



Hon Steven Miles MP

Deputy Premier

Minister for State Development, Infrastructure,

Local Government and Planning

Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure

Our ref: WR23/26445

Your ref: A1154782

12 October 2023

Mr Neil Laurie
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Dear Mr Laurie

Thank you for your letter of 13 September 2023 regarding petitions 3954-23 and 3910-23 received by the Queensland Legislative Assembly on 12 September 2023 about the Brisbane City Council's (the council) proposed Temporary Local Planning Instrument No. 01 of 2023 – Kurilpa Sustainable Growth Precinct (the council's proposed TLPI).

I acknowledge the concerns raised by the petitioners about the council's proposed TLPI. I also note the petitioners' suggestion that the council's proposed TLPI does not fulfil the statutory criteria of the *Planning Act 2016* (the Planning Act).

Under section 23(1) of the Planning Act, a local government may make a TLPI if the local government and I decide:

- (a) there is a significant risk of serious adverse cultural, economic, environmental or social conditions happening in the local government area; and
- (b) the delay involved in using the process in sections 18 to 22 to make or amend another local planning instrument would increase the risk; and
- (c) the making of the TLPI would not adversely affect state interests.

A thorough assessment of the proposed TLPI and consideration of the feedback received from the community and industry was undertaken to inform my decision, which concluded that the TLPI met the criteria outlined in section 23(1)(a) and (b), however did not meet section 23(1)(c) which requires that a TLPI must not adversely affect state interests. Therefore, on 4 October 2023, I decided not to approve the council's proposed TLPI.

However, I considered that the reasons prompting the council to propose the TLPI remained relevant, including the substantial population growth driven by interstate migration and the persistent impact of COVID-19 in the Brisbane local government area, leading to increased housing demand and challenges.

The Queensland Government is currently undertaking a review of the South East Queensland regional plan, *ShapingSEQ* which underscores the urgency of expanding housing supply in anticipation of significant population growth in South East Queensland by 2046, particularly in Brisbane.

Brisbane's population is expected to grow by 457,000 to over 1.72 million people by 2046. This significant population growth, combined with challenges including construction industry shortages and demographic shifts toward smaller households, has contributed to a strained housing market and a scarcity of available and affordable rental properties.

Any delay in advancing a planning scheme amendment under sections 18 to 22 of the Planning Act would further increase the potential impact of these challenges.

Due to this, on 6 October 2023, I decided to exercise my powers under section 27 of the Planning Act and made Temporary Local Planning Instrument No. 02 of 2023 (Kurilpa Sustainable Growth Precinct) (the TLPI), which seeks to facilitate housing supply, affordability and diversity.

This TLPI reflects careful consideration of impacts on state interests and the results of community consultation undertaken between 13 to 26 July 2023 on the council's proposed TLPI. The TLPI promotes affordable and diverse housing by embedding these principles into its purpose and incentivising developers through assessment levels and potential height bonuses for higher density residential buildings. Additionally, the TLPI addresses flood risk by requiring flood risk assessments for development, with potential height considerations in flood effected precincts within the TLPI area.

I note that the council intends to progress a future planning scheme amendment to integrate the planning provisions outlined in the TLPI into the *Brisbane City Plan 2014* (planning scheme). Petitioners can stay informed about planning scheme amendments by registering their interest via www.brisbane.qld.gov.au or by emailing the council's project team on strategic.planning@brisbane.qld.gov.au.

I expect that the council will monitor the effectiveness of the TLPI and assess whether these planning provisions are delivering housing supply, including affordable and diverse housing outcomes.

I would like to thank the petitioners for raising this matter with me and I trust this information is of assistance.

Yours sincerely



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