



**SCBC THINK THANK**  
HOW CAN CONSOLIDATION  
TARGETS BE ACHIEVED?

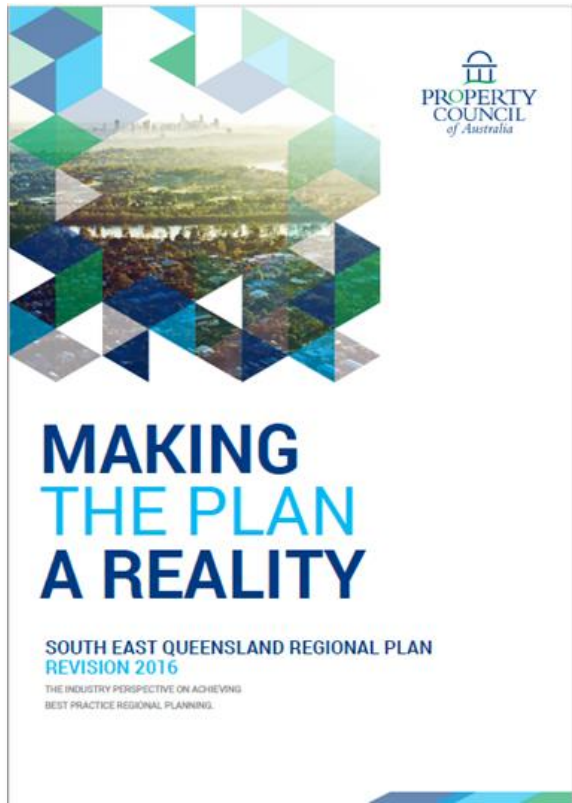
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AUG 2018

An aerial photograph of a coastal city and bay, viewed through a circular hole in a white, textured surface. The city is densely packed with buildings, and a large body of water is visible in the foreground. The word "RECAP" is overlaid in white text in the center of the image.

**RECAP**

# PROPERTY COUNCIL + SEQRP



## Advocacy priorities:

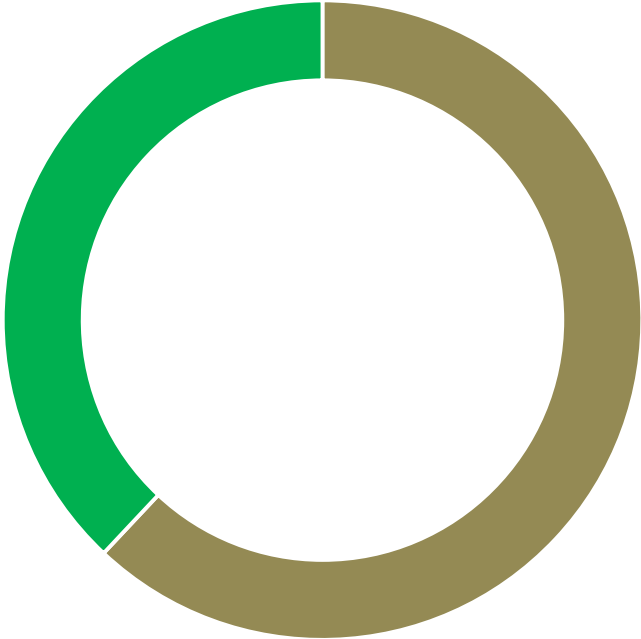
- » Increasing land supply and unlocking fragmented land
- » Establishing a robust monitoring and reporting program
- » Implementing a holistic approach to addressing environmental matters

## Post-release:

- » Ensuring Growth Monitoring Program achieves objectives
- » Providing input through GMP working groups

# THE TARGET

ShapingSEQ (2017)



■ Consolidation ■ Expansion

Previous SEQRP (2009)



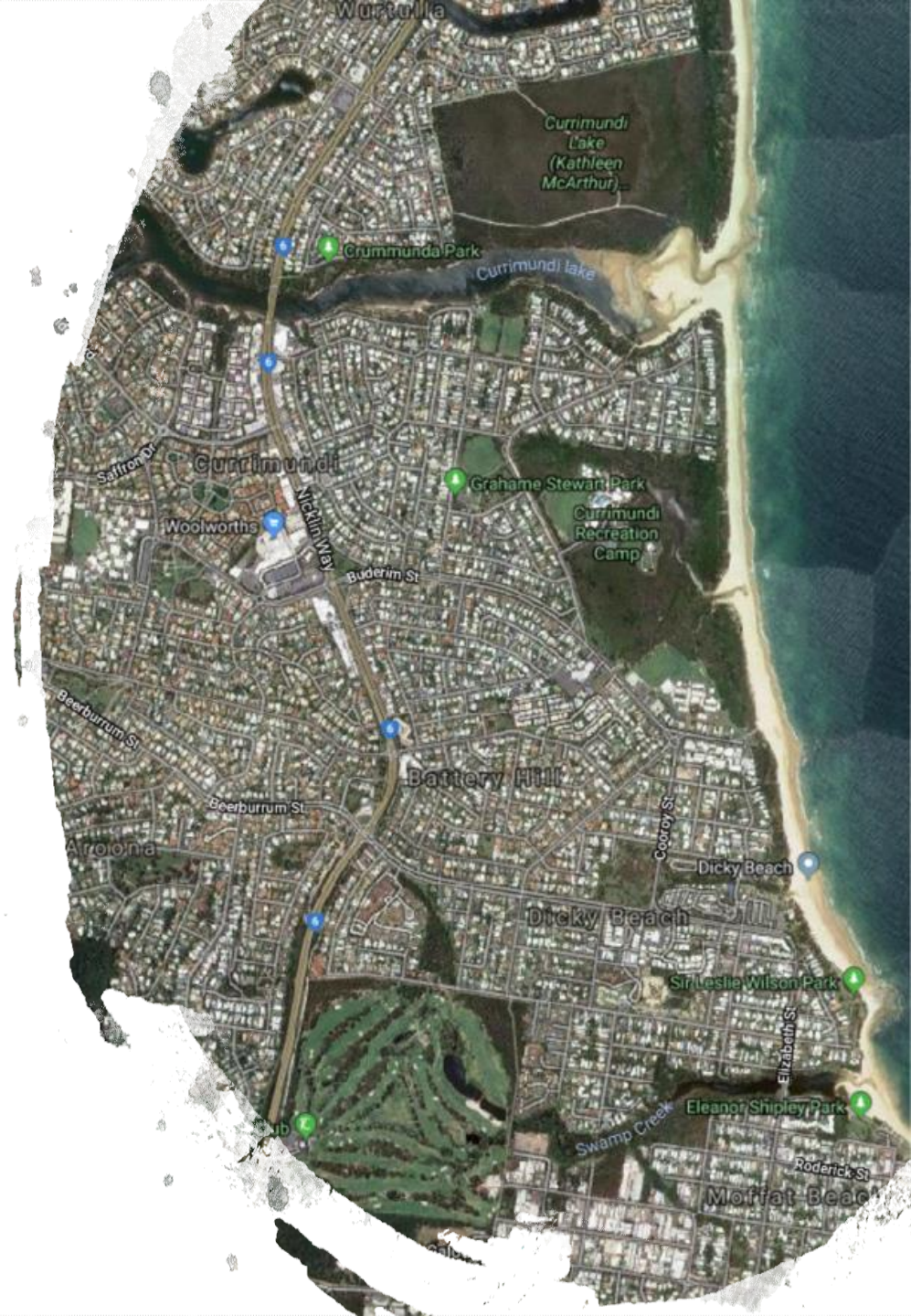
■ Infill ■ Greenfield

An aerial photograph of a coastal city and bay, viewed through a circular hole in a white, textured surface. The city is densely packed with buildings, and the bay is filled with water. The text "CAN IT BE ACHIEVED?" is overlaid in the center of the image.

**CAN IT BE ACHIEVED?**

# 'ENTERPRISE CORRIDOR'

- » Focus of Sunshine Coast Council density action
- » Potential light rail corridor
- » Will need significant planning changes to achieve infill objectives



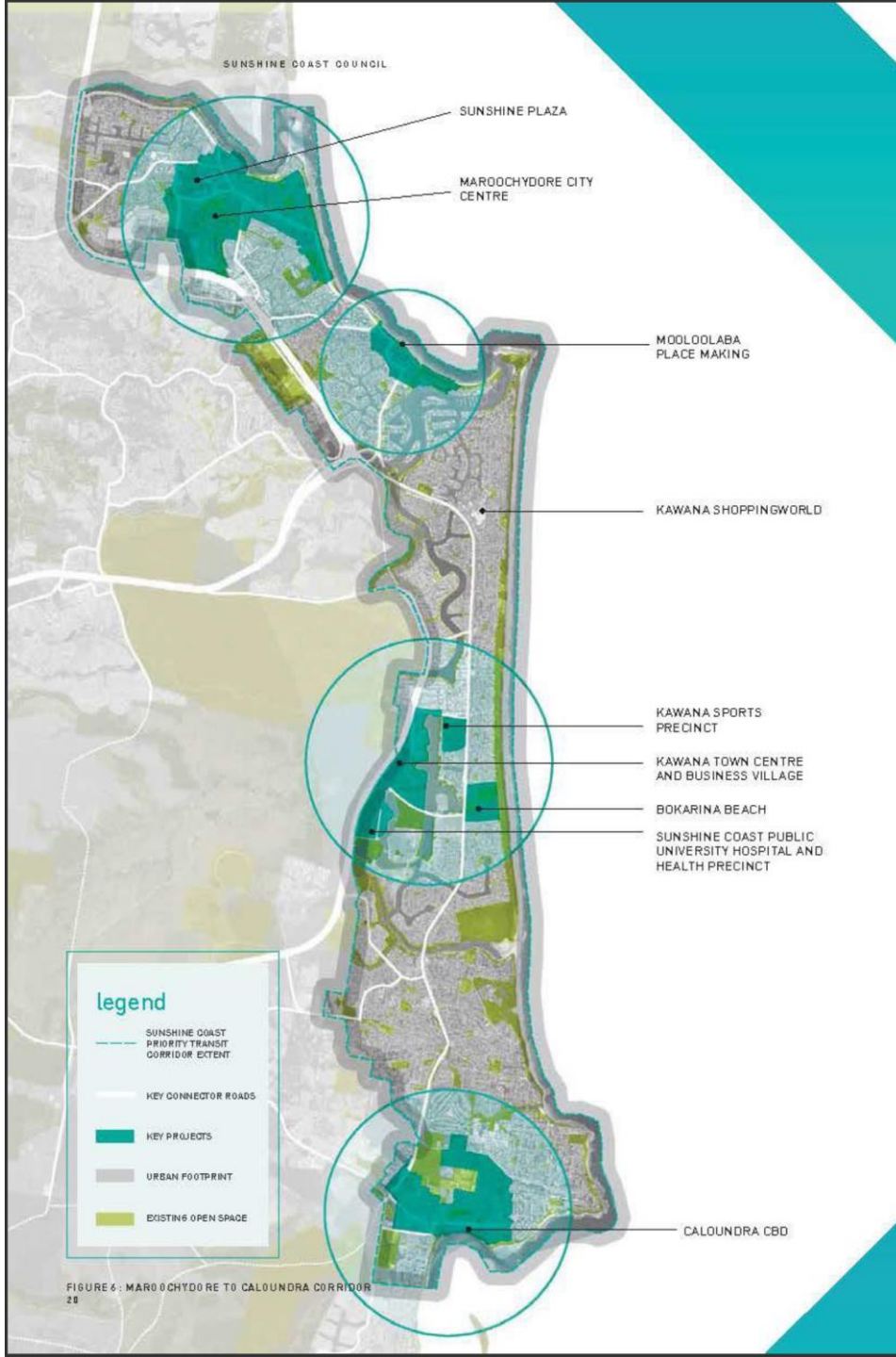


FIGURE 6: MAROOCHYDORE TO CALOUNDRA CORRIDOR

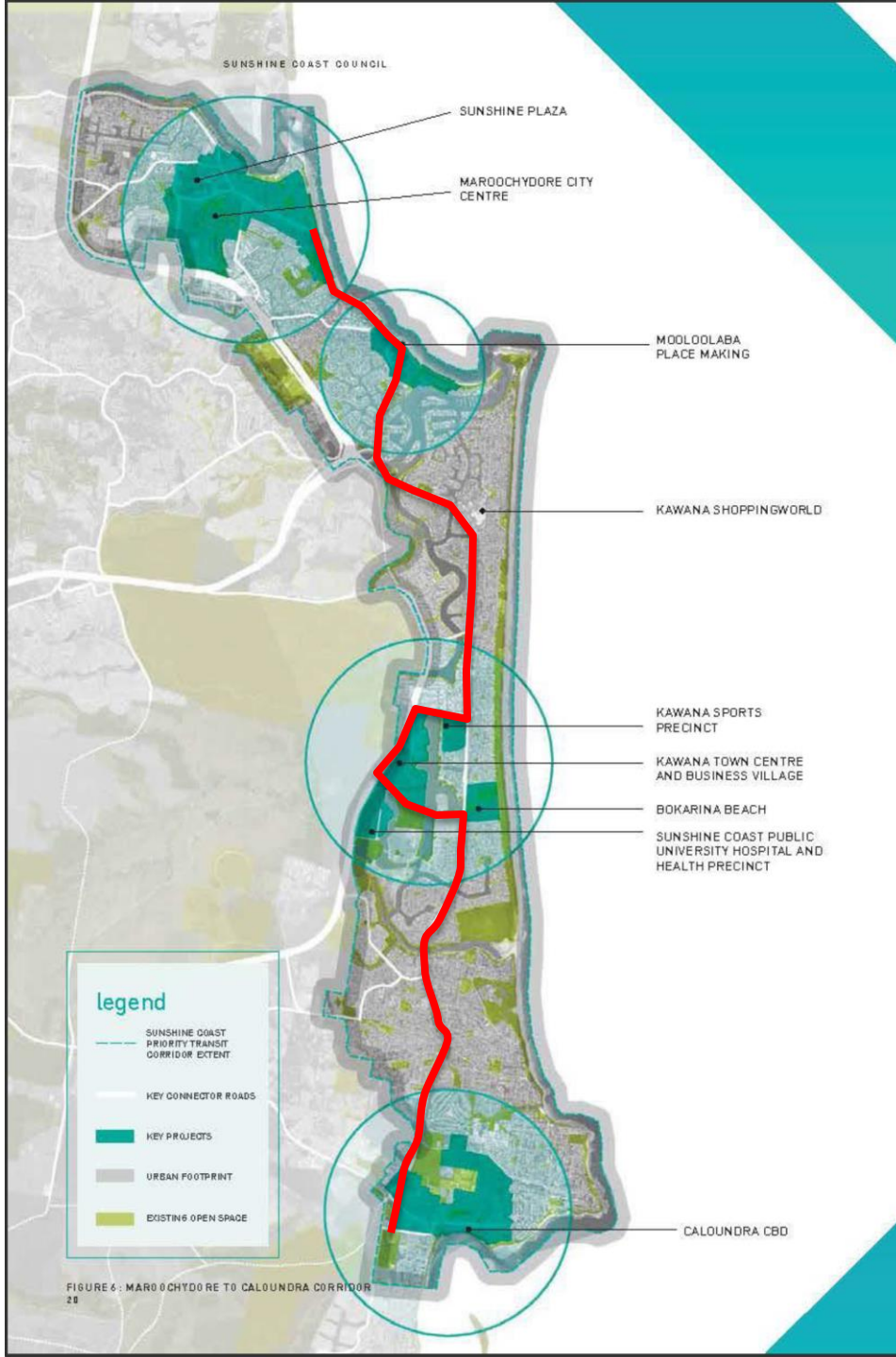


FIGURE 6: MAROOCHYDORE TO CALOUNDRA CORRIDOR

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Light rail route



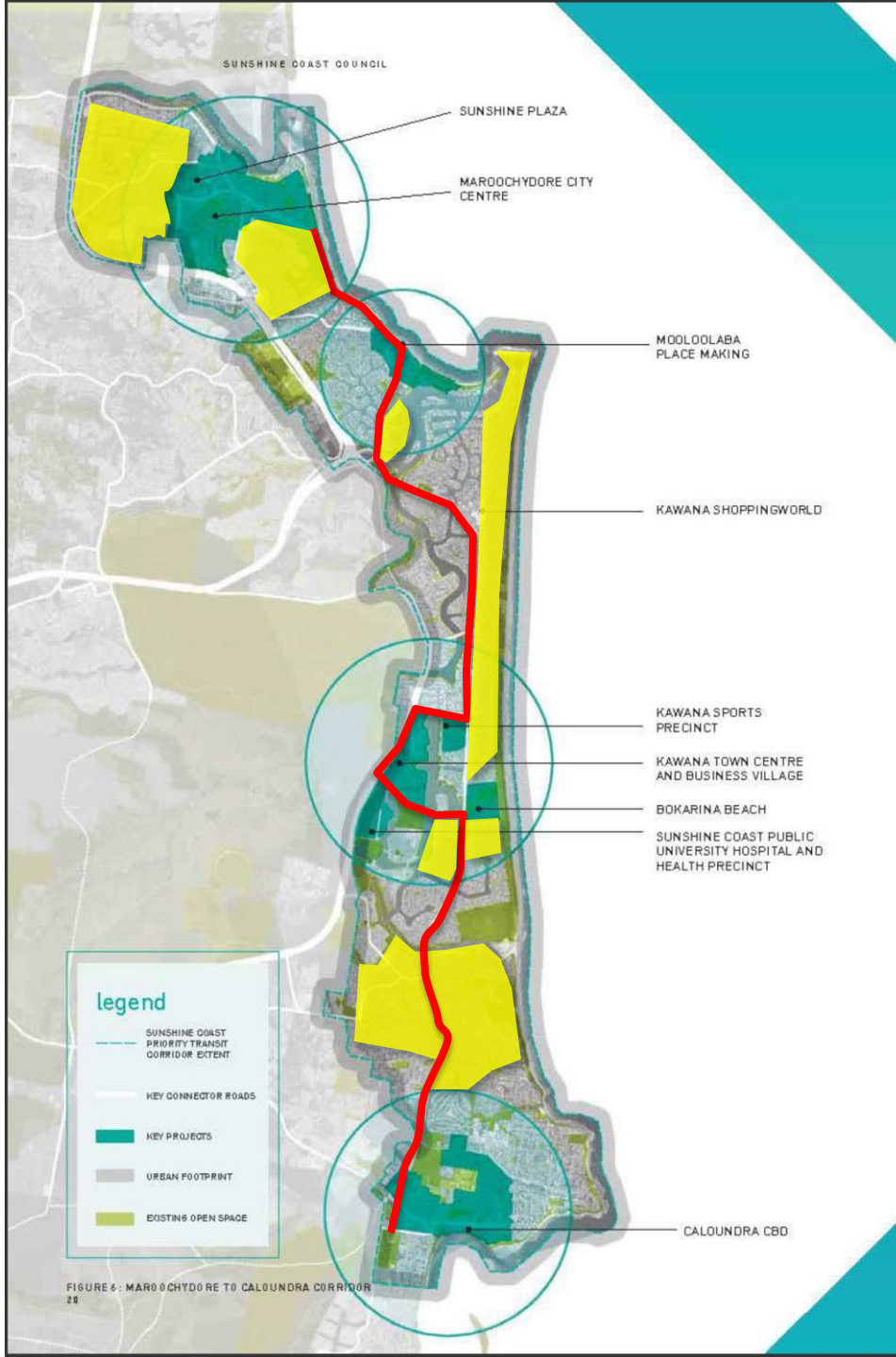



FIGURE 6: MAROOCHYDORE TO CALOUNDRA CORRIDOR

 Light rail route

 Low density residential

# MAROOCHYDORE CBD

## Currently slated:

- » ~ **190,000 sqm** of retail and commercial floor area.
- » **2000** residential apartments

## Current Sunshine Coast Office Market:

- » 20% A Grade vacancy
- » Absorbed 7,130sqm of space in 2017 – considered great result
- » **Would take to 2039 to absorb under current demand**





# MAROOCHYDORE CBD

- » **More residential in the land use mix?**
- » **Greater residential building heights?**

# REVISE THE TARGET

**If the Growth Monitoring Program indicates that targets are not being met, there must be a change in policy to ensure affordability.**

- » Property Council analysis indicates the ShapingSEQ greenfield figures have overestimated capacity by 7000 dwellings.
- » If 'consolidation' isn't achieving targets, more 'expansion' areas must be brought online.



An aerial photograph of a coastal city and bay, viewed through a circular hole in a white, textured surface. The city is densely packed with buildings, and the bay is filled with water. The text "THE CHALLENGE" is overlaid in the center of the image.

# THE CHALLENGE

# BRISBANE'S JOURNEY

- » **Strong focus on infill in previous regional plans**
- » Widely considered to have reached infill objectives
- » Strong community and political opposition to infill outcomes



## New developments to turn Brisbane into sardine central

The Courier Mail



## Residents slam 'sledgehammer' approach to planning

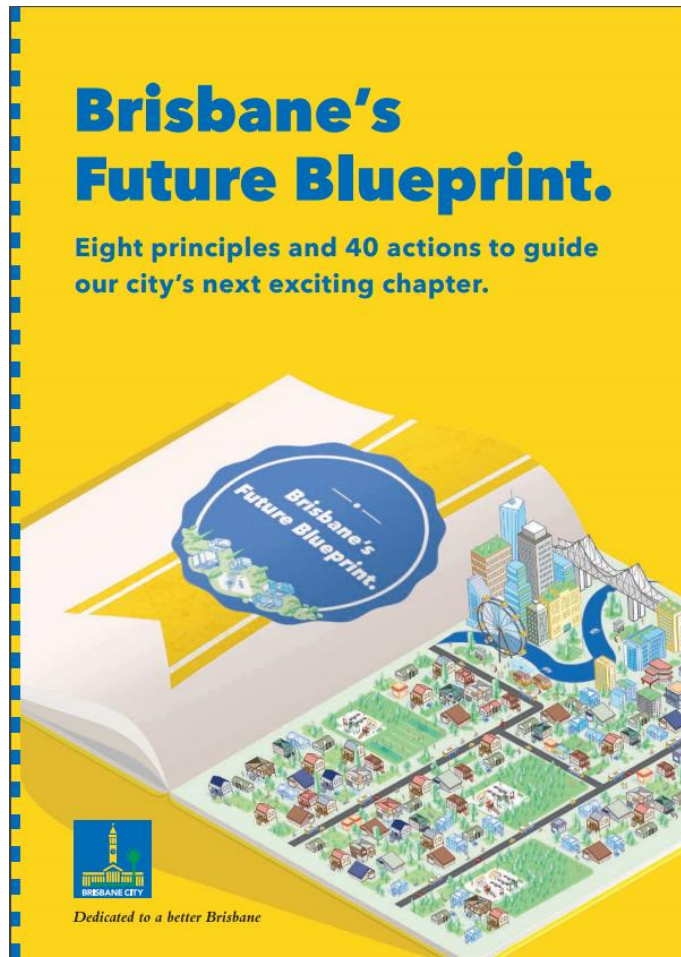
brisbane times



'It's too big, it's too dense': unsympathetic developers changing the nature of Brisbane

brisbane times

# BRISBANE'S FUTURE BLUEPRINT



- » Result of 'Plan your Brisbane' consultation
- » *'Protect the Brisbane backyard'*
- » *'Stop townhouses and apartments being built in areas for single homes.'*
- » *'Stop cookie-cutter townhouses by limiting repeated designs.'*





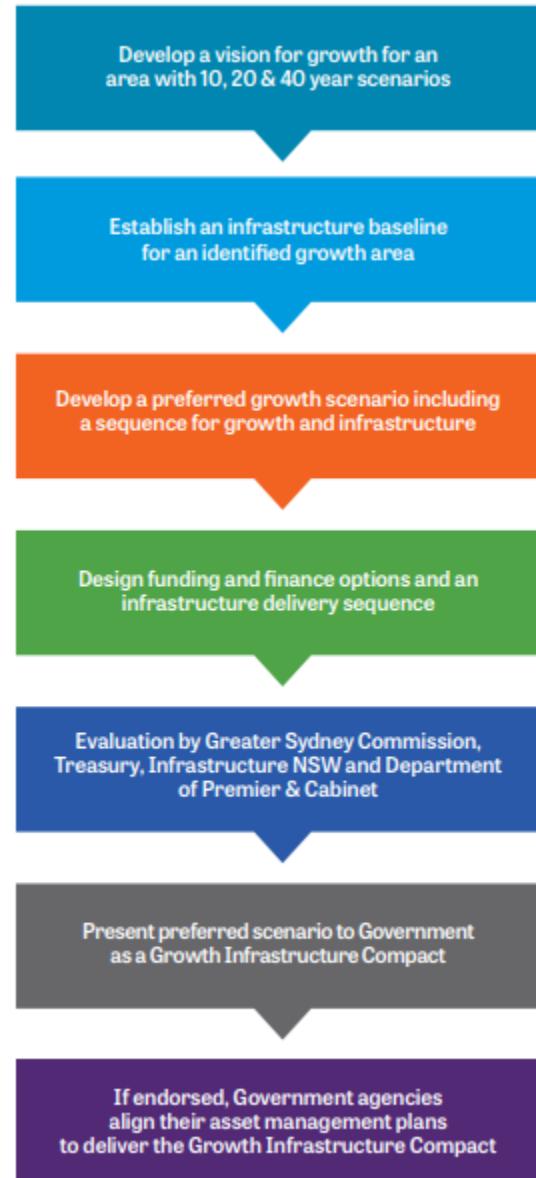
# POTENTIAL SOLUTIONS

# RESTORING FAITH IN 'GOOD GROWTH'



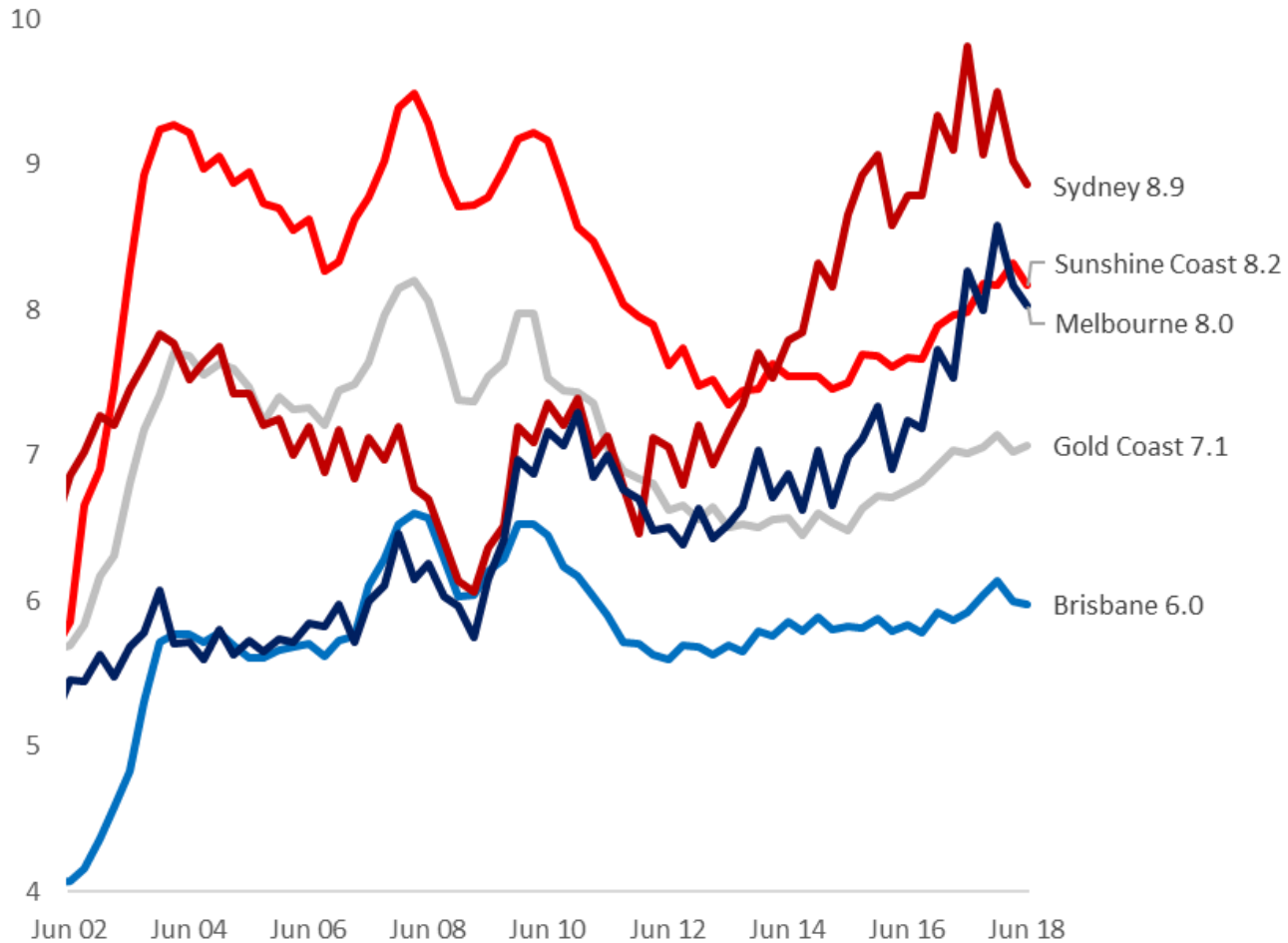
- » National research piece by global cities expert, Greg Clark, on how to overcome these challenges.
- » Identified growth concerns are primarily an infrastructure and amenity issue
- » Proposed shifting the conversation with community about growth using 'Growth Infrastructure Compacts'

# GROWTH INFRASTRUCTURE COMPACTS



# AFFORDABILITY

Dwelling price to income ratio



SOURCE: CORELOGIC