1. Transit Oriented Development (TOD) has been a primary land-use planning strategy of successive South East Queensland (SEQ) regional plans including the most recent *South East Queensland Regional Plan 2009 - 2031.*
2. TOD is characterised by rapid and frequent transit services, high accessibility to a station, mixed-uses, good quality public spaces, pedestrian and cyclist-friendly streets, medium to high-density development and reduced rates of parking for private vehicles.
3. TOD assists in delivery of congestion and climate change management, presents major benefits by responding to population growth, changing demographics, oil scarcity, increasing energy costs, decreasing housing affordability and declining health and lower levels of physical activity.
4. In November 2009, the Premier and then Minister for The Arts announced that the State Government would proceed with the development of a Transit Oriented Development (TOD) on the Animal Research Institute (ARI) site at Yeerongpilly.
5. In January 2011, flooding affected much of Brisbane including the Yeerongpilly TOD site. Consequently, further consideration is required to determine the most appropriate configuration and mix of land uses on the site to reduce risks to people and property in future flood events. The future development of the Yeerongpilly TOD site will be considered in light of any relevant recommendations from the Queensland Flood Commission of Inquiry.
6. The State Government, through the Department of Local Government and Planning and Brisbane City Council, is working to deliver the Yeerongpilly TOD while taking into consideration the impacts of last summer’s natural disaster events. This requires an effective statutory planning mechanism to enable development to proceed.
7. The public release of the final Yeerongpilly TOD State Planning Regulatory Provision 2011 for the commercial early release site will enable maintenance of relevant development controls on the site where the Brisbane City Council South Regional Business Centre will be located.
8. Cabinet endorsed the public release of the final Yeerongpilly TOD State Planning Regulatory Provision 2011.
9. *Attachments*

* [Yeerongpilly Transit Oriented Development State Planning Regulatory Provision 2011](Attachments/Att%201%20Yeerongpilly%20Transit%20Oriented%20Development%20State%20Planning%20Regulatory%20Provision.pdf)