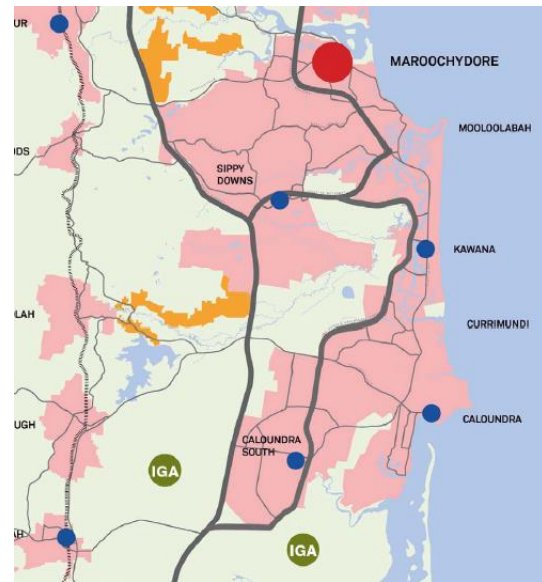


# Sunshine Coast

## Identified Growth Areas

### South East Queensland Regional Plan (SEQRP)

- The SEQRP is the State Government's key land use planning instrument for accommodating growth in South East Queensland. It outlines the process for determining the suitability of Identified Growth Areas (IGA) for longer-term development. The review of the current SEQRP is underway with an extended planning horizon to 2041
- Since 2009 Halls Creek and Beerwah East (referred to as Beerwah-Caloundra South corridor) have been identified as future IGAs on the Sunshine Coast in the current SEQRP
- The Sunshine Coast's population is forecast to grow to 578,000 by 2041 (Source: Office of Economic and Statistical Research QLD)
- **Stockland is seeking the retention of both IGAs in the revised SEQRP to ensure the process of determining their suitability for future long-term development is undertaken before any formal decision by the State is made**



### Halls Creek Identified Growth Area Key Facts

- Site is a logical extension of the Aura (Caloundra South) Priority Development Area
- 85% of the former 1,260 forestry site is cleared
- Currently used for low grade cattle grazing
- Not needed for 20+ years
- Existing regional inter-urban break between north Caboolture and Bells Creek Road interchange will be retained
- Site contains no creeks or access to the Pumicestone Passage
- If approved, plans for 30% of the site to be a conservation area
- Located 1.7kms (min. distance) from the Bruce Highway
- State and Federal Government approvals required



Halls Creek IGA Site

### Beerwah East Identified Growth Area Key Facts

- Large site area has potential to accommodate future growth
- Majority of site under long-term forestry licence with Hancock Timber Resources Group which expires in 2109
- Fragmented site containing a number of National Parks
- Site drains into the protected Coochin Creek Catchment, Ramsar wetlands and most sensitive and poorly flushed part of Pumicestone Passage



Beerwah East IGA Site