

Key Challenges for Consolidation Growth on the Sunshine Coast

Where and how do we fit it
within our existing Coast communities

The next 25 years

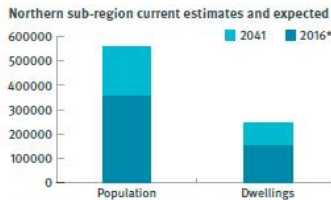
Sub-regional growth

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.

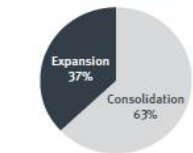
Table 15: Northern sub-region current estimates and future supply benchmarks

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



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

Consolidation Growth focusing on the 'Urban Corridor'.

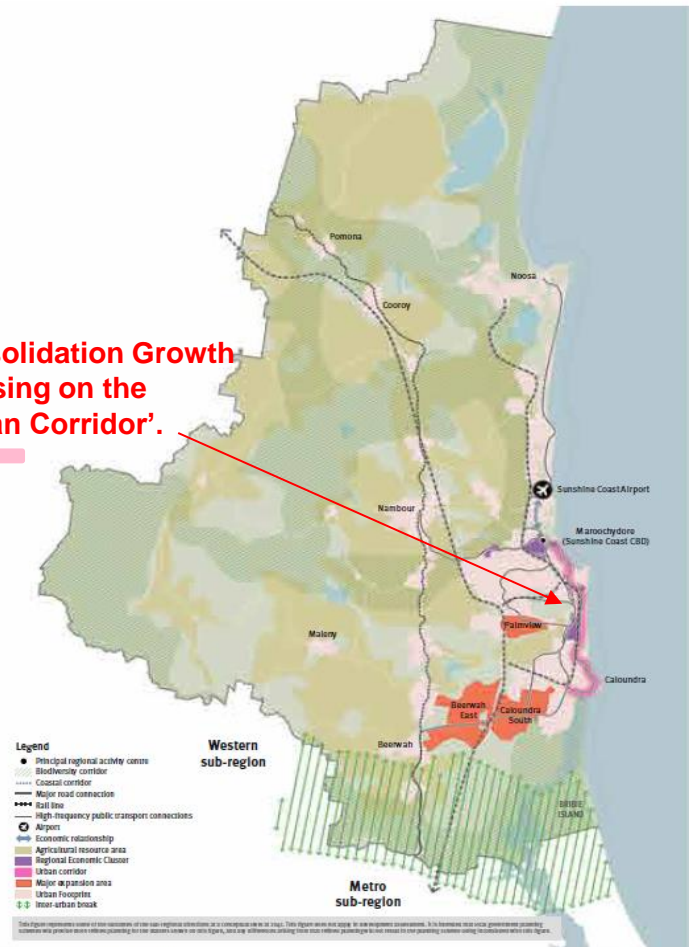
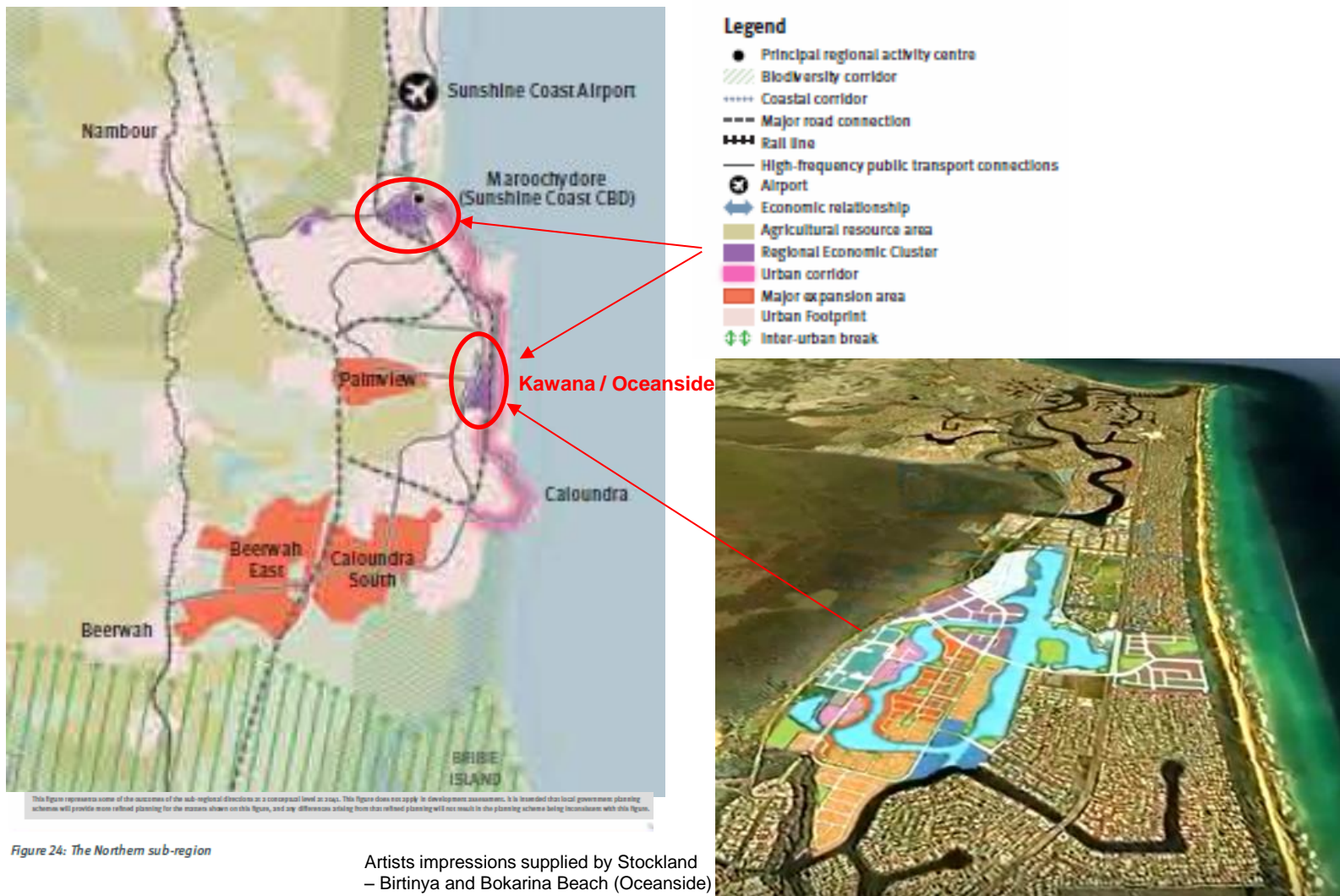


Figure 24: The Northern sub-region

THE 'URBAN CORRIDOR' - MAROOCHYDORE TO CALOUNDRA



KAWANA – A CONSOLIDATION GROWTH EXAMPLE?



THE 'MISSING MIDDLE'

The next 25 years

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.

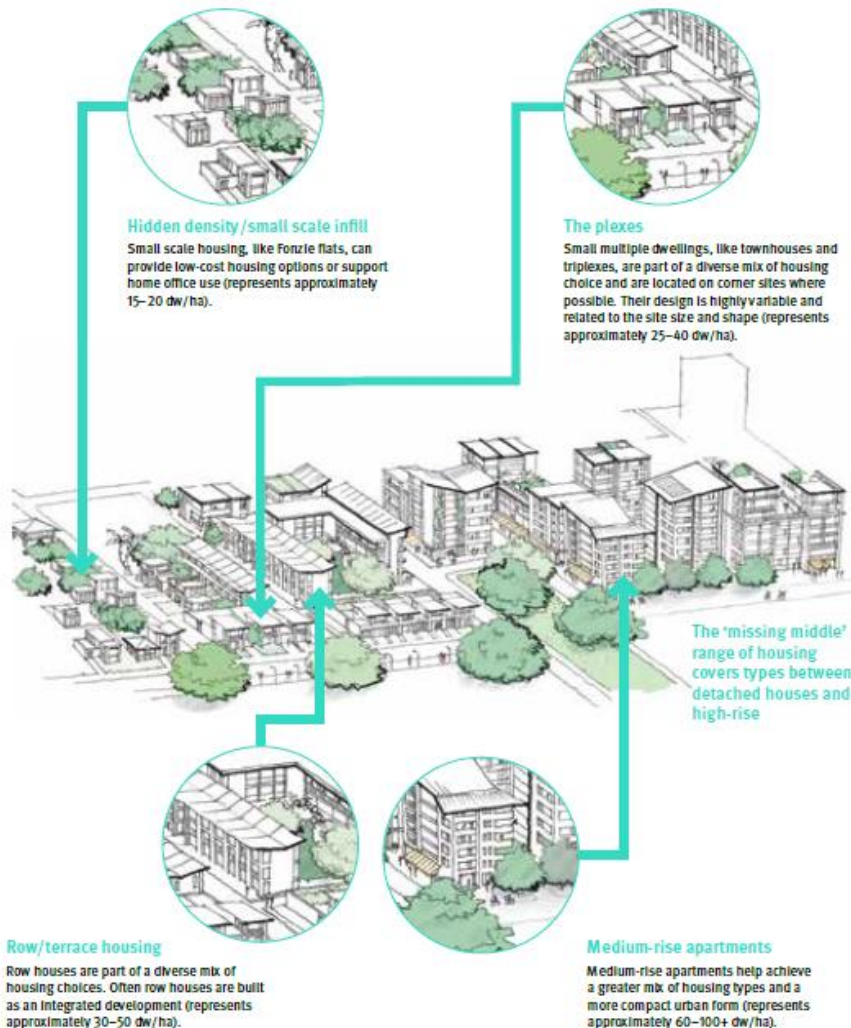


Figure 9: Subtropical 'missing middle' housing

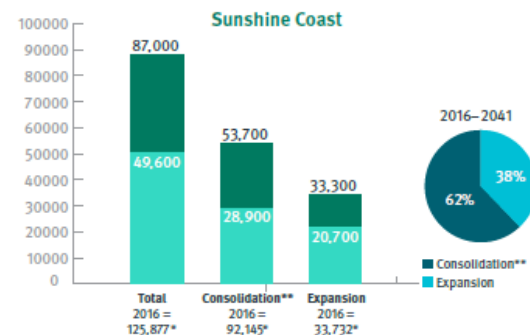
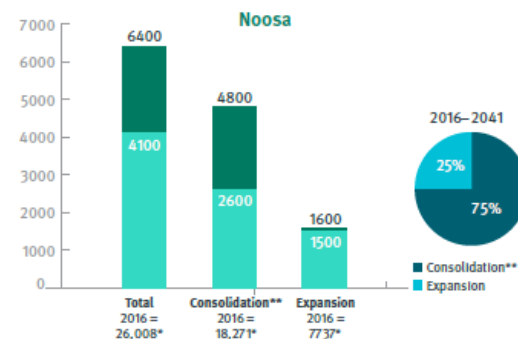


Figure 7: Dwelling supply benchmarks 2041



KAWANA – APPROVED ‘MISSING MIDDLE’



Artists impressions supplied by Stockland – Birtinya and Bokarina Beach (Oceanside)

KAWANA – APPROVED ‘MISSING MIDDLE’



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

KAWANA – DEVELOPMENT OF THE 'MISSING MIDDLE'



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

BUT HERE'S THE CRUNCH

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

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

Consolidation (Infill) Growth (case studies)

<u>Kawana (Oceanside)</u>	
Bokarina Beach (30 ha)	1,100 dwellings
Town Centre	878 dwellings
Health Hub	833 dwellings
Birtinya	1,291 dwellings
Total	4,102 dwellings

Maroochydore City Centre (SunCentral)

Total	2,000 dwellings
	i.e. 4% of total Consolidation growth target

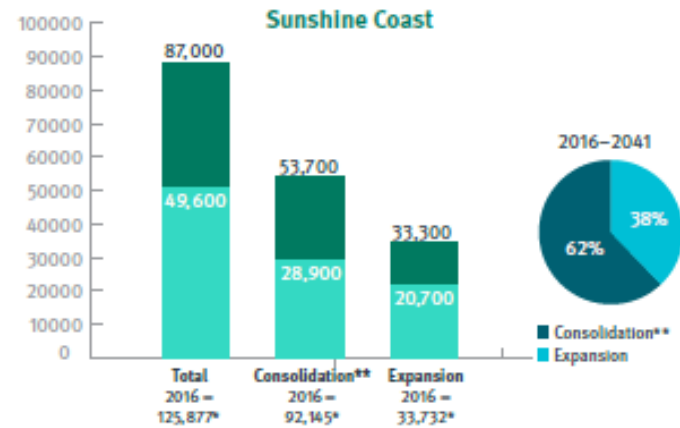


Figure 7: Dwelling supply benchmarks 2041

Expected dwelling growth 2016–2031*

Expected dwelling growth 2016–2041

WHAT IS OUR ROLE?

Land supply framework

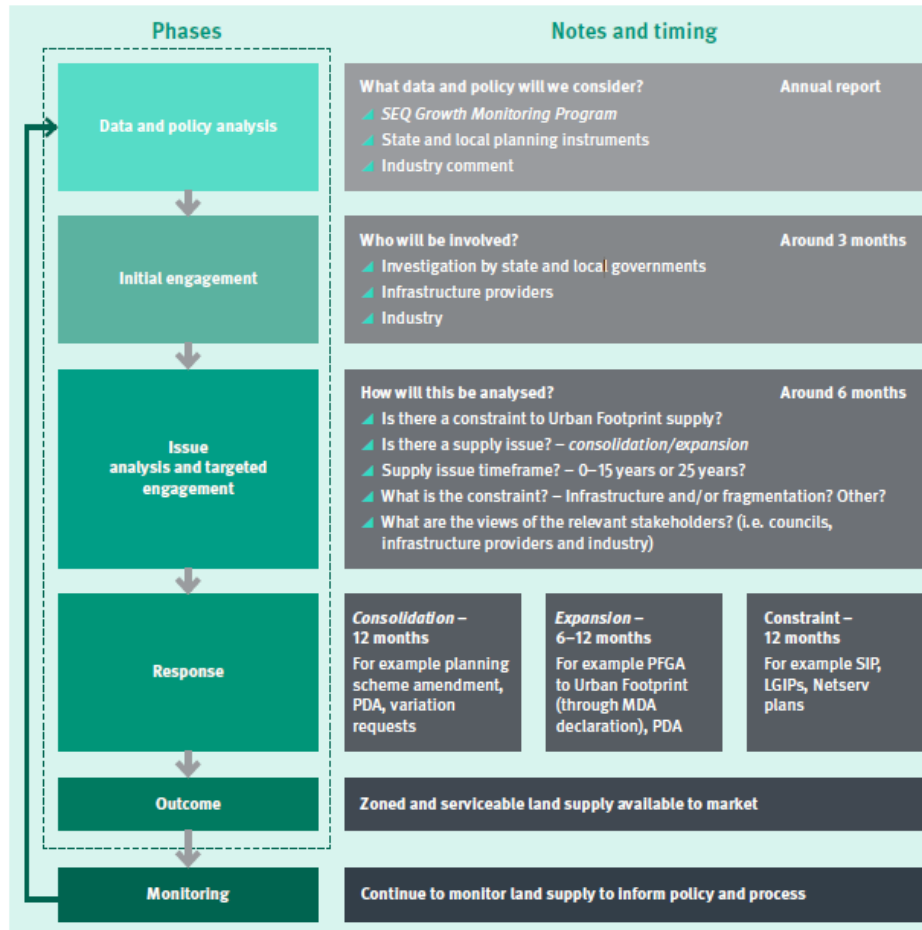


Figure 11: Land supply framework for resolving shortfall in supply

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.

What is the process to unlocking Consolidation Growth on the Sunshine Coast?

THE CHALLENGE

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

- **Resolve fragmented land** in identified key locations
 - 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**;
 - **Maintain a desirable Sunshine Coast Identity and lifestyle.**
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