

EXISTING URBAN AREA (EUA) – THE DEFINITION OF INFILL

Any residential development occurring within the EUA boundary is considered infill. This includes both detached and attached housing, development on vacant land or redevelopment of an existing site to increase density or change the land use from non-residential to residential.

HOW WILL THE EUA BOUNDARY BE USED?

The *South East Queensland Regional Plan 2009-2031* includes a number of dwelling targets. The Department of Infrastructure and Planning (DIP) will use information derived from the residential infill monitoring program, the Residential Land Activity Monitoring program and the SEQ Broadhectare Study to report progress against those targets. The first report is scheduled for release in mid-2010.

The EUA is a special purpose aggregated statistical area for the compilation of data to inform regional planning. Whether specific parcels of land are inside or outside of the EUA will not affect the current planning intent for those parcels under the relevant planning scheme or the *SEQ Regional Plan 2009-2031*, and should not influence any decisions about changes to planning intent. The EUA is not to be used directly in specific local land use allocation or development assessment decisions.

HOW WAS THE EXISTING URBAN AREA DEFINED?

The EUA boundary was originally created by the former Office of Urban Management (OUM) in 2005 for the purposes of monitoring and reporting infill and redevelopment activity against *SEQ Regional Plan 2005-2026* dwelling targets. In consultation with stakeholders, it was agreed to review the spatial definition of the EUA boundary at the time of development of the *SEQ Regional Plan 2009-2031*.

The revised EUA boundary is based on circumstances as at December 2008 and uses 2006 Census Collection Districts (CDs) as the base spatial unit to enable more efficient direct comparisons between infill targets and Australian Bureau of Statistics building approvals data. A range of data sources were used to confirm whether a CD was included within the EUA, based on a consistent set of decision rules applied across the region. The data inputs included:

- the digital cadastral database
- local government planning schemes
- the *Draft SEQ Regional Plan 2009-2031* land use category boundaries
- spatial representation of existing sewerage infrastructure
- UBD raster images, and
- aerial and satellite imagery.

CDs that met any of the following criteria were included in the EUA:

1. The future dwelling potential of the CD is solely or mostly on urban parcels, rather than Broadhectare Study land or other land that is developable (the CD may also include land that is not developable).
2. Any Broadhectare Study land or other developable land within the CD is in small areas that are predominantly surrounded by urban parcels (the CD may also include land that is not developable).
3. The CD is completely surrounded by other CDs that are classified as Existing Urban Area.
4. More than 50 per cent of the area of the CD is comprised of urban parcels within the Urban Footprint.

The draft boundaries were submitted to SEQ local governments in February 2009 for feedback and review. The final EUA boundary was developed based on this feedback and finalised in April 2009 as an input to the finalisation of the SEQ Regional Plan.

WHERE CAN I GET MORE INFORMATION?

Questions relating to the EUA and its definition should be directed to DIP on 07 3237 1809 or by emailing planning@dip.qld.gov.au. Further information regarding the *SEQ Regional Plan 2009-2031* is available at www.dip.qld.gov.au/seqregionalplan.

Information relating to OESR's residential infill development monitoring program, the Residential Land Activity Monitoring program and the Broadhectare Study is available via www.oesr.qld.gov.au/pifu, by contacting 07 3224 5326 or by emailing pifu@treasury.qld.gov.au.