

Sunshine Coast Planning Scheme 2025 Planning for Consolidation Growth

Andrew Stevens, Managing Director Project Urban
Chair of UDIA Planning Scheme Committee

“The Sunshine Coast is experiencing a housing affordability crisis caused by a shortage in current and planned dwelling availability. Urgent Action is required!”

**- 2018 UDIA
Presentation**

Nothing has changed and the crisis is now more acute
than ever.

Sunshine Coast Plan 2025 provides the opportunity to
promote change!

Presentation Content

- Key principles for Accommodating Growth
- Response of the Draft Scheme
- Over Regulation through Development Codes



Key Principles for Accommodating Growth



Population Statistics

Current Population
Sunshine Coast

376,000

ShapingSEQ 2046 Growth
Target

565,700

Additional Population

195,000

Sunshine Coast Age Profile Pyramids

2006 -2021



Source: Australian Bureau of Statistics, [Census of Population and Housing](#), selected years between 1991-2021 (Enumerated data). Compiled and presented in profile.id by [jd](#) (informed decisions).

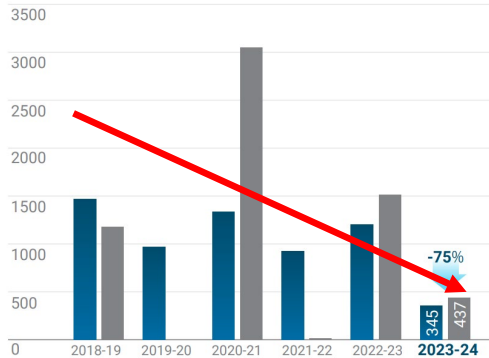


Source: Australian Bureau of Statistics, [Census of Population and Housing](#), selected years between 1991-2021 (Enumerated data). Compiled and presented in profile.id by [jd](#) (informed decisions).

- Population growth requires an additional 82,000 dwellings to be delivered - 3,727/year
- However, we continue to fall behind this benchmark
- 2023-2024 Sunshine Coast constructed only 1,600 detached dwellings and 1,360 units – we have accumulated a 3,000-dwelling shortfall over the past 3 years.

Lots Approved

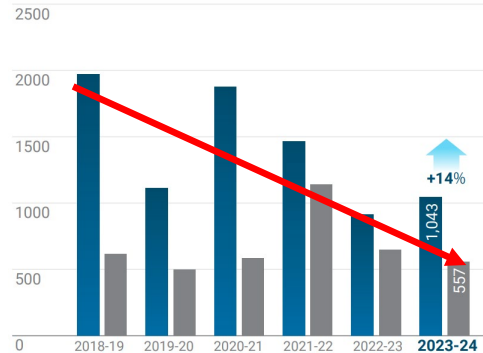
Council ■ and State ■



• State lots are approved by Economic Development Qld for Caloundra South and Maroochyore City Centre Priority Development Areas.

Lots Created

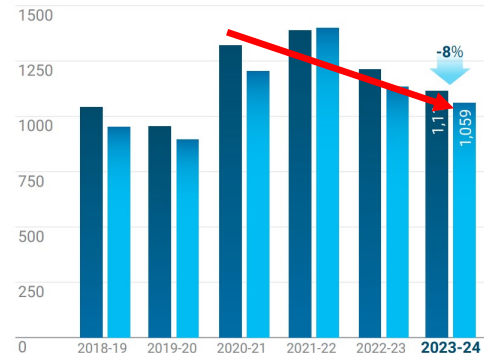
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Assessable Building Work

Lodged ■ and Decided ■



• Inc. Building Work Assessable against Planning Scheme and Concurrence Agency Referrals.

Fundamental to the success of the Regional Plan Consolidation Strategy is the establishment of a Bus Rapid Transit network as proposed in the **Sunshine Coast Public Transport Project**.



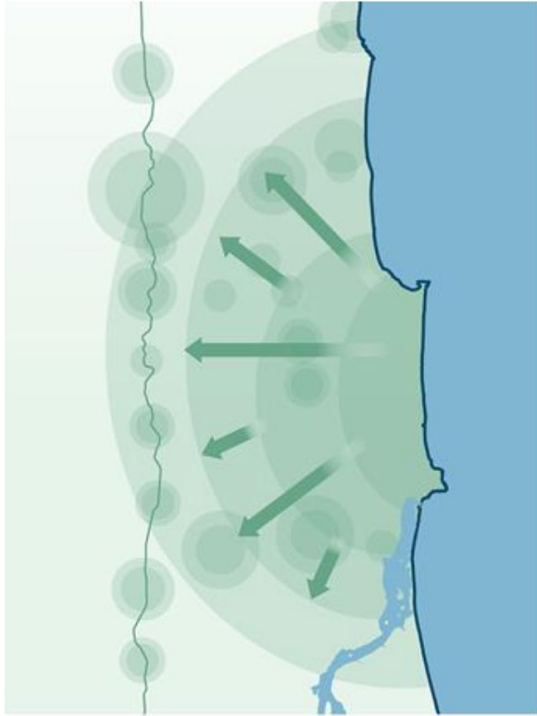
- SEQ is seeing an increase in single-person households to 2046 and a higher small household-to-small dwelling ratio. The ageing population will contribute to the increased smaller households demand, due to older people's tendency to live in smaller homes.
- SEQRP sets a minimum **70/30** consolidation/expansion dwelling growth ratio across the region.
- 57,400 consolidation new dwellings required on the Sunshine Coast - 2,609 infill/ year (Note only 1,360 delivered last year!)
- Promote increased gentle density across SEQ in consolidation and expansion areas
- Facilitate the achievement of attached medium-rise development in walkable catchments along high frequency public transport networks



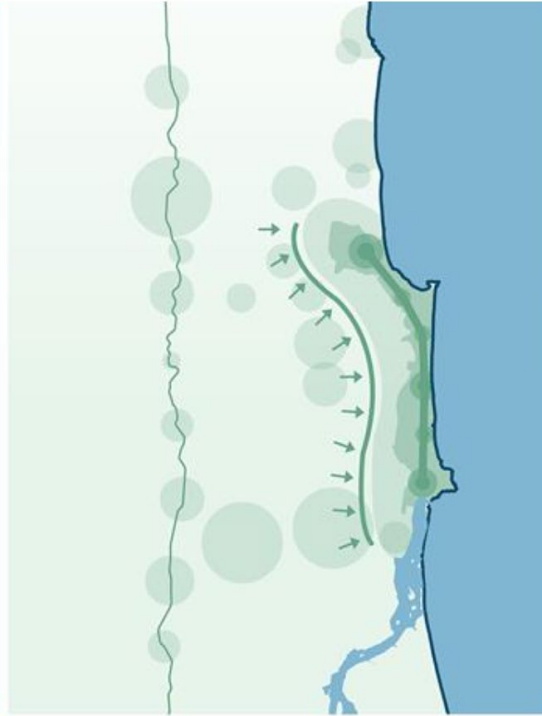
Response of the Draft Scheme

Vision For our Region

“In 2046, the Sunshine Coast is recognised as a desirable, liveable and sustainable region, where smart, healthy, and creative communities thrive in a well-defined, interconnected, and transit-oriented pattern of settlement, that is surrounded and supported by natural and rural greenspace and resilient to the changing climate.”



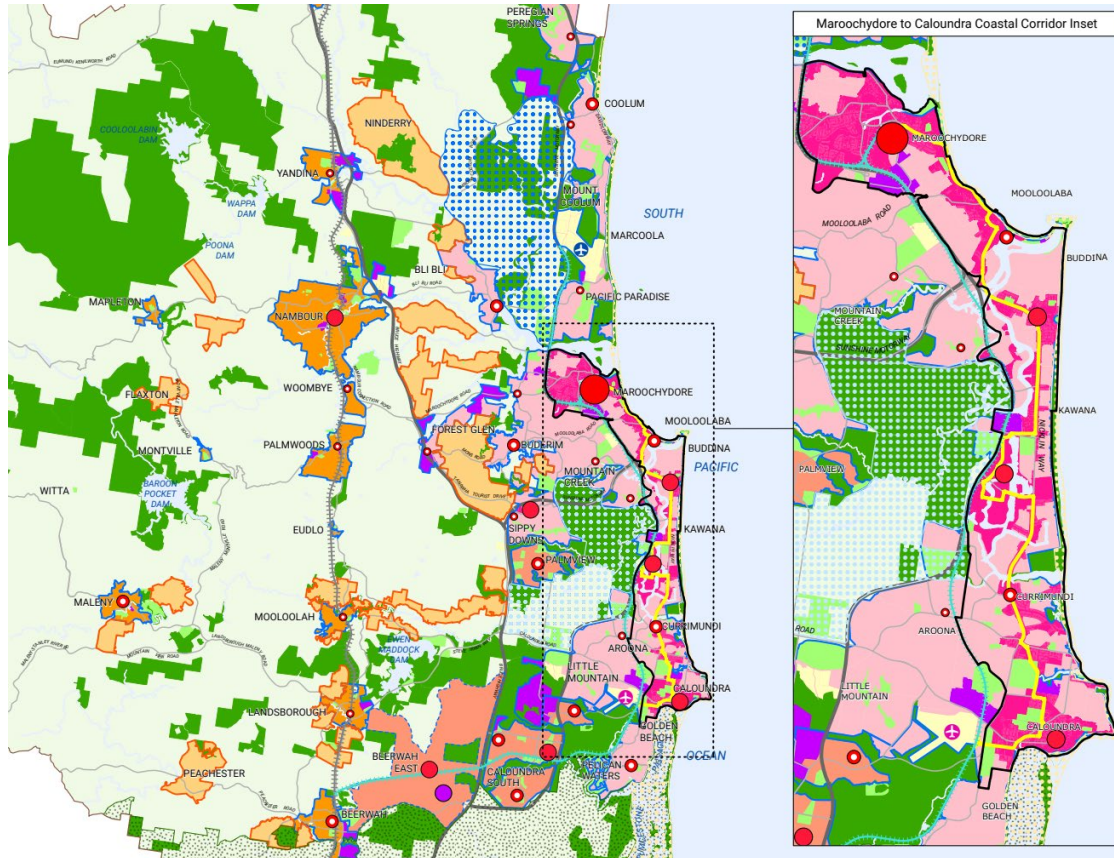
Urban expansion



Urban consolidation

Growth Models Considered by Council

A Focus on the Coastal Corridor



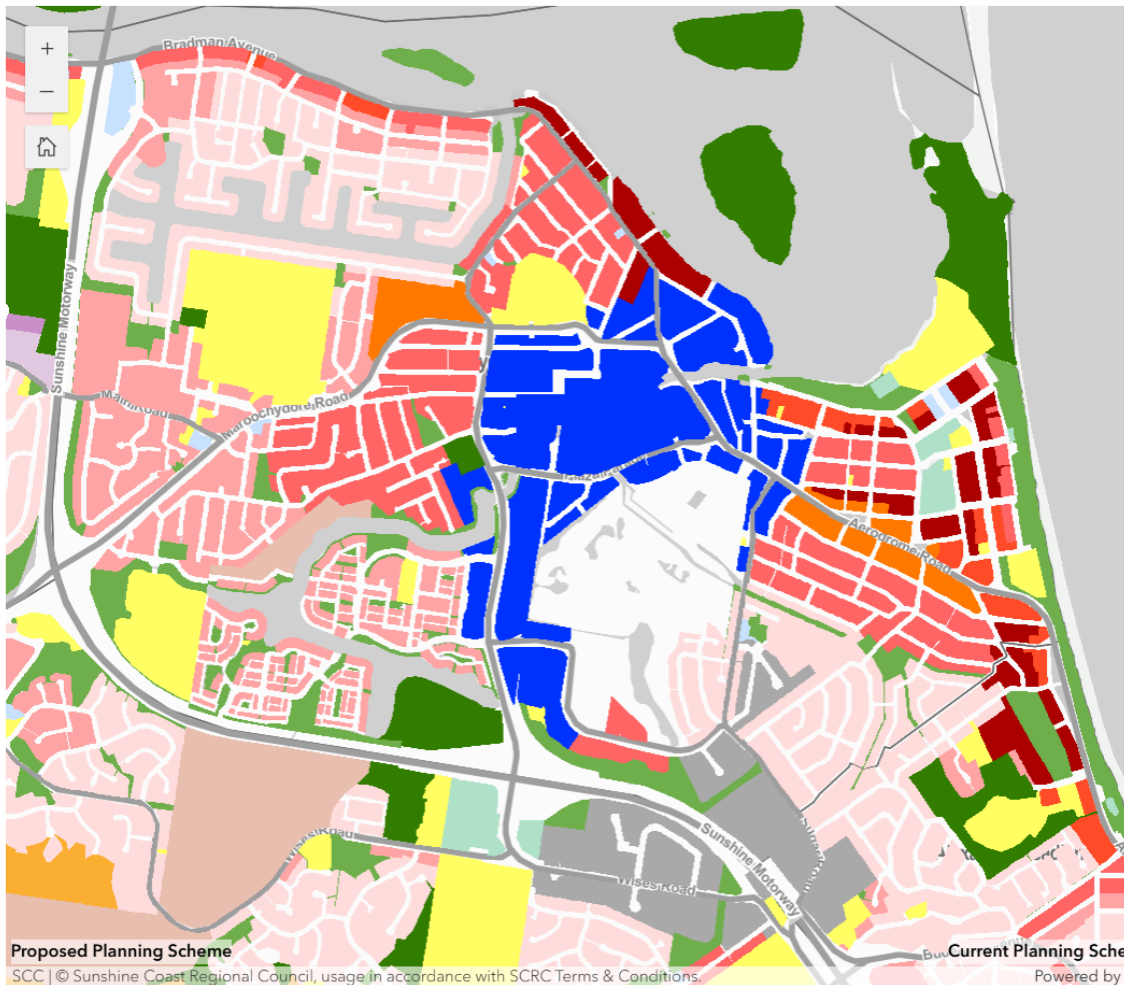
The Coastal Centres will do the Heavy Lifting





Legend - Zones

- Low Density Residential Zone
- Low-Medium Density Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone
- Mixed Use Zone
- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone
- Neighbourhood Centre Zone
- Low Impact Industry Zone
- Industry Zone
- Waterfront and Marine Industry Zone
- Sport and Recreation Zone
- Open Space Zone
- Environmental Management and Conservation Zone
- Community Facilities Zone
- Emerging Community Zone
- Innovation Zone
- Limited Development Zone
- Rural Residential Zone
- Rural Zone
- Specialised Centre Zone
- Tourism Zone



Proposed Planning Scheme

Current Planning Scheme



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Wurtulla



Current Planning Scheme

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Find Address or Lot Plan



Currimundi

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Original Council usage in accordance with SCRC Terms & Conditions.

Powered by Esri

Current Planning Scheme

Legend - Zones

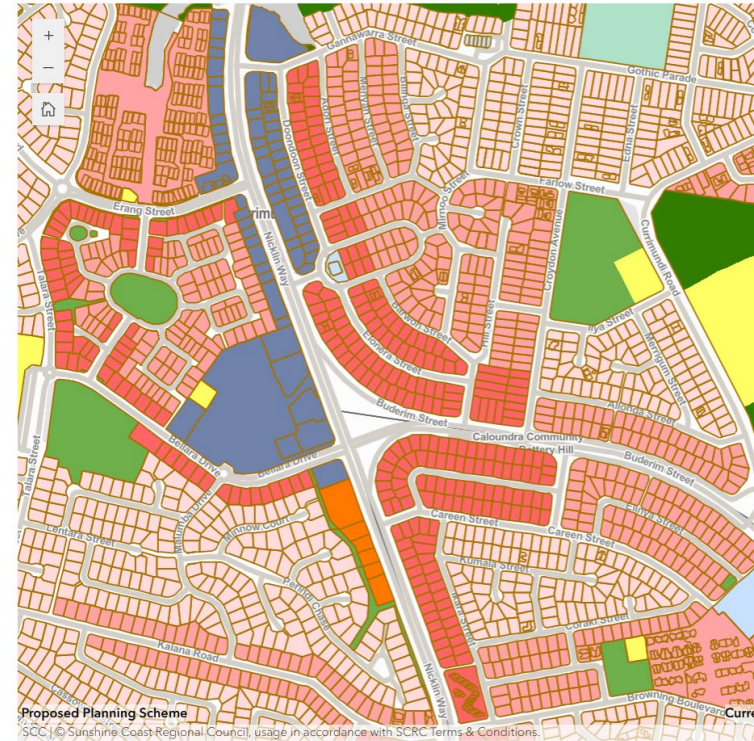
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Proposed Planning Scheme

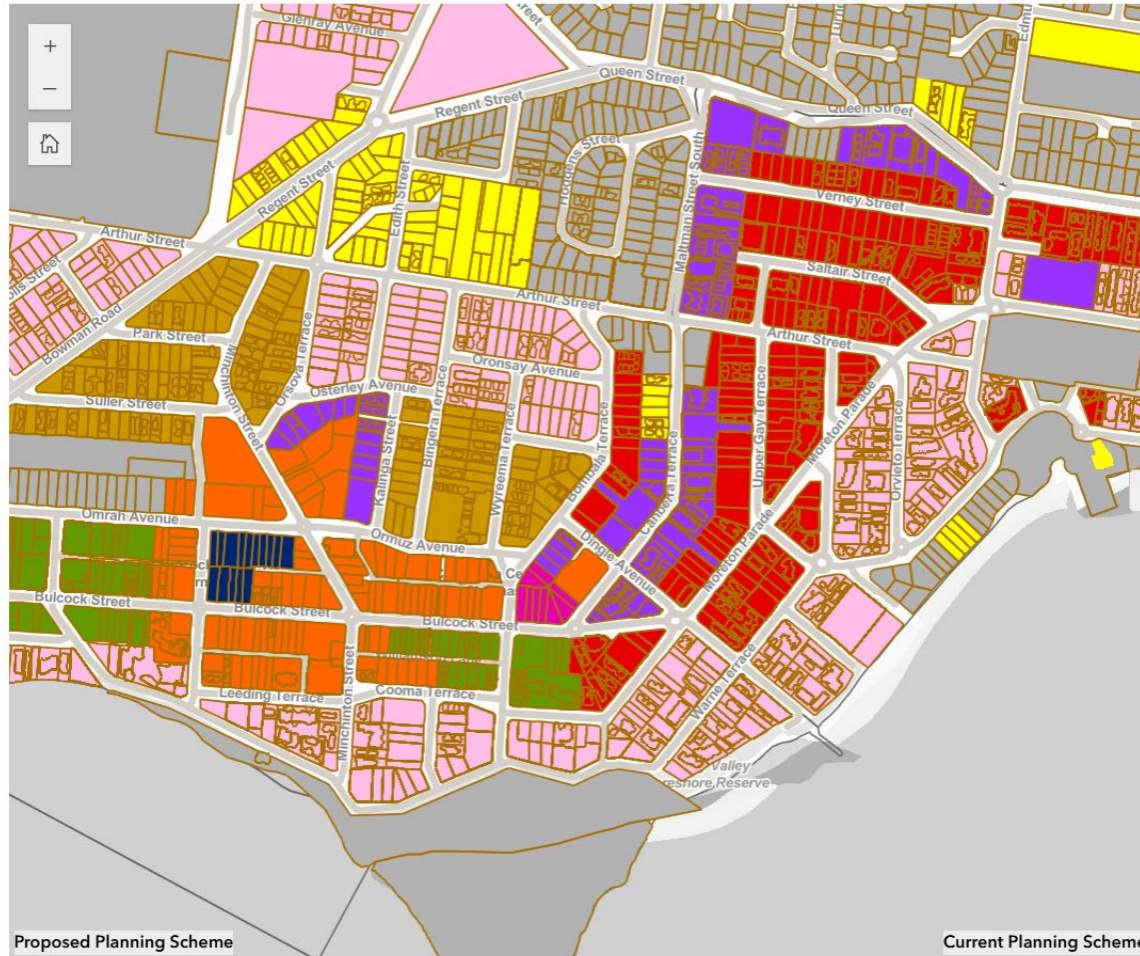
Legend - Building Heights

- 2 storeys and up to 8.5 metres
- 2 storeys and up to 10 metres
- 3 storeys and up to 12 metres
- 4 storeys and up to 15 metres
- 5 storeys and up to 18 metres
- 6 storeys and up to 22 metres
- 7 storeys and up to 25 metres
- 8 storeys and up to 28 metres
- 10 storeys and up to 35 metres
- 12 storeys and up to 41 metres
- 14 storeys and up to 47 metres
- 18 storeys and up to 60 metres
- Unspecified maximum height
- Emerging Community Zone land with specific height requirements, as specified in the relevant local plan.

Find Address or Lot Plan



Caloundra



Proposed Planning Scheme

SCC

Current Planning Scheme

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Over Regulation through Development Codes

Increased Assessment Criteria Old vs New Codes

Multi-Unit Residential Code

- Performance Outcomes increase from **17** to **32**
- Acceptable Solutions increase from **33** to **71**

Dual Occupancy Code

- Performance Outcomes increase from **14** to **27**
- Acceptable Solutions increase from **20** to **52**

That's an increase of 260%

The new Small Lot Code has 50 Requirements for
assessment!

Lack of Certainty in Codes

Part 1: Site responsive design and site suitability

Performance outcomes

PO1

The multi-unit residential use is sited and designed so as to:

- (a) be responsive to site characteristics and landscape context including topography, existing vegetation and other constraints on and adjacent to the site;
- (b) take account of and reflect its particular built form setting, including the intended scale and character of the site and adjacent areas;
- (c) provide safe, comfortable and attractive living environments for all residents; and
- (d) make a discernably positive contribution to the preferred streetscape character of the neighbourhood.

Editor's notes –

- The intended character of an area is described in the applicable zone code and local plan.
- Submission of a place or site-based analysis and design review report addressing this and other performance outcomes of the Multi-Unit Residential Uses Code is a preferred way a proponent may demonstrate that a proposed multi-unit residential use considers and positively responds to its site's characteristics, context and setting. Guidance for the preparation of a place or site-based analysis is provided in the **Sunshine Coast Design Planning Scheme Policy**.

Acceptable solutions

No acceptable solution provided.

Lack of Certainty in Codes

In partial fulfillment of the performance outcome:

AS2

The site on which the multi-unit residential use is located has a minimum frontage, and minimum average width, of:

- (a) 15m where the proposed building height is up to 2 storeys; or
- (b) 20m where the proposed building height exceeds 2 storeys.

In partial fulfillment of the performance outcome:

AS7

The site cover of the multi-unit residential use does not exceed 50%.

P07

The multi-unit residential use is sited and designed in a manner which:

- (a) achieves a built form and proportion that appropriately relates to its setting, and the existing and intended character of surrounding development;
- (b) minimises building bulk when viewed from the street or adjacent premises;
- (c) maintains and enhances the leafy character of the Sunshine Coast by retaining the majority of the site free of buildings and structures, maximising the retention of existing vegetation and allowing for required setbacks, spaces and landscapes between buildings;
- (d) provides adequate space at ground level, clear of buildings and structures, for required landscape gardens and deep planted landscapes, private open space, communal open space and infiltration of stormwater;
- (e) maintains a residential streetscape and human scale at street level; and
- (f) provides for views of surrounding landscapes and the sky between buildings within and/or adjoining the site.

Editor's note – The submission of three-dimensional modelling will assist to demonstrate compliance with this performance outcome.

Guidance for the preparation of modelling is provided in the [Sunshine Coast Design Planning Scheme Policy](#).

The Sunshine Coast Design Planning Scheme Policy (The Yellow Book) has now been enshrined into the Scheme despite commitment it would only ever be a coffee table resource.

Overly Prescriptive Codes Restrict Market Lead Outcomes

AS2

The site on which the multi-unit residential use is located has a minimum frontage, and minimum average width, of:

- (a) 15m where the proposed building height is up to 2 storeys; or
- (b) 20m where the proposed building height exceeds 2 storeys.

Our Traditional titling arrangement is dominated by allotments with frontages of less than 20m.

The reliant on amalgamation of land parcels will delay/stifle development delivery.

Codes limit product mix restricting Market Lead Outcomes

Acceptable solutions

AS5.1

Development for a multi-unit residential use involving 10 or more dwellings provides for:

- (a) a combination of at least 3 types, and a maximum of 60%, of any one of the following dwelling types:
 - (i) studio;
 - (ii) 1 bedroom;
 - (iii) 2 bedroom;
 - (iv) 3+ bedroom; and
- (b) a minimum of 15% of all dwellings on the site to be equal to or less than 65m² in gross floor area.

AS5.2

Development for a Class 2 multi-unit residential use involving less than 10 dwellings provides for:

- (a) a combination of at least 2 of the following dwelling types:
 - (i) studio;
 - (ii) 1 bedroom;
 - (iii) 2 bedroom;
 - (iv) 3+ bedroom; and
- (b) a minimum of 2 dwellings on the site to be 2 bedrooms or less.

Building separation requirements sterilize available sites based on existing adjoining development

AS8.1

Buildings 7 storeys or greater in height are separated from other buildings on the site by a minimum of 9m.

Editor's note – **Figure 7.14C Separation between adjoining building towers** provides an example of the intended design and siting outcomes for separation between adjoining building towers on a site.

Figure 7.14C Separation between adjoining building towers

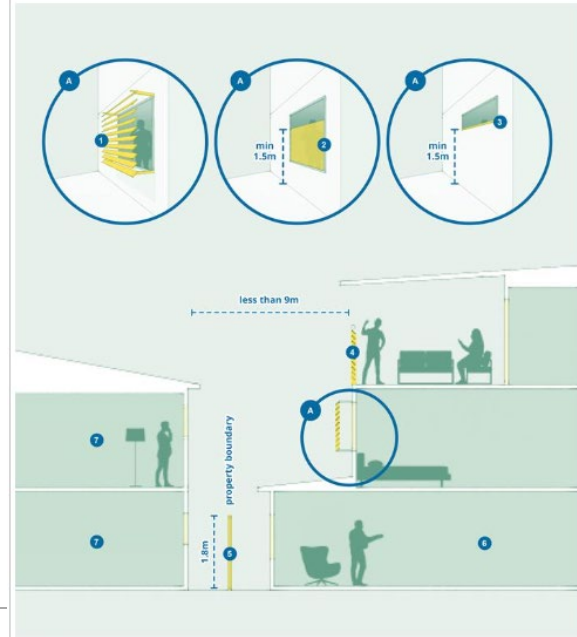


Legend

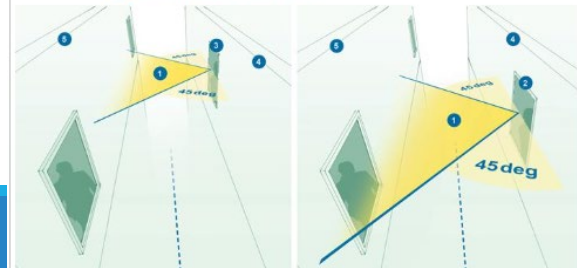
- 1 9m separation between adjoining towers
- 2 Street frontage
- 3 Building 7 storeys or greater in height

Figure 7.14G Example of multi-unit residential use design to minimise overlooking

This is despite acceptable solution examples being provided to deal with this situation



- Legend**
- 1 Fixed external screens
 - 2 Fixed translucent glazing in any part of a window below 1.5m above floor level of that storey
 - 3 Having a minimum sill height of 1.5m above the floor level of that storey
 - 4 Screening to reduce direct views to neighbours
 - 5 If at ground level, solid fencing to 1.8m height
 - 6 New building
 - 7 Neighbouring habitable room



Minimum Landscape Requirements onerous and unachievable

Acceptable solutions

AS12.1

Existing mature trees on the development site and on street frontages, are retained and incorporated into the design of the development, in a manner consistent with Australian Standard 4970:2009 – *Protection of trees on development sites* (AS 4970:2009).

AS12.2

A minimum of 30% of the area of the site at ground level is provided as garden space, free of buildings, car parking and vehicle accessways, bin enclosures, transformers and other services and impervious areas.

Note – Private open space and communal open space at ground level may be included in this calculation.

AS12.3

A minimum of 20% of the area of the site is provided as deep planted landscapes, including at least one area within the front setback accommodating canopy tree/s which has:

- (a) a minimum area of 16m²; and
- (b) a minimum horizontal dimension of 4m.

Balcony sizes affect unit affordability

AS14.2

Each dwelling above ground level has an outdoor living space comprising a balcony or similar private open space area that:

- (a) is directly accessible from the main living area; and
- (b) complies with the minimum area and dimensions specified in **Table 7.14B Private open space requirements for dwellings above ground level**, exclusive of clothes drying areas, air conditioning units and other plant, equipment or services.

Table 7.14B Private open space requirements for dwellings above ground level

| No. of bedrooms | Minimum balcony area | Minimum horizontal dimensions |
|---------------------|----------------------|-------------------------------|
| 1 bedroom or studio | 9m ² | 3m x 3m |
| 2 bedrooms | 12m ² | 3m x 3m |
| 3 or more bedrooms | 16m ² | 4m x 3m |

OR

Where the accommodation is provided as rooming units, no acceptable solution provided.

AS14.3

A minimum of 50% of the required private open space area for each dwelling receives at least two hours direct sunlight between 9am and 3pm in mid-winter (21 June).

Complicated setback provisions for small lot housing

Where located in the Emerging Community Zone, the dwelling house has a minimum setback from the rear boundary in accordance with the below table.

| Lot depth | Rear setback |
|-----------|--------------|
| < 25m | 3.0m |
| 25m | 3.25m |
| 26m | 3.5m |
| 27m | 3.75m |
| 28m | 4.0m |
| 29m | 4.25m |
| 30m | 4.5m |
| 31m | 4.75m |
| > 32m | 5.0m |

Key Take Away Points For Discussion

- Increased Multiunit Residential Densities and heights will promote Consolidation growth
- Need to provide greater opportunity to provide detached Housing stock within our Consolidation Areas – Small Allotment – more LM Density Residential land Or More Expansion Land required
- The devil is in the detail with Codes:-
 - Too aspirational to be delivered
 - Too Prescriptive
 - Too limiting on product delivery
 - Increase application preparation cost
 - Will cause assessment delays

Thank you and have a great day!

