



PART A—Introduction

Purpose

The purpose of the *Draft South East Queensland Regional Plan 2009–2031* (draft SEQ Regional Plan) is to manage regional growth and change in the most sustainable way to protect and enhance the quality of life in the region.

South East Queensland Regional Plan review

The state government is undertaking a review of the *South East Queensland Regional Plan 2005–2026* (SEQ Regional Plan 2005) to take appropriate action in regard to emerging regional growth management issues: continued high population growth, housing affordability, transport congestion and climate change.

The draft SEQ Regional Plan refines and modifies the strategic directions, principles and policies of the previous SEQ Regional Plan 2005 to respond to the emerging issues. Population and housing projections have been extended to 2031 and the implications for accommodating growth in SEQ have been examined.

The draft SEQ Regional Plan has been prepared as a formal review of the SEQ Regional Plan 2005, in accordance with sections 2.5A and 2.5C of the *Integrated Planning Act 1997* (IPA).

The IPA sets out the required procedure that the regional planning Minister must follow in preparing and making the SEQ Regional Plan. The key steps include:

- preparing a draft plan
- making the draft plan available for public consultation for a minimum of 60 business days

- considering all properly made submissions on the draft plan

- consulting with the Regional Coordination Committee (RCC).

New draft state planning regulatory provisions—Draft South East Queensland Regional Plan 2009–2031 (regulatory provisions) and associated regulatory maps have also been prepared. These support the draft SEQ Regional Plan and should be read in conjunction with it. The draft regulatory provisions have effect from the date of their gazettal.

Maps showing the changes to the Urban Footprint boundary from the SEQ Regional Plan 2005 are provided in Appendix 1.



Map 1: South East Queensland



South East Queensland region

Following local government amalgamations in March 2008, the current SEQ region now comprises 11 regional and city councils. The area to be covered by the draft SEQ Regional Plan includes the following local governments and adjacent Queensland waters (as shown on Map 1):

- Brisbane City Council
- Gold Coast City Council
- Ipswich City Council
- Lockyer Valley Regional Council
- Logan City Council
- Moreton Bay Regional Council
- Part Toowoomba Regional Council (including the former Toowoomba City Council and surrounding settlements in the former adjoining Shires of Cambooya, Crows Nest, Jondaryan and Rosalie)
- Redland City Council
- Scenic Rim Regional Council
- Somerset Regional Council
- Sunshine Coast Regional Council.

Effect

The SEQ Regional Plan is the pre-eminent plan for the SEQ region and takes precedence over all other planning instruments. The particular effect of the regional plan is established under section 2.5A of the IPA as follows:

- For the purpose of the IPA, the regional plan is taken to be of state interest.

- Under the IPA, the regional plan prevails where there is any inconsistency with any other plan, policy or code, including any other planning instrument made under state legislation that has effect within the SEQ region.
- Any plans, policies and codes being prepared or amended by state agencies that relate to the SEQ region must reflect and align with the regional plan.

The regulatory provisions of the regional plan are required to be taken into account in planning and development decision making processes, including:

- state government plans and policies
- local government planning schemes and other plans and policies
- planning and development processes under the IPA
- development applications made under the Integrated Development Assessment System (IDAS) of the IPA.

Where local government planning schemes materially contradict the regional plan, the planning scheme must be amended to ensure alignment with the regional plan.

The regional plan also directs state agencies, through Queensland Government-agreed principles, policies and programs, for the future of SEQ.

The SEQ Regional Plan 2005 continues to have effect until it is replaced by the SEQ Regional Plan 2009–2031, when it is finalised following submissions.

The draft South East Queensland Regional Plan 2009–2031 regulatory provisions have effect from the day they are published in the *Government Gazette*.

Planning period

The draft SEQ Regional Plan provides the framework on which to manage growth, change, land use and development in the SEQ region to the year 2031.

It also considers the region's potential management needs beyond 2031 to ensure planning decisions made today do not compromise options to meet longer term needs.

Other SEQ regional planning documents

The draft SEQ Regional Plan is supported by a range of documents including:

- the annual South East Queensland Infrastructure Plan and Program (SEQIPP)
- guidelines and codes associated with regional policies or regulatory provisions
- maps indicating areas where specific regional policies or regulatory provisions apply.

The status of these documents will vary depending upon the enabling legislation and planning intent applied in the draft SEQ Regional Plan. The planning intent and statutory basis is set out in each document.

Definitions

Terms used in this draft SEQ Regional Plan are as defined in the IPA, unless otherwise specified in the regulatory provisions or glossary.



Structure

The draft SEQ Regional Plan is set out under the following sections:

Part A **Introduction**

The introduction gives background information that explains the reasons for the current review, and the intent and effect of the draft SEQ Regional Plan.

Part B **Regional vision and strategic directions**

The desired future for the SEQ region is outlined in the vision statement. The strategic directions statements set down the broad policy framework for the draft SEQ Regional Plan.

Part C **Regional land use pattern**

Regional land use is established in the draft SEQ Regional Plan through growth boundary and land use categories that are applied through the regulatory provisions.

Narratives for local government areas indicate the general allocation of growth through the draft SEQ Regional Plan and will guide local planning and provide for the coordination of services.

Part D **Regional policies**

This part sets out the:

- desired regional outcomes for the SEQ region
- regional principles necessary to achieve those outcomes
- regional policies to be applied to guide state and local government planning processes and decision making
- regional programs to be implemented over the life of the plan.

Part E **Implementation and monitoring**

The implementation section sets out the proposed form of implementation for the draft SEQ Regional Plan.

The monitoring section explains monitoring requirements to inform reviews of the draft SEQ Regional Plan.

Part F **Regulatory provisions**

The regulatory provisions apply to development applications for material changes of use and subdivisions in the SEQ region.