



Recognising and upholding excellence in local government

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27 August 2025

To: Debra Robinson, Director Sustainable Planning and Growth

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Stephen Patey, Manager Strategic Planning

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CEO John Baker

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Mayor Rosanna Natoli

mayor@sunshinecoast.qld.gov.au

Dear Debra, Mayor Natoli, CEO and New Planning Scheme team,

RE: CLARIFICATION OF DWELLING CALCULATIONS IN THE NEW PS

Thank you for your previous correspondence in response to OSCAR's enquiry regarding the New Planning Scheme. OSCAR also offers sincere thanks for the PS Community Forums conducted recently by Council. They were well run and the Facilitator and her team were excellent. I will share the Summary and Key Themes and questions from the Forums and the information sheets with our member groups at Thursday night's OSCAR General Meeting and also via our Update which will go out tonight.

OSCAR, as the peak resident association on the Sunshine Coast, has been active with its members in reviewing the draft Planning Scheme (the Plan) and we will continue to examine the document with a view of finalising a formal submission to Council by 19 September 2025.

Part of our process has been engaging with our members to seek out high order issues that require clarification before our formal submission is finalised. We will continue to hold further workshops with our members in the coming weeks and it is important to these deliberations that we have clarity over certain targets contained in the draft Plan.

There is, based on the documentation reviewed, a significant concern about a key principle contained in the planning methodology that determines or will influence future zonings, the expected over-densification of some areas and a very real concern that the liveability of the Sunshine Coast, as projected in document's Vision for the region, will not be realised.

In the draft Plan, Council proposes a level of dwellings well in excess of the SEQ Regional Plan (SEQRP).

The SEQRP total dwelling target of 232,000 includes a dwelling supply increase of 84,800 which includes a 40.8 percent dwelling "buffer" of 34,600 dwellings for inclusion in the timeframe of the draft Plan.

Council has taken the liberty of then adding an additional 60,000 to 97,000 dwellings to this buffer representing 71 to 114 percent increase above the SEQRP target increase of 84,800. This seems an astronomical over-reach, creating a total buffer of 94,600 to 131,600 dwellings within the 10-year timeframe of the draft Plan from 2026 to 2036.

Council's additional buffer of 60,000 to 97,000 should be removed, as we do not understand why the Council is referencing models that are not consistent with the SEQRP projections which includes the SEQRP buffer of 34,600.

We have included below, a table reflecting of the proposed dwelling statistics on which the draft Plan is based as per one of our member groups, Friends of Buddina, has developed. It is also our understanding that this table was included in their initial submission of 17 August 2025.

We ask that Council Officers review this information with the text in the paragraphs above and respond to OSCAR urgently re the following questions:

1. Whether this interpretation is accurate, and if not, where is it in error?
2. If accurate, why has SCRC gone beyond the time frame and the increase in dwelling supply numbers as required by the SEQRP 2023?
3. If the calculations indicated in the table are accurate, has there been any political imperative for such a move to increase the forward years dwelling targets?

Dwelling Supply Capacity	SEQRP Targets	SCRC's Realistic UC	SCRC's Staff quote #2	SCRC's Absolute UC
SEQRP 2021 dwellings (page 55)	147,200			
SEQRP 2046 dwellings (page 55)	232,000	292,000	301,600	329,000
SEQRP target increase, dwelling capacity	84,800			
SEQRP 15 years capacity by 2036	50,200			
SEQRP target BUFFER increase 2036 to 2046	34,600			
SEQRP target increase, dwelling capacity	84,800			
SEQRP target increase, years of supply	25 years			
<i>Compare SEQRP to SCRC projections</i>				
SCRC additional buffer above SEQRP 2046	>232,000	60,000	69,600	97,000
SCRC proposed increase in dwellings	> 84,800	144,800	154,400	181,800
SCRC BUFFER years of excess supply, above SEQRP assigned 10 year BUFFER		18	21	29
ADD SEQRP BUFFER to SCRC extra BUFFER	34,600			
TOTAL SEQRP & SCRC BUFFERS in the PS		94,600	104,200	131,600
TOTAL SEQRP & SCRC BUFFERS years of additional dwelling supply in the PS	SEQRP(10) +SCRC	28 years	31 years	39 years

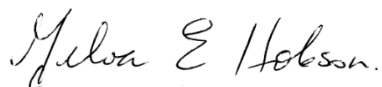
The current projected and excessive dwelling numbers then subsequently drive consideration of zoning placements, area densities (particularly in the Maroochydore to Caloundra 'mass transit' corridor) and critically over estimates in the ability of agencies at all levels of government to deliver infrastructure which already lags demand. Governments' limited budgets to deliver projects beyond those already committed for the Olympics, is recognised but ongoing announcements in relation to planning studies and "wish lists" only stretch the community's increasing lack of confidence in delivery timescales. In particular, any settlement pattern needs to reflect confirmed road and public transport infrastructure and not long term aspirational or theoretical planning that may or may not be delivered until well into the future.

Therefore, we respectively request your urgent advice as to why Council has set, what we believe, are excessive dwelling targets which are based on unrealisable infrastructure delivery.

OSCAR has a General Meeting on Thursday 28 August (this Thursday). We appreciate this is a short time frame for a response, but as these issues were raised in the Community Forums, we assume that Council may have already considered their responses to these issues.

An understanding of this will impact our approach to our submission and that of many community groups across the Sunshine Coast Local Government Area.

Yours sincerely,

A handwritten signature in black ink that reads "Melva E Hobson". The signature is written in a cursive, flowing style.

Melva Hobson PSM

President

Organisation Sunshine Coast Association of Residents Inc. (OSCAR Inc.)