

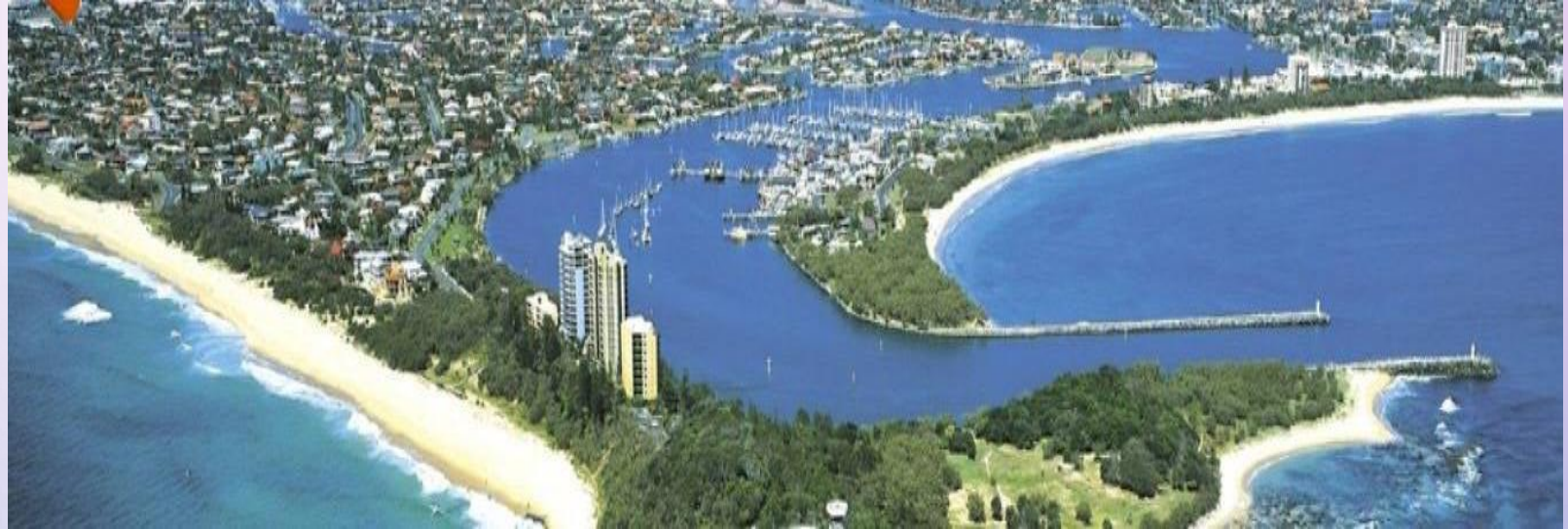


# SEQ REGIONAL PLAN WORKSHOP

**OSCAR PRESENTATION**

**7 SEPTEMBER 2023**

What does the  
draft SEQRP  
mean for the  
Sunshine Coast  
and Noosa LGAs?  
*Pages 200-210 of  
Draft SEQRP*





# OUTCOMES FOR GROW

## Growth by expansion (Page 203)

1. Major areas of urban development:
  - Continue Palmwoods - 7000 homes
  - Caloundra South/Aura, 50000 population by completion
2. Future development – Beerwah East MDA (7000 houses) timeframe not until late 2020s
3. Industrial development: Caloundra, Yandina - Sth of Yandina/Coolum Beach Rd, Coolum Eco Industrial Park and Beerwah East.





## **Growth by consolidation** (page 202)

1. M'dore, Kawana, Caloundra & Nambour
2. Kawana Waters – (health & education), knowledge and technology precinct. *NB. SCUH and surrounding areas benefit from SC Public Transport (MCY, BIRT and extension to Caloundra – greater density & diversity.*
3. Key stations along existing high frequency (HF) PT – Beerwah to BNE, B2N
4. Key stations along proposed HF DSCRail, SCPT (MCY/BIRT/CAL)
5. Uplift in low density res areas (Fonzie flats, duplexes, triplexes, quadraplexes, tce/row houses & low rise up to 3 stories) continuing incremental growth in all existing res areas.





## POTENTIAL FUTURE GROWTH AREAS (PFGAs)(p204)

### 1. Halls Creek – south of Aura

- Subject to approval under the EPBC Act
- Remain in RLRPA to limit development and protect from fragmentation
- SCRC, the local community – Cal Res, TAPP, SCEC and OSCAR community opposed to this area being developed

**2. SCRC & Noosa** “encouraged” to investigate potential future growth opportunities & review long-term rural, environmental & landscape sustainability. (p204)





## OUTCOMES for PROSPER (p205)

### Regional Economic clusters (Recs)

#### 1. Northern Gateway

- Maroochydore City Centre incl. Broadband undersea cable
- Sunshine Coast Airport

NB. It notes that all the TMR projects proposed incl. HF SCPT, DSCRail, road improvements **critical** to the success of the REC.

#### 2. Kawana REC – need improvement to:

- workforce accessibility, provision of land for R&D
- improved internal active transport connectivity
- delivering SCPT & DSCRail will accelerate Econ dev.

#### 3. Industrial Land

- Beerwah, Beerwah East, Yandina,
- Intensification/expansion MEIAs – Caloundra, Coolum

#### 4. Rural prosperity – principal ag land resources protected (p205)





## OUTCOMES FOR CONNECT (P206)

1. Improvements to metro BNE, Cross River Rail and improvements in Northern Region.
2. Delivering a network of HF PT connections as part of the strategic PT system to 2046, incl.
  - a) Sunshine Coast PT project Maroochydore to Caloundra
  - b) HF PT between Beerwah and Metro subregion
  - c) delivering the Direct Sunshine Coast Rail-Beerwah to Caloundra & Maroochydore
  - d) extending network of HF PT connections from Noosa & Nambour to Maroochydore & Caloundra South
  - e) Improving the strategic road network eg. Kawana M'way and the Mooloolah River interchange





# OUTCOMES FOR SUSTAIN

## Landscape areas and natural assets

*The intent to protect and nurture the regional biodiversity network and manage regional landscapes will be particularly relevant to the following locations: (page 207)*

1. Noosa North Shore Corridor-links Teewah, Cooloola & Gt Sandy NP
2. Lakes Cootharaba, Weyba & their catchment areas
3. Noosa & Sunshine Coast Regions recognition by UNESCO as Biospheres
4. National Estate-listed Maroochy Wallum Corridor
5. Maroochy wetlands & the Blue Heart
6. Elgin – Conondale Corridor which Yabba, Squirrel Ck., Jimna, & Conondale
7. Mapleton NP to Mooloolah R NP Terrestrial corridor
8. Blackall Range-Imbil Corridor
9. Curramundi & Stumers Ck & assoc. lagoons, shallow wetlands & coastal vegetation
10. NIUB
11. Noosa North Shore to Pumicestone Passage coastal corridor





## Outcomes for Sustain (cont.)

### Resilience

*Developing climate & natural hazard risk responsive coastal and hinterland communities that reflect local mitigation and adaptation values of protecting natural areas and consolidating growth in safer locations will advance the intent to: (P207)*

- realise risk responsive future growth-continuing local efforts to avoid development in areas of intolerable risk (incl. areas projected risk of climate change)*
- preparing for future settlement adaptation eg. CHAS*
- Blue Heart – critical regional environmental preservation, flood storage & climate adaptation for Maroochy River catchment and the broader northern subregion*

Pretty wild scenes around the coast today! I managed to find a minute I could get the drone up to really see how much water is around! Safe to say it's a lot!

Pic 1: Sunshine Motorway South bound from Coolum Roundabout

Pic 2: Mount Coolum

Pic 3: Coolum Primary School





# OUTCOMES FOR LIVE

## Our great places (page 210)

1. Hasting St Noosa Heads
2. Caloundra Hland, Bulcock St, Kings Beach
3. Mooloolaba Esp & Spit
4. Maroochydore traditional centre areas- Ocean St & Cottontree
5. Palmwoods historical character
6. Nambour Town Centre & surrounds
7. Eumundi & markets
8. Cooroy & surrounds
9. Yandina one of oldest towns on SC
10. Beerwah – emerging growth town
11. Landsborough
12. Maleny, Montville, Mapleton
13. Kenilworth
14. Kawana Town Centre & surrounds
15. Coolum Esplanade
16. Pomona Village
17. Peregian beach
18. Noosa Junction
19. Gympie Tce Noosaville





## Issues for consideration

1. Population growth for SEQ, how does SEQ fit with the rest of the State- where is the State Settlement Policy as per PIAQ?
2. Dwelling supply – why hasn't the Plan referenced Short-term Accommodation, saying "no problem"
3. Has the statement by President LGAQ that there are 100000 lots available in Qld. of which 60000 are in SEQ been investigated and explained?
4. What analysis of existing PDAs/MDAs been undertaken e.g. Aura—to see land availability?
5. The SEQRP is underpinned by *integrated land use and transport plannings*. That is development and transport be developed in tandem, not 10-20 years after the development is complete. What does that mean for the SC and Noosa?





## Issues for consideration (cont.)

6. SCRC & Noosa to investigate further areas for “expansion” including suggestion that regional towns be reviewed for increased population.
7. Use of the term “amenity” for locating development. *Amenity – the quality of a location or landscape which makes it pleasant or agreeable or which contributes to a comfortable life. (p264).*
8. Climate Change is risk-based under the Resilience policy maturity framework. We need to analyse how this will reduce risks.
9. No-go future development areas will be negotiated between LG and DSDILGP. *No-go future development areas are those that are incompatible with urban use or built form. (p163).*
10. How do we ensure that designated erosion-prone areas and flood plain storage areas are not comprised by urban development?
11. Urban heat mitigation – *State agencies and LG are required to undertake regional and local scale heat hazard risk assessments, local micro assessments and built form investigations.(p166)*





## Issues for consideration (cont.)

12. There has been a great deal of community angst re increasing higher density development. What and how does the community want to see higher densities undertaken – Master Planning, designated areas, distances from the beach, distances from main roads, tapered density, open space provisions, sporting opportunities etc.?
13. How is “gentle density” best delivered? Are guidelines for developers and LGs required, including access to open space, age appropriate open space and recreation activities?
14. How do we ensure that increasing gentle density and low medium density does not destroy the urban biodiversity that the SC and Noosa are privileged to have within their LGAs.
15. How do we better protect First Nations land use, and practices?





## CONCLUSION

If you would like to contribute to OSCAR's submission and/or identify additional issues & solutions you can

1. Join a discussion at Caloundra Power Boat Club, Golden Beach Friday 8 Sept 2.00pm
2. Participate in a workshop at Yaroomba Meeting Place, Tuesday 12 Sept 6.30 pm
3. Reply to [mail@oscar.org.au](mailto:mail@oscar.org.au)

