

Noosa's population in decline

12:00a.m. 7th May 2009 | By Alan Lander

Noosa's population growth is falling well short of forecasts, leading to doubts any further retail development at Noosa Business Centre will be approved.

An Urban Economics report compiled in February, 2008, predicted the Noosa population would be 60,500 by 2026.

However, a more recent council sponsored report reduced that figure by 2000 to 58,600. Both forecasts are well below consultant Paul Summers' 2004 projection of more than 62,000.

Yesterday, the Noosa Business Review recommended minor changes to the Noosa locality code as it relates to the centre, detailing 100 submissions from the community – mainly objections to any further retail growth at the shopping centre – and which mainly came from business owners at Noosa Junction.

Mixed business and enterprise areas were still to be developed and a residential component was to be made more population dense.

A development application for stage 3 of Noosa Civic is expected to be before the council in June. It is tipped to seek an increase in retail floor space to rival Sunshine Plaza in areas previously set aside for offices and general businesses.

Submissions included one from Stockwells and one from Scott Juniper's S&L Developments, the two owners of the NBC site, seeking greater flexibility in impact assessments.

Mayor Bob Abbot said the original town plan had been based on the Summers' report numbers.

"But these figures haven't been realised," he said. Mr Abbot noted many submissions to the review came from business people saying more shopping areas were needed.

"There seems to be an argument about where this should be," he said.

Mr Abbot said the long term view was that Maroochydore would be the Coast's regional centre for major shopping.

Local councillor and regional planning portfolio chair Russell Green said the important point about the report was it showed population growth was not as strong.

"We won't reach our population cap until a much later stage," he said. "There are a whole range of services including retail which no longer make sense (at this time)."



Hastings Street, Noosa. Photo: Courtesy of Tourism Queensland

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Posted by atapro from Noosaville on 7 May, 2009 at 5:20 a.m. ([Suggest removal](#))

How does a statement that the population growth is slowing and that the eventual population may end up being 58,600 instead of 62,000 lead you to a headline that the "population is in decline"?

No-one ever suggested that 62,000 was a goal...a target which must be achieved. As far as I am aware it was an estimate made over 10 years ago of the probable number of people which could be accomodated under the Noosa planning scheme.

It's no great surprise to me that population growth slows down as we approach the population carrying capacity and the whole region slows down. But I suppose that it could mean that making Noosa Civic bigger than Sunshine Plaza may not be commercially viable.

Posted by Paulas from Sunshine Beach on 7 May, 2009 at 6:56 a.m. ([Suggest removal](#))

"Journalist after a headline" could be the only excuse for the conclusion of a decline simply because a projected increase didn't happen as predicted.

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