

From: **Internet Mailbox New Planning Scheme** <NewPlanningScheme@sunshinecoast.qld.gov.au>
Date: Mon, 28 July 2025, 1:44 pm
Subject: RE: Request for further information
To: masstransitsc@gmail.com <masstransitsc@gmail.com>

Clarification on Dwelling Capacity Modelling and SEQRP Alignment

Hi Tracey,

Thank you for your follow-up enquiry regarding dwelling and population capacity modelling in the context of the Proposed Sunshine Coast Planning Scheme (proposed planning scheme). Your question is timely and important, particularly in understanding how Council's planning instruments align with the South East Queensland Regional Plan 2023 (SEQRP) projections.

Planning horizon and strategic intent

The SEQRP sets a 25-year dwelling and population target for the Sunshine Coast region (i.e. 2021 - 2046). While the proposed planning scheme has a statutory life of 10 years, it has been designed to accommodate growth well beyond this timeframe, including capacity to meet and exceed the SEQRP 2046 targets. This approach ensures flexibility, market responsiveness, and strategic alignment with long-term infrastructure planning. A similar approach has been adopted for the current planning scheme.

Planning for growth beyond projections

Planning for growth beyond population projections is a recognised best practice. It ensures that planning instruments remain resilient to market fluctuations, infrastructure delivery variability, and evolving community needs. The proposed planning scheme adopts a 2046 horizon (in line with the SEQRP) while also ensuring flexibility to accommodate growth after this time.

Key considerations include:

- Not all zoned land will be developed within the life of the planning scheme or to its full potential.
- Providing a buffer for market choice and land availability.
- Strategic alignment with long-term infrastructure and land use planning.

Models and modelling definitions

Council employs a range of models (developed both internally and by external entities) to assess both realistic and absolute ultimate capacity based on zoning allocations. These models are built on assumptions and should be interpreted with caution, as they represent artificial constructs rather than definitive outcomes. As with all modelling approaches, opinions vary widely regarding their accuracy. Stakeholders often hold competing views, with many suggesting that such models tend to underestimate rather than overstate actual capacity.

Definitions:

- **Absolute ultimate capacity:** The theoretical maximum number of dwellings achievable if all zoned land is developed to its full potential, accounting for standard constraints.
- **Realistic ultimate capacity:** A more grounded projection that considers market conditions, development timing, land availability and infrastructure readiness. This is the benchmark used by the State Government for strategic planning.

Capacity figures based on modelling

The following table summarises the key capacity figures based on the latest available modelling outputs:

Metric	Dwellings
2021 Baseline	147,166
SEQRP 2046 Target	231,966
Proposed planning scheme and other planning instruments – Realistic ultimate capacity	~292,000
Buffer range on SEQRP 2046 Target (120–130%)	~278,000 to ~301,000
Proposed planning scheme and other planning instruments – Absolute ultimate capacity	~329,000

Summary

While it may seem unusual to apply a 25-year projection within a planning instrument that has a nominal life of 10 years, this approach is both deliberate and strategic. The proposed planning scheme adopts a 2046 horizon (in line with the SEQRP) while also ensuring flexibility to accommodate growth. This methodology

supports long-term strategic planning and helps future-proof the region's development framework.

We hope this provides the clarity you were seeking.

Kind regards,

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