

1 September 2025

New Planning Scheme Project Strategic Planning Branch

Sunshine Coast Regional Council

CC Mayor Rosanna Natoli

CC Member for Kawana Jarrod Bleijie

To Whom it May Concern

We strongly oppose this draft scheme and the excessive densification of the Coastal Corridor on the basis it does not represent a "balanced approach" and the plan does not meet its stated Objectives.

Council's website under "Our Region" states:

***Proposed Sunshine Coast settlement pattern***

*Master planned communities like Aura (Caloundra South), Palmview and, in the longer term, Beerwah East, will help boost housing supply and diversity across the Sunshine Coast. But they can't do all the heavy lifting. To sustainably accommodate our forecast growth, we need a balanced approach - one that includes a wider range of housing opportunities in existing, well-connected areas across the region. This approach means new homes can be built near jobs, services, entertainment and recreation, connected by existing and planned high frequency public transport.*

We contend the proposed planning scheme is anything but a balanced approach and the above statement is false based on the following:

1. **Approximately 9% of the land available in the Sunshine Coast LGA is being asked to accommodate 72% of the total growth.** The areas outside of the Southern Coastal section of the Sunshine Coast represent 48% of the urban footprint but are only getting 28% of the growth. When you remove the greenfield site of Beerwah East (which is unlikely to occur within this time frame) the number reduces to only 18%. How does this represent a balanced approach? Cramming such a large number of people into such a small area has significant ramifications for lifestyle, amenity, traffic congestion, parking and everyday existence of those living in these areas. There is plenty of opportunity within the current urban footprint to better spread the population growth and remove the excessive pressure this plan is putting on the Southern coastal section.

**Figure 1. Population Growth distribution by Local Area**

URBAN FOOTPRINT POPULATION DISTRIBUTION								
	Total Hectares	%	% in urban FP	Hectares	% Total of UF		Population Growth %	Growth 219,100
<b>Southern Coastal section of the Sunshine Coast</b>								
Caloundra	7,686	3.4%	93.0%	7,148	21.6%		9.0%	19,719
- Caloundra South	-						24.0%	52,584
Buderim	4,405	1.9%	99.0%	4,361	13.2%		5.0%	10,955
Kawana Waters	2,113	0.9%	96.0%	2,028	6.1%		8.5%	18,624
Maroochydore	1,836	0.8%	75.0%	1,377	4.2%		13.0%	28,483
- CBD	-	0.0%	0.0%	-	0.0%		3.0%	6,573
Mooloolaba	541	0.2%	100.0%	541	1.6%		1.0%	2,191
Sippy Downs	4,565	2.0%	38.0%	1,735	5.2%		2.0%	4,382
- Palmview structure plan				-	0.0%		7.0%	15,337
<b>Total</b>	<b>21,146</b>	<b>9.3%</b>	<b>81.3%</b>	<b>17,190</b>	<b>52%</b>		<b>72.5%</b>	<b>158,848</b>
<b>Rest of Sunshine Coast</b>								
Bli Bli	10,356	4.5%	7.0%	725	2.2%		1.0%	2,191
Coolum	3,106	1.4%	66.0%	2,050	6.2%		4.0%	8,764
Northshore	1,976	0.9%	74.0%	1,462	4.4%		2.0%	4,382
Eumundi	11,908	5.2%	1.5%	179	0.5%		0.5%	1,096
Yandina	13,835	6.1%	6.0%	830	2.5%		1.0%	2,191
Mooloolaha Valley	8,548	3.7%	19.0%	1,624	4.9%		1.0%	2,191
Nambour	5,485	2.4%	38.0%	2,084	6.3%		4.0%	8,764
Woombye	10,167	4.4%	8.0%	813	2.5%		1.0%	2,191
Beerwah	10,996	4.8%	46.0%	5,058	15.3%		2.0%	4,382
- Beerwah East	-			-			10.0%	21,910
Glasshouse	33,232.0	14.5%	1.4%	465	1.4%		0.3%	657
Blackhall Ranges	29,040	12.7%	2.0%	581	1.8%		1.0%	2,191
Mary Valley	68,691	30.1%	0.1%	69	0.2%		0.2%	438
<b>Total</b>	<b>207,340</b>	<b>90.7%</b>	<b>7.7%</b>	<b>15,941</b>	<b>48.1%</b>		<b>28.0%</b>	<b>61,348</b>
<b>Grand Total</b>	<b>228,486</b>	<b>100.0%</b>	<b>14.5%</b>	<b>33,131</b>	<b>100.0%</b>		<b>101%</b>	<b>220,196</b>
Note Population growth % over 100% due to rounding								

**2. Excessive population Growth is being added to the Northern Section of the Coastal Corridor.**

**Figure 2. Growth being added to the Northern section of the Coastal Corridor.**

Growth Being added to the Northern Section of the Coastal Corridor			
	SEQRP		
	% of Region Growth	Additional People	Population 2021
Buddina/Minyama/Warana/Parrearra	8.5%	18,624	15,454
Maroochydore (outside CBD)	13.0%	28,483	20,629
- Maroochydore CBD	3.0%	6,573	
Mooloolaba	1.0%	2,191	12,437
<b>Total</b>	<b>25.5%</b>	<b>55,871</b>	<b>48,520</b>
% of growth represents the % of new arrivals being placed by suburb			
People represents the actual number of new arrivals			
Maroochydore 2021 Population includes CBD			
Source Sunshine Coast Council Have Your Say Website, ABS 2021 Census Data			

This 13km narrow section of land is being asked to accommodate almost one quarter of the total population growth (approx. 55,000 people). Yet it represents approximately only 12% of the total urban footprint. This is more than doubling the population of this small stretch whilst other areas such as Shelley Beach, Moffat Beach and Coolum remain relatively unchanged. No other areas within the urban footprint are expected to cope with doubling the current population levels.

**3. The plan does not deliver a range of housing opportunities in the Coastal Corridor. In fact, it does the opposite.**

The rezoning proposed from Maroochydore to Wurtulla is only for large, multi-storey, unit developments. The multi-unit residential code precludes the development of single dwellings and duplexes in the rezoned areas. How is this increasing housing opportunities when you can only build multi storey, medium to high density unit blocks? Where do families who want a back yard go in this scenario?

This is also some of the most expensive land on the Sunshine Coast. It is therefore extremely unlikely this will deliver a diverse range of housing pricing due to the high cost of entry, high building costs and developers profit margin expectations.

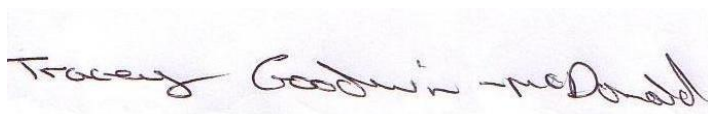
**4. There is no planned, high frequency public transport in the coastal corridor being implemented in the time frame of this planning scheme.**

The only public transport that exists now is the 600 bus, and there is no dedicated rapid transit system likely to be delivered in the timeframe of this plan. Council's own Options Analysis Report prepared in 2022 recognized the inadequacy of this to cope with the level of densification planned for the Corridor. Over \$15m was spent by Council to draw this conclusion. Since this time "The Wave" has been announced as the State Government's transport priority. In March 2025 it was confirmed this would be delivered as heavy rail from Beerwah to Birtinya with a metro style Rapid bus extending through Mountain Creek to Maroochydore and on to the Sunshine Coast Airport. Mayor Rosanna Natoli at the Community Forum in Kawana on August 16 stated she had spoken with the Deputy Premier Jarrod Bleijie that morning and he confirmed the delivery of the WAVE was their government's transport priority for the region.

So, there is no confirmed State or Federal funding for a dedicated high frequency, rapid Transit Public Transport System along any part of the Coastal Corridor.

In summary, there is a serious disconnect between what is stated as the objectives of this planning scheme and its actual execution. It is an extremely unbalanced approach based on flawed and outdated assumptions. This plan needs to be reviewed to reflect the objectives stated for the region.

Yours sincerely



Tracey Goodwin-McDonald

President

Sunshine Coast Mass Transit Action Group Inc