

Scenic Rim Growth Management Strategy 2041

June 2023

What is the Growth Management Strategy?

The Scenic Rim Growth Management Strategy 2014 (Growth Management Strategy) was adopted by Council on 22 November 2022 and was prepared to plan for the future growth needs of the Scenic Rim.

The overall aim of the Growth Management Strategy is to identify the indicative scale, location and timing of future residential and employment growth within the region that is established through a strong evidence base, which includes community and stakeholder feedback, land use analysis and projected housing and employment needs.

Why did Council prepare a Growth Management Strategy?

The Scenic Rim has experienced steady population growth over the last decade. In 2016 it was home to 41,000 residents and this increased to 43,123 in 2019.

The Scenic Rim's population is expected to reach over 67,000 by 2041 and there is a need to plan for 11,000 additional dwellings and at least 7,609 new jobs between 2016-2041 to support this growth. Council prepared the Growth Management Strategy to ensure that growth is thoughtfully planned and delivered in an efficient and holistic manner, balancing opportunities and impacts and competing priorities.

The Minister's conditions of approval for the adoption of the *Scenic Rim Planning Scheme 2020* also required Council to ensure the Planning Scheme advanced the outcomes of the South East

Queensland Regional Plan 2017 (*ShapingSEQ*) through the preparation of a Growth Management Strategy.



Figure 1: Projected growth in the Scenic Rim.

What does the Growth Management Strategy do?

The Growth Management Strategy:

- guides future actions, including amendments to the *Scenic Rim Planning Scheme 2020* and the Local Government Infrastructure Plan. These are subject to the plan making and amendment processes under the *Planning Act 2016*; and
- outlines implementation strategies that include ongoing advocacy for State-led infrastructure and the *ShapingSEQ* changes to support the growth of the region.



Figure 2: Housing development in Kalbar.

How was the Growth Management Strategy prepared?

The Growth Management Strategy is supported by the preparation of:

- A **Project Management Plan** - which provides a comprehensive framework to effectively manage the preparation and delivery of the Growth Management Strategy, to address a contemporary policy position for management of growth within the Scenic Rim region;
- **Baseline Investigations** - which establish the important context and detailed technical background information informing the preparation of the Growth Management Strategy. The baseline investigations were conducted to inform the capacity of the Scenic Rim to achieve the dwelling and employment benchmarks of the *ShapingSEQ*. These investigations included:
 - an analysis of the key drivers of change;
 - determination of planning constraints;
 - identification of key planning matters, including legislative requirements such as the *ShapingSEQ*;
 - identification of existing and future infrastructure networks;
 - environment and heritage matters; and
 - an assessment of matters affecting the sustainable growth of the region's rural towns and villages.
- **Residential and employment land supply calculations** - to verify the theoretical land supply and capacity available within the region to accommodate future residential and employment growth and to help determine

whether more land is required to accommodate such projected growth;

- A **Housing needs assessment** - which assesses and considers the housing needs for the Scenic Rim, by providing an evidence base to inform policy decisions around future dwelling growth and location, types of dwellings etc.;
- An **Employment lands analysis** - which assesses and considers whether the Scenic Rim has sufficient existing zoned land available to accommodate the *ShapingSEQ* employment benchmark of 7,609 new jobs between 2016 and 2041; and
- A **Consultation Report** - which provides details of the consultation activities that informed the Growth Management Strategy, including the outcomes of the community consultation undertaken in early 2021 and the consultation on the draft Growth Management Strategy undertaken in early 2022.

Does the Scenic Rim need more land for housing and employment growth?

The Growth Management Strategy has determined the current *Scenic Rim Planning Scheme 2020* has adequate zoned land to meet the dwelling supply benchmarks and employment planning baselines identified within the Regional Plan, however, given slower residential development take-up than predicted since 2016, and the fragmented nature of residential-zoned land, the need for areas of additional new and rezoned land for dwellings is identified in order to deliver a realistic and practical planning framework to achieve the dwelling supply benchmark of 11,000 dwellings between 2016 and 2041.

The proposed dwelling supply strategy seeks to facilitate the uptake of more diverse development opportunities for housing in a range of locations and to provide market flexibility. Providing additional zoned land for residential purposes will not only offer more realistic opportunities to meet the dwelling supply benchmark, but also present greater opportunities for housing diversity and choice to meet the changing needs and lifestyles of the Scenic Rim community.

The Growth Management Strategy also confirms that there is adequate employment zoned land in the Scenic Rim to accommodate the employment growth benchmarks set by *ShapingSEQ* of 7,609 additional jobs between 2016 and 2041. In accordance with the supporting Employment Lands Assessment, an additional ~12,500 jobs can be accommodated within existing employment zoned land in the Scenic Rim, with the Bromelton SDA potentially accommodating a further ~25,000 jobs once fully constructed.

These additional jobs will occur across a range of industries and sectors, although the draft Growth Management Strategy supports the continued promotion of the Scenic Rim's strong agricultural and rural production industries as a critical employment generator.

What is the role of the Growth Management Strategy in development assessment?

The Growth Management Strategy is not a planning instrument for the purposes of the *Planning Act 2016*. As an adopted strategy of Council, it guides future actions, including amendments to the planning scheme. The current planning scheme will continue to apply to development applications until any amendments to the *Scenic Rim Planning Scheme 2020* take effect.



Figure 3: Recent housing development in Canungra.

Will the Growth Management Strategy be reviewed?

The Growth Management Strategy has been developed to address the region's growth needs to 2041, which aligns with the timeframes of the current *ShapingSEQ*. It will be reviewed periodically, to ensure that the growth policies developed remain relevant and appropriate to respond to community needs. Within the context of the constantly evolving Queensland planning framework and changing demographic and development trends, the GMS will require ongoing review.

As new information becomes available, the strategies and implementation of the Growth Management Strategy will require ongoing re-evaluation by the Strategic Planning team to ensure that growth occurs in a way that reflects the current and future needs of the population.

For more information

The Growth Management Strategy and supporting documents are available to view on Council's website [Growth Management Strategy – Scenic Rim Regional Council](#).

If you have any questions about the Growth Management Strategy, Council's Strategic Planning Team can be contacted on 07 5540 5111.