

RPS



**BRAD WILLIAMS**

**A DEVELOPMENT CONSULTANT'S VIEW**

and a resident's

*[rpsgroup.com.au](http://rpsgroup.com.au)*

## The next 25 years

### Sub-regional growth

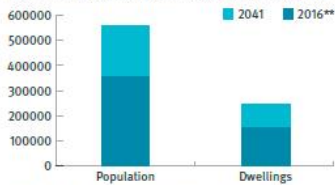
Tables 15 and 16 show the expected population growth, and dwelling supply benchmarks for the sub-region, to 2041. These will guide state agencies and local governments in preparing more detailed planning.

Table 15: Northern sub-region current estimates and future supply benchmarks

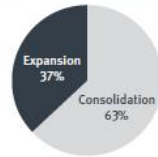
Local government	Population 2016**	Expected population growth 2016–2041*	Dwellings 2016**	Additional dwellings 2016–2041*
Sunshine Coast	303,400	191,600	125,877	87,000
Noosa	54,000	9,000	26,008	6,400
Total for sub-region	357,400	200,600	151,885	93,400

\*Figures based on ShapingSEQ policy for 2041

Northern sub-region current estimates and expected



Consolidation vs expansion ratio



\*\*Population is ABS estimated residential population; dwellings are 2016 Census counts (permanent, private dwellings)

Table 16: Northern sub-region consolidation and expansion dwelling supply benchmarks\*

Local government	Additional dwellings 2016–2041		
	Consolidation	Expansion	Total
Sunshine Coast	53,700	33,300	87,000
Noosa	4,800	1,600	6,400
Total for sub-region	58,500	34,900	93,400

\*Figures based on ShapingSEQ policy for 2041

Legend for the RECs on page 123

- REC
- Regional activity centre
- Knowledge and technology precinct
- Major enterprise and industry area
- Intermodal terminal

For further detail on the core components of each REC refer to Table 4 in Part A of this chapter.

## The next 25 years

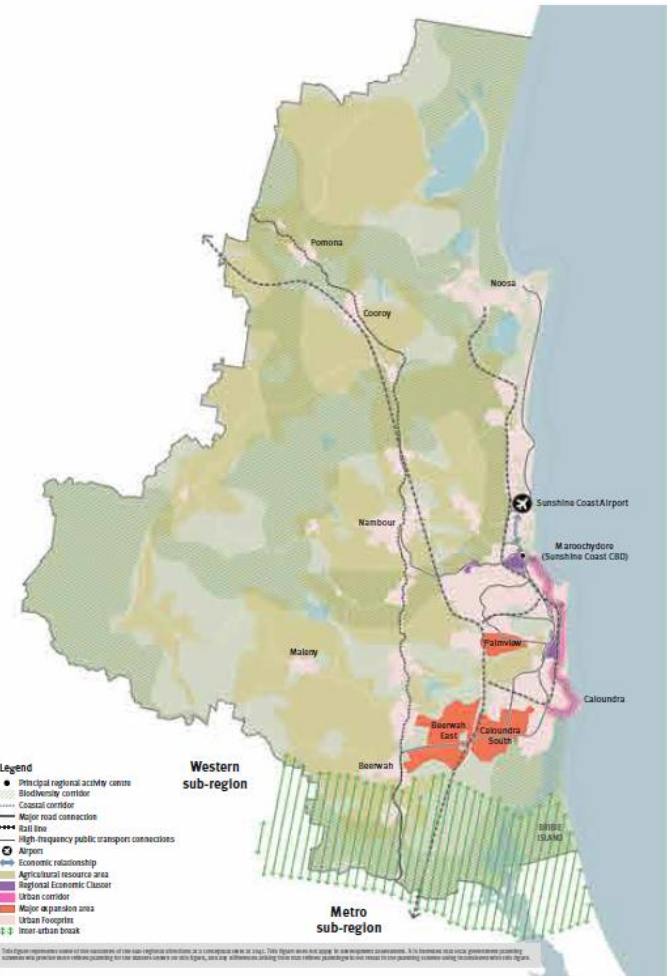
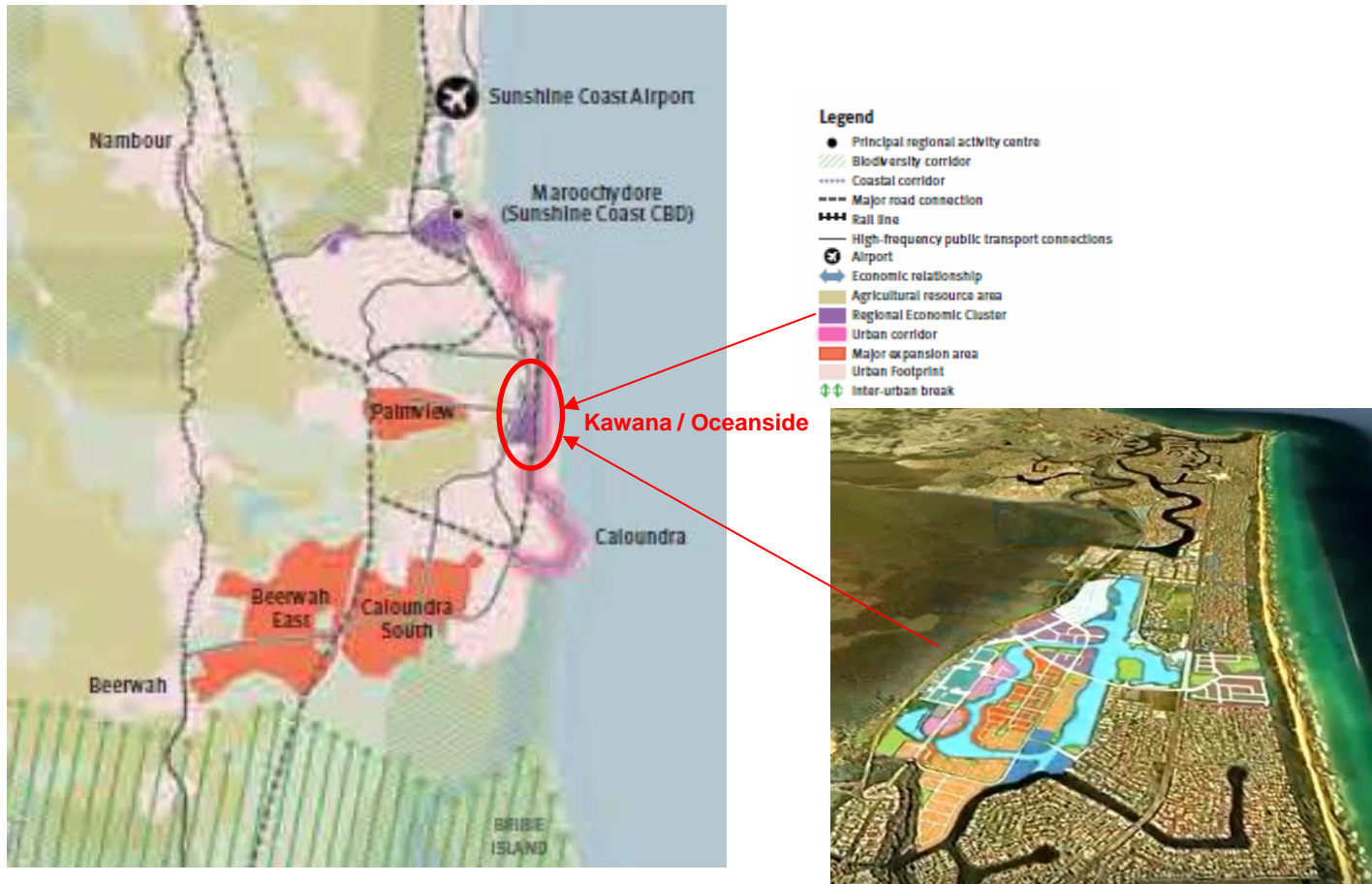


Figure 24: The Northern sub-region

# REAL TIME CONSOLIDATION GROWTH - KAWANA



This figure represents some of the outcomes of the sub-regional directions as a conceptual level of map. This figure does not apply in development assessment. It is intended that local government planning schemes will provide more refined planning for the areas shown on this figure, and any differences arising from that refined planning will not result in the planning scheme being inconsistent with this figure.

Figure 24: The Northern sub-region

# KAWANA - CONSOLIDATION GROWTH UNDER CONSTRUCTION



## Applying a subtropical design approach to the 'missing middle'

This diagram shows the full range of 'missing middle' housing. The types of 'missing middle' housing that will be best suited to different locations will be a matter for local planning.

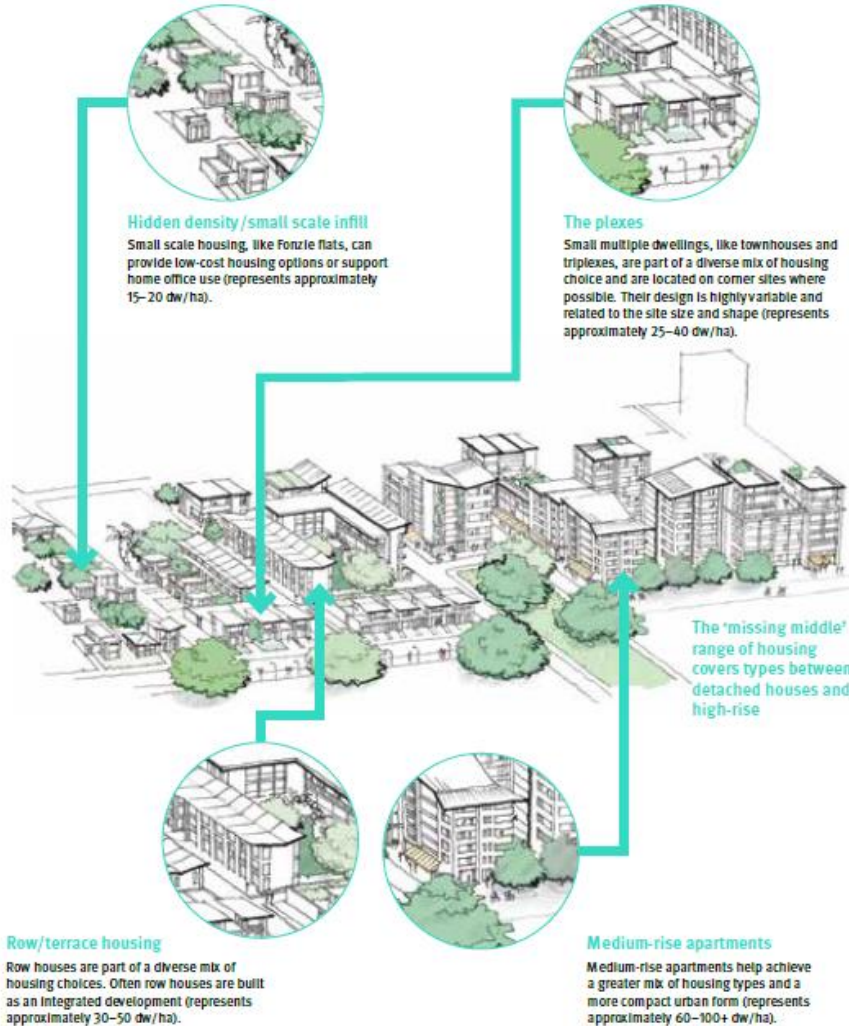


Figure 9: Subtropical 'missing middle' housing

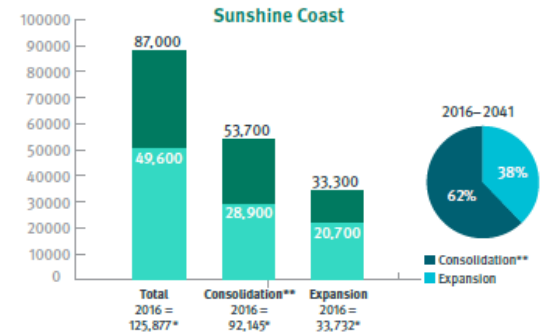
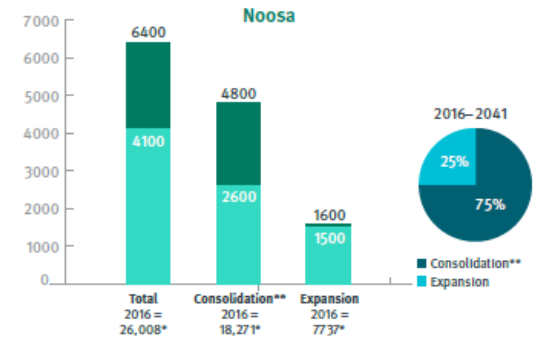


Figure 7: Dwelling supply benchmarks 2041



# KAWANA – APPROVED DEVELOPMENT OF THE ‘MISSING MIDDLE’ DEVELOPMENT INTENSITY



Artists impressions supplied by Stockland – Birtinya and Bokarina Beach

# KAWANA – APPROVED DEVELOPMENT OF THE ‘MISSING MIDDLE’ DEVELOPMENT INTENSITY



Terrace Housing, Detached Dwellings and Multi-unit Residential – Birtinya and Oceanside Health Hub

# KAWANA – APPROVED DEVELOPMENT OF THE 'MISSING MIDDLE' DEVELOPMENT INTENSITY

---



Oceanside Health Hub - Retirement Living, Multi-unit Residential, Aged Care and Terrace Housing

---



# CONSOLIDATION GROWTH IN THE KAWANA ECONOMIC CLUSTER – HAS THAT SHIP SAILED?

ShapingSEQ 2041 Target      87,000 additional dwellings  
 (191,600 additional people)

**Expansion Growth target**      =      **33,300 new dwellings**

**Consolidation Growth target**      =      **53,700 new dwellings**

## Expansion (greenfield) Growth (known)

✓ Caloundra South      20,000 dwellings  
 Palmview      5,000 – 8,000 dwellings  
 Beerwah East      10,000 – 20,000 dwellings  
**Total**      **35,000 – 48,000 dwellings**

## Consolidation (Infill) Growth (Known)

✗ Kawana (Oceanside)  
 Bokarina Beach (30 ha)      1,100 dwellings  
 Town Centre      878 dwellings  
 Health Hub      833 dwellings  
 Birtinya Island      1,291 dwellings  
**Total**      **4,102 dwellings**

i.e. 8% of total Consolidation growth target

Maroochydore City Centre (SunCentral)

Total      2,000 dwellings

i.e. 4% of total Consolidation growth target

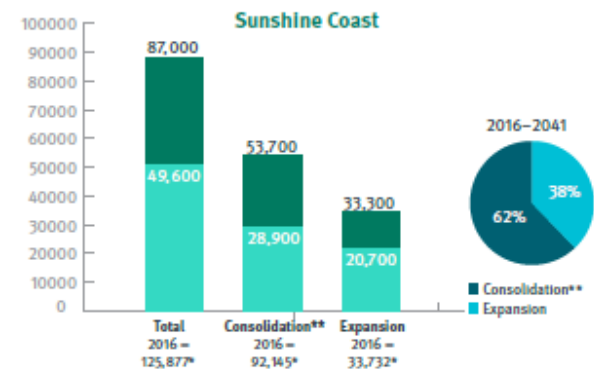


Figure 7: Dwelling supply benchmarks 2041

■ Expected dwelling growth 2016-2031  
 ■ Expected dwelling growth 2016-2041

# IF OUR CONSOLIDATION IS ALREADY UNDERCOOKED, WHAT CAN NOW BE DONE?

## Land supply framework

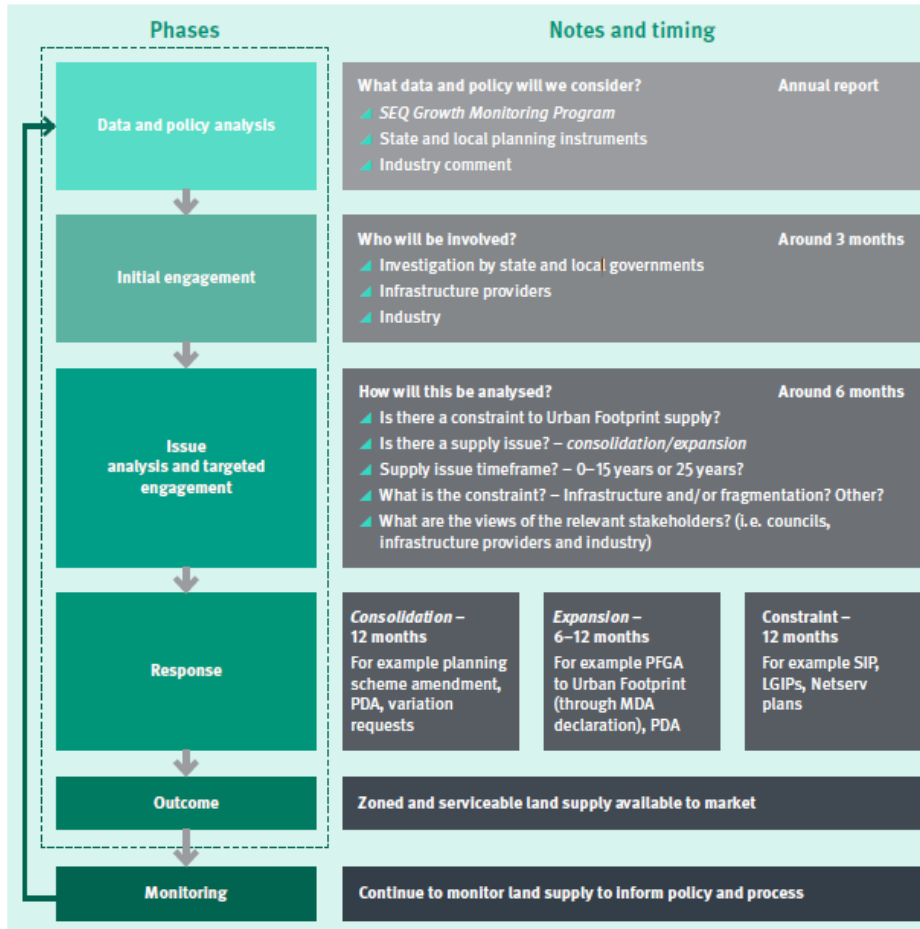


Figure 11: Land supply framework for resolving shortfall in supply

Shaping SEQ identifies the Oceanside Development as delivering upon an ‘Economic Cluster’ and being at the heart of the urban corridor between Caloundra and Maroochydore

This recently approved and under construction development delivers on all the principles of ‘missing middle’ development over more than 100 hectares, yet contributes < 10% of the Consolidation Growth target.

Has this significant development site been underdone?

Is it already time to bring the ShapingSEQ Land Supply Framework into play, to the purpose of resolving a shortfall?

# THE CHALLENGE

---

How are we going to Deliver our Consolidation dwelling supply benchmarks, in the ShapingSEQ Northern sub-region?

- Identify available land that is not yet developed or under construction, or developed land that can be realistically and feasibly redeveloped, for significant uplifts in residential development intensity; and
- Convince our local communities that such uplifts are appropriate and sustainable; and
- Significantly amend our current planning schemes to accommodate not only uplifts in residential development intensity and scale, but also different and more innovative forms of residential development;

Otherwise

We come to the realisation, under the direction of a SEQ Growth Monitoring Program or otherwise, that the identification of new urban land (Expansion) is necessary.

---