

Challenges of land supply in the region

Sunshine Coast Council

23 March 2021

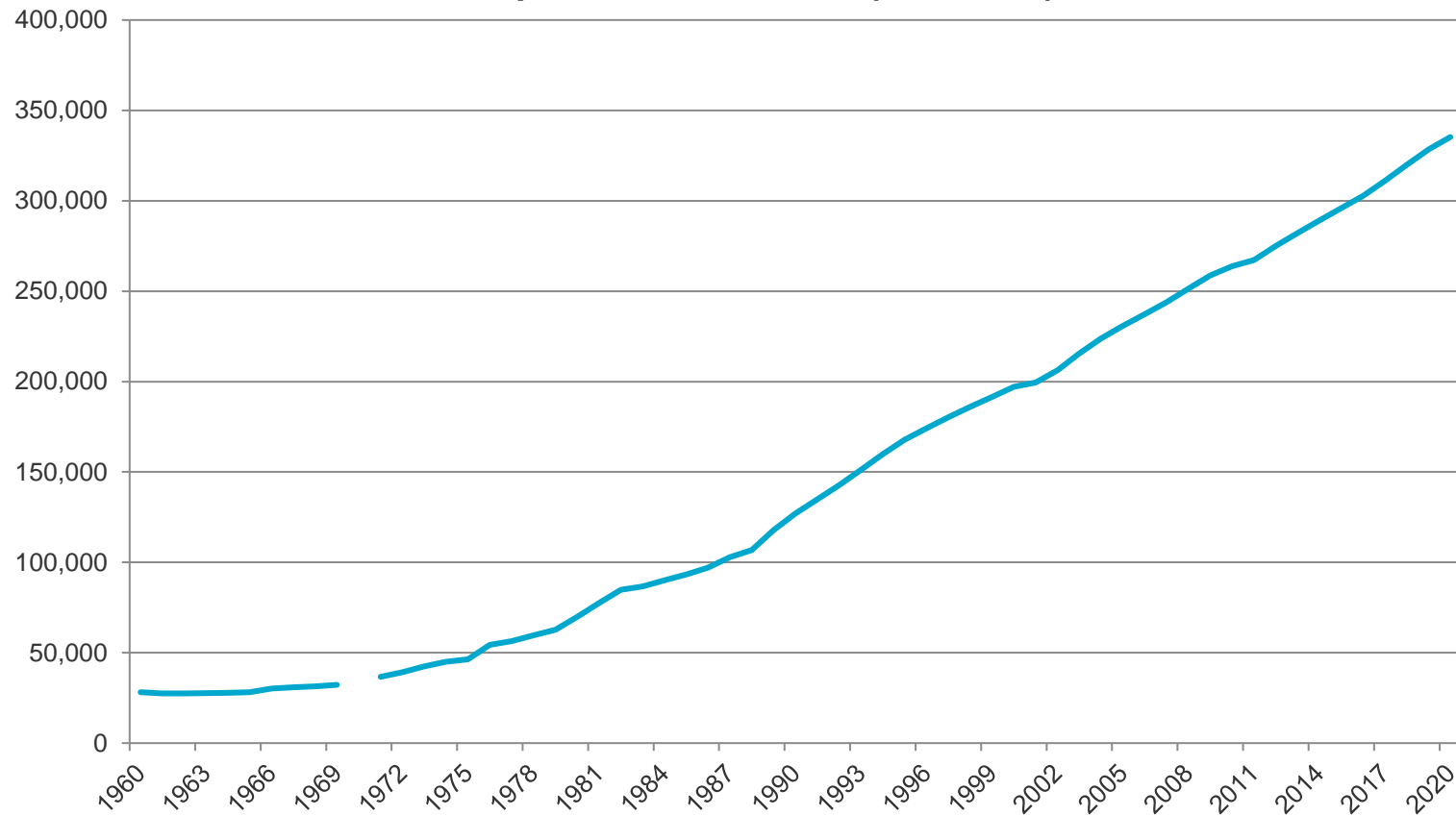
Purpose

- Overview of current trends we are aware of
- Discussion on what we are working on
- Things to keep an eye out for



Current state of play

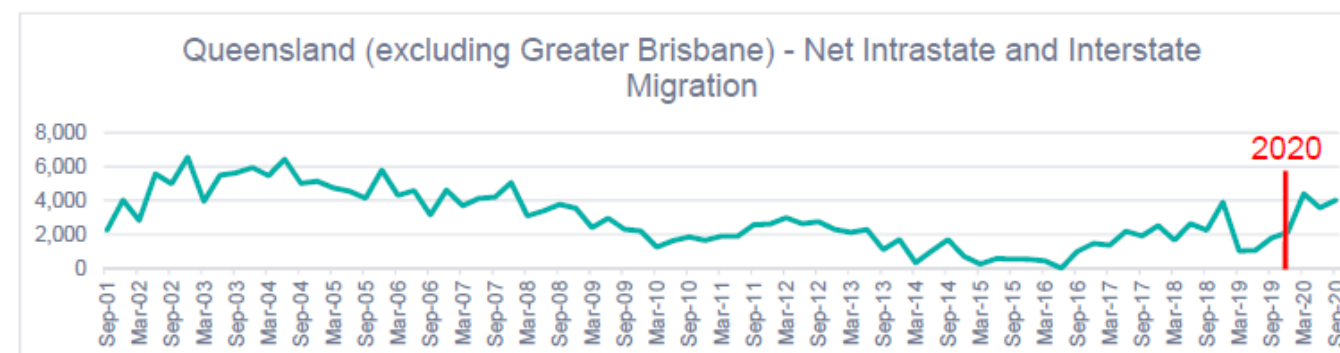
Sunshine Coast Population 1960 - 2020 (indicative)



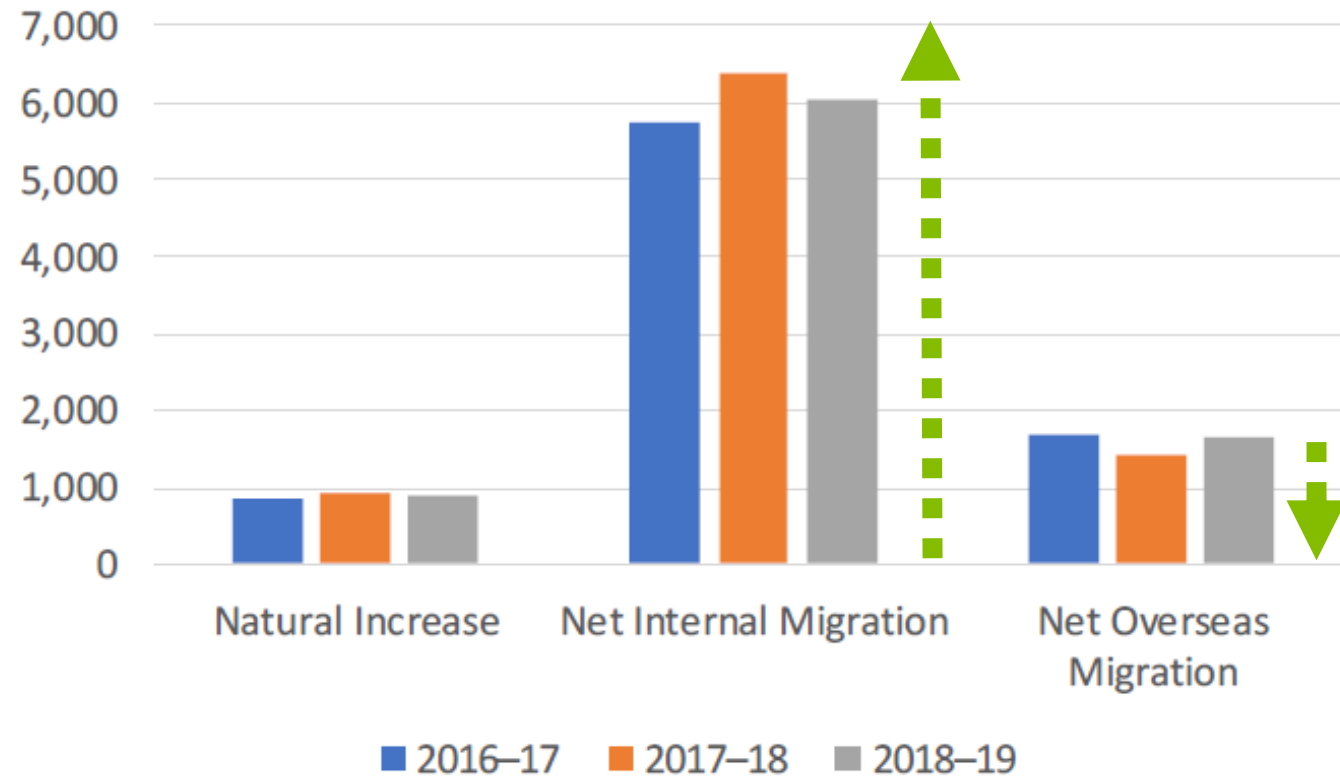
2 February 2021

Interstate migration

	September 2019 quarter			June 2020 quarter			September 2020 quarter		
	Arrivals	Departures	Net	Arrivals	Departures	Net	Arrivals	Departures	Net
NSW	21,307	25,916	-4,609	21,808	25,763	-3,955	18,971	23,081	-4,110
Vic.	19,167	17,137	2,030	15,930	18,972	-3,042	13,371	17,120	-3,749
Qld	23,465	17,995	5,470	24,141	17,391	6,750	22,317	15,080	7,237
SA	5,389	6,381	-992	5,793	5,689	104	5,221	5,144	77
WA	6,906	7,852	-946	6,689	6,916	-227	6,532	5,901	631
Tas.	2,961	2,823	138	3,160	2,773	387	2,635	2,455	180
NT	3,058	3,727	-669	3,207	3,467	-260	3,031	3,162	-131
ACT	4,568	4,990	-422	4,723	4,480	243	4,127	4,262	-135
Total	86,821	86,821	-	85,451	85,451	-	76,205	76,205	-



Population growth for the Sunshine Coast LGA



Notes

1. Net internal migration = net interstate migration + net intrastate migration

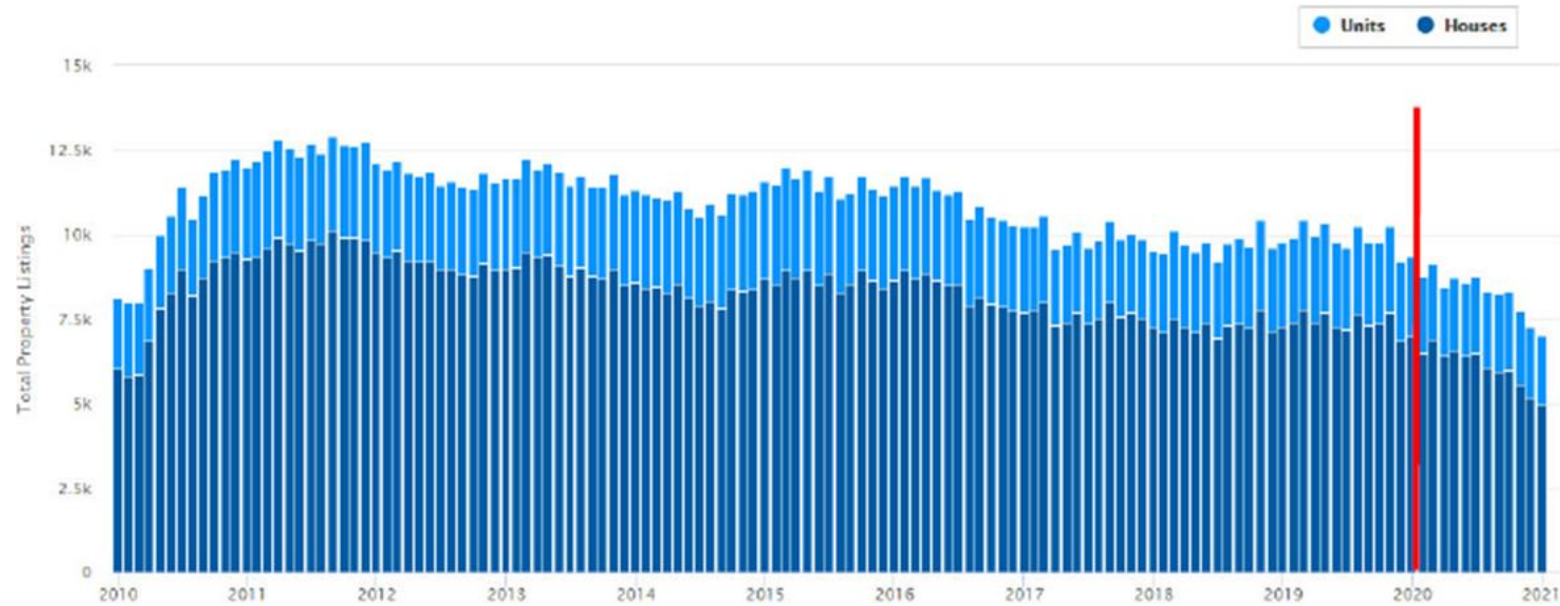
Source: ABS, Regional population – graphics prepared by QGSO

TOTAL PROPERTY LISTINGS

REGION: SUNSHINE COAST

Total Property Listings

Source: SQM Research

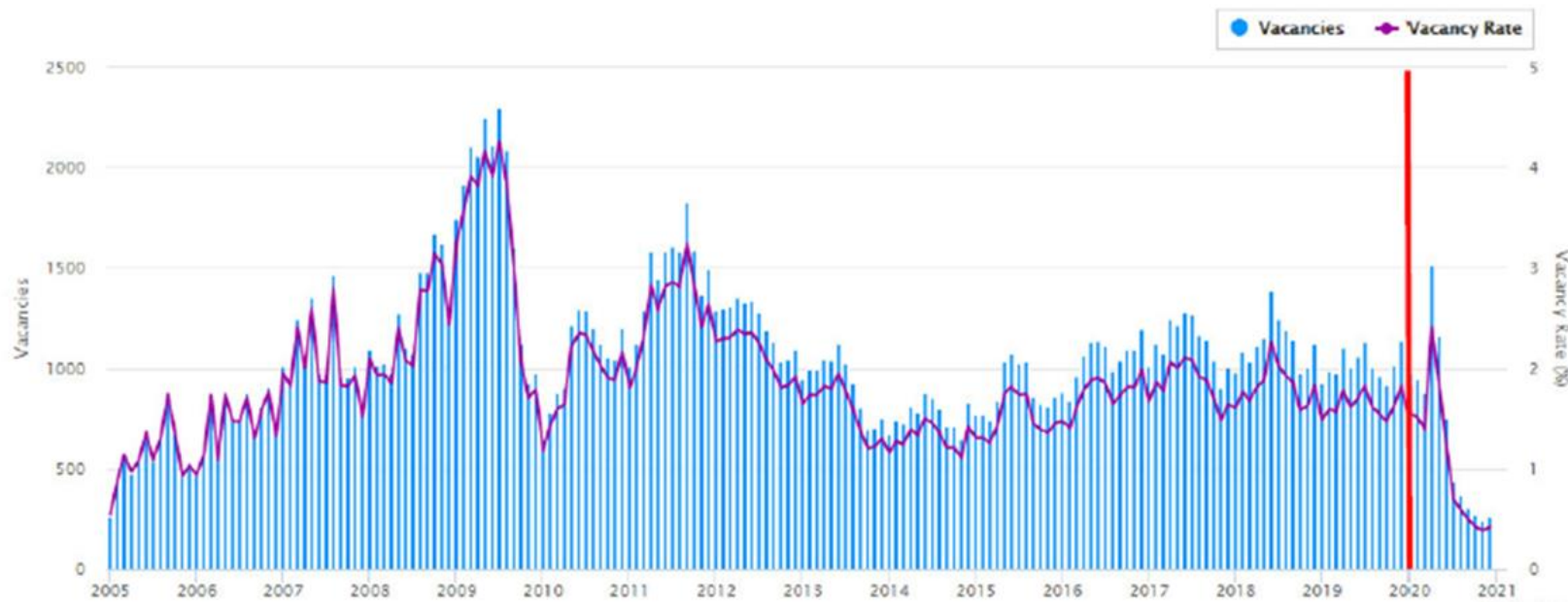


RESIDENTIAL VACANCY RATES

REGION: SUNSHINE COAST

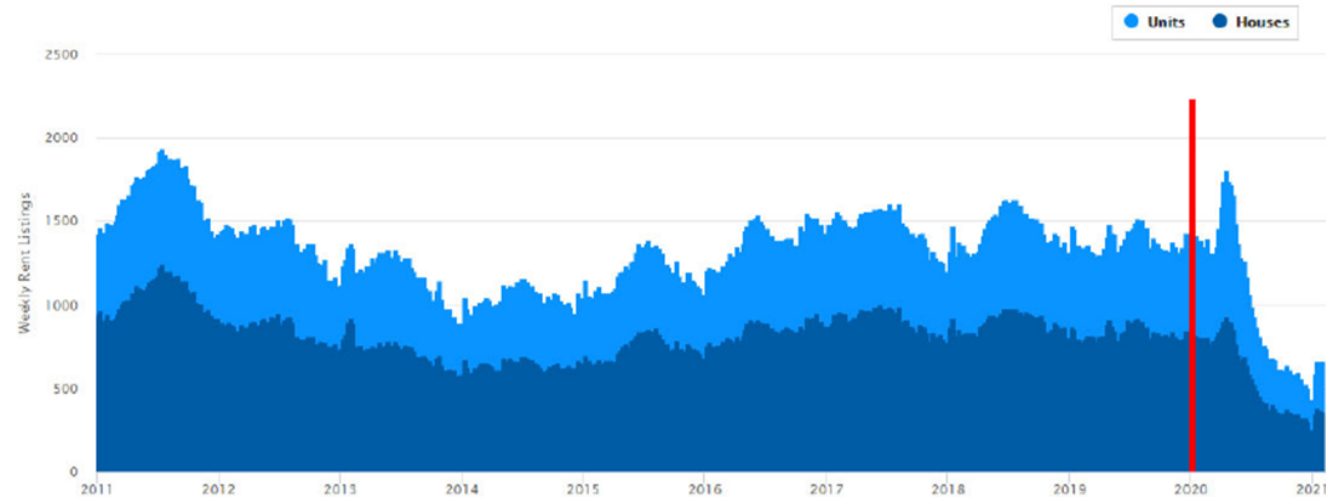
Residential Vacancy Rates

Source: SQM Research



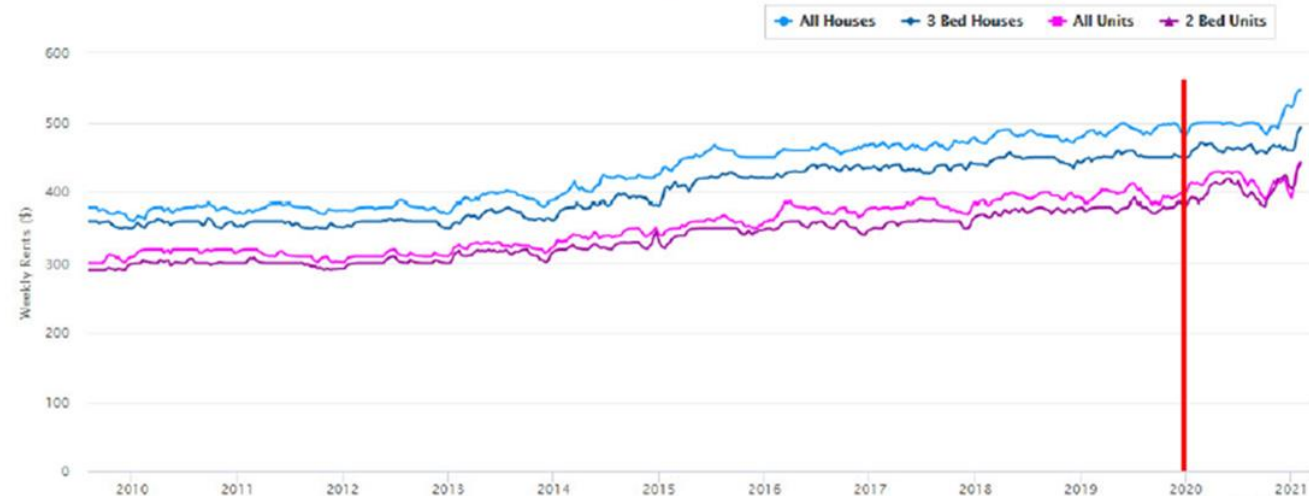
Weekly Rent Listings

Source: SQM Research



Weekly Rents

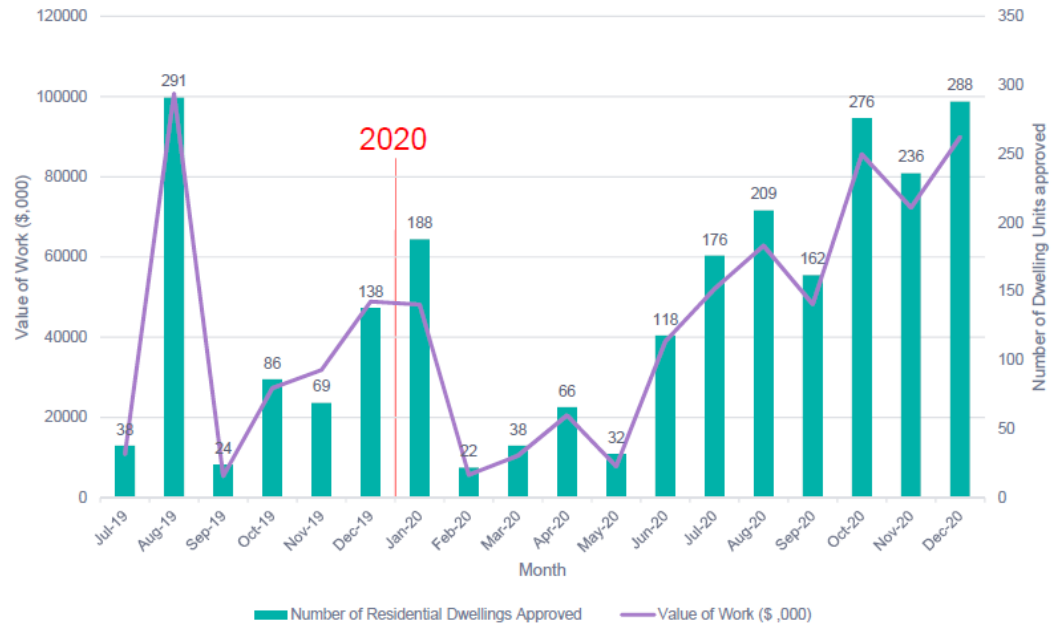
Source: SQM Research





3 February 2021

Sunshine Coast LGA - Number of Residential Dwelling Approvals and Value of Work (July 2019 - December 2020)



	Apps	\$ Value
January 2021	203	\$80,983,770.00
February 2021	388	\$123,759,289.00

SEQ Land Supply and Development Monitoring outcomes

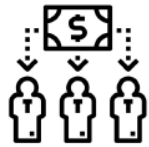
Urban Land Supply

Shaping SEQ 2041 benchmark: 15 years

Consolidation Dwellings = 15 years supply

Capacity—2016 onwards : 41,410 dwellings

2041 Consolidation benchmark: 53,700 dwellings



Employment =
15 years+ supply



Expansion Dwellings = 18 years supply

Capacity—2016 onwards: 40,420 dwellings

2041 Expansion Benchmark: 33,300 dwellings

Housing diversity

based on new approvals
(approved in 2016/17 to 2019/20 period)

Detached
houses



69%

Multi-unit

<= to 3 levels



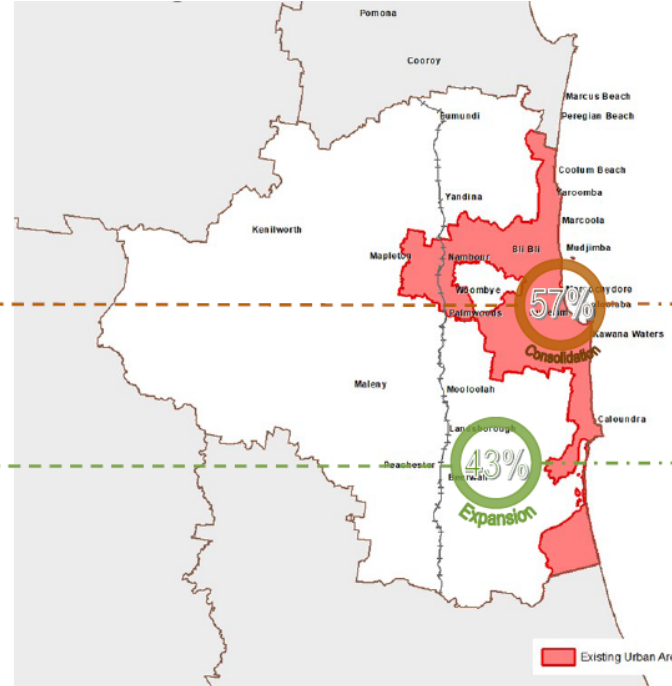
16%

Multi-unit

> 3 levels



15%



Where are dwellings being approved ?^

9,249 total dwellings (approved in 2016/17 to 2019/20 period)
Shaping SEQ 2041 benchmark: 62%

6,389 total dwellings (approved in 2016/17 to 2019/20 period)
Shaping SEQ 2041 benchmark: 38%

^ Refer to the heat map overleaf depicting general locations of heightened approval activity during the 2016—2020 period

Approval Status

of uncompleted approvals

Dwelling density



400m² average lot size / 11.3 dwellings per

Subdivision



2.2 years supply

ShapingSEQ Target: 4 years supply

Multi-unit



5.5 years supply

ShapingSEQ Target: 4 years supply

What's this telling us?

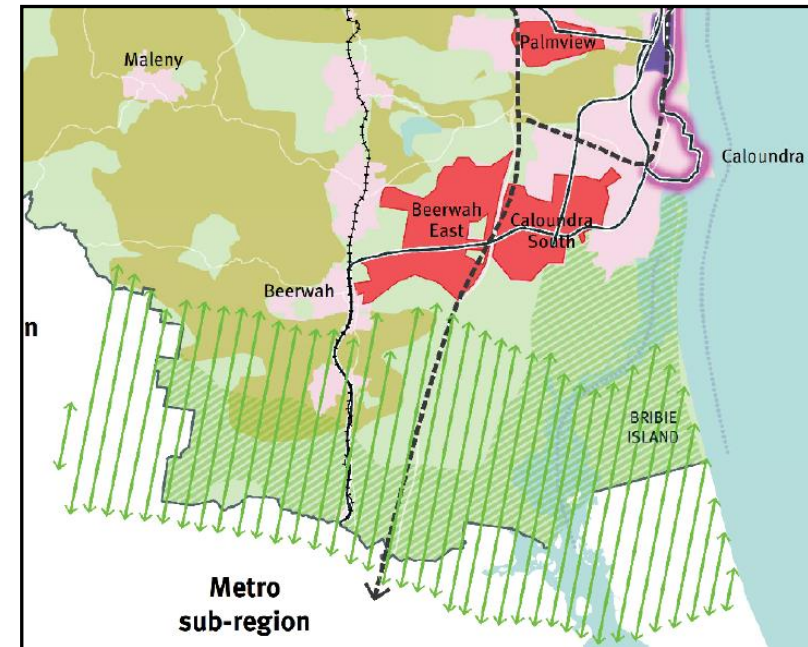
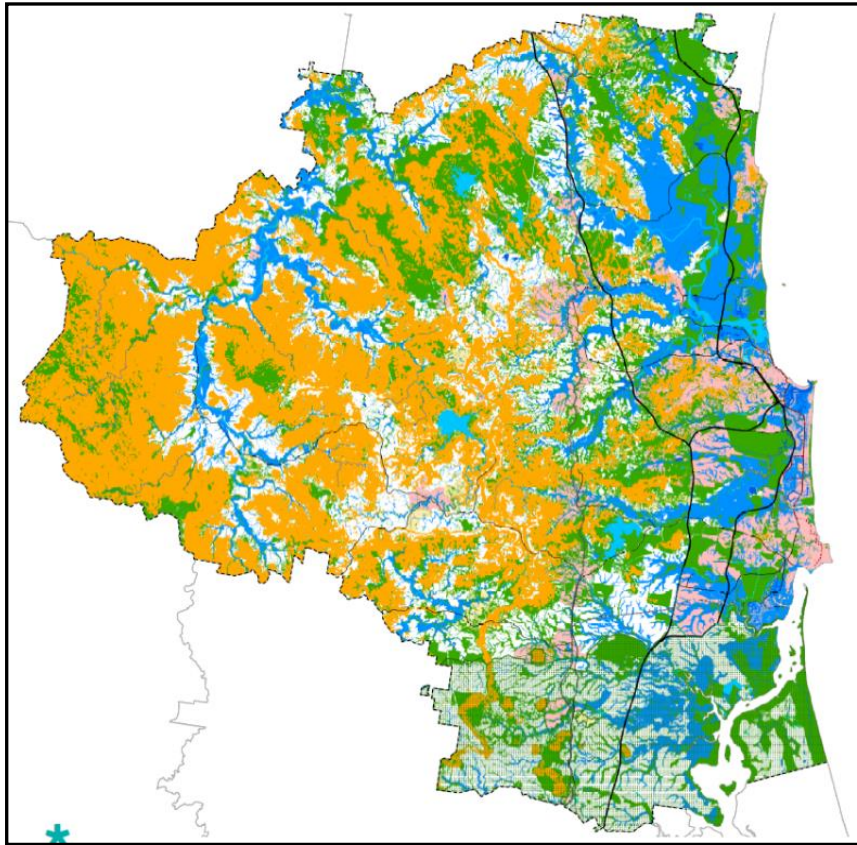
- ***Population growth is continuing***, and likely higher than pre-COVID-19 with increased internal migration the key driver
- ***Queensland is a 'safe haven'*** = people staying put (people who planned to leave can't due to COVID-19, people moving to the regions for safety and lifestyle).
- ***Demand is strong*** – sales in Caloundra South and Palmview and medium/high impact industry land much higher than previous years.
- HomeBuilder, other Federal Government stimulus and low interest rates likely ***'bringing forward' demand***.
- ***Development applications picked up*** following COVID-19, opposite to predictions.

What's this telling us?

- These trends are not unique to the Sunshine Coast and are ***being experienced across SEQ and in other regional areas.***
- ***Difficult to know whether recent trends will be sustained*** in the medium term and too early to project forward with confidence.
- ***LSDM is the point of truth*** – but the extent of change over the last 12 months has been very rapid and it is appropriate to ask the question what is Council doing to respond?

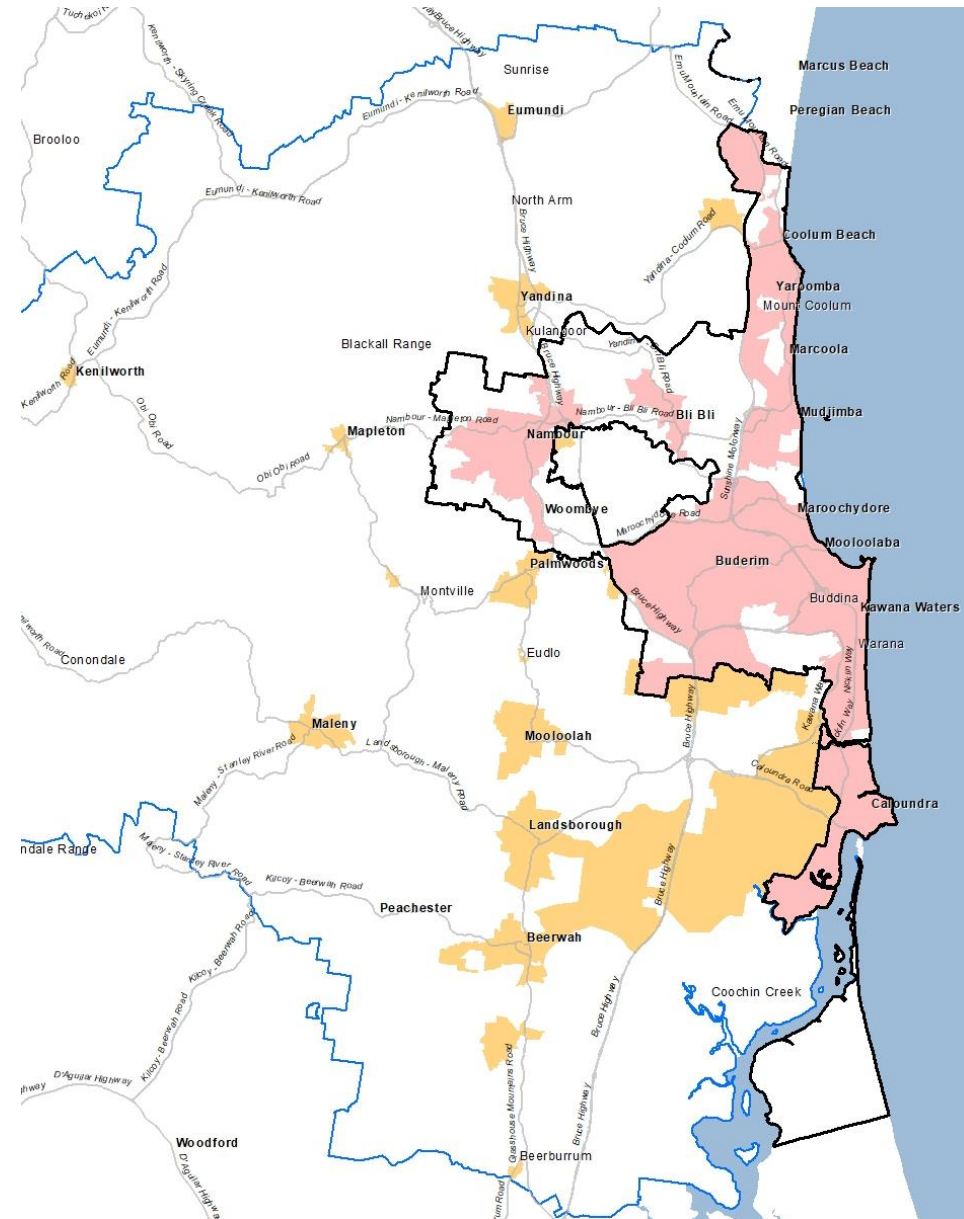
What are we doing about it?

Constraints and influence on settlement pattern



SEQ Regional Plan (ShapingSEQ) 2017

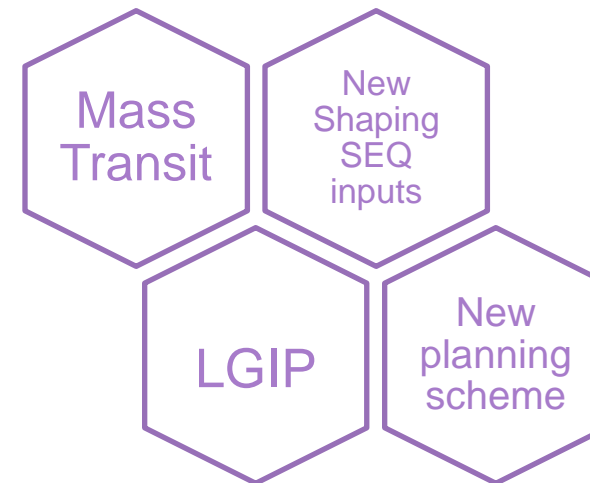
- By 2041, a population of at least 495,000 people requiring at least 87,000 additional dwellings.
- 62%, or 53,700 dwellings in Consolidation (red)
- 38%, or 33,300 dwellings in Expansion (orange)
- Plan to be updated in next few years.



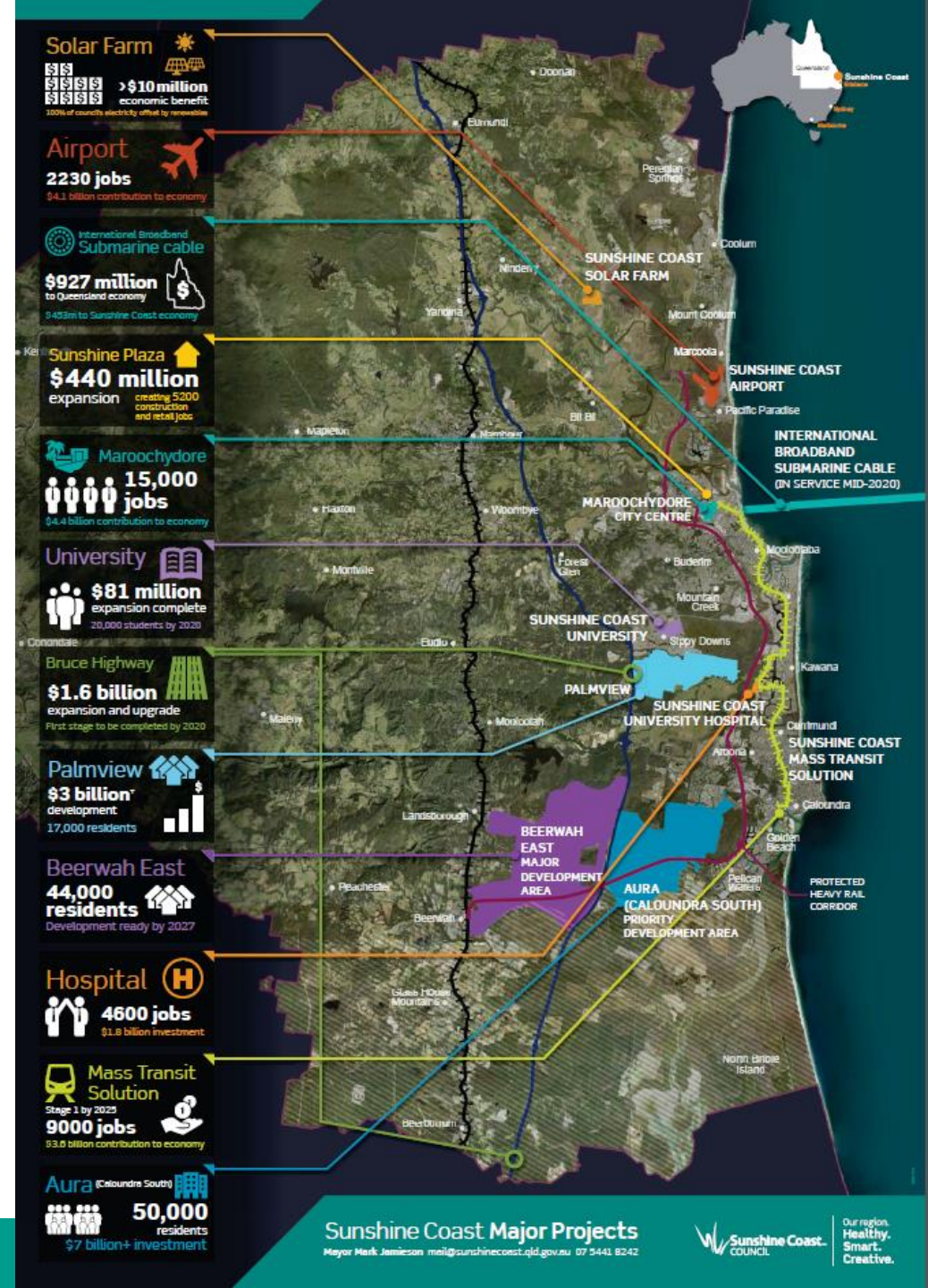
Short term initiatives









Longer term initiatives



Major projects in the region



Key growth areas – Enterprise corridor and Mass Transit

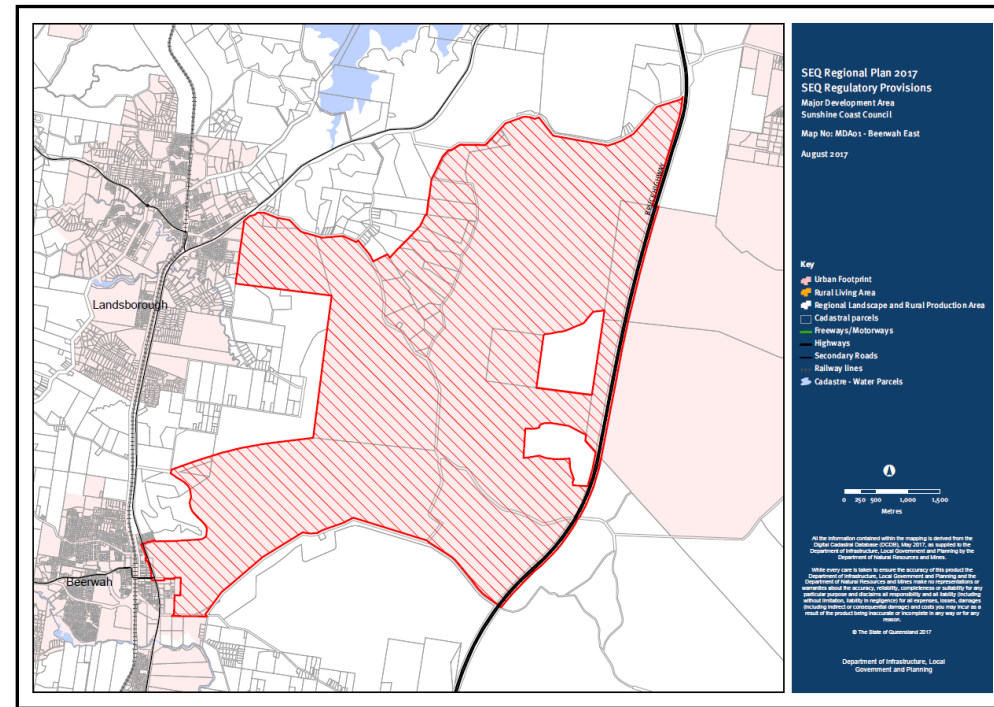
-  Sunshine Coast University Hospital (SCUH)
-  Sunshine Coast Mass Transit - Recommended Stage 1
-  Future Mass Transit Stages
-  CAMCOS
-  Sunshine Coast Urban Corridor
-  Sunshine Coast Mass Transit Stage 1 Catchment

Note:
The Sunshine Coast Urban Corridor Catchment Area covers the area that is within an easy walking distance of the potential mass transit alignment. Some, but not all, of this area may be considered suitable for redevelopment at some time in the future to enable more people to live or work close to the mass transit system.

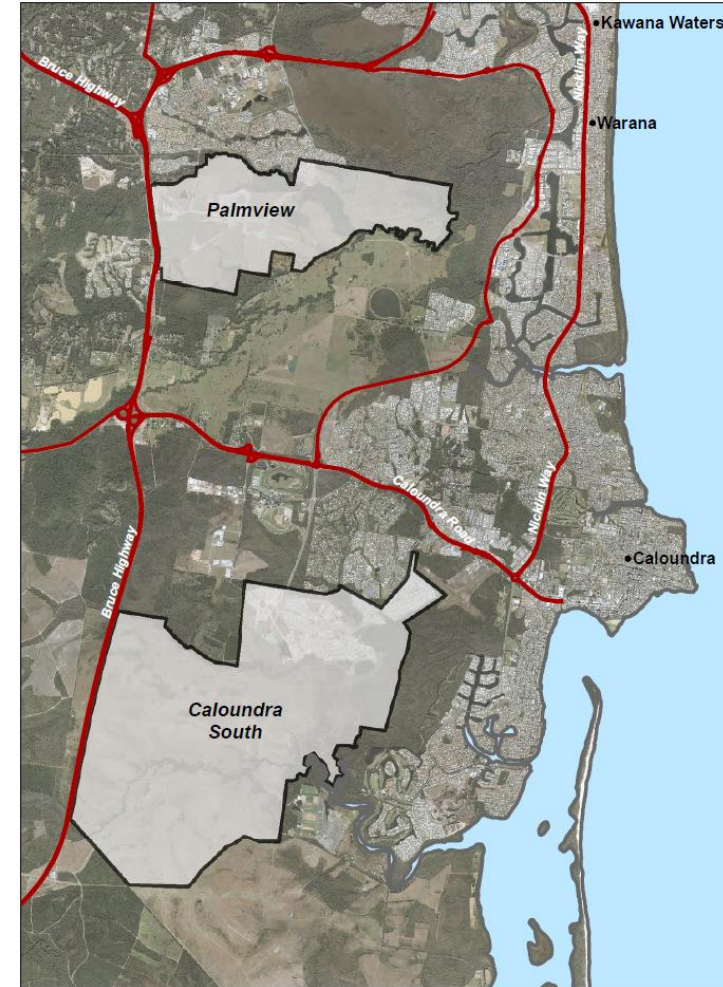


Future key growth area – Beerwah East Major Development Area

- Only Major Development Area in *ShapingSEQ*
- 20,000+ dwellings along CAMCOS corridor
- Council and State working on structure plan – endorsed council position
- Proposed to start developing in 2027
- Combination of residential and employment lands.

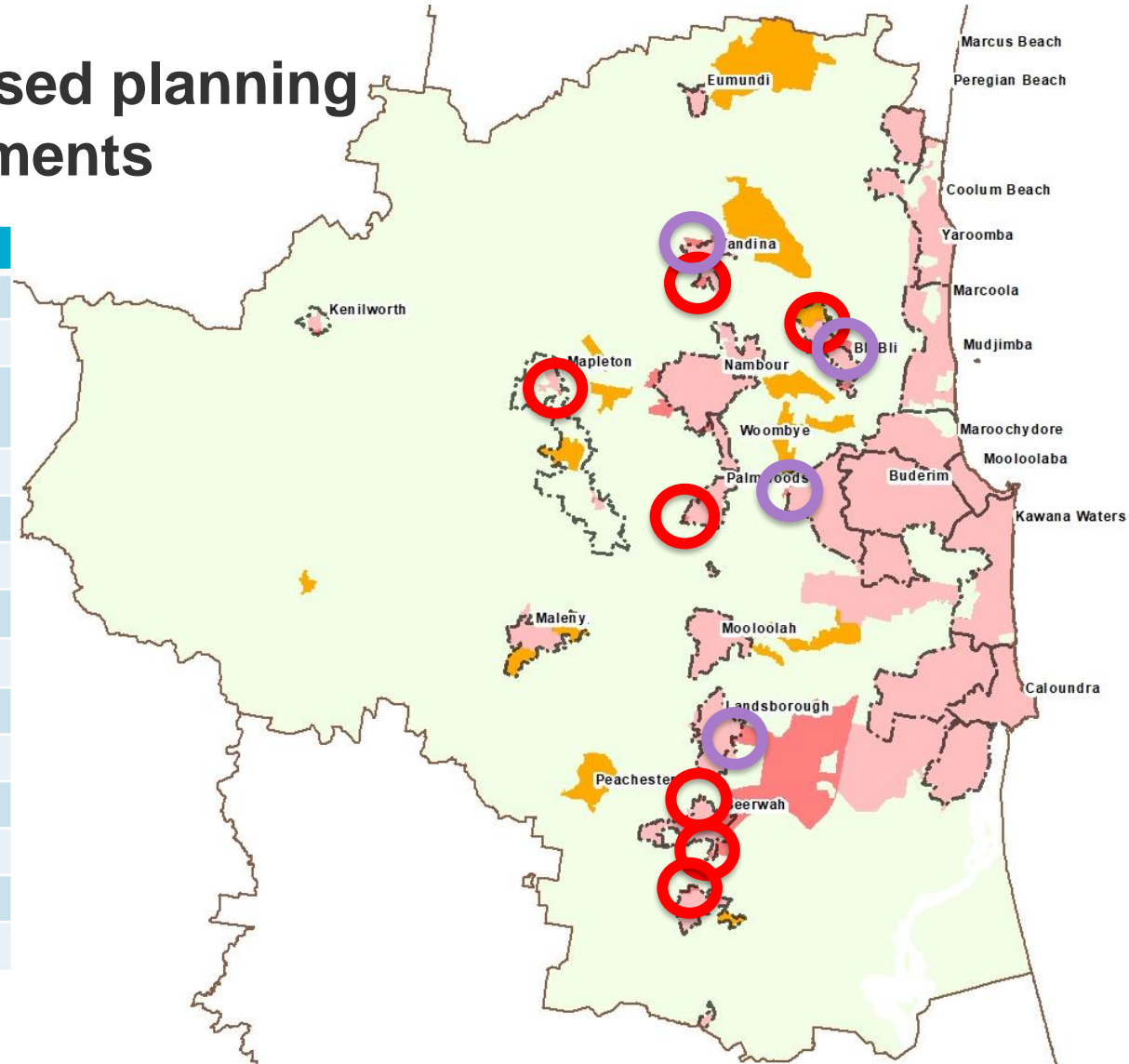


Other projects to support the region



Recent & proposed planning scheme amendments

Round 5	
Beerwah	38ha
Bli Bli	9ha
Glass House Mountains	
Mapleton	7ha
Palmwoods	16ha
Yandina	38ha
Total	137ha
Round 7	
Yandina	55ha
Landsborough	16ha
Bli Bli	58ha
Chevallum Industry	15ha
Total	144ha



New planning scheme

- Currently under preparation
- Planned completion: early 2024
- Key directions paper completed toward the end of the year.
- Key directions paper to include high order directions on growth and settlement patterns.
- Consultation at end of 2021.



New planning scheme



- ‘Evolution rather than a revolution’
- Opportunity to execute the increased focus on urban consolidation to align with ShapingSEQ.
- Consider development outcomes for Enterprise Corridor.

What's next?

- We want to hear from the community and development industry
- Potential regional plan review – opportunity to update growth outcomes
- New planning scheme, including updated settlement pattern and development outcomes to align with ShapingSEQ
- Working with State government on residential and industrial land supply

Thank you