

DELIVERING **FOR QUEENSLAND**



Queensland
Government

SEQ Regional Plan and local government plan making

Sunshine Coast Business Council Think Tank – Session 1

Draft Sunshine Coast planning scheme

4 August 2025

Peta Harwood, State Planner, Department of State Development, Infrastructure and Planning



South East Queensland Regional Plan

Implementation actions

Grow

Priority Action 1: Streamlined ShapingSEQ alignment planning scheme amendments

Priority Action 2: High amenity areas

Prosper

Priority Action 3: Strengthening Regional Economic Clusters

Priority Action 4: Regional industrial land framework

Connect

Priority Action 6: Integrated land use and infrastructure modelling capability

Sustain

Priority Action 9: Resilience policy maturity framework

Delivery

Priority Action 13: Implementation Assurance Framework

Commencing SEQ Employment Strategy with
SEQ Council of Mayors

Priority Actions 3 and 4 as inputs

Priority Action 5: Regional activity centres

Planning scheme reviews and amendments



Monitoring



2025 Growth Monitoring Report

Collaborative

Cyclical process

Data driven evidence

Holistic and integrated

Shared access

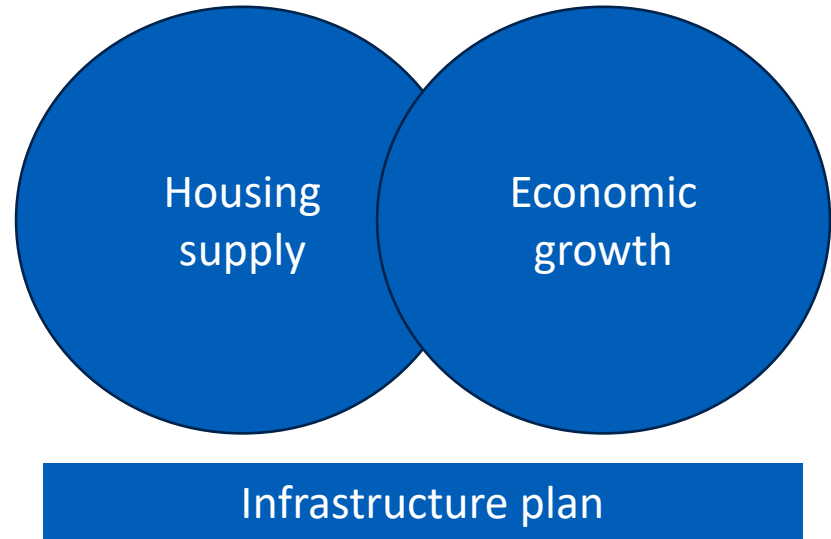
Review of Regional Plan

Timing

Approach

Scope and focus areas

Parallel programs of work



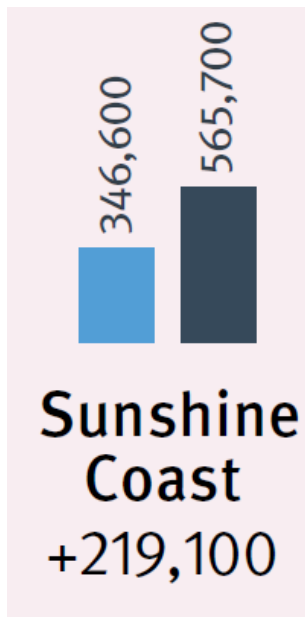
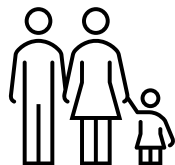
State interests in the draft Sunshine Coast planning scheme



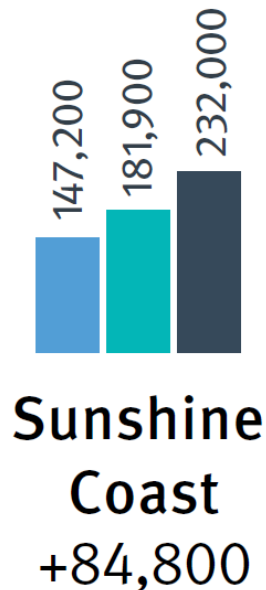
Sunshine Coast planning scheme

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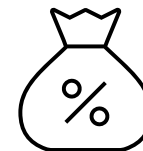
Population growth 2021-46



Dwelling supply 2021-46



Employment baseline 2021-2046



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State interest conditions

- **Orderly planned, growth areas** - Beerwah East SEQ Major Development Area zoning
- **Housing supply**
 - modifying provisions in the Low-Medium Density Residential Zone – site cover and setbacks
 - Rooming Accommodation Code provisions to support small-scale development
 - Planning Regulation 2017 : Community purpose zone purpose to include residential
- **Resilience** - Coastal Hazards Overlay Code changes to integrate the State Planning Policy (SPP)
- **Tourism** - incorporating the essence of the then proposed Temporary Local Planning Instrument (TLPI) for Accommodation Hotel Incentive Measures
- **State interests –**
 - Bli Bli Caravan Park site – transport infrastructure alignment
 - Matters of state environmental significance (MSES)

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