



Neighbourhoods and Housing

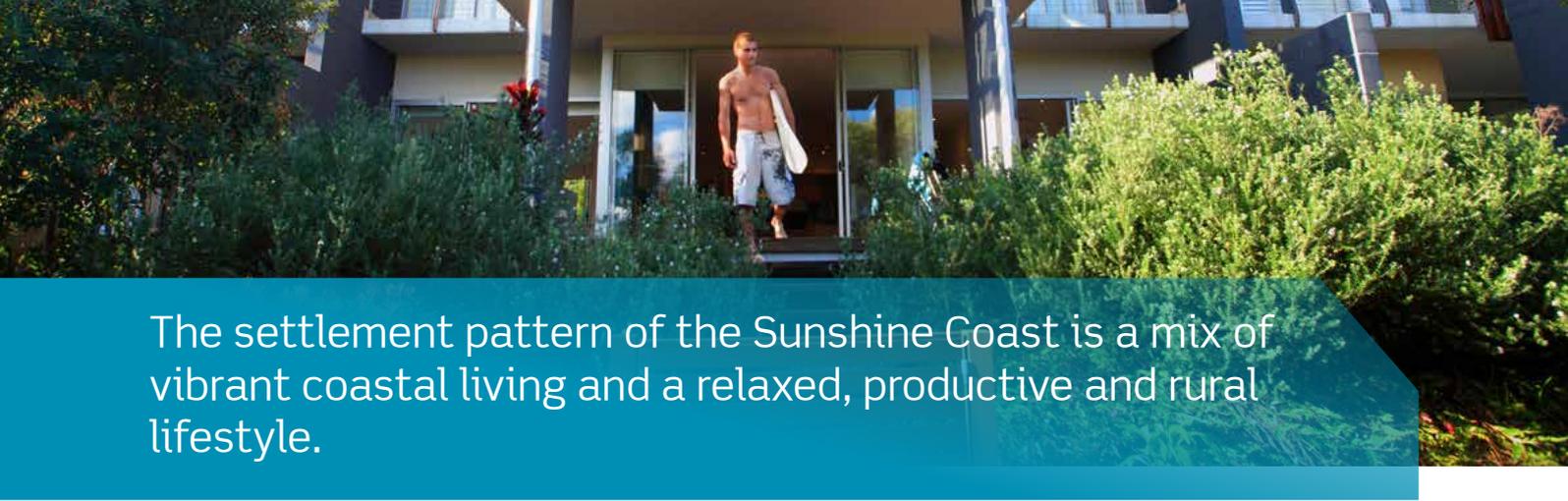
Outcome 2041:

A diversity of neighbourhoods and housing provides sustainable and affordable living options for everyone.

Target:

Increase the diversity of affordable living options by 2041.





The settlement pattern of the Sunshine Coast is a mix of vibrant coastal living and a relaxed, productive and rural lifestyle.

This mix reflects well-defined urban areas, distinctive townships, rural-residential, farming areas and tourist accommodation. These settlement areas contain the neighbourhoods and housing where we live, spend our leisure time, and ideally, where we work.

The built form of our urban and rural housing is an important part of who we are, the lifestyle we lead, how we live in the neighbourhood and our wellbeing. The Sunshine Coast typically consists of low-density neighbourhoods where access to services and employment requires a high reliance on private vehicle usage, including access to the public transport network. The majority of our population resides along the coastal strip with key employment nodes in centres, industrial estates and employment hubs such as hospitals, centres and the university.

The hinterland towns and surrounding areas provide a more rural lifestyle with the larger service towns of Nambour and Beerwah supporting a network of towns and villages such as Yandina, Eumundi, Maleny, Kenilworth and Beerburrum. These towns and villages support a thriving rural community and play a key role in defining the built character of the Sunshine Coast.

New communities are developing in coastal areas such as Pelican Waters, Caloundra South, Sippy Downs, Palmview, Mountain Creek, Little Mountain and Peregian Springs. These neighbourhoods are generally of a more compact urban form featuring primarily separate dwellings on smaller sized lots.

There is a significant shortfall in housing diversity on the Sunshine Coast. Importantly, the mix of housing is not matching the household types seeking accommodation nor our needs as the population ages.

Major challenges for the Sunshine Coast are the need to provide around 90,000 new dwellings and supporting infrastructure, and the need for greater diversity of housing choice in terms of size, style and tenure.

In addition to the lack of diversity, housing stress and affordability also continues to be a challenge. The housing stress is felt mostly by low to moderate earners (25%) with higher than the state average median house price and lower than state average incomes. This stress is compounded with increasing household running costs, including cost of travel to access employment and services. With low levels of social housing, limited rental availability and competing demands for tourist accommodation, housing affordability is a critical issue for the Sunshine Coast.

For our future health, resilience and economy, an availability of sustainable and affordable living options supported by timely infrastructure to meet the diverse needs of all the community, are essential. Where we locate and how we accommodate future generations enabling a diversity of housing including options for ageing in place, is fundamental to the region's liveability.



Planning for change

The drivers of change will have varying levels of impacts on neighbourhoods and housing and will continue to present challenges for the future.

Key impacts may include:

- reduced access to backyards and private green space
- increased pressure on maintaining the urban footprint
- increasing cost of housing (both purchase and rental) in comparison to income levels
- more frequent risk of isolation and reduced access to services
- concentration of population along the more vulnerable floodplains and coastal areas
- increased demand for high levels of safety and security, and access to 24/7 services.

To proactively respond to these likely impacts and seek new opportunities, a strong set of policy positions has been prepared to achieve the desired outcome.



Council's role

Council has the ability to influence settlement patterns, neighbourhood layouts, housing form and major infrastructure delivery including transportation networks, through advocacy and collaboration with federal and state governments and the private sector. At a local level setting policy direction, strategic planning and utilising our legislative planning role through the planning scheme are critical roles council plays in this theme.

The private sector is a major contributor to the delivery of neighbourhoods and housing and associated infrastructure and it is also important that council works in a strong advocacy and facilitation role with the private sector to achieve desired outcomes. The delivery of adequate community and social housing is the role of state and federal governments.



Neighbourhoods and Housing policy positions

7.1 Good design and urban form supports compact and self-contained neighbourhoods to improve the use of existing infrastructure and minimise the use of resources:

- a Urban growth is consolidated around activity and employment centres and along major transport corridor nodes and is supported by timely and effective transport and infrastructure services.
- b Neighbourhoods and centres are designed and built at human scale and support community safety and resilience.
- c Vibrant spaces, places and streets support living in compact and inclusive neighbourhoods.
- d An integrated and safe network of pedestrian, cycle and public transport networks supports self-contained neighbourhoods.
- e Sustainable design is a fundamental element to neighbourhoods, housing and supporting infrastructure.

7.2 Choice within a variety of neighbourhoods provides opportunity to meet the changing needs of the community:

- a Neighbourhoods contain a mix of dwelling size, scale and types to suit a range of household types, sizes, ages and lifestyles, including tourism needs.
- b An increased supply of appropriate dwellings is encouraged to meet the needs of smaller households.
- c Flexible, innovative and contemporary housing options and designs are embraced to meet changing needs.
- d Adaptable and universal housing with access to community spaces and services facilitate inclusive communities.
- e Neighbourhoods provide opportunities for social, cultural and economic participation.
- f Neighbourhoods reflect the local character and identity.

7.3 Access to affordable living options for all household types and income levels contribute to our liveability:

- a Neighbourhoods are well-designed to be sustainable and safe, encouraging walkability and social interaction.
- b Housing meets the needs of low and moderate income households in terms of design, ongoing costs and access to services.
- c An adequate supply of social and community housing is maintained and expanded to meet needs.
- d Affordable housing in close proximity to services and facilities is protected and enhanced.
- e Innovative housing options are supported to deliver affordable and sustainable living.

Figure 8: Concept self-contained neighbourhood

An urban residential area with a compact and diverse urban form that facilitates walk and cycle access to local services and facilities including integrated public transport options based on a hierarchy of activity centres.

Hierarchy of walkable catchments
Major Regional Activity Centres 800m
Local Centres 500m

Principal Activity Centres 1000m
District Activity Centres 600m

Source: Modified from Next Generation Planning, p81.