



Planning
Institute
Australia

Priorities for review of ShapingSEQ

20 priorities to inform review of South East
Queensland Regional Plan (ShapingSEQ) 2017

May 2023





Introduction

At the Queensland Housing Summit in October 2022, the State Government committed to review *ShapingSEQ 2017* to directly respond to the immediate housing and growth management needs of the region.

We understand that the *ShapingSEQ* review will be a targeted amendment of the plan. The fundamentals of *ShapingSEQ* are expected to remain unchanged, with the review focused on strengthening the narrative and policy.

The Planning Institute of Australia (PIA) is the nation's peak body for planners, and we believe Regional planning is an essential part of the planning framework in Queensland.

PIA believes that effective regional planning delivers a strategic approach to shaping settlement patterns on a regional scale, by providing a framework for delivering future growth, creating certainty for investment in major infrastructure, and ongoing implementation of regional priorities.

We recognise planning is just one part of an interconnected number of growth drivers (for example, tax, funding frameworks, infrastructure delivery), however planning plays a unique role in bringing elements together in a cohesive manner.

Our priorities bring together ideas from across our broad and diverse PIA membership, with over 50 members providing inputs and contributions to this paper.

In this paper, we put forward 20 priorities for the review of *ShapingSEQ*.

Our priorities are grouped into the following 6 themes:

SIX THEMES FOR OUR PRIORITIES:



Increasing Housing Diversity and Supply



Enabling Infrastructure Integration



Unlocking Future Employment



Contemporary Plan (Climate, Country, Digital)



Community Awareness and Trust



Co-operative Governance and Implementation





Summary of our priorities

This 1-page summary of our priorities is complemented with further details on subsequent pages for each priority.

Six (6) themes for our priorities

20 Priorities



Increasing Housing Diversity and Supply

- Establish new diversity & affordable living targets for sub-regions
- Introduce new minimum density standards
- Evidence-based refinement of the Urban Footprint (where expansion is a 'last resort')



Enabling Infrastructure Integration

- Deliver committed and integrated infrastructure plan to support new regional plan
- Introduce new policy to prioritise sustainable transport modes across SEQ
- Ensure all future Growth Areas land use plans are prepared with concurrent infrastructure plans



Unlocking Future Employment

- Introduce employment targets in response to labour mobility
- Review and update planning for Regional Economic Clusters and employment centres
- Plan for future long-term regional industrial land supply



Contemporary Plan (Climate, Country, Digital)

- Progress on pathway to net zero carbon emissions
- Elevate the natural hazards and resilience narrative to inform settlement scale change
- Recognise provisions to protect and expand green space areas
- Embed Planning with Country
- Deliver an interactive e-plan version



Community Awareness and Trust

- Raise community awareness of proactive strategic planning
- Create strong and clear narrative for the new regional plan to build capacity in urban change leadership



Co-operative Governance and Implementation

- Embed a co-operative governance approach for regional planning
- Lead and shape strategic planning activities of other State Agencies
- Develop robust implementation framework, including transparent program for future reviews of the regional plan
- Establish a Growth Monitoring Authority as an independent statutory authority





THEME 1

Increasing Housing Diversity and Supply

1

Establish **new housing diversity and affordable living targets** for sub-regions which align with currently measured land supply and development monitoring dwelling types to ensure targets are baselined, annually reported, and action can be taken where not on track. This includes:

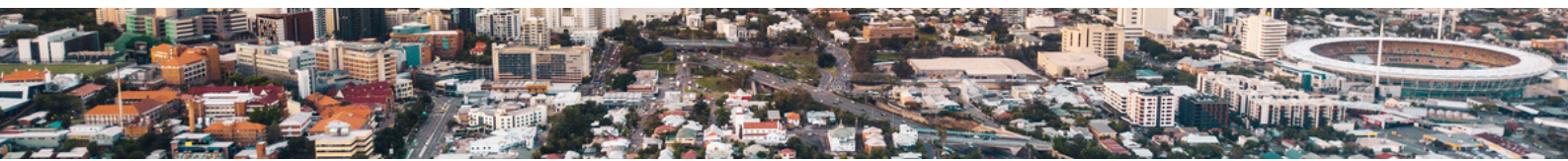
- diversity targets to increase proportion of gentle density housing types (for example duplex, terrace houses and low-rise apartments);
- affordable living targets to promote an increase in density in well-located and accessible areas; and
- social and affordable housing targets to make housing available to all parts of our community.

2

Introduce **new minimum density standards** in existing urban areas and expansion areas, particularly those within proximity of centres and transit. This could be facilitated via re-introduction of State referral where development is less than 15 dwellings per hectare.

3

Evidence-based refinement of the Urban Footprint (where expansion is a 'last resort') to ensure the urban footprint is the right size and configuration, and prioritises infill growth to accommodate housing targets and future employment growth. The Urban Footprint should be 'future fit' to accommodate long term sustainable growth. Any proposed expansion is based on compelling evidence, including consideration of the potential adverse impacts of expansion on achieving infill targets and growth in existing planned areas. Delivery of growth in the underutilised urban footprint, including addressing the barriers to delivery (infrastructure provision etc), to be prioritised.





THEME 2

Enabling Infrastructure Integration

4

Deliver a **committed and integrated infrastructure plan** within 12 months to support the new regional plan which provides infrastructure delivery certainty for growth communities. This includes ensuring:

- Future committed infrastructure aligns with planned need of new regional plan, rather than just previously announced infrastructure commitments;
- Include social infrastructure, such as schools, and investment to support socially vulnerable;
- Create alignment between the new regional plan and SEQ City Deal funding commitments; and
- Ensure strategic freight network connects the key employment and industrial hubs and corridors.

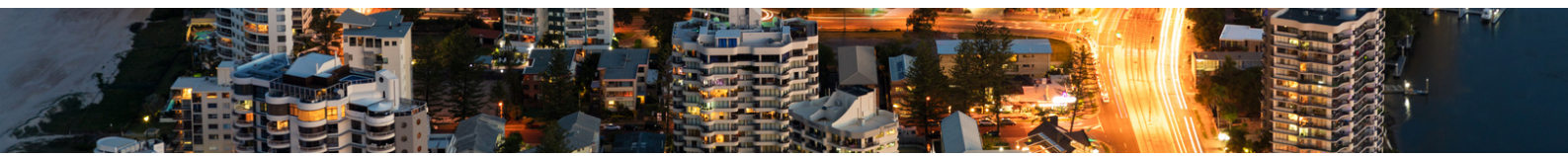
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Introduce **new policy to prioritise planning for and delivery of sustainable transport** modes across the region. This includes:

- Prioritisation of active and public transport in *ShapingSEQ* Infrastructure Supplement (to support achievement of infill growth targets);
- Consider establishing targets for dwellings and jobs within walking distance of transit stations;
- Transport connections keep pace with residential growth and associated employment growth; and
- Introducing new policy to reduce car dependency in centre and transited orientated locations.

6

Ensure all **future Growth Areas land use plans** are prepared by or in partnership with Local Governments and utility providers, and have concurrent infrastructure plans prepared and committed to, expediting the delivery of sustainable and liveable communities and jobs.





THEME 3

Unlocking Future Employment

7

Introduce **employment targets** to encourage future jobs within close proximity or easy commute of future housing supply, acknowledging trends towards greater labour mobility across the region. This includes:

- Planning and facilitating jobs in growth areas outside of Brisbane City, such as in Ipswich, Logan and Moreton Bay; and
- Introducing a clear policy position on the role of smaller centres to support delivery of housing diversity.

8

Update planning for Regional Economic Clusters (RECs) and employment centres to ensure:

- RECs are defined and refined more accurately (based on current spatial extent and function) and set future aspirations about their future growth, jobs profile, and position within SEQ;
- Update narrative about the post-COVID 'future of work' and its impacts on centres, labour movement and travel demands;
- Acknowledge focus on Brisbane CBD as SEQ's economic powerhouse, with the CBD being defined as inner 5km, whilst planning for greater jobs dispersment within sub-regions; and
- Ensure future needs of communities are planned for by considering future expansion of RECs or new RECs to service growth areas.

9

Plan for **future long-term regional industrial land supply**, including:

- Understanding and planning for the long-term regional industrial land supply needs and planning for future, well located and serviced industrial areas;
- Co-location of industrial uses with other compatible uses; and
- Consider more contemporary approaches for planning for future Medium and High impact industry.

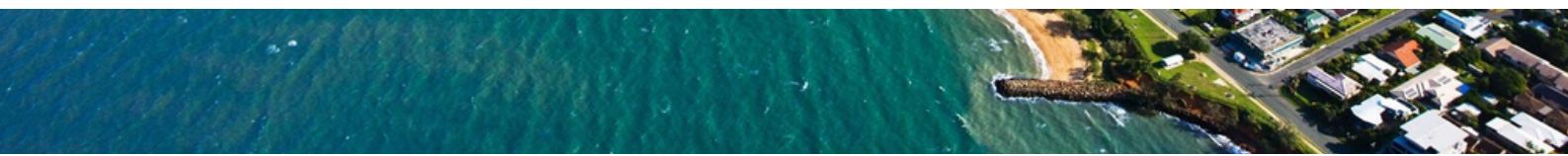




THEME 4

Contemporary plan (Climate, Country and Digital)

- 10** Progress on **pathway to net zero carbon emissions** through enabling shift to a circular economy. This includes through policy which supports mode shift to sustainable transport modes, and embedding circular economy principles to support co-location of land uses.
- 11** Elevate the **natural hazards and resilience narrative** to ensure settlement pattern is sustainable, considering existing and future risk from extreme heat, bushfire, flood, and coastal hazards. Reflect areas already at intolerable risk and utilise established State wide risk terminology throughout to enable a settlement pattern that aligns with risk-based planning principles. This includes assisting with common policy direction on floodplains and in catchments which span Local Government boundaries.
- 12** Recognise the **protection and expansion of green and open space areas**. Ensure green areas are a valuable asset in the new regional plan, and set benchmarks for future expansion of green assets in growth areas. This includes more protections for large scale green areas and importance of green space and vegetation in infill areas.
- 13** Embed **Planning with Country within the new regional plan** by recognising First Nations culture and language through embedding Caring for Country principles and policy within Goal 4: Sustain and other parts, and integrating First Nations language for locations and landmarks.
- 14** Deliver an **interactive e-plan version of the new regional plan**, beyond the standard PDF format, to improve functionality, readability and engagement online for community members, elected representatives and the wider planning and development community.





 **THEME 5**

Community Awareness and Trust

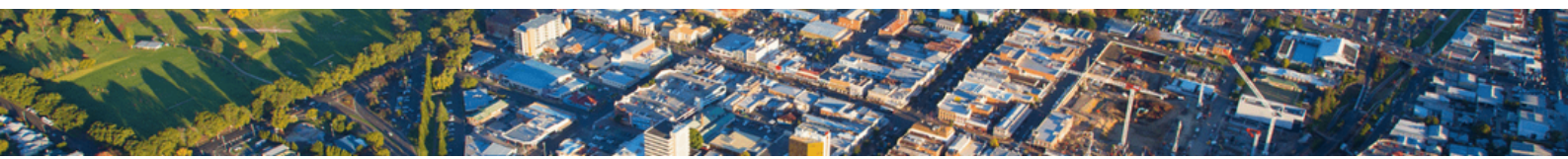
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Raise community awareness of proactive strategic planning by undertaking community engagement and education about regional planning, beyond minimum statutory notification requirements.

Integrate this with the broader and ongoing community conversation, being led by DSDILGP, about urban change and growth, and partner with Local Governments, the private sector and associations to deliver consistent messaging.

16

Create a **strong and clear narrative and graphics for the new regional plan** which supports capacity building in urban change leadership. This will support practitioners and elected officials help educate South East Queenslanders about the benefits of growth and how to effectively engage with the planning system.





THEME 6

Co-operative Governance & Implementation

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Embed a **co-operative governance approach** throughout the regional planning process, including into implementation. This involves engaging Local Governments and other State Agencies in a co-design process when developing and implementing significant policy which affects their communities and forward planning. In implementation, this could involve preparation of Regional Plan Implementation Strategies to provide a line of sight from regional plan to local planning.

18

Lead and shape the strategic planning activities of other State Agencies by ensuring the new regional plan is the primary plan, with:

- Established governance practices and processes (including with Treasury);
- Requiring preparation of Regional Plan Implementation Strategies to provide a line of sight from regional to local planning, whilst providing flexibility for each State Agency to respond in a fit-for-purpose and relevant way;
- Ensuring state interests are integrated so policy is consistent and deliverable (particularly in assisting with delivery of housing diversity and supply); and
- Creating a consistent planning horizon (for example to 2050) to support implementation and monitoring.

19

Develop a **robust implementation framework** which includes:

- Actionables, responsibilities and realistic timing for State Government, Local Governments, utility providers and private sector for delivery of policy outcomes (including housing, jobs, infrastructure, and climate);
- Adopt clear and prioritised set of targets, with annual reporting, and a clear course of action where targets not achieving;
- Partner with Local Governments and utility providers to plan for future catalyst growth opportunities, with clear timeframes and pathway for delivery; and
- Publish and commit to a transparent program for future reviews of ShapingSEQ (and other regional plans).





THEME 6 - CONTINUED

Co-operative Governance & Implementation

20

Establish a Growth Monitoring Authority as an independent statutory authority to monitor and report on the implementation and performance of regional plans. The Growth Monitoring Authority should build on the existing Growth Monitoring Program and be responsible for:

- Preparing population and employment projections for inclusion in regional plans, in conjunction with QGSO, as part of an overall state-wide growth model;
- Preparing and publishing annual Land Supply and Development Monitoring reports and Measures that Matter reports in all regional plan areas;
- Preparing and publishing annual reports (including recommendations) on the implementation and performance of regional plans, including in relation to the delivery of housing benchmarks;
- Advising the Planning Minister on the impacts of proposed planning scheme amendments on the achievement of regional plan objectives, including housing and employment; and
- The Growth Monitoring Authority should be advised by the state-wide Housing Supply Expert Panel and include an Advisory Board representing State and Local Governments as well as industry stakeholders.



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