

**COUNCIL SETS TIGHT AND AMBITIOUS TIME-FRAME FOR THE NEW PLANNING SCHEME.**

OSCAR (Organisation Sunshine Coast Association of Residents) looks forward to working constructively with Sunshine Coast Regional Council in the development of their new Planning Scheme (PS).

OSCAR members have been anticipating the development of a new PS for several months and commented in their submission to the recent PS amendments that those amendments were unnecessary at this point in time and should have been included in the development of the next planning scheme.

We also included reference to the fact that NO further amendments should be considered until the completion of the next planning scheme, which will include the Coastal Hazard Adaptation Strategy (CHAS) recommendations.

OSCAR supports the move to review the current PS and include recommendations from the CHAS and the Mass Transit project. Neither the CHAS nor the Mass Transit project will have any clout until part of a statutory document – the planning scheme.

**However**, neither of these processes have been completed and the Mass Transit project is a number of years from completion. The CHAS is closer to completion.

The Council has set a very tight timeframe of 3 years for the development of the new planning scheme. The preliminary drafting instructions are comprehensive but will not appeal to all. Some of what is proposed relating to *compact, transit supportive and sustainable pattern of settlement*, will cause some concern to many members of the community and will require very careful and well researched responses. OSCAR hopes that those drafting instructions relating to: building heights; design principles (single, multi-unit and mixed use); urban landscaping and walkability; character and identity of individual communities; biodiversity, landscape character and scenic amenity are not watered down throughout the development of the new planning scheme.

OSCAR also supports strong action relating to constrained or high hazard areas and adaptation to climate change.

We welcome the strong role proposed for community consultation and are pleased to see that Council is prepared to go beyond the minimum statutory time-frames for consultation? Council appears to have undertaken a review of the current (2014) scheme and has consulted with external planners (who represent developers) and internal staff. They comment that they have taken community sentiment from recent engagement processes.

We commend SCRC on including a preliminary (non-statutory) community consultation process on proposed strategic directions for the new planning scheme early to mid this year. We also commend Council on proposing a Community Reference Group for the new planning scheme. We have seen the value of such a group in both the CHAS and Biosphere development process.

OSCAR seeks answers to the following questions:

1. The discussion papers make reference to an estimated increase in population on the Sunshine Coast (SCRC LGA) of 170,000 people and the need for 87,000 dwellings by 2041. At what point do such numbers become unsustainable and reach the “carrying capacity” of the Sunshine Coast LGA?
2. What consideration has SCRC given to the impacts of COVID-19 on higher density development and living?
3. Will Council consider reviewing and revising some of the policies around Code Assessable development?
4. How will council raise the standard of development in medium and higher density areas through the PS?
5. Will SCRC prioritise community consultation on any new PS development over other council consultation processes?
6. The role and understanding of councillors is critical in this process. Will SCRC ensure that Councillors understand any proposed changes and are able to interact with their local communities and in fact that they are foremost in keeping their entire communities informed?

ENDS