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The Implications of the SEQ Regional Plan for the Gold Coast

- SEQ regional plan released in July 09. Document covers until 2031 – 25 year plan. The regional plan contains 12 chapters expressing regional policies. Section C – regional land use pattern gives sub-regional narratives.
- GC Indicative planning population of 749,000 (this forecast is below the dip of 2.1% annual growth) Final plan of 143,000 houses. 70% of this infill or redevelopment.
- By 2016 greenfield development largely exhausted.
- Council has requested to the government that they include visitors on regional plan – however government did not adopt this situation. 60,000 overnight visitors on GC
- 1.1 jobs for every dwelling in city. Estimated there will be 1.2 jobs for every dwelling. Employment needs to be located so that it is easily accessed, GC maintain shorter drive to work times. For every dwelling constructed 1.2 jobs need to be available and accessible.
- Urban footprint from the last regional plan – land. Coomera declared a regional development industry – parcel of land at Ormeau that has been flagged as an identified growth area. Urban footprint comprises 35.5% of gold coast land area.
- Activity Centre network – regional plan principle 8.6 that employment, infill housing and community services.
- Coomera be designated as a principle activity centre in the future.
- GC airport experiencing rapid growth in international airports because of focus of \$100 mil terminal and low cost carriers.
- GC health and knowledge precinct centred on Griffith site in Southport. That \$1.8bill project. Broader precinct expected to deliver 20-250000 jobs. Project of this significance important because of highly skilled workers attracted. Up to 5 billion in projects expected to be completed in next few years. New Griffith school of medicine. A new private hospital also proposed.
- GC Rapid Transit system – most important transport program happening on GC. Must be connected to heavy rail at Helensvale.
- Principle of integrated transport. Less focused on car transport.
- In summary – implications of regional plan of gold coast – high density being sought – greater focus on infill development – must be more focused on integrated transport to achieve objectives – collectively industry and government need to ensure that 1.2 jobs are provided for every new dwellings in locations that are easily accessible from homes.