

Question on Notice

No. 72

Asked on Wednesday, 14 February 2024

MR D PURDIE ASKED THE MINISTER FOR HOUSING, LOCAL GOVERNMENT AND PLANNING AND MINISTER FOR PUBLIC WORKS (HON M SCANLON)—

QUESTION:

With reference to the Blue Heart project on the Sunshine Coast and given the project boundary does not relate to an overlay or zoning in Council's local planning scheme—

Will the Minister advise the purpose and intent of this project, including (a) why it needs to be ratified by the State Government as part of the updated South East Queensland Regional Plan, (b) how its inclusion in the SEQ regional plan will impact the private landholders whose land it encompasses, (c) why the State Government has allocated \$7m to this project and (d) what this funding will be used for?

ANSWER:

Blue Heart is a project led by the Sunshine Coast Council (Council). The aims of the Blue Heart project are outlined on Council's website <https://www.sunshinecoast.qld.gov.au/council/news-centre/myth-busting/sunshine-coast-blue-heart-myth-busting>

- a) The inclusion of the Blue Heart project description in the South East Queensland Regional Plan (*ShapingSEQ 2023*) reflects the collaborative nature between state and local governments in shaping long-term strategic plans.
- b) In *ShapingSEQ 2023*, all land falls into three regional land use categories: Urban Footprint, Regional Landscape and Rural Production Area (RLRPA), and Rural Living Area (RLA). For the Blue Heart project area, the land is mainly categorised as RLRPA, consistent with the 2017 South East Queensland Regional Plan.

Under *ShapingSEQ 2023* and council's Sunshine Coast Planning Scheme 2014, land in the RLRPA cannot be developed for urban purposes or further subdivided below a minimum lot size of 100 hectares. This reflects both the historic rural and non-urban use of this land as well as the presence of flood hazard across much of the Maroochy River catchment. The majority of properties within the Blue Heart project area are identified as being subject to high risk flooding.

Limitations on the use and subdivision of the land at a regional planning level have existed since 2005, when the first 'statutory' SEQ Regional Plan was introduced and the original "Urban Footprint" regional land use category established. The limitations are not a consequence of the Blue Heart project and would continue to exist regardless of the Blue Heart project.

Parts c and d of the question fall under the Minister for State Development and Infrastructure, Minister for Industrial Relations and Minister for Racing's portfolio. I refer the Member to the relevant Minister.