

Population Growth

What are the population projections and where are the people expected to live?

Population Growth

The Sunshine Coast population is projected to increase from 320,000 in 2018 to 518,000 by 2041.

The Queensland Government Statisticians Office (QGSO) projects a population of about 518,000 people on the Sunshine Coast by 2041. It is anticipated the region will require a total of over 212,000 dwellings to accommodate the growth. This will require an increase of at least 87,000 additional dwellings from 2016 to 2041¹. More recent projections by the Queensland Government suggest this number may need to be 92,000.

The Queensland Government's Regional Plan (Shaping SEQ) provides a framework to manage growth, land use and development. It sets a target for 63% of all new dwellings to 2041¹ to be provided in existing urban areas as infill development. The aim of this policy is to slow the rate of urban sprawl and to protect important greenspaces, rural landscapes and inter-urban breaks

Figure 1 indicates the approximate numbers and locations of new dwellings across the Sunshine Coast between 2016 and 2041. The current projections indicate that about 40% of dwellings are expected to be accommodated in the greenfield developments of Palmview, Caloundra South and Beerwah East.

The Sunshine Coast Urban Corridor is also expected to accommodate 27% of the new dwellings. The balance is spread across the rest of the Coast. This projection achieves approximately 46% infill which is 16% short of the Shaping SEQ target.

How, and if, the Sunshine Coast reaches the Shaping SEQ targets or realises the QGSO projections will depend on the type of transport infrastructure provided and the land use vision for the Region. These elements are subject to significant amounts of community engagement.

How would another 25,500 dwellings fit into the Sunshine Coast Urban Corridor?

The provisions of the existing Sunshine Coast planning scheme allows for a large proportion of the projected 25,500 dwellings to be accommodated. About 14,500 dwellings are able to be accommodated in the existing centres of Maroochydore, Mooloolaba, Kawana and Caloundra. Since 2016, about 6000 dwellings have already been built in the Sunshine Coast Urban corridor.

This leaves around an additional 5000 dwellings that need to be built in the corridor by 2041 that are not yet provided for in current planning provisions. How these dwellings are best accommodated in the Sunshine Coast Urban Corridor will be part of this community engagement.

What are the next steps?

The engagement on the urban form outcomes will inform ongoing land use planning. If, because of the consultation undertaken through the Detailed Business Case analysis (next stage) it is considered that amendments to the planning scheme are required. These amendments will be subject to further community consultation in accordance with the statutory requirements of the *Planning Act 2016*.

¹ Queensland Government (2017). *ShapingSEQ*, p120

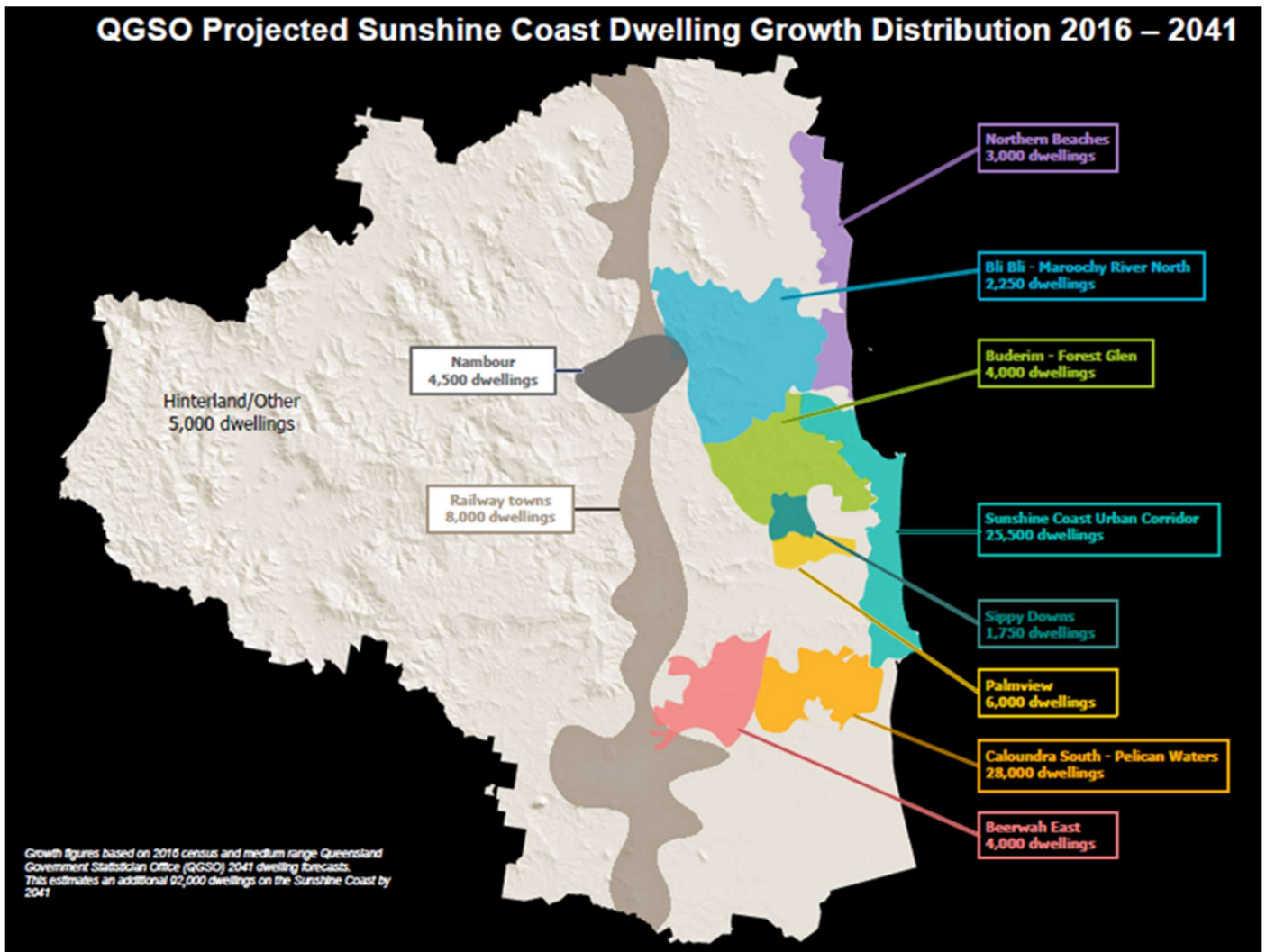


Figure 1 Projected new dwelling distribution 2016 - 2041

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