

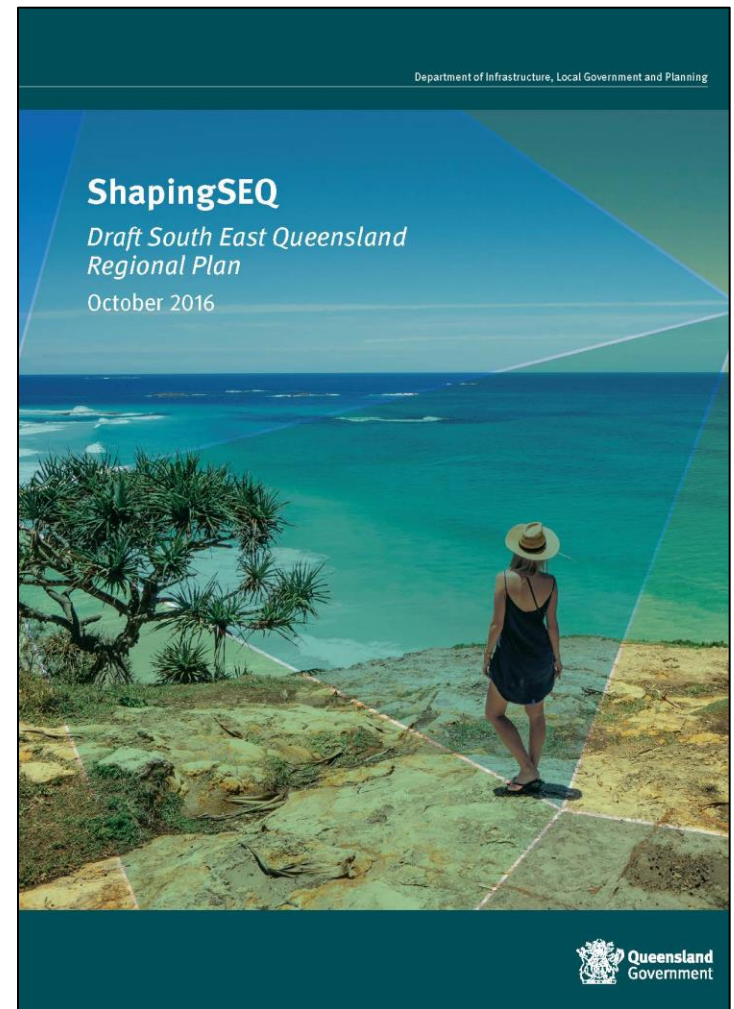
**Sunshine Coast Business Council**  
Series 3 Think Tank Session One  
*ShapingSEQ* Implications

29 May 2017



# Introduction

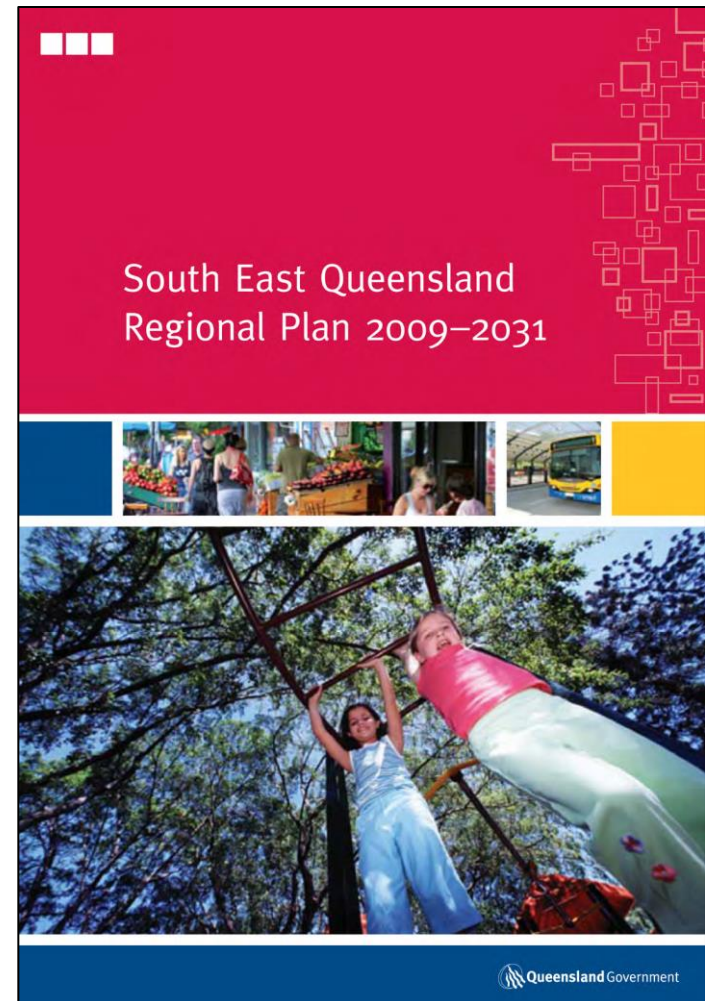
- Draft SEQ Regional Plan (*'ShapingSEQ'*) released for public comment until March 2017
- 5 yearly review
- Legacy of council submissions





# What is the same?

- **Similar planning principles** – network of centres, compact growth, natural resources, inter-urban breaks.
- Fundamentally about **accommodating growth** - targets for infill and greenfield residential
- Same **terminology and approach** – Urban Footprint, Rural Living Area, Regional Landscape and Production Area
- **Regulatory provisions** still govern Regional Landscape and Production Area – tourism, community / sport uses, subdivision.



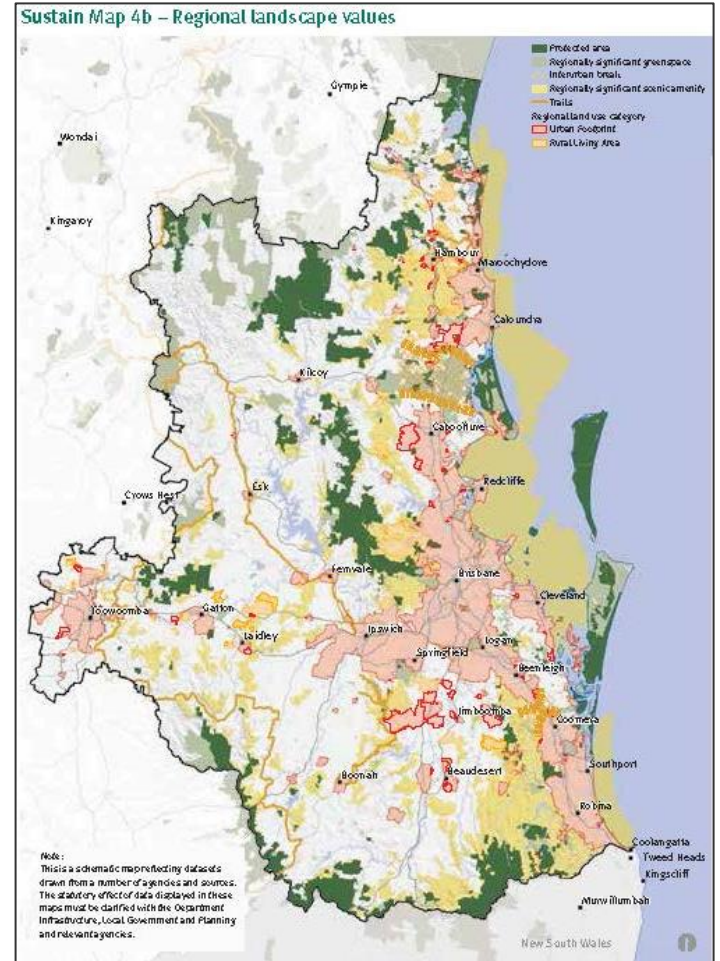
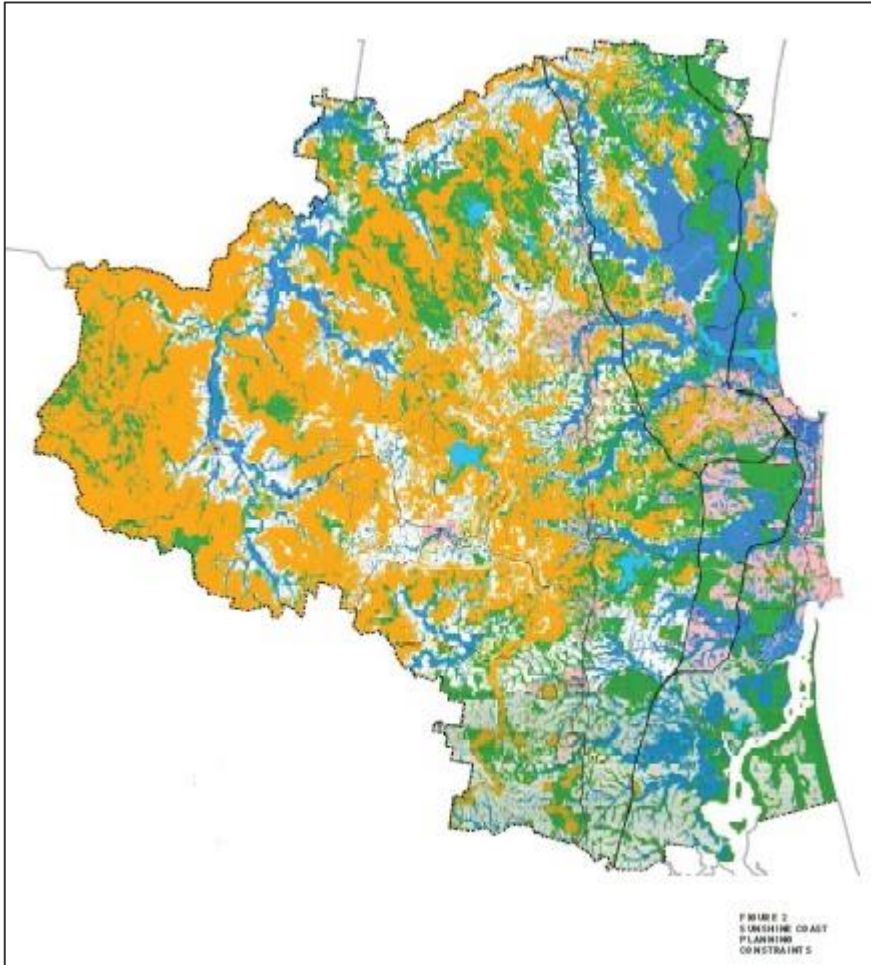
# What is new?

- 50 year vision & 25 year plan
- Greater emphasis on new economy, including areas of regional economic significance and employment targets
- Increased emphasis on infill development and promoting 'missing middle' housing
- 3,800ha expansion to Urban Footprint on Sunshine Coast (Beerwah East 3,180ha)
- Inter-urban break mapped
- Greater focus on implementation



# *Sunshine Coast Context*

# Values/constraints





# Opportunities



# The challenge - *ShapingSEQ* Projections & monitoring

Table 16: Northern sub-region current estimates and future supply benchmarks

Local government	Population 2011	Population 2015*	Expected population growth 2015-41	Dwellings 2011	Additional dwellings 2011-41	Jobs 2011	Additional jobs 2011-41
Sunshine Coast	267,241	287,500	207,500	113,600	99,300	112,500	80,500
Noosa	51,038	53,500	9500	24,200	8100	21,700	11,800
Total for sub-region	318,279	341,000	217,000	137,800	107,400	134,200	92,300

\* Estimated resident population

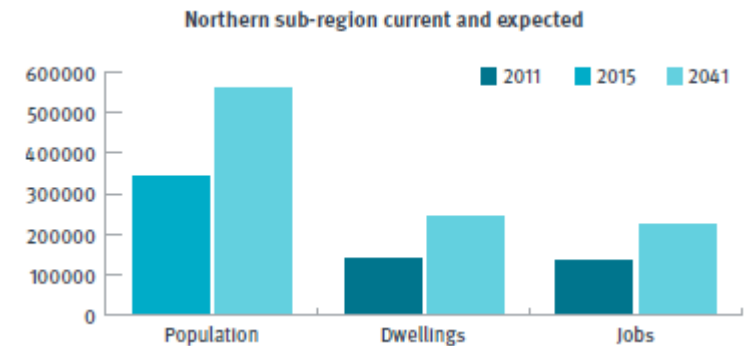
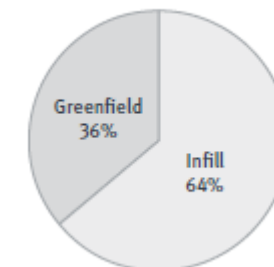


Table 17: Northern sub-region infill and greenfield dwelling supply benchmarks

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

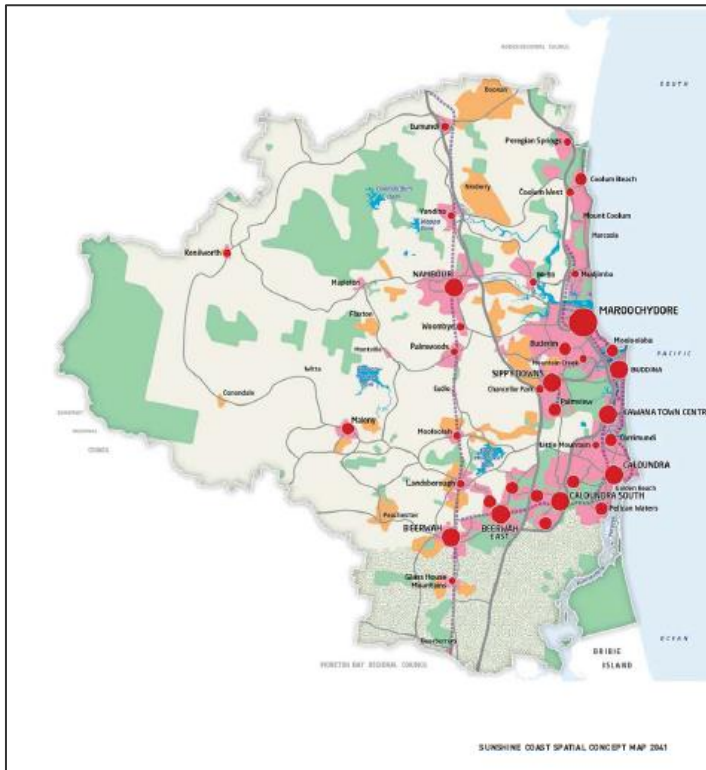
\* Figures based on *ShapingSEQ* policy

Infill vs greenfield ratio

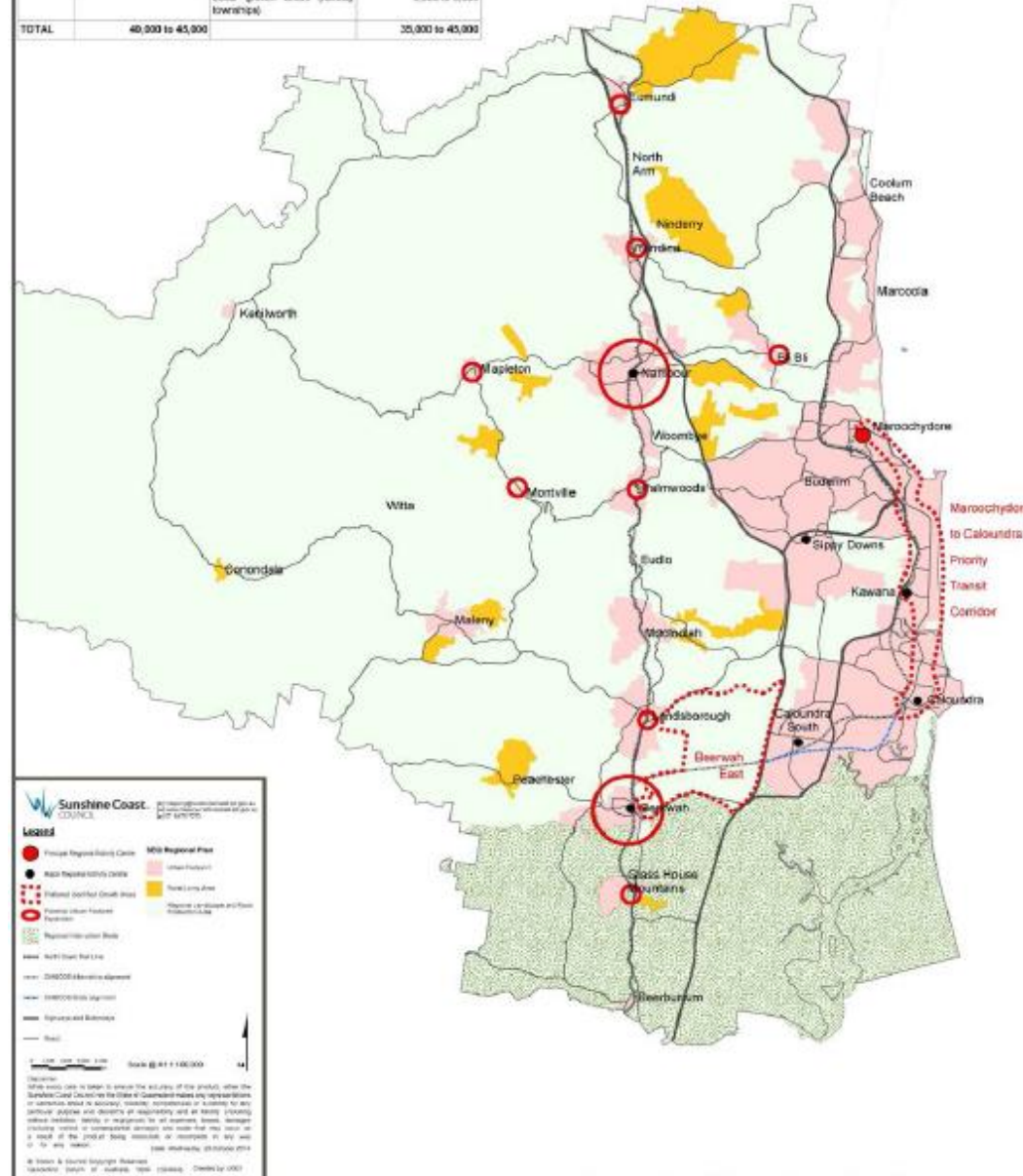




# Sunshine Coast can meet the growth projections, it has a plan for growth



Dwelling type	State dwelling targets 2021 - 2041	Potential growth areas	Potential yield (dwellings)
Infill	20,000 to 25,000	Nambour Beerwah Maroochydore to Caloundra Priority Transit Corridor	20,000
Greenfield	20,000	Beerwah East Local growth areas (railway townships)	10,000 to 20,000 3,000 to 5,000
<b>TOTAL</b>	<b>40,000 to 45,000</b>		<b>30,000 to 45,000</b>



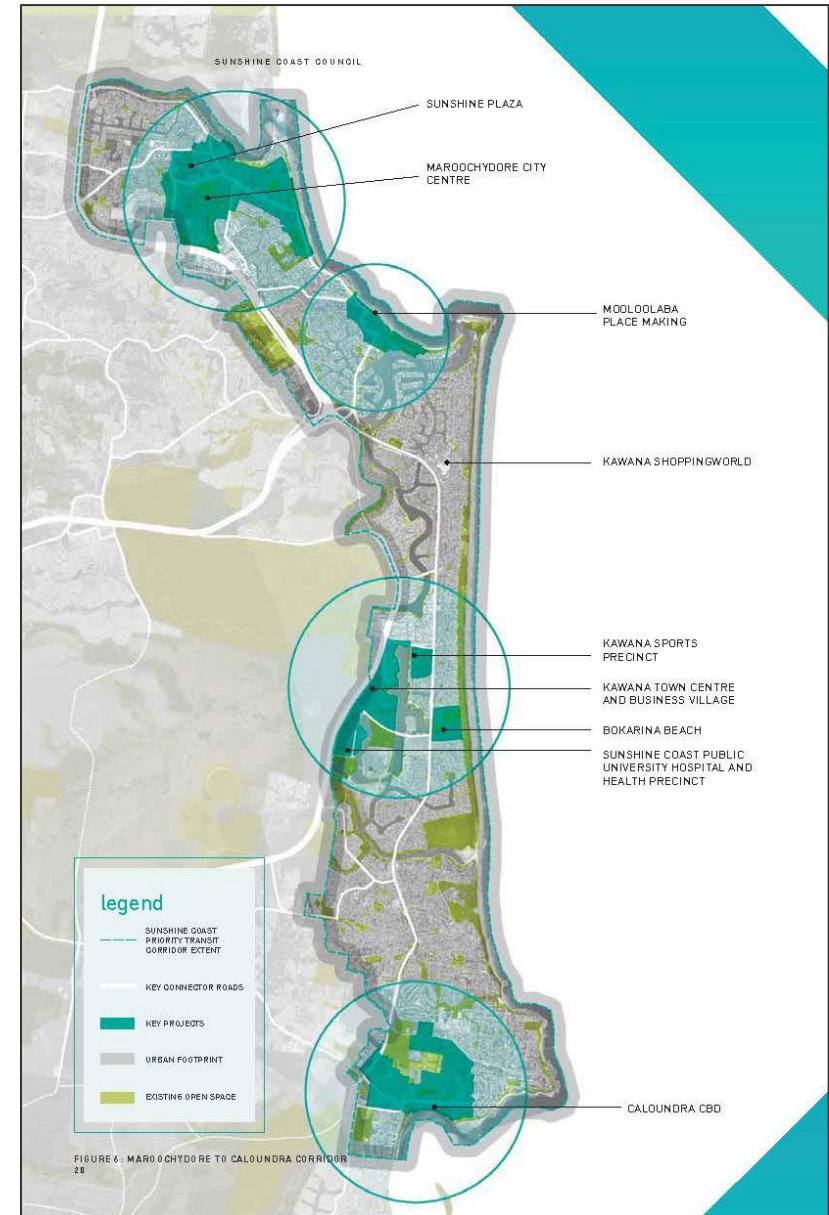
# *Key implications of ShapingSEQ*





## Infill / urban consolidation

- 65% growth to 2041
- Maroochydore to Caloundra Corridor
- Requires community and market support backed by infrastructure



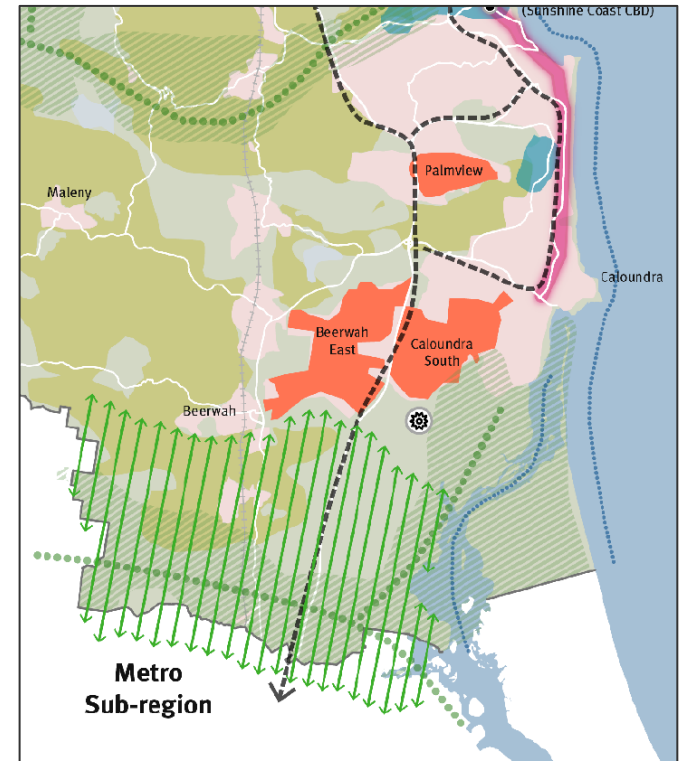
## Beerwah East Major Development Area

- Long-term greenfield growth area for the Sunshine Coast
- Complements transport planning and infrastructure
- Avoids the inter-urban break
- Provides for long term industry land
- Collaborative planning starts now



## Halls Creek Potential Future Growth Area

- Not supported by council – impact on Inter-urban break, risk to Pumicestone Passage and does not support transport improvements
- Halls Creek is not needed – Sunshine Coast has a plan for managing growth. Substantial growth is already planned to 2041 and beyond.





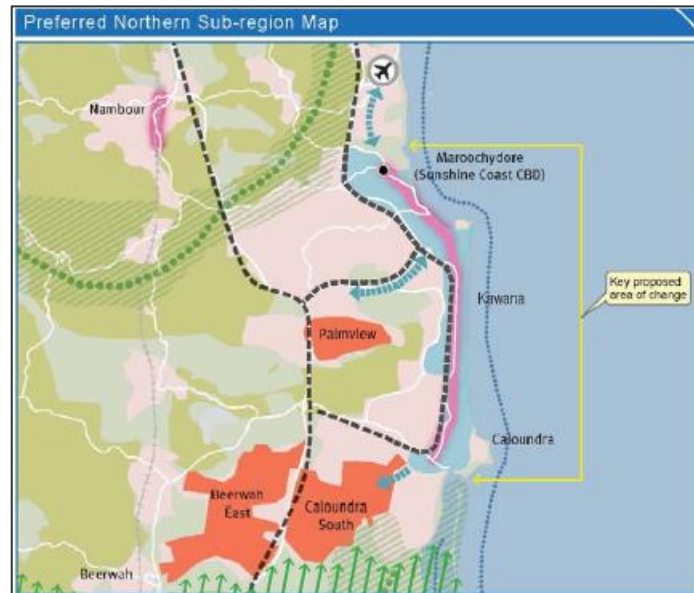
## Areas of Regional Economic Significance (ARES)

- Clusters of economic activity, where planning, infrastructure and land use are combined to increase high end employment. Needs to align with long term planning for Sunshine Coast.

*ShapingSEQ proposal*



Council preference



## Conclusion

- Sunshine Coast has a plan for growth consistent with *ShapingSEQ* that strengthens the transport and employment base while retaining its important environmental and landscape values
- Community, market and government support is required to implement that plan







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Thank you