Recap on key points raised by industry in 2025 sessions

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Sunshine Coast Planning 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."

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

Sunshine Coast Planning Scheme – Why is it so important?

- 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.

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Key themes made by industry

SCBC submission positions the core challenge as housing affordability and supply, requiring a balanced growth model (consolidation plus expansion) aligned to Shaping SEQ 2023.

UDIA's submission focuses on land supply, feasibility, and scheme complexity, explicitly noting the scheme must work with industry given industry delivers the overwhelming majority of housing approvals.

PCA's submission frames the draft planning scheme as a critical juncture and emphasises housing affordability impacts, the feasibility constraints of higher-density delivery, and the need to broaden growth options beyond consolidation-only assumptions.

"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!

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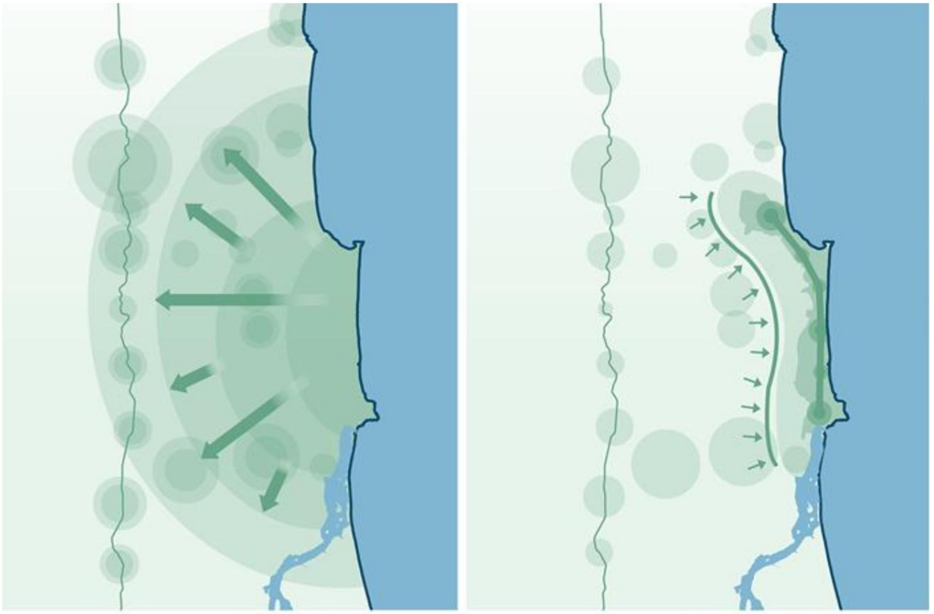
Key Points Covered in SCBC, UDIA and PCA Submissions

Growth strategy: consolidation vs expansion (industry position: “both/and”)

- Industry supports consolidation approach and intent to increase density but challenged reliance on infill alone within the life of the scheme.
- Infill supply settings do not go far enough to support feasible infill and that density outcomes are disproportionately oriented toward high-rise.
- Challenged ability to achieve infill targets due to fragmented land assembly, feasibility constraints, and community opposition, creating doubt on short term supply.
- Expansion growth is too limited and excludes all Shaping SEQ Urban Footprint land in an urban zoning.
- Concern Beerwah East won’t provide meaningful dwelling supply within the life of the scheme.
- Scheme’s definition/mapping of the inter-urban break required to be aligned with Shaping SEQ 2023 boundaries.



Urban expansion   Urban consolidation

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Key Points Covered in SCBC, UDIA and PCA Submissions

Planning scheme length, code complexity, "red tape," and practical deliverability

- Scheme length and complexity: the draft scheme materially increases complexity, duplication and cost, increasing burden on both industry and Council.
- Concerns regarding a sharp increase in assessment requirements and code complexity, characterising this as additional red tape that increases cost and delays.
- Excessive red/green tape in scheme codes and recommend rationalisation of codes to improve viability and efficiency.

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!

- Too aspirational, too prescriptive and too limiting on product delivery
- Increase application preparation and assessment cost
- Will result in assessment delays

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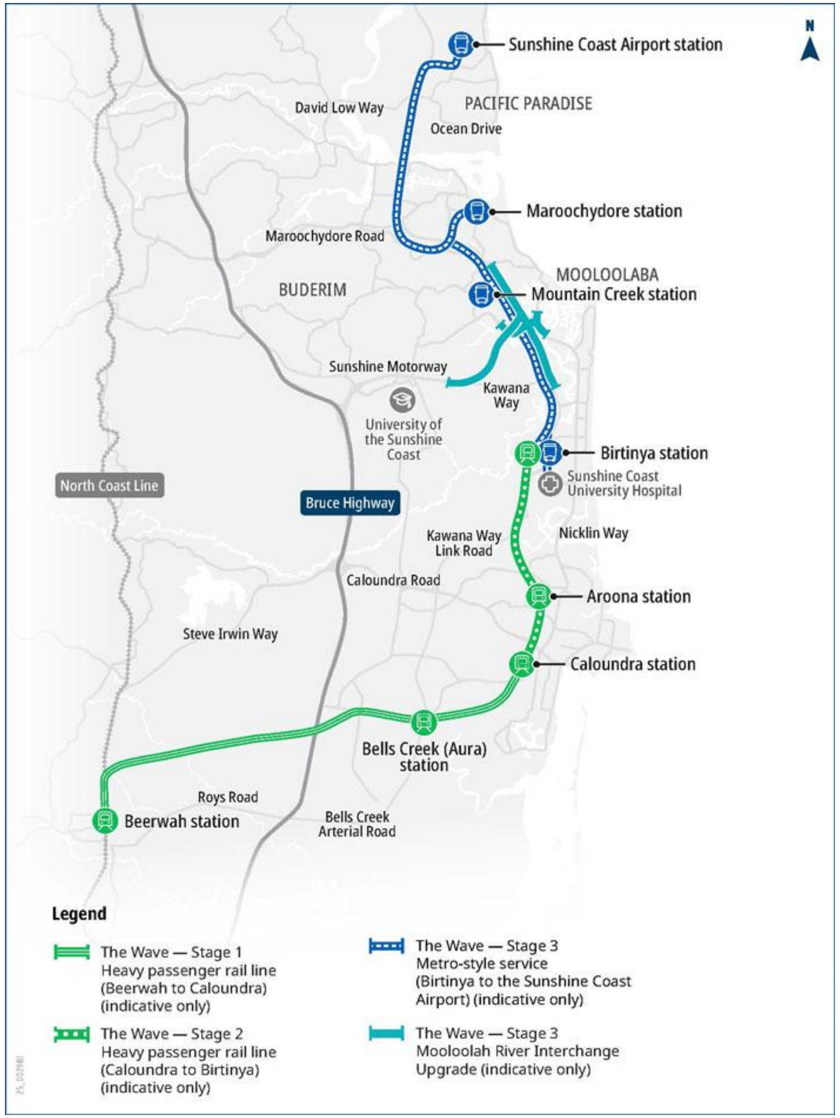
Key Points Covered in SCBC, UDIA and PCA Submissions

Transport and infrastructure as prerequisites for consolidation

- $15b infrastructure package for 2032 games is critical enabler.
- Consolidation success to medium-rise housing in walkable catchments relies on delivery of high-frequency PT network.
- The Bus Rapid Transit network underpins growth in enterprise corridor with timing on delivery required.
- Stronger alignment with jobs and key projects - scheme should leverage major assets, focus on reducing employment leakage and integrated planning with economic development outcomes.



Key Drivers for Success

Topic 1 – Council Leadership, Culture, and Decision-making (the "operating environment")

Industry feedback emphasised that the approvals environment is constrained by a perceived lack of clear vision and inconsistent policy application – a need for greater "clarity, consistency and certainty."

Improvements included:

- Increased delegations and stronger empowerment of officers/planners, alongside clearer communication and alignment between councillors and staff.
- Concerns that councillor decision-making can be shaped by re-election dynamics and local opposition pressures ("NIMBY"), rather than a consistent shared growth vision.
- Encouraging a more enabling approvals culture (including "Yes, if…"), risk-appropriate requests for information, and reducing the cost and reputational damage associated with "undefendable" refusals.

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Key Drivers for Success

Topic 2 – Investment Competitiveness & Environment ("making it easier to invest here")

Industry positioned the issue as being less about fees and more about value-for-money in the approvals system: certainty, consistency, and timeliness.

Improvements included:

- Specialist teams to facilitate priority outcomes (e.g. fast tracked, major projects, urban renewal delivery) and teams to help unlock outcomes intended under new mixed-use settings.
- Embedding economic development capability within assessment pathways and using metrics/KPIs to monitor performance and adapt.
- Faster processing for straightforward proposals and incentives to activate investment coupled with clear prioritisation of catalytic / strategic projects.

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Key Drivers for Success

Topic 3 – Planning Scheme for Growth (planning plus facilitation, not just rezoning)

- Expansion and growth settings are too constrained with a need to expand growth fronts with a better balance between consolidation and expansion.
- Planning scheme needs simplification, improved functionality and better monitoring of performance.
- Renewal requires facilitation settings that enable private investment - “plans without project prospects don’t renew anything.”
- Establish an urban renewal function/team and prioritisation of best people toward catalytic or priority developments, including a focus on enabling the intended outcomes of new mixed-use settings.

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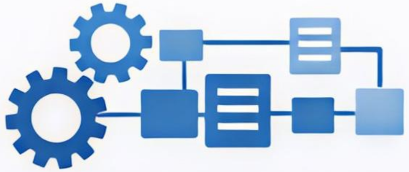
Dominant Messages from Industry Feedback

Fix the Delivery System



- Leadership
- Delegations
- Consistency
- Specialist pathways

Improve Scheme Settings

- Transport
- Feasibility-sensitive settings
- Streamlined codes

Shape SEQ Alignment

- Recognise additional expansion areas
- Balanced growth model

Uncertainty & delays undermine housing delivery and investment confidence

Infill alone not enough — Balanced growth model