

Report Update: *ShapingSEQ*

IAQ was invited by the Queensland Government to attend the *ShapingSEQ* 2023 Draft Update (*SSEQ*) Briefing.

SSEQ is the plan to shape the future growth of Southeast Queensland. As our population grows rapidly, the Queensland Government is updating their plan to enhance our communities in a sustainable way.

The *SSEQ* 2023 Draft Update focused on housing supply and diversity in housing choice. There was an emphasis on planning in the right way to connect with infrastructure and jobs while protecting Queensland's unique natural environment.

Why Update SSEQ2023?

There has been significant growth and new events unveiled in Queensland, particularly in the Southeast region, since the *SSEQ* plan was released in 2017. Now, there is projected to be an additional 2.2 million individuals living in the region by 2046, which will need 900,000 new homes and 1 million new jobs. If projections hold true, that means that Southeast Queensland will have a population of 6 million by 2046. The announcement of the 2032 Olympic and Paralympic Games will only add to the housing pressures.

Outcomes Sought

Briefly, the outcomes sought in this update are:

1. To prioritise housing in the right locations at the right time. Namely, concentrating housing close to high-frequency public transport areas, key services and amenities.
2. To emphasise the importance of protecting biodiversity while planning for enormous regional growth.

The government will pursue these outcomes by looking intensely at:

1. Housing supply and diversity
2. Economic centres and jobs: examining economic centre performance and job capacity.
3. Policy and infrastructure alignment: A lot has changed since 2017, namely, policy changes, COVID-19 and the Games announcement.
4. Implementation assurance: The Queensland Government knows it needs to do more to implement strategies in the plan – they've learnt since 2017 and are implementing shorter time frames for reviews.

This is best explored by delving into the changes to the key themes of the *SSEQ* plan:

Key Theme Alterations

The themes have remained the same, but there have been changes, varying in degree, to the subsets of the themes. Note that a few of the details have not yet been finalised and are simply 'broader updates' to be narrowed down with further research and collaboration with industry.

Grow

In 50 years, SEQ will have sustainably and responsibly accommodated a growing regional population which will be almost 6 million. The majority of all new growth will be accommodated in the consolidation area with high amenities across four large accessible inter-connected urban corridors. Changes to the Grow theme are:

- Ensure 20% of new housing is social or affordable housing – the ratio of social-to-affordable is not yet known
- Future Growth Area (FGA) changes
 - Areas that are not required to meet housing supply targets now but may be needed in the future. These are:
 - North Harbour
 - Highfields
 - Westbrook
 - Note that two areas in Toowoomba were removed from the FGA list
- The goal for new housing is to be 60% detached and 40% attached
- Focus development in high amenity areas
 - New housing will be concentrated in areas close to centres, high-frequency public transport routes and key service facilities (i.e., GPs, schools, etc.)
- Increase gentle density options
 - Need a greater range of housing options between house and land properties, and high-rise apartments as the supply of these are disproportionately limited

Prosper

In 50 years, SEQ will be a globally competitive region – an innovative, economic powerhouse and a region of opportunity for all, with continued strong job growth. Changes to the prosper theme are:

- Protecting, enhancing and increasing/maintaining the performance of Regional Economic Clusters (RECs)
 - Most are performing well although some need a ‘boost’. It is important to ensure that these key employment areas continue to grow.
 - Helensvale was added to REC list, and North Lakes/Redcliffe REC zone was expanded
- Additions to the Major Enterprise and Industrial Areas (MEIAs)
 - West Toowoomba, Stapleton, Redland Bay and Southern Thornlands
- Great focus on how Queensland will transition from landfill to recycling
 - Three new industrial land areas were identified for Recycling Enterprise Precincts; these are located at:
 - Port of Brisbane

- Bromelton
- Wellcamp

Connect

In 50 years, SEQ will be connected by world-class infrastructure that supports fair and equitable access to the transport network across multiple modes

- Region-shaping infrastructure (RSI) changes.
 - RSI is focused on strategically shaping the future trajectory of land use in SEQ. While SSEQ 2017 did not establish a set definition of RSI, there are considered to be four broad criteria:
 - Fundamental to the realisation of the land use pattern set in SSEQ
 - Fundamental to the movement of people to access employment and essential services as well as the movement of goods
 - Has a significant funding requirement across multiple levels of government
 - Is of regional economic significance.
- Additions to RSI projects
 - Across the 17 priority RSI identified, 29 projects have progressed since 2017. As time elapses, however, more projects are added to the RSI list; these are:
 - North Brisbane-Bruce Highway Western Alternative
 - Improved road and public transport connectivity between Inner Brisbane and Strathpine
 - Park Ridge Connector
 - Improved road and public transport connectivity between Yarrabilba and the Mount Lindesay Highway (including Camp Cable Road and Cusack Lane upgrades)
 - Kawana Motorway
 - Toowoomba North-South Transport Corridor
 - Coomera Connector
 - Inner Brisbane walking initiative
 - Centenary Motorway Upgrade (Toowong to Darra)
 - Logan and Gold Coast Faster Rail
 - Cunningham Highway Upgrades to support the delivery of Ebenezer and Ripley
 - Gateway Motorway and Bruce Highway Upgrades, North Brisbane to Moreton Bay Region.

Sustain

In 50 years, we will value and protect our greatest assets – our natural systems – which are fundamental to SEQ’s unique character, heritage and liveability. Changes to the Sustain theme are mostly updates to the policies of 2017 that include:

- Updated koala conservation strategies

- Protect and connect koala habitat, particularly within and between koala priority areas to support viable koala populations that are distributed widely across SEQ in rural, rural residential and urban landscapes
- Plan development and infrastructure to avoid koala habitat areas, in particular those within koala priority areas, and ensure habitat connectivity for long-term viable populations.
- New bioregional planning processes
 - Maintain and enhance the value and connectivity of regional biodiversity corridors, and identify opportunities for regeneration of new corridors, to maximise biodiversity conservation outcomes
 - Focus on coordinated planning, management and investment, including offset delivery, in the regional biodiversity network.
- A cadastral boundary for Northern Inter-Urban Break
 - A new cadastral boundary for the NIUB and strengthened outcomes sought for the NIUB.
- First Nations collaboration
 - Recognise First Nations communities in outcomes
 - Empower First Nations communities by recognising their rights, knowledge, and interests in land and resource management, and actively involve First Nations communities in decision-making processes
 - Develop a First Nations Engagement Framework.
- Tree canopy cover target
 - Increase tree canopy coverage within centres and residential areas to achieve a minimum of 15 per cent in the Capital city centre, 25 per cent in urban residential and light commercial and 50 per cent in suburban residential areas.
- Resilience maturity framework
 - Identify existing urban areas subject to intolerable risk (i.e., flooding and bushfires) for further investigation for feasible mitigation alternatives with a view to support the transition of existing uses over time
 - Identify no-go development zones.

Live

In 50 years, SEQ will be recognised internationally as a highly liveable region offering a wide range of great subtropical places for people to live, work and play. Its great design will underpin the success of our cities, towns and villages right through to the quality of our streets, buildings and public spaces. Changes to this theme are minimal, but are focused on:

- Valuing good design
 - Good design has been critical to achieving higher density in key locations and housing diversity in SEQ. An equitable and affordable

supply of housing will be well-located, close to employment opportunities and accessible for all

- Promoting growth while maintaining and increasing the quality of housing, and ensuring that it is located in areas fit for purpose is critical; this also means:
 - Working with the weather to
 - Ensure design outcomes are adaptive and responsive to SEQ's climate, applying a subtropical design approach
 - Orient urban form to optimise user comfort naturally and provide low-energy, low-cost living
 - Create indoor and outdoor spaces that provide easy access to comfortable, shaded outdoor living throughout the year
 - Create urban places that contribute to activity and life on the street through building layout design and architectural features.
 - Taking inspiration from local character
 - Identify and conserve state and local landscape, heritage and cultural assets, including Indigenous landscape values, and where appropriate, integrate or adaptively re-use them in buildings, streets and spaces
 - Work respectfully with natural topography to create a development that contributes positively to the environmental and visual experience of a place
 - Explore the appropriate use of building materials to create a contemporary design that delivers on Indigenous design principles, adds to a local area's character and diversity, and contributes to the cultural heritage significance of its heritage places.

The update culminated in a list of actions to be implemented. No further detail was provided.

Implementation Actions

1. Housing supply statement
2. High amenity areas
3. RECs
4. Regional industrial land framework
5. Regional activity centres
6. Living on Country planning policy
7. Bioregional plans for Potential Future Growth Areas (PFGAs)
8. No-go areas for future development
9. Intolerable risk hotspots
10. Natural hazard risk assessments

11. Heat hazard risk assessments
12. “Diversity done well” series

Southeast Queensland Infrastructure Supplement (SEQIS)

During the briefing, a SEQIS Draft was also quickly presented. Within SEQ there is an imperative to deliver integrated and coordinated land use and infrastructure planning. The purpose of the SEQIS is to:

1. Identify priority place-based infrastructure responses to proposed amendments in the draft SSEQ 2023 Update
2. Map the alignment of planned and committed projects to both the SSEQ 2023 Update and the State Infrastructure Strategy
3. Investigate options for review of the forward pipeline
4. Identify longer-term regional infrastructure planning needs and strategic opportunities

Planned inclusions in the Final SEQIS 2023 are:

1. Updates to the QGIP pipeline of forward estimates infrastructure commitments
2. Strategic responses to regional drivers and challenges articulated in draft SEQIS
3. Considerations of Outcomes of the Australian Government's Infrastructure Pipeline Review (this is a potential inclusion depending on the Review)

It is important to note that the State Government wants input from stakeholders and has invited submissions in response to the SSEQ 2023 Plan. You can submit a response here:

<https://shapingseq.statedevelopment.qld.gov.au/>.

You can also read and learn more here: <https://planning.statedevelopment.qld.gov.au/planning-framework/plan-making/regional-planning/south-east-queensland-regional-plan>.