

Regional Planning in Qld Overview



Role of Regional Planning in Queensland

Regional planning is aimed at helping Queensland communities meet the challenges associated with:

- rapid growth
- population change and
- the increasing demand for public services at a local level.

Status of Regional Planning in Qld

In 2003, following a decade of voluntary regional planning initiatives, state and local governments recognised a need to better manage the impacts of the region's rapid population growth. The SEQ Regional Plan was initially launched as a draft in 2004 and commenced in 2005. By late 2006, the state government commenced implementing a strategy to accelerate regional planning throughout regional and rural Queensland, which now includes:

- the SEQ Regional Plan 2009-2031, launched in July 2009, replacing the 2005-2026 version
- the Far North Queensland (FNQ) Regional Plan 2009-2031, launched in February 2009
- progress on a number of statutory regional plans across Queensland to help build strong and sustainable communities as part of the Queensland Government *Blueprint for the Bush* initiative. Draft *Blueprint for the Bush* regional plans for Maranoa and Districts, Central West and South West regions were released for public comment last year
- The Draft North West Regional Plan, which was released for comment in June 2009, with submissions closing on 18 September 2009.
- Seven Queensland regions have non-statutory plans in place, which were developed before the commencement of statutory regional plans and do not have legislative power. The State government is working with local communities to review some of the non-statutory plans to bring them into the statutory framework. These regions include: Central Qld, Eastern Downs, Gulf Region, Townsville-Thuringowa, Whitsunday, Hinterland and Mackay and Wide Bay-Burnett.

SEQ Regional Plan 2009-2031

The SEQ Regional Plan is the Queensland Government's plan to manage growth and protect the region's lifestyle and environment. The plan responds to issues such as:

- continued high population growth
- traffic congestion
- koala protection
- climate change and
- employment generation.

The SEQ Regional Plan includes statutory and non-statutory components together with supporting information, including:

- regional vision and strategic directions
- regional land use pattern, including land use categories (accessed via interactive mapping tool):
 - **urban footprint** "*land that provides for the region's urban development needs to 2031. Inclusion of land in the Urban Footprint does not imply that all such lands can be developed for urban purposes. Land not available for development includes land subject to flooding and other constraints. The Urban Footprint accounts for about 13% of the region*"
 - **regional landscape and rural production** "*comprising about 85% of the region, these areas have environmental, conservation, rural production and other non-urban values. The SEQ Regional Plan protects these lands from encroachment by inappropriate development, particularly urban and rural residential development*"

- **rural living areas** “land currently designated for rural residential development in local government planning schemes and where such development is permitted under the SEQ Regional Plan. The Rural Living Area accounts for about 2% of the region”.
- mapping, identifying key designations and features, including:
 - land use categories listed above
 - the transport system including freight network
 - areas of ecological significance, major koala habitats etc
 - activity centres network
 - employment opportunity areas
 - development areas and identified growth areas
- regional policies
 - sustainability and climate change
 - natural environment
 - regional landscape
 - natural resources
 - rural futures
 - strong communities
 - engaging Aboriginal and Torres Strait Islander peoples
 - compact settlement
 - employment location
 - infrastructure
 - water management
 - integrated transport
- statutory regional plan regulatory provisions, including:
 - circumstances when the regulatory provisions apply
 - provisions applicable to material change of use
 - provisions applicable to subdivisions
 - assessment criteria for development applications
 - contrary and inconsistent development
 - maps
 - dictionary
 - how to determine overriding need for the development in the public interest
 - requirements for community activities, sport and recreation and tourist activities
- supporting initiatives, including:
 - Draft SEQ Climate Change Management Plan
 - SEQ Rural Futures Strategy
 - North East Gold Coast Land Use and Infrastructure Planning Strategy.

References

Department of Infrastructure and Planning webpage: www.dip.qld.gov.au/regional-planning/index.php

Case Study 1

Moreton Street Bulwer



The proposal:

A large investment company has recently acquired the site to expand and redevelop the land for Mixed Development. It is the developer's intent to redevelop the site for:

- Retail services, including combined convenience store, bait and tackle supplies and café;
- Short term accommodation facility for school groups, church groups, and corporate groups;
- Additional short term accommodation in 'holiday home' and 'bed and breakfast' format;
- Caretaker's residence above the shop
- Improved on-site sewerage treatment and effluent management
- Introduction of renewable energy through solar power

The site:

The site is located 40km by ferry from Brisbane and is located on Moreton Island, in close proximity to the waterfront. The development parcel is in the Suburb of Bulwer, the largest settlement on the island towards the north-western tip of the Moreton Island. The site is surrounded by residential dwellings occupied by residents and visitors to the island and by National Park.

The site currently accommodates many existing uses, being workshops/garage and petrol station, bait and tackle shop, convenience store and short term accommodation. The investment company intends to upgrade and modernise the existing centre.

The SEQ regional plan:

The development site is located in the Regional Landscape and Rural Production Area of the SEQ Regional Plan.

Subject Site



Figure 1: SEQ Regional Plan Map

The planning scheme:

The site is included in the Low Density Residential Area of the Brisbane City Plan.

The proposed redevelopment of the site triggers impact assessment under the Brisbane City Plan and thus subject to public notification and possible third party submissions.



Case Study 1: Moreton St, Bulwer

Questions:

1. Do you know the 5 types of development regulated by the Integrated Planning Act? (hint: Plumbing and Drainage, Operational Work.....there are 3 others)

2. What type of development are we applying for under the planning scheme? (Building Work/Operational work etc)

3. Under the Integrated Planning Act does the proposed development meet the criteria to be classified as Urban Area and Urban Purpose

4. Based on the type of development we are applying for, do any of the regional plan regulatory provisions apply to develop the site? Yes/no and why?

Case Study 2

Dotd Road, Lawes (Gatton)



The proposal:

The land owner wants to pursue a residential subdivision over the land, into lots of approximately 600m² to 1000m² in area, with new road and park as required.

The site:

The site is currently a large acreage home site, no longer used for farming activities due to the fragmentation of surrounding land and resultant small lot size for farming practices. The land is relatively level, predominantly cleared of vegetation, with a wide frontage to Dotd Road.

Lawes is approximately 90km west of Brisbane and 50km west of Ipswich, on the main Toowoomba to Ipswich and Brisbane railway line. The site is close to the Gatton UQ campus and a future railway station for public passenger transport. The campus provides a major community facility and was expanded in 2006 with the opening of the UQ Gatton Equine Precinct and subsequent construction of the \$33 million Centre for Advanced Animal Science, in conjunction with the re-location of the School of Veterinary Science from the St Lucia campus. A further 10km north of the Gatton township is the \$500 million Gatton Correctional Precinct project, which will accommodate approximately 3,000 bed, with stage 1 anticipated to be completed by 2010. It is anticipated that by 2010, this precinct will provide employment opportunities for 370 new staff with a capacity for 1,750 staff once fully completed in 2015. This, in turn, is expected to generate significant residential demand in the wider Gatton area.

The SEQ regional plan:

Under the SEQ Regional Plan, the site and surrounding land to the west is included in the Urban Footprint. The land is at the edge of the Urban Footprint, with land immediately east included in the Regional Landscape and Rural Production Area.



Subject site

Figure 1: SEQ Regional Plan map

The planning scheme:

The land remains in the Rural zone under the Gatton Shire Planning Scheme. Under the rural zoning, residential subdivision is Impact assessable and identified as an inconsistent development in rural areas. The minimum acceptable lot size is 10 hectares whereas the owner wants to



subdivide the land into an average of 800 m² lots.

Subject site **Figure 2: Zoning map**
Case Study 2: Dodt Road, Lawes (Gatton)

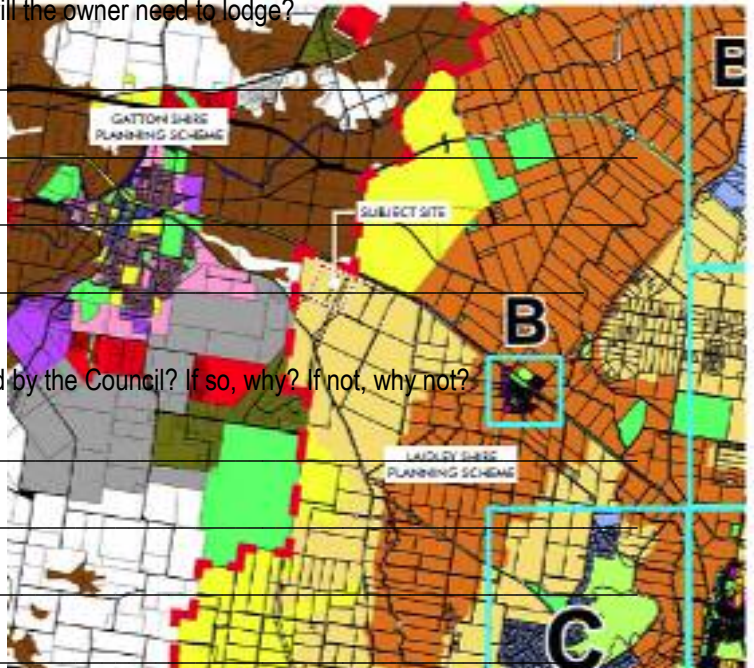
Questions:

1. Do the regional plan regulatory provisions apply to the proposed urban subdivision? If so, why? If not, why not?

2. Does the Urban Footprint designation under the regional plan mean that the land can be developed for residential subdivision?

3. What type of development application will the owner need to lodge?

4. Is the development likely to be approved by the Council? If so, why? If not, why not?



CASE STUDY 3

1237 LOGAN RD, MT GRAVATT



The Proposal:

St Agnes Primary School has advised the Catholic Education Archdioceses of Brisbane that they no longer require the balance of land fronting Rockingham Street, Mt Gravatt.

The archdiocese has decided to develop the land for the Purpose of Multi Unit Dwellings.

The Site:

The development parcel forms part of the St Agnes Primary School and as such requires subdivision to create the Multi Unit Dwelling Site i.e. so that it sits independent to the school. The balance parcel will be approximately 12,000m² in area and in accordance with the provisions of the planning scheme capable of achieving 6000m² of Gross Floor Area/Approximately 50-60 units.

The SEQ Regional Plan:

Under the SEQ Regional Plan, the site is included in the Urban Footprint.

The Planning Scheme:

Under the planning scheme the site has two area classifications, Low medium Density Residential and Community Use Area.

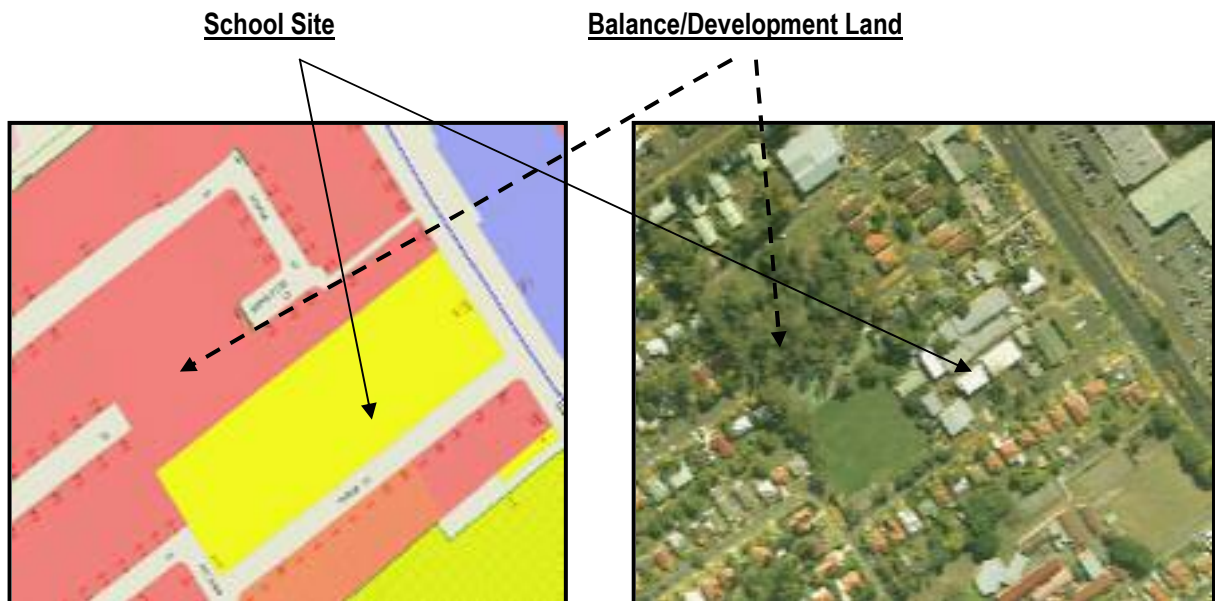


Figure 1: Planning Scheme Area Classification/Aerial

Case Study 3: Logan Rd, Mt Gravatt

Questions:

1. Do any SEQ regional plan regulatory provisions apply? If so, why?

2. What type of development under the Integrated Planning Act is being applied for? (hint – there is 2!!);

3. Identify Level of Assessment triggered by Brisbane City Plan;
