

Managing population growth

Why is Council planning for growth on the Sunshine Coast?

The Sunshine Coast is a popular place to live and visit – it has been for a long time. This is evidenced by historic growth continuing, with more people migrating to the region.

It is critical that Council responsibly plans for and manages growth to protect what the community values about our region. We cannot prevent growth or ignore it – it will not stop, even if we do not plan for it, and whether infrastructure is provided or not.

Not planning for growth is likely to result in development speculation, uncertainty for residents about where development will occur, a lack of confidence for business and infrastructure investment, haphazard development outcomes and housing supply and affordability impacts.

Council has a deliberate and well-considered strategy to ensure that growth is well planned for in the proposed planning scheme.



How is the State Government planning for growth on the Sunshine Coast?

The State Government, through the '[ShapingSEQ' South East Queensland Regional Plan 2023](#) (SEQ Regional Plan), sets the region-wide planning framework for managing forecast population growth.

The SEQ Regional Plan sets out where future growth will occur and the population and dwelling targets that need to be accommodated on the Sunshine Coast, requiring that Council plans for an additional 84,800 dwellings and additional 219,100 people between 2021 and 2046.

The SEQ Regional Plan allocates land into one of three regional land use categories, being the Urban Footprint, Regional Landscape and Rural Production Area and Rural Living Area. In order to reduce urban sprawl, the Urban Footprint identifies and limits where urban development can be located.

The SEQ Regional Plan also sets dwelling supply targets to accommodate planned growth. Across the SEQ region, this plan aims for 60% of new dwellings to be in existing urban areas, with 40% to be in new urban expansion areas.

What is Council's approach to providing for growth and housing under the proposed planning scheme?

Historically, growth on the Sunshine Coast has been focused on urban expansion (i.e. building new detached dwelling houses in new or extended suburban areas). There is also a mismatch between

Managing population growth information sheet

the types of housing being provided (predominantly single detached dwelling houses), average household size (which is getting smaller), and affordability.

Urban expansion remains an important and significant proportion of the housing solution as the Sunshine Coast grows. However, we cannot continue to accommodate the vast majority of our growth through expansion without causing a range of undesirable outcomes that threaten our region's character, environment, liveability and competitive advantage. Nor can we expand into areas unsuitable for development, for example, due to natural hazards such as flooding.

Council has a clear vision for managing growth, reflected in its [Corporate Plan](#) and [regional strategies](#). The proposed planning scheme gives effect to this policy framework, seeking a balance between consolidation in existing urban areas (particularly in and around centres in Maroochydore, Caloundra, Kawana, Sippy Downs, Mooloolaba, Currimundi, Nambour and Beerwah) and urban expansion (i.e. development in new areas such as Caloundra South, Palmview and Beerwah East), to ensure there is enough land to support future housing and employment needs.

As part of striking the right balance, an increased proportion of growth is proposed to be accommodated through consolidation development in existing urban areas, focused around mixed use centres along key existing and proposed high frequency public transport routes, and in locations that are close to employment, infrastructure and services and other key attractors.

By doing this, the proposed planning scheme seeks to achieve a more sustainable approach to

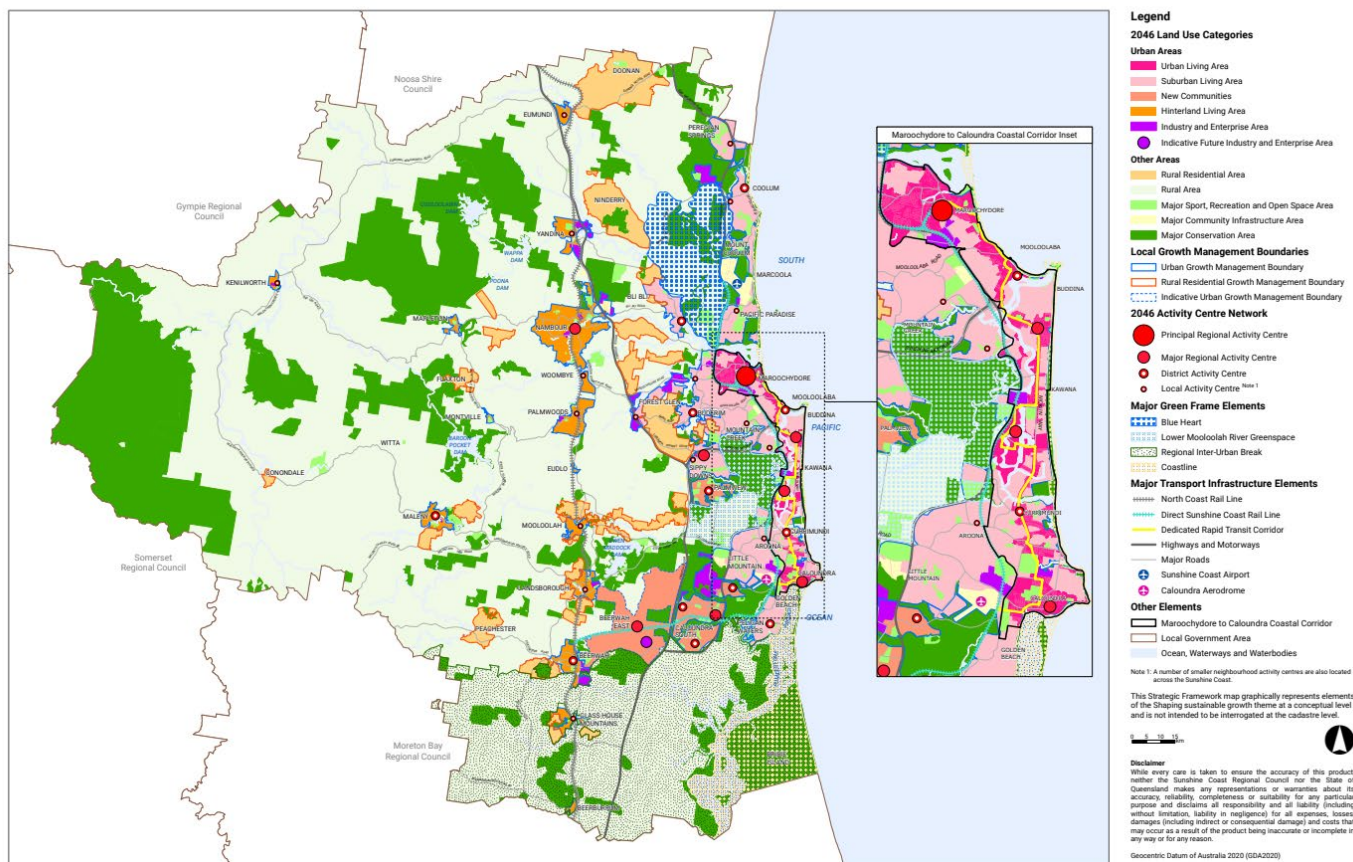
growth, as it allows more efficient use of existing and planned infrastructure and services, reduces reliance on private vehicle trips, avoids expansion into areas affected by natural hazards, and protects our valued natural and rural areas.

Strategic Framework Map SF1 - Shaping Sustainable Growth - Settlement Pattern Elements (see attached map on the next page) in the proposed planning scheme depicts the intended pattern for growth on the Sunshine Coast. Key features of the proposed settlement pattern include a clearly defined area for consolidation which aligns with land use zonings (being 'Urban Living Areas', shown in dark pink), 'New Communities' which are the primary locations for urban expansion, as well as clearer distinction between coastal and hinterland areas, and a defined 'green frame'.

Council's growth strategy is further detailed in the **Strategic Framework** of the proposed planning scheme, in particular section 2.4 Shaping Sustainable Growth.



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Where are the focus areas for population growth on the Sunshine Coast?

A large proportion of projected growth is planned to occur in master planned areas located in new or existing urban areas. These include Caloundra South (Aura), Beerwah East (which will continue to have capacity well beyond 2046), Palmview (Harmony), Birtinya and Maroochydores City Centre. Smaller urban expansion areas are also located at Bli Bli, Forest Glen, Palmwoods, Yandina, Landsborough and Kenilworth.

The remainder of projected growth is planned to be accommodated mostly in and around centres in

the Maroochydores local plan area, Caloundra and surrounds local plan area, Kawana Waters local plan area and Nambour and surrounds local plan area. Smaller consolidation areas are proposed in and around Sippy Downs Town Centre, and other centres and hinterland towns and villages, primarily in the Low-Medium Density Residential Zone.

Further details regarding proposed zone and height changes for each of the local plan areas are provided in the [Local Plan Area information sheets](#). It is noted that the Caloundra and Surrounds Local Plan Area, which has the largest proportion of growth, includes Caloundra South (Aura).

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Managing population growth information sheet

The proposed planning scheme seeks to minimise change in established suburban neighbourhoods. However, to assist with housing diversity and choice, it does support a variety of low-density dwelling types such as secondary dwellings (e.g. 'granny flats') and dual occupancies (duplexes) in a manner that retains the character and amenity of these places.

How can I find out more?

- Go to the following [information sheets](#):
 - Urban expansion land supply
 - Affordable housing and affordable living
 - Coastal Corridor
 - Role of the State Government in planning
 - Local Plan information sheets
- Go to the following parts of the [proposed planning scheme](#):
 - Strategic Framework, in particular section 2.4 Shaping Sustainable Growth
- 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>



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