

19 August 2023

Hon Mark Bailey
Minister for Transport and Main Roads
1 William Street
Brisbane QLD 4000

Via email: transportandmainroads@ministerial.qld.gov.au

Dear Minister Bailey

Sunshine Coast Major Projects

Thank you for the opportunity to provide feedback on a range of major infrastructure projects across the Sunshine Coast.

The Property Council is the leading advocate for Australia's property industry with over 400 member companies here in Queensland. We have worked in partnership with the Sunshine Coast Business Council to collate input on this submission and to demonstrate broad based support for these transport projects.

Collectively our members represent a cross-section of the property sector and business community and are spread across all asset classes. They are city-shapers, community builders and local businesses, who are committed to delivering projects and initiatives that embrace local characteristics and benefit Sunshine Coast residents for the long-term.

Essential to this objective is the provision of appropriately planned and funded transport infrastructure that caters for the significant population growth we are experiencing. With the Sunshine Coast expected to accommodate an additional 206,400 people between now and 2046 it is imperative that regional infrastructure projects are delivered in line with this.

As such, we welcome the State Government's efforts to progress the delivery of much needed transport infrastructure for the region.

These projects will deliver an array of benefits for Sunshine Coast including; less road congestion, facilitating the delivery of additional and much needed housing, improved economic, social and environmental outcomes for the community and greater access to services and equality of opportunity for all future Sunshine Coast residents.

While improved transport options are needed right now on the Sunshine Coast, the Brisbane 2032 Olympic and Paralympic Games only reinforces the necessity for projects that can ensure people are able to travel around the region quickly, efficiently and sustainably.

We have worked with our members to provide the following comments on the individual road, rail and public transport initiatives outlined as part of the most recent round of consultation.

Direct Sunshine Coast Rail

We welcome your commitment to allocate \$14 million towards a detailed business case for the Direct Sunshine Coast Rail link between Beerwah and Maroochydore.

As you would be aware the Property Council and the broader industry has long supported a potential heavy rail link between Beerwah and Maroochydore.

Our previous letter dated 24 November 2021 (attached) highlighted that the Sunshine Coast region will play a crucial role in incorporating South-East Queensland's rapidly growing population and the rail link will be an essential component in harnessing this growth.

In addition to the long-term success of the Maroochydore CBD being contingent on the delivery of the rail link it will also enable the populations in the growing and future areas of Aura and Beerwah East to connect with the commercial and lifestyle hubs along the Coastal corridor.

We consider the Direct Sunshine Coast Rail Line to be a critical foundation for the successful implementation of the Sunshine Coast Public Transport project, so as to ensure the broader major transport project's capability to link longer, faster trips from the emerging master planned communities between Beerwah and Caloundra, with the Sunshine Coast University Regional Hospital at Birtinya, the rapidly developing Principal Activity Centre in Maroochydore and the Sunshine Coast Airport, even further north, at Marcoola.

The Direct Sunshine Coast Rail has widespread support across the property industry, and we commend government for recognizing the essential nature of the rail link via the announcement of a detailed business case.

Moving forward, the Property Council and the Sunshine Coast Business Council look forward to working with the Department to ensure that the opportunity of the Direct Rail Line is maximized.

Sunshine Coast Public Transport

We have long supported the potential for a Mass Transit Option to be developed to improve the uptake of public transport within the Sunshine Coast.

As per our feedback to the Sunshine Coast Council in 2021 (attached) the Property Council supports the proposed route for Stage 1 to be developed from Maroochydore to the Sunshine Coast University Hospital at Birtinya with a possible Stage 2 option as the preferred option due to the density of population, jobs and services.

In addition to the clear need to improve the amount of people using public transport on the Sunshine Coast (only 3 per cent as of 2021) the current draft regional plan has a clear focus on infill development that will necessitate the delivery of public transport corridors where density can be sustainably delivered to support population growth.

Roads

Congestion is a significant and pressing issue for the Sunshine Coast right now. This issue will only deteriorate without investment into projects such as the Kawana Motorway and Mooloolah River Interchange.

While a Direct Sunshine Coast Rail Link and potential Mass Transit transport option will ease pressure on the road network over the longer term, upgrades like the Mooloolah River Interchange will be crucial in the shorter term, being a long missing but critical connector between Kawana Way and the Sunshine Motorway, such that a viable, high-flow alternative to the Bruce Highway can be ensured.

Thank you for the opportunity to provide feedback on the major transport projects the State Government is looking to progress on the Sunshine Coast. As highlighted above, the Property Council in conjunction with the Sunshine Coast Business Council supports and welcomes this investment and looks forward to continuing to work with the Government to ensure essential transport infrastructure can be delivered to support Queensland's rapidly growing population.

If you would like to discuss this further, please have no hesitation contacting me on 0499 181 366 or jcaire@propertycouncil.com.au.

Yours sincerely,



Jess Caire
Queensland Deputy Executive Director



Sandy Zubrinich
Chair, Sunshine Coast Business Council