

Sunshine Coast Planning Scheme 2025

Recap on Identified Challenges



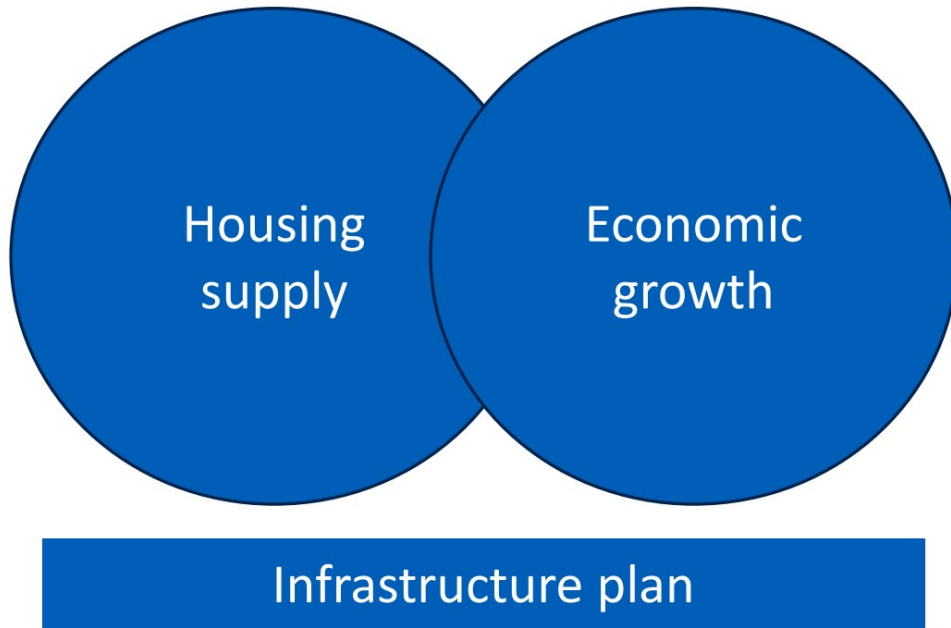
Andrew Stevens, Managing Director Project Urban
Chair of UDA Planning Scheme Committee

DELIVERING **FOR QUEENSLAND**

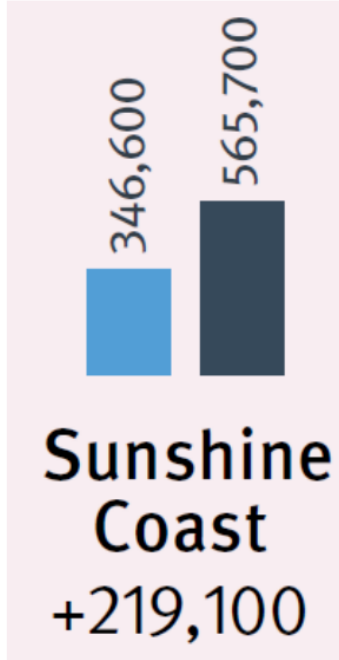
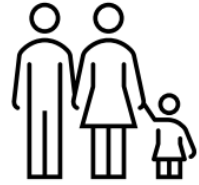


Queensland
Government

SEQ Regional Plan and local government plan making



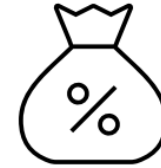
Population growth 2021-46



Dwelling supply 2021-46



Employment baseline 2021-2046



Proposed Sunshine Coast Planning Scheme Public Consultation

Briefing to Sunshine Coast Business Council - Think Tank Series 9 Session 1

4 August 2025

Responding to a complex array of issues

Challenges



Population growth



Housing affordability



Climate change



Protecting our environment
and green spaces



Need for transport
solutions



High car dependence



Changing demographics and smaller
household sizes

Opportunities



New business,
employment and skills



Shaping better urban
places



New infrastructure



More funding



Critical mass to support new services and
facilities

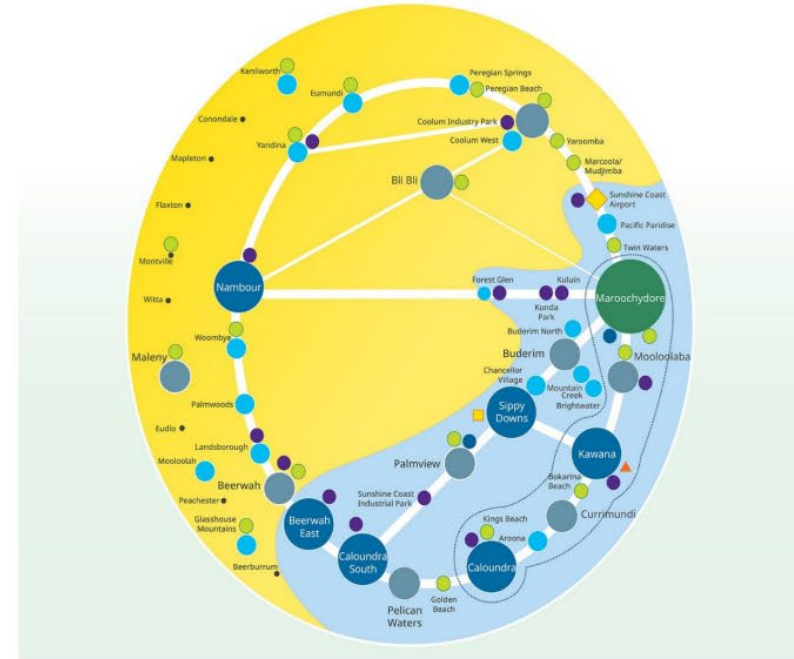
Accommodating projected growth

- Proposed planning scheme, together with other planning instruments, has demonstrated capacity to meet SEQRP 2046 dwelling targets
- Council's Growth Scenario Testing Platform (GSTP) and two other models show a reasonable degree of alignment in outcomes
- Strong strategic alignment with long-term infrastructure and land use planning underlies model assumptions
- All models are complex, sophisticated and undoubtedly 'wrong'
- Recognition that if Beerwah East is delayed, detached housing typology is undersupplied and will need to be provided for in other ways
- State's growth monitoring reporting – Council has always kept a close eye on this

Sunshine Coast Activity Centre Network

Key proposals:

- Centre network updated to align with 2046 planning horizon and reflect other land use changes
- Updated centre classifications for Beerwah and Bli Bli
- New centres at Caloundra South, Palmview, Sunshine Coast Airport and Beerwah East
- Significant retail floorspace allocation for Maroochydore City Centre
- Increase in zoned land for some centres (e.g. Bli Bli, Landsborough and Eumundi)
- Some other areas subject to further investigation following State Interests Review (e.g. Bli Bli)



Note:
 1. Kawana Major Centre comprises the Kawana Town Centre and Kawana Shoppingworld and immediately surrounding land.
 2. Neighbourhood centres are not identified.

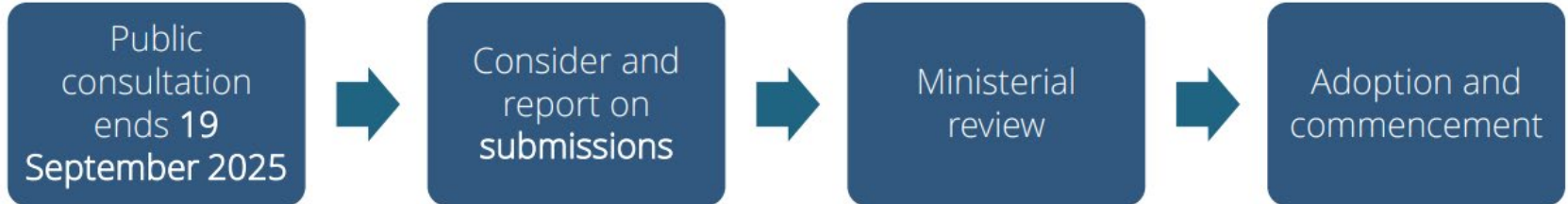
Industrial Land – Key Changes

- More industrial land:
 - A net increase of 160+ hectares of zone land (Corbould Park; Beerwah South; Yandina East)
 - Beerwah East to make a further significant contribution to industrial land supply when brought online
 - Sunshine Coast Airport PDA also contains industrial land for airport-related industrial uses

Key Changes – Removal of Protected Housing Precinct

- New Low-Medium density residential zone
 - New mixed-use zone
 - Removal of protected housing precinct
 - New dwelling house (small lot) code
 - Review of building heights
 - Overall increase in housing supply

Next steps for proposed planning scheme

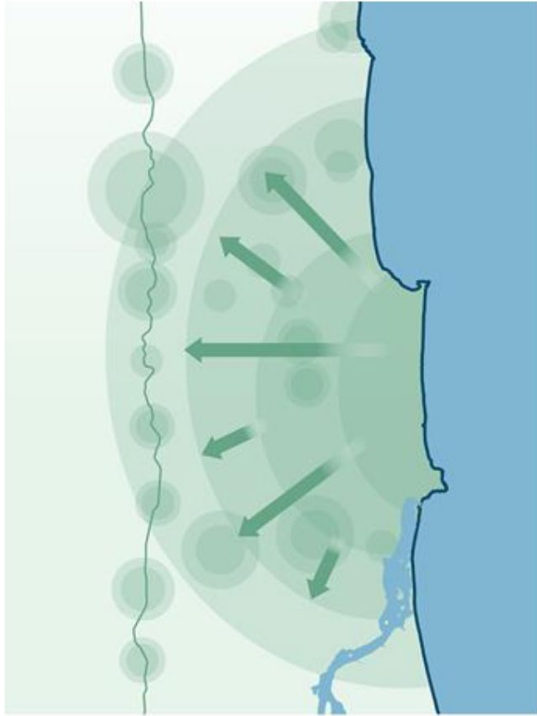


“The Sunshine Coast is experiencing a housing affordability crisis caused by a shortage in current and planned dwelling availability. Urgent Action is required!”

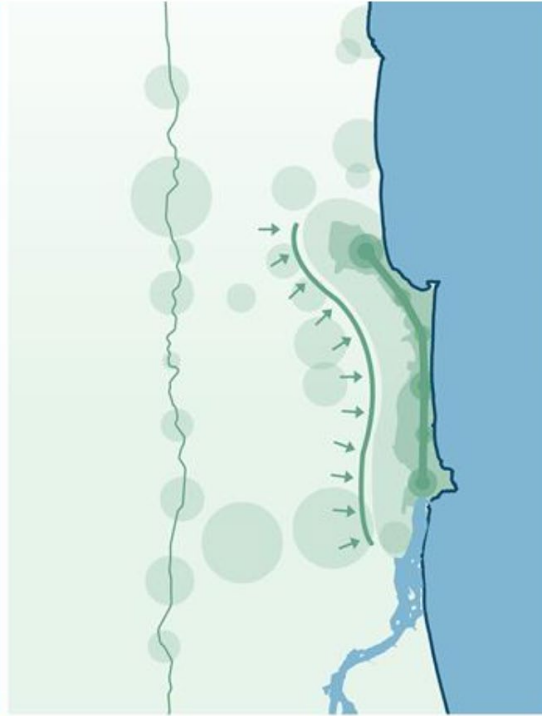
- 2018 UDIA Presentation

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

Sunshine Coast Plan 2025 provides the opportunity to promote change!



Urban expansion



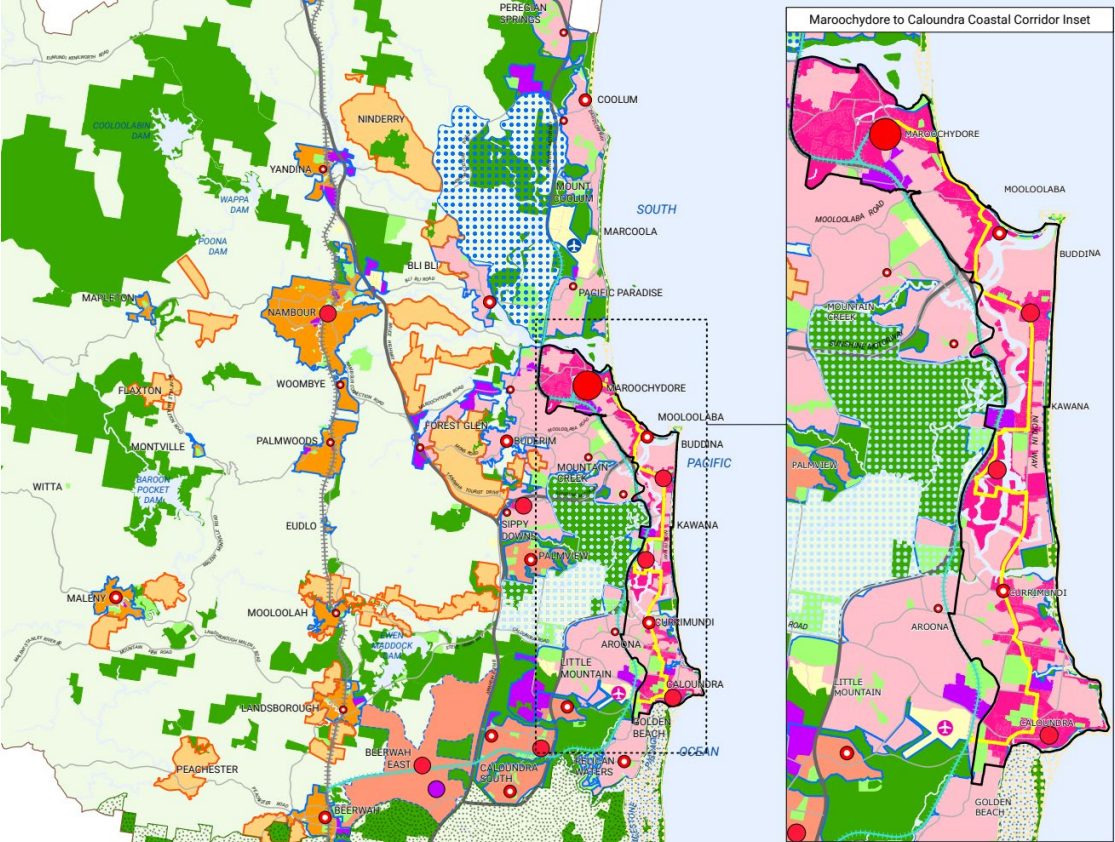
Urban consolidation

Growth Models Considered by Council

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**.

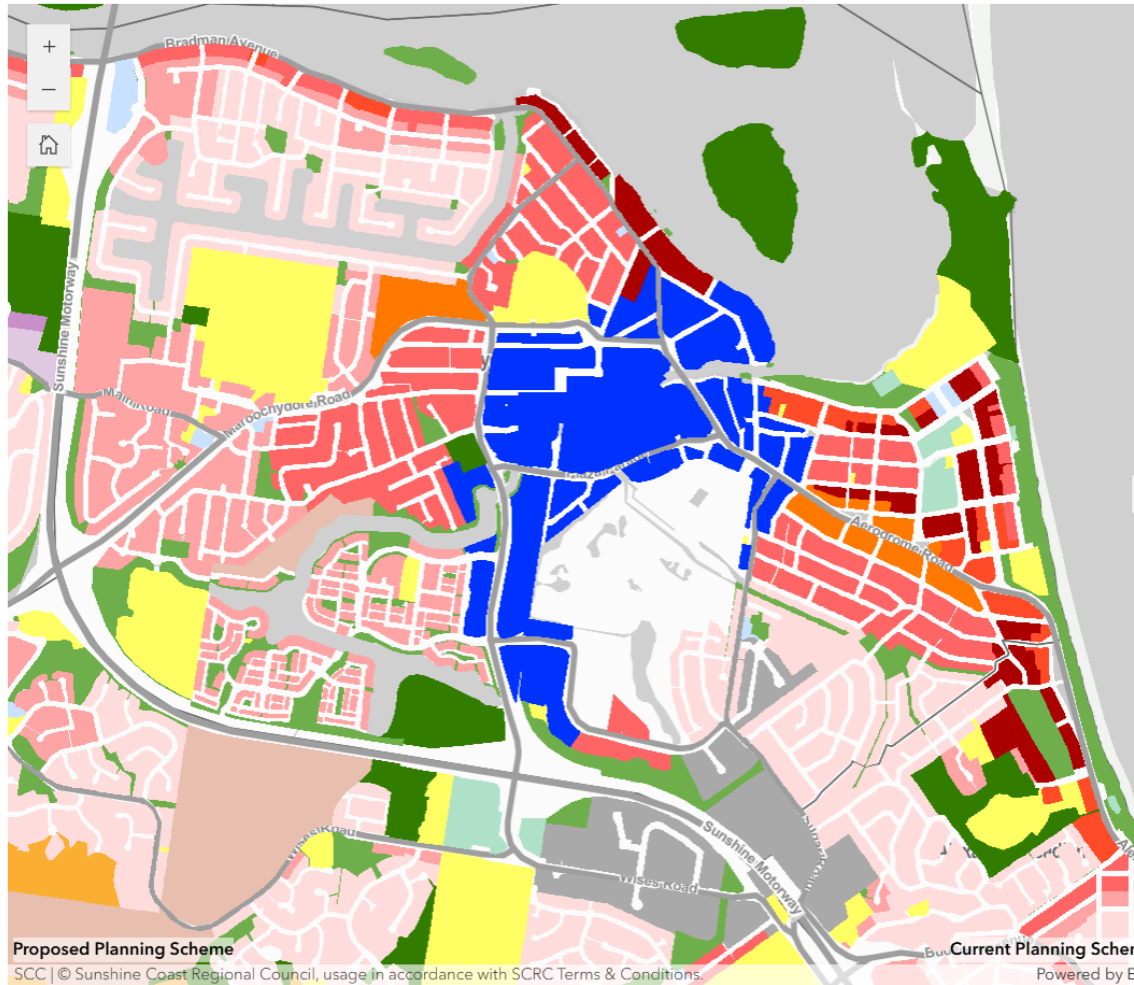


A Focus on the Coastal Corridor



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



Additional Red Tape adding to Assessment Complexity

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!

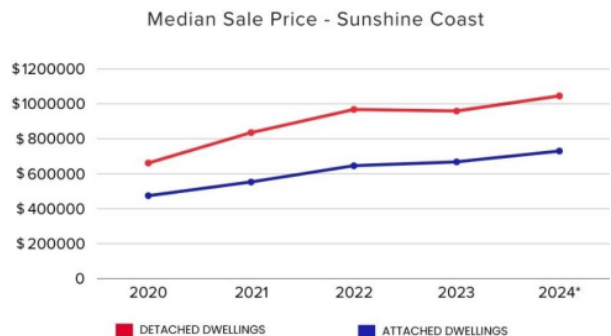


Key Issues with Planning Scheme Codes

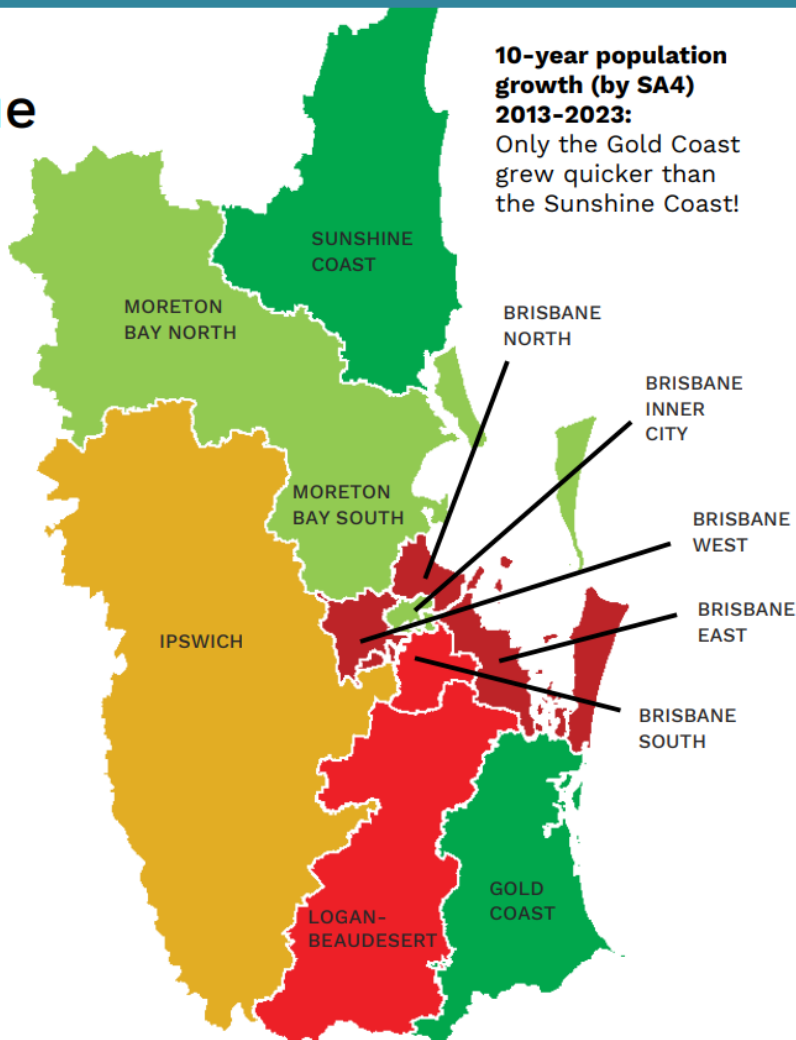
- Too aspirational to be delivered
 - Too prescriptive
 - Too limiting on product delivery
 - Increase application preparation and assessment cost
 - Will cause assessment delays
-

People have and continue to flock to the coast

- new families and residents are attracted by lifestyle, natural beauty, infrastructure investment and jobs
- rising demand and limited supply is driving rapid price increases (>70% since 2020)
- affordability will diminish more quickly as supply runs out completely
- with the housing industry contributing \$3B annually, economic impacts will be acute



Source: QLD Government's Statisticians Office



STATISTICAL AREA (SA4)	AVERAGE ANNUAL GROWTH RATE 2013-2023
GOLD COAST	12,790
SUNSHINE COAST	9,000
IPSWICH	8,800
LOGAN-BEAUDESERT	7,960
BRISBANE INNER CITY	7,170
BRISBANE SOUTH	5,440
MORETON BAY NORTH	5,220
MORETON BAY SOUTH	4,810
BRISBANE NORTH	2,980
BRISBANE EAST	2,540
TOOWOOMBA	2,230
BRISBANE WEST	1,590

Source: QLD Government's Statisticians Office

How are We Performing on Detached Housing?

Shaping SEQ

4 new growth areas identified:

- Yandina (~1,600 lots)
- Bli Bli (~400 lots)
- Beerwah East SDA (~20,000 lots) to be retained in rural zone for now
- Aura South PFGA (~10,000 lots)
EPBC approval expected 2025

Only 1 (and a bit) of these growth areas enabled under Proposed Planning Scheme:

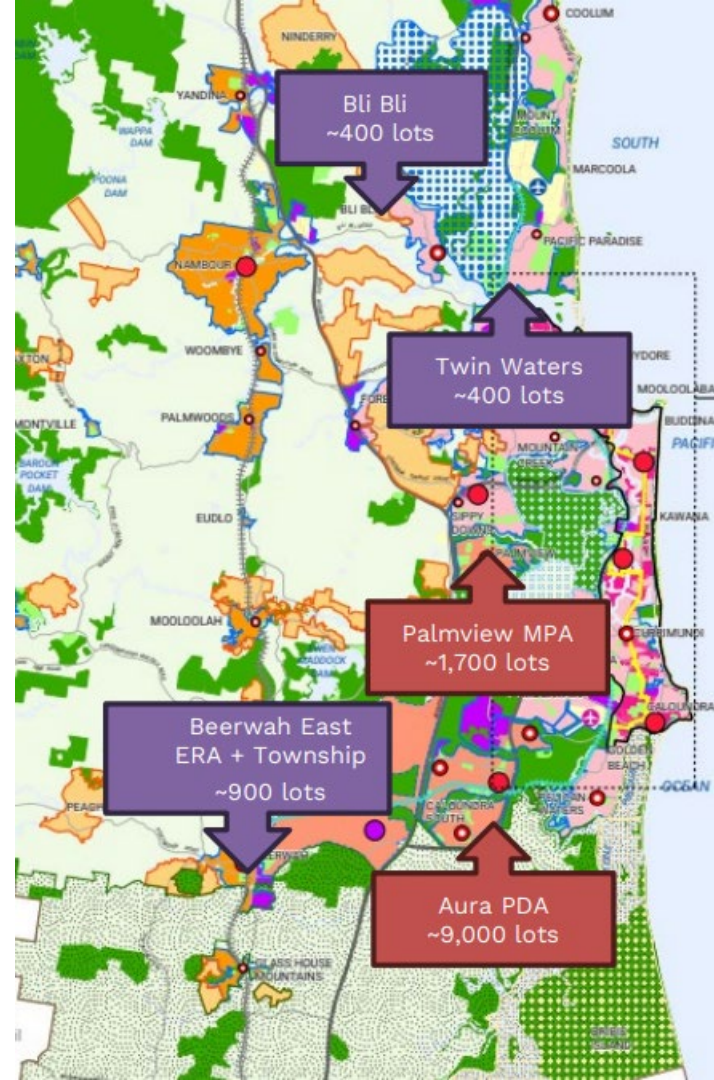
- Bli Bli (~400 lots)
- Beerwah East ERA / Township (~900 lots)



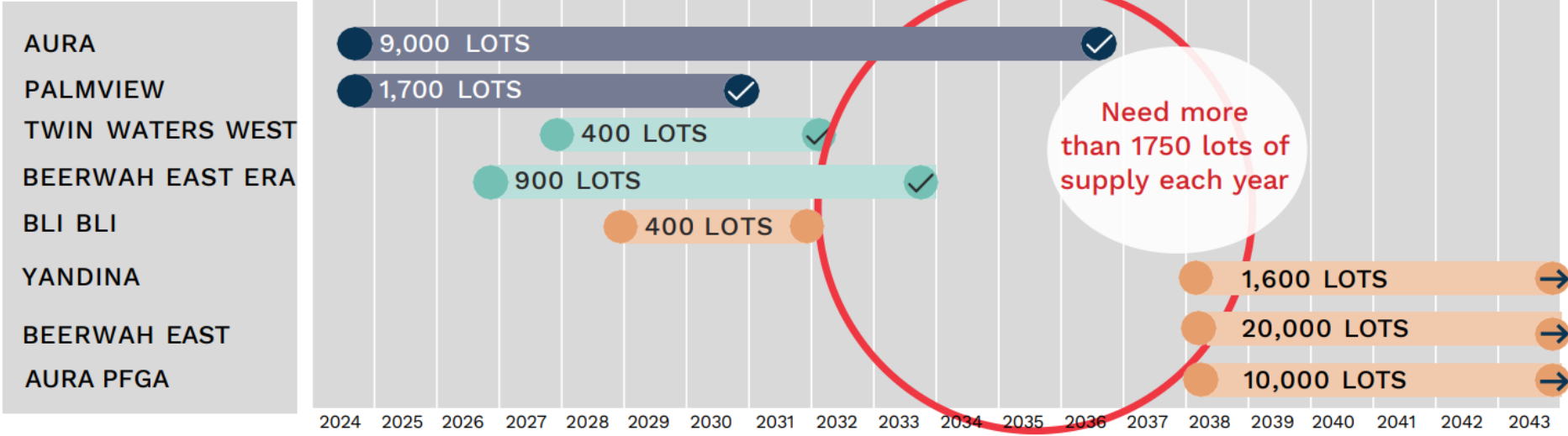
...Clearly, we need more supply!

Observations

- SCC has chosen the consolidation approach
- Over reliance on infill attached housing along the coastal corridor
- “New Communities” are not so new:
 - Aura
 - Palmview
- Beerwah East has major challenges and is 10+ years away!
- Emerging Communities have capacity for ~1,700 lots:
 - Twin Waters
 - Bli Bli
 - Beerwah East ERA / Township



— If we don't start now where is the 20,000 shortfall coming from?



*Thank you and let's make a
difference!*

