

Urban expansion land supply

What is an urban expansion land supply?

Urban expansion land supply is land that has been identified for urban development to occur for the first time. It is sometimes referred to as 'greenfield' land. On the Sunshine Coast, urban expansion land supply is typically identified on cleared land that has previously been used for rural purposes. A range of urban land uses can be accommodated in urban expansion areas where identified in approved structure plans, including centre uses, medium and high density residential uses, and most prominently, detached dwellings.

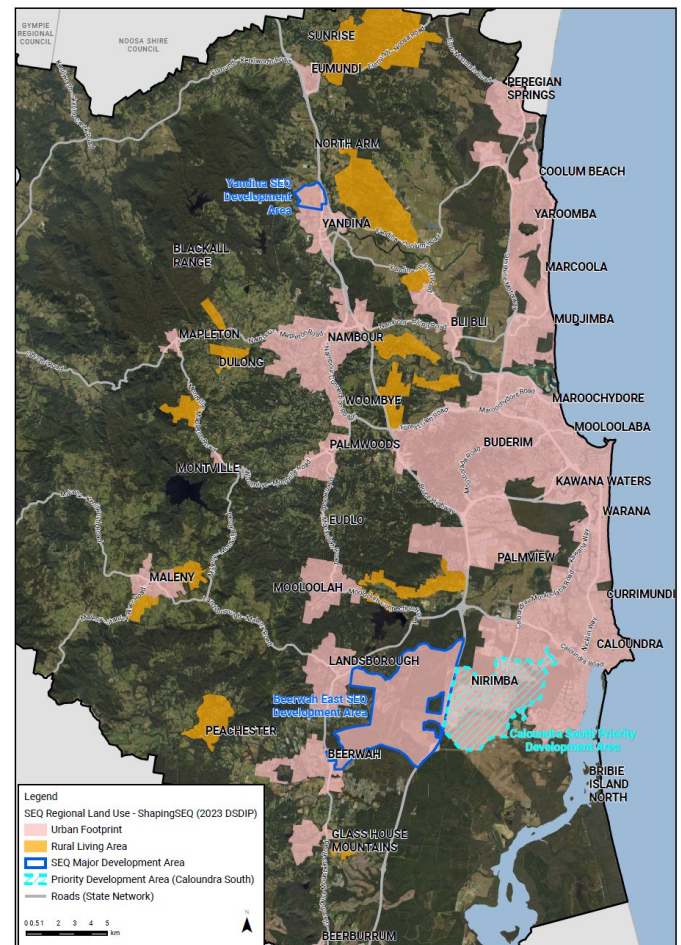
The provision of urban expansion land supply is part of a balanced approach to managing growth.

How is urban expansion land supply identified?

Urban expansion land supply includes:

- undeveloped land within the following zones in the proposed planning scheme:
 - Emerging Community Zone
 - Low Density Residential Zone
- undeveloped land designated for residential purposes within a designated Priority Development Area (PDA) (e.g. Caloundra South, Maroochydore City Centre) - these areas are not subject to the planning scheme.
- undeveloped land within an SEQ Development Area identified by the ['Shaping SEQ' South East Queensland Regional Plan 2023](#) (SEQ Regional Plan) (e.g. Beerwah East and Yandina) - Note: the planning framework for delivery of these areas is yet to be determined.

The map below depicts the SEQ Regional Plan Urban Footprint and SEQ Development Areas identified on the Sunshine Coast.



What is the SEQ Regional Plan?

The SEQ Regional Plan is the State Government's plan to guide the future development of the South East Queensland region to 2046 and beyond. The plan has policies and strategies including growth targets that council is required to address in its planning. It also identifies an Urban Footprint, where urban development may occur.

Not all land in the Regional Plan Urban Footprint is suitable or available for urban development and most forms of urban development cannot occur outside of the Urban Footprint.

Why is urban expansion land supply important?

Providing for urban expansion land supply remains an integral part of planning for growth on the Sunshine Coast. While the SEQ Regional Plan identifies a progressive shift towards accommodating a greater proportion of population growth in attached dwellings, primarily through 'consolidation' or 'infill' development, detached dwellings in urban expansion areas will remain an important part of the overall new dwelling supply (refer to SEQ Regional Plan targets in the image below):



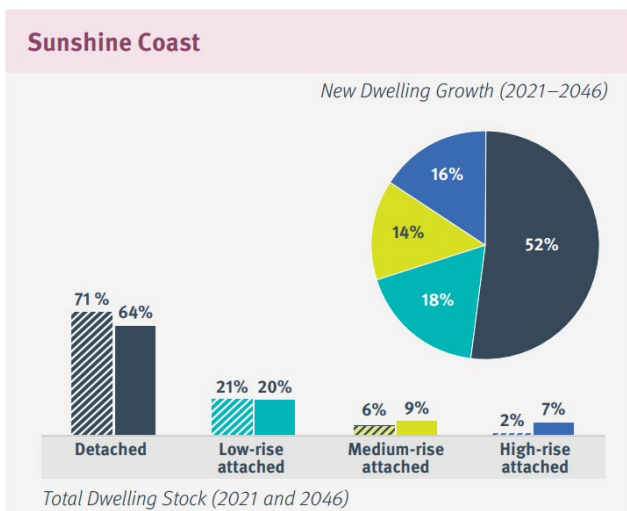
What is the Beerwah East SEQ Development Area?

The Beerwah East SEQ Development Area has been identified in the SEQ Regional Plan Urban Footprint since 2017. It is a large area (approximately 3,200 hectares, see map on front page) with forestry plantation and private rural uses located between the towns of Beerwah and Landsborough to the west and the Bruce Highway to the east.

It is estimated that Beerwah East will accommodate 50,000+ people at full development, making it comparable in scale to the Caloundra South PDA (Aura) located to the east of the Bruce Highway.

The proposed planning scheme identifies Council's intent for urban development to occur at Beerwah East and two first release areas have been nominated in the proposed planning scheme while further planning occurs. To accommodate projected growth to 2046, some of Beerwah East will be required to be developed.

The State Government controls Beerwah East as the majority landowner and relevant planning authority. Council strongly supports State Government action to complete detailed planning for the whole of the area and commence development as soon as possible. This is



(Source: SEQ Regional Plan, p59)

While the demographic structure and housing preferences on the Sunshine Coast are changing in a way that favours a more diverse housing stock, providing for detached dwellings remains important in meeting the housing preferences of many people in the community.

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consistent with long term planning assumptions and directly supports the opportunity presented by the Sunshine Coast Direct Line (a planned passenger rail line that traverses Beerwah East), as well as other planned infrastructure investment. Over the past 7 years Council has been proactive in advocating for Beerwah East to be brought to market in a timely manner.



What is the Yandina SEQ Development Area?

The Yandina SEQ Development Area to the north of the existing Yandina township was first introduced in the SEQ Regional Plan Urban Footprint in late 2023 (refer to map on front page). This area is approximately 232 hectares in size and has been identified by the SEQ Regional Plan to support a mix of activities including residential, employment and industrial land supply. Structure planning of this area will be required to determine the preferred configuration and composition of land uses before this area can be included the Emerging Community Zone.



Is there sufficient urban expansion land supply identified in the proposed planning scheme?

Council's proposed planning scheme in combination with other planning instruments is able to accommodate projected population growth, providing realistic capacity that comfortably meets the SEQ Regional Plan 2023 target of 84,800 additional dwellings for the Sunshine Coast between 2021 and 2046.

Whilst some areas are at different levels of maturity in terms of structure planning and infrastructure arrangements, the lands identified for urban expansion in the proposed planning scheme and the SEQ Regional Plan, when considered in combination, are extensive and sufficient to accommodate future urban expansion growth.

Council will continue its partnership with the State Government to ensure that a balance of housing types in different settings can be accommodated on the Sunshine Coast in a way that satisfies the diverse housing needs of the region, supports the efficient provision of infrastructure and protects the character, lifestyle and environment of the region.

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How can I find out more?

- There are a range of proposed planning provisions that may be relevant to land within the Emerging Community Zone or Low Density Residential Zone, depending on the characteristics and constraints of an individual site.
- Go to the following [information sheets](#):
 - Managing Population Growth
 - Coastal Corridor
 - Green Frame
- Go to the following parts of the [proposed planning scheme](#):
 - Strategic Framework
 - Emerging Community Zone Code
 - Low Density Residential Zone Code
 - Find out the zoning and overlay mapping that is proposed for your property
- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>

