

1 September 2025

Melva Hobson PSM

President

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

PO Box 105

Coolum Beach QLD 4573

By e-mail: mail@oscar.org.au

Dear Ms Hobson,

RE: CLARIFICATION OF DWELLING CALCULATIONS IN PROPOSED PLANNING SCHEME

Thank you for your letter dated 27 August 2025 regarding housing supply in the proposed Sunshine Coast Planning Scheme. As this is an operational matter which sits under my responsibility in Council, the Acting Chief Executive Officer has forwarded your correspondence to me for response.

Council appreciates OSCAR's continued engagement and the valuable contributions your organisation and its members make to the planning process.

We acknowledge the concerns raised regarding the apparent discrepancy between the housing supply targets set out in the *South East Queensland Regional Plan (SEQRP) 2023* and the proposed planning scheme. We also acknowledge the analysis provided by Friends of Buddina and understand the importance of clarity on this matter ahead of your formal submission.

Interpretation of Dwelling Supply Figures

The figures presented in your correspondence reflect a comparison between SEQRP targets and various dwelling capacity scenarios, some (but not all) of which have been modelled by Council. While the SEQRP identifies a target increase of 84,800 dwellings for the Sunshine Coast LGA (2021-2046), Council has modelled a range of scenarios to ensure flexibility and resilience in planning for growth.

These scenarios include estimates of realistic and ultimate capacity as well as consideration of a 20-30% 'buffer' to total dwelling supply. The scenarios do not operate as targets but as a planning tool to test zoning assumptions, housing diversity outcomes and infrastructure network capacities.

The proposed planning scheme has been designed to meet the SEQRP housing supply targets with a high level of confidence consistent with the guidance provided by the Queensland Government. It is not the intent of the proposed planning scheme to accommodate more housing over and above these targets (or in an earlier time frame) even if, in a modelling sense, that outcome can theoretically be achieved. Modelling is a theoretical construct only.

In the context of a housing crisis where effective long term planning has been consistently identified as one (but not the only) constraint to the delivery of more housing, it is important that the capacity of the proposed planning scheme to meet housing targets is not in doubt. OSCAR may wish to give careful consideration to the proposition that housing targets are not (and should not be construed to be) an upper limit on housing supply, with particular note of the significant constraints that exist to the practical delivery of that supply.

Rationale for Additional Dwelling Capacity

Council's approach reflects a sound and precautionary planning methodology.

Where modelled, any additional theoretical capacity is not a commitment to deliver more dwellings than required but rather a means to ensure that the planning scheme is able to demonstrate its capacity to accommodate a range of scenarios within the 25 year planning horizon specified by the SEQRP, including changes in market conditions and land availability. This approach aligns with State Government expectations that local governments demonstrate capacity in their planning instruments beyond minimum targets to support housing affordability and choice.

OSCAR may note that demonstrating the proposed planning scheme's capacity to SEQRP housing supply targets was a particular point of concern in the State Interest Review process.

Political Imperatives

The modelling and assumptions underpinning the proposed planning scheme have been developed by Council officers in accordance with statutory requirements, guidance material and best-practice planning principles. While Council is aware of broader regional and State-level priorities, including those related to the Brisbane 2032 Olympic and Paralympic Games, the dwelling capacity figures are not the result of political directives but rather a technical response to long-term planning needs.

I also note that modelling has only ever been used to assess the proposed planning scheme as prepared and has not been a driver for the allocation of zones or building height outcomes.

Council acknowledges the community's concerns about infrastructure delivery and agree that growth must be supported by timely and coordinated investment in transport, utilities, and social infrastructure. Council continues to advocate strongly to State and Federal governments for infrastructure funding aligned with growth areas and is committed to ensuring that land use planning is integrated with realistic infrastructure delivery timeframes.

I appreciate the urgency of your request and hope this response assists in informing OSCAR's submission process. I regret that we were unable to provide a response in time for your General Meeting due to the very short timeframe involved.

Should you or your members require further clarification, please contact either Jason Krueger on 5420 8710 or me on 5420 8785.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Patey', with a stylized flourish at the end.

Stephen Patey

Manager Strategic Planning