

**SUNSHINE COAST
COUNCIL**

**PROPOSED
PLANNING SCHEME**

EXPANSION AREAS

JULY 2025



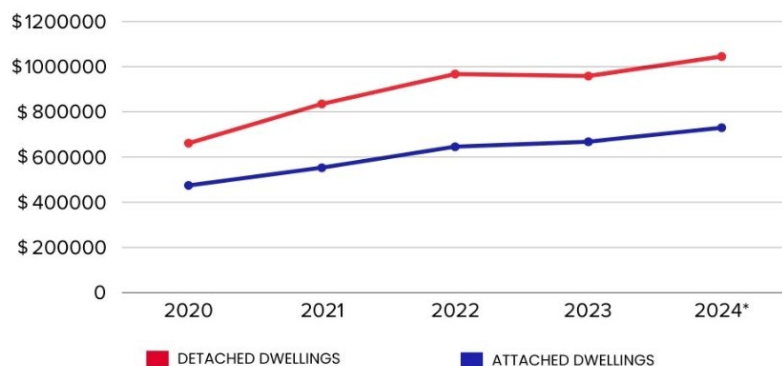
**place
design
group.**



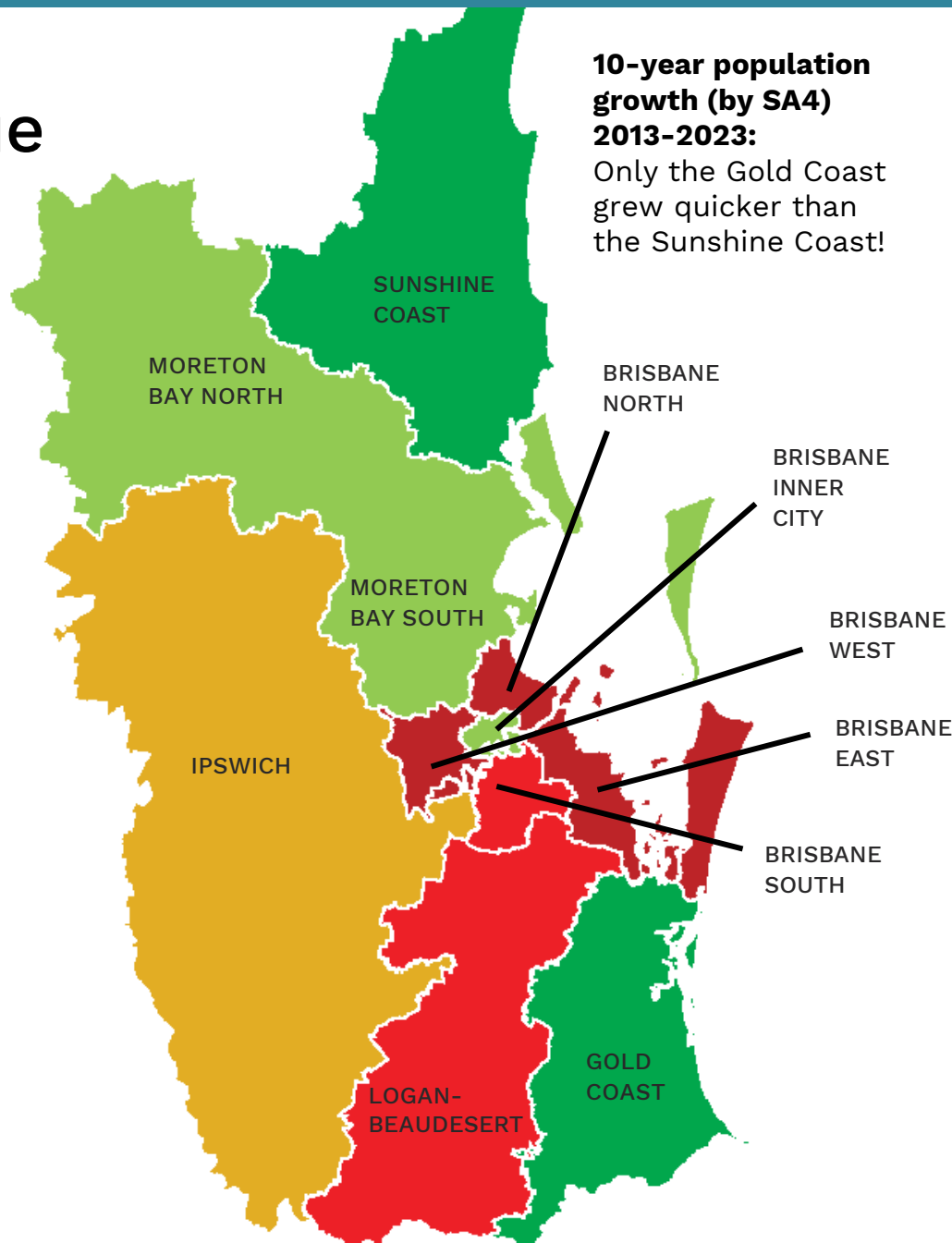
People have and continue to flock to the coast

- 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

Median Sale Price - Sunshine Coast



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

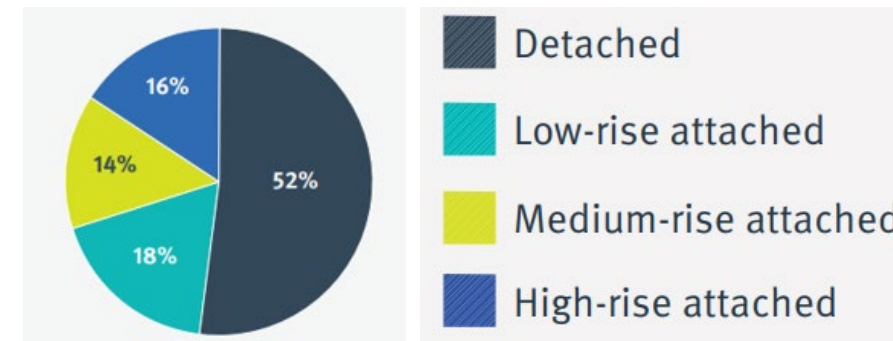
Shaping SEQ – Addressing Supply

DWELLING SUPPLY TARGETS - SEQ

- 60/40 consolidation/expansion approach to deliver **+863,800 dwellings by 2046**
- dwelling supply targets **take a place-based approach** relative to LGA's characteristics

DWELLING SUPPLY TARGETS - SUNSHINE COAST LGA

- 48/52 consolidation/expansion approach to deliver **+84,800 dwellings by 2046**



Dwelling Diversity Sub-targets	Detached	Attached Low-rise	Attached Medium-rise	Attached High-rise	Total
New dwelling growth 2021-2046	44,096	15,264	11,872	13,568	84,800
			Attached Cumulative		40,704

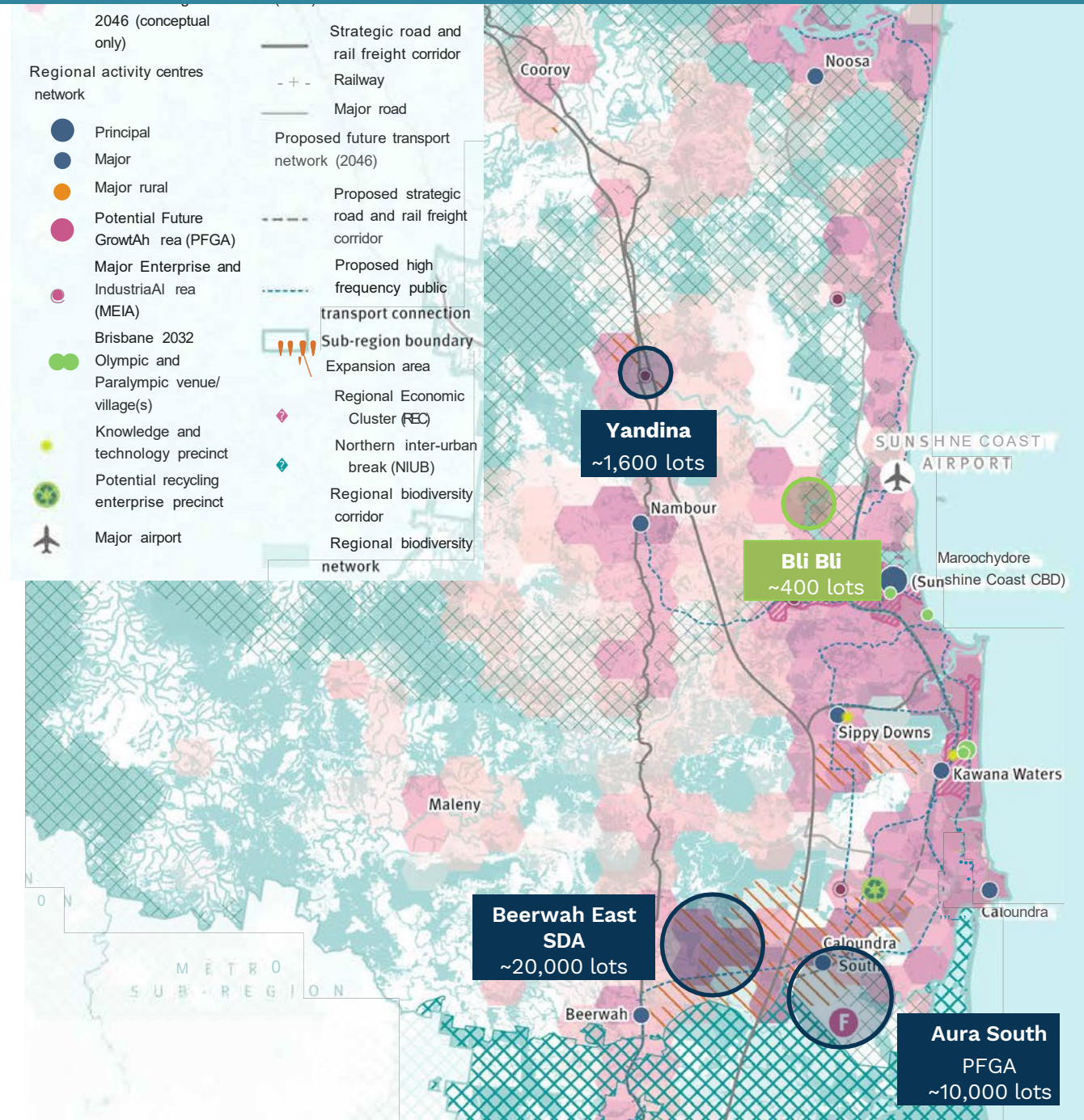
Shaping SEQ

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)



Responding to Shaping SEQ: How are we performing on detached housing?

- SCC LGA had a good run between 2014-19, leveraging 20-35 active projects
- steep decline over last 5 years as projects exhausted
- the **gap to our target is widening** year on year with only 5 active projects currently
- **clearly, we need more supply!**



Responding to Shaping SEQ: How are we tracking on attached housing?

- worse than detached housing!
- not even close - ever!
- market cannot provide med-high density currently
- supply failure compounded requiring detached housing to carry the load
- will things get worse (labour, builder shortages)?
- **on current evidence, we cannot rely on consolidation!**

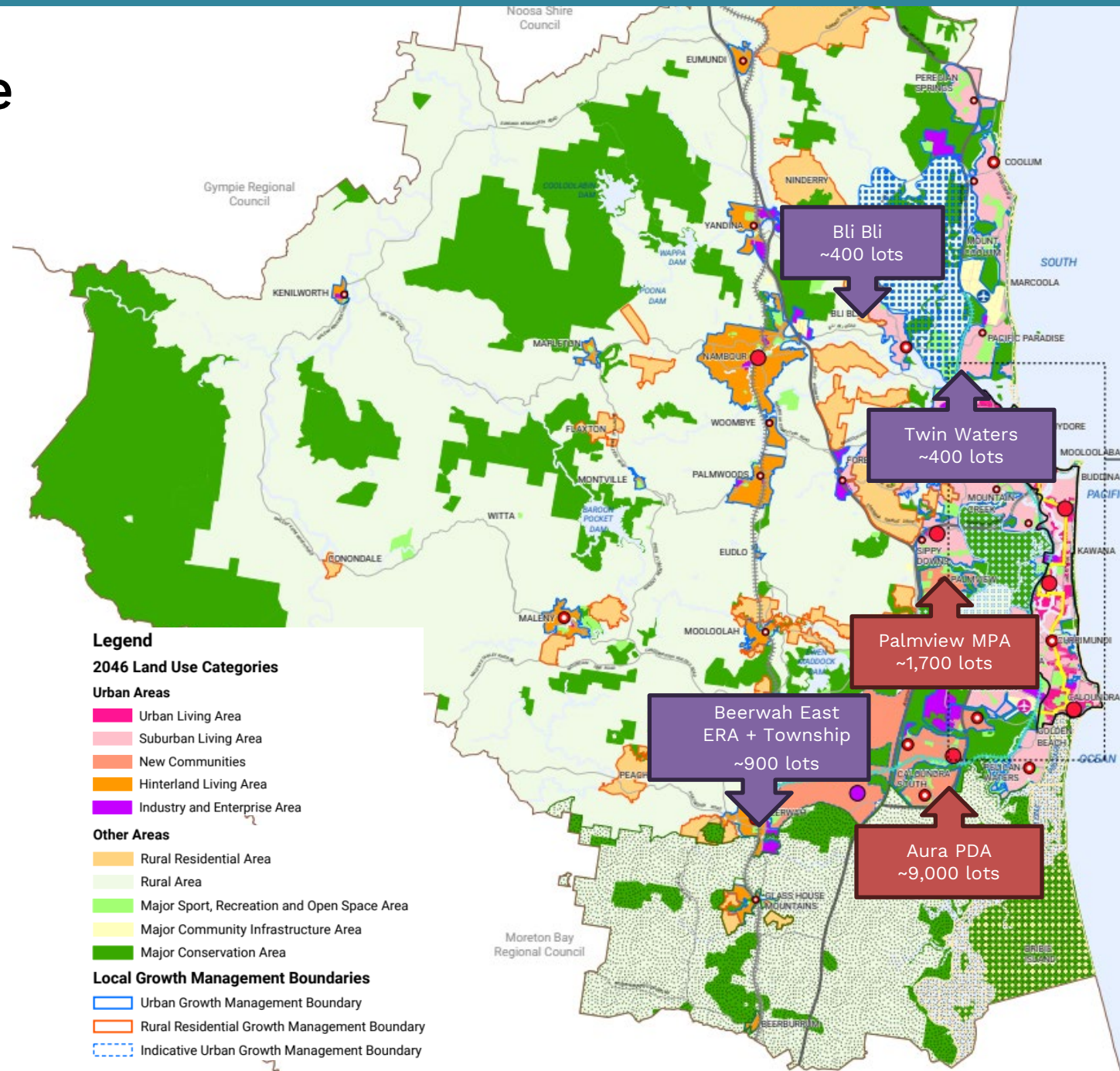


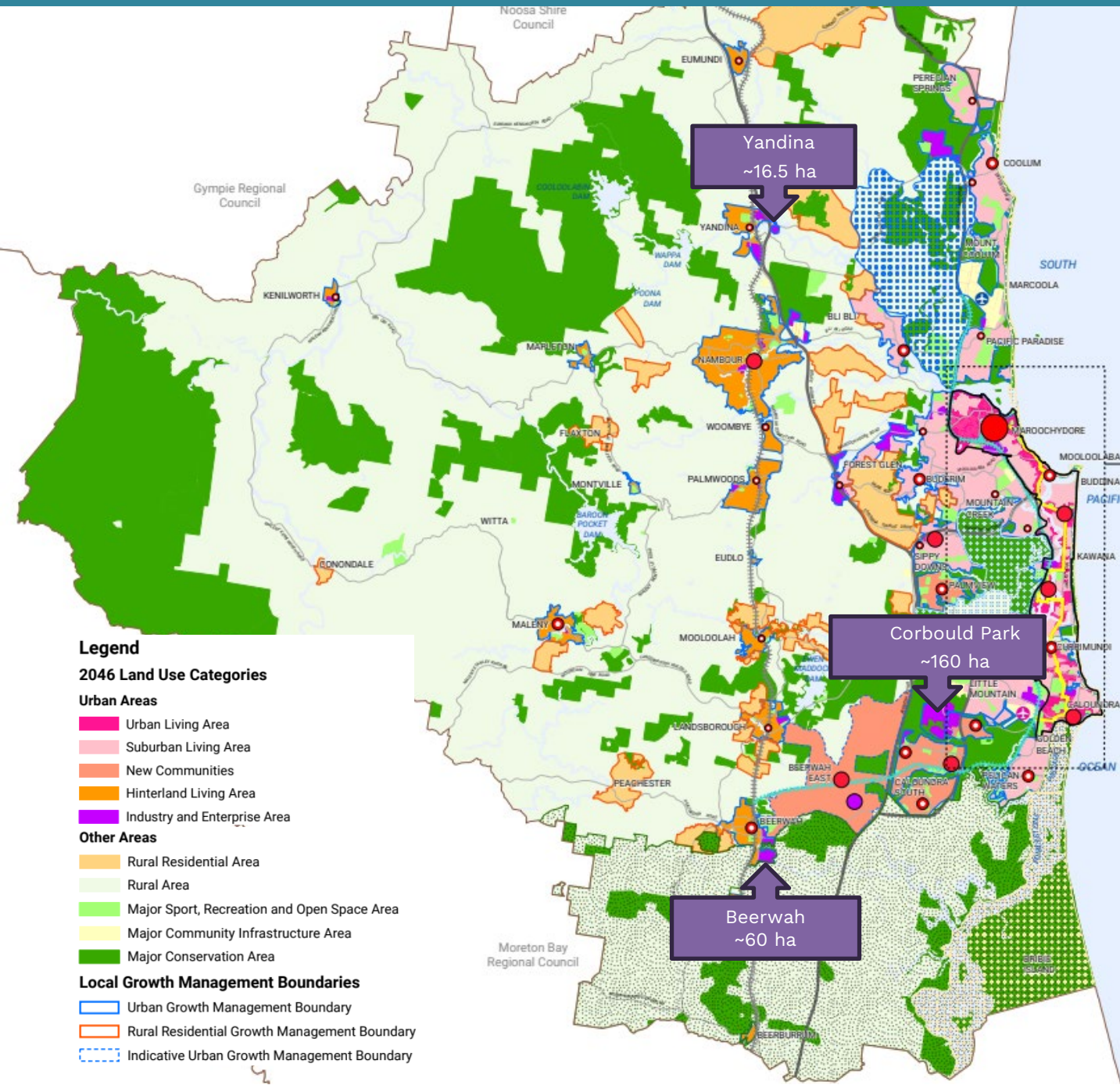
Proposed Planning Scheme

Residential Growth Areas

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





Proposed Planning Scheme

Industry and Enterprise Growth Areas

Observations

- Additional industrial land generally limited to:
 - Beerwah - South of Coochin Ck (~60 ha)
 - Yandina (~16.5 ha)
 - Corbould Park (~160ha)
- Much of existing industrial zoned land heavily constrained by flooding and environmental overlays
- Additional industrial land in Beerwah East SDA – 10 years away!
- Yandina SDA (north of Steggles Rd) excluded
- Industry Zone land use flexibility noted, but will this erode capacity for industrial activities?

Let's not forget....
 It takes a long time to get a
 greenfield project project up
 and running

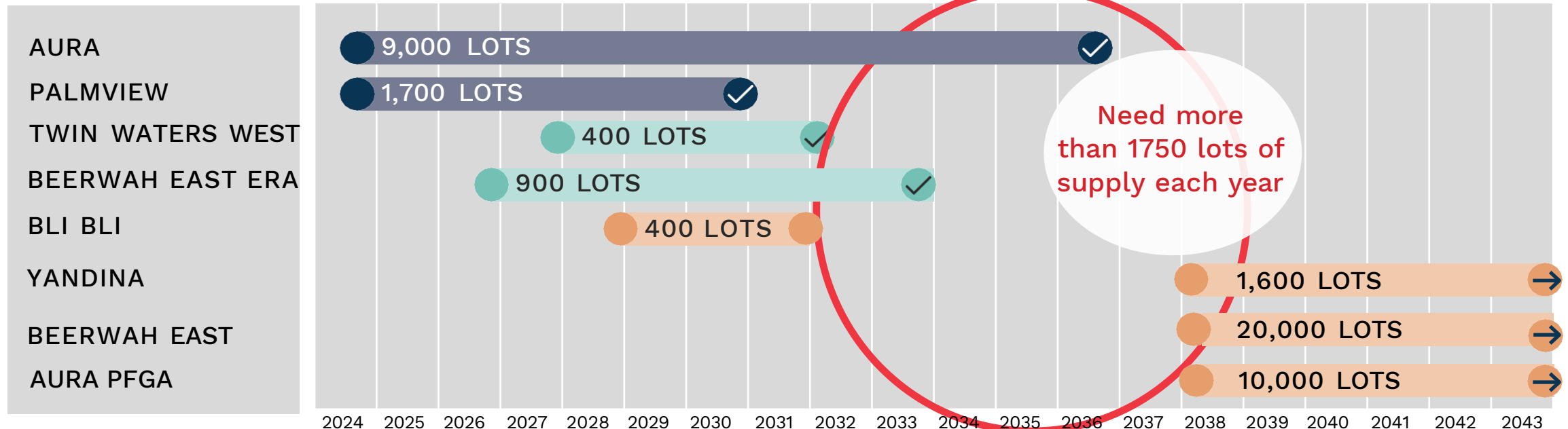
18 years
 Approx time to
 bring growth
 front online

But in
 practice,
 much longer...



The gap is growing and the solution is getting further away!

- Need all fronts available and firing to arrest this critical decline
- So we need to plan for and make new growth fronts available sooner
- If we don't start now where is the 20,000 shortfall coming from?



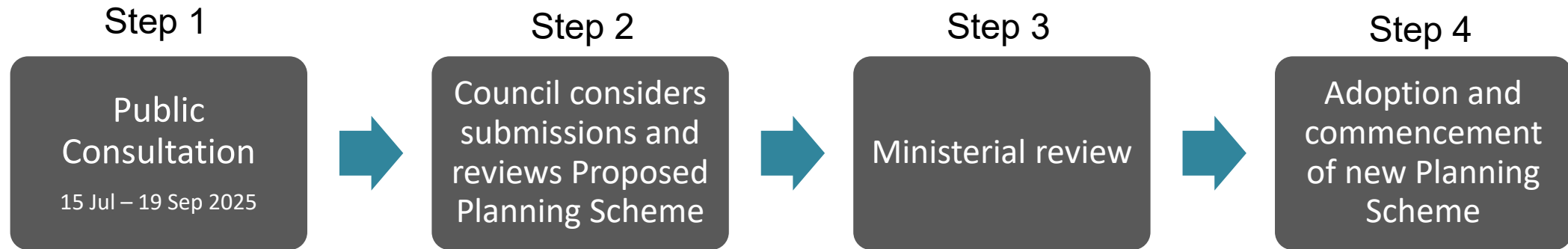
Proposed Planning Scheme

Questions

- Does SCC believe the transition to consolidation can occur within ~5 years to manage the gap?
- If the answer is yes, on what basis and can this information / assumptions be shared?
- Are SCC and the State aligned on growth modelling assumptions?
- If the market cannot deliver on consolidation, what is the plan for addressing the Shaping SEQ dwelling targets, housing supply generally, affordability and continued economic growth?
- Are more expansion areas required to secure smooth transition to consolidation and ensure we get things right?

Proposed Planning Scheme

Next Steps



- PCA had strong engagement on planning scheme in 2019-2023
- 2024 all consultation was "off the table" due to elections
- PCA will be making a submission
- Re-engagement is very welcome and should continue before the new planning scheme progresses for Ministerial review