

Part B

The regional growth pattern

The regional growth pattern provides a spatial context for ShapingSEQ 2023's outcomes and strategies.

It provides a framework for delivering consolidated urban and rural residential growth, a more compact urban form featuring well-planned and more complete communities, economic agglomeration, and the protection and sustainable use of SEQ's natural assets, landscapes and productive rural areas.

It allocates all land in SEQ into one of three regional land use categories:

- » **RLRPA**
- » **Urban Footprint**
- » **RLA.**

These categories also provide the spatial context for the SEQ regulatory provisions found in the Planning Regulation 2017.

These categories are shown on the regional land use category map (Map 20) and are more precisely defined on the ShapingSEQ regulatory maps published in digital electronic form on the department's website, via the department's interactive mapping system.

The regional land use category mapping forms part of ShapingSEQ 2023 and will only be amended as part of the periodic regional plan review process in response to the Queensland Government's GMP and following public consultation.



SEQ regulatory provisions

Statutory regional planning in SEQ has been accompanied by regulatory provisions since October 2004. Regulatory provisions play a critical role in ensuring the policy within ShapingSEQ 2023 is delivered through development assessment.

The Planning Regulation contains the SEQ regulatory provisions which accompany ShapingSEQ 2023. ShapingSEQ 2023 is supported by changes to the Planning Regulation.

The three regional land use categories adopted in ShapingSEQ 2023 (RLRPA, Urban Footprint, RLA) provide the spatial context for the SEQ regulatory provisions within the Planning Regulation.

For the RLRPA, including the Northern Inter-Urban Break (NIUB) the regulatory provisions limit further fragmentation of land holdings and restrict various forms of urban activity.

The provisions support rural communities and the diversification of rural economies by allowing a range of development including activities such as those associated with primary production and land management, certain types of tourism activity, community facilities, sport and recreation activity, and limited industrial, commercial and retail activity.

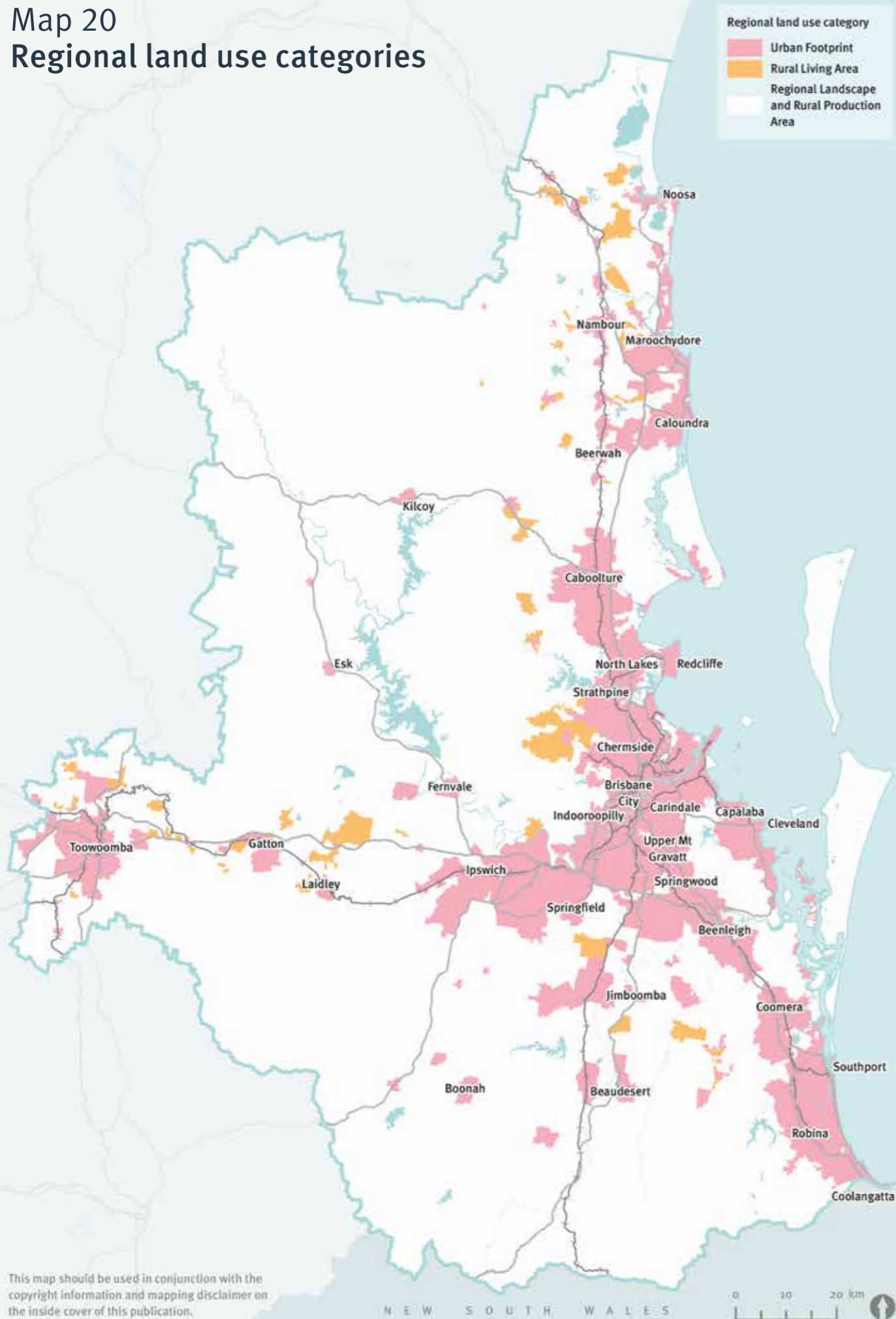
Additional provisions for the NIUB reflect its regional significance and address the need for enhanced protection in this highly sensitive area. The SEQ regulatory provisions for the RLRPA or NIUB do not restrict the use of land for a private residence.

For the Urban Footprint, the regulatory provisions apply where land is in a SEQ development area or MEIA. For SEQ development areas the provisions ensure that development does not adversely affect the future development intent of these areas. For MEIAs the provisions ensure that land zoned for an industrial purpose is protected from incompatible residential land uses.

For the RLA, the regulatory provisions limit certain types of development but generally allow rural residential development in appropriate circumstances.

Highfields, Toowoomba. Supplied by Toowoomba Regional Council

Map 20
Regional land use categories



This map should be used in conjunction with the copyright information and mapping disclaimer on the inside cover of this publication.

Regional Landscape and Rural Production Area

Intent

The RLRPA is a large and important part of SEQ, surrounding the Urban Footprint and RLA. It provides important values that help sustain the region socially, culturally, economically and environmentally.

The intent of the RLRPA is to:

- » Protect the values of this land from encroachment by urban and rural residential development.

- » Protect natural and cultural assets and regional landscapes, and ensure their sustainable use and management.
- » Support development and economic growth of rural communities and industries.

The RLRPA is to be protected from inappropriate development, particularly urban and rural residential development.

Description

The RLRPA provides a crucial counterbalance to the urban parts of SEQ. It is important as a food bowl; for its regional landscapes; in providing a choice of rural, town, village and hinterland lifestyles; as the lungs of the region; for sustaining regional biodiversity; as an outdoor playground for recreation; and as a home to important, outward-looking economic industries such as agribusiness, tourism, recreation and creative industries.

The RLRPA includes:

- » Peri-urban activities
- » Rural towns and villages
- » Rural and related economic activity

- » Important agricultural land
- » Water catchments, water storages and groundwater resources
- » Regional landscapes and natural environments, including regional biodiversity corridors
- » Cultural and landscape heritage values (traditional and non-Indigenous)
- » IUBs of strategic and regional significance
- » National parks, conservation parks, resource reserves and other conservation areas
- » Natural economic resources, including extractive resources and forestry plantations – including those on State forest



- » Native forests (including State forest areas) and koala habitat
- » Coastal wetlands, salt marshes and mangroves.

Natural assets in the RLRPA, including natural economic resources, need protecting and managing to ensure they are used sustainably to improve their capacity to provide ecosystem services, increase the region's resilience and support the region's population.

Some parts of the RLRPA may be needed for future urban growth. These areas are protected from development or further fragmentation that would prejudice their long-term ability to accommodate urban growth.

Urban Footprint

Intent

The Urban Footprint identifies land in which the region's urban development needs to 2046 can be accommodated in a way consistent with the outcomes and strategies of ShapingSEQ 2023.

Description

The Urban Footprint incorporates the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space.

The priority for developing land in the Urban Footprint is to accommodate urban growth. However, the Urban Footprint is not an urban zone and does not imply that all land can be developed for urban purposes.

For example, state forests and remnant vegetation will continue to be protected and managed under relevant state legislation, including the *Vegetation Management Act 1999*, *Nature Conservation Act 1992* and *Forestry Act 1959*.

Land in the Urban Footprint may be unsuitable for urban purposes or additional development activity for other reasons including constraints such as flooding, land slope and scenic amenity, and the need to protect significant vegetation which may include matters of national environmental significance and parts of the regional biodiversity network.

The Urban Footprint also includes some areas designated or already developed for rural and rural residential purposes that are located near urban services and facilities. Local governments must investigate these areas for urban redevelopment opportunities as part of their planning scheme reviews.

ShapingSEQ 2023 relies on local government planning schemes to determine the most suitable zone for each land parcel within the Urban Footprint. The development assessment process determines the extent and suitability of development on each site.

The Urban Footprint also contains several areas that have been underutilised for a substantial period. Many have not transitioned from an investigation or emerging community zone to a serviced urban zone since they were first included in the Urban Footprint.

One important way of delivering ShapingSEQ 2023 is to investigate these areas to unlock their urban development potential in the short term.



Urban Footprint principles

The principles considered in defining the Urban Footprint include:

1. The Urban Footprint is a tool for managing, rather than simply accommodating, regional growth.
2. The Urban Footprint promotes a compact growth pattern and consolidates urban development within established communities.
3. Opportunities to increase capacity within the Urban Footprint take priority over expanding its boundaries in subsequent regional plan review processes.
4. The Urban Footprint is not used to recognise isolated, existing or approved urban activities outside the Urban Footprint or to reflect urban zoning in small coastal or rural towns and villages.
5. The Urban Footprint boundary is generally:
 - a. cadastral-based or otherwise clearly defined, preferably using a major feature, such as a road or stream, to provide a clear boundary and buffer between urban and non-urban land uses
 - b. consistent with existing planning scheme designations, where appropriate.
6. During periodic reviews of ShapingSEQ 2023, and based on whether the GMP identifies a need for more urban land, new areas may be considered for inclusion in the Urban Footprint where they:
 - a. are physically suitable
 - b. are either a logical expansion of an urban area or of sufficient size to provide social and economic infrastructure efficiently
 - c. have ready access to services and employment
 - d. maximise the use of committed and planned urban infrastructure
 - e. are separated appropriately from incompatible land uses
 - f. maintain the integrity of IUBs
 - g. exclude areas with an unacceptable risk from natural hazards, including predicted climate change impacts
- h. exclude areas containing predominantly matters of national environmental significance (MNES) or MSES and the regional biodiversity network, including koala habitat
- i. minimise impacts on matters of First Nations cultural heritage and respects the importance of native title
- j. achieve an appropriate balance of urban development in the SEQ region and associated sub-regions
- k. maintain a well-planned region of urban areas, towns and villages
- l. minimise impacts on natural economic and cultural resources which are mapped in Map 18 and are covered by Outcome 6 of Sustain
- m. avoid irrevocable impacts on important, sensitive natural and cultural environments in and outside the area
- n. provide physical and social infrastructure efficiently, including public transport.

Rural Living Area

Intent

The RLA comprises only key locations currently, or intended to be, used for rural residential development.

It consolidates rural residential development in suitable locations providing for housing and lifestyle choice while limiting the impact of its inefficient use of land on other

values, functions and opportunities in SEQ. Generally, these areas are already designated for future rural residential purposes in planning schemes.

Description

The RLA is an important land use management tool for SEQ. It contains some existing rural residential areas or land suitable for future rural residential development in locations with good access to regional employment and suitable infrastructure and services.

Restricting new rural residential development to land in the RLA prevents more scattered communities and ensures that the region can accommodate higher priority future urban growth, as well as major new infrastructure during and beyond the life of ShapingSEQ 2023, in a cost-effective and orderly manner.

It also minimises the impact of rural residential development on:

» Current and future productive rural activities. For example, agriculture, intensive animal industries and extractive resources.

» Opportunities to accommodate special or hard-to-locate activities.

» Natural assets and biodiversity values including corridors and habitat linkages.

» Many other regional landscape values and functions. For example, scenic amenity and water resource catchments.

It is not intended that the RLA be continually expanded in all future reviews of the regional plan.



Rural Living Area principles

The principles considered in defining the RLA include:

1. The RLA manages rural residential development to avoid constraining long-term potential future urban growth and infrastructure needs.
2. The RLA supports existing and/or new rural residential development in consolidated and well-defined communities that have good access to employment and services.
3. Not all existing rural residential development is included in the RLA to prevent further intensification and fragmentation of areas that may not have been well-planned or located considering other RLA principles.
4. The RLA avoids increasing the area of existing or potential conflict with higher-priority rural uses.
5. The RLA is not located where it would threaten planned or established intensive animal industries, extractive resource activities or other hard-to-locate uses.
6. The RLA does not include land that is used for agricultural production or predominantly contains MNES, MSES, or the regional biodiversity network, including koala habitat.
7. The RLA, and access to and from this area, is not subject to unacceptable risk from natural hazards such as flooding, bushfire and landslide.
8. The RLA does not compromise the integrity of IUBs, water resource catchments or areas containing regional scenic amenity values.
9. Necessary infrastructure is available, or can be provided practically and cost-effectively, to support rural residential development.
10. The whole-of-life costs of development are considered for any land included in the RLA.
11. The boundary of the RLA should be:
 - a. cadastral-based or otherwise clearly defined, preferably using a major feature, such as a road or stream, to provide a clear boundary between rural residential and other land uses
 - b. consistent with existing planning scheme designations, where appropriate.