

Can consolidation targets be achieved and if so, how?

OSCAR Inc

Organisation Sunshine Coast Association of Residents
Greg Smith, President

Suggested points to cover

- ▶ Does OSCAR have a view on consolidation targets as expressed in the SEQ Regional Plan and the planning documents for SCC and Noosa?
- ▶ Does OSCAR accept the need for consolidation in the region, where and where not appropriate, how consolidation targets should be approached, views on density and height which go to consolidation?
- ▶ How well is the regional vision being communicated and the drivers and arguments for growth and consolidation?



Population pressures

- ▶ *ShapingSEQ* identifies an ‘expected’ SEQ population of 5.35 million people by 2041. In this same period, the population of the Sunshine Coast LGA is projected to more than double towards 500,000.
- ▶ A doubling of population every 20 years is not something to be heralded as some ‘great achievement’. It demonstrates the policy vacuum needed to stabilise population - both globally and domestically.
- ▶ On-going carrying capacity assessments need to be undertaken to determine **what level of population is sustainable**.
- ▶ Increasing impacts of climate change, water scarcity, peak resource consumption, ecological collapse and worsening inequity demand responsible and contemporary planning practices and policies - not “business as usual”.

[Note: this slide and the one that follows draw on the presentation made by Narelle McCarthy from SCEC at last year’s Think Tank sessions; these points continue to align closely with OSCAR’s view.]



Sustainable development

- ▶ Need to retain the SEQ Regional Plan urban footprint.
- ▶ Protection of the values of inter-urban breaks, while providing for a range of activities compatible with their predominantly rural or natural character.
- ▶ Protection of regional scenic amenity areas from development that would compromise their value.
- ▶ Protection and enhancement of the regional greenspace network to meet the recreational and outdoor needs of the community.
- ▶ Protection and rehabilitation of culturally significant places and landscape heritage areas in the region.



Consolidation development (63%)

- ▶ Consolidation (previously infill) development, as expressed in the SEQ Regional Plan and the planning documents of the SCRC and Noosa Council is **recognised as necessary** to constrain a continuation of urban sprawl and we note the centres identified to accommodate this consolidation as largely logical - ie Maroochydore, Kawana, Caloundra, Kawana Waters, Nambour.
- ▶ It is absolutely critical however that not only are good, sustainable design principles applied, but the scale of such development must be sympathetic to the character and amenity of each locality and its surrounds.



Previous TT4 presentations

- ▶ The DSDMIP's Anna McGrath presentation concludes with 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
- ▶ ... but how is the State and our councils (particularly the SCRC) going with this?



Previous TT4 presentations

▶ Noosa CEO:

- ▶ *“Noosa is happy with the SEQ Regional Plan as it recognises Noosa’s consistent and unique planning approach. ... We can meet the Plan’s targets.”*
- ▶ *“SEQ has challenges - transport is the missing link.”*
This is the issue that he identified as the one that *“Keeps me awake at night”*.

▶ SCRC CEO:

- ▶ We welcome the comments made in relation to Consolidation in the CEO’s presentation but would question whether their practice meets the rhetoric.
 - ▶ Eg Confused messaging re development on flood-prone land.



Previous TT4 presentations

- ▶ Brad Williams, RPS
 - ▶ *“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.”*
- ▶ OSCAR’s reaction - “good luck with parts of this!”
 - ▶ Expansion beyond current urban footprint is inconsistent with ShapingSEQ and totally unacceptable to the community.
 - ▶ Unless there is a significant improvement in the way the SCRC and the development sector engage with the community there will also be on-going resistance to further uplifts in residential development intensity.



Density and height

- ▶ Higher density development is inevitable if consolidation targets are to be met and potentially acceptable to the community if done correctly and issues such as these are dealt with:
 - ▶ Good design principles in place
 - ▶ Heights appropriate to location
 - ▶ Need limits on duplex and dual key lots
 - ▶ Limits on smaller lot sizes in rural areas
 - ▶ Availability of adequate transport infrastructure
 - ▶ Provision of green space (even more important in areas of high rise residential development), sporting facilities, play grounds, wildlife corridors etc
 - ▶ Adequate provision for parking - at least until improved transport outcomes are achieved



Communicating the case for Consolidation

- ▶ We cannot be expected to take on this role - councils and developer groups must do more to explain this to the community. We can however assist you in communicating a reasonable and balanced message.
- ▶ PS amendments seek to increase residential density without the SCR Council articulating the case - results in negative reaction from the community who then see it as densification by stealth driven by developer pressure rather than broader community interests.



Where we can work together

- ▶ Joint lobbying/advocacy to state and federal government
 - ▶ Eg seeking funding for necessary infrastructure.
- ▶ Early consultation with OSCAR and SCEC, and in turn, their members and the community at large
 - ▶ Early engagement leads to better and less contested development.
 - ▶ OSCAR will acknowledge good community engagement and will not criticize the process if it is sound.



Concluding thoughts

- ▶ The SCRC's Manager, Strategic Planning Branch provided a document to OSCAR last year which suggested growth targets are already on track to be met (in year 1 of 25 year timeframe of ShapingSEQ it should be noted) so why the rush as evidenced by the increasing number of planning scheme amendment packages being pushed through with insufficient opportunity for community input?
 - ▶ If this document is no longer accurate then the SCRC should provide an update.
- ▶ Yield figures should be provided by Council for each of the PS Amendment Instruments so the community can gauge the extent to which growth demands are being met in an on-going manner.
- ▶ Higher contributions to Consolidation growth targets needed, eg:
 - ▶ Population yield in Maroochydore CBD needs to be greater than the 2000 that has been suggested (we understand this is being reviewed). The CBD must shoulder a greater share of Consolidation growth.
 - ▶ Given single ownership, why can't Kawana provide a higher yield than the figures shown in the RPS presentation?
- ▶ There is a growing view that amenity of existing 300,000 residents of SC is being ignored in the interests of the additional population that is yet to come.
- ▶ Infrastructure must **precede** development, not **lag behind** it. If the Councils, State Government or developers (through Infrastructure Charges) cannot/will not fund it adequately, further PS amendments and consequent developments should not proceed.

