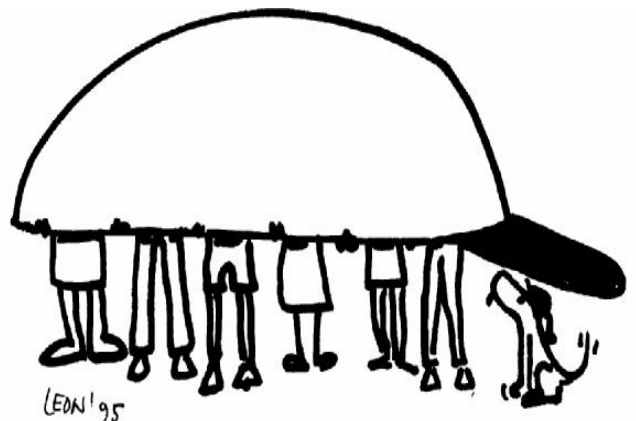


Most population growth in Noosa Shire is due to people migrating from other places. Only low levels of natural growth occur. This explanatory note provides information on population aspects of Noosa's Planning Scheme.

- 1 Planning Schemes are documents that guide decisions relating to land and its development. They do this in two ways:-
  - First, they *paint pictures* with words and maps about the Shire of the future (Noosa's Planning Scheme looks out to around 2007). This is called *strategic planning*.
  - Second, they provide detailed controls about how and where land will be developed, eg. subdivision densities, gross floor area, building height, etc. This is called *development control*.
- 2 By carefully calculating the development intended by the planning scheme, it is possible to calculate the maximum potential for development in an area and the Shire as a whole. From this and give or take a little, a population capacity under a planning scheme may then be calculated (Noosa's provides for around 56,500 residents).
- 3 Such calculations may be made for any of Queensland's Planning Schemes, provided they contain sufficiently clear pictures and guidelines for development.
- 4 What makes Noosa's Planning Scheme different is that these calculations have been done for all land across the Shire and the results are actually provided in the strategic planning documents. That is, the results have been published for all to see.
- 5 But why is it necessary to calculate all these things so carefully and why can't all these decisions just be left to the future? Quite simply, if you don't know how much development will take place, it is not possible to plan for the community's needs for things such as roads, schools, child care facilities, shopping centres, water supply and sewerage and all other forms of service. Without this information, it would be impossible to assess whether the community could afford future servicing and avoid incurring great debt.

- 6 It is simply **common sense** to plan for development and population outcomes that are manageable, ecologically sustainable and within the financial capacity of the community. It would be **unfair** on future generations not to allow them to determine their own destinies.
- 7 The potential population in Noosa's Planning Scheme is based on:-
  - Land's **environmental capacity** to support development;
  - Available and planned **infrastructure**; and
  - **Community preferences** for particular localities.
- 8 With firm development and population scenarios in place, the community, business sectors and Council can plan with **confidence** about the **future**, knowing that the lifestyle prized by residents and visitors is protected.
- 9 Of course in a location like Noosa, there is always **change** in population. For instance, there is a small amount of natural growth, residents return to their families and new residents arrive in their place. These changes will continue to occur.
- 10 In the future, the community will be called on to **re-assess the lifestyle values** identified in the existing planning scheme. If the Noosa community wishes to retain those values, then the next planning scheme may not commit additional land for development or provide for any substantial population growth, resulting in a relatively stable resident population.



The table and map below indicate the population projected for the various localities defined under the Strategic Plan i.e. to around 2007. The Australian Bureau of Statistics estimate of resident population in 1996 was 36336 persons. The Strategic Plan projects a resident population of around 56,500 persons by 2007.

LOCALITY	STRATEGIC PLAN PROJECTED POPULATION (AROUND 2007)
<b>Rural Area</b>	
Cooran	950
Cooroibah	1550
Cooroy	3700
Kin Kin/ Cootharaba/ Boreen Point	2050
Lake Macdonald	2600
Mary River Catchment	4700
Noosa North Shore/Cooloola	200
Pomona	1300
<b>Rural Area Subtotal</b>	<b>17050</b>
<b>Coastal Area</b>	
Eastern Beaches	9000
Noosa Heads/Noosaville	16750
Tewantin	13700
<b>Coastal Area Subtotal</b>	<b>39450</b>
<b>Shire Total</b>	<b>56500</b>

