

**Sunshine Coast Mass Transit
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Strategic Planning Branch
New Planning Scheme Project
Sunshine Coast Regional Council

CC: Mayor Rosanna Natoli
CC: Member for Kawana Jarrod Bleijie

Submission: Objection to the Medium Density Residential Zone Code – Restriction on Houses and Duplexes

To Whom it May Concern,

The Sunshine Coast Mass Transit Action Group (MTAG) objects strongly to the draft **Medium Density Residential Zone Code** in the Proposed Planning Scheme 2025, particularly the provision that prevents residents from building a single detached dwelling or duplex under *code-assessable rules*. (Figure 1 Below)

Figure 1. Extract Medium Density Residential Zone Code P4

Proposed Sunshine Coast Planning Scheme: Public Consultation Version 2025
Part 4 Zones codes \ Residential zones \ 4.4 Medium Density Residential Zone Code

Sunshine Coast Council

adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

Table 4.4B Consistent uses and potentially consistent uses in the Medium Density Residential Zone
Editor's note — Assessment benchmarks in a local plan or overlay code may include locally specific provisions that vary consistent uses or other provisions in the zone code. In accordance with section 1.3.5 Hierarchy of provisions within the planning scheme, local plans and overlay codes prevail over the zone code to the extent of any inconsistency.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Residential activities	
(a) Community residence	None
(b) Multiple dwelling	
(c) Residential care facility	
(d) Retirement facility	
(e) Rooming accommodation	
(f) Short-term accommodation	
Business activities	
	Food and drink outlet

This provision is unreasonable, unfair, and contrary to the principles of good planning. It undermines housing choice within the Coastal Corridor, strips residents of rights they have long held, and forces unnecessary assessment processes onto developments that should remain straightforward and accessible.

We strongly object to this for the following reasons:

1. Loss of Housing Choice

- For decades, residents have had the right to build a detached home or duplex in suburbs such as Minyama, Buddina, Warana, Wurtulla, Currimundi, Battery Hill and Dicky Beach. In fact the very character of these areas is low rise residential housing where families live with backyards for children to play.
- The new rule removes this right in favour of forcing higher-density outcomes. We are aware of many young families who have bought into the area with the intention of either renovating or building a new home once their kids are older. These people did their homework before purchasing and purchased believing they were buying into a long-term, house based, residential street. They bought because the street didn't have multi storey units. This proposed change unfairly removes these innocent people's right to build what they want on their own land.
- Not every block of land, nor every family, is suited to multi-storey apartment complexes. For many, a detached house or duplex is their choice of housing, especially close to the beach.

2. Unnecessary Red Tape

- Forcing residents into impact assessment processes to build a simple house or duplex is wasteful, costly, and time-consuming. This serves no community benefit and only increases angst and frustration with Council. It defies logic that a neighbouring property cannot object to a multi storey unit development going up next to them, but can object to what they would prefer, a single dwelling house.

3. Excessive Push for Densification

- This rule is a back-door mechanism to pressure landowners into multi-residential development, regardless of whether the site, infrastructure, or community is suitable.
- It removes local flexibility and fails to respect the existing character of neighbourhoods where detached houses and duplexes remain the dominant and appropriate form.

4. Contradiction of Council's Own Principles

- Council claims to value diversity in housing and sustainable communities. Yet this provision strips away diversity by inhibiting low-scale housing forms in favour of a single outcome: multi-residential density.
- This restriction goes against the principles this proposed planning scheme is supposedly based on: Protecting the identity, character and lifestyle of existing communities.

5. Limits who can Build in the Coastal Corridor

- Only certain developers have the capability to do multi-unit developments. The cost of entry, cost to build and the overall development complexity put these types of developments out of reach of most people.
- By constraining the ongoing supply of detached dwellings in the Coastal Corridor, it has the effect of pushing up prices for those houses that are available thereby denying a number of families the opportunity to live in their dream home close to the beach.

6. The notion it will help deliver affordable housing is farcical. (Table 2)

Table 2. Extract Multi Unit Residential Uses Code Extract P. 3

Performance outcomes	Acceptable solutions
PO5 The multi-unit residential use provides a range of dwelling types and sizes to meet the needs of a diverse range of household types, facilitate social interaction and assist with housing supply and affordability.	AS5.1 Development for a multi-unit residential use involving 10 or more dwellings provides for: <ul style="list-style-type: none"> (a) a combination of at least 3 types, and a maximum of 60%, of any one of the following dwelling types: <ul style="list-style-type: none"> (i) studio; (ii) 1 bedroom; (iii) 2 bedroom; (iv) 3+ bedroom; and (b) a minimum of 15% of all dwellings on the site to be equal to or less than 65m² in gross floor area.
	AS5.2 Development for a Class 2 multi-unit residential use involving less than 10 dwellings provides for: <ul style="list-style-type: none"> (a) a combination of at least 2 of the following dwelling types: <ul style="list-style-type: none"> (i) studio; (ii) 1 bedroom; (iii) 2 bedroom; (iv) 3+ bedroom; and (b) a minimum of 2 dwellings on the site to be 2 bedrooms or less.

- The Coastal Corridor is some of the most expensive land on the Sunshine Coast. Not only does the cost of entry determine a certain level of development, the extremely high cost of building today, coupled with Developer's profit expectations (and it is only developers who are likely to be building in these rezoned coastal streets), means even smaller 1- and 2-bedroom apartments are not going to be "affordable". You only have to look at the apartments that are being sold now in these areas to see the pricing expectations of Developers.
- - Azzure Bokarina 2br \$855,000
 - The Hedge Buddina 2br \$985,000.
 - Minkara St Warana 2br \$1,000,000
 - Bask Bokarina 3br \$2,299,000

Source Real Estate.Com

- As Single detached housing prices in non-rezoned streets rise due to the now constricted supply in the Coastal Strip, unit pricing will also increase as developers seek to maintain unit relativity to house prices and increase profit margins. This has the potential to make housing in the Coastal Corridor more unaffordable which goes against what the Multi-Unit Residential Code states it is trying to achieve.
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7. Land Banking will Occur

- In many instances multiple blocks will need to be acquired to deliver the multi-unit development prescribed in this code. As it is predominantly only developers who can afford to buy multiple sites and afford to build in these rezoned streets, significant land banking is likely to occur as they seek to secure prime properties in anticipation of acquiring further neighbouring blocks to enable the scale of building that is necessary. This activity typically leads to the degeneration of the properties and streets as limited maintenance, and rejuvenation occurs due to the future demolition of the existing dwelling.

Conclusion

The **Medium Density Residential Zone Code** must be amended to include single dwellings and duplex's as consistent uses. It must:

- Allow houses and duplexes to remain *code-assessable* in all zones where multi-residential uses are permitted.
- Restore the long-standing right of residents to build low-scale housing without facing excessive and unnecessary approval hurdles.
- Ensure that planning supports a true mix of housing types, rather than mandating densification at all costs.
- We would even go further and request the inclusion of mandatory neighbour notification of all developments in the Medium Density Residential Zone Code regardless of the classification as "Code Assessable".

Yours Sincerely

A handwritten signature in dark ink, reading "Tracey Goodwin - McDonald". The signature is fluid and cursive, with a large loop at the end of the last name.

Tracey Goodwin-McDonald

President

Sunshine Coast Mass Transit Action Group Inc