

Sunshine Coast Proposed Planning Scheme information Clarification

Sunshine Coast MTAG <masstransitsc@gmail.com>
To: SEQNorthSARA@dsdilgp.qld.gov.au

18 August 2025 at 13:21

To John Sosso
Director General
Department State Development

Good afternoon John,
I have been given your contact details from the Deputy Premier's Office, Jarrod Bleijie. Due to a conflict of interest, Jarrod (the local member for this area) is unable to participate in these discussions and his office has therefore recommended I contact you directly.

I am writing re the Sunshine Coast Regional Council's(SCRC) proposed Planning scheme that is currently undergoing public consultation. At recent public meetings held on this issue, the head of the Sunshine Coast Planning Team, together with several Councillors have stated the level of densification occurring is a direct result of the population numbers mandated by the State Government. I am familiar with the SEQRP 2023 numbers but have also had correspondence from the SCRC Planning Team that the modelling numbers they are using are "significantly" higher than those in the SEQRP.

In particular I am seeking clarification on the following:

The SEQRP 2023 states a population projection out to 2046 for the Sunshine Coast of 565,700 people or 232,000 dwellings. (84,800 additional dwellings) Sunshine Coast Regional Council has stated they are basing the proposed plan on these numbers. However the modeling numbers they are using does not correspond with these numbers. The correspondence I have from Council states the following re the modelling numbers they are using.

*Proposed Planning Scheme and other planning instruments- Realistic ultimate capacity 292,000 dwellings
Buffer Range on SEQRP 2046 Target (1205-130%) 278,000 to 301,000 (approx)
Proposed planning scheme and other planning instruments- Absolute ultimate capacity 329,000*

As the attached analysis shows, this absolute ultimate capacity used for the plan would represent over 50 years of dwelling supply, not the 25 years as outlined in the SEQRP 2023.
This seems to be excessive for a 10 year planning horizon.
I am seeking clarification as to who is driving this 50 year supply number? Is this a requirement from the State Government or is this at Council's discretion?

This appears to me to be a buffer on a buffer. The SEQRP2023 shows a dwelling capacity requirement to 2036 (the term of the planning scheme) to be 50,200 dwellings. Therefore by planning out to 2046 there is already a 34,600 dwelling buffer in the numbers. The SCRC's Absolute Ultimate Capacity number of 329,000 dwellings would represent an additional 97,000 dwelling buffer (114% over the 84,800 dwellings). This seems to be excessive.

I would appreciate clarification on this. In particular are these higher numbers being driven by the State Government as SCRC is claiming?

Thanking you in advance
Tracey Goodwin-McDonald
President
Sunshine Coast Mass Transit Action Group Inc

2 attachments

 [SC Dwelling supply targets.pdf](#)
508K

 [SC Dwelling Supply Target p 2.pdf](#)
509K