

Question on Notice

No. 1761

Asked on Thursday 13 November 2008

DR FLEGG asked the Deputy Premier and Minister for Infrastructure and Planning (MR LUCAS) –

QUESTION:

With reference to widely floated proposals for major urban development at Pinjarra Hills which would require inclusion of a site within the South East Queensland Regional Plan Urban Footprint or as an investigation area—

(1) What measures is he taking to ensure that the current review of the South East Queensland Regional Plan does not approve the extension of urban development in outlying areas which are not well catered for with public transport, road and other infrastructure?

(2) Will he detail the processes put in place to review any submissions seeking the inclusion of larger sites within the urban footprint?

ANSWER:

I thank the Honourable Member for Moggill for his questions.

(1) The South East Queensland (SEQ) Regional Plan 2005–2026 is currently under review and a draft SEQ Regional Plan 2009–2031 was released for public consultation on 7 December 2008.

The population projections for South East Queensland have been updated based on the 2006 Census and after record growth in Queensland in 2007. The new population forecasts predict a population of 4.4 million in 2031.

Around 735,500 new dwellings will need to be built in South East Queensland from 2006 to 2031 to accommodate the expected population and to provide housing choices for a more diverse population.

Our historic development pattern of dispersed, low-density settlements has become unsustainable and puts pressure on the natural landscape and regional ecosystems. It means residents have longer journeys to work, school and recreation opportunities and leads to traffic congestion. This results in more pollution and greenhouse gas emissions.

The draft Regional Plan tackles these problems through smart growth policies. These policies accommodate the increased population growth within existing urban areas, with a focus on activity centres and public transport corridors and the reuse of obsolete buildings or underutilised sites.

Smart growth also ensures that new communities are located near existing communities to better utilise existing infrastructure and new road and public transport connections will be developed in a timely and cost-effective manner to reduce reliance on cars.

As a result, the Urban Footprint proposed under the draft Regional Plan protects over 85% of the region from urban development.

The revised draft SEQ regulatory provisions were released in conjunction with the release of the draft Regional Plan. The draft regulatory provisions continue to restrict urban development outside the Urban Footprint. However, they now support medium-scale economic and tourist activities in the Regional Landscape and Rural Production Area to facilitate economic growth in regional parts of SEQ.

A review of the capacity of the proposed Urban Footprint has been undertaken to ensure an adequate supply of land for urban development purposes. The review has been informed by the draft growth management strategies prepared by local governments and the ongoing land monitoring undertaken by the Department of Infrastructure and Planning.

The draft Regional Plan has subsequently identified sufficient urban land to accommodate the growth without significant changes to the Urban Footprint.

The draft Regional Plan settlement pattern makes the most efficient use of the Urban Footprint by:

- Redistributing growth to the Western Corridor
- Promoting infill in existing centres
- Maximising residential yield in major new residential developments

This is largely achieved by:

- Setting new dwelling targets for infill and redevelopment areas in each local government area to 2031
- Setting a minimum yield of 15 dwellings per hectare for major new communities
- Establishing a program to monitor land supply and facilitate delivery of land for residential and employment purposes

The draft Regional Plan also outlines robust criteria and principles for establishing the Urban Footprint boundaries. These principles were developed with local government and are outlined in the draft Regional Plan. They place a strong emphasis on any new Urban Footprint areas having ready access to services and employment and capability of being efficiently serviced with physical and social infrastructure.

(2) The draft SEQ Regional Plan is on public exhibition for four months until early April 2009 and members of the public are invited to make a submission.

A comprehensive assessment and review of each submission, including submissions requesting changes to the Urban Footprint, will be undertaken by the SEQ Regional Plan Review team in the Department of Infrastructure and Planning.

The principles referred to earlier will be used to review any submissions seeking the inclusion of larger sites within the Urban Footprint.

University of Queensland land at Pinjarra Hills

