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## REPORT ON THE SUNSHINE COAST REGIONAL ECONOMY

### THIRD QUARTER 2006

This is the Third Quarter 2006 edition of the Report on the Sunshine Coast Regional Economy, produced by *AECeconomics*, a division of the AEC Group Limited (*AECgroup*). It covers a geographical area encompassing the Local Government Areas (LGAs) of Caloundra City, Maroochy Shire and Noosa Shire.

The aim of the Report is to provide timely, accurate and authoritative data and analysis on a regional basis that can assist business, government and individuals in decision-making. The *AECgroup* hope that the Report on the Sunshine Coast Regional Economy will be used by organisations for planning purposes, as well as in the promotion of the Sunshine Coast Region, both domestically and internationally, as a place to invest and do business.

This issue contains a feature article outlining the key aspects of the Caloundra Local Growth Management Strategy.

**The Report on the Sunshine Coast Regional Economy is produced by the *AECgroup* in collaboration with:**



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## Report on the Sunshine Coast Regional Economy

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# REGIONAL OVERVIEW

The Sunshine Coast Gross Regional Product (GRP) at Factor Cost, as estimated by SGS Economics and Planning, increased by 7.1% to \$5.9 billion in 2004-05, not including the groupings of ownership of dwellings and general government. The Sunshine Coast contributed 4.7% of Gross State Product (GSP) at Factor Cost for Queensland in the year.

Summary indicators show that the Sunshine Coast labour market remained relatively stable in annual terms in the June Quarter 2006, as evidenced by marginal decrease in the unemployment rate in Caloundra City and Maroochy Shire, and a slight increase in unemployment in Noosa Shire. A slight annual decline in job ads in the September Quarter 2006 suggests that employment prospects may deteriorate in the short term. Despite weakened business confidence across Queensland, investment in non-residential building approvals significantly increased in the Sunshine Coast. Meanwhile, tourism demand has decreased with a fall in domestic and international visitors to the Sunshine Coast and decreased room occupancy rates and fewer room nights at accommodation establishments with 15 or more rooms.

Summary of Recent Statistical Indicators		
Indicator	Reference Period	% chg from a year earlier
<b>Gross Regional Product</b>		
Gross Regional Product – Sunshine Coast	2004-05	7.1
<b>Population &amp; Employment</b>		
Population – Sunshine Coast	2005	2.6
Unemployment Rate <sup>(a,b)</sup> – Caloundra City	Jun Q 06	0.3
Unemployment Rate <sup>(a,b)</sup> – Maroochy Shire	Jun Q 06	0.2
Unemployment Rate <sup>(a,b)</sup> – Noosa Shire	Jun Q 06	0.2
Job Ad Survey – Sunshine Coast	Sep Q 06	-6.6
<b>Business &amp; Consumer Confidence</b>		
Retail Sales – QLD <sup>(c)</sup>	Sep 06	6.9
Business Confidence Index – QLD <sup>(b)</sup>	Aug Q 06	-4
Value of Non-Residential Building Approvals – Sunshine Coast	Sep Q 06	68.5
<b>Dwelling Investment</b>		
Dwelling Approvals – Sunshine Coast	Sep Q 06	8.1
Dwelling Approvals – Caloundra City	Sep Q 06	-15.0
Dwelling Approvals – Maroochy Shire	Sep Q 06	36.4
Dwelling Approvals – Noosa Shire	Sep Q 06	4.9
<b>Property Market</b>		
House Prices – Caloundra City	Jun Q 06	-1.3
House Prices – Maroochy Shire	Jun Q 06	2.0
House Prices – Noosa Shire	Jun Q 06	-2.2
Unit/Townhouse Prices – Caloundra City	Jun Q 06	-10.0
Unit/Townhouse Prices – Maroochy Shire	Jun Q 06	4.2
Unit/Townhouse Prices – Noosa Shire	Jun Q 06	15.2
Median Weekly Rent, 3 Bedroom Houses – Sunshine Coast	Sep Q 06	7.4
Median Weekly Rent, 2 Bedroom Flats – Sunshine Coast	Sep Q 06	4.5
<b>Tourism</b>		
Domestic Overnight Visitors – Sunshine Coast	Year Ended Mar 06	-15.5
Domestic Day Trip Visitors – Sunshine Coast	Year Ended Mar 06	-5.7
International Visitors – Sunshine Coast	Year Ended Mar 06	-12.7
Total Airline Passengers – Sunshine Coast	Sep Q 06	18.7
Room Occupancy Rate – Sunshine Coast <sup>(b)</sup>	Jun Q 06	-2.0
Room Nights – Sunshine Coast	Jun Q 06	-20.1

Note: (a) Trend terms. (b) The change values reported are a percentage point difference. (c) Seasonally adjusted terms.  
Source: See respective pages for data sources

# REGIONAL BENCHMARKS

Benchmarking						
	Reference Period	Darling Downs & South West	Far North	Northern	Sunshine Coast	Wide Bay Burnett
<b>Gross Regional Product</b>						
Top 3 contributors to GRP <sup>(a)</sup>	2004-05	AG (16.0) MIN (13.6) RT (7.4)	CON (11.2) RT (9.5) GAD (8.2)	MAN (16.6) GAD (11.3) CON (8.5)	P&B (12.4) <sup>(e)</sup> RT (12.4) <sup>(e)</sup> CON (11.2) <sup>(e)</sup>	AG (15.6) OWD (9.9) RT (8.4)
Growth in GRP	2004-05	11.7	11.2	12.0	7.1 <sup>(e)</sup>	8.8
<b>Population and Employment</b>						
Annual Population Growth	2005	1.7	1.4	2.2	2.6	2.4
Projected Avg. Ann. Pop. Growth	2005-25	0.8	1.4	1.1	2.6	1.6
Unemployment Rate <sup>(b)</sup>	Sep 2006	3.9	5.3	4.6	6.7	7.5
Change in Unemployment Rate <sup>(c)</sup>	Sep 2006	0.3	-1.9	-0.5	1.2	-0.9
Labour Force	Sep 2006	3.4	4.8	1.6	0.8	-3.6
<b>Building Investment</b>						
No of residential approvals	Sep Q 2006	-13.7	19.5	10.5	8.1	-16.7
Value of residential approvals	Sep Q 2006	-5.2	37.7	8.9	1.8	3.6
Value of non-residential approvals	Sep Q 2006	-15.2	-17.1	463.8	-15.7	-7.3
<b>Property Market</b>						
House Prices	Jun Q 2006	3.3	11.1	10.1	0.1	7.3
Unit/Townhouse Prices	Jun Q 2006	0.8	2.6	20.3	1.8	6.9
Vacant Land Prices	Jun Q 2006	14.6	14.6	13.6	-11.9	9.2
Rents – 2 bedroom flat	Sep Q 2006	3.3	8.8	12.1	4.5	6.0
Rents – 3 bedroom house	Sep Q 2006	7.5	11.0	5.4	7.4	6.2
<b>Tourism</b>						
Total Visitors (BTR)	Y/E Mar 2006	-20.1	-13.2	-10.0	-9.8	2.7
Room Occupancy Rate <sup>(b)</sup>	Jun Q 2006	59.3	60.4	73.6	49.0	52.6
Change in Room Occupancy Rate <sup>(c)</sup>	Jun Q 2006	2.8	2.7	8.2	-2.0	-4.4
Takings from Accommodation	Jun Q 2006	16.8	-0.3	10.7	14.2	7.6
Airport Passengers	Sep Q 2006	n.a.	0.1	16.4	18.7	29.0

Note: All figures in this table are annual % changes unless otherwise specified. (a) See the table below for explanation of industry codes. (b) Actual figure provided. (c) These changes are in percentage point terms. (d) March Quarter 2006 is the latest data available. (e) The Sunshine Coast's GRP at Factor Cost estimates do not include the groups of ownership of dwellings and general government.

Source: See respective pages for data sources

## Industry Codes

AG	Agriculture	P&B	Property & Business Services
MIN	Mining	GAD	Government, Administration & Defence
MAN	Manufacturing	ED	Education Services
EGW	Electricity, Gas & Water Services	GG	General Government
CON	Construction	OWD	Ownership of Dwellings
WT	Wholesale Trade	ACR	Accommodation, Cafés & Restaurants
RT	Retail Trade	HCS	Health & Community Services
T&S	Transport & Storage Services	C&R	Cultural & Recreational Services
COM	Communications Services	P&O	Personal & Other Services
F&I	Finance & Insurance Services		

# QUEENSLAND OVERVIEW

Queensland's Gross State Product (GSP) grew by 3.7% over the year to the March Quarter 2006, with State final demand increasing by 7.7%. By comparison, Gross Domestic Product (GDP) grew by 2.8% and national final demand was 4.5% higher in annual terms. Household consumption and business investment continue to be the primary drivers for both GSP and GDP growth.

Employment growth in both Queensland and Australia remained positive in the year to June 2006 with the Queensland unemployment rate at 4.7% equalling the lowest on record.

Summary of Statistical Indicators			
Indicator	Reference Period	Queensland % chg from a year earlier	Australia % chg from a year earlier
<b>Gross State/Domestic Product<sup>(b)</sup></b>			
Household Final Consumption Expenditure	Jun Q 06	3.2	2.6
Private Gross Fixed Capital Formation	Jun Q 06	14.0	7.1
Public Final Demand	Jun Q 06	10.9	3.8
Exports	Jun Q 06	1.3	2.2
Imports	Jun Q 06	11.8	7.2
State / National Final Demand	Jun Q 06	7.4	3.9
<b>Gross State (Domestic) Product</b>	<b>Jun Q 06</b>	<b>3.2</b>	<b>2.3</b>
<b>Consumption</b>			
Retail Trade <sup>(c)</sup>	Sep 06	6.4	6.0
New Motor Vehicle Sales	Sep 06	-2.1	-1.8
<b>Housing</b>			
Dwelling Approvals (No.)	Sep 06	4.8	6.0
Dwelling Commencements (No.)	Jun Q 06	-5.2	-2.7
<b>Business</b>			
Non-residential Building Approvals	Sep Q 06	9.7	-1.4
Eng. Const. Commencements	Jun Q 06	41.0	99.6
New Equipment	Jun Q 06	31.0	10.8
<b>Demography</b>			
Population	Mar Q 06	2.0	1.3
<b>Labour Market</b>			
Employment	Sep 06	4.0	2.6
Unemployment Rate <sup>(d)</sup>	Sep 06	5.0	5.1
Labour Force	Sep 06	3.6	2.2
DEWRSB Skilled Job Vacancies	Sep 06	3.2	-2.7
ANZ Bank Job Vacancies	Sep 06	-4.9	-4.1
<b>Wages and Prices</b>			
Average Weekly Ordinary Time Earnings	Jun Q 06	3.6	3.5
CPI	Sep Q 06	4.4	3.9

Notes: (a) All data is in trend terms unless otherwise indicated (b) Trend chain volume measures (c) Seasonally adjusted terms (d) Level.  
Source: Various, QSA, ABS, DEWSRB, ANZ, ABS 5206.0.

# POPULATION

## POPULATION TRENDS

### CURRENT GROWTH

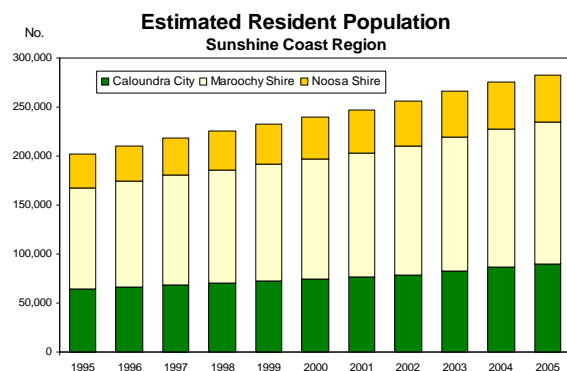
↑ 2.6% in 2005

### PROJECTED GROWTH

↑ 2.6% per annum to 2025

LGA	Actual			Projections		
	2005	Annual % Change	5-year avg % chg	2015	2025	Avg Annual Growth (%)
<b>Caloundra City</b>						
Caloundra North	20,997	2.5%	3.5%	27,613	33,807	2.4%
Caloundra South	20,617	4.4%	6.7%	31,620	43,208	3.8%
Kawana	21,160	4.3%	3.6%	28,711	36,039	2.7%
Hinterland	8,155	1.0%	2.2%	9,455	10,847	1.4%
Rail Corridor	18,506	2.7%	2.6%	24,850	31,347	2.7%
<i>Total</i>	<i>89,435</i>	<i>3.3%</i>	<i>3.9%</i>	<i>122,250</i>	<i>155,249</i>	<i>2.8%</i>
<b>Maroochy Shire</b>						
Buderim	39,727	3.2%	4.7%	55,241	67,059	2.7%
Coastal North	23,233	5.8%	6.0%	31,741	37,475	2.4%
Maroochydore	16,809	2.0%	1.8%	27,408	39,719	4.4%
Mooloolaba	10,960	0.2%	1.5%	12,376	18,081	2.5%
Nambour	12,460	0.0%	0.7%	18,977	32,133	4.9%
Balance in SC SSD <sup>(a)</sup>	15,339	1.2%	2.0%	21,057	24,338	2.3%
Balance	26,611	3.2%	3.2%	34,198	40,323	2.1%
<i>Total</i>	<i>145,139</i>	<i>2.7%</i>	<i>3.3%</i>	<i>200,998</i>	<i>259,128</i>	<i>2.9%</i>
<b>Noosa Shire</b>						
Noosa-Noosaville	10,218	0.5%	2.7%	12,454	13,881	1.5%
Sunshine Peregian	9,619	-1.2%	0.5%	10,941	11,502	0.9%
Tewantin	11,725	0.7%	2.3%	13,839	14,770	1.2%
Balance	16,509	2.3%	3.5%	18,054	18,076	0.5%
<i>Total</i>	<i>48,071</i>	<i>0.8%</i>	<i>2.4%</i>	<i>55,286</i>	<i>58,228</i>	<i>1.0%</i>
<b>Sunshine Coast</b>	<b>282,645</b>	<b>2.6%</b>	<b>3.3%</b>	<b>378,534</b>	<b>472,605</b>	<b>2.6%</b>
<i>Queensland</i>	<i>3,963,968</i>	<i>2.0%</i>	<i>2.2%</i>	<i>4,644,883</i>	<i>5,266,009</i>	<i>1.4%</i>

Notes: (a) Balance in SC SSD stands for the Balance in the Sunshine Coast Statistical Sub Division.  
Source: ABS 3218.0 and Department of Local Government and Planning



Source: ABS 3218.0, QDLGP, AECgroup

It is estimated that there were 282,645 persons living in the Sunshine Coast in 2005, 2.6% more than in 2004. Population growth in the Sunshine Coast in 2005 was 0.6 percentage points above Queensland growth of 2.0%. Average annual population growth between 2000 and 2005 on the Sunshine Coast was 3.3%, 1.1 percentage points above population growth in Queensland.

Looking ahead to 2025, the Sunshine Coast population is projected to grow at an average annual rate of 2.6% per annum, to 472,605 persons. Nambour (4.9%), Maroochydore (4.4%) and Caloundra South (3.8%) are projected to be the major growth centres in the Sunshine Coast Region.

# GROSS REGIONAL PRODUCT

## SUNSHINE COAST

**CURRENT GROWTH**  
 ↑ 7.1% in 2004-05

### Gross Regional Product (% of total), 2004-05

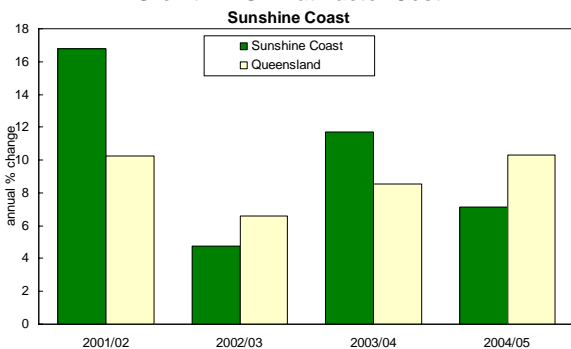
Industry	Sunshine Coast	QLD
Agriculture	2.8%	4.7%
Mining	1.1%	9.2%
Manufacturing	7.2%	11.8%
Electricity, Gas & Water	1.6%	2.2%
Construction	11.2%	8.7%
Wholesale Trade	4.9%	5.6%
Retail Trade	12.4%	9.0%
Accommodation, Cafés & Restaurants	7.1%	3.6%
Transport & Storage	4.4%	5.5%
Communication Services	4.2%	3.1%
Finance & Insurance	7.6%	5.6%
Property & Business Services	12.4%	11.4%
Government Administration & Defence	3.4%	4.5%
Education	5.9%	4.9%
Health & Community Services	8.2%	6.7%
Cultural & Recreational Services	1.9%	1.2%
Personal & Other Services	3.6%	2.2%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

The Sunshine Coast **Gross Regional Product (GRP) at Factor Cost**, as estimated by SGS Economics and Planning, increased by 7.1% to \$5.9 billion in 2004-05, not including the groupings of ownership of dwellings and general government. The Sunshine Coast contributed 4.7% of Gross State Product (GSP) at Factor Cost for Queensland in the year.

When compared with Queensland, the Sunshine Coast had a relatively larger concentration of economic activity in the retail trade, accommodation, cafés & restaurants and construction sectors in 2004-05. On the other hand, the region has relatively less activity in mining, manufacturing and agriculture.

Note: Gross Regional Product is GRP at Factor Cost in nominal terms.  
 Source: SGS Economics and Planning, AECgroup

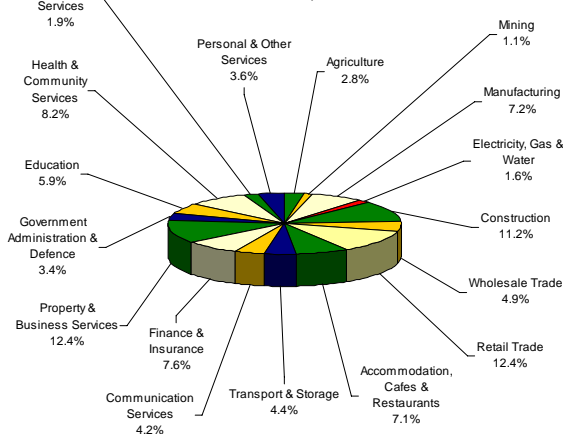
### Growth in GRP at Factor Cost



Source: SGS Economics and Planning, AECgroup

Growth of 7.1% in the Sunshine Coast's GRP at Factor Cost was below the 10.3% annual growth recorded in GSP in 2004-05. Between 2000-01 and 2004-05, the Sunshine Coast's GRP at Factor Cost has grown at an average annual rate of 10.0%, above growth in GSP at Factor Cost of 8.9% over the same period.

### Gross Regional Product Sunshine Coast, 2004-05



Source: SGS Economics and Planning

Property & business services and retail trade were the dominant industries in the Sunshine Coast, accounting for 12.4% of total GRP at Factor Cost each. Construction also contributed strongly (11.2%), as did health & community services (8.2%) and finance & insurance (7.6%). The Sunshine Coast is relatively diverse in terms of industry contribution to GRP, indicating that the regional economy should generally be capable of weathering economic shocks whilst capitalising on growth opportunities.

**Note: It must be noted that prices are at factor cost (or GRP less indirect taxes) and in nominal terms and as such do not correspond with chain volume measures.**

# EMPLOYMENT

## SMALL AREA LABOUR MARKET ANALYSIS

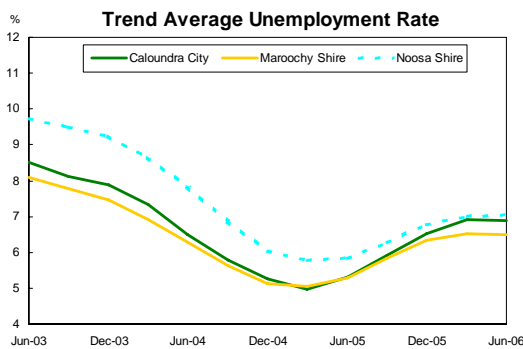
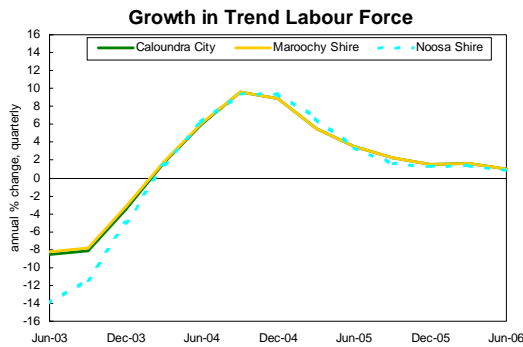
The trend unemployment rate has continued to rise in the Sunshine Coast in the June Quarter 2006.

### Small Area Labour Market Analysis

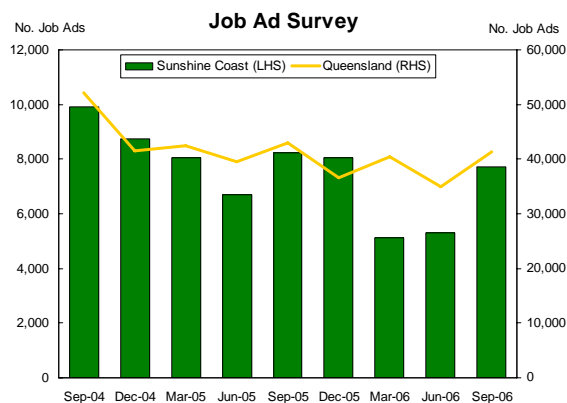
Source: AECgroup Job Ad Survey, ANZ

	Trend Unemployment Rate (%)		Trend Labour Force (No.)	
	Jun-06	Jun-05	Jun-06	Ann. % chg
<b>Caloundra City</b>	<b>6.9</b>	<b>5.3</b>	<b>39,906</b>	<b>1.0</b>
Kawana	5.3	4.3	9,570	1.2
Rail Corridor	5.8	4.9	9,128	1.0
Caloundra North	7.3	5.3	9,939	0.9
Hinterland	7.6	6.1	3,905	1.0
Caloundra South	9.4	6.9	7,346	1.0
<b>Maroochy Shire</b>	<b>6.5</b>	<b>5.3</b>	<b>72,683</b>	<b>1.0</b>
Buderim	4.4	3.4	18,641	0.8
Balance	6.1	5.2	13,711	0.9
Balance in SC SSD	6.2	5.1	7,843	1.1
Nambour	6.9	5.6	6,092	1.1
Mooloolaba	7.0	5.5	6,818	1.1
Coastal North	7.9	6.4	10,756	0.9
Maroochydhore	9.6	8.0	8,806	1.1
<b>Noosa Shire</b>	<b>7.0</b>	<b>5.8</b>	<b>24,091</b>	<b>0.9</b>
Sunshine Peregian	5.5	4.7	5,742	0.9
Noosa-Noosaville	7.5	6.5	5,060	1.4
Balance	7.6	6.1	7,780	0.9
Tewantin	7.6	6.0	5,525	0.8

Note: June Quarter 2006 data is the most recent available.  
Source: DEWRSB Small Area Labour Market Analysis



Source: DEWRSB Small Area Labour Market Analysis, AECeconomics



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# EMPLOYMENT

## SMALL AREA LABOUR MARKET ANALYSIS

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The trend unemployment rate has continued to rise in the Sunshine Coast in the June Quarter 2006.

Small Area Labour Market data from the Department of Employment and Workplace Relations (DEWR) indicates that the labour force in the Sunshine Coast region continued to trend higher in the June Quarter 2006. Both Caloundra City's and Maroochy Shire's trend labour force was 1.0% higher than in the June Quarter 2005, while Noosa Shire's was 0.9% higher.

The trend unemployment rate has been rising in all three Local Government Areas (LGAs) in the Sunshine Coast since the June Quarter 2005. Maroochy Shire recorded the lowest unemployment rate in the June Quarter 2006 of 6.5%, 1.2 percentage points higher than a year ago. By comparison, Caloundra City's unemployment rate of 6.9% was 1.6 percentage points higher than in the June Quarter 2005 while Noosa Shire's unemployment rate of 7.0% was 1.2 percentage points higher than a year ago.

The trend unemployment rate was lowest in the following Statistical Local Areas (SLAs) within the Sunshine Coast:

- Buderim (4.4%);
- Kawana (5.3%); and
- Sunshine Peregian (5.5%).

And was highest in the SLAs of:

- Maroochydore (9.6%);
- Caloundra South (9.4%); and
- Coastal North (7.9%).

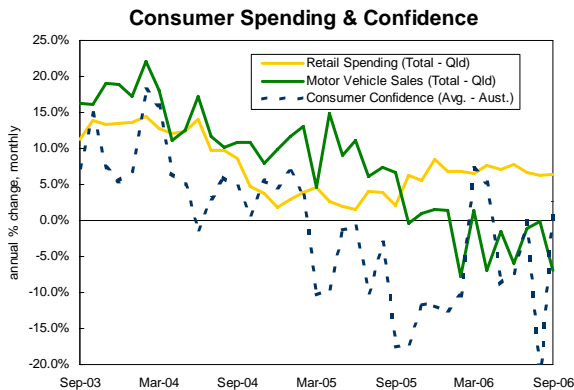
**Note: It is inappropriate to derive exact employment estimates from the DEWRSB Small Area Labour Market data. Small Area Labour Force data may have high standard errors associated with it. Care should be taken in the interpretation of regional estimates. The estimates in this collection have not been adjusted to take account of seasonal or other variations.**

The AECgroup job advertisement survey for the Sunshine Coast (based on counts from the Sunshine Coast Daily) indicates that there were 7,702 jobs advertised in the September Quarter 2006, 6.6% fewer than the number recorded in the September Quarter 2005.

The annual decline in job ads in the Sunshine Coast is in line with the Queensland experience, down 3.8% in annual terms in the September Quarter 2006.

# BUSINESS & CONSUMER CONFIDENCE

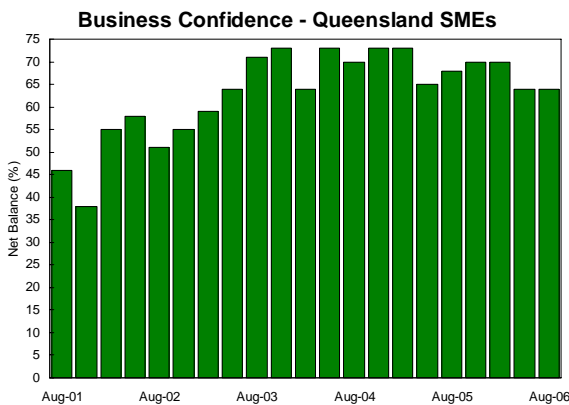
Despite relatively constant growth in retail spending over the past year, consumer and business confidence have weakened.



Source: ABS 8501.0, ABS 9314.0, RBA Statistical Table G08

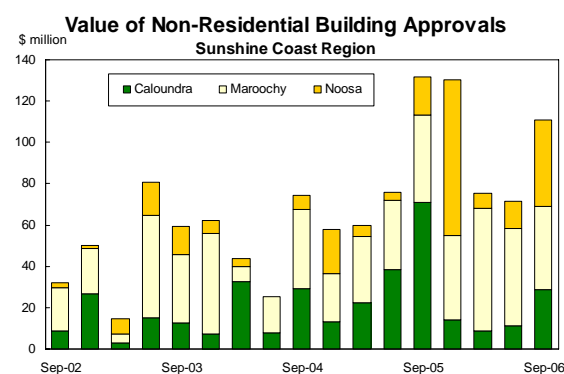
Annual growth in retail spending has remained relatively stable in Queensland over the past twelve months, with an average rate of 6.9% over the period. Despite relatively stable growth in retail spending, consumer confidence has generally been falling in annual terms since early 2005, with a sharp dip recorded in August 2006 most likely due to interest rate increases imposed by the RBA.

Motor vehicle sales continue to fall from record sales last year registering an average annual decline of 3.1% over the period from January to September 2006.



Source: Sensis Business Index – Small and Medium Enterprises

The Sensis Business Index reports that business confidence among Queensland's small and medium enterprises (SMEs) has remained constant over the two most recent quarters, although down from a year ago. However, continued negative attitudes towards government policy resulted in a considerable weakening in perceptions of the economy 12 months from now, suggesting that SMEs may start winding back investment in the months ahead.



Source: ABS 8731.0

Non-residential building approvals rose to \$111.1 million in the September Quarter 2006 in the Sunshine Coast. The value of non-residential building approvals was 55.2% higher than the June Quarter 2006, although it was 15.7% lower in annual terms.

Noosa Shire experienced the strongest growth in the value of non-residential building investment in the September Quarter 2006, up 211.1% from the September Quarter 2005 to \$41.8 million. By comparison, the value of non-residential building approvals in Maroochy Shire was \$40.4 million in the September Quarter 2006, 4.5% lower in annual terms, while non-residential building investment fell 59.3% in annual terms in Caloundra City to \$28.8 million.

# DWELLING INVESTMENT

## DWELLING APPROVALS – SUNSHINE COAST

Residential building activity declined in the September Quarter 2006 although it increased when compared to the September Quarter 2005.

### Dwelling Approvals Statistics – Sunshine Coast

	Sep Q 06 Level	% change on Jun Q 06	% change on Sep Q 05
<b>Number</b>			
Dwellings	802	-2.8	8.1
New Houses	627	15.9	19.9
Other Dwellings	175	-38.4	-20.1
<b>Value (\$'000)</b>			
Dwellings	223,826	-2.5	1.8
New Houses	153,953	8.6	20.4
Other Dwellings	33,673	-44.4	-47.9
Alterations & Additions	36,201	33.3	31.5

Source: ABS 8731.0

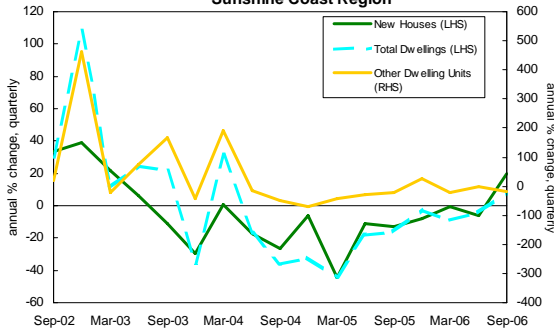
A total of 802 building approvals were recorded on the Sunshine Coast in the September Quarter 2006. This represented a decrease of 2.8% over the June Quarter 2006 but an increase of 8.1% when compared to the September Quarter 2005.

### New Dwelling Approvals Sunshine Coast Region



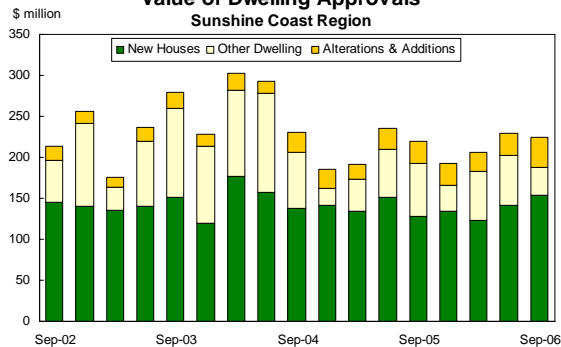
Out of the 802 dwelling approvals, 627 were for new houses and 175 were for other dwellings. These figures are below the five-year quarterly averages of 660 and 316, respectively.

### Annual Growth in Dwelling Approvals Sunshine Coast Region



Whilst new house approvals increased by 19.9% from the September Quarter 2005, other dwelling approvals fell by 20.1%.

### Value of Dwelling Approvals Sunshine Coast Region



In value terms, the new dwelling approvals represented investment of \$223.8 million, 1.8% higher than the September Quarter 2005. The value of new house approvals and alterations and additions increased by 20.4% and 31.5% over the period, respectively, whilst the value of other dwellings fell by 47.9%.

Source: ABS 8731.0

# DWELLING INVESTMENT

## DWELLING APPROVALS – CALOUNDRRA CITY

Building approvals in Caloundra increased in the September Quarter 2006 in quarterly terms although in annual terms this represented a decline.

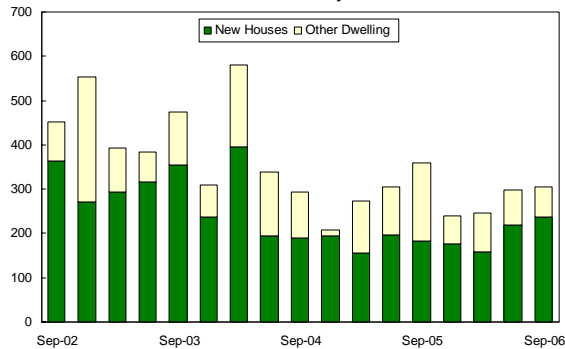
### Dwelling Approvals Statistics – Caloundra City

	Sep Q 06 Level	% change on Jun Q 06	% change on Sep Q 05
<b>Number</b>			
Dwellings	305	2.3	-15.0
New Houses	238	8.2	29.3
Other Dwellings	67	-14.1	-61.7
<b>Value (\$'000)</b>			
Dwellings	77,372	1.1	-22.7
New Houses	52,401	5.5	32.5
Other Dwellings	15,734	-14.7	-70.2
Alterations & Adds	9,237	9.4	18.7

Source: ABS 8731.0

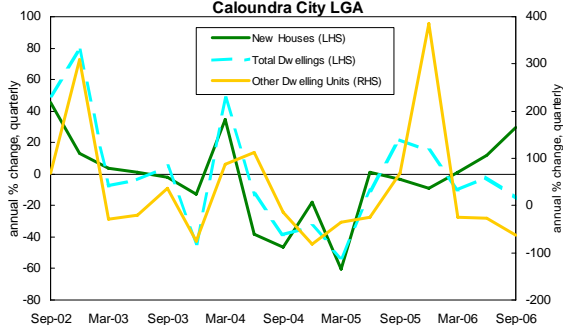
A total of 305 dwelling approvals was recorded in Caloundra City in the September Quarter 2006. This was 2.3% higher than the June Quarter 2006, but in annual terms it represented a decrease of 15.0%.

### New Dwelling Approvals Caloundra City LGA

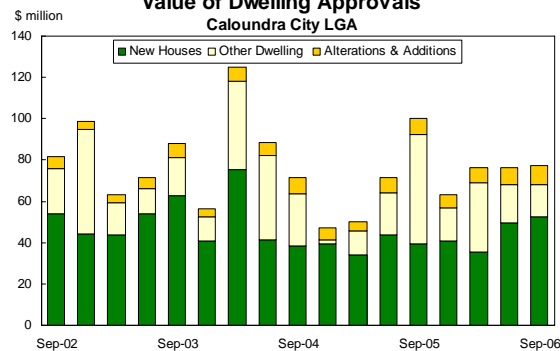


Dwelling approvals in Caloundra City were slightly higher in the September Quarter 2006 due to the increase in new house approvals by 8.2% in quarterly terms and 29.3% in annual terms. Other dwellings fell 61.7% when compared to the September Quarter 2005.

### Annual Growth in Dwelling Approvals Caloundra City LGA



### Value of Dwelling Approvals Caloundra City LGA



The value of new dwelling approvals in the September Quarter 2006 was \$77.4 million in Caloundra City. This was 1.1% higher than in the June Quarter 2006 although it was 22.7% lower than in the September Quarter 2005. Over the year increases were recorded for the value of new house approvals of 32.5% and alterations and additions of 18.7%, whilst the value of other dwelling approvals decreased by 70.2%.

Source: ABS 8731.0

# DWELLING INVESTMENT

## DWELLING APPROVALS – MAROOCHY SHIRE

Both the number and value of dwelling approvals increased in Maroochy in the September Quarter 2006 in annual terms.

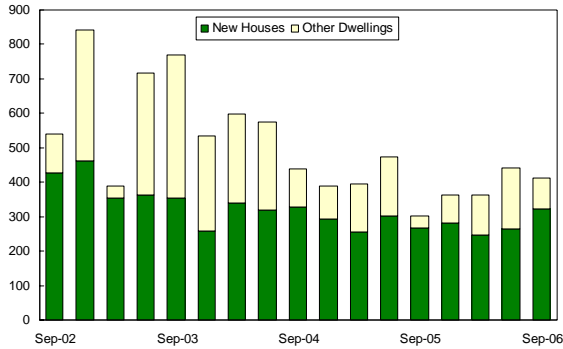
### Dwelling Approvals Statistics – Maroochy Shire

	Sep Q 06 Level	% change on Jun Q 06	% change on Sep Q 05
<b>Number</b>			
Dwellings	412	-6.4	36.4
New Houses	322	22.4	21.1
Other Dwellings	90	-49.2	150.0
<b>Value (\$'000)</b>			
Dwellings	104,585	-6.5	21.5
New Houses	79,270	8.5	21.3
Other Dwellings	11,940	-54.8	50.0
Alterations & Adds	13,375	7.7	5.0

Source: ABS 8731.0

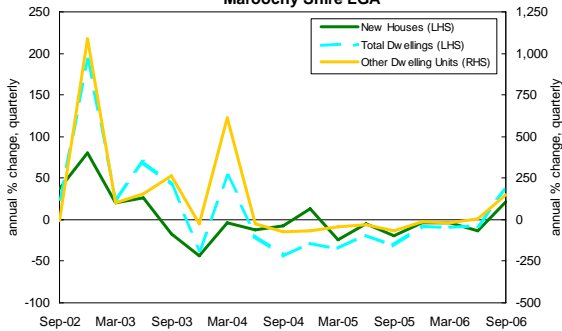
A total of 412 dwelling approvals was recorded in Maroochy Shire in the September Quarter 2006. This was 6.4% lower than the June Quarter 2006, although in annual terms this represented an increase of 36.4%.

### New Dwelling Approvals Maroochy Shire LGA

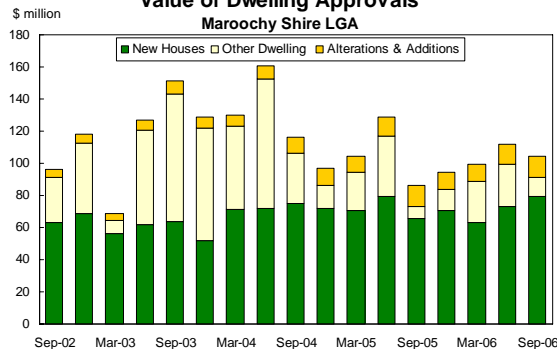


Dwelling approvals in Maroochy Shire were higher than in the September Quarter 2005. Other dwelling approvals were 150.0% higher and new houses were up 21.1%. At 322, new house approvals were in line with the five-year quarterly average of 320 whilst at 90, other dwelling approvals were significantly lower than the five-year quarterly average of 183.

### Annual Growth in Dwelling Approvals Maroochy Shire LGA



### Value of Dwelling Approvals Maroochy Shire LGA



Source: ABS 8731.0

The value of new dwelling approvals in the September Quarter 2006 was \$104.6 million in Maroochy Shire. This was 6.5% lower than in the June Quarter 2006 and 21.5% higher than in the September Quarter 2005. Over the year increases were recorded for the value of new house approvals of 21.3%, other dwellings of 50.0%, and alterations and additions of 5.0%.

# DWELLING INVESTMENT

## DWELLING APPROVALS – NOOSA SHIRE

Dwelling approvals in Noosa Shire were well below the five-year quarterly average in the September Quarter 2006.

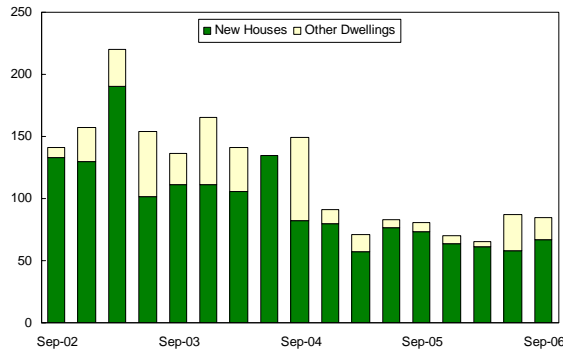
### Dwelling Approvals Statistics – Noosa Shire

	Sep Q 06 Level	% change on Jun Q 06	% change on Sep Q 05
<b>Number</b>			
Dwellings	85	-2.3	4.9
New Houses	67	15.5	-8.2
Other Dwellings	18	-37.9	125.0
<b>Value (\$'000)</b>			
Dwellings	41,869	1.8	23.6
New Houses	22,282	16.5	-3.0
Other Dwellings	5,999	-61.8	54.1
Alterations & Adds	13,589	116.0	93.8

Source: ABS 8731.0

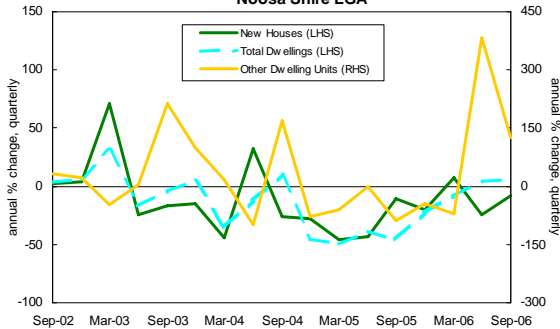
A total of 85 dwelling approvals was recorded in Noosa Shire in the September Quarter 2006. This was 2.3% lower than the June Quarter 2006, although in annual terms this represented an increase of 4.9%.

### New Dwelling Approvals Noosa Shire LGA

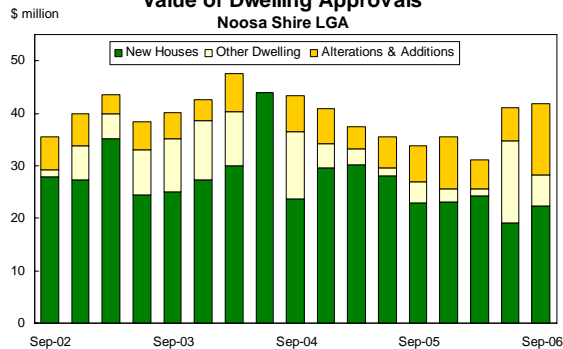


Overall dwelling approvals in Noosa Shire were slightly higher than in the September Quarter 2005 with an 8.2% decline in new house approvals offset by a 125.0% increase in other dwelling approvals. At 67, new house approvals were well below the five-year quarterly average of 96 whilst other dwelling approvals were at 18, which is slightly below the five-year quarterly average of 23.

### Annual Growth in Dwelling Approvals Noosa Shire LGA



### Value of Dwelling Approvals Noosa Shire LGA



Source: ABS 8731.0

The value of new dwelling approvals in the September Quarter 2006 was \$41.9 million in Noosa Shire. This was 1.8% higher than in the June Quarter 2006 and 23.6% higher than the September Quarter 2005. In annual terms increases were recorded for the value of other dwellings of 54.1% and alterations and additions of 93.8%, whilst new houses fell by 3.0%.

# PROPERTY MARKET

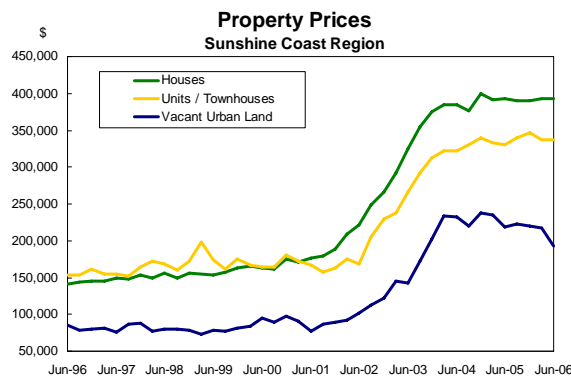
## SALES AND PRICES

Sales activity has returned to pre-boom levels on the Sunshine Coast. Median weekly rents have increased across all areas.

### House and Townhouse/Unit Sales, Sunshine Coast Region June Quarter 2006

	No.	Value (\$)	% change on Jun-05
<b>Houses</b>			
Caloundra City LGA	414	385,000	-1.3
Maroochy Shire LGA	606	385,000	2.0
Noosa Shire LGA	199	435,000	-2.2
<b>Units/Townhouses</b>			
Caloundra City LGA	193	318,000	-10.0
Maroochy Shire LGA	385	323,000	4.2
Noosa Shire LGA	124	407,500	15.2

Source: REIQ



Source: REIQ

A total of 1,219 houses sold in the Sunshine Coast in the June Quarter 2006 with the largest number of these occurring in Maroochy Shire. Sales activity in all three Shires has now returned to pre-boom levels.

Median property prices in the Sunshine Coast recorded a decline in annual terms in the current quarter with vacant urban land prices falling the most. Maroochy Shire was the only area in the Sunshine Coast Region to record positive house price growth (up 2.0%). Unit/townhouse price growth varied considerably in the different regions of the Sunshine Coast, with Caloundra City experiencing a fall of 10.0% in contrast to a 15.2% increase recorded in Noosa Shire.

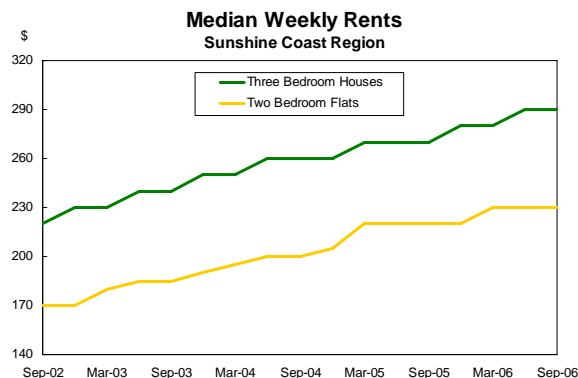
### Median Weekly Rents, Sunshine Coast Region, September Quarter 2006

<b>Houses</b>	<b>2 Bedrooms</b>		<b>3 Bedrooms</b>		<b>4 Bedrooms</b>	
	Rents \$	Annual % chg	Rents \$	Annual % chg	Rents \$	Annual % chg
Caloundra	240	4.3	290	7.4	350	6.1
Maroochy	250	11.1	285	3.6	350	6.1
Noosa	255	13.3	290	7.4	365	10.6
<i>Sunshine Coast</i>	<i>250</i>	<i>11.1</i>	<i>290</i>	<i>7.4</i>	<i>350</i>	<i>6.1</i>
<b>Flats</b>	<b>1 Bedroom</b>		<b>2 Bedrooms</b>		<b>3 Bedrooms</b>	
	Rents \$	Annual % chg	Rents \$	Annual % chg	Rents \$	Annual % chg
Caloundra	220	37.5	230	4.5	330	10.0
Maroochy	180	20.0	230	4.5	290	5.5
Noosa	180	2.9	245	6.5	310	3.3
<i>Sunshine Coast</i>	<i>180</i>	<i>16.1</i>	<i>230</i>	<i>4.5</i>	<i>300</i>	<i>7.1</i>

Source: Residential Tenancies Authority

House rents in the Sunshine Coast region have experienced an increase across all areas. Two bedroom house rents recorded the largest increase (up 11.1%) followed by three-bedroom houses (up 7.4%) and four bedroom houses (up 6.1%).

Rents for flats also increased in the region. One-bedroom flats in Caloundra and Maroochy recorded the largest increases in rents of 37.5% and 20.0%, respectively.



Source: Residential Tenancies Authority

# TOURISM VISITATION

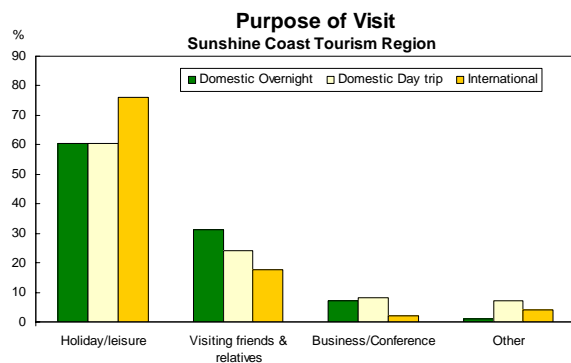
**Total visitation to the Sunshine Coast declined in the year ended March 2006, driven by fewer domestic and international visitors.**

## Tourism Demand Indicators, Sunshine Coast Tourism Region

	Year Ended Mar-06	% Change on Mar-05
<i>Domestic Overnight Visitors</i>	2,462,000	-15.5
Interstate	763,220	-18.2
Intrastate	1,698,780	-14.3
<i>Domestic Day Trip Visitors</i>	3,950,000	-5.7
Interstate	39,500	n.a.
Intrastate	3,910,500	-6.6
<i>International Visitors</i>	222,369	-12.7
<b>Total Visitors</b>	<b>6,634,369</b>	<b>-9.8</b>
Average Length of Stay (nights) <sup>(a)</sup>		
Domestic Overnight	4.1	-0.1
International	8.3	0.4
Total Visitor Nights		
Domestic Overnight	10,144,000	-16.4
International	1,844,027	-8.5

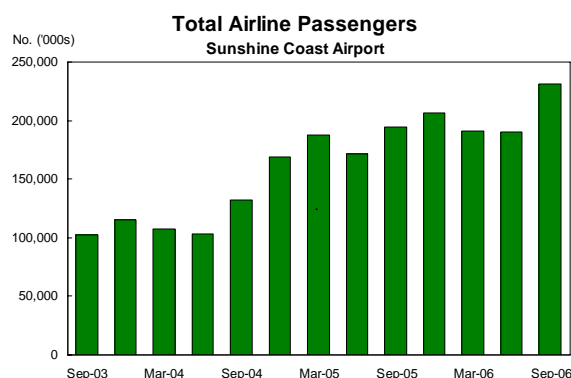
Note: <sup>(a)</sup> The change in average length of stay is in number of days.  
Source: Tourism Research Australia Domestic and International Visitor Surveys

Data from Tourism Research Australia's National and International Visitors Surveys indicates that total visitation to the Sunshine Coast Tourism Region (SCTR) declined 9.8% in annual terms. This was attributable to a fall in domestic overnight (down 15.5%), domestic day (down 5.7%) and international visitors (down 12.7%).



Source: Tourism Research Australia Domestic and International Visitor Surveys

The main purpose for international and domestic visitors to the SCTR is for holiday/leisure purposes, which accounted for approximately 75% and 60%, respectively. Visiting friends and relatives had a higher proportion of domestic overnight visitors than either domestic day or international visitors.



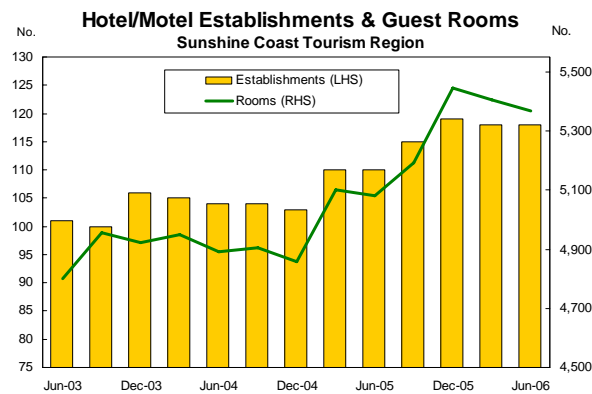
Source: Maroochy Shire Council

There were 231,171 passengers travelling through the Sunshine Coast Airport in the September Quarter 2006, 21.5% more than in the previous quarter and 18.7% more than in the September Quarter 2005.

# TOURISM

## ACCOMMODATION ESTABLISHMENTS

Accommodation supply in the Sunshine Coast levelled out and demand fell in annual terms in the June Quarter 2006.



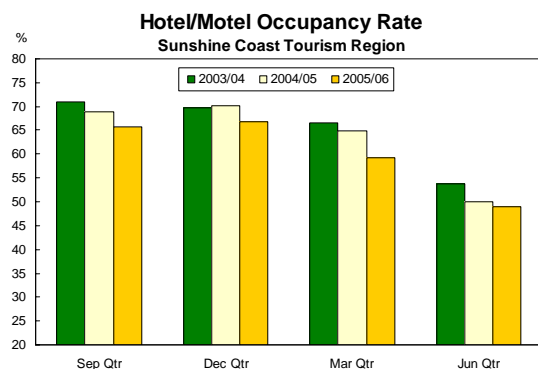
Source: ABS Survey of Tourist Accommodation

In the Sunshine Coast Tourism Region (SCTR), accommodation supply steadily increased in 2005, but has experienced a slight decline since the December Quarter 2005.

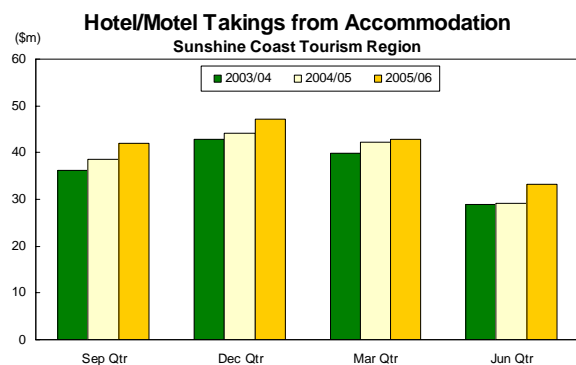
Tourism Demand Indicators, ABS Survey of Tourist Accommodation						
Region	Occupancy (%)		Room Nights (No.)		Takings (\$'000)	
	Jun-06	%chg <sup>(a)</sup>	Jun-06	% chg	Jun-06	% chg
Caloundra City	47.9	3.5	52,205	26.2	5,699.2	33.3
Maroochy Shire	49.9	-4.4	119,023	-4.1	16,372.3	9.1
Noosa Shire	48.5	-7.1	68,257	3.7	11,137.9	13.7
<b>Sunshine Coast</b>	<b>49.0</b>	<b>-2.0</b>	<b>239,485</b>	<b>3.5</b>	<b>33,209.5</b>	<b>14.2</b>
<i>Queensland</i>	<i>63.0</i>	<i>1.6</i>	<i>3,251,082</i>	<i>1.7</i>	<i>411,069.9</i>	<i>8.6</i>

The occupancy rate for accommodation in the SCTR decreased in annual terms by 2.0 percentage points. Despite this, the number of room nights and the takings from accommodation increased in annual terms with Caloundra City and Noosa Shire experiencing the most significant increases.

Notes: The ABS classifies a hotel/motel as an establishment with fifteen or more rooms. (a) This refers to point percentage change  
Source: ABS Survey of Tourist Accommodation



For the June Quarter 2006, the occupancy rate continued to fall recording the lowest level in two years for a June Quarter.



There was an increase in the takings from accommodation establishments in annual terms in the June Quarter 2006, which is in line with what has been happening over the past year.

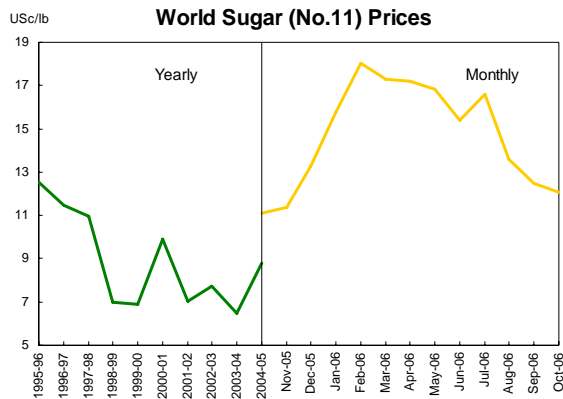
**Note: All accommodation establishment data is for hotels, motels and serviced apartments with 15 or more rooms.**

Source: ABS Survey of Tourist Accommodation

# COMMODITY PRICES

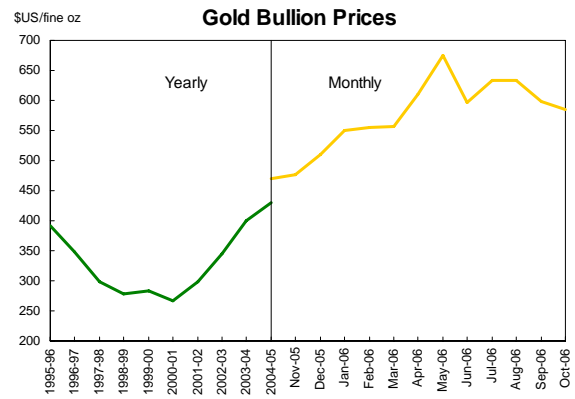
Strong demand coupled with supply constraints for copper and nickel maintained high prices for these metals. This was not matched by gold prices, which fell in response to lower demand. Significant supply increases in India and Thailand placed downward pressure on sugar prices in the last quarter, while wheat prices increased as world supply fell. Cotton prices remained steady due to uncertainty in US supply and Chinese quotas.

## SUGAR



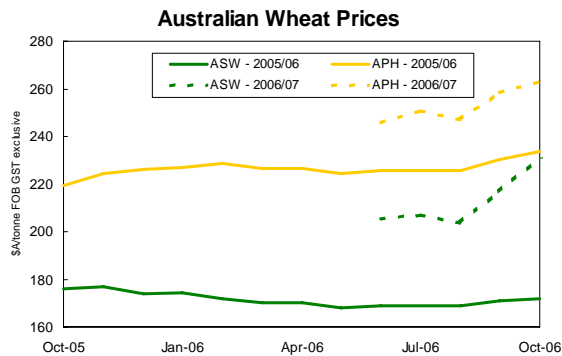
Source: World Bank

## GOLD



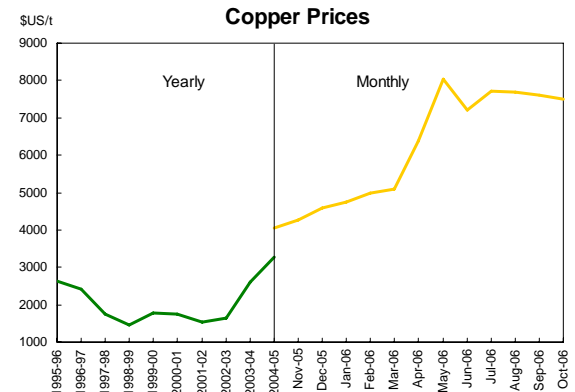
Source: RBA

## WHEAT



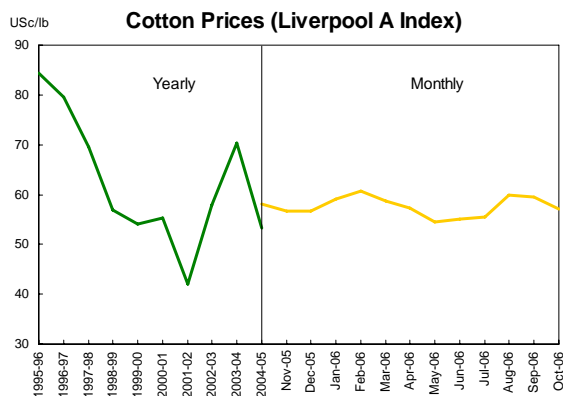
Note: ASW – Australian Standard White, APH – Australian Prime Hard  
Source: Australian Wheat Board

## COPPER



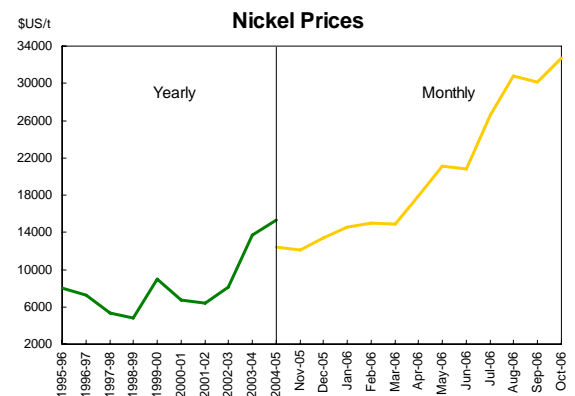
Source: World Bank

## COTTON



Source: World Bank

## NICKEL

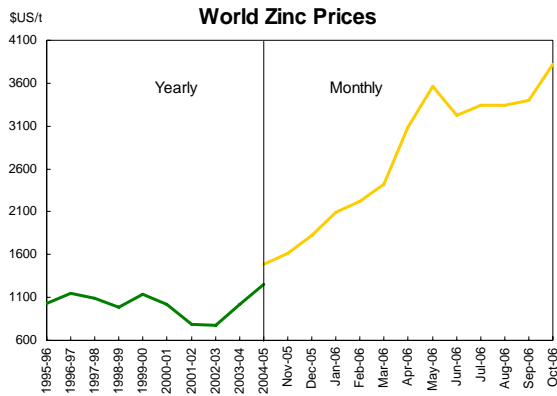


Source: World Bank

# COMMODITY PRICES

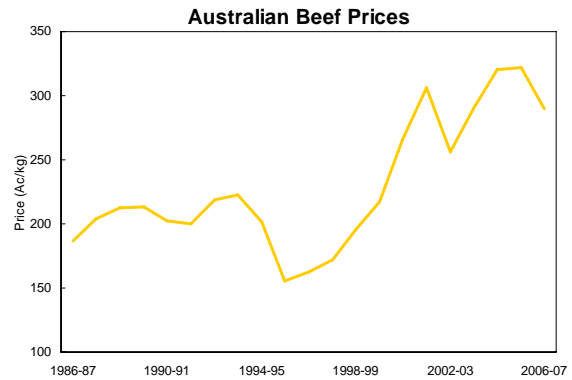
Greater stability in Lebanon has seen oil prices fall in recent months after reaching record highs. Prices for thermal coal have eased in recent months but forecast strong demand in 2007 should keep them relatively high. Uncertainty in Asian markets and reduced consumer demand has resulted in a fall in beef and dairy prices. Zinc prices have risen sharply in 2006 with consumption outpacing production, and are forecast to continue to rise in early 2007.

## ZINC



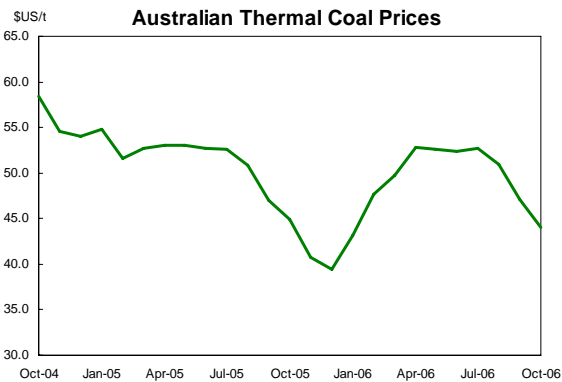
Source: ABARE Market Monitor

## BEEF



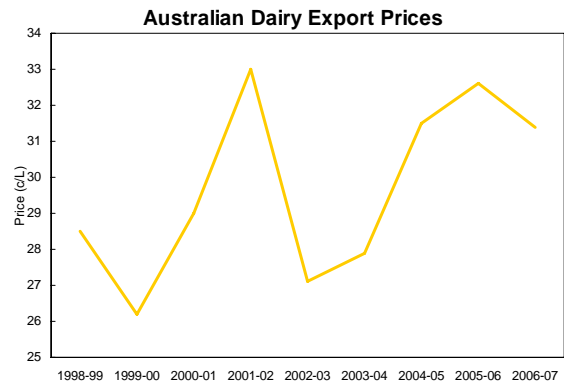
Source: ABARE Commodities Forecasts and Issues

## COAL



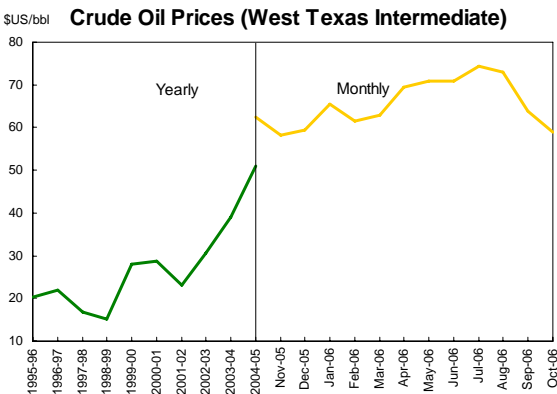
Source: World Bank

## DAIRY



Source: ABARE Commodities Forecasts and Issues

## OIL

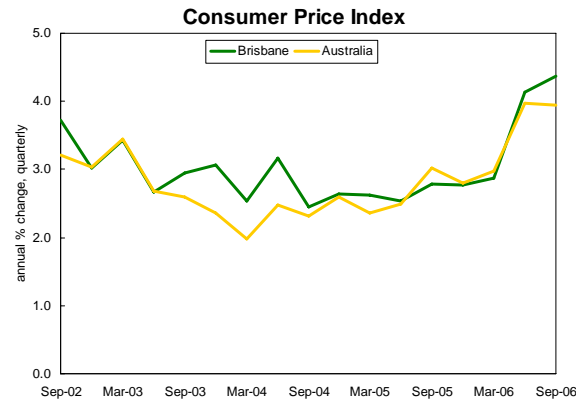


Source: World Bank

# PRICES & INFLATION

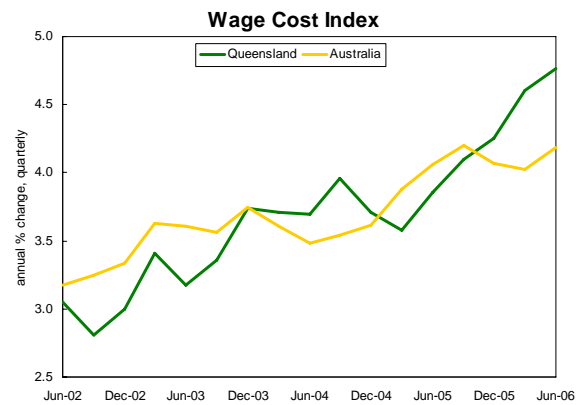
**Inflation continued to grow at above the RBA's upper target range of 3% in the September Quarter 2006, driving the RBA's decision to increase interest rates further.**

Source: ABS 6427.0



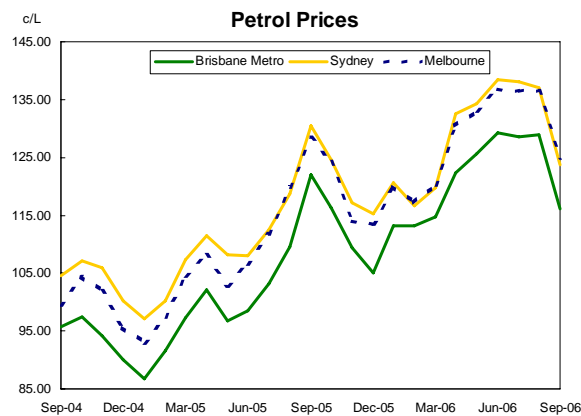
Source: ABS 6401.0

National CPI growth has been above the RBA's target band of 3.0% for the past two quarters, driving the RBA's decision to raise interest rates further. Brisbane's Consumer Price Index (CPI) grew 4.4% in the September Quarter 2006 when compared to the September Quarter 2005, slightly above national inflation growth of 3.9%. All components of the CPI rose in the quarter with the exception of health (-1.2%) and education (-3.2%). Particularly strong growth in prices was recorded by food (2.3%), and clothing and footwear (2.1%).



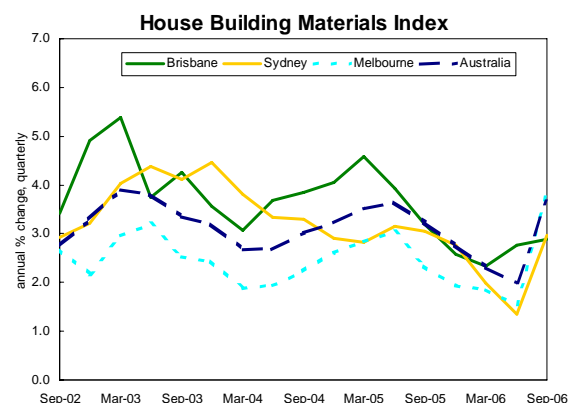
Source: ABS 6345.0

The Queensland Wage Cost Index (WCI) grew 4.8% in the June Quarter 2006 when compared to the June Quarter 2005, well above the national wages growth of 4.2%. This reflects the tighter labour market in Queensland relative to other states, and will add further pressure on inflation in the period ahead.



Source: FuelTrac

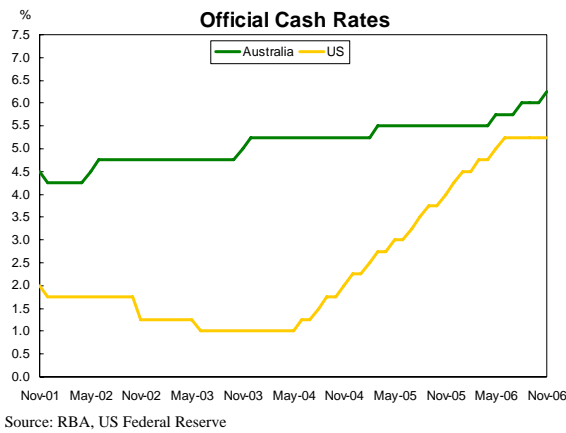
Declining oil prices have resulted in petrol prices falling significantly across the nation in September 2006 with the average price dropping by just over 12 cents in Brisbane alone since August 2006. Brisbane prices remain around 7-9 cents below those in other major capital cities due to the Queensland government subsidy.



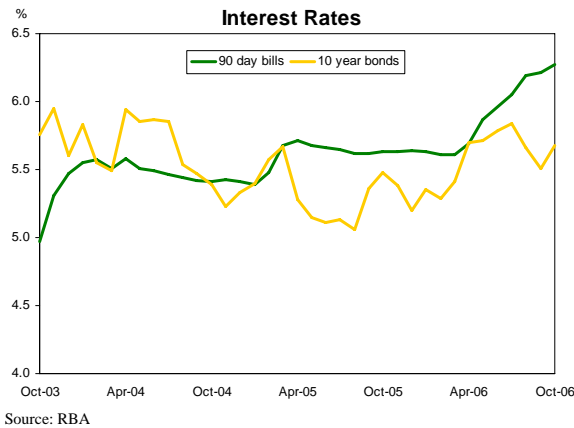
Following a 12 month period between March 2005 and March 2006 of easing growth in house building prices, prices have since edged higher in the past two quarters at around 2.6% per annum. Brisbane price growth was below that recorded in other major capital cities for the September Quarter 2006.

# FINANCIAL MARKETS

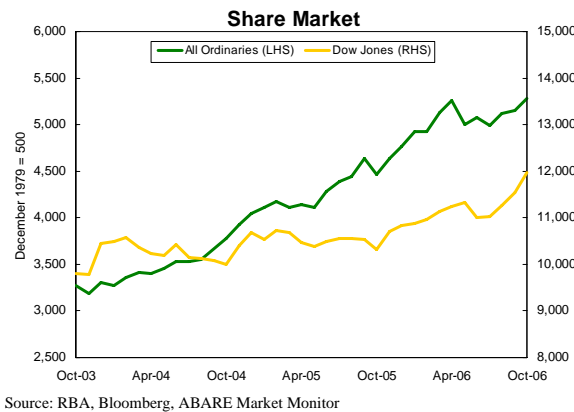
Short term market interest rates continued to increase in response to higher inflation, while the share market showed signs of recovery on the back of investment activity from large funds.



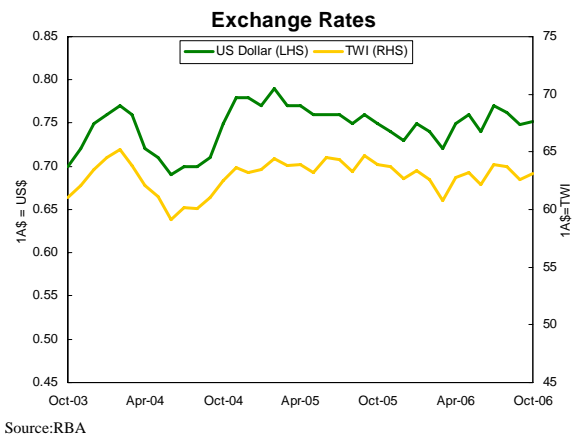
The Reserve Bank increased the official cash rate to 6.25% in November 2006 in response to continued strong growth in inflation, following on from a rate increase in August.



Long-term rates have declined since July 2006, contrasting with short-term rates, which have increased sharply since April 2006 in line with increases in the official cash rate.



Both the Australian and US share markets appear to be showing signs of recovery since recent months of decline. Investment activity from large funds, changes to media regulations, and a marked increase in mergers and acquisitions globally have likely contributed to these upward trends.



The Australian dollar has edged lower in recent months since its July 2006 high of 77 US cents.

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# FEATURE ARTICLE

## THE CALOUNDRA LOCAL GROWTH MANAGEMENT STRATEGY

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### Introduction

Released in October 2006, the Caloundra Local Growth Management Strategy (LGMS) demonstrates how Caloundra City Council proposes to achieve dwelling targets and other key urban development policies set out in the SEQ Regional Plan. It also provides a strategic framework for future growth and development to occur.

The LGMS discusses the outcomes of a series of investigations commissioned to answer several 'Core Matters' that were identified within the Caloundra City Plan. These were:

- Housing needs and diversity;
- Infill and redevelopment opportunities;
- Greenfield development opportunities;
- Regional activity centre locations;
- Transit oriented development;
- Economic activity and employment centres;
- Infrastructure; and
- Urban open space.

This has resulted in the development of several strategies for achieving these Core Matters. These are:

- Residential Development and Housing Strategy;
- Employment and Economic Development Strategy;
- Integrated Transport Strategy;
- Infrastructure Strategy;
- Open Space Strategy;
- Character and Identity Strategy; and
- Sequencing Strategy.

The key outcomes of the strategies are outlined below.

### **Residential Development and Housing Strategy (RDHS)**

The RDHS provides for a wide range of housing types that are appropriately located to meet projected needs. It is envisioned that these dwellings would be suitably located in areas and at densities that would support the establishment of public transport services, which would create local and regional linkages with other communities. These dwellings would ideally be efficiently served by all forms of infrastructure, in conjunction with a sustainable and responsive attitude toward climate, energy and water efficiency considerations. Furthermore, the LGMS evinces a desire to create '*strong communities that have a distinctly 'Caloundra City on the Sunshine Coast' character and identity*'.

The LGMS particularly notes the '*substantial mismatch*' in the diversity of dwellings currently provided in Caloundra City and the forecasted needs of future households. A housing needs assessment has resulted in the recommendation that a doubling of the supply of attached and semi-detached dwellings is required.

### **Employment and Economic Development Strategy (EEDS)**

The EEDS encourages economic diversification such that the local economy will be less reliant upon its traditional construction and service based industries. This also includes policies that aim to maintain the high level of job-containment. The EEDS seeks to provide sufficient land for the development of Major Activity Centres and Transit Oriented Communities, as well as other mixed-use developments. These will support job-containment by encouraging jobs growth. It is also envisioned that these centres would be designed to maintain the character, lifestyle and environmental-climate of Caloundra City. These attributes are considered to '*represent the City's most significant competitive advantage*,' as well as being innovative and locally integrated, in order to attract investment.

The LGMS also outlines the network and relative importance of Activity Centres, as well as providing a table that indicates the expected retail, office and commercial floorspace needs in Caloundra City for 2026 and 2046. The following table indicates the anticipated total retail, office and commercial gross floorspace requirements for activity centres in Caloundra City:

# FEATURE ARTICLE

## THE CALOUNDRA LOCAL GROWTH MANAGEMENT STRATEGY

Activity Centre	Indicative Total Floorspace Required 2026 (GFA m2)	Indicative Total Floorspace Required 2046 (GFA m2)
<i>Major Activity Centres</i>		
Caloundra City Centre (including Caloundra Aerodrome Transit Oriented Community Area)	220,000	300,000
Kawana Town Centre & Related Retail Areas	130,000	150,000
Beerwah Town Centre	23,000	50,000
Future Caloundra South Town Centre	12,000	57,000
<i>District Activity Centres</i>		
Future Caloundra South District Activity Centre	5,000	15,000
Future Palmview District Activity Centre & Local Centre	4,000	12,000
Currumundi District Activity Centre	12,000	18,000
Pelican Waters District Activity Centre	14,000	18,000
Caloundra West District Activity Centre	5,000	8,000
Maleny District Activity Centre	12,000	14,000

### Integrated Transport Strategy (ITS)

The ITS seeks to deliver an integrated transport network as well as a range of transport alternatives to Caloundra residents. The transport network would provide for current and future transit needs in a sustainable form. It is however envisioned that, through *'urban form, design and demand management'*, eco-friendly forms of transports (such as walking, cycling and public transport over private vehicle use) would be prioritised. The ITS also makes provision for the management of future aeronautical transport needs for the City and sub-region.

The LGMS recognises the importance of transport access to the various urban centres in Caloundra City and beyond the Shire. A separate study, named the Caloundra/Maroochydore Corridor Study (CAMCOS), was undertaken in the late 1990's regarding a proposed major rail transport corridor linking Caboolture and Maroochydore. Provisions within the LGMS protect the resulting corridor for the \$500 million development. In addition to CAMCOS, the ITS provides for the development of future access corridors to accommodate future transport requirements of Caloundra City.

This section also specifically names Caloundra City Centre, Beerwah Town Centre, Kawana Town Centre and Aroona, as well as the Greenfield Major Development Areas of Caloundra South and Palmview as Transit Oriented Community Areas. Planning for a possible future aerodrome facility south of Bells Creek Road is also provided for within the ITS.

### Infrastructure Strategy (IS)

The purpose of the IS is *'to support the co-ordinated planning and timely provision of all infrastructure elements required to facilitate sustainable urban growth in Caloundra City'*. The IS ultimately seeks to deliver a framework for the logical provision of infrastructure. This is based on the preferred settlement pattern for Caloundra City. Additional, and more specific, information regarding the provision of infrastructure and preferred settlement pattern in the ITS, the Open Space Strategy (OSS) and Community Wellbeing Strategy (CWS) is included within their respective chapters.

### Open Space Strategy (OSS)

The OSS identifies the City's *'preferred future open space network'*. The OSS essentially protects and enhances the region's identified open spaces and seeks to maintain, encourage and enhance the Caloundra community image and character.

### Character and Identity Strategy (CIS)

It is the intention of the CIS that new urban development would support and enhance the character of Caloundra City. Key principles and guidelines for future urban development by which this objective may be achieved include the:

- Proper recognition and consideration of development effect on *'significant landscape character elements and culture heritage'*;
- Protection of quality scenery within important viewlines;
- Enhancement of *'locational, functional and visual'* differences between urban areas, with particular reference to inter- and intra- urban breaks; and
- Conscious integration of the local landscape, culture and climate into development.

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# FEATURE ARTICLE

## THE CALOUNDRA LOCAL GROWTH MANAGEMENT STRATEGY

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### Community Wellbeing Strategy (CWS)

The CWS seeks to maintain and improve community wellbeing. It is envisaged that this will be achieved through a range of initiatives that involve the identification and integration of the key characteristics of strong and healthy communities into all aspects of urban design. This includes the creation of logical community connections and programs, and ensuring the provision of suitable land and infrastructure for community facilities and pursuits.

### Sequencing Strategy (SS)

The SS identifies the preferred future sequence of development in Caloundra City. It especially aims to reinforce the role and function of existing Major Activity Centres, increase opportunities for an integrated public transport system and promotes the efficient and functional use of land. The SS outlines short-, medium- and long-term development activity for Caloundra City, discussed below.

In the short-term (2006-2015), the SS sees the consolidation of development in existing urban and commercial areas. Development within the Caloundra City Centre, Kawana Town Centre and Beerwah Town Centre will continue. Toward the end of this period, the redevelopment of the Caloundra Aerodrome Transit Oriented Major Development Area shall commence.

In the medium-term (2016-2025), existing urban and commercial areas' consolidation will be completed, with substantial progress in the redevelopment of the Caloundra Aerodrome envisaged. Development and redevelopment progress within the Caloundra City Centre, Kawana Town Centre and Beerwah Town Centre will continue. The first stages of development for the Caloundra South and Palmview Major Development Areas will also commence.

In the long term (2026-2045), the ongoing development and redevelopment within the Caloundra City, Kawana and Beerwah Town Centres will continue, as well as the completion of the Caloundra Aerodrome Major Development. The second stage of the Caloundra South Major Development Area will commence and be completed by 2045, with the completion of the Palmview Major Development Area expected in 2035.

## CONCLUSION

The Caloundra City LGMS is a comprehensive document outlining in detail the future growth management of and development strategies for Caloundra City. Under this LGMS, Caloundra City will capitalise on its position to become a recognised, *'modern, sub-tropical, coastal city, whilst also remaining one of Australia's most attractive places to live'*.

The Caloundra City LGMS is an important document that will greatly benefit the City and Caloundra populace by:

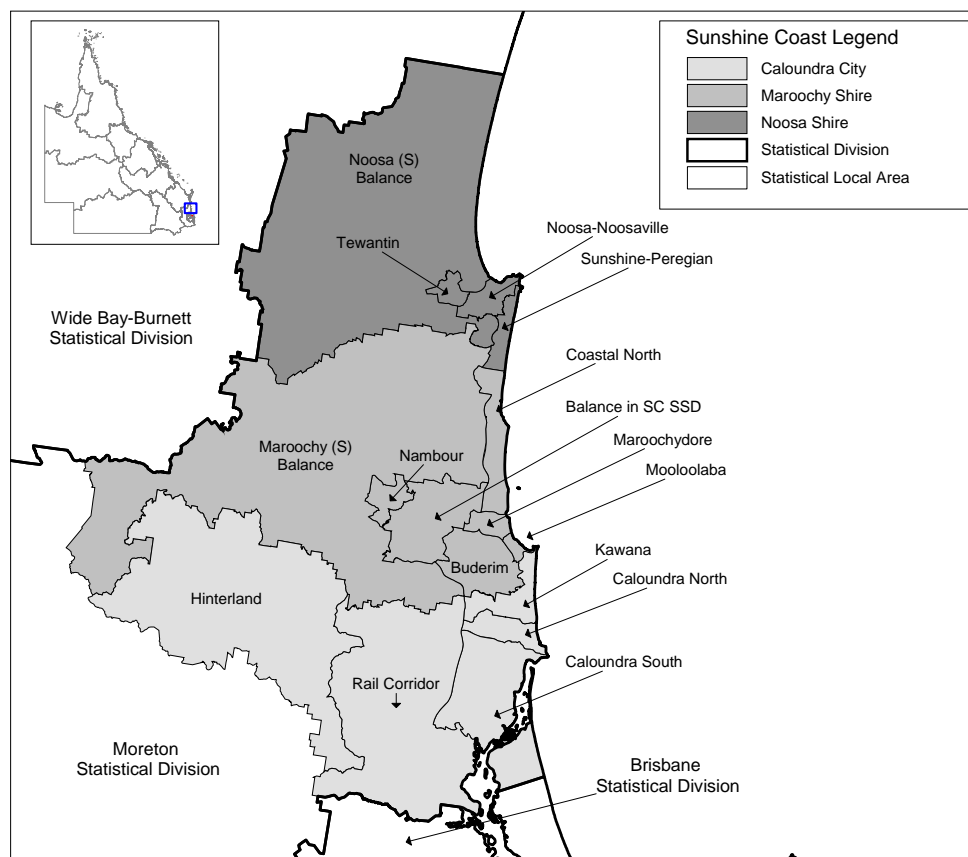
- Ensuring the timely and adequate provision of infrastructure and land for development for urban, commercial and industrial use;
- Providing direction and guidance for development and developers alike;
- Encouraging business and investment security through the clear outlining of principles, policies and future growth management strategies; and most importantly
- Providing solutions to the Core Matters originally identified in the Caloundra City Plan.

### References

Caloundra City Council (2006) *Caloundra City Local Growth Management Strategy DRAFT*, October 2006. Caloundra City Council, Queensland.

# REGIONAL PROFILE

## SUNSHINE COAST REGION



Source: CDATE 2001, AECgroup

### Sunshine Coast Region

LGA	Area (sq km)	Level, 2005 (persons)	Population Density (persons/sq km)	Median Age, 2001	Median Weekly Household Income, 2001 (\$)
<b>Caloundra City</b>					
Caloundra North	27.2	20,997	771.9	39.2	\$765.91
Caloundra South	106.1	20,617	194.3	46.8	\$638.42
Kawana	35.6	21,160	594.4	40.3	\$764.71
Hinterland	505.6	8,155	16.1	39.6	\$707.92
Rail Corridor	419.0	18,506	44.2	35.1	\$768.09
<b>Total</b>	<b>1,093.5</b>	<b>89,435</b>	<b>81.8</b>	<b>40.3</b>	<b>\$730.36</b>
<b>Maroochy Shire</b>					
Buderim	62.1	39,727	639.7	38.0	\$875.93
Coastal North	47.0	23,233	494.3	36.9	\$740.69
Maroochydore	14.1	16,809	1192.1	43.0	\$666.55
Mooloolaba	5.4	10,960	2029.6	41.7	\$754.68
Nambour	20.4	12,460	610.8	40.0	\$654.94
Balance in SC SSD	85.0	15,339	180.5	37.3	\$767.65
Balance	928.8	26,611	28.7	36.5	\$794.85
<b>Total</b>	<b>1,162.8</b>	<b>145,139</b>	<b>124.8</b>	<b>38.7</b>	<b>\$771.47</b>
<b>Noosa Shire</b>					
Noosa-Noosaville	22.8	10,218	448.2	45.8	\$823.76
Sunshine-Peregian	19.1	9,619	503.6	38.0	\$812.44
Tewantin	12.5	11,725	938.0	41.5	\$675.31
Balance	814.3	16,509	20.3	37.0	\$728.96
<b>Total</b>	<b>868.7</b>	<b>48,071</b>	<b>55.3</b>	<b>40.5</b>	<b>\$754.04</b>
<b>Sunshine Coast</b>	<b>3,125.0</b>	<b>282,645</b>	<b>90.4</b>	<b>39.5</b>	<b>\$755.70</b>
<i>Queensland</i>	<i>1,732,654</i>	<i>3,963,968</i>	<i>2.3</i>	<i>35.5</i>	<i>\$885.25</i>

Source: ABS 3218.0

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# CONTACTS

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**Subscription (4 reports per year)**

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Darling Downs & South West		\$		\$	\$
Sunshine Coast		\$		\$	\$
Townsville		\$		\$	\$
Wide Bay Burnett		\$		\$	\$
<b>Total (a)</b>		\$		\$	\$

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Darling Downs & South West		\$		\$	\$
Sunshine Coast		\$		\$	\$
Townsville		\$		\$	\$
Wide Bay Burnett		\$		\$	\$
<b>Total</b>		\$		\$	\$

Note: CD provides time series data for the region along with a pdf version of the report.

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