

ISSUE	COUNCIL OFFICER COMMENT
Key Overarching Topics	
1. Performance of the current Planning Scheme – SCRC review	
<ul style="list-style-type: none"> The Planning Scheme Review September 2020 document page 4 (Executive Summary) as reported to the Council Ordinary Meeting of 28 January states “The Planning Scheme review examines the operation of the Planning Scheme and whether it accords with current legislation, Council’s adopted vision and strategies and community expectations.” The report references internal consultation within council, and external with planning consultants using the Planning Scheme. Although Council referenced a number of consultation processes including recent amendments and development applications, they do not appear to have asked the community for comments overall. <p>There appears to be a void in the Review - that is: “what does the community say when asked the specific question about the operation of the Planning Scheme?”</p> <p>OSCAR asks - Is the first round of non-statutory engagement seeking the review by the community of the current PS and its implementation?</p> <ul style="list-style-type: none"> Questions to which the community would like responses, are: <ul style="list-style-type: none"> Where has the current scheme worked/not worked? What to continue from the existing PS and what to improve? 	<p>The review of the existing planning scheme undertaken in 2020 was primarily technical in nature and focused on the workability and operational performance of the existing planning scheme.</p> <p>However, as part of the review, consideration was also given to community feedback from previous consultation processes, feedback on development applications and general community sentiment on planning and development matters.</p> <p>The primary purpose of the preliminary consultation phase will be to seek feedback from the community on the proposed vision and region-wide and local planning directions for the new planning scheme (NPS).</p> <p>However, council would also welcome feedback from the community on the effectiveness of the current planning scheme and its implementation and suggestions for improvement in the NPS.</p>
<ul style="list-style-type: none"> How has the current Planning Scheme incorporated and applied the Principles of Ecological Sustainability as per the Planning Act 2016 	<p>The current planning scheme was prepared under previous legislation (<i>Sustainable Planning Act 2009</i>) – however, this legislation also sought to achieve ecological sustainability.</p> <p>Ecological sustainability is a balance that integrates—</p> <ul style="list-style-type: none"> (a) the protection of ecological processes and natural systems at local, regional, State, and wider levels; and (b) economic development; and

ISSUE	COUNCIL OFFICER COMMENT
	<p>(c) the maintenance of the cultural, economic, physical and social wellbeing of people and communities.</p> <p>When the current planning scheme was prepared, it was considered to appropriately reflect and integrate relevant state, regional and local policy matters that seek to balance these various interests.</p>
2. Implementation of the current PS – issues of concern	
<ul style="list-style-type: none"> Code assessable vs Impact assessable – <ul style="list-style-type: none"> How is an application deemed “code assessable”? How much discretion does the current PS give the assessment officers in the designation of the assessment pathway and approval of a development before the application comes to Council? (This topic was widely raised in OSCAR consultation of member groups) 	<p>Unless made code assessable by the <i>Planning Act 2016</i>, it is up to the Council, as the responsible local planning authority to determine what development is deemed to be code assessable under its planning scheme (informed by community and stakeholder feedback during the plan-making process).</p> <p>The level of assessment assigned to development is clearly identified in the planning scheme and is typically not open to interpretation or discretion.</p> <p>When a development application is required to be made to Council and the level of assessment confirmed (through the properly made application process), it must follow the applicable assessment pathway prescribed under the <i>Planning Act 2016</i> and the <i>Development Assessment Rules 2017</i>. There are delegation procedures to determine when a development application will need to be reported to Council for a decision.</p>
<ul style="list-style-type: none"> Role of Private certifiers – what checks and balances are there? Why they are not obliged to put their approvals on Development-i? 	<p>Private building certifiers are responsible for assessing building work, issuing of building approvals and conducting compliance inspections pursuant to the <i>Building Act 1975</i>. The conduct of private building certifiers is regulated by the Queensland Building and Construction Commission (QBCC). All certifiers must be licenced by the QBCC and their conduct is continually reviewed by the QBCC to ensure that are operating within their jurisdiction and satisfying their legislative requirements.</p> <p>The Development.i website is Council’s website and only identifies the building approval reference issued by a Private Building Certifier. Many house plans are protected by copyright and therefore are not available for public viewing on a website platform. The general public may obtain a copy of a building approval, by request, through completing a building records search and file retrieval.</p>
<ul style="list-style-type: none"> There is community concern regarding the number of “amendments” allowed after an approval has been given and classed as “minor amendments”. What provisions are employed or being considered by Council to prevent a “creeping” approval? 	<p>The <i>Planning Act 2016</i> provides an applicant with the opportunity to formally apply to change an approval at any time during the life of the approval and before the approval lapses. Change applications are assessed by Council in accordance with the <i>Planning Act 2016</i> and the <i>Development Assessment Rules 2017</i>. All change applications must be assessed against the relevant planning controls, codes, laws or policies applying when the original application was made, but may also give weight it considers appropriate to the planning controls, codes, laws or policies applying when the request is made. Any approvals issued by Council must still</p>

ISSUE	COUNCIL OFFICER COMMENT
	satisfy the relevant Planning Scheme provisions and would not be supported where compliance with the relevant provisions cannot be achieved. All decisions made by Council and the associated planning report are made available for public viewing on Development.i.
<ul style="list-style-type: none"> How does the implementation of the current PS demonstrate “a balance that integrates” as per the Ecological Sustainability principles of the Planning Act 2016? 	As per earlier comment.
Future principles and policies	
1. Community of communities – the identity of the SC.	
<ul style="list-style-type: none"> What are the characteristics considered by Council to define a community? 	There are various measures and characteristics that can be used to define a community, depending on the nature of the project or initiative (e.g. community of interest, locality/suburb boundaries).
<ul style="list-style-type: none"> How are these characteristics embodied and quantified in Performance Outcomes? 	Local characteristics and variations are most likely to be reflected in the assessment benchmarks of the applicable local plan code.
<ul style="list-style-type: none"> Do they match Local Area Plans? 	Dividing the LGA into local plan areas is an organising principle used in the planning scheme to provide finer-grain provisions or variations to the more generalised content of the planning scheme.
<ul style="list-style-type: none"> Are railway towns combined as a single community for example? 	Not all railway towns would be categorised into a single community (local plan area), recognising that they have different contexts, settings and planning intents.
<ul style="list-style-type: none"> What constitutes a community – geographic only, does a community equal a LAP, or social groups for example interest or age groups particularly with respect to “ageing at home”? 	For the purposes of the planning scheme, local plan areas define and recognise the different communities that comprise the Sunshine Coast (community of communities).
<ul style="list-style-type: none"> Are there “iconic” communities on the SC and if so how are they recognised? 	<p>The term “iconic” was previously used to describe places identified in the <i>Iconic Queensland Places Act 2008</i> (now repealed). The purpose of this Act was to protect places with characteristics or qualities in their natural or built environment that reflect or contribute in a substantial way to Queensland’s character.</p> <p>The Blackall Range was deemed to be an iconic place under this legislation and the provisions in the current planning scheme for this local plan area are a product of that process. Given that the subject legislation has been repealed, these provisions may be retained, modified or removed as part of the NPS.</p>

ISSUE	COUNCIL OFFICER COMMENT
	<p>More generally, there are many places on the Sunshine Coast that may be considered iconic. Through the strategic framework and detailed provisions of the scheme, particularly scenic amenity and local plan area codes, the values that make these places iconic are sought to be identified and protected.</p>
2. Population pressure	
<ul style="list-style-type: none"> What is the carrying capacity of SCRC LGA today, and in 2041? How does Council reach this conclusion – what factors are assessed to derive carrying capacity? 	<p>While strictly speaking Council does not forecast a carrying capacity for the region, it does forecast population growth down to a lot level to sustainably and effectively plan for infrastructure. Defining a regional carrying capacity relies upon making a broad range of assumptions (beyond just land use and infrastructure) across scenarios that may or may not eventuate and set false expectations. For this reason, carrying capacity is not used to inform strategic planning decisions.</p> <p>Rather, Council has an established and proven methodology for making these forecasts for infrastructure to support land use planning, which involves expected growth and development envisaged by the planning scheme and specifically considers, the type, scale, location and timing of development. Council's current growth assumptions are found within the Local Government Infrastructure Plan (LGIP), contained in Part 4 of the current planning scheme. These forecasts are periodically adjusted to reflect trends and patterns of growth.</p> <p>As required by the State, the development of the NPS will involve new planning assumptions to be made, which will also inform other key decisions by Council about population growth.</p>
<ul style="list-style-type: none"> What happens in the PS after 2041? 	<p>Planning horizons are always adjusted, so that we never arrive at the year we are planning for. Although the focus is currently on 2041, this will change as we always look to plan 20-25 years ahead (with a 10 year statutory life for the planning scheme). With the review of ShapingSEQ imminent, the 'planning horizon' is likely to adjust forward as part of this.</p>
<ul style="list-style-type: none"> What additional dwellings are required for each of the districts in the region in MT Fact sheet 14, for example, similar information to what was given for the coastal corridor; out of the target number of dwellings, how many have been built since 2016 so we know how many more are required by 2041. 	<p>All zoning is underpinned by a balancing of interests driven by local circumstances and requirements of ShapingSEQ. There will be a process of determining a spread of zones and land use intent appropriate to different localities (taking into consideration matters like character, infrastructure, services and the like) and these will then be tested by our forecasting process to ensure sufficient capacity.</p>

ISSUE	COUNCIL OFFICER COMMENT
3. Pandemic response and implications (also emergency response)	
<ul style="list-style-type: none"> How will the PS address health implications from medium and higher density dwellings and particularly with infill? 	<p>Density does not necessarily equate to a greater risk of contagion - this risk comes down to human behaviour. There are a range of higher density places in the world that have managed health risks well (Hong Kong and Singapore for example).</p> <p>In addition, well-located infill development can promote more active living (e.g. preventative health benefits) through less reliance on the private car to move around. Increased density may also deliver other benefits such as a greater re-investment into social services, better equity and more affordable living (i.e. travel times reduced, less reliance on a private vehicle, ability to make infrastructure work harder (and therefore less investment) etc).</p>
<ul style="list-style-type: none"> Is council considering private and public open space outcomes commensurate with social and health outcomes? 	<p>Assessment benchmarks in the NPS for the provision of private open space and communal open space will be informed by current best practice and local circumstances.</p>
<ul style="list-style-type: none"> How is the PS to address issues relating to evacuation in case of emergency (particularly with older persons living in vertical retirement villages or aged care facilities, and younger children in schools)? 	<p>Both the <i>Building Code of Australia</i> and <i>Planning Act 2016</i> contain requirements that prohibits a local government from including provisions in its planning scheme that are regulated under the building assessment provisions. Building evacuation is legislated through the <i>Building Code of Australia</i> and the <i>Building Fire Safety Regulation 2008</i>. Private building certifiers are responsible for assessing building work and it is their responsibility to ensure the building work complies with all relevant provisions of the <i>Building Fire Safety Regulation 2008</i>, the <i>Building Code of Australia</i> and the Queensland Development Code. Once a building is completed, it is up to the relevant building owner and/or body corporate to ensure they are satisfying all current Workplace Health and Safety requirements regarding emergency evacuation and ongoing compliance with the <i>Building Fire Safety Regulation 2008</i>.</p>
4. Catering for Housing choice	
<ul style="list-style-type: none"> Ageing and choice of housing – what research has been undertaken? 	<p>Council is preparing a housing needs assessment in accordance with the SPP to inform the NPS and the type of housing needs that will be required to accommodate our forecast growth.</p> <p>Council has also prepared work on the 'Missing Middle' (called the Happy Medium) and tracks key statistics around housing choice, housing supply, land supply, affordability and other key measures. Council is also an integral part of the Local Government Working Group's Sub-committee on 'Housing Choice for everyone' and is advancing this work with other local governments and the State Government.</p> <p>The planning scheme also has a range of zones to provide for housing diversity and choice in the right locations.</p>

ISSUE	COUNCIL OFFICER COMMENT
	<p>Economic Development Queensland (EDQ) also plays a role in delivering housing across the region e.g. Maroochydore City Centre and the 4,000 units to be provided over a 20 year horizon.</p> <p>Council also works closely with the State Government's Department of Housing and reviews proposals for social housing in the region to ensure our interests are protected. It is understood that the recent state budget also included an increase in funding for social housing on the coast.</p> <p>The state's current Land Supply Development Monitoring (LSDM) Report shows that we have 5.5 years of approved multiple dwelling supply which will support housing choice. LSDM trends over the years show an increase in the number of alternative housing forms being provided, which is critical as we move away from the over-representation of detached housing (72% detached houses with 3+ bedrooms). This will particularly be important as house occupancy levels decrease and as households with a couple and children reduces from 1 in 3 to 1 in 4 by 2041.</p>
<ul style="list-style-type: none"> For how is the "missing middle" of low set medium density, e.g. townhouses and 3-storey apartment blocks to be catered? 	<p>This type of housing is likely to be catered for in the Medium Density Residential Zone and potentially in the Low-Medium Density Residential Zone (a new zone being contemplated in the NPS).</p>
<ul style="list-style-type: none"> Affordable housing in SCRC LGA – is it achievable and how will such be provided? How does Council define "affordable housing"? 	<p>A more universal term is "affordable living" which is about housing and neighbourhoods that are designed to minimise the cost of living through a range of measures, including the following:</p> <ul style="list-style-type: none"> (a) provision of appropriate employment, community infrastructure and open space; (b) provision of high quality public transport and bicycle and pedestrian infrastructure networks; and (c) design for water and energy efficiency. <p>This concept is further addressed in the Council's ELS.</p> <p>In addition, the state government has recently released a Housing and Homelessness Action Plan 2021-2025 to complement the Queensland Housing Strategy. Development of the NPS will be guided by these initiatives.</p>
5. Climate Change	
<ul style="list-style-type: none"> How will the CHAS in particular and other climate change impacts away from the coastal strip particularly urban areas and the hinterland more generally be incorporated in the new PS - what will be the Policy position? 	<p>The CHAS will help inform decision making in terms of the settlement strategy and allocation of zones. The CHAS will also inform overlay mapping and assessment benchmarks for coastal hazards in the NPS.</p>

ISSUE	COUNCIL OFFICER COMMENT
	<p>Consistent with the State Planning Policy (SPP), the NPS will seek to ensure that the risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazard.</p> <p>The planning scheme is limited in its ability to address climate change, but it can assist to:</p> <ul style="list-style-type: none"> • build resilience, mitigate hazard risk and complement other adaptation tools; • encourage a compact urban form which reduces car dependency; • encourage built form that is energy efficient and designed to suit the local climate; • provide for the protection, rehabilitation and reconnection of natural areas and habitats.
<ul style="list-style-type: none"> • How will stormwater management be incorporated in the PS – what will be the policy position? 	<p>The policy positions of the recently endorsed Stormwater Management Strategy are intended to inform the development of codes and policies in the NPS, including the Flood Hazard Overlay Code, Stormwater Management Code and the Planning Scheme Policies for Development Works and Flood Hazard Overlay.</p>
6. Flooding (also linked with Climate change and co-incident flooding)	
<ul style="list-style-type: none"> • How does flood management within the urban footprint address cumulative small developments and incorporate climate change? 	<p>The flood management principles of protecting life, property, economy and environment remain. The preservation of regional flood storage is important for the accommodation of impacts associated with the filling of existing coastal urban communities in response to climate change. At this time, there is no requirement for urban renewal of existing lots to fill the lot; however, the principle of protecting property suggests that it should be permissible. The localised impacts of such a filling adaptation response to climate change are complex, particularly when the sequencing of such development is outside the control of Council. Further investigation will be required to inform ongoing planning in relation to this matter.</p>
<ul style="list-style-type: none"> • How will overland flow be controlled with infill? 	<p>New public mapping has been prepared and has been released for community engagement. A number of the mapping products include mapping of overland flow paths. This includes a new map being the Flood Hazard Area for Building Regulation Purposes. This map includes additional flood hazard buffer areas which incorporates overland flow. This is intended to ensure that builders and building certifiers are aware of overland flow paths and accommodate them when undertaking building works.</p>
<ul style="list-style-type: none"> • How is the flood risk to current residents in urban areas on floodplains to be maintained through cumulative new major developments, redevelopments, infrastructure protection works and private fill associated with owners protecting their residences? 	<p>The flood management principles of protecting life, property, economy and environment remain. The preservation of regional flood storage is important for the accommodation of impacts associated with the filling of existing coastal urban communities in response to climate change. At this time there is no requirement for urban renewal of existing lots to fill the lot; however, the principle of protecting property suggests that it should be permissible. The localised impacts of such a filling adaptation response to climate change are complex,</p>

ISSUE	COUNCIL OFFICER COMMENT
	particularly when the sequencing of such development is outside the control of Council. Further investigation will be required to inform ongoing planning in relation to this matter.
<ul style="list-style-type: none"> How will the Stormwater Management Plan be incorporated within the new PS? 	The policy positions of the recently endorsed Stormwater Management Strategy are intended to inform the development of codes and policies in the NPS, including the Flood Hazard Overlay Code, Stormwater Management Code and the Planning Scheme Policies for Development Works and Flood Hazard Overlay
7. Biodiversity	
	<p>Overall Statement:</p> <p>The Sunshine Coast Environment and Liveability Strategy 2017 (ELS) sets the strategic directions and framework for delivering our vision of a healthy environment and liveable Sunshine Coast in 2041. Protecting and enhancing the region's biodiversity is fundamental to achieve this – and an outcome the community has told us is important to them. Council's role is to work collaboratively with all stakeholders, advocating for the ongoing protection, building and strengthening stewardship and implementing legislative planning and regulatory powers to preserve these natural assets. The strategic directions of the ELS, as part of council's strong policy framework will be used to inform the development of the NPS.</p>
<ul style="list-style-type: none"> How many locally significant (rather than State or federally significant) species are listed? And where does their habitat translate into designated environmentally significant areas of the region? What protection does this habitat have? 	<p>Council does not maintain a locally significant species list. Council's strategic biodiversity conservation planning is guided by a landscape ecology approach which seeks to better understand the ecological functionality and relationship between habitat areas and drive actions that improve connectivity and conservation outcomes at a whole of landscape scale. Key objectives of a landscape ecology approach to biodiversity planning include:</p> <ul style="list-style-type: none"> - identifying and protecting biodiversity priorities such as core habitat areas, threatened species and ecological communities - consolidating and expanding key conservation areas through the land acquisition program and other protection mechanisms, and - restoring areas to (re)connect habitat areas and improve resilience and ecological functionality. <p>Fundamental to our planning and improved understanding of ecological functionality is the Sunshine Coast Council's Core and Connecting Habitat Area mapping which maps the region's habitat areas. More information on this can be found in Part C of the ELS. This mapping is used to inform our planning scheme, conservation land management planning, and other conservation initiatives to ensure strategic investments are being made and are contributing to overall biodiversity protection and enhancement outcomes.</p> <p>The region has a significant conservation estate, part of which is Council owned and/or managed. This allows us to protect and enhance ecological values, create new habitat for flora and fauna, and provide opportunities in keeping with the natural setting for public access and</p>

ISSUE	COUNCIL OFFICER COMMENT
	<p>enjoyment. For further information on the Conservation Estate and biodiversity values we are tracking, refer to the Sunshine Coast Biodiversity Report 2020. The report also tracks records of threatened flora and fauna species at an LGA and catchment scale.</p>
<ul style="list-style-type: none"> Biodiversity, wetlands and waterways mapping excludes state land, missing migratory birds, turtle and beach ecosystems thus removing the requirement for assessment during consideration of an adjoining development and accompanying off-site impacts. How is this issue considered in the PS (or future PS) 	<p>The areas and values referred to in this issue are considered matters of state environmental significance (MSES). Access to the information on how these values are mapped and tracked can be found here. Where such MSES values are triggered through a development process, they are considered by the state.</p>
<ul style="list-style-type: none"> How does the council resolve conflicts between Biodiversity strategic and overall objectives with those of development? 	<p>Unfortunately, there is always going to be competing positions which need to be considered. To balance the pressures of a growing population, demand for housing and infrastructure, and the protection of our natural environment, Council's uses a range of tools to achieve its strategic objectives. The planning scheme is an important tool providing a range of provisions for the protection and restoration of the region's natural environment. It provides the mechanism for environmental planners to determine ecologically important areas driving conservation and restoration outcomes, while supporting sustainable development outcomes. Some of the other tools include: our Major Green Space planning, the Environment Levy Land Acquisition program, Environmental Offsets Program – actively attracting and delivering third party offsets, community conservation partnerships such Land for Wildlife, Voluntary Conservation Agreement and Landholder Environment Grants.</p>
8. General	
<ul style="list-style-type: none"> How will the design strategy be incorporated into the new PS? 	<p>Sunshine Coast Design (The Yellow Book) is the first instalment of the Sunshine Coast Design Strategy. The values and design principles contained in Sunshine Coast Design are based on what our community values about the Sunshine Coast.</p> <p>As a high level, principles-based strategy document, Sunshine Coast Design is not directly transferable into the NPS. Rather, the principles espoused in this document will be used to help guide the strategic outcomes and detailed assessment provisions of the NPS.</p> <p>It is also important to note that state legislation prevents a planning scheme from including a provision about building work, to the extent the building work is regulated under the building legislation (unless expressly allowed under the Building Act).</p>
<ul style="list-style-type: none"> How is “Best available science/knowledge” and “Evidence-based approach” addressed in the PS? 	<p>The best available evidence base is used to inform the drafting of the planning scheme, recognising that this has limitations (we don't have perfect knowledge and this evidence base is generated at a point in time).</p>

ISSUE	COUNCIL OFFICER COMMENT
	For example, GIS data to inform the planning scheme overlays is typically captured at a region-wide scale and will require verification at the site scale as part of the development assessment process.
<p>Hot topics</p> <ul style="list-style-type: none"> • Relaxation of on-site parking requirements and payment in lieu • Code assessable development • Latitude given in amendments subsequent to or immediately preceding an approval, ie the incremental weakening of conditions by developers both before (in the draft conditions) and after approval while under construction • Amenity issues – how do buildings look from the outside, eg mega apartment blocks from Pt Perry, Bradman Ave towers • Apparent priority given to development over current residents and the valued local natural environment • Concept of PS being a “living document”, appears to mean ‘anything’s acceptable if you use the “right” words’ rather than giving certainty to the community and developers 	