to service the growing economy and support innovations in manufacturing, energy and waste management, including supporting the resource recovery and recycling task.



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

Providing a partnership approach for advice and shared decision-making for South East Queensland with Aboriginal and Torres Strait Islander peoples.



Regional approach to natural hazards

Adapting and building resilience to increase the capacity for South East Queensland to cope with future natural hazard events and disruptions.



Better biodiversity outcomes for growth areas

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.



Lake Cressbrook, Biarra. Supplied by Toowoomba Regional Council



Mount Peel. Supplied by Toowoomba Regional Council

How the plan manages where we live, work and play

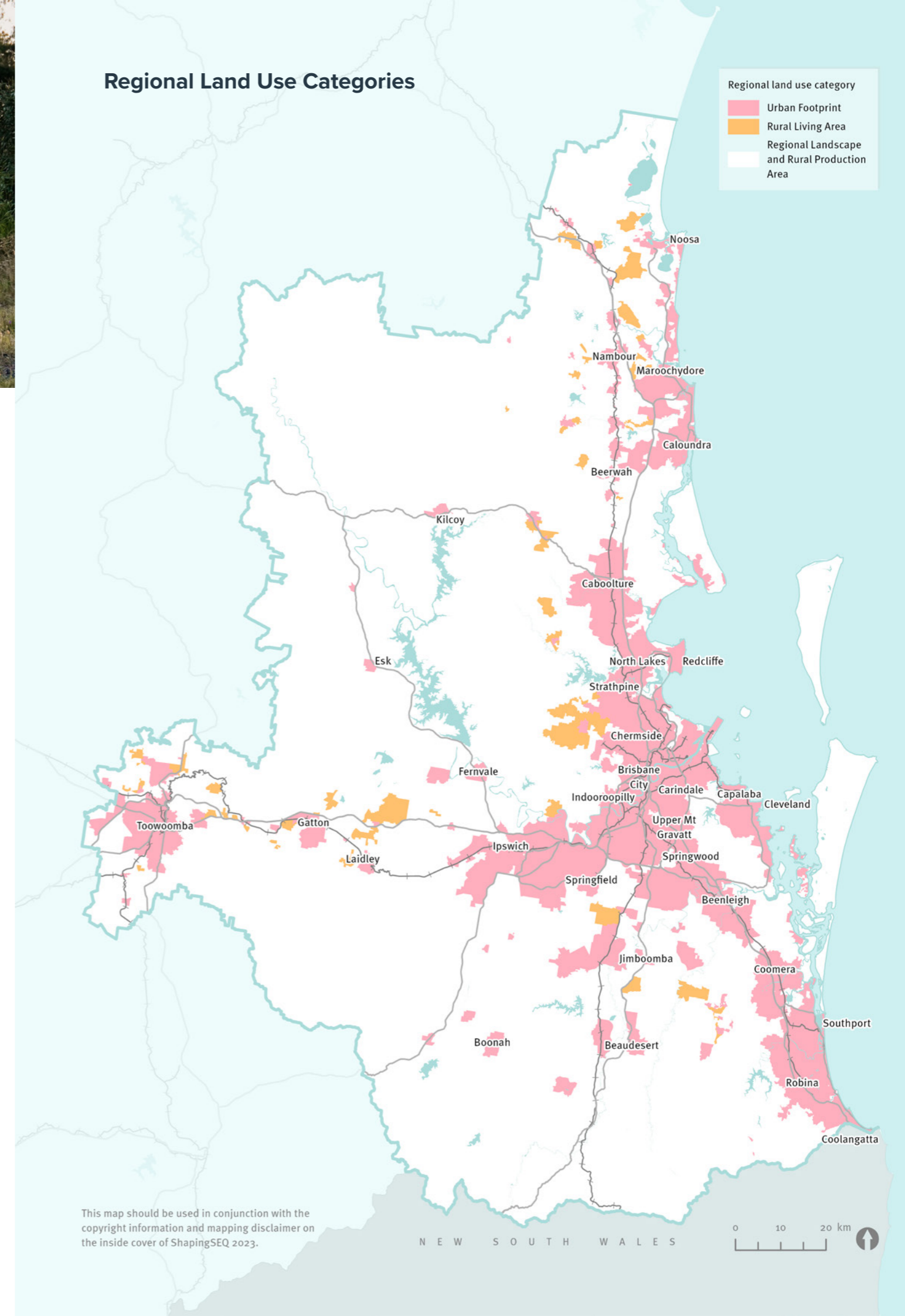
ShapingSEQ 2023 encourages the efficient use of available land to provide more housing in existing urban areas. However, not all land in South East Queensland is suitable or desirable for development.

A key objective of ShapingSEQ 2023 is to provide guidance and direction on how we can use our available land for the best possible outcome. It does this by using a nation-leading approach to data-driven integrated land use and transport planning. This modelling system brings together demographic, environmental and hazard datasets, as well as insights into whether land can be serviced by infrastructure, and consumer preferences regarding living and working in certain areas.

The outcomes of data modelling are used to determine urban growth. Our regional growth pattern is managed with three land use categories.

- » **Urban Footprint** identifies land which can accommodate the region's growth needs to 2046. It includes established urban areas and land with potential for new development.
- » **Rural Living Area (RLA)** identifies areas for rural residential development in locations that provide housing and lifestyle choice while limiting the impact of inefficient land use. Not all rural residential areas are within the RLA as a continuation of established policy.
- » **Regional Landscape and Rural Production Area (RLRPA)** is an important part of South East Queensland and is to be protected from inappropriate urban development. The RLRPA surrounds the Urban Footprint and RLA.

These three land use categories provide a framework for delivering efficient urban and rural residential growth, ensuring effective urban form, economic hubs, and the protection and sustainable use of South East Queensland's natural assets, landscape and productive rural areas.



This map should be used in conjunction with the copyright information and mapping disclaimer on the inside cover of ShapingSEQ 2023.

Our shared task

Everyone has a role to play in achieving our vision for shaping South East Queensland.

Successful implementation of ShapingSEQ 2023 requires a coordinated effort by all stakeholders, including federal, state and local governments, utility providers and industry, community and First Nations peoples. ShapingSEQ 2023 includes an implementation framework that outlines clearly each stakeholder's role in implementing the plan and helping resolve current housing challenges.



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



Federal government

Sets the national framework for housing, planning, migration and taxation

State government

Continue to set legislative framework, policies and regional plans; assess planning schemes, instruments and applications; deliver region-shaping infrastructure; unlock land to support growth; deliver social housing; provide funding to support government priorities; and monitor the progress of ShapingSEQ 2023

Local government

Plan making, development assessment and local infrastructure delivery

Building industry

Continue to adapt and deliver innovative housing products to meet needs of the community

Community

Continue to engage with the planning process and understand the need for change

First Nations peoples

Continue to engage to ensure the rights, interests and aspirations of First Nations people are reflected in land use planning

Utility providers

Further align planning and delivery of their essential networks



Grow

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

-  **A sustainable growth pattern**
-  **More homes, faster – supply, diversity and affordability**
-  **More social and affordable homes**
-  **Well-designed communities**
-  **Integrating land use and infrastructure**
-  **Regional approach to natural hazards**
-  **Better biodiversity outcomes for growth areas**

The Grow theme ensures we can sustainably accommodate a growing population by maintaining required dwelling supply for the region and introducing additional diversity sub-targets to deliver more housing options, including social housing and affordable housing.

Over the next 25 years, South East Queensland’s population is expected to grow by approximately 2.2 million people to around six million people, due to natural increase and overseas and interstate migration.

This population growth will require more than 34,500 new homes each year, as well as increased transport accessibility, job opportunities and essential services.

The lack of housing diversity and choice across the region is one of the key contributors to the current housing pressures being experienced.

To support the most efficient use of land, ShapingSEQ 2023 prioritises consolidation of land use ahead of land expansion, with a minimum 60/40 consolidation/expansion ratio aiming towards a 70/30 ratio. This is a long-standing policy to seek compact urban growth that limits sprawl, maximises the efficient use of infrastructure and resources, and protects cultural heritage values and our precious natural landscape.

The plan sets housing supply targets for both 2031 and 2046 to monitor the progress of local governments in achieving the required dwellings across South East Queensland over a longer period of time.

Outcomes	Strategies
Efficient land use	Support a consolidated urban land use pattern and higher densities in well-located places – places with access to employment, services and amenity, where land is supported by appropriate infrastructure.
Housing supply	Make provision for the delivery of adequate housing supply to 2046 to meet the full spectrum of housing demand.
Housing diversity	Provide housing choice that meets the changing make-up of the region’s population, community needs and lifestyles.
Social housing and affordable housing	Provide more social housing and affordable housing to meet the demand.
Growing rural towns and villages	Rural towns and villages provide for sustainable growth and community development in a way that reinforces local identity.

Grow theme has **two priority actions** to deliver on the outcomes and strategies:

Priority Action 1: Streamlined ShapingSEQ alignment planning scheme amendments

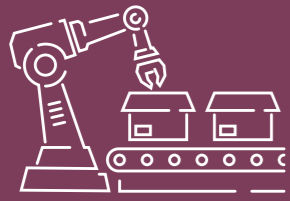
This priority action details the streamlined amendment process for the integration of Grow strategies into planning schemes, where recalibration of policy is required to meet the ShapingSEQ 2023 targets.

Priority Action 2: High amenity areas

This priority action allows for the state and local governments to work together to map high amenity areas. The state and local governments will work to decide a suitable response for allowing an uplift in density in the high amenity areas identified through this framework.



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



Prosper

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



Well-designed communities



Integrating land use and infrastructure



New economic opportunities and jobs



A sufficient pipeline of industrial land

The Prosper theme focuses on growing jobs across the region, creating more jobs close to where people live and identifying opportunities required to support economic growth.

A region-wide focus, rather than a local government area focus, is critical to achieving many of the region's goals relating to jobs creation, economic growth and innovation.

ShapingSEQ 2023 identifies a number of mechanisms that will support these goals including Regional Economic Clusters (RECs) and the Regional Activity Centres Network (RACNs) which were introduced in ShapingSEQ 2017. Strategies support strengthening of RECs, and flexibility of centres to allow them to provide more than just retail services, while ensuring future housing is co-locating with centres to provide well-located homes.

In addition, ShapingSEQ 2023 strengthens protections for industrial areas within Major Enterprise and Industrial Areas (MEIAs) and RECs. A sufficient supply of industrial land is a key priority to service our growing population, including freight and logistic operations, manufacturing, waste, energy and recycling management, in addition to making the most of innovative opportunities in these sectors.

Outcomes

Strategies

High-performing outward-focused economy

South East Queensland 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.

Regional Economic Clusters (RECs)

High-value and outward-facing economic opportunities and synergies within the region's RECs are accelerated.

Regional Activity Centers Network (RACN)

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.

Knowledge and technology precincts

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.

Major Enterprise and Industrial Areas (MEIAs) and other industrial areas

Well-located industrial land is planned, delivered and protected from incompatible uses.

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.

Tourism and events

South East Queensland is a world-class tourism and events destination providing domestic and international visitors with diverse and sophisticated tourism experiences.

Special uses

South East Queensland accommodates a range of special uses, including activities that are difficult to locate and that support regional needs and economic growth.

Rural prosperity

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.

Prosper theme has three priority actions to deliver on the outcomes and strategies:



Priority Action 3: Strengthening RECs

This priority action supports planning for the growth of RECs in planning schemes, underpinned by a detailed investigation of RECs across South East Queensland.



Priority Action 4: Regional industrial land framework

This priority action 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 South East Queensland.



Priority Action 5: Regional activity centres

This priority action will develop agreed boundaries and key measures for regional activity centres to inform future decision making for the RACN.



Connect

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

-  **A sustainable growth pattern**
-  **Well-designed communities**
-  **Integrating land use and infrastructure**
-  **New economic opportunities and jobs**
-  **A sufficient pipeline of industrial land**

The Connect theme focuses on strategies to strengthen communities and the economy by delivering integrated land use and transport planning.

Integration of land use and transport planning is essential as it improves connectivity and accessibility for people within the region, ultimately enhancing how we all live, work and play.

ShapingSEQ 2023 reinforces the need to adjust our transport approach to achieve a more sustainable, healthy and accessible transport system.

Embracing more walking, cycling and public transport solutions will help reduce the environmental footprint of the transport system while improving connectivity for our communities.

Outcomes	Strategies
An efficient and sustainable movement system	People and freight move efficiently around the region, maximising community and economic benefits and prioritising more sustainable travel modes.
Active transport	Active transport is a favoured, practical option for a range of trips.
Vibrant and connected regional activity centres	Design and development of regional activity centres is focused on enabling easy access to employment, education and essential services using more sustainable transport modes.
Integrated planning	Infrastructure and land use planning and delivery are integrated.
Region-Shaping Infrastructure (RSI)	Investment in the regional infrastructure network is prioritised to service social and economic needs in a way that integrates with and enables delivery of the desired growth pattern.
Movement and Place	The transport system provides for both movement of people and goods as well as enhancing the social fabric and economic vibrancy of South East Queensland.

Connect theme has one priority actions to deliver on the outcomes and strategies:

Priority Action 6: Integrated land use and infrastructure modelling capability

This priority action will continue to develop and utilise integrated land use and infrastructure modelling capability to support informed decision making for land use policy and infrastructure planning. It will be a critical element in monitoring the implementation of ShapingSEQ 2023.



Kangaroo Point Green Bridge Artist Impression. Supplied by Brisbane City Council



Sustain

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



A sustainable growth pattern



Well-designed communities



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



Regional approach to natural hazards



Better biodiversity outcomes for growth areas.

The Sustain theme continues to protect the region's biodiversity, cultural heritage and natural assets as well as build resilience across communities in response to climate change and extreme weather.

South East Queensland has a rich First Nations cultural heritage. ShapingSEQ 2023 recognises the importance of Aboriginal and Torres Strait Islander people in the decision-making processes. This includes respecting areas that hold cultural, spiritual and environmental significance for First Nations people.

ShapingSEQ 2023 considers biodiversity, koala habitat and natural disaster management when identifying areas for future development.

It also includes a resilience framework to provide a consistent region-wide understanding of climate and disaster risk for land use planning. This requires longer term policy and practice change to ensure our planning and homes are responsive to natural hazard risks.

Outcomes	Strategies
First Nations peoples	First Nations peoples' human rights are respected and engaged so their culture and knowledge is embedded in planning for the region.
Biodiversity	The regional biodiversity network and matters of environmental significance are protected and enhanced to support the natural environment and contribute to a sustainable region.
Koala conversation	A network of interconnected koala habitat is maintained to sustain the region's koala population over the long-term.
Regional landscapes	Regional landscape values and functions are sustainably managed and provide social, environmental, cultural and economic benefits to the region.
Water sensitive communities	Water management in South East Queensland will use best practice and innovative approaches in urban, rural and natural areas to enhance and protect the health of waterways, wetlands, coasts and bays.
Natural economic resources	The region's natural economic resources are managed sustainably and efficiently to meet the needs of existing and future communities.
Climate change	Greenhouse gas emissions are minimised, and the unavoidable impacts of climate change are managed to protect and enhance the safety and resilience of communities and the natural environment.
Resilience	Climate and natural hazard risk avoidance, reduction and adaptation are core drivers of the region's sustainable land use pattern and resilient built form needed to maintain our future capacity to cope and prosper.

Sustain theme has four priority actions to deliver on the outcomes and strategies:

Priority Action 7: First Nations engagement Framework

This priority action supports the continued engagement with Traditional Owners and First Nations peoples to jointly develop a First Nations Engagement Framework to input into planning processes, that values cultural knowledge and connection to lands and seascapes.

Priority Action 8: Bioregional Planning for PFGAs

This priority action is for planning and environment agencies within the Queensland Government to work together to develop bioregional plans for Potential Future Growth Areas (PFGAs) in SEQ.

Priority Action 9: Resilience policy maturity framework

This priority action commences stage 1 of the Resilience policy maturity framework, including collating best available hazard/ risk mapping and preparing regionally consistent definitions of intolerable risk. This will lead to the identification of 'no go' development areas for future refinement of the Urban Footprint.

Priority Action 10: Heat hazard mitigation

This priority action requires local scale heat hazard risk assessments to be undertaken, including local microclimate assessment and built form investigations. This will guide settlement planning, urban design and greening and cooling strategies.



Live

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



A sustainable growth pattern



Well-designed communities



More social and affordable homes



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



Regional approach to natural hazards.

The Live theme is about creating well-designed communities that are distinctly South East Queensland and improve the quality of life for all. Quality design is key to accommodating the future growth of the region, as it enables communities to connect physically and socially to ensure people can enjoy the places they live in. The Queensland Government's 'Distinctly Queensland Design Series' is aimed at streamlining design, planning and assessment processes that support this aim.

ShapingSEQ 2023 identifies and supports the creation of great places in each local government area, in which a range of activities contribute to local identities and economies – including shopping, socialising, dining and recreation.

Liveability is connected to affordability, and ShapingSEQ 2023 aims to achieve more affordable living by connecting jobs to housing and transport. This improves quality of life within our communities.

Maintaining and creating new green areas plays a key role in liveable places and neighbourhoods that support community health and wellbeing. The addition of a tree canopy target in ShapingSEQ 2023 will help to create more shade, reduce the heat island effect and improve air quality in our communities.

Outcomes	Strategies
Valuing good design	Great subtropical and temperate design underpins South East Queensland's urban places.
Working with the weather	Our region's climate-derived character delivers new models of subtropical, energy-efficient living.
Inspiration from local character	The communities of South East Queensland demonstrate a strong respect for their heritage, distinct context and local character.
Fairness	Communities are places where people can access transport, education, jobs, services, green space, family and friends in a way that is fair and equitable to all.
Working with and enhancing the natural systems	The liveability and sustainability of South East Queensland's urban environments are enhanced by incorporating urban greening networks.
Creating legible and connected streets and spaces	A network of streets and spaces creates connectivity and supports vibrant communities.
Embedding opportunities for adaptation and change	Buildings, streets and spaces have inbuilt flexibility and adaptability for long-term use, including accommodating new uses.
The power of placemaking	Great placemaking in South East Queensland creates and improves urban places and rural towns that successfully reinforce local and regional identity and create social and economic dividends for our communities.
Health and wellbeing through the built environment	Communities are designed and supported by social infrastructure and natural assets to provide healthy, liveable places that promote mental and physical wellbeing.

Live theme has two priority actions to deliver on the outcomes and strategies:

Priority Action 11: Distinctly Queensland Design Series

This priority action is for the development of design guidance and form-based codes for diverse housing products, including gentle density. This guidance is aimed at streamlining design, planning and assessment processes to support the faster delivery of homes.

Priority Action 12: Urban tree canopy

This priority action is for the establishment of a baseline of existing tree canopy coverage in South East Queensland so that state and local governments can work together to support the increase in tree canopy coverage in centres and residential areas.

Delivering on our shared vision

ShapingSEQ 2023 includes an implementation framework and process that is dynamic, accountable, transparent and effective to ensure the strategies and policies of the regional plan are translated into delivery of more homes on the ground for South East Queensland communities.

There are four pillars underpinning the delivery of ShapingSEQ 2023 as part of the implementation framework, these are:



Governance

A clear and strong governance structure is needed that supports effective and efficient delivery.



Delivery tools

Guidance on all delivery tools that will be at the disposal of those responsible for delivering ShapingSEQ 2023, including statutory and non-statutory instruments and funding and financing mechanisms.



Communications

Ongoing stakeholder and community communication and engagement is key, including identifying how government-led initiatives and investment will be catalysed to create opportunities for private market and community benefits.



Monitoring, evaluation and reporting

The government will monitor the implementation of ShapingSEQ 2023 to inform ongoing reviews and improvement processes, including through the continuation of the Land Supply and Development Monitoring (LSDM) report.

This delivery is supported by one priority action.



Priority Action 13: Implementation Assurance Framework

This priority action supports the continued development and refinement of a fit-for-purpose implementation assurance framework for the delivery of ShapingSEQ 2023. This will include a maturation plan for the framework's execution and the commencement of the revised governance framework.



Newport, Moreton Bay. Photographer: Tara Williams



What does ShapingSEQ mean for you?



Our unique lifestyle will be maintained as we plan for growth while preserving the character of our communities.



You will have a choice of housing to meet your preferences and needs at different stages of your life.



You will have easier access from home to study, work, and play.



Your community will be better connected to vibrant places and opportunities. From jobs to entertainment.



You will have easier access to essential amenities with more transport options to choose from.



Our environmental footprint will be reduced through the efficient use of land and protection of green spaces.



You can live in a neighbourhood that embraces Queensland's distinct identity and climate.



ShapingSEQ

South East Queensland Regional Plan 2023

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