



28 August 2020

Cr Peter Flannery
Mayor
Moreton Bay Regional Council
PO Box 159
Caboolture QLD 4510

BY POST/EMAIL – mayor@moretonbay.qld.gov.au

Dear Mayor,

RE: Moreton Bay Regional Council's draft Regional Economic Development Strategy

Before I begin to provide member comments on the Moreton Bay Regional Council's (council) draft Regional Economic Development Strategy (draft REDS), I would like to take this opportunity to again thank you for your attendance at the recent Moreton Bay Branch event where you spoke with council Chief Executive Officer, Greg Chemello. As you are aware, the event attracted a "record breaking" number of attendees from whom I have received very positive feedback about the event and the information provided. I am confident that these types of interactions play a strong role in underpinning the ongoing productive working relationship between your council and the property development industry in Moreton Bay.

The Urban Development Institute of Australia Queensland Moreton Bay branch (the Institute) writes to council on the draft REDS and supports council's decision to develop this document to set out the region's 20-year vision and blueprint for sustainable economic growth in the Moreton Bay Region.

We commend council's efforts on the level of engagement and consultation on the draft REDS. The early consultation with key industry groups, including the Institute, the public information sessions, and access to recordings of the sessions have been key in informing the Institute's views in this submission. We urge council to continue with these engagement and consultation strategies and expand this approach to other matters, including planning scheme changes.

The Institute is generally supportive of the content the draft REDS. We do however see a challenge with branding and identifying the Moreton Bay region and we offer our assistance to help council distinguish the region for greater investment opportunities.

As the draft REDS highlights, the property development and construction industry are vital to the region. We note the document reports that the construction industry is the highest contributor to the Moreton Bay regional economy and is the third largest employer.

The draft REDS also highlights that the region is set accommodate almost 700,000 people by 2041; consistent with the Queensland Government Statistician's Office projection. What this information

details and the draft REDS correctly identifies is that the region will be dependent on population driven industries.

Principally, the Institute is supportive of council's direction to attract and establish high value adding jobs to ensure the region's economy is sustainable in the long-term. However, the Institute suggests that the draft REDS needs to do more to ensure the property development and construction industry attracts sufficient council focus and support to ensure it can deliver safe, sustainable, and diverse communities with accompanying economic benefits.

The Institute has analysed the draft REDS and provides the following feedback to be considered as council finalises the strategy.

Property Development and Construction within the draft REDS

The draft REDS has acknowledged that the region is affordable with housing prices compared to surrounding regions. The Institute views this as an asset to the region with the ability to attract investment and future job opportunities. While we recognise that the draft REDS seeks to attract high value jobs, the strategy should provide greater depth and vision on how the property development and construction industry can facilitate economic development opportunities.

We highlight that the South East Queensland Regional Plan 2017 (*ShapingSEQ*) has identified dwelling supply targets for the Moreton Bay to achieve by 2041. Under the assumption that the population is expected to grow by 217,700 people, 88,300 dwellings need to be constructed by 2041. The Institute is confident that industry is capable of delivering the necessary supply, however, this is heavily reliant on sufficient availability of developable land and effective land and infrastructure planning. Diversity of housing typologies and products will also be critical in housing the region's diverse community.

A key tool for ensuring this occurs is council's planning scheme. As we understand, council is currently undertaking a number of actions to update the current planning scheme and draft a new planning scheme.

The Institute recommends that council include some actions within the Action Plan in the draft REDS on achieving land use outcomes and state dwelling supply targets, including delivering the new planning scheme over the life of the strategy.

Petrie Mill Priority Development Area

The draft REDS has recognised a number of opportunities for the Mill as hub for innovation and entrepreneurship for the Moreton Bay region. The Institute is supportive of council's direction to leverage the Mill for greater opportunities for innovation and to create high value jobs.

Since the construction and commencement of the Sunshine Coast University, the Mill has seen the precinct come to life providing a number of education streams for the tertiary level. The Institute sees an opportunity, in light of the commencement of the university and the draft REDS, that a review of the Mill Priority Development Area (PDA) Development Scheme be undertaken to further the outcomes council is seeking to achieve.

The Institute recommends that council commit to an action within the draft REDS to review the Mill PDA Development Scheme, in partnership with the Institute, with the purpose of ensuring the Mill can facilitate high value jobs.

Other Opportunities for the draft REDS

The following are further recommendations that should be considered when finalising the strategy. These include:

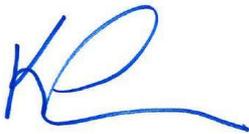
- The strategy should be recognised when deciding applications not complying with the current planning scheme but otherwise advancing the REDS's objectives
- Consideration should be given to planning scheme amendments to facilitate outcomes such as the mix of uses envisaged, encouraging innovation, and to reduce the level of assessment for key uses
- Council's Local Government Infrastructure Plan and Priority Infrastructure Area (PIA) should be expanded to cover employment generating lands to encourage their delivery. Our members report that currently some of these areas are outside the PIA making it more complex to provide these greater employment opportunities
- The South East Queensland Northern Freight Terminal to be prioritised and action taken to have it included in the state infrastructure plan.

Thank you for the opportunity to provide comments on the draft REDS. With the Institute's collaboration the Strategy can greatly benefit the community and region in achieving sustainable economic development. We support council's efforts to date and we look forward to the on-going engagement with council on these matters and other forums, working together to advance Moreton Bay.

If you have any questions in relation to the items raised in this letter, please contact Policy Executive, Robert Tily (rtily@udiaqld.com.au) (07) 3229 1589.

Yours sincerely,

Urban Development Institute of Australia Queensland



Keith Cairns

Moreton Bay Branch President