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Your reference: MBN14/877

4 December 2014

The Honourable J Seeney MP
Deputy Premier and
Minister for State Development, Infrastructure and Planning
PO BOX 15009
BRISBANE CITY EAST QLD 4002

Dear Minister

Preliminary Submission to the SEQ Regional Plan Review

I refer to your letter dated 19 September 2014 regarding the *South East Queensland (SEQ) Regional Plan* review and note that you have extended the program to allow time for more input including further discussions with local governments about potential areas to accommodate urban growth.

Council welcomes the opportunity to continue discussions with you about the Regional Plan. It is understood that the new Regional Plan is being prepared in accordance with the *Queensland Plan* which seeks to drive economic development, community resilience, appropriate infrastructure planning and provision, encourage new investment and deliver greater prosperity for Queenslanders. It is also understood that the State government is committed to giving local governments greater autonomy to plan for their communities and provide the local settings that encourage investment, support business and industry growth and thus provide a more sustainable pathway for new employment opportunities.

Within this context, council provides this **Preliminary Submission** to the *SEQ Regional Plan* review which clearly outlines how we intend to manage growth on the Sunshine Coast to 2041. This submission demonstrates that the Sunshine Coast can meet the State government's growth targets in accordance with the policies outlined in the *SEQ Regional Plan* and the recently adopted *Sunshine Coast Planning Scheme 2014*.

In support of this position, this submission outlines the findings of council's recent investigations on a range of matters including the Moreton Bay to Sunshine Coast Regional Inter-urban Break (Inter-urban Break), the suitability of existing Identified Growth Areas at Halls Creek and Beerwah East and a number of local investigation areas. This preliminary submission is the culmination of eight months of work undertaken by council supported by appropriate and relevant professional expertise.

Council has been more than happy to invest significant resources into this process given the importance of the *SEQ Regional Plan* to the future prosperity of the communities in this region, our ability to maintain and enhance a compelling value proposition for new investment and our important contributory role to the vitality and performance of SEQ.

In summary, the findings of these investigations provide strong evidence that:

- the **Moreton Bay to Sunshine Coast Regional Inter-urban Break** should be maintained and preserved in its current state as it contributes more than \$5 billion to the SEQ economy and supports key economic policy objectives of the State, particularly in the context of tourism and agriculture. Taking this important step can be done in such a way that will not interfere with existing use rights but at the same time, would provide an enduring legacy for SEQ for many

generations. A joint submission from both Moreton Bay and Sunshine Coast Regional Councils on the Inter-urban Break was provided to you on 3 December 2014;

- The **Beerwah East** Identified Growth Area (IGA) is the preferred long-term growth area for the Sunshine Coast given its location and proximity to major road and rail transport infrastructure and the CAMCOS corridor. The Beerwah East IGA also poses less risk to water quality in the internationally recognised Ramsar protected Pumicestone Passage, which council is firmly of the view must not be degraded further; and
- The **Sunshine Coast can accommodate its long term growth needs to 2041** by supporting growth in and around the railway townships, planning for growth in Beerwah East and supporting urban renewal along the Maroochydore to Caloundra Priority Transit Corridor as outlined in Table 1 below. These concepts are also shown in **Attachment A: Planning for Growth to 2041 Concept Plan**.

Table 1: Sunshine Coast Potential Growth Areas

Dwelling type	State dwelling targets 2031 – 2041	Potential growth areas	Potential yield (dwellings)
Infill	20,000 to 25,000	Nambour Beerwah Maroochydore to Caloundra Priority Transit Corridor IGA	20,000+
Greenfield	20,000	Beerwah East IGA	10,000 to 20,000
		Local growth areas	3,000 to 5,000
TOTAL	40,000 to 45,000		35,000 to 45,000

Pursuing these policy positions can – and does – support the projected population growth targets for the Sunshine Coast. These policy positions support the directions established through the *Queensland Plan* and the State’s planning reform agenda and are reflective of the aspirations of this council on behalf of its residents.

This council strongly supports and encourages growth and has an extensive commitment to encouraging new, job-creating investment as the bedrock for the future prosperity of our community. This is reinforced through the *Sunshine Coast Planning Scheme 2014* and importantly, the *Sunshine Coast Regional Economic Development Strategy 2013-2033* (both of which have been supported by the Queensland Government).

On this basis, council seeks your support to include these policy positions into the revised *SEQ Regional Plan* as follows:

- Part C map 2 – amendments to the Urban footprint to include the Beerwah IGA and amendments to the Urban footprint and Rural living areas to include appropriate local investigation areas;
- Part C Sunshine Coast narrative – protection of the Inter-urban Break, removal of the Halls Creek IGA, identification of Beerwah East as the preferred IGA for long term growth and recognition of opportunities for smaller scaled growth around the selected hinterland townships;
- Part D Regional policies 3.2 – mapping and added protection of the Inter-urban Break; and
- Part D Desired regional outcome 8.10 – removal of the Halls Creek IGA and addition of the Maroochydore to Caloundra Priority Transit Corridor as an IGA.

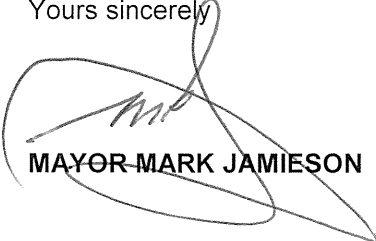
Further information on the outcomes of council's investigations and these recommendations is outlined in **Attachment B: Planning for growth to 2041 Summary Report October 2014**. The background documents and specialist studies prepared as part of these investigations are included as **Attachment C: Preliminary Submission Supporting Information October 2014**.

Finally, this preliminary submission responds specifically to your request for council's input on the *SEQ Regional Plan* IGAs and a revised Urban Footprint. The preliminary submission does not address other matters of significance to council that are relevant to the *SEQ Regional Plan* such as centres, transport and other matters. Council officers will continue to discuss these additional matters with the representatives of your department, the outcomes of which will inform a further submission to the *SEQ Regional Plan* review.

Thank you for your consideration of this preliminary submission and the accompanying evidence provided in support of council's position. I would welcome the opportunity to discuss any matters further with you or relevant staff in your department.

In the interim, please feel free to contact Stephen Patey (Manager, Strategic Planning) on 5420 8953 if you have any questions relating to this matter.

Yours sincerely



MAYOR MARK JAMIESON

Attachments:

- A. Planning for Growth to 2041 Concept Plan;**
- B. Planning for Growth to 2041 Summary Report October 2014;** and
- C. Preliminary Submission Supporting Information October 2014** including:
 1. Moreton Bay to Sunshine Coast Regional Inter-urban Break Project Report September 2014;
 2. *SEQ Regional Plan* Identified Growth Areas Project Report September 2014;
 3. Local Investigation Areas Summary Report September 2014;
 4. Moreton Bay to Sunshine Coast Regional Inter-urban Break Background Paper July 2014;
 5. *SEQ Regional Plan* Identified Growth Area Investigations Beerwah East Technical Paper September 2014;
 6. *SEQ Regional Plan* Identified Growth Area Investigations Halls Creek Technical Paper September 2014;
 7. Simmonds & Bristow - *SEQ Regional Plan* Review Submission Sunshine Coast / Moreton Bay Inter-Urban Break 2014;
 8. Simmonds & Bristow - The Beerwah-Caloundra South Corridor (Beerwah East) Identified Growth Area. Water Infrastructure and Water Quality Concepts 2014;
 9. John Wood Consulting Services and MAK Planning and Design - Moreton Bay to Sunshine Coast Inter-urban Break (recreation, Tourism and amenity values) 2014;
 10. SGS Economics and Planning Economic Valuation - Moreton Bay to Sunshine Coast Inter-Urban Break 2014;

10. SGS Economics and Planning Economic Valuation - Moreton Bay to Sunshine Coast Inter-Urban Break 2014;
11. PSA Consulting Australia - *SEQ Regional Plan* Review 2014 Identified Growth Area Investigations. Transport Technical Paper 2014;
12. CBP Lawyers - Briefing Paper, South East Queensland Regional Proposal Growth Corridor 2014;
13. Norling Consulting P/L - *SEQ Regional Plan* Review - Economic Advice on Centres 2014;
and
14. Resolution Research Strategists - Identified Growth Areas Quantitative Research Study 2014.

CC: Hon Andrew Powell,
Member for Glass House
Minister for Environment and Heritage Protection

Hon Mark McArdle,
Member for Caloundra
Minister for Energy and Water Supply