

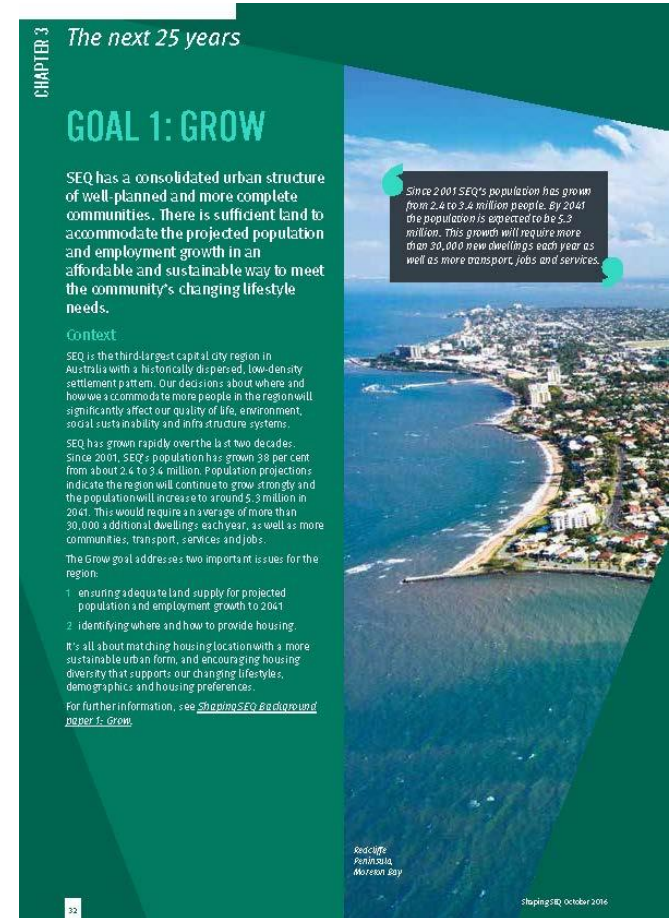


# Sunshine Coast Business Council Think Tank Series 2018 **Planning for growth to 2041**

July 2018

## Principles of ShapingSEQ

- Sustainable approach to growth – focus development within the Urban Footprint, around centres, corridors and services
- Focus on infill, whilst still offering suburban living opportunities
- Protection of rural areas and significant landscape elements
- Sets dwelling and employment targets
- SEQ Regional Plan Urban Footprint can cater for expected urban growth to 2041



CHAPTER 3

### The next 25 years

## GOAL 1: GROW

SEQ has a consolidated urban structure of well-planned and more complete communities. There is sufficient land to accommodate the projected population and employment growth in an affordable and sustainable way to meet the community's changing lifestyle needs.

**Context**

SEQ is the third largest capital city region in Australia with a historically dispersed, low-density settlement pattern. Our decisions about where and how we accommodate more people in the region will significantly affect our quality of life, environment, social sustainability and infrastructure systems.

SEQ has grown rapidly over the last two decades. Since 2001, SEQ's population has grown 38 per cent from about 2.4 to 3.4 million. Population projections indicate the region will continue to grow strongly and the population will increase to around 5.3 million in 2041. This would require an average of more than 30,000 additional dwellings each year, as well as more communities, transport, services and jobs.

The Grow goal addresses two important issues for the region:

1. ensuring adequate land supply for projected population and employment growth to 2041
2. identifying where and how to provide housing.

It's all about matching housing location with a more sustainable urban form, and encouraging housing diversity that supports our changing lifestyles, demographics and housing preferences.

For further information, see [ShapingSEQ: A clear and paper 1: Grow](#).

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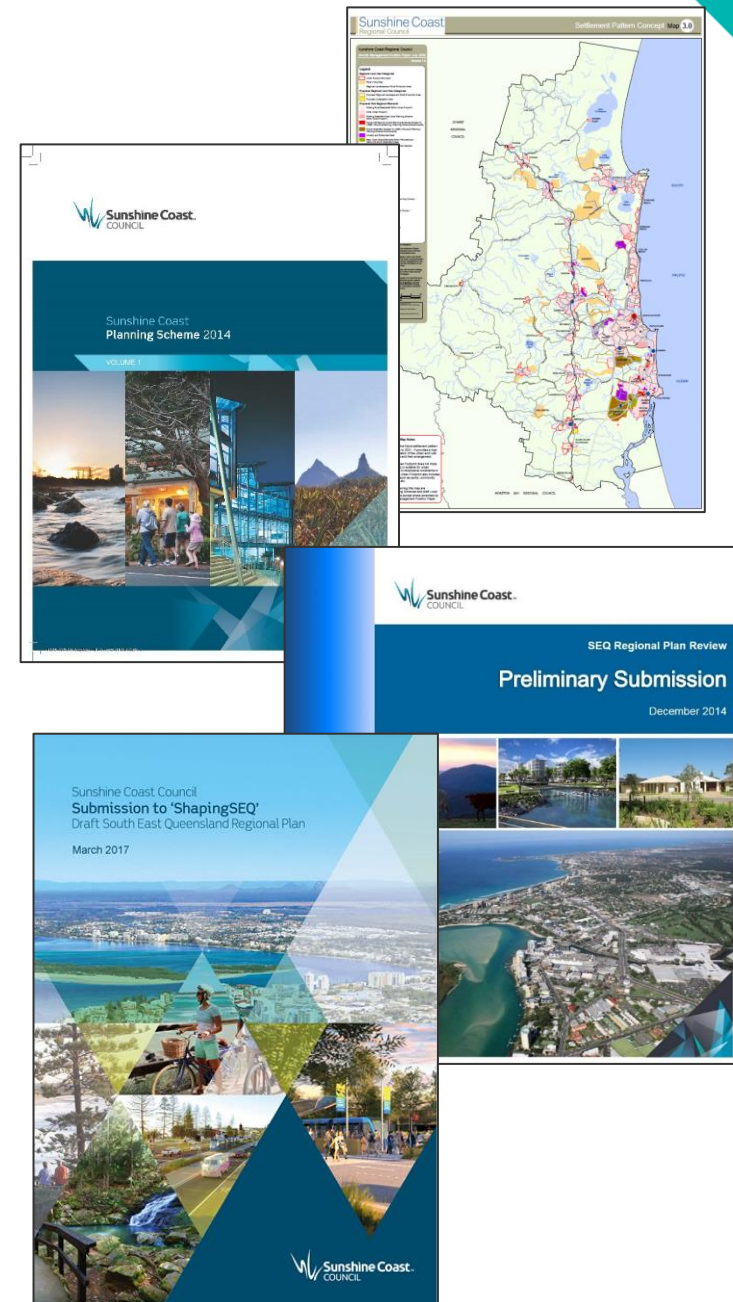
Redcliffe, Palm Jumeirah, Moreton Bay

ShapingSEQ October 2016

32

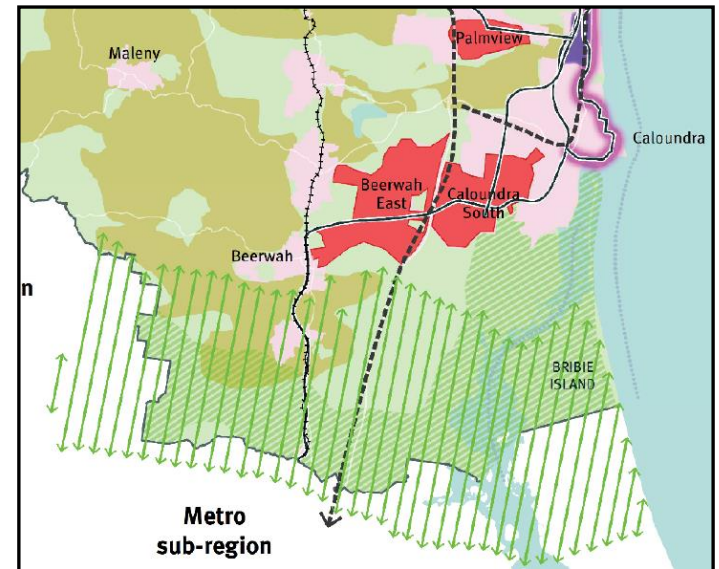
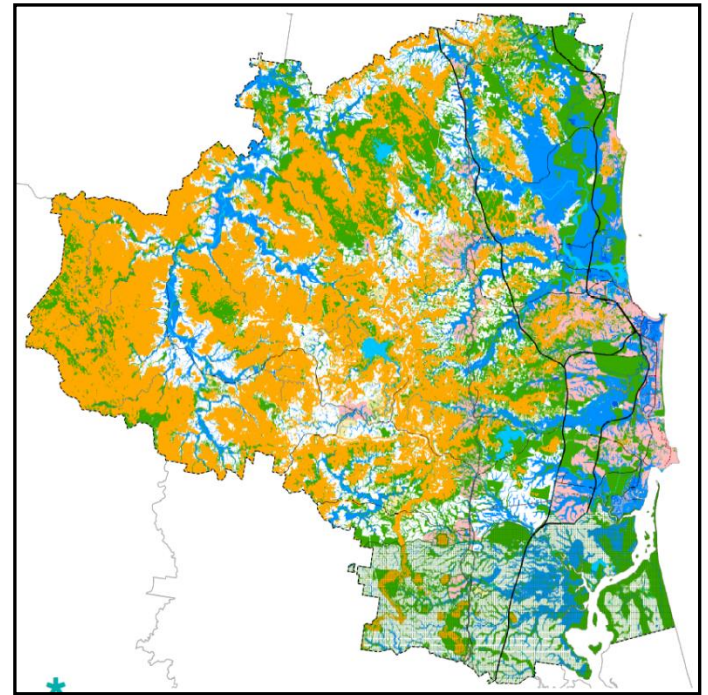
## Sunshine Coast planning legacy

- Council has established its positions on managing growth on the history of Sunshine Coast development
- Careful and measured approach to planning for long term growth
- Local Government Management Strategies, Statement of Proposals, Growth Management Position Paper, Sunshine Coast Planning Scheme
- Restated in Council's Preliminary Submission in 2014 and the Formal Submission to *ShapingSEQ* in 2017.



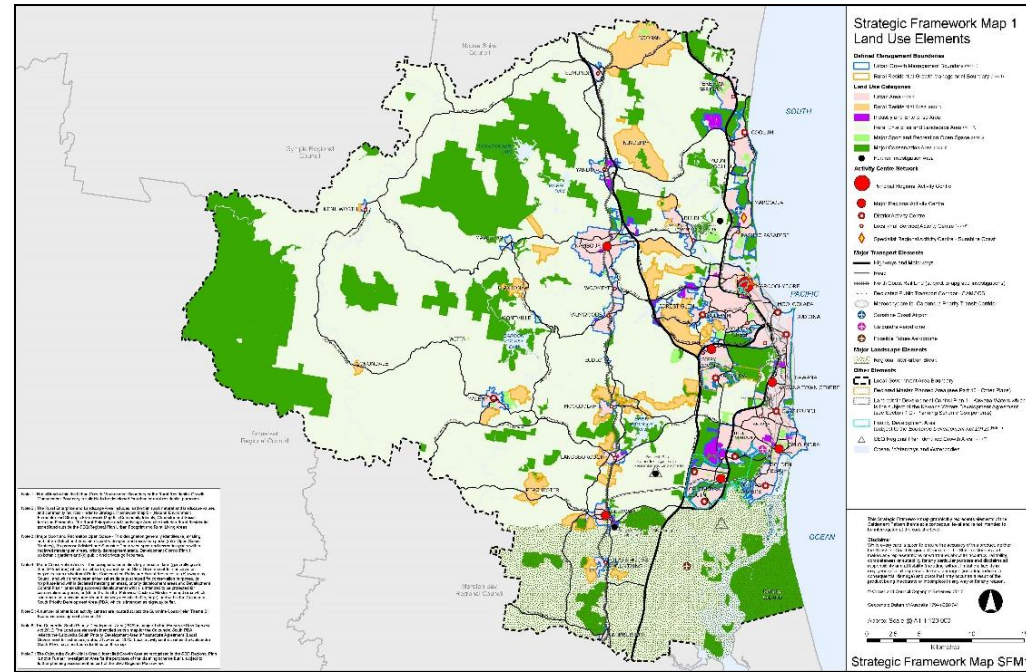
## Landscape values and constraints

- Significant environmental and landscape values shape regional settlement pattern
- Canelands – floodplain and other values
- Inter-urban break identified in *ShapingSEQ*



# Current Strategic Framework Map (2031)

- Sets council's growth management plan to 2031
- Identifies major landscape elements
- Contains growth in the Urban Footprint with defined management boundaries
- Identifies investigation areas for long term growth
- Identifies an activity centre network and industry and enterprise areas
- Includes major transport and other elements.



Strategic Framework Map 1 – Sunshine Coast Planning Scheme 2014

## Key growth areas – Enterprise corridor

- Sunshine Coast Enterprise Corridor focus of urban transformation
- Significant residential and job opportunities in existing centres and new planned urban villages focussed along urban mass transit route
- Further planning and consultation required before major zoning changes can occur



## Key growth area – Maroochydore City Centre

- New City Centre for the Sunshine Coast
- A Priority Development Area under Economic Development Act 2012
- A compact business core for commercial, retail and city living residential
- Regional civic uses



## Key growth area – Kawana

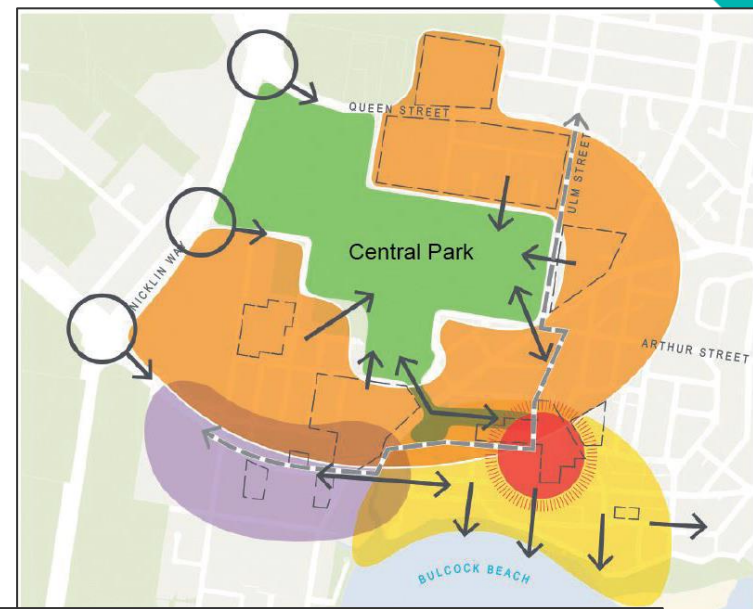
- Master planned community
- Sunshine Coast Hospital, health hub
- Town Centre
- Bokarina Beach
- Mixed use and apartment living
- Community infrastructure





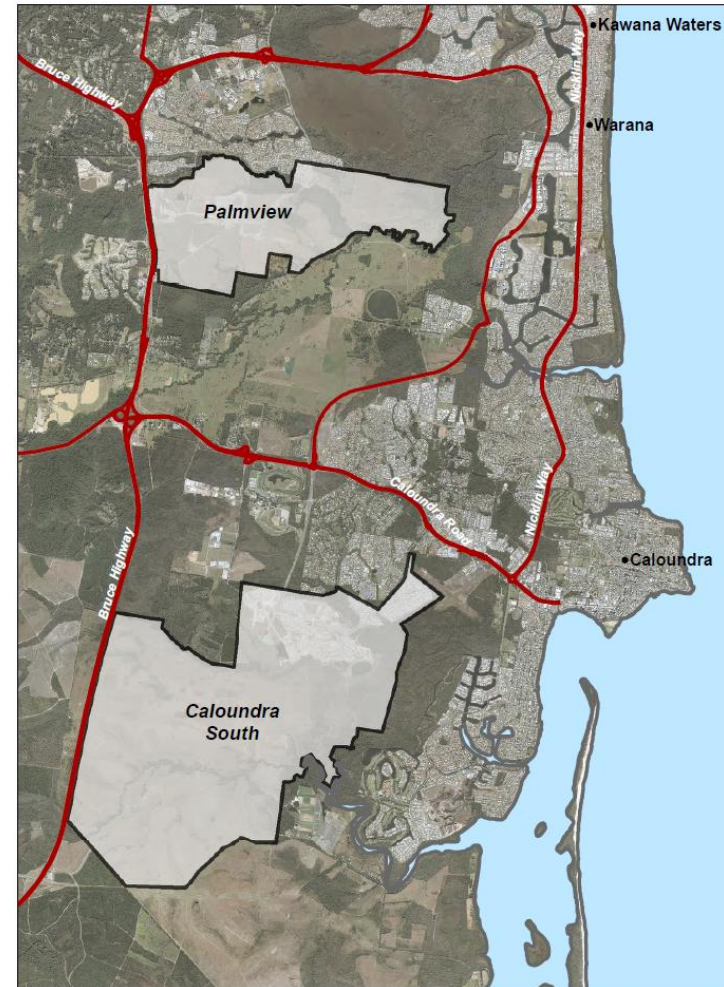
## Key growth area – Caloundra

- Caloundra Centre Master Plan 2017
- Revitalisation of Caloundra
- Creation of a ‘heart’/ town square
- Variety of living options in and around the centre
- Transit ready



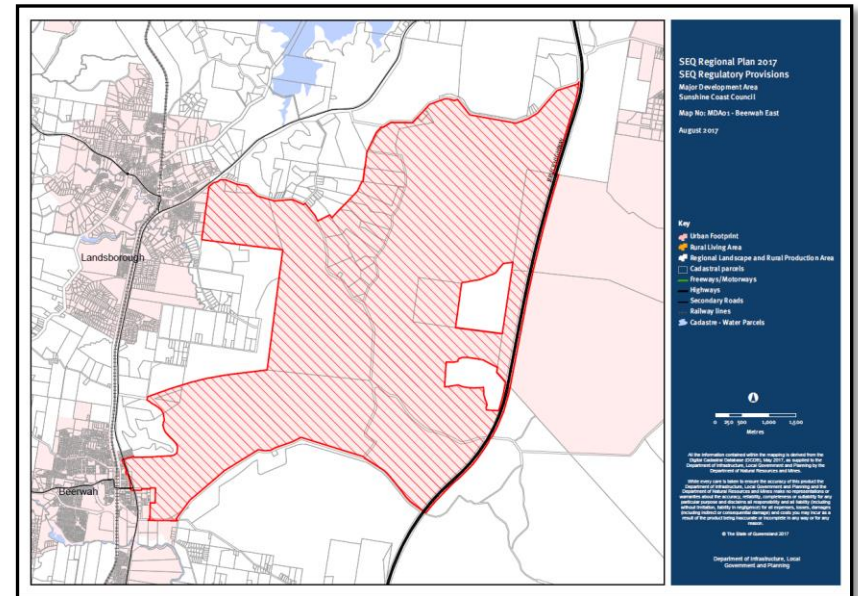
## Key growth areas – new greenfield communities

- Caloundra South (Aura) and Palmview both master planned estates
- Provide significant supply of new greenfield residential dwellings
- Infrastructure agreements in place



## Key growth area – Beerwah East Major Development Area

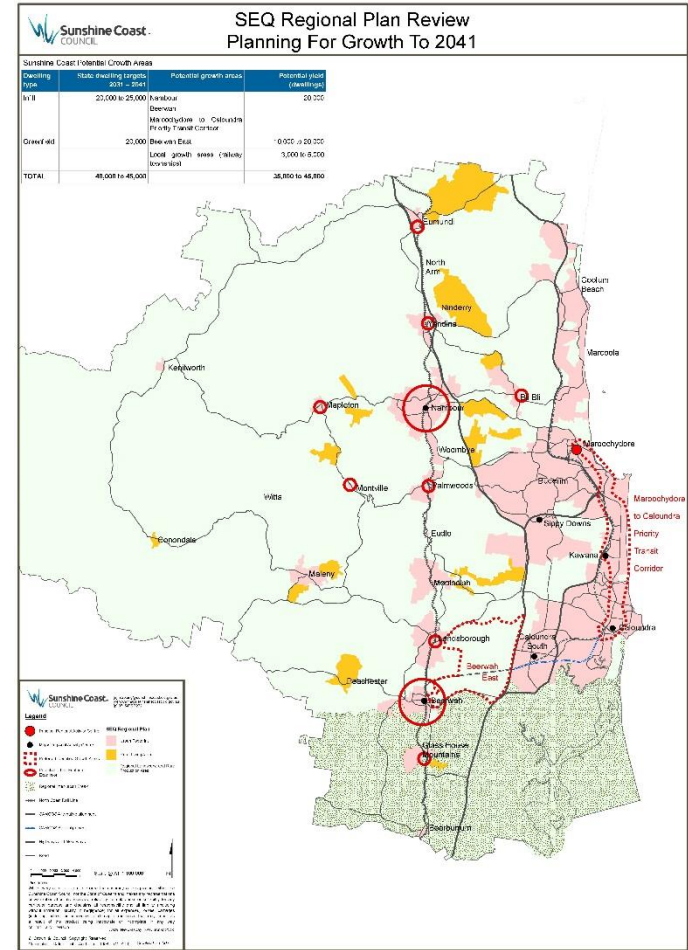
- Major Development Area (MDA) in *ShapingSEQ*



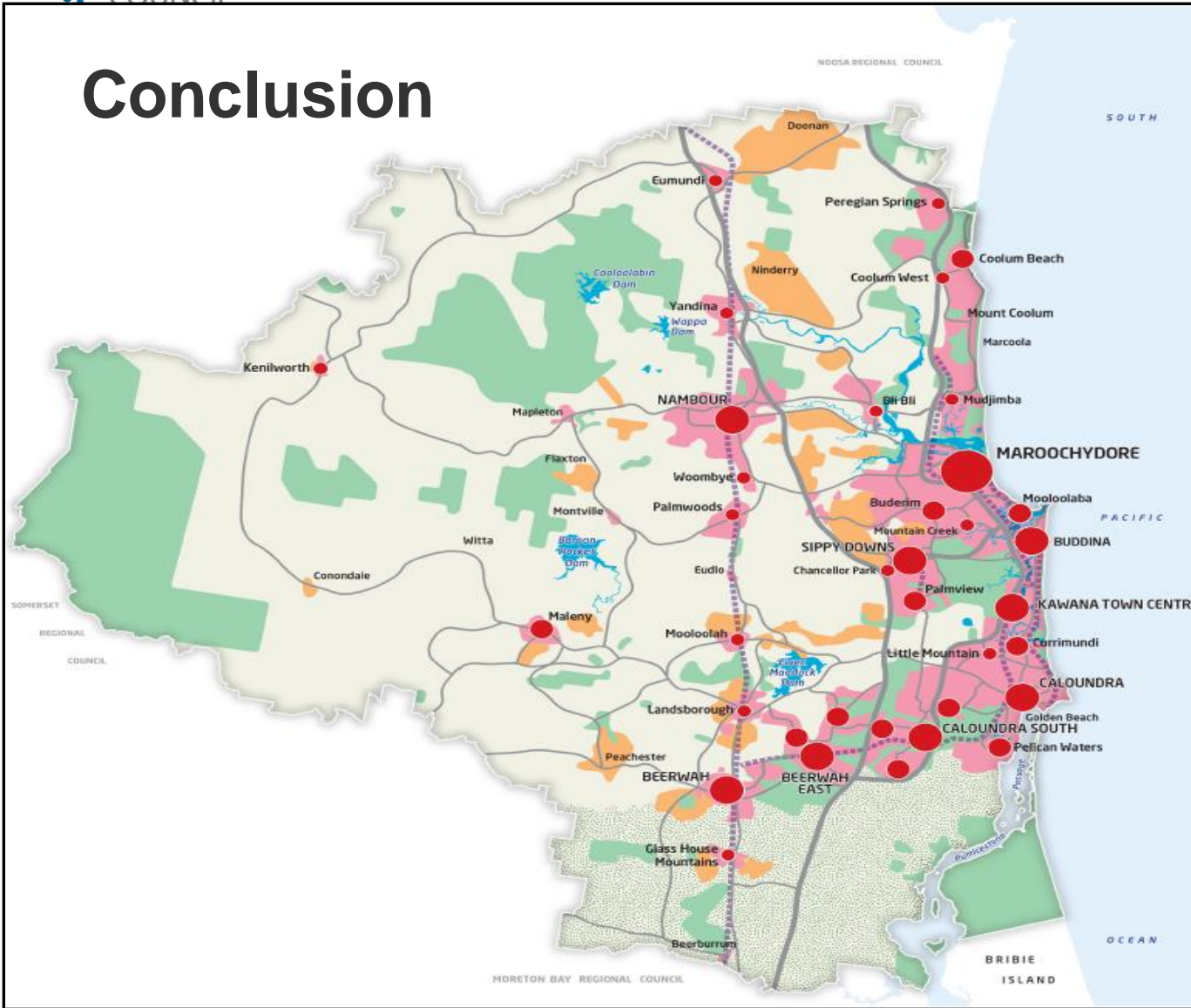
# Sunshine Coast plan for 2041

Dwelling type	ShapingSEQ 2041 dwelling targets	Potential growth areas	Potential yield 2041
Infill (Consolidation)	53,000	Maroochydore City Centre Maroochydore to Caloundra Corridor Other centres and infill areas	<b>53,000+</b>
Greenfield (Expansion)	34,000	Master Planned areas Urban Footprint additions Beerwah East (part only)	27,800 3,000 5,000+
<b>Total</b>	<b>87,000</b>	<b>Subtotal</b>	<b>87,000+</b>

- Sunshine Coast can meet the *ShapingSEQ* targets to 2041.



# Conclusion





Thank you