Planning History

2004: Draft SEQ Regional Plan

- Identified 850 hectares of land south of Boundary Road, the Springacre/Taylor Road area, as an Investigation Area.

2004: State Interest Review version of draft Redlands Planning Scheme (November)

- A Ministerial condition directed Council to remove two preferred future employment sites located on land at Birkdale Road, Capalaba and German Church Road, Redland Bay and investigate the suitability of three alternate sites, being:
    - Kinross Road, Thornlands
    - Double Jump Road, Victoria Point
    - Taylor/Springacre Road, Thornlands (850ha).

2005: Draft Redlands Planning Scheme (January)

- The public consultation version of the Draft Redlands Planning Scheme identified the three alternative sites Council was directed to investigate.

2005: Integrated Employment Areas Study (June)

- Council engaged independent consultants (SGS) to assess the suitability of the three areas identified by the State for employment purposes.
- The study indicated that only the Taylor/Springacre Road site demonstrated some potential as an Integrated Employment Area.
- The key reason was the size of the area, proximity to arterial road network and potential opportunity for land consolidation on larger, flatter, less constrained lots located within the eastern portion of the area.

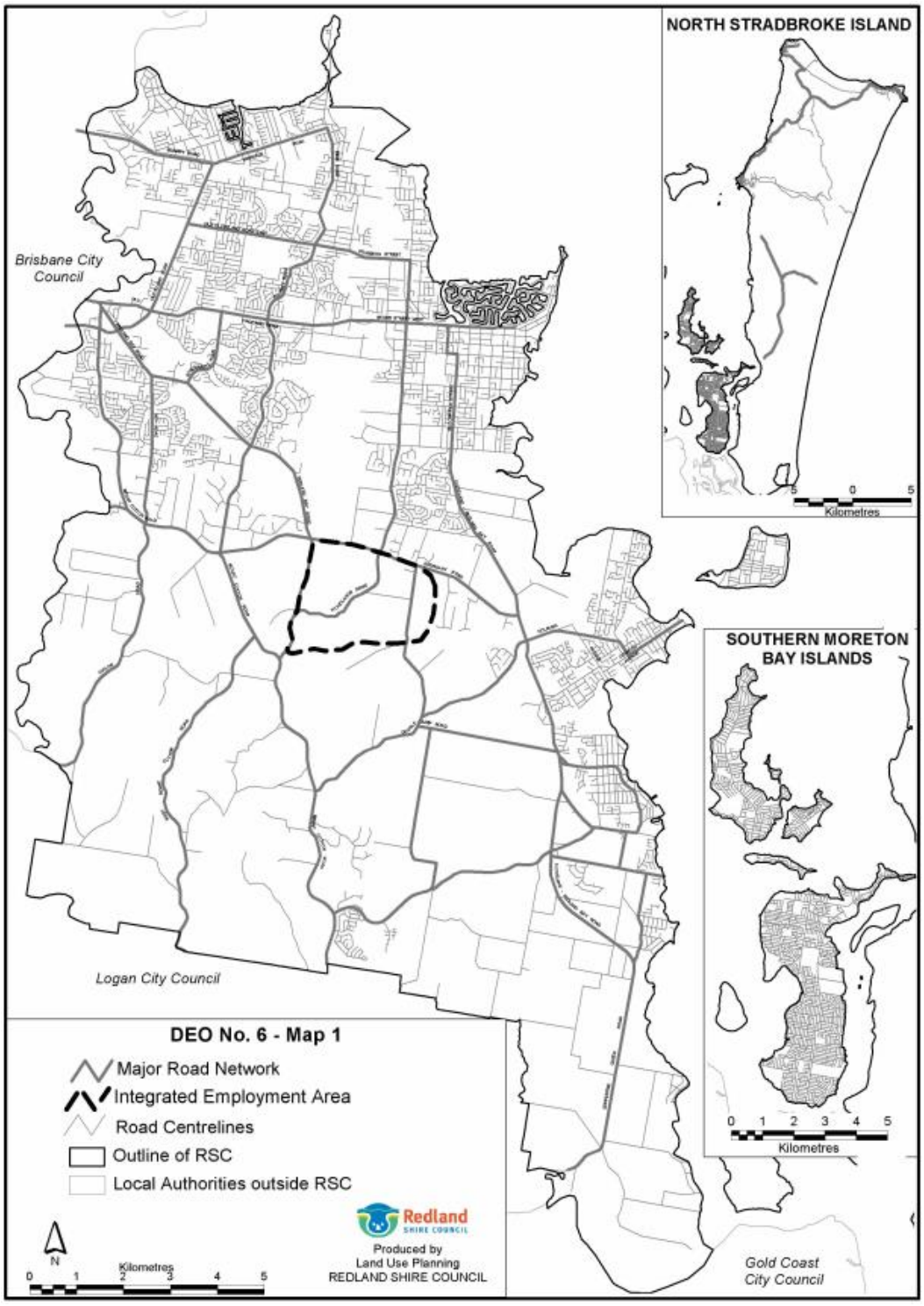
2005: SEQ Regional Plan (2005-2021)

- Included Taylor/Springacre Road area within the Urban Footprint, with the 'Investigation Area' designation removed.
- The area reduced from 850ha to 550ha, with the area west of Taylor Road included in Regional Landscape and Rural Production Area.

2006: Redlands Planning Scheme (March)

- Redlands Planning Scheme commences with the Taylor/Springacre Road area identified as an integrated employment area within the Desired

Environmental Outcomes (see map below). This area is also known as the Thornlands Integrated Employment Area (TIEA).



2008-09: Draft SEQ Regional Plan 2009-2031

- The Draft SEQ Regional Plan maintained Springacre/Taylor Road area in the Urban Footprint.
- It identified the area as an Enterprise Opportunity Area (EOA).

2009: SEQ Regional Plan 2009-2031

- The final SEQ Regional Plan removes the Springacre/Taylor Road area from the Urban Footprint and includes it in the Regional Landscape and Rural Production Area.
- The State Government clarified that this policy change was based primarily on the area's Koala habitat values.
- The Southern Redland Bay Investigation Area was also removed for koala habitat/restoration values.
- See a copy of the State Government press release relating to the above mentioned decision here.

2010: Revised Centres and Employment Strategy (Redland City Council)

- The Centres and Employment Strategy was re-positioned to account for the removal of the Springacre/Taylor Road area from the Urban Footprint.
- The Strategy recommended increasing industrial land utilisation (height and site cover) through planning scheme amendments.
- The Strategy also advocated for improved access to nearby and planned regional industrial areas (e.g. Australia Trade Coast and Yatala) and focus on population serving industrial development that needed to be located in the City.

2013: Rural Futures Strategy

- The Springacre/Taylor Road area was included within the Woodlands Drive Rural Business and Innovation Precinct and the Double Jump Road Rural Activities Priority Precinct.

2017: SEQ Regional Plan (ShapingSEQ)

- The Springacre/Taylor Road area (outside the Urban Footprint) is retained in the Regional Landscape and Rural Production Area and identified as a Potential Future Growth Area (PFGA). It is important to note that the spatial extent of the PFGA was not cadastrally defined.

- *ShapingSEQ* (page 114) contains the following commentary: '[Council] *is required to investigate this area in the short-term, including its potential as a future employment area. The investigations to determine its appropriate use, with the intent of the area defined, and appropriately reflected in the planning scheme by the end of 2019*'.

2018: Draft Redland City Plan

- Council is directed to remove proposed rural residential development from the Southern Thornlands area and include provisions in the Strategic Framework recognising the area's potential to cater for longer term, future urban growth (subject to further detailed investigations).

2018: Rural Enterprises Industry Sector Plan 2019-2024 (REISP)

- Council defers investigation of the Southern Thornlands Potential Future Growth Area pending completion of REISP. The plan recommends as an action item the investigation of the STPFGA as a future employment area for key industry sectors including rural enterprises.

2019: Land Supply Development Monitoring (LSDM) Report

- The most recent report produced by the State Government as part of its Growth Management Program identifies an estimated supply (~39 hectares) of industrial land in Redland City. This is significantly less than the minimum 15 years of supply sought by *ShapingSEQ.*

- The capacity of residential land supply in the Redland consolidation and expansion areas provides more than the minimum 15 years of supply sought by *ShapingSEQ.*

2019: Southern Thornlands Potential Future Growth Area (STPFGA)

- At the 9 October 2019 General Meeting, Council resolved:

    - To endorse the spatial extent of the Southern Thornlands PFGA

    - To endorse the scope of works required to complete the Southern Thornlands PFGA investigation, subject to budget allocation; and

    - To maintain the report and attachment as confidential until a City Plan amendment is released for public consultation, or in the event the Southern Thornlands PFGA does not require any amendment to City Plan, until Council has prepared a communication plan to inform the community of the outcomes of the study.

February 2020

- Council allocated budget to undertake investigations of STPFGA and investigations commence.

August 2020

- Council receives and provides a response to a Ministerial Direction Notice issued by the Planning Minister.
- A copy of the Council resolution is available here.