

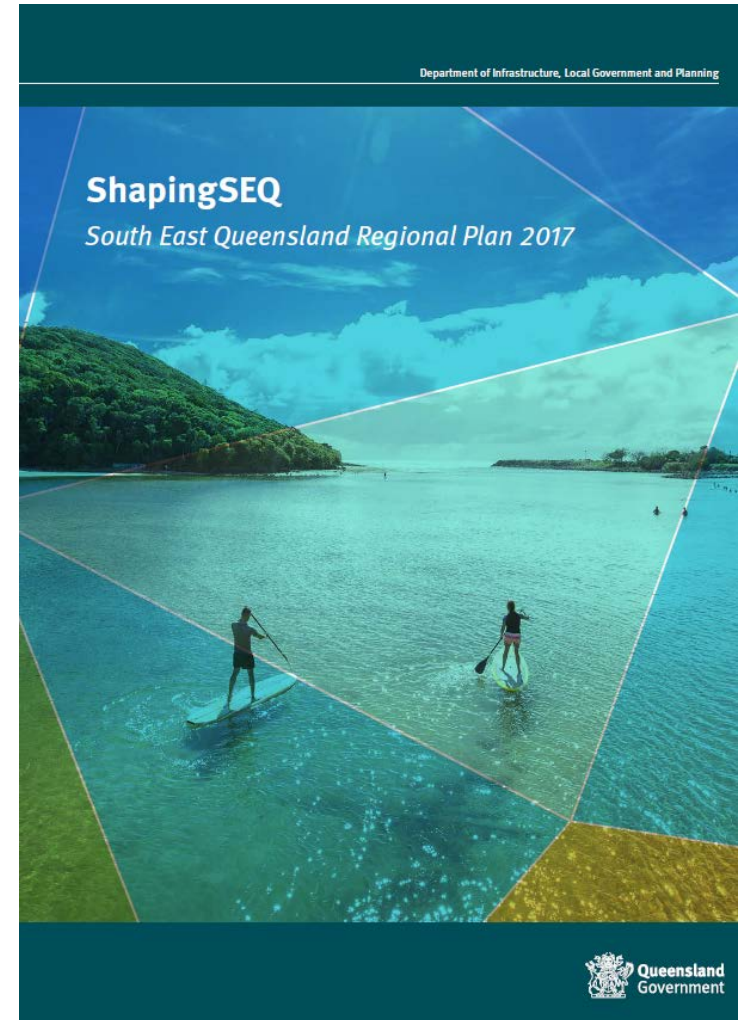
***ShapingSEQ*: South East Queensland Regional Plan 2017**

Implementation and future growth – Sunshine Coast and Noosa

Anna McGrath, Director
Regional and Spatial Planning

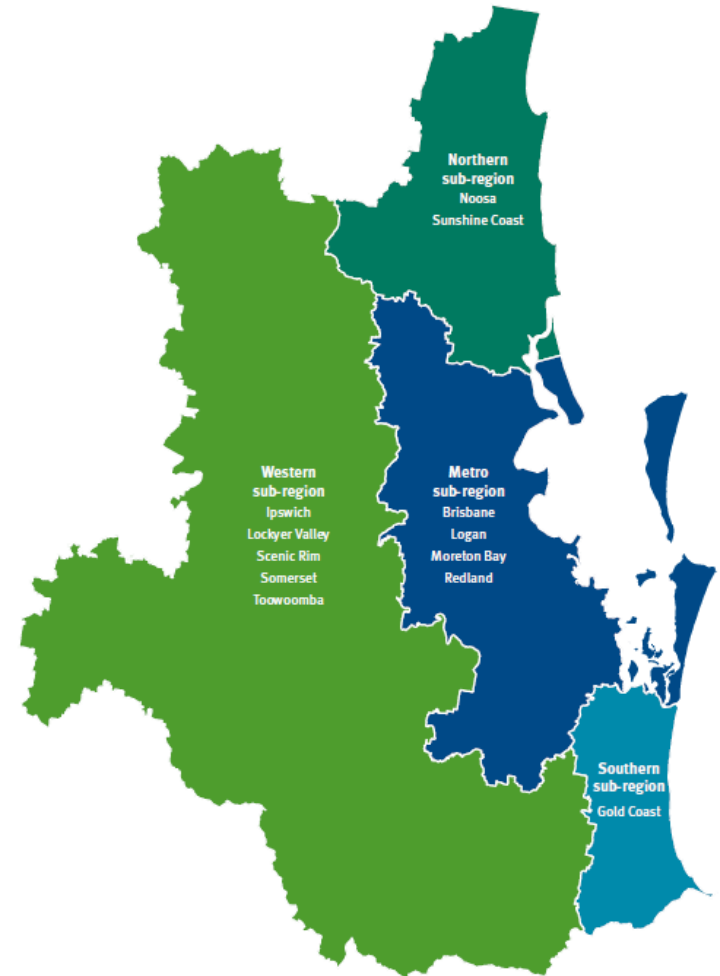
Agenda

- Overview of *ShapingSEQ*
- The northern sub-region
- Opportunities for Sunshine Coast and Noosa
- *ShapingSEQ* implementation projects
- Implementation challenges
- Role of local government and industry



ShapingSEQ overview

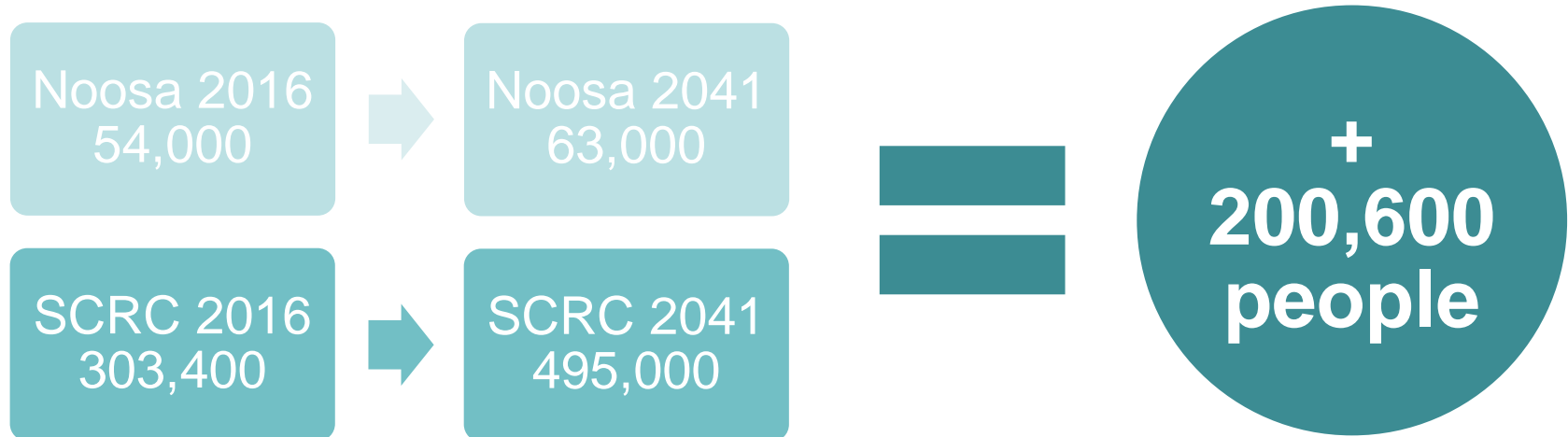
- Strategic land-use plan for SEQ
- Framework for accommodating and managing growth and change
- Relies on a range of delivery mechanisms to achieve objectives
- Informs state infrastructure planning, coordination, prioritisation
- Statutory and strategic - used in both plan-making / DA
- Supported by regulatory provisions



The northern sub-region

- Comprised of Sunshine Coast and Noosa LGAs
- SEQ's third-largest urban area
- Urbanised coastline + world-class natural environment

Population projections



Northern sub-region opportunities

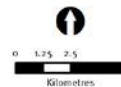
- Additional 93,400 dwellings required to 2041
 - Noosa: 100% consolidation
 - Sunshine Coast: 63% consolidation + 37% expansion
- Major centres for consolidation: Maroochydore, Kawana, Caloundra, Kawana Waters, Nambour
- Expansion areas:
 - Beerwah East (Major Development Area)
 - Caloundra South (Priority Development Area)
 - Palmview



Northern sub-region opportunities



- ✈ International airport
- ★ Knowledge and technology precinct
- Major enterprise and industry area
- Regional activity centres network
 - Principal
 - Major
- Regional Economic Cluster (REC)
- Agricultural land
- Rural activities
- State forest
- Regional land use category
 - Urban Footprint
 - Rural Living Area

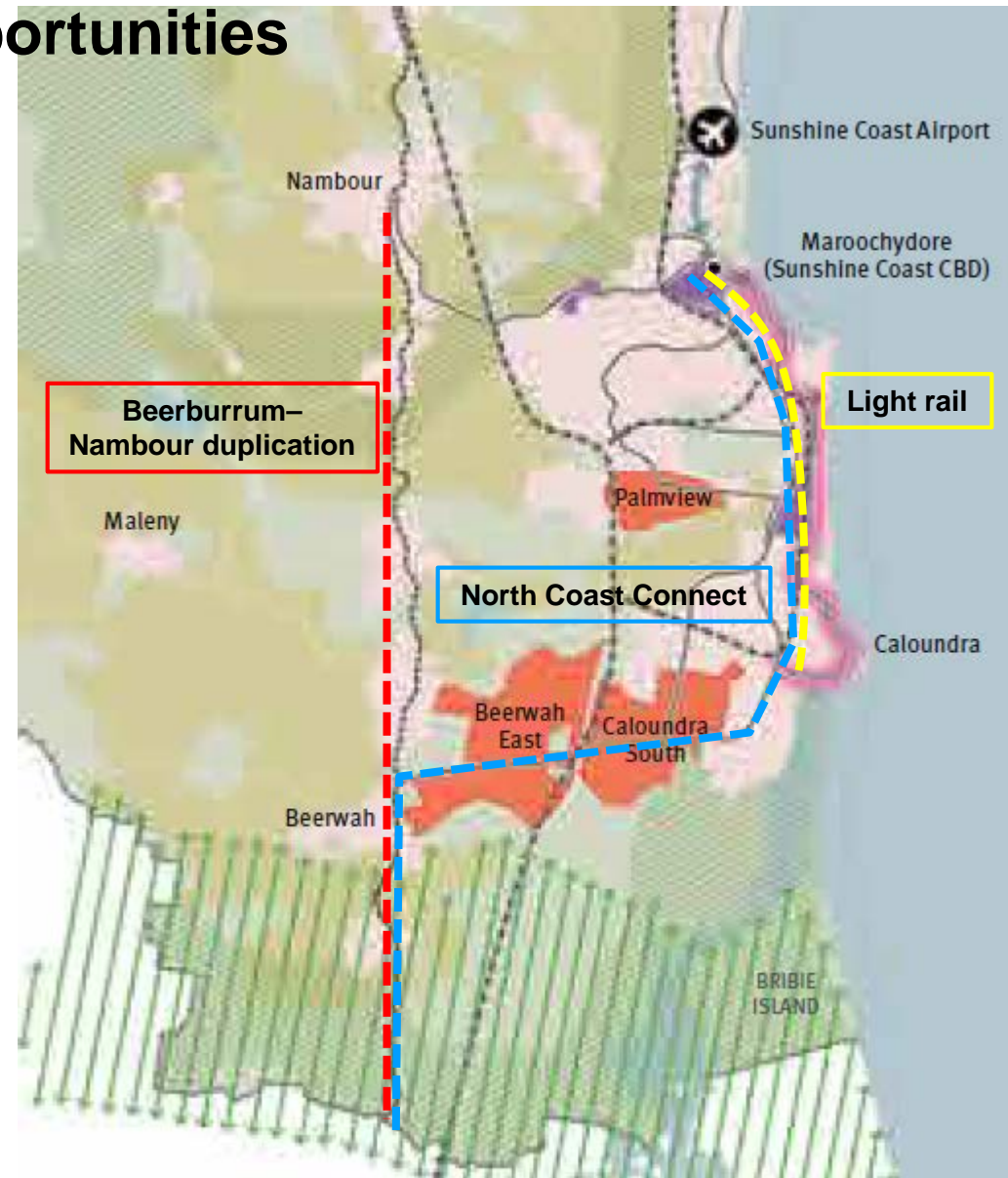


Spatial representations of the RECs are conceptual only, these areas are subject to more refined planning. Agricultural land includes important Agricultural Areas and A and B class agricultural land. Rural activities include grazing, pasture and intensive animal production areas. This map is not intended for reference to specific parcels of land and is to be treated as indicative only. The map should also be used in conjunction with the copyright information on the inside cover of the publication.

- Regional economic clusters (RECs)
 - Kawana: health and professional services
 - Northern Gateway: professional services and manufacturing
 - Proposed Sunshine Coast exhibition and convention centre
 - Sunshine Coast international broadband network

Northern sub-region opportunities

- Other significant projects:
 - Sunshine Coast international airport terminal expansion
 - Rail:
 - Beerburrum to Nambour duplication
 - North Coast Connect (fast rail) business case
 - Light rail feasibility study



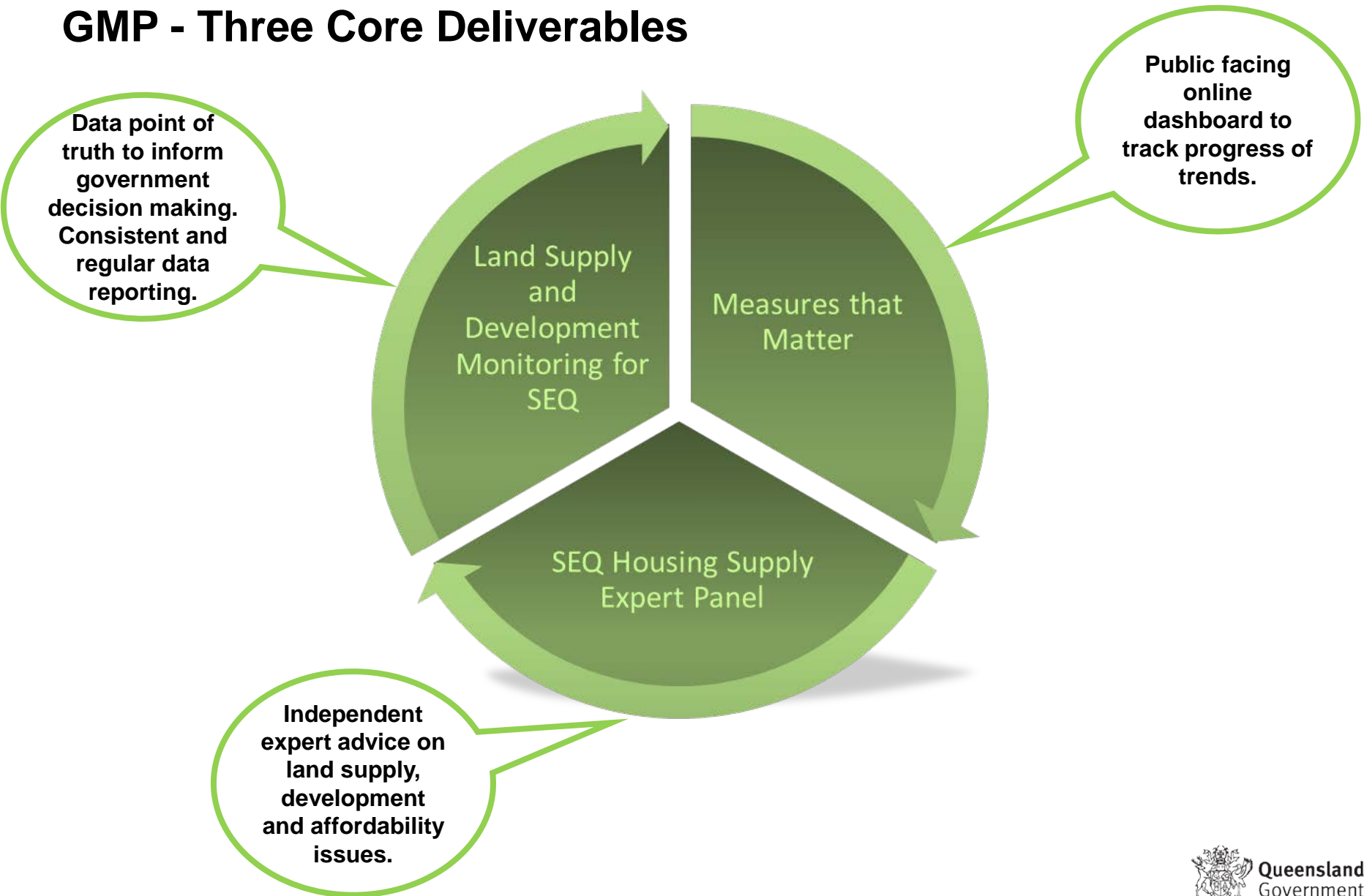
***ShapingSEQ* implementation: Planning scheme alignment**

- Planning schemes alignment is fundamental to implementing *ShapingSEQ*
- Aim is to ensure planning schemes advance the objectives of *ShapingSEQ*
- The department is working with councils to review and prioritise identified planning scheme amendments
- Involves considering the implications of *ShapingSEQ* and undertaking further studies as necessary

***ShapingSEQ* implementation: Growth Monitoring Program**

- New program allocated \$5 million over two years in the 2017-2018 state budget
- Directly responds to on-going requests from stakeholders
- The GMP will:
 - report on land supply and development in SEQ to ensure adequate land for dwellings and employment for the next 15-25 years
 - provide a ‘single point of truth’ for land supply & development information in SEQ

GMP - Three Core Deliverables



***ShapingSEQ* implementation: Housing Supply Expert Panel**

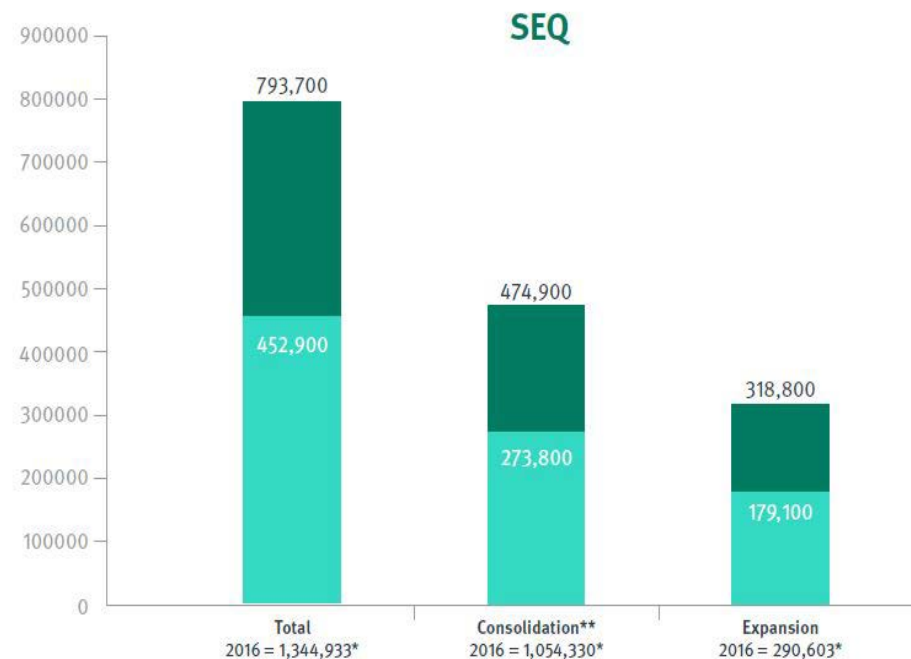
- Provides independent expert advice about how to appropriately measure, report on and address land supply, development and related housing affordability issues in SEQ
- The Panel held their inaugural meeting on 4 July 2018
- Nine member Panel chaired by Ms Julie Saunders



ShapingSEQ implementation: Land Supply & Development Monitoring

- Prepared by the GMP and published online yearly (end of 2018)
- Provide detailed analysis of the nature and location of development activity and land/dwelling supply in SEQ
- Draws on the best of what SEQ local governments, QGSO and SEQ infrastructure agencies are already doing in data and analysis
- Consistent and regular reporting of the data over the long term.

Dwelling supply benchmarks 2041 (Figure 7)



Source: ShapingSEQ 2041

Land Supply and Development Monitoring Online Report

Key findings will be presented in terms of:

- residential land supply (total no. of dwellings and years of supply)
- non-residential/employment supply (developable area/employees)

By:

- local government area, and where relevant
- consolidation and expansion areas (from ShapingSEQ)

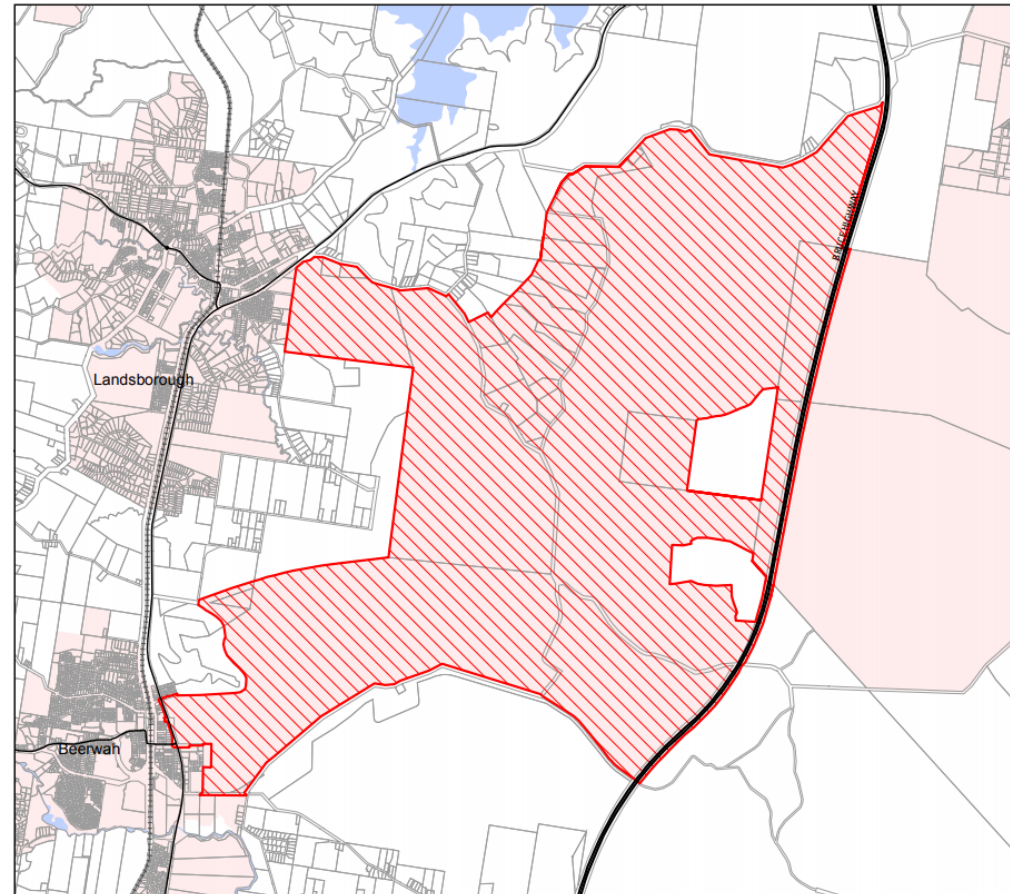
Compared against the:

- the dwelling supply benchmarks and employment planning baselines of ShapingSEQ



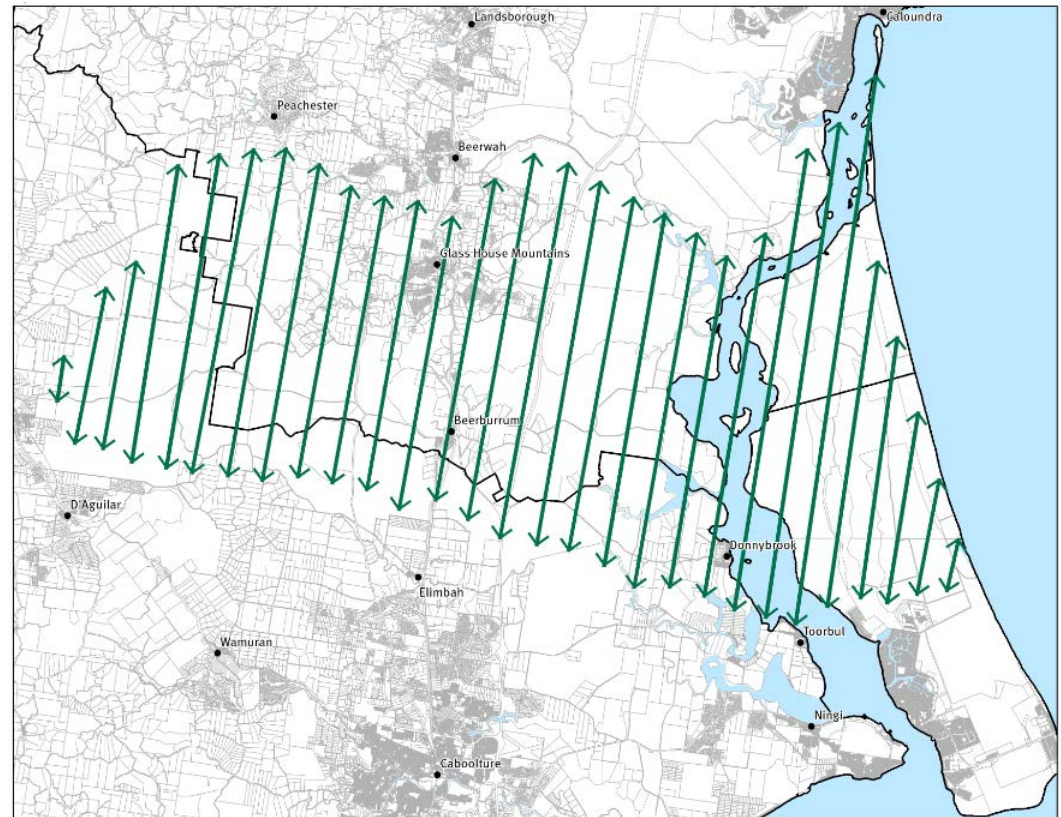
***ShapingSEQ* implementation: Beerwah East Major Development Area**

- Highly significant in terms of accommodating future growth (~20,000 dwellings)
- Work has commenced to collaboratively in partnership with Council to unlock and de-risk the area
- Project plan for delivery is currently being developed



***ShapingSEQ* implementation: Northern Inter-Urban Break**

- Recognised as a regionally significant green break between major urban areas of the metro and northern sub-region
- Commitment to work with Sunshine Coast and Moreton Bay Regional Councils to determine spatial extent, identify values and determine preferred future uses
- Department working with stakeholders to establish a long-term protection mechanism to preserve the areas unique values



***Shaping SEQ* implementation challenges**

- Sustainable delivery of growth
- Housing diversity
- Meaningful engagement with Traditional Owners
- Maturing RECs
- Delivering key implementation projects
- Planning scheme advancement
- Environmental challenges
- Changes to the regulatory framework



***ShapingSEQ* aspirations**

- Fostering high-quality design outcomes
- Encouraging community engagement with planning
- Balancing certainty and flexibility in planning
- Modernising community lifestyle aspirations
- Delivering key infrastructure



Questions?

For further information:

<https://planning.dsdmip.qld.gov.au/seqrp>

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