



# Implications for the Sunshine Coast

## An Urban Planner's view

### ShapingSEQ

*Draft South East Queensland  
Regional Plan*

October 2016



# PRESENTATION OVERVIEW



- **SEQRP 2009 V's 2017**
- **SHORT COMINGS IN ANALYSIS**
- **GROWTH STRATEGY**
- **FUTURE GREENFIELD GROWTH**
- **DWELLING INFILL TARGETS**

# SEQRP 2009 V's 2017



- “Economic” 264 up from 135
- “Growth” 249 down from 304
- “Environment” 101 down from 176
- “Affordable” 27 up from 16
- “Sustainability” 9 down from 48
- “Future generations” 3 up from 2
- “Green” 110 up from 83
- “Jobs” 44 up from 16
- “Beaches” 10 up from 6
- “Services” 138 down from 253
- “Transport” 257 down from 359

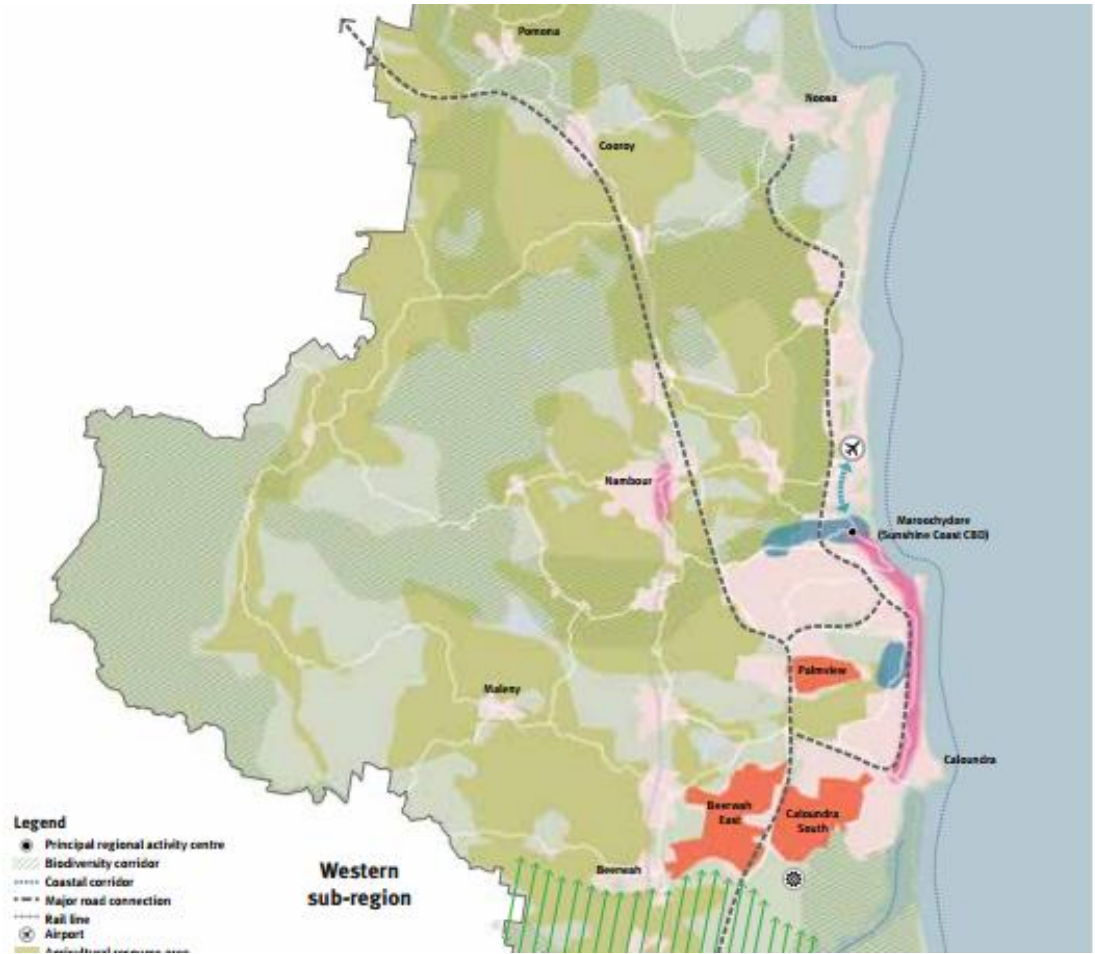
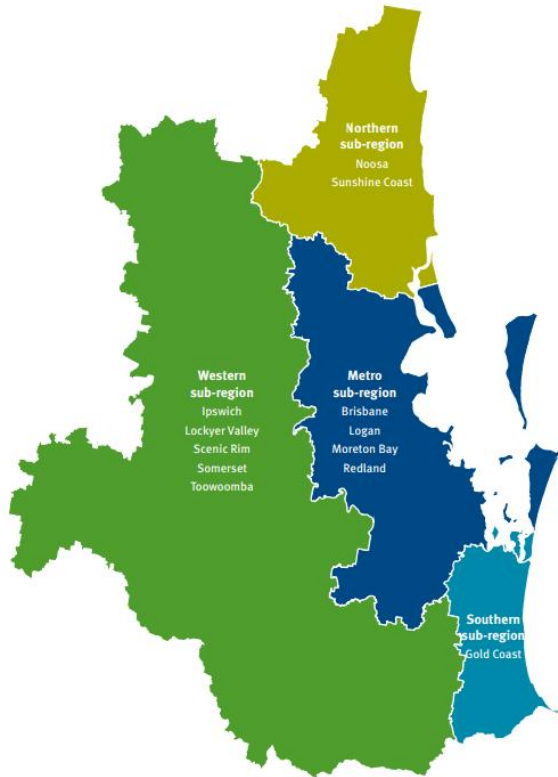


# SHORT COMINGS IN ANALYSIS



- There is a number of discrepancies within the Broad Hectare Study that is relied on to calculate supply.
  - Zoning errors
  - Land already developed
  - Delivery timing errors
- the draft regional plan has over estimated the available land supply for growth in the next 15 years.

# GROWTH STRATEGY



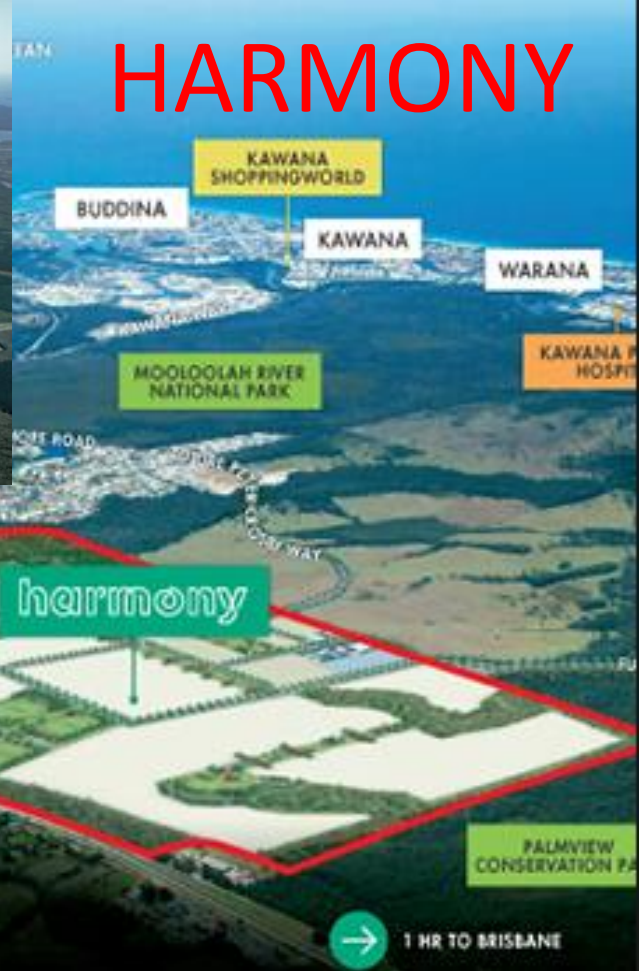
# FUTURE GREENFIELD GROWTH



## AURA



## HARMONY



## BEARWAH EAST

# DWELLING INFILL TARGETS

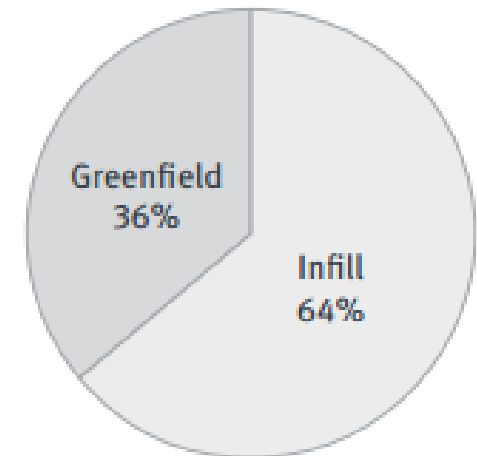


Table 17: Northern sub-region infill and greenfield dwelling supply benchmarks

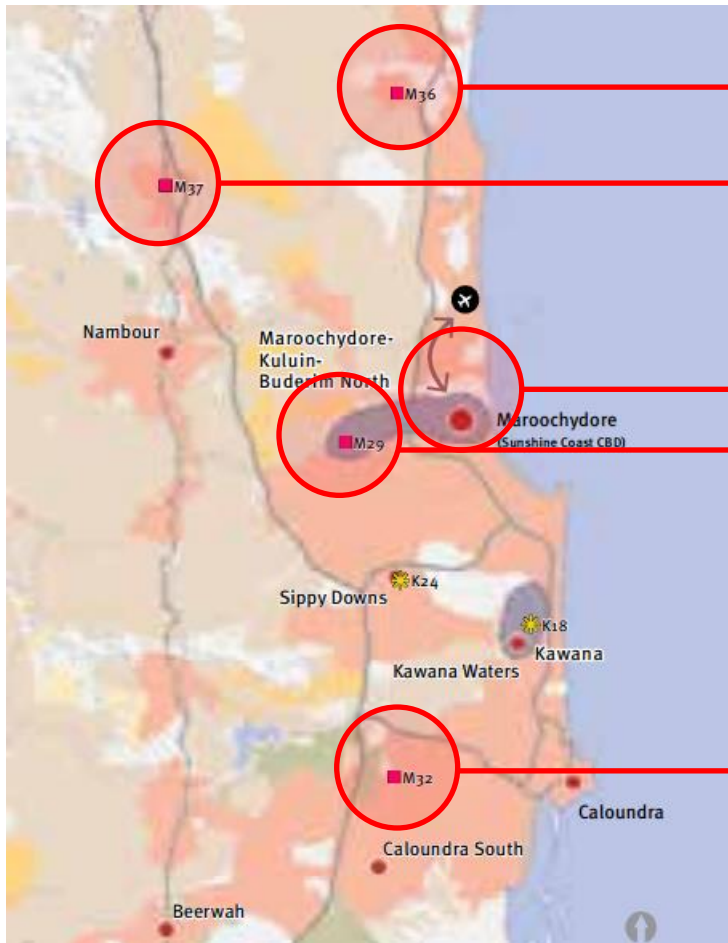
| Local government     | Additional dwellings 2011–41* |            |         |
|----------------------|-------------------------------|------------|---------|
|                      | Infill                        | Greenfield | Total   |
| Sunshine Coast       | 64,200                        | 35,100     | 99,300  |
| Noosa                | 4600                          | 3500       | 8100    |
| Total for sub-region | 68,800                        | 38,600     | 107,400 |

\* Figures based on ShapingSEQ policy

Infill vs greenfield ratio



# MAJOR ENTERPRISE AND INDUSTRY



Coolum

Yandina

Maroochydoore  
Kunda Park

Caloundra West

Note : No expansion Opportunity in  
Kunda Park to generate more jobs



# IMPLICATIONS FOR OUR REGION



- Concentration of Greenfield Development to the South YET Major Employment nodes located centrally and to the north of the Region
- Community Acceptance of increased Infill Densities
- Land Supply Shortage and Impact on Affordability

# THANKYOU!



Andrew Stevens

Managing Director

[Andrew.stevens@projecturban.com.au](mailto:Andrew.stevens@projecturban.com.au)

Ph: 5443 2844

