

# Late Report 8.17

## Ordinary Meeting

**Thursday, 12 December 2019**

**commencing at 9:00am**

**Council Chambers, Corner Currie and Bury Streets, Nambour**



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8 REPORTS DIRECT TO COUNCIL

8.17 UPDATE ON THE SOUTH EAST QUEENSLAND REGIONAL PLAN 2017 IMPLEMENTATION ACTIONS

File No: Council report

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Liveability & Natural Assets Group

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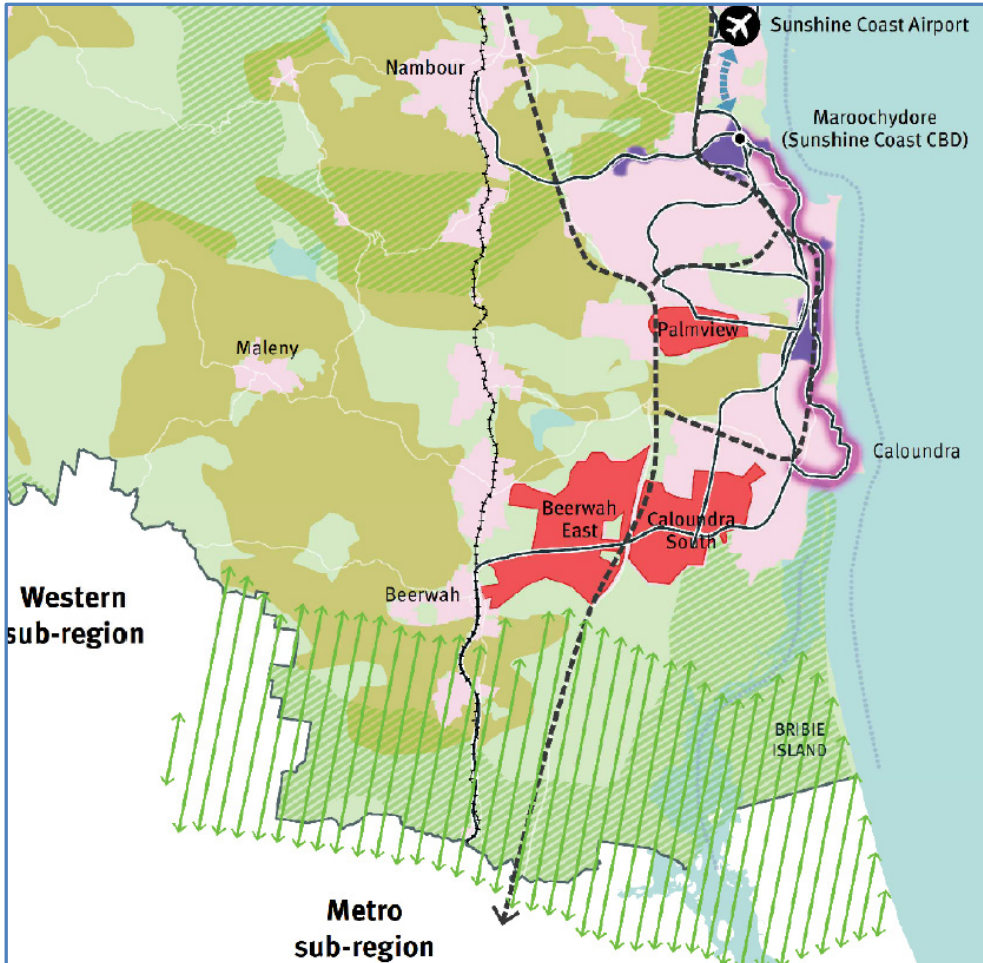
PURPOSE

The purpose of this report is to provide an update to Council on the South East Queensland Regional Plan 2017 implementation actions in relation to the Beerwah East Major Development Area (BEMDA) and obtain delegated authority for the CEO to progress those actions.

EXECUTIVE SUMMARY

The South East Queensland Regional Plan 2017 “ShapingSEQ” designates Beerwah East as the only Major Development Area in South East Queensland. It is designated as a Major Development Area due to the regional significance of the development and its ability to deliver the long term residential and employment supply for the Sunshine Coast (refer to Figure 1).

Figure 1: Beerwah East Major Development Area Locality



Pursuant to the requirements of ShapingSEQ, BEMDA:

- Accommodate 20 000 dwellings
- Be development ready by 2027
- Accommodate 7000 lots by 2041.

ShapingSEQ directed the (then) Department of Infrastructure, Local Government and Planning (now Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)) to lead a project in collaboration with Council to resolve planning and infrastructure issues in BEMDA to ensure its availability for urban development by 2027.

## OFFICER RECOMMENDATION

**That Council:**

- receive and note the report titled “Update on the South East Queensland Regional Plan 2017 Implementation Actions”**
- endorse the Confidential Position Paper**
- delegate authority to the Chief Executive Officer to:**
  - make any amendments to the endorsed Position Paper following the finalisation of all background assessments**
  - forward the Confidential Position Paper to the Minister for State Development, Manufacturing, Infrastructure and Planning**
  - address and respond to any feedback received from the State Government relating to the Confidential Position Paper and**
- make the Confidential Position Paper available to the public upon the advice of the Minister for State Development, Manufacturing, Infrastructure and Planning.**

## FINANCE AND RESOURCING

There are no additional budget or resource implications.

## CORPORATE PLAN

**Corporate Plan Goal:** *A healthy environment*

**Outcome:** 2.1 - A resilient region shaped by clever planning and good design

**Operational Activity:** 2.1.4 - Progress major development areas including Caloundra South and Beerwah East.

## CONSULTATION

### Internal Consultation

BEMDA is recognised as one of Council’s major projects and accordingly, the project’s progress has been subject to regular reporting to the BEMDA Project Control Group.

The purpose of the BEMDA Project Control Group is to:

- Advocate for the development of BEMDA as the long term growth front for the Sunshine Coast and the ongoing protection of the Inter-Urban Break
- Provide high level advocacy to State Government agencies
- Endorse the project directions and outcomes for recommendation to Council and relevant State Government agencies

- Resolve any issues identified by the BEMDA project team
- Provide input to and oversee the governance arrangements for the BEMDA as identified by DSDMIP.

The membership of the BEMDA Project Control Group is as follows:

Division 1 Councillor – Transport	Group Executive Liveability and Natural Assets
Division 2 Councillor – Corporate Strategy and Finance	Project Director, Office of the CEO
Division 3 Councillor – Place Development and Design	Manager Strategic Planning, Customer Engagement and Planning Services
Division 6 Councillor – Planning and Development	Program Director Urban Growth, Liveability and Natural Assets
Chief Executive Officer	Project Coordinator – BEMDA, Liveability and Natural Assets

In addition to the officers in Urban Growth Projects, extensive internal consultation has also occurred with the following Council specialists:

- Manager Environment and Sustainability Policy, Liveability and Natural Assets
- Coordinator Open Space and Social Policy, Liveability and Natural Assets
- Coordinator Flooding and Stormwater Policy and Planning, Built Infrastructure
- Senior Landscape Architect, Liveability and Natural Assets
- Manager Transport and Infrastructure, Built Infrastructure.

### External Consultation

Council has contributed to the consideration of BEMDA through the governance framework established by DSDMIP, which has included a reference group and a series of technical working groups comprised predominantly of State agencies. Pursuant to the Terms of Reference for the BEMDA Reference Group, the information is to remain confidential.

### Community Engagement

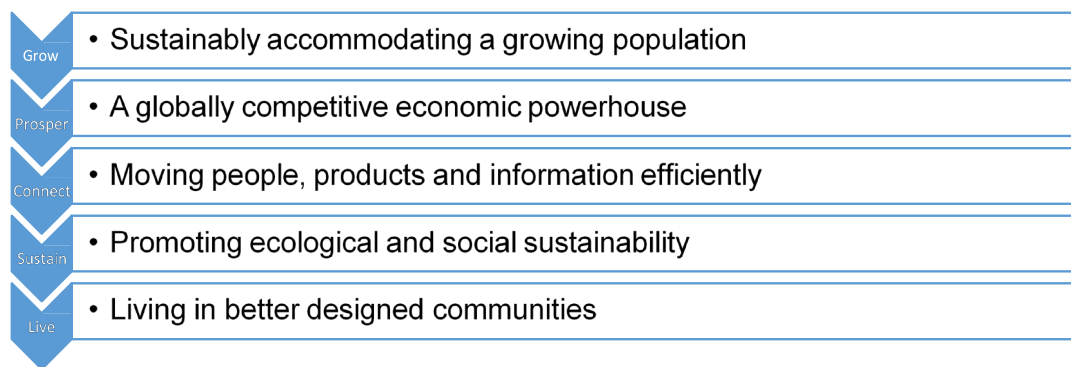
To this point in time there has been no community engagement in relation to BEMDA, as the BEMDA has not yet been considered by the State who are the lead agency pursuant to the Implementation Actions outlined in ShapingSEQ.

### PROPOSAL

The delivery of BEMDA will be a product of the high level of collaboration between the State Government and Sunshine Coast Council to date.

The planning for the BEMDA will be guided by the 50-year vision and themes of ShapingSEQ and Council's vision and strategies for the future of the Sunshine Coast.

The themes that underpin the 50-year vision of ShapingSEQ and the goals, elements and strategies supporting the themes include the following:



The planning for Beerwah East will also be informed by and directed at achieving Council's vision (*Australia's most sustainable region: Healthy. Smart. Creative.*) and the strategies that give effect to that vision:

- Environment and Liveability Strategy 2017
- Sunshine Coast Community Strategy 2019 - 2041
- Regional Economic Development Strategy 2013 - 2033
- Sunshine Coast Integrated Transport Strategy
- Sunshine Coast Waste Strategy 2015 – 2025.

These strategies complement the themes of ShapingSEQ and aim to ensure the Sunshine Coast grows sustainably, competes globally and is a region comprised of a series of complete and resilient communities.

The background assessments for BEMDA will assist in the preparation of the land use plan. The Beerwah East land use plan will embody the following principles.

Beerwah East will:

- Be a leading ecologically sustainable, resilient and transit orientated community that is integrated with and complementary to the Beerwah, Landsborough and Caloundra South communities
- Contain an exemplary environmental network that protects and enhances the environmental values of Beerwah East and promotes long term ecological sustainability by providing expansive green corridors through the site along Mellum, Blue Gum and Bells Creek connecting the Mooloolah River National Park, Racemosa Environmental Reserve and Glass House Mountains National Park
- Contain an exemplary stormwater quality treatment network to protect receiving waters and the health of our community
- Contain an extensive and interconnected open space network that will meet the needs of the future residents offering a diverse range of recreational, sporting and cultural experiences within the backdrop of the Mooloolah River and Glass House Mountains National Parks
- Contain a hierarchy of accessible, compact, mixed use activity centres providing hubs for community interaction, retailing, sporting, recreation, transport, education and supporting community facilities
- Be a highly connected community that will have access to a range of travel options (including existing and planned rail infrastructure) whilst facilitating and promoting active and public transport modes



- Contain a range of employment options that will further contribute to the high level of employment self-containment within the Sunshine Coast
- Contain a series of character areas and neighbourhoods with extensive views to the Glass House Mountains, Mooloolah River National Park, Alfs and Maggie Hills thereby enhancing community identity and complemented by an interconnected pedestrian, cycle, public and active transport network
- Contain activity centres and neighbourhoods that provide for a range of housing types and options that contribute to the sustainability and liveability of Beerwah East residents and the wider Sunshine Coast community
- Provide a logical progression to the urban form that achieves many of the goals, strategies and elements identified for each of the themes in ShapingSEQ.

Upon the completion of the background assessments, Council will forward to the Minister for State Development, Manufacturing, Infrastructure and Planning, Council's position outlining:

- (a) Council's vision for BEMDA
- (b) The basis for BEMDA's development given the demonstrated absence of major planning or infrastructure impediments
- (c) The extent to which BEMDA's development footprint contributes to the achievement of ShapingSEQ's dwelling benchmarks.

### **Legal**

There are no legal implications relevant to this report.

### **Policy**

ShapingSEQ designates Beerwah East as a Major Development Area. The designation of BEMDA as the next major growth area on the Sunshine Coast is consistent with Council's policy position.

### **Risk**

There are no major risks associated with this report.

### **Previous Council Resolution**

The decision to proceed with Beerwah East as the next greenfield growth front was ratified by the following Council resolutions pertaining to the submission process to the SEQRP.

### **Special Meeting 27 October 2014 (SM14/33)**

*That Council:*

- (a) *delegate authority to the Chief Executive Officer to:*
  - (i) *finalise a preliminary submission to the review of the South East Queensland Regional Plan based on direction provided at the Special Meeting*
  - (ii) *forward the preliminary submission referred to in (i) above to the Deputy Premier and Minister for State Development, Infrastructure and Planning*
  - (iii) *forward a copy of the preliminary submission to the local members, Minister Mark McArdle and Minister Andrew Powell*
- (b) *make this submission publicly available following receipt of the submission by the Deputy Premier and the local members as outlined in (a) (ii) and (iii) above*

- (c) *advocate the positions in the submission in (a) above through the South East Queensland Council of Mayors, Local Government Association of Queensland, through direct discussions with the Minister for State Development, Infrastructure and Planning and through other relevant consultation forums with the state government and*
- (d) *note that a separate submission will be made on the draft South East Queensland Regional Plan 2014-2041 once it is on public exhibition.*

**Ordinary Meeting 23 February 2017 (OM17/18)**

*That Council:*

- (a) *note the discussions held in confidential session in relation to the draft SEQ Regional Plan 2016 (“ShapingSEQ”)*
- (b) *delegate authority to the Chief Executive Officer to:*
  - (i) *finalise a submission to the draft SEQ Regional Plan 2016 (“ShapingSEQ”) in accordance with Council’s directions*
  - (ii) *lodge the submission with the State government by 3 March 2017*
- (c) *place a copy of the submission of Council’s website for public information as soon as reasonably practicable after the submission has been formally lodged with the State government and*
- (d) *continue to advocate Council’s position on regional planning matters with the State government to inform:*
  - (i) *the finalisation of the SEQ Regional Plan and*
  - (ii) *responses to identified implementation measures including those related to investigations into the extent and boundaries of the regional inter-urban break, planning for Beerwah East, and land supply and development monitoring.*

**Related Documentation**

No related documentation for this report.

**Critical Dates**

There are no critical dates.

**Implementation**

Council officers will continue to work in close collaboration with the State to finalise the land use planning for BEMDA in accordance with the implementation actions as outlined in the South East Queensland Regional Plan 2017.