



Moreton Bay Regional Council

Regional Growth Management Strategy 2041 (RGMS2041)

STRATEGY SUMMARY DOCUMENT DECEMBER 2020

Executive Summary

The growth task facing Moreton Bay Regional Council (MBRC) and the Moreton Bay Region is significant in terms of the quantum of growth, the demands on infrastructure, the form of development and long-term sustainability of the region.

An effective, focused and robust strategy is essential for Council in delivering sustainable and growing communities.

Council has resolved to prepare a Regional Growth Management Strategy 2041 (RGMS2041, the strategy), a significant priority project for the region. The strategy will develop evidence-based options that will ultimately outline the preferred sequencing strategy for the region's future expansion areas. The strategy will present spatial policy articulating planning and development outcomes for each expansion area; a sequence of planning and development for expansion areas; specific infrastructure outcomes and networks; and where possible, responses to specific key issues.

The strategy is guided by a plan which will focus on twelve (12) identified expansion areas and be

carried out across four (4) phases. Community and stakeholder engagement is a key part of multiple phases and will assist in shaping the preferred sequencing strategy.

While the strategy is being developed and as information becomes available, there may be a need for interim planning actions in some of the future expansion areas.

Regular updates will be made throughout the project to track progress and ensure open discussion and engagement by community and stakeholders on this important project for the future of Moreton Bay Region.

In addition to preparing the strategy, Council also resolved to restart land use and infrastructure planning for Caboolture West. This planning for Caboolture West will run in parallel and independent of the RGMS2041. This decision reflects the level of planning undertaken to date in Caboolture West and the significance of the area as reflected in the Queensland Government's South East Queensland Regional Plan 2017 (ShapingSEQ) and the MBRC Planning Scheme 2016.



Background

The Moreton Bay region is experiencing high population growth and Council is currently trying to manage numerous growth fronts which sit outside the Priority Infrastructure Area (PIA) to deliver additional dwellings and jobs for the region. Specifically, ShapingSEQ outlines that the Moreton Bay Region is required to deliver an additional 88,300 dwellings by 2041.

Council has identified the following future expansion¹ areas which are either recognised in ShapingSEQ and planned for in the MBRC Planning Scheme or are coming under pressure to be developed for further residential development.

Emerging Community Areas - areas included in the Emerging community zone under the current MBRC Planning Scheme:

- Caboolture West
- Morayfield South
- Narangba East
- Burpengary East
- Joyner (South)

Investigation Areas - areas identified as investigation areas in the Strategic Framework in the current MBRC Planning Scheme:

- Warner
- Wamuran
- Pine Valley
- Elimbah North

Other/Conversion Areas - areas identified for non-residential purposes in the current MBRC Planning Scheme, with landowner interest to change the land use to primarily residential:

- Elimbah East
- North East Business Park (Mixed Industry and Business Area (MIBA))
- North Harbour (Marina)

Council acknowledges there are other areas within the Urban Footprint which could attract developer interest for residential purposes also, however these are not dealt with as part of the RGMS2041.

The growth task facing Council and the Moreton Bay region is significant in terms of the quantum of growth, the demands on infrastructure, the form of development and long-term sustainability of the region. An effective, focused and robust Regional Growth Management Strategy is essential for Council in delivering these outcomes.

Council has developed a plan to provide critical scoping, methodology and project fundamentals to manage the preparation of the strategy. The purpose of the strategy is to develop evidence-based options that will ultimately outline the preferred sequencing strategy for the region's future growth areas. It will present spatial policy articulating planning and development outcomes for each expansion area; a sequence of planning and development for expansion areas; specific infrastructure outcomes and networks; and where possible, responses to specific key issues. This policy will be reflected in the MBRC Planning Scheme.

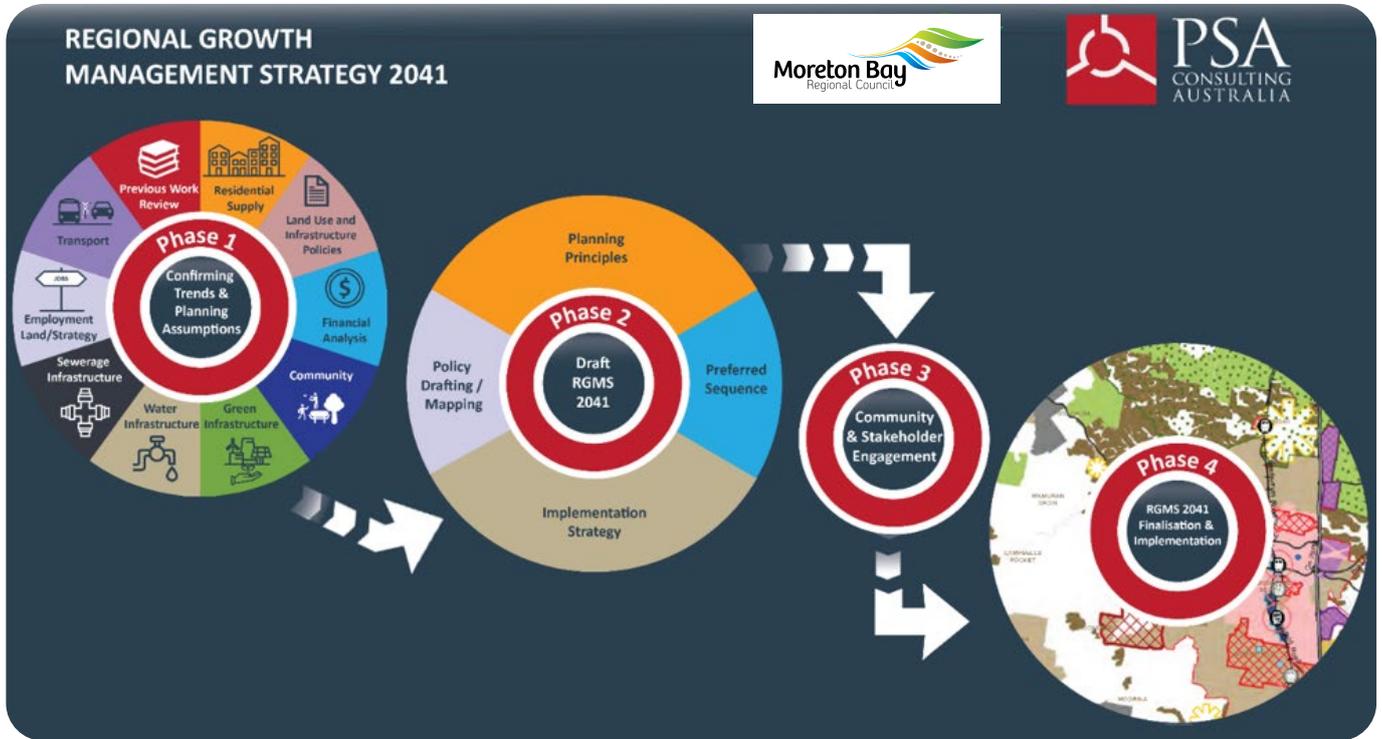
Council recognises that while the strategy is developed, development applications will continue to be made. Such applications will be assessed against the planning scheme in effect at the time of the application to maintain credibility in the Council's established policy position.

While the strategy is being developed and as information becomes available, there may be a need for interim planning actions in some of the future expansion areas.

¹ Note the term 'expansion areas' in this context does not relate to expansion areas as defined by the SEQ Regional Plan 2017 (ShapingSEQ).

RGMS2041 Methodology

Delivery of the RGMS2041 and the preferred sequencing strategy for the region's future expansion areas will occur over four (4) phases.



Phase 1 (Confirming Trends and Assumptions)

This phase will focus on identifying, analysing and confirming current knowledge, understanding, and key policy considerations. It will involve a series of coordinated investigations and analysis addressing the scope of the RGMS2041. For each area of investigation, the project team will confirm and document base data, current policy and key considerations. This stage will provide key foundations to be confirmed by Council and included in further stages. They will include:

- Planning assumptions, including residential supply, constraints, economic and employment opportunities;
- Key information around infrastructure networks, employment lands and residential supply; and
- Policy review regarding previous work conducted etc.

DELIVERABLE: Comprehensive background reporting, analysis and data supporting the integrated analysis and findings of the investigations. The report will incorporate; confirmed planning assumptions, current understanding of infrastructure networks and policy, and review of previous work conducted.

Phase 2 (Draft RGMS2041)

This phase will see the project team draw together the findings and analysis of Phase 1 and other inputs to prepare the draft RGMS2041. This will include both policy development processes and testing and scenario development to inform the RGMS2041 growth sequence. This phase will also include targeted community and stakeholder engagement.

The RGMS2041 will be a focused plan articulating and illustrating planning and development policy and sequence for the expansion areas to 2041. Financial analysis will also be undertaken through scenario testing to determine a preferred growth sequence.

DELIVERABLE: The draft RGMS2041 including supporting analysis and mapping.

Phase 3 (Community and Stakeholder Engagement)

The nature and format of community and stakeholder engagement will be determined prior to commencement but will provide for appropriate community and other stakeholder input and engagement on the draft RGMS2041. This phase will set out an appropriate program of community / stakeholder engagement, based on Council's desired level of community and stakeholder engagement in the drafting of the RGMS2041.

This Phase will include the assessment of submissions and feedback.

DELIVERABLE: Community and stakeholder engagement, stakeholder report, and recommendations for amendments to the draft RGMS2041.

Phase 4 (RGMS2041 Finalisation and Implementation)

This phase will see the project team undertake amendments to the draft RGMS2041 in response to the recommendations and outcomes from Phase 3.

With the benefit of the finalisation of the RGMS2041 the team will then undertake comprehensive implementation planning. The focus for implementation planning will be to integrate into standard Council plans, policies and processes. Implementation actions are likely to include:

- Ongoing land use and infrastructure planning undertaken by Council and other infrastructure planning agencies;
- Ongoing engagement with DSDMIP and State agency infrastructure providers;
- Stakeholder engagement with land holders and developers with interests in the expansion areas;
- Community engagement regarding planning, development and infrastructure issues relevant to the expansion areas; and
- In light of the outcomes of the RGMS, Council to consider whether to commence a major amendment of the MBRC Planning Scheme 2016 or resolve to prepare a new Planning Scheme.

The finalised RGMS2041 and Implementation plan will be presented to Council for consideration and adoption.

DELIVERABLE: Final RGMS2041 and costed Implementation Plan.

RGMS2041 Next Steps

Council has formally resolved to support the development of the RGMS2041 (General Meeting - 3 September - Page 19/1967) with the proposed methodology generally as above.

While the strategy is being developed, there may be a need for interim planning actions in some of the future expansion areas.

Council will be undertaking community and stakeholder engagement at key phases of the project to inform the development of the strategy.

Regular updates will be made throughout the project to track progress and ensure open discussion and engagement by community and stakeholders on this important project for the future of Moreton Bay Region.

Caboolture West Activation

ShapingSEQ identifies Caboolture West as a Major Expansion Area and High Priority Growth Area which is located within the Urban Footprint. The MBRC Planning Scheme 2016 recognises that the Caboolture West growth area requires further investigations and planning.

Therefore, Council has also resolved to restart land use and infrastructure planning for Caboolture West. This planning for Caboolture West will run in parallel and independent of the RGMS2041. This decision reflects the level of planning undertaken to date in Caboolture West and the significance of the area as reflected in ShapingSEQ and the MBRC Planning Scheme 2016. More information about Caboolture West is available on Council's website.





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