

Proposed Sunshine Coast Planning Scheme Public Consultation

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

4 August 2025

Overview of presentation

- Growth management – key issues and approach
- Centres and commerce – key changes
- Industrial land – key changes
- Housing – key changes
- Next steps for proposed planning scheme
- Council's planning assessment processes and expertise

Our future is worth planning for

Proposed Sunshine Coast Planning Scheme



The background features several overlapping, curved bands of color in various shades of blue and teal, creating a dynamic, abstract pattern. The colors transition from dark blue on the left to lighter blue and green on the right.

Growth management – key issues and approach

Responding to a complex array of issues

Challenges



Population growth



Housing affordability



Protecting our environment
and green spaces



Climate change



High car dependence



Need for transport
solutions



Changing demographics and smaller
household sizes

Opportunities



New business,
employment and skills



Shaping better urban
places



New infrastructure



More funding

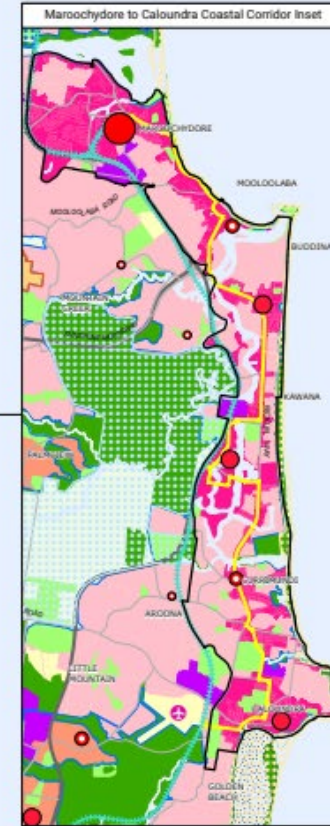
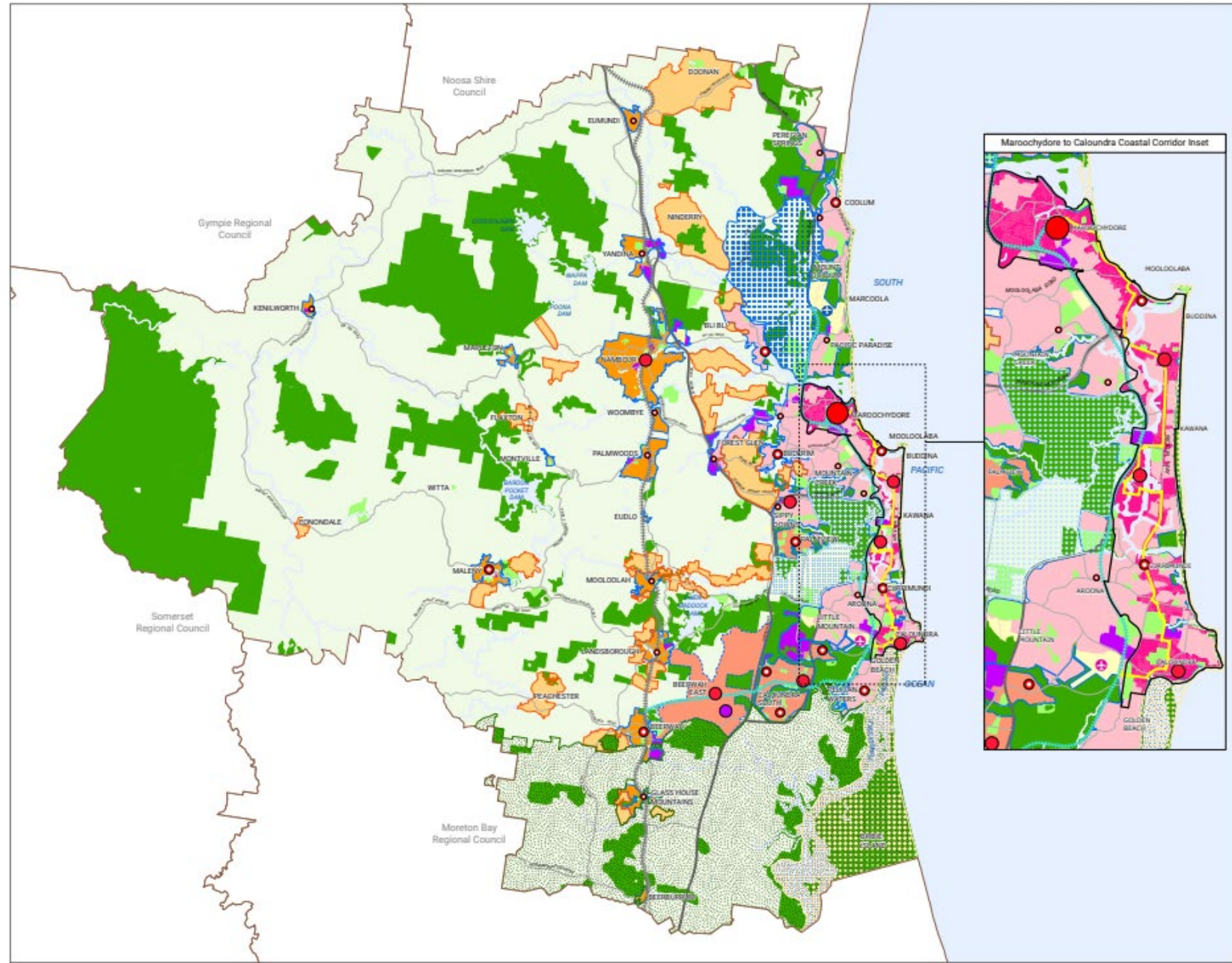


Critical mass to support new services and
facilities

Key concepts for managing growth

- Make a deliberate move toward increased urban consolidation
- Emphasise stronger integration of land use and public transport planning
- Enhance resilience to climate change and natural hazards through improved mapping and planning provisions
- Provide a more structured approach to identifying the Sunshine Coast green frame
- Legacy and new master plan communities remain important contributors
- Integrate Council's Adopted Regional Strategies (e.g. Regional Economic Development Strategy) into land use planning
- Meet SEQ Regional Plan 2023 dwelling targets, acknowledging varying project maturity levels and further planning processes for some areas

Preferred Settlement Pattern - 2046



- Legend**
- 2046 Land Use Categories**
- Urban Areas**
- Urban Living Area
 - Suburban Living Area
 - New Communities
 - Hinterland Living Area
 - Industry and Enterprise Area
 - Indicative Future Industry and Enterprise Area
- Other Areas**
- Rural Residential Area
 - Rural Area
 - Major Sport, Recreation and Open Space Area
 - Major Community Infrastructure Area
 - Major Conservation Area
- Local Growth Management Boundaries**
- Urban Growth Management Boundary
 - Rural Residential Growth Management Boundary
 - Indicative Urban Growth Management Boundary
- 2046 Activity Centre Network**
- Principal Regional Activity Centre
 - Major Regional Activity Centre
 - District Activity Centre
 - Local Activity Centre ^{Note 1}
- Major Green Frame Elements**
- Blue Heart
 - Lower Mooloolah River Greenspace
 - Regional Inter-Urban Break
 - Coastline
- Major Transport Infrastructure Elements**
- North Coast Rail Line
 - Direct Sunshine Coast Rail Line
 - Dedicated Rapid Transit Corridor
 - Highways and Motorways
 - Major Roads
 - Sunshine Coast Airport
 - Caloundra Aerodrome
- Other Elements**
- Maroochydore to Caloundra Coastal Corridor
 - Local Government Area
 - Ocean, Waterways and Waterbodies

Note 1: A number of smaller neighbourhood activity centres are also located across the Sunshine Coast.

This Strategic Framework map graphically represents elements of the Shaping sustainable growth theme at a conceptual level and is not intended to be interrogated at the cadastral level.



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Accommodating projected growth

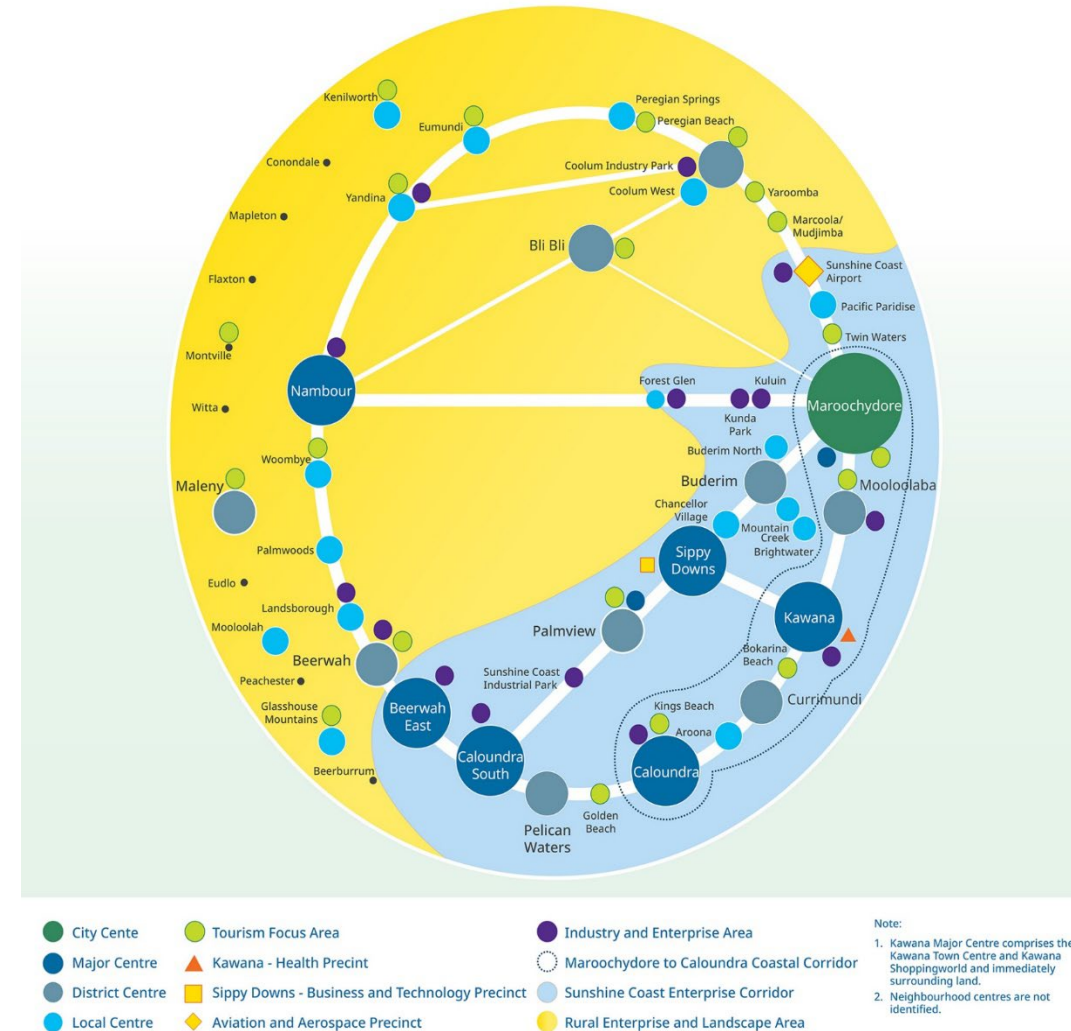
- Proposed planning scheme, together with other planning instruments, has demonstrated capacity to meet SEQRP 2046 dwelling targets
- Council's Growth Scenario Testing Platform (GSTP) and two other models show a reasonable degree of alignment in outcomes
- Strong strategic alignment with long-term infrastructure 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

Centres and commerce – key changes

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 Maroochydoore 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)



Centres network and land supply

- Additional growth focussed in mixed use activity centres designed to bring homes and businesses together and encourage vibrant daytime and night-time economies that support local businesses – especially in coastal corridor urban villages
- Continued flexibility for businesses relocating within existing buildings in centres and industry areas
- Conversion of some industrial areas to Specialised Centre Zone (e.g. Wises Road, Maroochydore) with offsetting of lost / converted industrial land by allocation of new areas



Industrial land – key changes

Industrial land – key changes

- More industrial land:
 - A net increase of 160 + hectares of zoned 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
- Simplified Industry Zone framework and changes to tables of assessment
- Adjusted industry thresholds to better accommodate diverse and innovative activities and food / beverage industries.
- Some areas subject to further investigation following State Interests Review (e.g. Tanawha).



Housing – key changes

Key Changes – Removal of Protected Housing Precinct

- Allows broader establishment of dual occupancies in the LDR Zone
- Encourages gentle increases in density within established neighbourhoods
- Dual occupancies are accepted development, subject to meeting specific requirements
- New provisions ensure dual occupancies are well-located, thoughtfully designed, and dispersed throughout the urban fabric



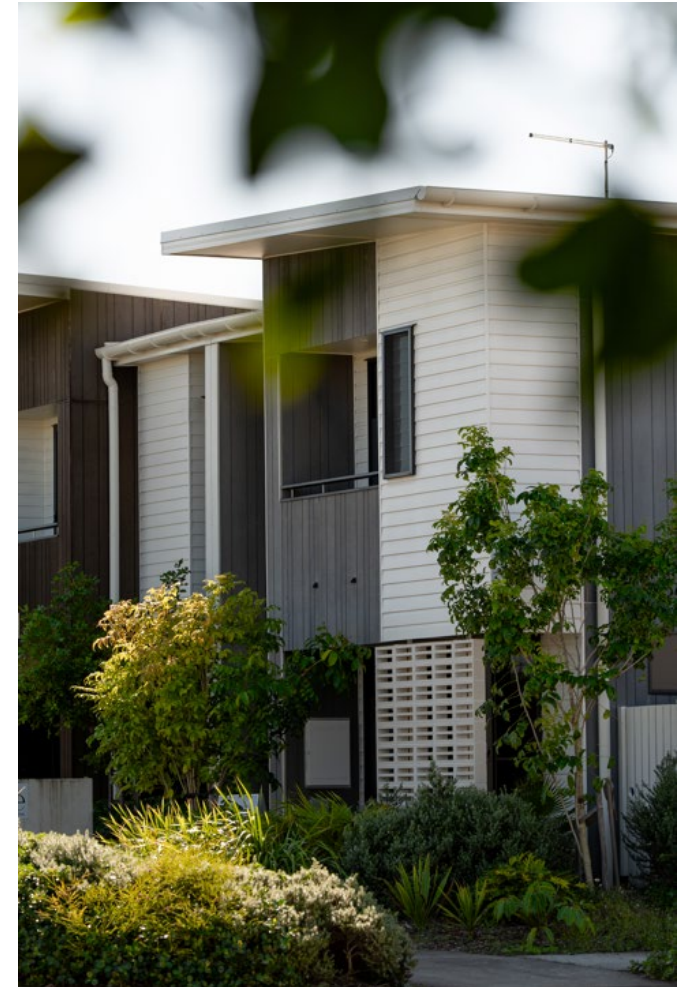
Key Changes – New Low-Medium Density Residential Zone

- Provides for more low-rise mixed housing outcomes
- Allows a diversity of lot sizes, including small lots
 - Dwelling houses minimum lot size 300m²
 - Terrace houses minimum lot size 180m²
- Typically located on the periphery of centres, within walkable catchments, or in designated target areas
- Mainly 1 to 2 storeys, up to 3 storeys in some locations
- Density ranges from 25–50 dwellings/ha, increasing to 80 dwellings/ha in 3-storey zones
- Potential for future expansion based on observed development outcomes



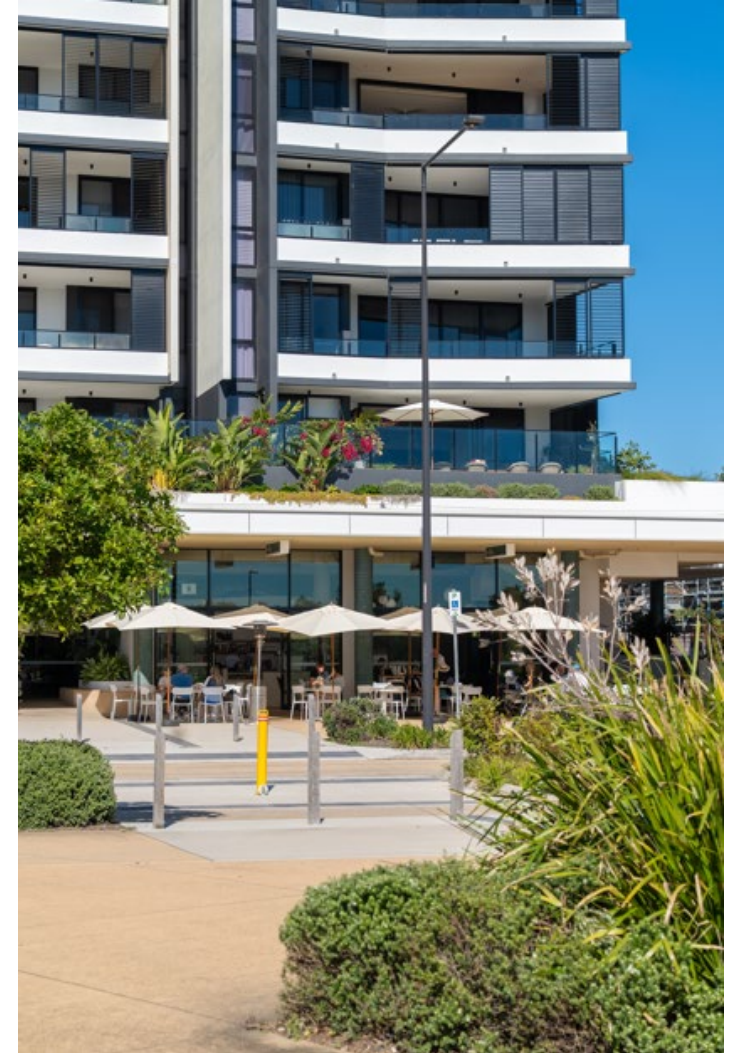
Key Changes – New Dwelling House (Small Lot) Code

- Supports Low-Medium density residential zone outcomes
- Applies to dwelling houses on small residential lots
- Ensures small lot houses are appropriately designed and sited
- Allows small residential lots down to 180m², including secondary dwellings
- Supports integrated infill development and streamlines front-end processes for this often challenging setting



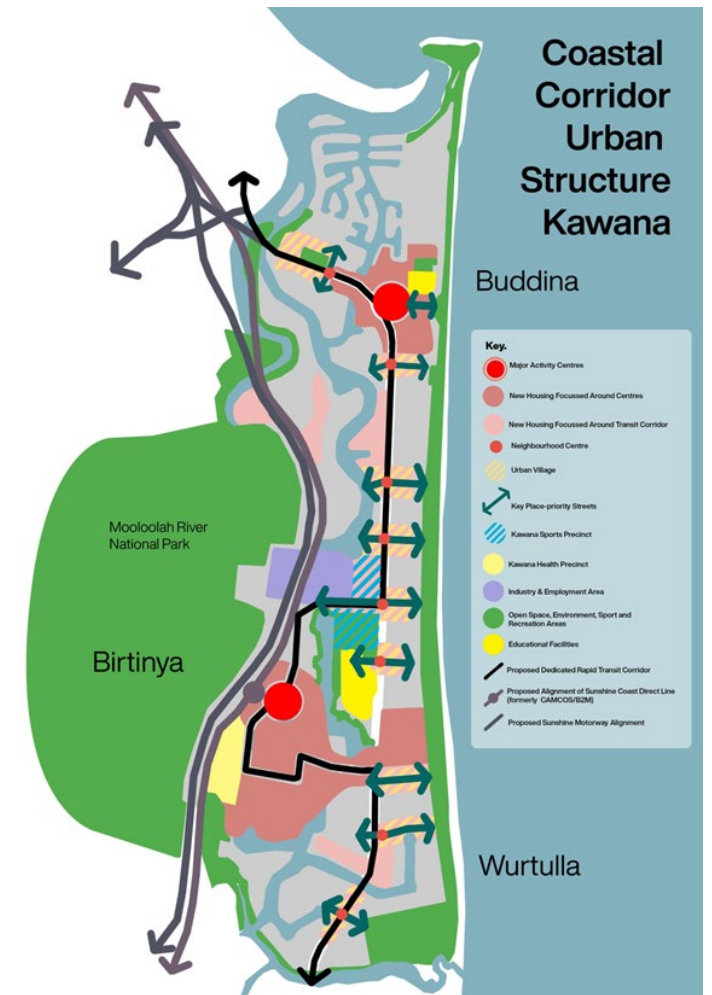
Key Changes – New Mixed Use Zone

- Provides for vibrant mixed-use areas near centres, major roads, and transit corridors
- Supports business and residential uses
- Focused on centre frame areas and key transit nodes and routes
- Key locations include Nicklin Way and Aerodrome Road



Key Changes – New Urban Structure Planning for Coastal Corridor

- Acknowledges the coastal corridor's expanded role in supporting future growth
- Applies to local plan areas from Maroochydore to Caloundra
- Identifies key areas for redevelopment, urban village concepts, active transport links, community infrastructure, and transit corridors
- Promotes consolidation near centres and nodes along current and future high-frequency public transport corridors
- Offers strategic guidance to support and inform relevant local plans



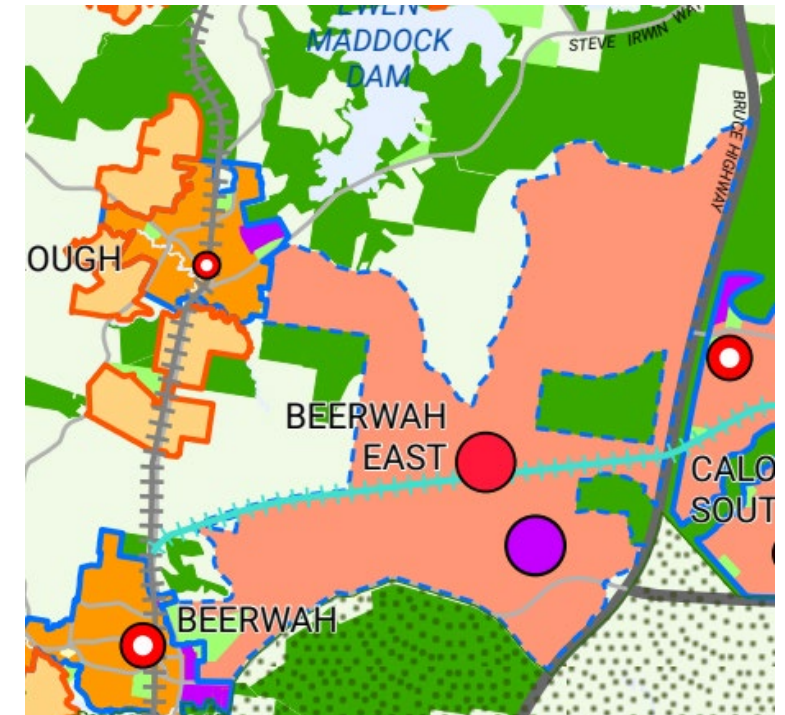
Key Changes – Review of building heights

- Targeted height increases near centres, employment hubs, transport infrastructure, and key services
- Maximum building heights now specified in both metres and storeys for residential and business uses
- Improved alignment between zoning and height limits, especially in residential areas
- Encourages higher floor-to-ceiling heights, active ground floors, articulated roofs, and rooftop gardens
- Introduces height incentives for affordable build-to-rent and community housing in key areas
- Hotel height incentives from the TLPI retained and expanded to cover a broader area



Key Changes – Enhanced recognition of Beerwah East

- Beerwah East is now recognised as a new community within the Strategic Framework
- The Strategic Framework sets the vision and intent for future urban development in Beerwah East
- Two initial release areas included in the Emerging Community Zone
- The State Government, as landowner, is expected to act as the ultimate planning authority
- Council continues to advocate for Beerwah East's development in alignment with *ShapingSEQ*

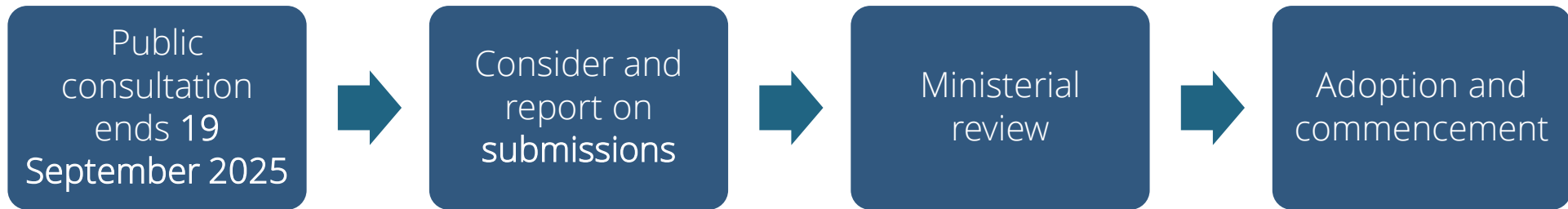


Key Changes – Overall increase in housing supply

- Increased housing supply opportunities across all zone typologies and most local plan areas
- New planning approach for the Coastal Corridor and Beerwah East
- Expanded opportunities for dual occupancies, mixed housing, affordable build-to-rent, and community housing projects
- Ongoing planning for Birtinya, Maroochydore City Centre, Beerwah East, and Yandina North to optimise housing outcomes
- Multiple model assessments' confirming increased housing supply, acknowledging some areas are at different levels of maturity
- The Planning Scheme is dynamic and will continue to evolve with community need



Next steps for proposed planning scheme



Council's planning assessment processes

- Professional, experienced staff
- Focused on consistent and accurate planning scheme implementation
- Risk-based assessment streams
- Development Advice Services – pre-lodgement
- Council's service levels and forthcoming service catalogue
- Development Services Customer Service Commitment
- Regular meetings with industry associations and other stakeholders



Thank you



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