



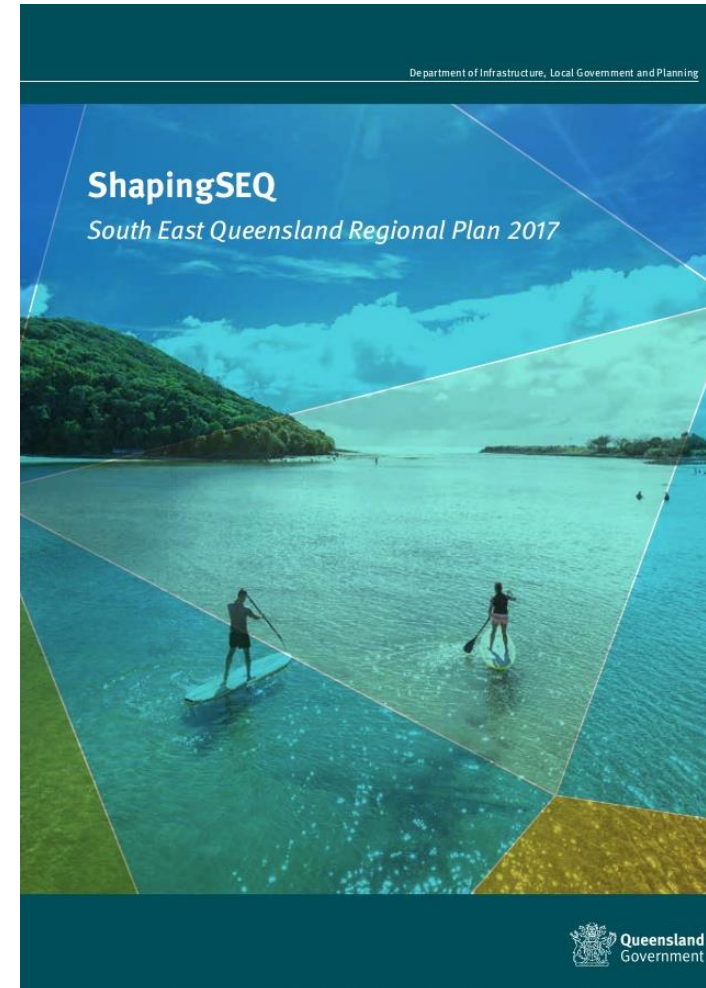
# Sunshine Coast Business Council

Agreeing what is required to deliver on the *Shaping SEQ* Regional Plan and future proof the region for sustainable growth

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# ShapingSEQ

How can Consolidation targets be achieved?



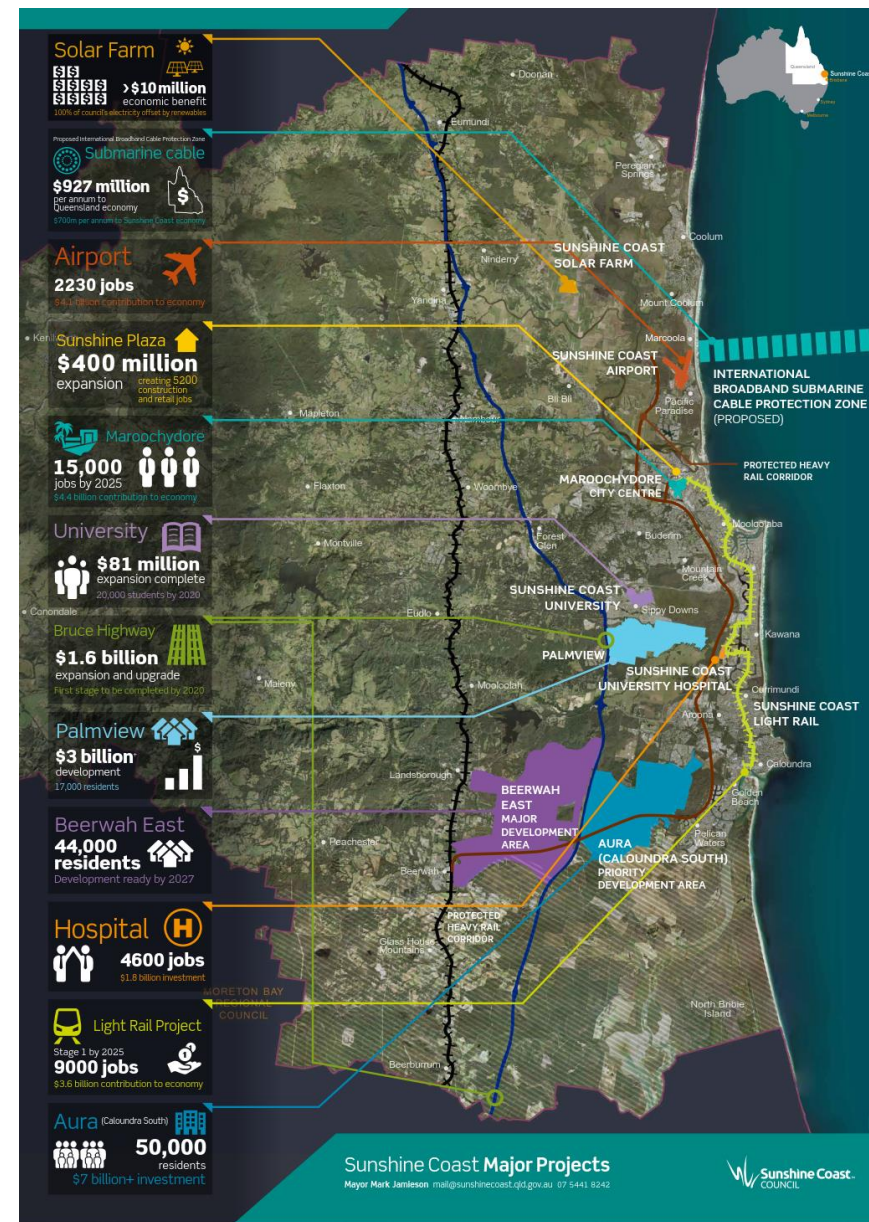
# ShapingSEQ

Theme is

“Perspective”



# Sunshine Coast and Noosa



# The Sunshine Coast Plan

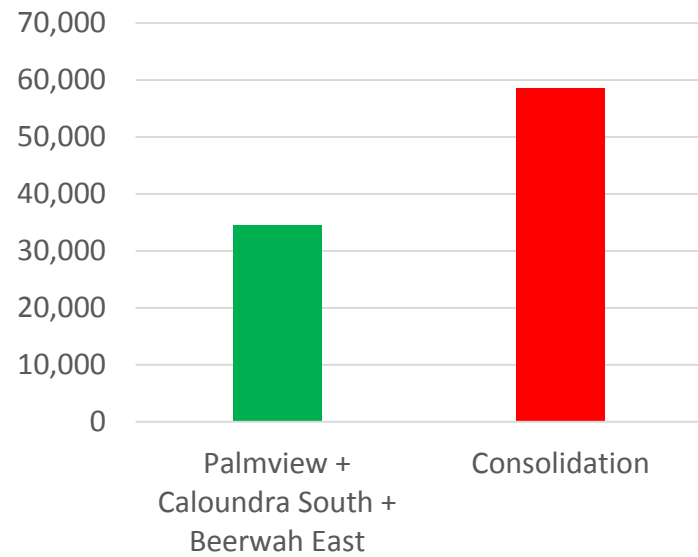
- Palmview
- Caloundra South (Aura)
- Beerwah East



# To put it into perspective.....

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Forecast new dwellings



# Consolidation – What is it?



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Development within the existing urban area boundary.

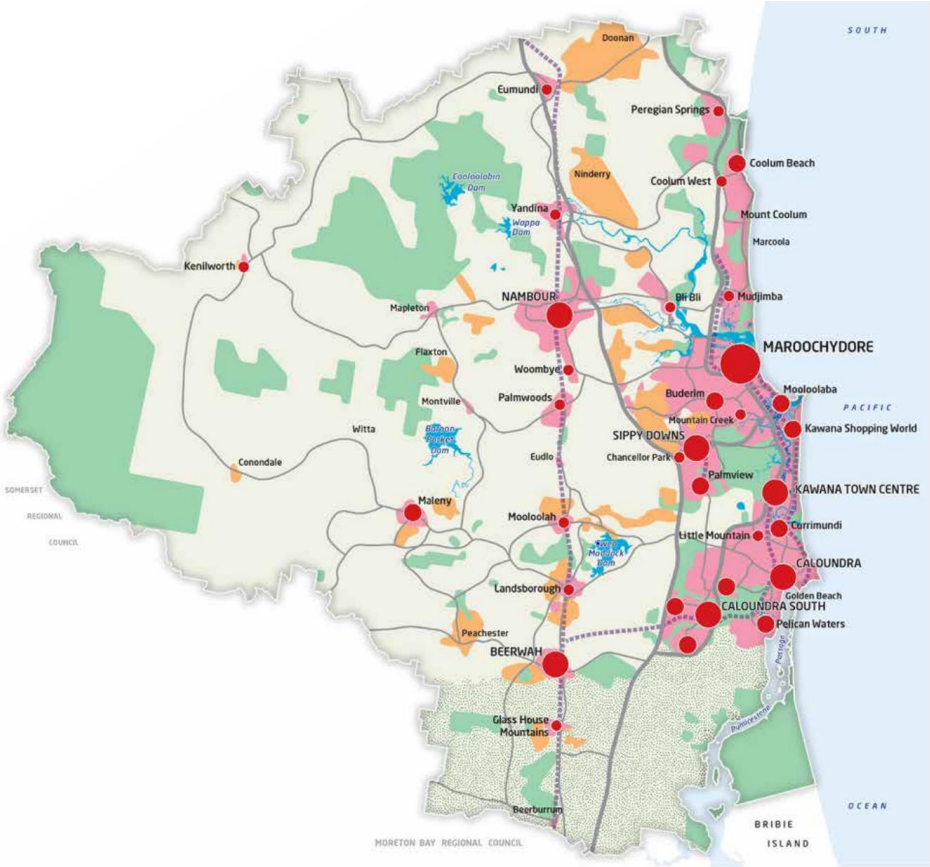
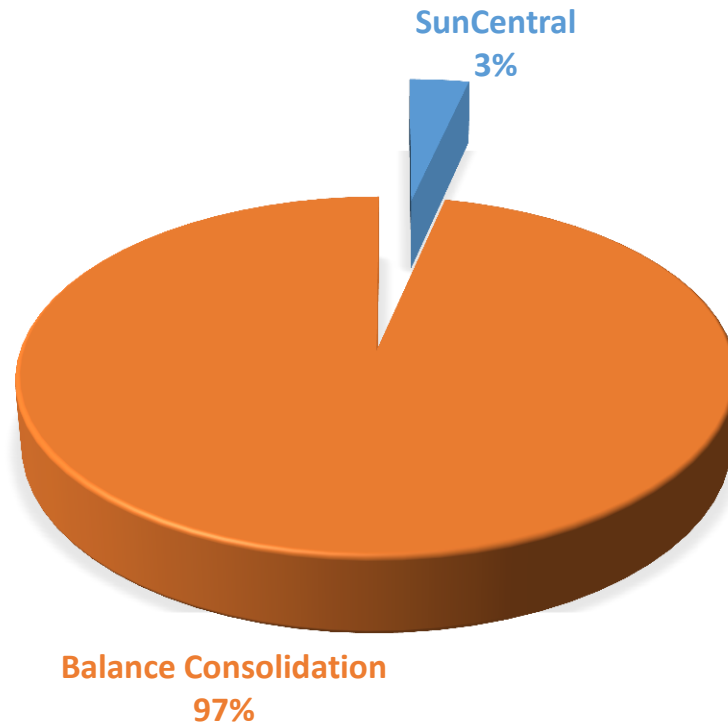


FIGURE 5: SPATIAL CONCEPT MAP FOR 2031

# Our largest Consolidation project

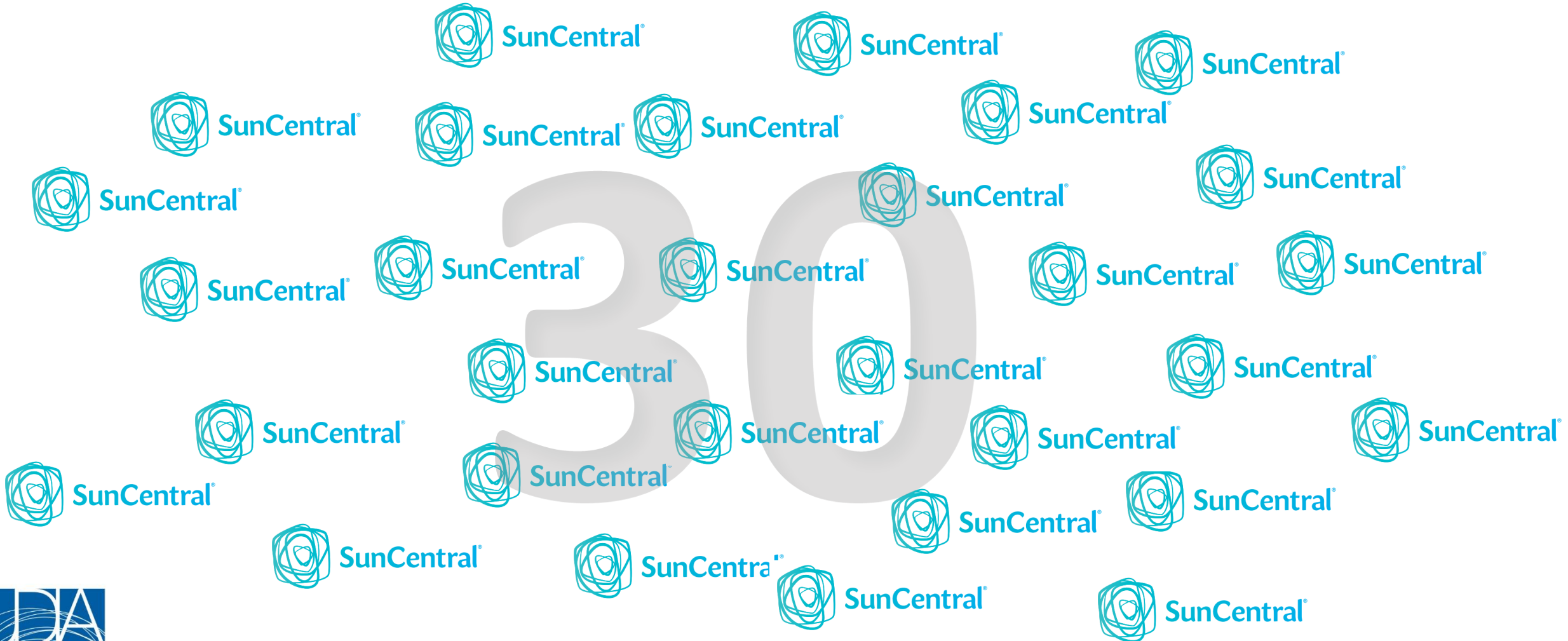
# Our largest Consolidation project – SunCentral

# To put it into perspective.....

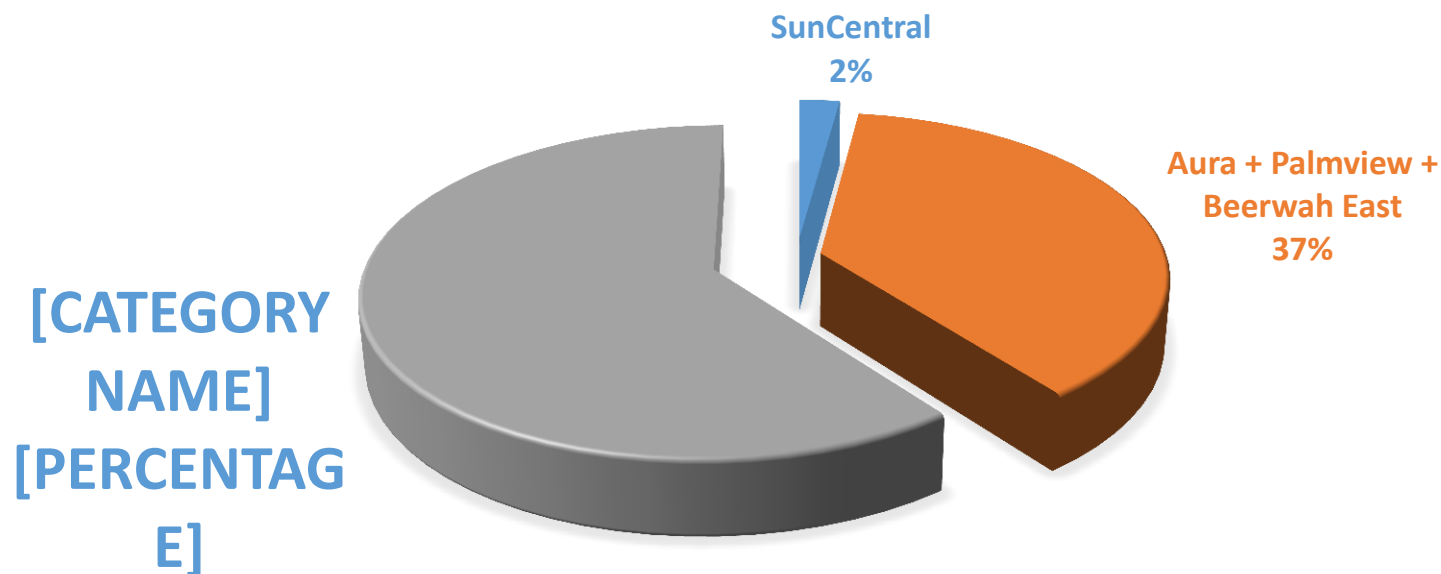


Forecast “Consolidation’ Dwellings

# To put it into perspective.....



# Our mega projects simply don't cut it alone.....



Forecast Dwellings

# Consequences if Consolidation is not achieved?

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- Poor urban design outcomes
- Housing affordability worsens





# Consequences if Consolidation is not achieved?

- Infrastructure not delivered
- Congestion



# Consequences if Consolidation is not achieved?

- Bells Creek???



# What is our plan for Consolidation?



# What land is left?

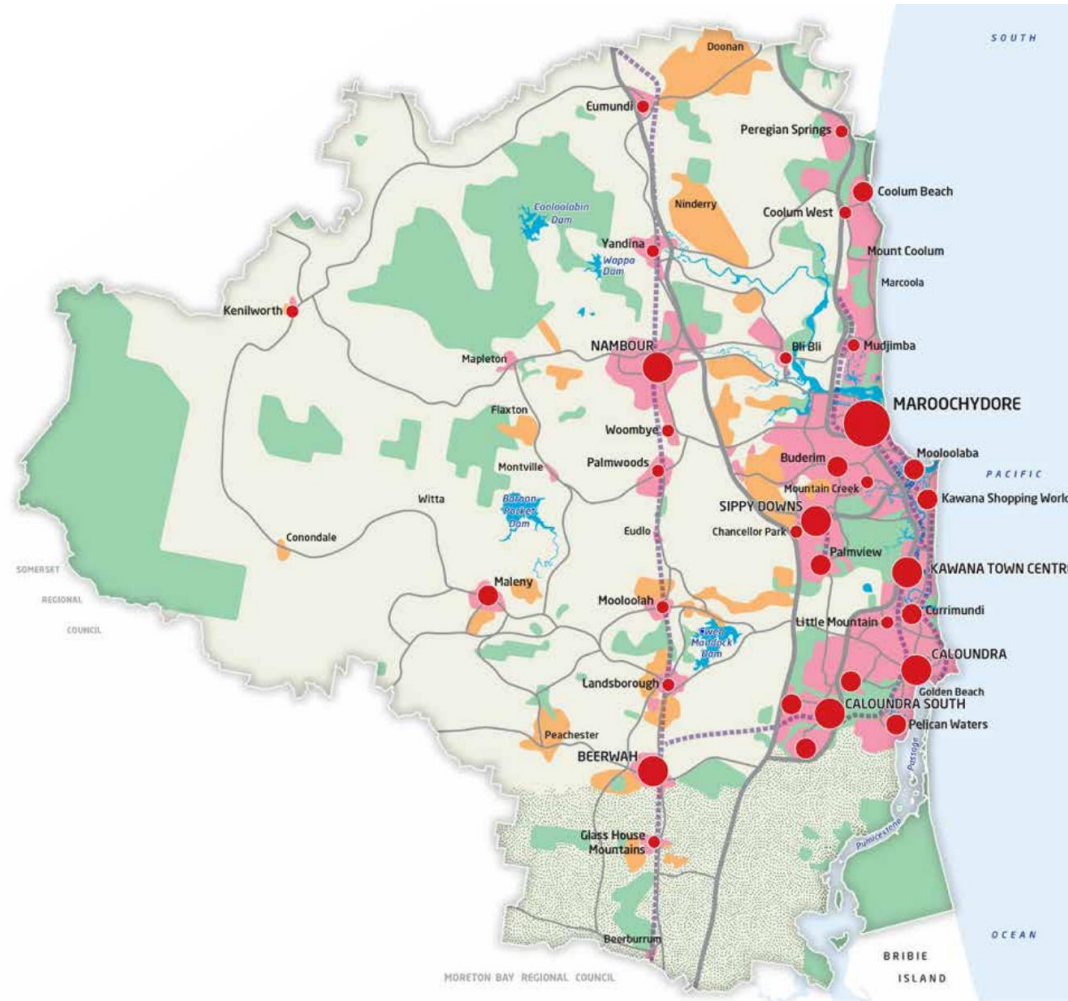


FIGURE 5: SPATIAL CONCEPT MAP FOR 2031

# What land is left?

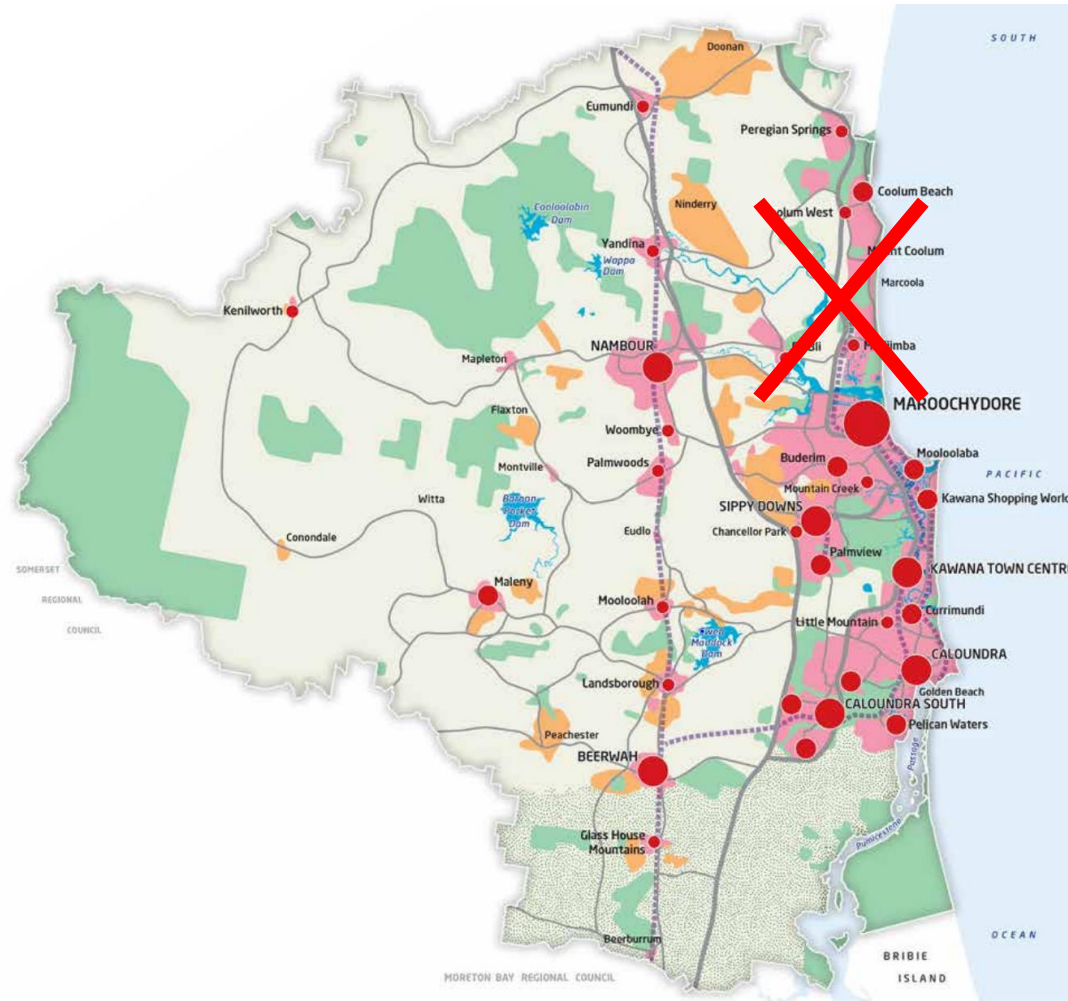


FIGURE 5: SPATIAL CONCEPT MAP FOR 2031



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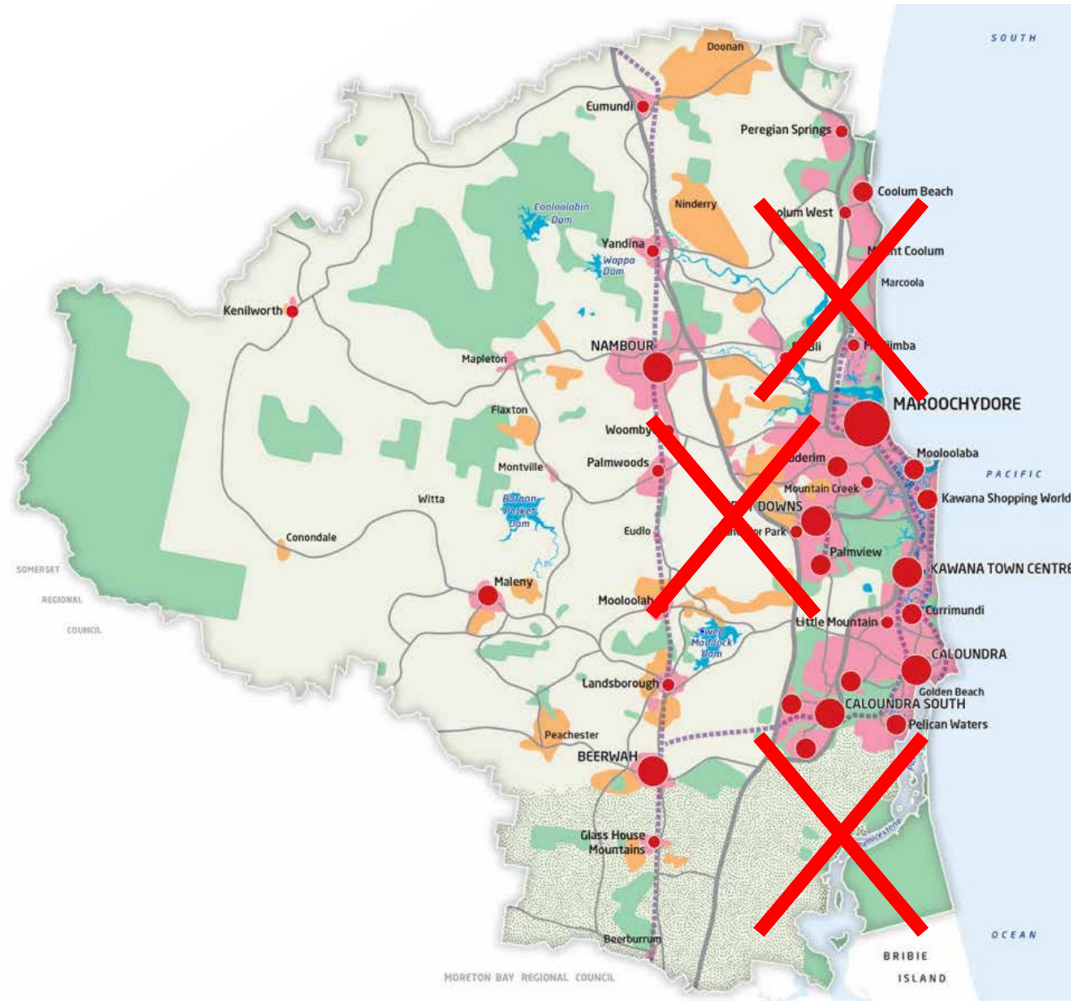


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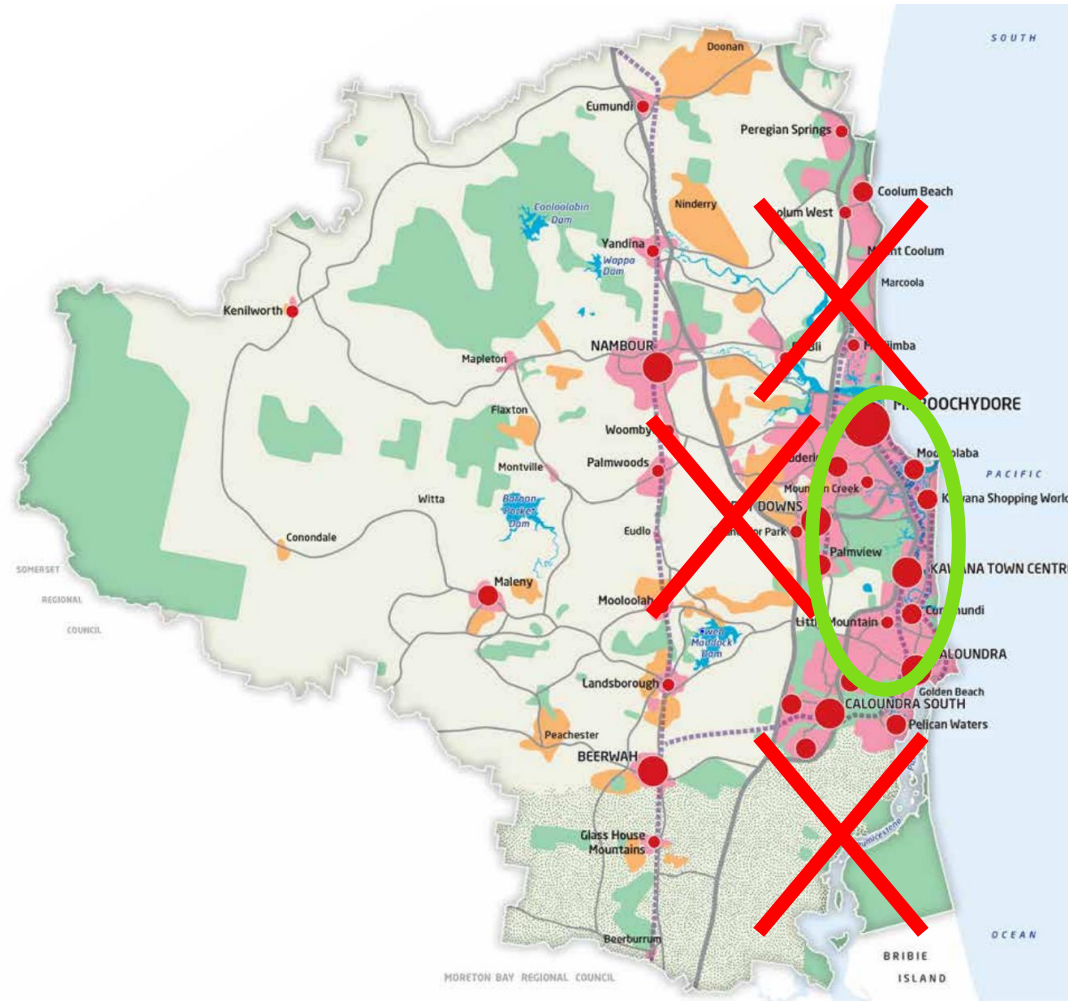
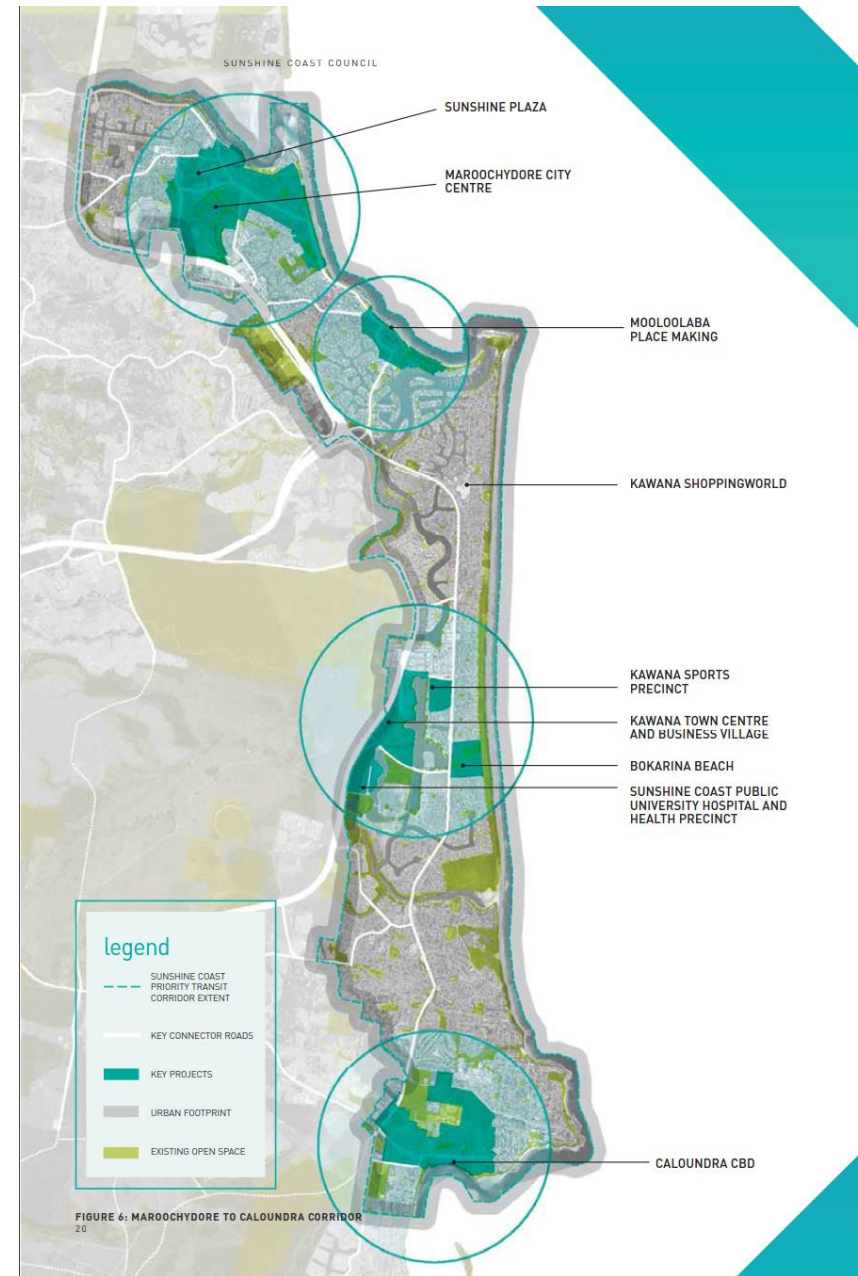


FIGURE 5: SPATIAL CONCEPT MAP FOR 2031

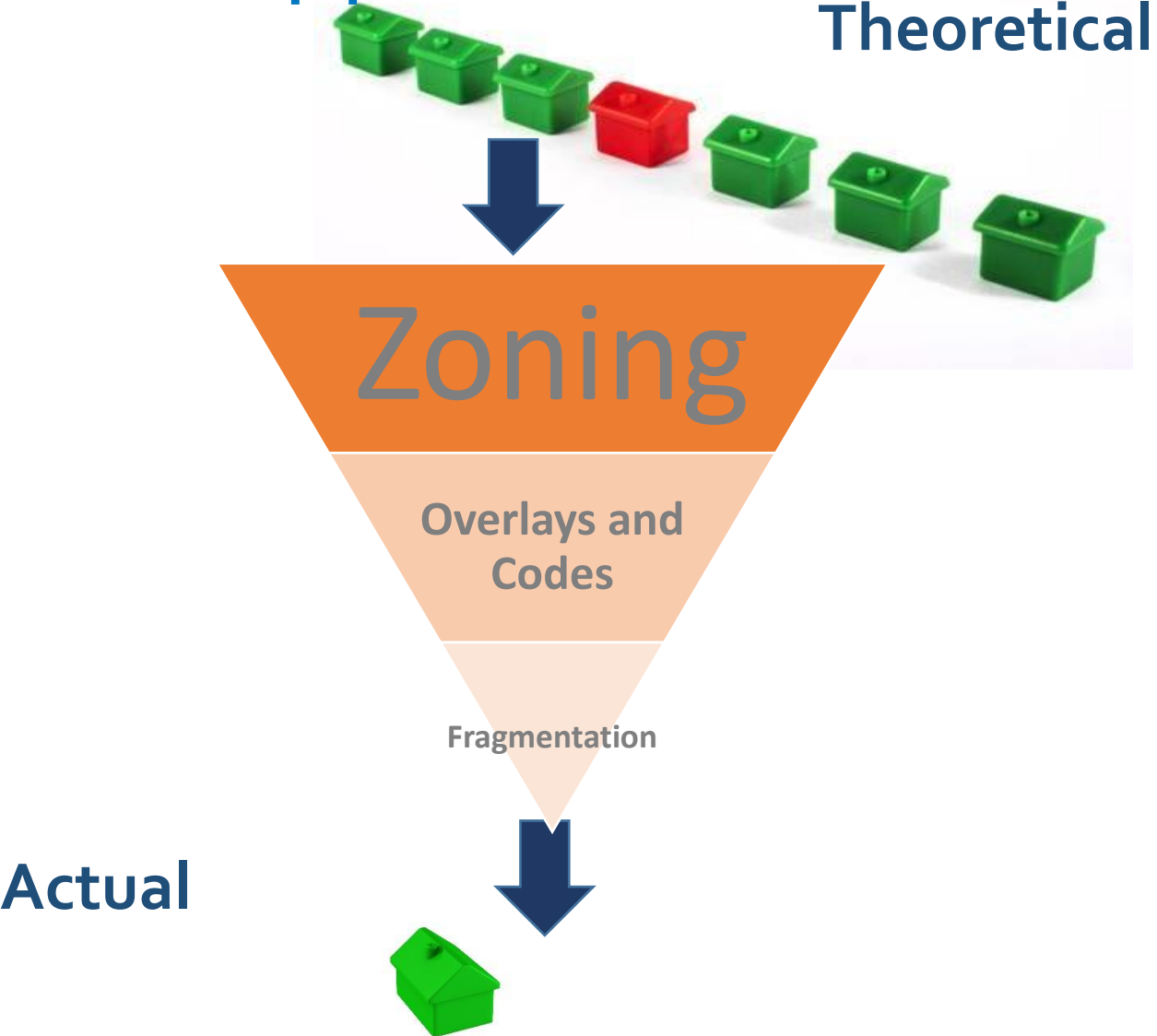


# 'Enterprise Corridor'

- Home of the 'Missing middle'
- Fragmented land
- The only answer is the Planning Scheme



# Planning Scheme Approach



# The Consolidation Plan

1. Over 60% of all dwellings
2. No PDA's = Planning Scheme  
(outside of SunCentral)
3. Small land area = high density



# The Consolidation Plan

Needs to deliver for;

1. Investors
2. The Community



# The investment community needs.....



# Our community wants.....



Diversity of product and location

&

Competition



# How can Consolidation targets be achieved?

# INDUSTRY LEADERS RESEARCH GROUP



UDIA QUEENSLAND

# RESEARCH foundation

PROUDLY PRESENTED BY





# How can Consolidation targets be achieved?

Three point 'Alliance' approach  
Industry and Council working together

1. Reality check on current planning scheme 'Consolidation' capacity
2. New planning scheme to provide real and achievable 'Consolidation' capacity
3. A Sunshine Coast version of the Growth Monitoring Programme and Independent Expert Panel to monitor 'Consolidation'



**QUESTIONS????**