

Not only, but also: lessons from South East Queensland for planning of growth regions and cities.

The presentation will draw on nearly 40 years of experience and the recently released ShapingSEQ, the new regional plan for southwest Queensland, to identify important lessons for all regions and cities experiencing growth. Using the old Peter Cook and Dudley Moore TV show theme of NOT ONLY BUT ALSO, it will include key observations like:

IT'S NOT ONLY about an urban growth boundary, BUT ALSO about how you use it. Sizing it right involves ensuring sufficient greenfield capacity - trying to drive infill by restricting greenfield growth simply drives up housing costs. Instead, make sure you have plenty of greenfield, but then work infill hard via a range of policies

IT'S NOT ONLY about affordable housing, BUT ALSO about affordable living. The cost of the houses is just the ticket price. The costs of transport, energy use and infrastructure affect affordability too. Using only the housing cost as the policy objective distorts urban form by promoting a "drive till you qualify" approach.

IT'S NOT ONLY about the housing supply numbers, BUT ALSO the mix of housing types. Most places have traditional large supplies of detached housing, and recently built a lot of high rise housing. But the combined demographic trends of downsizing baby boomers and household forming millennials mean that the housing types between these two - the "missing middle" - is important.

IT'S NOT ONLY about quantity, BUT ALSO about quality. Good design is not an optional extra, it is a foundation requirement to building great places, and combined with place making add social and economic dividends)

IT'S NOT ONLY about housing, BUT ALSO about where jobs and services are and how to get to them. So understanding the implications of our transitioning economy and a step change in transport priorities is vital to dealing with growth in the future.

IT'S NOT ONLY about the city, BUT ALSO the whole region. Concentrating in the big city in any region is important, but not the whole story. Thinking of your whole region as systems that work as housing markets, an economy, transport and ecological systems is fundamental.

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