

## SEQ REGIONAL PLAN REVIEW: INVITATION TO IDENTIFY ADDITIONAL NEW GROWTH AREAS

**Datworks Filename:** SEQ Regional Plan Review

**Attachments:** [Attachment 1 – Letter to Regional Planning Division dated 11 October 2013](#)  
[Attachment 2 – Letter to Mayor Karen Williams dated 23 December 2013](#)  
[Attachment 3 – Letter to Deputy Premier dated 29.1.2014](#)

**Responsible/Authorising Officer:**

  
**Greg Jensen**  
**Acting General Manager Community & Customer Services**

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**Senior Strategic Planner**

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### PURPOSE

This report provides a recommended response to correspondence received from the Deputy Premier on 30 December 2013 inviting SEQ Councils to nominate additional growth areas to be considered for inclusion in the new regional plan.

### BACKGROUND

On 28 August 2013, the Department of State Development, Infrastructure and Planning (DSDIP) wrote to all SEQ Councils inviting the identification of new growth areas that may be suitable for future residential and employment growth to be considered as part of the SEQ Regional Plan review.

To respond to the request, a Council workshop was held early in October 2013. Based on the Council workshop a response was sent to the Department on 11 October 2013 that identified four areas as potentially suited to accommodate additional residential and employment growth in the City (see attachment 1). These areas included:

1. A three hundred and ten hectare area in southern Redland Bay previously identified as an Investigation Area in the 2005 SEQ Regional Plan to be considered for future residential purposes subject to a comprehensive set of Council and State interests for this area being addressed;
2. The Commonwealth owned site in Birkdale for a future export orientated industry precinct and/or tertiary education precinct;
3. A five hundred and fifty hectare area in Thornlands (Taylor to Spingacre Roads)

previously identified in the Urban Footprint of the 2005 SEQ Regional Plan for a future low-scale rural industry, education and technology precinct to support the City's rural economy. In addition, subject to deliberations on the Commonwealth site at Birkdale, this area was also identified as potentially suitable for a future tertiary education precinct. The area was not however recommended for future residential purposes;

4. Land on North Stradbroke Island subject to the State and Quandamooka ILUA identified as having the potential to significantly increase the supply of urban land. Council's submission also indicated that the outcomes of the current State led investigations into the land bank and Point Lookout expansion area should also be reflected in the new regional plan.

In addition, Council's response expressed a strong view that the new SEQ Regional Plan should ensure that planning for new growth areas is fully integrated with the delivery of essential infrastructure to ensure the timely, managed and sustainable development of the region.

While acknowledging receipt of Council's letter DSDIP has not formally responded to the four areas identified or the concern raised regarding infrastructure planning. Instead, DSDIP officers have indicated verbally that of the four areas identified by Council further planning and infrastructure investigations will only be undertaken of the area in southern Redland Bay, the other two areas on the mainland will not be further investigated for the identified uses as part of the regional plan review process. However, DSDIP officers indicated Council could pursue these investigations as part of its planning scheme and the new regional plan would not be an impediment to the potential development of these areas. In regards to NSI Council officers were advised that the State led investigations on North Stradbroke Island will continue to be managed as a separate planning process outside of the regional plan review.

## ISSUES

On 30 December 2013, Council received correspondence from the Deputy Premier (see attachment 2) setting out the State Government's policy position *'that the new SEQ Regional Plan must identify significantly more land for urban development purposes than is required to just meet projected demand to 2041.'* This represents a major shift in regional planning policy for SEQ from managing forecast growth and is based on the Queensland Government's view that *'economic development in the region should not be stifled by artificial constraints on land supply, the development industry continues to be contestable, and the residents of SEQ have a wide choice of affordable housing options.'*

Since receipt of the Minister's letter Council has received further advice from DSDIP officers indicating that is the Government's proposed intention to ensure the new regional plan is capable of accommodating twice the estimated demand for greenfield dwelling houses to 2041.

Draft Queensland Treasury and Trade projections indicate that an additional 1,039,000 new dwellings will be required to meet forecast population growth in SEQ to 2041. DSDIP have estimated based on a 40 percent Greenfield 60 percent infill

split that 416,000 new dwellings will be provided through greenfield development and the remaining 623,000 dwellings being infill. DSDIP have indicated that the existing urban footprint in the current 2031 Regional Plan has sufficient capacity to accommodate 306,000 of the new greenfield dwellings required to meet demand to 2041. The balance 110,000 new greenfield dwellings required to meet demand by 2041 cannot be accommodated in the current footprint.

Based on the direction provided at the Regional Planning Committee meeting late in 2013, officers from DSDIP are currently investigating doubling the amount of land required to accommodate the estimated greenfield dwelling demand to 2041. In effect, instead of planning to accommodate the projected demand for 416,000 new greenfield dwellings by 2041, the new regional plan will likely provide sufficient land supply for a Greenfield dwelling target of 832,000. This will have the effect of increasing the overall dwelling target in the new regional plan to approximately 1,455,000 new dwellings. By comparison the current regional plan to 2031 has a dwelling total dwelling target of 754,000 new dwellings.

Accommodating double the estimated demand for greenfield dwellings to 2041 will require significant expansion of the existing urban footprint. For example, to provide sufficient land to accommodate the additional 416,000 new greenfield dwellings to double the projected greenfield dwelling demand to 2041, it is estimated by DSDIP officers that an additional 40,000-50,000 hectares of land will be required. This roughly equates to 20 new Yarrabilba's (2,200 hectares) or Caloundra South's (2,310 hectares) or 8 new Flagstone's (7,188 hectares) or Ripley Valley's (4,680 hectares).

Currently DSDIP is evaluating 13 large potential new greenfield growth areas. This includes 6 Identified Growth Areas already in the current regional plan and 7 new areas recently identified by SEQ Councils. The seven new areas being investigated include the area in southern Redland Bay recently nominated by Council. It is understood the total dwelling capacity of these areas is estimated by DSDIP at approximately 160,000 dwellings. However, DSDIP estimates that only a portion of this potential supply will be available to meet greenfield dwelling demand to 2041 for a range of reasons including:

- detailed evaluations may show that some of the nominated growth areas are either partially or totally unsuitable for development due to constraints, impacts on regional values or costs of providing infrastructure;
- some of the identified growth areas may not be in suitable locations to meet projected dwelling demand;
- long lead times prior to the commencement of development; and
- lengthy development timeframes mean that areas would only be partially developed by 2041.

The DSDIP estimate that there is likely to be a shortfall of between 50,000-100,000 greenfield dwellings that cannot be accommodated in either the existing or proposed new Greenfield development areas to meet demand to 2041.

In summary:

- current Treasury projections indicate **1,039,000** new dwellings will be required to

- meet projected demand to 2041 in SEQ;
- the DSDIP indicate that the total demand for new dwellings will comprise **416,000** new greenfield dwellings and **623,000** infill dwellings;
- the existing urban footprint within the 2031 regional plan is capable of accommodating the 2041 demand for infill dwellings and an estimated **306,000** of the **416,000** new greenfield dwelling projected to be required by 2041;

**110,000** of the projected **416,000** greenfield dwellings required to 2041 are unlikely to be accommodated in the existing footprint;

- doubling the supply of the projected demand for new greenfield dwellings to 2041 will increase the number of greenfield dwellings being planned to be accommodated in the 2041 Regional plan from **416,000** to **832,000**;
- 13 large potential greenfield growth areas including 6 identified growth areas in the current 2031 regional plan and 7 new areas identified by SEQ Council's including Southern Redland Bay have an estimated dwelling capacity of approximately **160,000** new greenfield dwellings, however this capacity is unlikely to be realised for a range of reasons with DSDIP estimating a shortfall of between **50-100,000** greenfield dwellings that cannot be accommodated in either the existing or proposed new greenfield areas to accommodate Treasury's estimated demand for greenfield dwellings to 2041; and
- increasing the supply of greenfield land to accommodate double the number of greenfield dwellings estimated to meet 2041 demand will require in addition to existing land in the urban footprint and the inclusion of the 13 potential new growth areas, the identification of additional land to accommodate between **466,000** and **516,000** new greenfield dwellings.

### Implications for Redland City

DSDIP officers have recently presented preliminary dwelling figures at the first Policy Coordination Group meeting in December for the estimated supply and demand of greenfield dwellings within all SEQ local government areas (including Redland City) to meet the 2041 projections. These figures are based on the current urban footprint and planning scheme. The preliminary figures are as follows:

- estimated greenfield dwelling demand within Redland City to 2041 based on latest Treasury projections and DSDIP determination of what areas constitute greenfield – 5,172 new dwellings;
- estimated greenfield supply in the City based on the above methodology and review of the latest 2013 Broad hectare land study – 3,813 new dwellings ;
- estimated shortfall in supply to 2041 – 1,359 new dwellings.

It should be noted in regards to the above figures that officers from the DSDIP did qualify that the local government shortfalls should not be interpreted to mean that an identified shortfall must be provided in the particular local government area. Greenfield dwelling demand will be considered on a regional and sub-regional basis and land allocated for future greenfield development based on assessments of suitability currently being undertaken. These figures will also be adjusted based on each local government areas infill/greenfield split. The regional plan currently requires that a minimum of 70 percent of the City's dwelling growth is provided through infill development. Monitoring by the DSDIP shows that the City has

exceeded this minimum requirement for 2006-2011. If this split is continued in the new regional plan the above estimated shortfall would be reduced. In the interim however, the assessment provided by DSDIP provides the best available information to consider the Deputy Premier's correspondence.

In simple terms, a number of options are available to potentially address the relatively small deficit in greenfield dwelling supply to meet demand in the city to 2041. For example, incorporating the potential development area of Southern Redland Bay would accommodate in the order of approximately 3,500 new dwellings. This action alone would more than address the identified deficit delivering a greater supply than the estimated demand for greenfield dwellings in the City to 2041.

If however, the projected demand for greenfield dwellings is doubled for SEQ and Council were required or chose to actively pursue these new higher targets a significant review of Council's established policy position on managing urban growth will likely be necessary.

The following section of this report considers the Deputy Premier's correspondence in light of Council's urban growth management policy, opportunities to nominate further growth areas and infrastructure financing and delivery.

### **Urban Growth Management Policy and Infrastructure Funding and Delivery**

The urban growth management policy of the Redlands 2030 Community Plan recognises the need to carefully manage population growth and land use to protect the distinctive character, atmosphere of local communities, heritage and environmental values of the City.

The draft Strategic Framework for the new planning scheme has further refined the direction provided by the Community Plan by providing a managed response to population growth and development that ensures sufficient development opportunities are available to meet current regional plan forecast urban growth demands and employment projections to a planning horizon of 2031. This approach is consistent with the current SEQ Regional Plan framework and is a long-standing strategic planning principle of Council.

To date this approach for the new planning scheme has been broadly supported by Council through two workshops on the draft Strategic Framework held in 2013 as balancing population growth with protecting the Redlands lifestyle and natural environment together with delivering a range of outcomes including:

- facilitating the growth of the population and economy predominately in areas already allocated for development within a sustainable compact urban form;
- promoting the development/revitalisation of the City's principal centres of Cleveland, Capalaba and Victoria Point as a focus for business, employment and social activity;
- efficiently utilising existing infrastructure networks to reduce the need for costly upgrades;
- increasing the range of housing choice to meet changing demographics and



- improve housing affordability;
- supporting economic and local employment growth in the City;
- protecting the enviable lifestyle and character of the City;
- supporting more sustainable transportation and travel choices;
- reinvigorating the rural economy; and
- protecting and enhancing the City's parklands and natural environments for outdoor recreation and biodiversity conservation.

Since these principles were broadly endorsed, Council as part of its submission to the State on the regional plan in October 2013 identified the potential suitability of the southern Redland Bay area for future urban purposes subject to a range of issues being adequately addressed. These issues are predominately associated with the ability to provide and manage infrastructure networks at no cost to the broader Redland community. Subject to these matters being addressed, the inclusion of this land for further urban purposes will significantly increase the supply of greenfield land in the City.

In addition to issues related to Council's long established policy setting of managing urban growth within a compact settlement pattern to meet forecast demand there are a number of further challenges in potentially identifying significantly more land than that required to meet demand in the City. These include:

- The opportunity to nominate further growth areas for the urban development, particularly for residential purposes, in the City is limited. There is little land outside of areas already identified for future urban development which would not be subject to some form of constraint on urban development. Some of these constraints are 'hard' or fixed constraints such as land subject to flood inundation, dam catchment protection, buffers to rural and extractive resource industry. Other constraints that do not physically prevent urban development are more related to community values placed on the protection of areas of bushland and native species protection such as koala conservation along with maintaining a rural hinterland that supports rural lifestyles and a diverse rural economy.

The key area that would most likely have the greatest potential to accommodate significant future urban residential growth outside the existing Urban Footprint and the potential southern Redland Bay area is the five hundred and fifty hectare area in Thornlands previously identified within the Urban Footprint of the 2005 Regional Plan. Nomination of this land for urban residential purposes would however represent a significant shift in Council policy. In this regard Council has consistently not supported potential residential development in this area and has most recently identified it as a potentially suitable site for the long term establishment of a low scale rural industry, education and technology precinct to support the City's rural economy. The economic and employment potential of the area is currently being further explored as part of the City's new Economic Development Strategy

At this stage it may be considered premature to make any potentially significant decision regarding the future long term use of this significant parcel located in the middle of the City prior to the completion of the economic development strategy, further analysis of supply and demand in the city and any other studies that may

be necessary to assist Council in making an informed decision. In this regard it must be noted that DSDIP through its proposed parallel assessment of potential additional new urban areas may potentially include this land recognising its previous inclusion within the Urban Footprint and the significant and ongoing representations to both Council and the State from landowners.

- A key function of the urban footprint is to provide a framework to support the logical, orderly and efficient approach to infrastructure provision. If the urban footprint is expanded significantly without any strengthening of Council planning and infrastructure powers it could potentially expose Council to significant infrastructure liabilities to support development that is out of sequence.

This issue is likely to be further exacerbated by the State Infrastructure Charges reform that, based on the released discussion paper is likely to further reduce the scope of infrastructure that Council has the ability to apply a charge for. This will have the effect of potentially increasing infrastructure costs to Council for new growth areas. Recognising these circumstances a cautious approach by Council regarding the potential identification of any new growth areas would be prudent at least until such time as the State has finalised its position on infrastructure charges. Once the State's position is known Council will be in a better position to consider not only planning implications but infrastructure delivery, funding and financial implications of any decision it may make regarding the City's urban growth boundary.

- The Regional Plan will not be supported by an infrastructure plan that details the provision and timing of essential State infrastructure to facilitate and service new growth areas. This is a fundamental weakness of the new plan and has been consistently raised by this Council and the Council of Mayors as a key issue. Commitment from the State for the delivery of State infrastructure is essential to assist Councils in any deliberations they may have with regards the identification of any new potential growth areas. To date no advice or commitment has been provided by the State in regards to this matter.

Based on the above points, it is recommended that Council maintain its current approach of managing the release of land supply in line to meet expected demand within the planning horizon of the new Planning Scheme.

The next section considers whether there is any need to identify additional greenfield growth areas in the City at this point in time to meet greenfield dwelling demand to 2041.

### **Meeting Forecast Greenfield Dwelling Demand to 2041**

To date work on the draft strategic policy framework for the new Planning Scheme has been based on a planning horizon of 2031, consistent with the current Regional Plan and requirements under the *Sustainable Planning Act*. Based on the State Government's recently finalised Queensland Planning Provisions (QPP v3), Council is required to extend the planning horizon of the new planning scheme to 2041 to align with the ten year extension of the new SEQ Regional Plan. This has been confirmed verbally by the Executive Director of the DSDIP.

With the extension of the planning horizon of the new scheme to 2041 it will be necessary to extend the timeframe of the existing land availability study to determine whether adequate supply exists to meet dwelling demand in the City to 2041. This revision will allow consideration to be given to the implications of including the southern Redland Bay area or otherwise.

It is expected this revision can be completed in the next two months. At that time Council will be in a position to fully understand both supply and demand for Greenfield and infill dwellings to 2041. In addition other key work is expected to be substantially progressed including the economic development strategy, environmental and other constraints mapping as well as the State finalising its position on infrastructure charging. Council will be in a much better position to determine its long term urban growth strategy for the City.

### **Employment forecasts and land supply**

It should also be noted that there is currently no information available from the DSDIP on any need to plan for significantly more employment land than is required to meet demand to 2041. However, the second draft employment forecasts to 2041 prepared by the National Institute of Economic and Industry Research (NIEIR) are significantly higher than either their first draft forecast or the employment forecasts to 2031 prepared for the new planning scheme. For example, NIEIR's second draft forecast is for employment growth of 21,351 new local jobs 2011-2031. This compares with their first forecast of 11,227 new local jobs and the 2013 forecast for the new planning scheme of 13,333 new local jobs over the same period. Recognising the substantial increase incorporated into the latest draft NIEIR forecast it is considered unlikely that this figure will be further increased.

The Economic Development Strategy currently being prepared for the City will consider whether there is a need to identify additional employment land in the City. However, to meet the latest draft NIEIR forecasts there is not considered to be any need at this time to identify new employment lands in addition to the two sites already nominated. This is based on the draft NIEIR forecast identifying that employment growth in the City to 2041 will be predominately within centre based employment sectors that can be adequately accommodated within the City's major centres (Capalaba and Cleveland and to a lesser extent Victoria Point) consistent with Council's current policy.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The Officer's recommended response to the Deputy Premier's correspondence does not have any legislative requirements.

### **Risk Management**

There are no immediate risks to Council resulting from the Officer's recommendation. However Council should be aware that regardless of its decision the Deputy Premier has indicated in his correspondence that DSDIP will undertake a proposed parallel assessment to identify additional new urban growth areas that it considers are potentially suitable for future urban growth. It is unknown whether any sites in the City will be identified through DSDIP's parallel assessment.



**Financial**

There are no immediate direct financial implications associated with the Officer's recommendation.

**People**

There are no Council officer resourcing issues associated with the Officer's recommendation.

**Environmental**

The Officer's recommendation supports the careful management of urban growth consistent with protecting the environmental values of the City.

**Social**

The Officer's recommendation supports the careful management of urban growth in line with protecting the distinctive character and atmosphere of local communities of the City.

**Alignment with Council's Policy and Plans**

The Officer's recommendation aligns with the Wise Planning and Design outcomes of the Redlands 2030 Community Plan.

**CONSULTATION**

A Councillor Workshop was held on 28 January 2013.

**OFFICER'S RECOMMENDATION**

**That Council resolve to endorse the response to the Deputy Premier's request contained in confidential Attachment 3.**

11 October 2013

Your Ref: **OUT13/4401**  
Contact: **City Planning and Assessment**

Mr Sean Collingwood  
Regional Planning Division  
Department of State Development, Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

Dear Sean,

## **RE: South East Queensland Regional Plan Review**

Thank you for your recent correspondence inviting Council to identify new areas not currently identified for development that may be suitable to accommodate future residential and employment growth as part of the South East Queensland Regional Plan review process.

Redland City Council (RCC) supports the State Government's decision to review the current regional plan for South East Queensland and welcomes the opportunity to provide early input into the review process.

It is understood that Council's comments on potential new areas for future residential and employment growth will assist the Department in its investigations of the region's capacity to accommodate expected population and employment demand across the region to 2041.

The advice provided within this correspondence is based on preliminary investigations undertaken to date by Council to inform the draft policy framework of a new Planning Scheme for the City which is expected to be finalised in 2015. In this context, the preliminary advice in this letter does not represent adopted Council policy and accordingly is subject to change through ongoing Council and State deliberations on both the Regional Plan and Redlands Planning Scheme. In addition, the comments contained within this letter are considered confidential and meeting the disclosure exemptions provided under the *Right to Information Act 2009*.

Four areas have been identified that may be suitable to accommodate additional growth in City. A brief commentary on each of these areas is provided as follows:

### **1) Southern Redland Bay**

The area of land referred to as Southern Redland Bay includes approximately three hundred and ten (310) hectares of land previously identified as an Investigation Area in the 2005 SEQ Regional Plan. The 2005 Regional Plan identified a range of issues that needed resolution to assist in making a decision on whether this area should be included in the Urban Footprint.

Detailed investigations were subsequently undertaken by Council and submitted to the State for consideration in 2007. The Council led investigations concluded that the area was suitable for inclusion in the Urban Footprint and could potentially accommodate a resident population of between 8,000-10,000 in a range of dwelling types.

Through the review of the SEQ Regional Plan in 2009 the area was removed from the Investigation Area and included in the Regional Landscape and Rural Production Area.

A new development concept [redacted] recently proposed by the major landowners in the area has the potential to offer a number of significant benefits to the City. However, a number of critical matters still need resolution before an informed decision can be made on the proposed concept. These matters include but are not limited to the following matters:

- infrastructure delivery and funding arrangements;
- development of a waste water disposal and treatment strategy; and
- traffic impacts on the local and state road network.

The current review of the Regional Plan provides an appropriate mechanism for Council and the Department to work collaboratively together to develop a comprehensive set of Council and State interests for this area which can be addressed by the major landowners. Submission of a detailed technical response addressing both Council and State interests will ensure an informed decision can be made regarding the suitability or otherwise of identifying the subject area as an appropriate site for future urban growth in the new Regional Plan.

## **2) Birkdale Investigation Area**

A review of the Redland City Centres and Employment Strategy has been undertaken to inform the proposed policy framework of the new Planning Scheme. This review identified a site in Birkdale as being potentially suitable for a regionally competitive export orientated enterprise precinct subject to more detailed investigations. This site has the potential to attract small to medium scale export orientated industry operations that would benefit from access to established Capalaba industrial precincts, convenience of major arterial routes linking the Pacific Motorway and access to the Brisbane Port and Airport. The subject site [redacted] with a total area of approximately [redacted]. The site is currently in the ownership of the Commonwealth Government.

Recognising its locational characteristics including proximity to a railway station and high amenity the site is also considered to be highly suitable for the potential establishment of a tertiary educational precinct.

It should also be noted that both the existing Redlands Planning Scheme and the SEQ Koala Habitat Values Mapping identify that the subject site contains areas of high environmental value and high value koala bushland habitat. These areas of environmental values can be protected and enhanced while facilitating opportunities for employment and educational purposes on the balance area of the site.

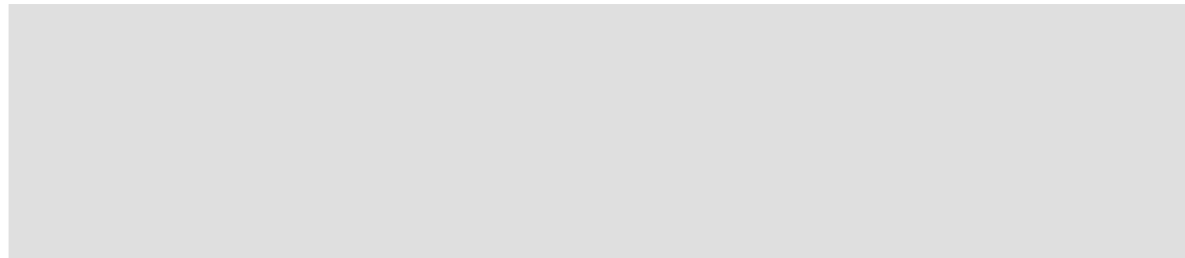
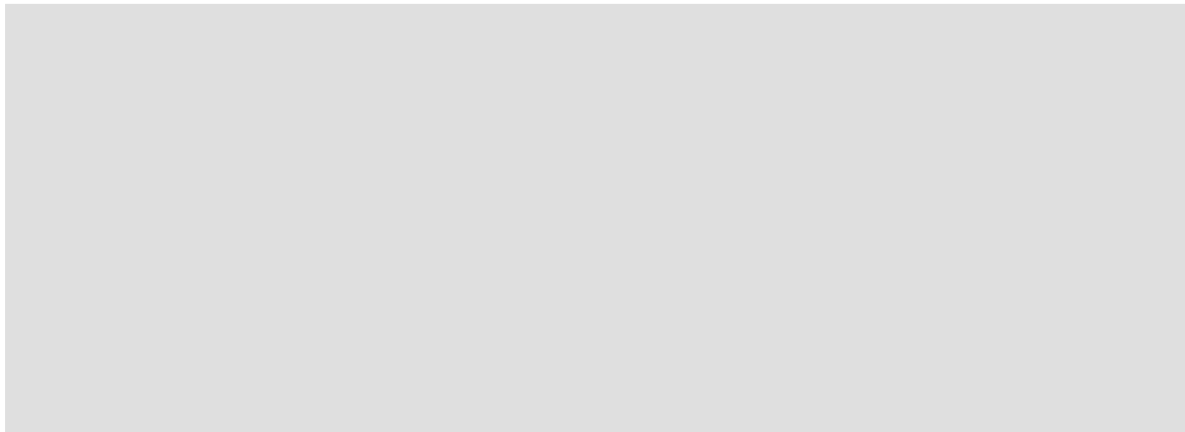
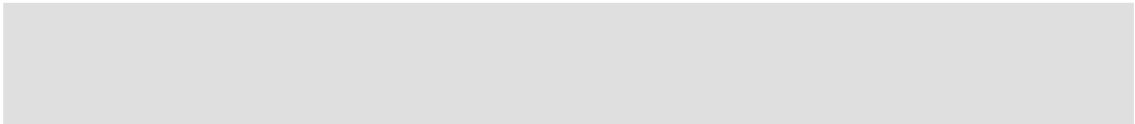
3) **Rural Business, Education and Innovation Precinct**

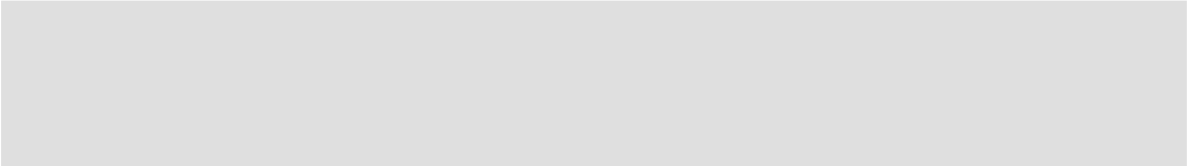
A large area of land comprising approximately five hundred and fifty (550) hectares was removed from the Urban Footprint with the release of the current Regional Plan in 2009. Prior to the release of the 2009 Regional Plan, Council had identified this area as potentially suitable for long-term employment purposes subject to detailed investigations. Recent technical studies, including the 2013 review of the Centres and Employment Strategy have however indicated that the area is unsuited for the establishment of a regionally competitive employment precinct on the following basis:

- distance to regional freight routes and the Port of Brisbane and Brisbane Airport;
- fragmented land ownership and uncompetitive land values;
- limited flat land with minimal constraints.

Similarly, the existing network of industrial lands in the City provides sufficient opportunity to accommodate forecast demand for local population serving industrial activity.

Recent work undertaken on a draft Rural Futures Strategy for the City has however identified potential opportunity for a low-scale rural industry, education and technology precinct in the area to support the City's rural economy. This concept is to be further explored through an Economic Development Strategy that is currently being developed by Council in consultation with key stakeholders.





If you require any additional information, please contact Mr Stephen Hill, Service Manager – Strategic Planning on 3829 8232.

Yours sincerely



**Bill Lyon**  
**Chief Executive Officer**  
**Redland City Council**





Hon Jeff Seeney MP

Deputy Premier

Minister for State Development, Infrastructure and Planning

**ATTACHMENT 2**

Our ref: MBN13/1564

23 DEC 2013

Councillor Karen Williams  
Mayor  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163



  
Dear Councillor Williams

You will recall that at the second meeting of the South East Queensland (SEQ) Regional Planning Committee (RPC) on 28 November 2013, we had a broad discussion regarding the need to increase the urban footprint. I was very encouraged to hear the level of support this idea received from around the table. I set out the Queensland Government's policy position that the new regional plan must identify significantly more land for urban development purposes than is required just to meet projected demand to 2041. The view was that economic development in the region should not be stifled by artificial constraints on land supply, the development industry continues to be contestable, and that residents in SEQ have a wide choice of affordable housing options.

My department wrote to all SEQ councils on 28 August 2013 asking them to propose new potential growth areas for consideration in the regional planning process. The collective council responses identified only a limited number of potential new growth opportunities. As we discussed at the RPC meeting, it appears that the responses from some councils may have been constrained by the policy settings in the current regional plan.

Therefore, I am writing to provide councils with a further opportunity to nominate additional growth areas to be considered for inclusion in the new regional plan. As discussed at the RPC meeting, I am hopeful councils will nominate significantly more land than previous advices. In parallel, my department will be undertaking a series of regional analyses to identify potentially suitable development areas. Information gathered through these two approaches will be used to inform the RPC about the potential growth options in the region.

I would appreciate if your council could provide the following information for each new potential growth area (areas already nominated in response to the department's initial request need not be included):

- the location of the potential new growth area and, where possible, a GIS file with cadastral information
- the nature of the proposed use of the land, including estimated development yield in number of dwellings or hectares of employment area (or a combination of the two)
- electronic copies of any relevant planning or assessment studies or similar.

Level 12 Executive Building  
100 George Street Brisbane  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3224 4600  
Facsimile +61 7 3210 2185  
Email deputypremier@ministerial.qld.gov.au

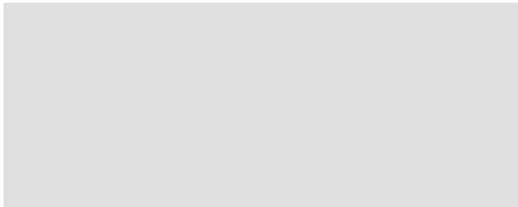
Please send the requested information by **Friday, 31 January 2014** to:

Mr Greg Chemello  
Deputy Director-General  
Planning Group  
Department of State Development Infrastructure and Planning  
PO Box 15009  
CITY EAST QLD 4002

Or alternatively by email to: [seqregionalplan@dsdip.qld.gov.au](mailto:seqregionalplan@dsdip.qld.gov.au).

If you require any further information, Jeff Popp in my office will assist and can be contacted on 3719 7100.

Yours sincerely



**JEFF SEENEY MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure and Planning**

# ATTACHMENT 3

29 January 2014

Your Ref: MBN13/1564  
Our Ref: DW7670528  
Contact: City Planning and Assessment

The Hon. Jeff Seeney, MP  
Deputy Premier  
Minister for State Development, Infrastructure and Planning  
Department of State Development, Infrastructure and Planning  
P O Box 15009  
CITY EAST QLD 4002

Dear Deputy Premier,

I refer to your recent correspondence received on 30 December 2013 that sets out your Government's intent that the new regional plan must provide significantly more land than is required to meet demand to 2041 and further invites Council to nominate new growth areas in Redland City for investigation through the regional plan review.

Council welcomes the continued opportunity to be involved and provide input into the regional plan review process.

As you are aware, Council has previously nominated four areas in October 2013 as part of the early stakeholder engagement on the new regional plan. These areas were considered to be potentially suitable, subject to further investigations, to accommodate future growth in the City (see attached letter). At this time, Council does not support the nomination of any additional areas to the four previously identified areas.

Council is currently in the process of undertaking a significant review of residential and employment land supply and demand within the City to 2041 as part of its new planning scheme. Further work is also being undertaken to prepare an economic development strategy for the City. It is expected that these important background investigations will be completed within the next couple of months. Once finalised, Council will be in a better position to make, as necessary, further representations to you regarding the regional plan.

I would also hope that by the time Council has completed its investigations further details have been released regarding future infrastructure charging framework and the State infrastructure commitments required to facilitate the development of potential new growth areas in the region. This information will considerably assist Council in providing ongoing input into the next stage of regional plan review.

If your officers require any additional information, please do not hesitate my office on 3829 8624.

Yours sincerely,

Karen Williams  
**Mayor Redland City Council**