



# PROTECTING THE DIVERSITY AND RICHNESS OF THE SUNSHINE COAST REGION BEYOND ITS ECONOMIC VALUE

Balancing growth, development and the environment

30 March 2015

WELCOME

**Ms Sandy Zubrinich**  
Chair Sunshine Coast Business Council

# OBJECTIVES FOR TODAY

- Listening to all points of view
- Establishing the 'BALANCING' challenge
  - Set aside what is happening now
  - Look at what is possible in the future
- Identifying the options to discuss at the next think tank (if we agree to proceed)



# CHANGING DEMOGRAPHICS

**Prof Mike Hefferan**  
University of Sunshine Coast

# PLANNING SCHEMES

**Rowena Skinner Noosa Council**  
**Matthew Stevenson Sunshine Coast Council**

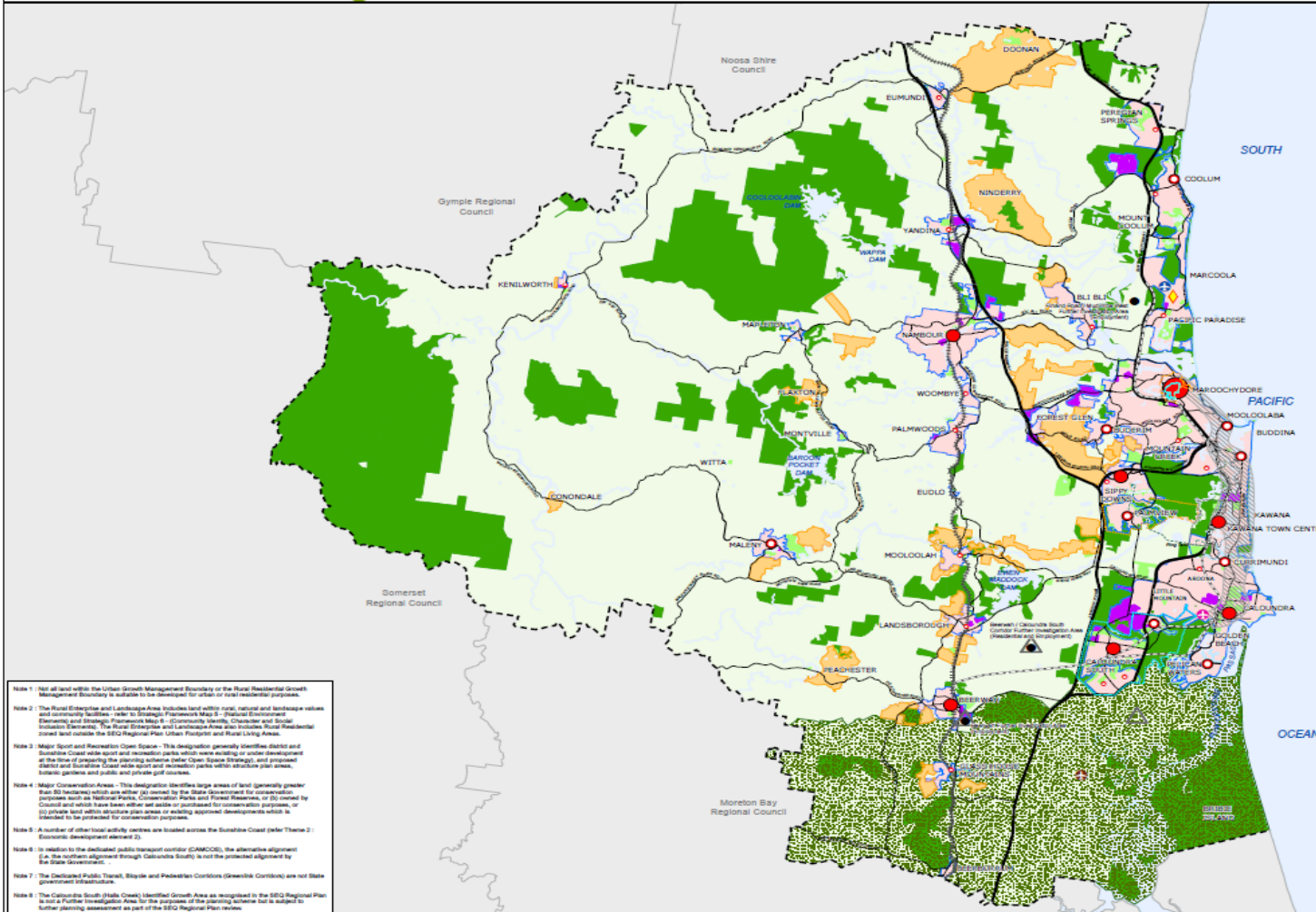
# Sunshine Coast Planning Scheme

- Sunshine Coast Planning Scheme 2014
- Prepared under state legislation (SPA & QPP)
- 5 year journey
- Industry review and extensive community consultation
- Gazetted in May 2014



- Accommodates growth to 2031
- Framework for investigation of long term growth opportunities
- Sunshine Coast Enterprise Corridor
- Community of communities and varying environment – one size doesn't fit all
- High growth area – scheme continually reviewed and updated
- Performance based but with strong policy positions on building heights, floodplains and Inter-urban Break.

# Sunshine Coast Planning Scheme



### Strategic Framework Map 1 Land Use Elements

- Defined Management Boundaries**
  - Urban Growth Management Boundary (see Part 10 - Other Plans)
  - Rural Residential Growth Management Boundary (see Part 10 - Other Plans)
- Land Use Categories**
  - Urban Area (see Part 10 - Other Plans)
  - Rural Residential Area (see Part 10 - Other Plans)
  - Industry and Enterprise Area
  - Rural Enterprise and Landscape Area (see Part 10 - Other Plans)
  - Major Sport and Recreation Open Space (see Part 10 - Other Plans)
  - Major Conservation Area (see Part 10 - Other Plans)
  - Further Investigation Area
- Activity Centre Network**
  - Principal Regional Activity Centre
  - Major Regional Activity Centre
  - District Activity Centre
  - Local (Full Service) Activity Centre (see Part 10 - Other Plans)
  - Specialist Regional Activity Centre - Sunshine Coast
- Major Transport Elements**
  - Highways and Motorways
  - Road
  - North Coast Rail Line (subject to upgrade investigations)
  - Dedicated Public Transit Corridor - CAMCOS (see Part 10 - Other Plans)
  - Maroochydore to Caloundra Priority Transit Corridor
  - Dedicated Public Transit, Bicycle and Pedestrian Corridors - Greenlink Corridors (see Part 10 - Other Plans)
  - Sunshine Coast Airport
  - Caloundra Aerodrome
  - Possible Future Aerodrome
- Major Landscape Elements**
  - Regional Inter-urban Break
- Other Elements**
  - Local Master Plan Area Boundary
  - Declared Master Planned Area (see Part 10 - Other Plans)
  - Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
  - Priority Development Area (subject to the Economic Development Act 2012)
  - SEQ Regional Plan Identified Growth Area (see Part 10 - Other Plans)
  - Ocean, Waterways and Waterbodies

Note 1: Not all land within the Urban Growth Management Boundary or the Rural Residential Growth Management Boundary is suitable to be developed for urban or rural residential purposes.

Note 2: The Rural Enterprise and Landscape Area includes land within rural, national and landscape values and community facilities - refer to Strategic Framework Map 2 - Physical Environment, Elements and Strategy Framework Map 6 - Community Identity, Character and Social Infrastructure Elements. The Rural Enterprise and Landscape Area also includes Rural Residential Zones that include the SEQ Regional Plan, Greenlink and Rural Living zones.

Note 3: Major Sport and Recreation Open Space - This designation generally identifies district and Sunshine Coast wide sport and recreation parks which were existing or under development at the time of preparing the planning scheme (refer Open Space Strategy), and proposed district and Sunshine Coast wide sport and recreation parks which structure plan areas, lotsize patches and public and private golf courses.

Note 4: Major Conservation Areas - This designation identifies large areas of land (generally greater than 50 hectares) which are either (a) covered by the State Agreement for Conservation purposes such as National Parks, Conservation Parks and Forest Reserves, or (b) owned by Council and which have been either set aside or purchased for conservation purposes, or (c) private land within structure plan areas or existing approved developments which is intended to be preserved for conservation purposes.

Note 5: A number of other local activity centres are located across the Sunshine Coast (refer Theme 2: Economic Development element 2).

Note 6: In relation to the dedicated public transport corridor (CAMCOS), the alternative alignment (i.e. the northern alignment through Caloundra South) is not the preferred alignment by the State Government.

Note 7: The Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors) are not State government infrastructure.

Note 8: The Caloundra South (Halls Creek) Identified Growth Area is recognised in the SEQ Regional Plan as a Further Investigation Area. For the purposes of the planning scheme this is subject to further planning assessment as part of the SEQ Regional Plan review.

This Strategic Framework Map graphically represents elements of the Settlement Pattern theme at a conceptual level and is not intended to be interpreted at the cadastral level.

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Geospatial Data of Australia 1994 (GDAB)

Approx Scale @ A1: 1:120,192

# INTEREST GROUPS

**Ms Narelle McCarthy – SCEC**  
**Mr John Hare – Development Watch**  
**Mr Ian Christesen - OSCAR**



# SCEC – top 5 issues

Narelle McCarthy

- Population growth: impacts & imperatives (including strategic planning/planning instruments, ESD principles, environmental protections, sustainable communities- affordable living, public transport, ecosystem services, 'liveability'/well-being, social cohesion)
- Climate change – vulnerabilities, costs, adaptation & resilience
- Biodiversity – the 'state of the environment'
- Green/blue/new economies-realities & opportunities
- Good governance – accountability & transparency, community rights

# Development Watch – top 5 issues

John Hare

- Prevent inappropriate development in the Coolum area
- Monitor the planning and decision-making processes that affect our district to make sure that planning schemes and laws are being properly implemented
- Encourage policies and planning practices that enhance the quality of life in the Coolum area for both residents and visitors
- Increase public awareness of important development issues that affect the long-term quality of life in our area
- Work closely with elected officials and Council staff to ensure the consequences of development proposals are accurately assessed

# OSCAR – top five issues

Ian Christensen

- The vulnerability of the Sunshine Coast economy based on construction and development, retail and hospitality and tourism.
- The idea that population growth can continue without affecting the environment, marketability and natural appeal of the Sunshine Coast
- The continuing claim that without growth and development there will be no jobs for our children
- The lack of adequate infrastructure to support our population and growth
- That within a few more years we will have lost an iconic species in the koala in our coastal areas

# INDUSTRY GROUPS

**Mr Dustin Welch - PCA**

**Mr Tim Boag - UDIA**

**Mr Phil Smith - AIA**

**Mr Simon Ambrose - SCDL**

# Regional industry constraints

Dustin Welch - Property Council of Australia (Qld division)

- Work with local community groups to ensure sensible development outcomes for our region
- Promote world class environmental sustainability and design to be incorporated into local major projects
- Shape our regions economic growth into something we can all be proud of
- As a business sector, continue to provide a strong employment base for youth and growing families based here on the coast
- Advocate for much needed infrastructure, now

# Regional industry constraints

Tim Boag - Urban Development Institute of Australia (Qld division)

- Believe SCC is working well with developments, especially the collaborative approach between the Economic Development and Planning Divisions
- Barrier for development, with the negative direction of reporting generated through the Sunshine Coast Daily
- Limited extent of land availability as set out in the SEQ Regional Planning Scheme
- Disjoined approval process involvement from Service Providers, such as Unitywater

# Regional industry constraints

Phil Smith - Australian Institute of Architects (Qld division)

- Lack of regional/collective understanding of our 'sense of place'
- Poor community and business engagement with arts and culture
- Poor understanding of compact urban-forms and importance
- Lack of investment in the sort of infrastructure needed to prevent urban sprawl and consolidate our centres
- Increased need (as our population grows) for regional cohesion/leadership amongst arts and cultural networks

# Regional industry constraints (TOURISM)

Simon Ambrose - Sunshine Coast Destinations

- Access; road, rail and air
- Investment in new and reinvestment in existing accommodation
- Finding conference facilities to build mid week capacity
- Leverage off events and key activities
- Marketing the region



# SUSTAINABILITY CENTRE USC

**PROF. TIM SMITH**

# GREEN BUILD COUNCIL OF AUSTRALIA

Ms Katy Dean

# GENERAL DISCUSSION

## KEY THEMES TODAY & OPTIONS TO CONSIDER FOR FUTURE

CLOSE AND THANK YOU